



# Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street  
Melbourne Victoria 3000  
GPO Box 2392  
Melbourne, Victoria 3001  
Telephone (03) 8624 5712

5 July 2021

Dear Submitter

## **Victorian Transport Projects Integrated Development Opportunities Standing Advisory Committee: Referral 2 - Rosanna Station: C160bany and planning permit application P384/2021**

---

We are writing to you because you made a submission to the above proposal. The Minister for Planning has referred all submission to the independent *Victorian Transport Projects Integrated Development Opportunities Standing Advisory Committee* (the Committee). Information about the Committee can be found at:

<https://engage.vic.gov.au/vtpsac/rosanna>

Kathy Mitchell (Chair), Kate Partenio and Jonathan Halaliku of the Committee will consider this referral.

The Amendment proposes to rezone the site from Public Use Zone 4 (Transport) to Commercial 1 Zone. The planning permit application proposes the subdivision of the site into two lots, the development of the land for a seven-storey commercial and residential building including basement carparking, reduction in car parking requirements and the removal of two trees.

The Committee has received 55 submissions in response to exhibition of the proposal.

The Proponent of the proposal is Beetham Parade Pty Ltd.

The Minister for Planning provided the Committee with revised Terms of Reference dated 31 March 2021 and Letter of Referral dated 11 April 2021 (both attached). In accordance with these documents, the purpose of the Committee is to:

- provide timely and independent advice to the Minister for Planning on integrated development opportunities (IDO) created by Victorian transport projects referred to it
- provide recommendations on the appropriateness of the IDO in light of the relevant provisions of the applicable planning scheme, the Planning Policy Framework and *Plan Melbourne*, including whether the proposal should proceed and in what form.

Submissions and other information presented throughout the process, including the Hearing, will be **treated as public documents**. Please note the attached *Privacy Collection Notice*.

The Committee process includes a public Directions Hearing and the main Hearing.

### **Directions Hearing**

At the Directions Hearing, the Committee will:

- introduce itself and other parties and submitters
- give directions about exchanging information before the Hearing and the conduct of the Hearing
- consider Hearing times and venue and site inspections
- answer questions people have about the Committee process including the Hearing.

#### **Privacy Statement**

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be East Melbourne, Victoria 8002



As previously advised on the exhibition material and the Engage Victoria project website, the Directions Hearing will be held:

**10.00am, Wednesday, 14 July 2021 by video conference using MS Teams Videoconference platform**

**Video link:** [Click here to join the Directions Hearing](#)

If you do not have access to a computer or you cannot connect to a network for video and computer audio, you can join and participate in the Directions Hearing by telephone using the following prompts:

- If you are within Melbourne, Australia: call +61 3 7019 2540 and enter Phone Conference ID: 679868346#
- Within Australia (Toll-free): Call 1800 571 208 and enter Phone Conference ID: 679868346#

In the meantime, please familiarise yourself with Microsoft Teams using the guide available at <https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>

You should attend the Directions Hearing if you:

- are new to the Committee process or wish to participate in the Hearing
- have questions about the Committee process or wish to raise procedural issues.

The Committee has issued draft Directions in relation to key dates as attached. It proposes to finalise and issue other directions after considering all requests to be heard and any additional matters raised at the Directions Hearing or in writing before the Directions Hearing. Final directions will be confirmed with the timetable to be provided.

### **Hearing**

The purpose of the Hearing is for people to speak to their written submission and to hear from the Public transport and the Planning Authority. The main Hearing is proposed to be held in person (subject to the advice of the Chief Health Officer and the Victorian State Government) at Planning Panels Victoria, 1 Spring Street, Melbourne over two weeks (16 and 23 August 2021). At this stage, it will commence on **Thursday 19 August 2021** and should run for five to six days.

At the Hearing the order will be:

- Proponent
- Banyule City Council
- Government departments and agencies
- Community groups
- Individual submitters.

The Committee has received a copy of all written submissions and will consider these when preparing its report, including those from submitters who do not attend the Hearing.

It is understood the Proponent will be calling a number of witnesses to support its case. The Committee notes that some submitters have indicated they will be calling evidence.

To enable the Committee to understand the extent of representation and evidence, please confirm the following by **12 noon on Monday, 12 July 2021**:

- whether you seek to be heard at the Hearing (if you have not already done so) and whether you are self-representing, or you will have someone represent you
- whether you are calling any expert evidence, and if so, the name and area of expertise of your witness(es)
- whether you wish to raise any procedural matters, and if so, a brief outline of the issue you wish to raise
- whether you have any comment about the proposed dates as noted in this letter.

## Hearing Timetable

The Committee will prepare a Timetable for the Public Hearing based on the information provided on the submission form. A Timetable will be emailed to those submitters who requested to be heard at the Public Hearing. A copy of the Timetable will be available on the project website (and updates to it over the course of the hearing process).

## If you wish to be involved in the Hearing

If you wish to participate in the Hearing but did not advise this through your submission, please complete the [online request to be heard form](#) **by 12 noon on Monday 12 July 2021** if:

- you wish to be involved in the Hearing
- you do not wish to speak but would like a copy of the timetable and directions.

## Further Information

The attached *Privacy Collection Notice* explains how your submission will be used by the Panel.

Further information including the *What is a Panel?* guide, *Guide to the Public Hearing* and *Frequently Asked Questions* are available at:

<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>

If have any other questions, please contact Ms Andrea Harwood, Senior Project Manager of Planning Panels Victoria on 0436 818 692 or [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

Yours sincerely



**Kathy Mitchell**  
Committee Chair

Attachment 1: Victorian Transport Projects Integrated Development Opportunities Standing Advisory Committee, Terms of Reference, 31 March 2021

Attachment 2: Letter of Referral, 11 April 2021

## Key dates

Victorian Transport Projects Integrated Development Opportunities Standing Advisory Committee:  
Referral 2 - Rosanna Station: C160bany and planning permit application P384/2021

### Summary of dates

The following dates are proposed:

Time	Date	Action
12 noon	Monday 12 July 2021	Advise if you are being represented; if calling evidence (and name and area of expertise); if you wish to be heard (but did not indicate that in your original submission); if raising any procedural matters; or if you have comments about the proposed dates in this summary
12 noon	Friday, 6 August 2021	The Proponent must supply any requested documents specified by the Committee or another party (if agreed)
12 noon	Tuesday, 10 August 2021	The Proponent must circulate its Part A (Background) submission, including draft permit conditions
12 noon	Tuesday, 10 August 2021	The Proponent must file and circulate its Expert witness reports
12 noon	Thursday, 12 August 2021	Any other parties must file and circulate their Expert witness reports
12 noon	Wednesday, 18 August 2021	The Proponent must circulate its Part B (Opening) submission
12 noon	Wednesday, 18 August 2021	Any supplementary submission (if required) from a party not appearing at the Hearing must be circulated
10.00 am	Thursday, 19 August 2021	Hearing commences

Note: Any party seeking to add to their submissions at the Hearing, **must file and circulate these by 12 noon the previous day** to which they are scheduled to appear.

#### Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002

# Planning Panels Victoria Privacy Notice

This Privacy Collection Statement relates to all submissions, documents and recordings collected in relation to the Victorian Transport Projects Integrated Development Opportunities Standing Advisory Committee. Planning Panels Victoria (PPV) is providing administrative services to the Advisory Committee.

PPV is part of the Department of Environment, Land, Water and Planning and submissions will be managed in accordance with the Department's Information Privacy Policy. The Department's Information Privacy Policy is online at <https://www2.delwp.vic.gov.au/doing-business-with-us/information-privacy>.

## Use of your submission

Your submission has been collected by the Advisory Committee for the purpose of helping to develop its advice to the Minister for Planning in accordance with the Terms of Reference.

Natural justice to participants and transparency are important parts of the Advisory Committee process. In meeting its legislative requirements and complying with the Terms of Reference, the Advisory Committee may do the following with your submission:

- Publish a copy of your submission, in its entirety, with sensitive information redacted, on the Department of Environment, Land, Water and Planning website, Engage Victoria website or other Victorian Government website as required
- Provide a copy of your submission to the Department of Environment, Land, Water and Planning, Local Councils, Beetham Parade Pty Ltd (Proponent), Government Agencies and other parties (submitters) to the process as prescribed by the Terms of Reference
- Provide a copy of your personal contact details to the Department of Environment, Land, Water and Planning if needed for notification of Ministerial decisions
- Display a copy of your submission in the Planning Panels Victoria Office
- Display a copy of your submission at relevant Local Council, Local Library or Government Offices as appropriate

## Publication of your personal information on the Internet

The Advisory Committee Report will be published on the internet and may include:

- The name of the submitter
- Direct quotes from some of the submission
- The submitter's name and address as required.

### Privacy Statement

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002*

### Proposed Directions:

Victorian Transport Projects Integrated Development Opportunities Standing Advisory Committee:  
Referral 2 - Rosanna Station: C160bany and planning permit application P384/2021

---

### Hearing of submissions

If a Hearing is required it may be held face to face, via telephone conference or via video link or a combination of these. You should be aware the Advisory Committee may:

- broadcast submissions and proceedings live on the internet
- record submissions and proceedings
- make the recording available on request to submitters and parties to the Hearing and third parties
- publish the recording on the Department of Environment, Land, Water and Planning website, Engage Victoria website or other Victorian Government website
- use your phone contact details to contact you during a telephone/video hearing as is necessary.

The Advisory Committee will direct that parties do not record online hearings or use them for any other purpose. However, the Advisory Committee is unable to guarantee that third parties will not be recording online Hearings, and the use of any such recordings outside the hearing context cannot be regulated by the Advisory Committee.

All participants are reminded that during the Advisory Committee process the privacy of others should be respected.

### After the Advisory Committee has reported

Planning Panels Victoria will generally remove your submission from the web pages that it controls within six months after the Advisory Committee has reported to the Minister for Planning. Planning Panels Victoria may extend this period on request of a submitter or party to the Advisory Committee process.

Planning Panels Victoria cannot guarantee that your submission and other Hearing documents and recordings will be removed from external web pages outside its control. Planning Panels Victoria does not provide any explicit or implied consent in this Statement for third parties to display on their or other websites or reproduce for public display, submissions, documents and recordings and other information collected in accordance with this notice.

Your original submission and any additional material provided to the Advisory Committee will be held in electronic and/or physical form at Planning Panels Victoria and retained in accordance with Government standards for archiving. All additional copies of the submission and other material held by Planning Panels Victoria will be securely destroyed.

**If you have any concerns in respect to the way your personal information or submission will be used please contact Planning Panels Victoria on (03) 8392 5114.**