Planning and Environment Act 1987

# YARRA RANGES PLANNING SCHEME

# draft AMENDMENT C193

# EXPLANATORY REPORT

## Who is the planning authority?

This draft amendment has been prepared by Victorian Planning Authority (VPA).

## Land affected by the amendment

The amendment applies to the former Lilydale Quarry (the subject site) as defined by the *Former Lilydale Quarry Comprehensive Development Plan, October 2020* (the CDP). The subject site is bounded by Mooroolbark Road to the west; Maroondah Highway, Taylor Street and Melba Avenue to the north; the Technology Drive industrial estate and education precinct on Jarlo Drive to the northeast; residential properties generally along Eucalypt Drive, Waratah Court, Sanctuary Court, Community Way, Sharnalee Court, Reece Court and Rockys Way to the east and south east; and the ‘Stage 1’ land zoned GRZ2 to the south. The site is bisected north-south by the Lilydale Railway Line, separating the site into eastern and western areas. The subject site is approximately 143 hectares in area.

Map 1 below shows the subject site in surrounding local context.

**Map 1 – amendment area**

Graphical user interface, application

Description automatically generated

## What the amendment does

The amendment inserts the CDP as an incorporated document to the Yarra Ranges Planning Scheme (the Scheme) and rezones approximately 143 hectares of land (formerly used as a quarry for limestone) from a Special Use Zone, Schedule 1 (SUZ1) to the Comprehensive Development Zone, Schedule 1 (CDZ1) to facilitate the development of the subject site for predominately residential use supported by commercial, retail and other uses. Specifically, the amendment will result in the following changes to the Scheme:

* Amend Planning Scheme Map No. 40 Zones (rezone amendment area to CDZ1)
* Amend Planning Scheme Map No. 40HO (delete Heritage Overlay from the quarry pit)
* Amend Planning Scheme Map No. 40PAO (identifies land for acquisition within the site for the widening of Mooroolbark Road)
* Insert new Planning Scheme Map No. 40EAO (apply the Environmental Audit Overlay (EAO) to the part of the site to the east of the railway line)
* In Local Planning Policy Framework – insert a new Clause 22.13 in the form of the Former Lilydale Quarry Local Planning Policy to require use and development of the subject site to be generally consistent with the CDP.
* In Zones – Clause 37.02, insert a new CDZ1.
* In Overlays – Clause 45.01, replace the Public Acquisition Overlay Schedule with a new Schedule that includes reference to the widening of Mooroolbark Road.
* In Particular Provisions – amend the Schedule to Clause 51.03 (Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan) to include land zoned Comprehensive Development Zone in certain exemptions relating to buildings and works and vegetation removal.
* In General Provisions – amend the Schedule to Clause 72.03 (What does this Planning Scheme Consist of?) to reflect the above map changes.
* In Incorporated Documents – amend the schedule to Clause 72.04 (Documents Incorporated in the Planning Scheme) to insert the CDP as an incorporated document.

## Strategic assessment of the amendment

## Why is the amendment required?

The amendment is required to facilitate the redevelopment of the former quarry in line with State policy which seeks to deliver new employment and housing at strategic redevelopment sites across metropolitan Melbourne. The subject site is strategically located with excellent access to the Maroondah Highway which connects the site to the eastern region and to Eastlink.

In this regard, the amendment is a specific response to Action 16 of *Plan Melbourne 2017-2050* which calls for a pipeline of urban renewal projects across Melbourne that deliver high amenity, mixed-use neighbourhoods.

The Lilydale Quarry is no longer operational, and the existing SUZ1 is not the appropriate mechanism to implement the CDP’s vision. By rezoning the subject site to CDZ1, the amendment will enable development to occur in a manner that requires consideration of the CDP (an incorporated document listed in the schedule to Clause 72.04).

The amendment facilitates development that will deliver a mix of housing, townhouses, apartments and detached dwellings, improving affordability and housing choice which is lacking in the area. The Eastern Region housing market typically comprises low-density, detached housing. Lilydale and the surrounding region is experiencing increased demand for a greater variety of housing types. The medium density residential development envisaged under the CDP is largely unseen in Lilydale. 5% of dwellings delivered on the site will be designated as Affordable Housing.

The state-significant heritage assets on the site will be re-purposed (where appropriate) and rejuvenated. A network of open space will be provided with centrepiece features including a rail trail along the railway corridor and major park in the urban core, and district-level sporting facilities. A minimum of 10% unencumbered open space will be provided for active and passive open spaces.

Street typologies including high-amenity boulevards and active transport will be encouraged with connections to surrounding neighbourhoods and the existing regional trails.

## How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives contained in Section 4(1) and 12(1)(a) of the Planning and Environment Act 1987:

* to provide for the fair, orderly, economic and sustainable use, and development of land;
* to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
* (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
* (g) to balance the present and future interests of all Victorians.

The amendment implements the above objectives to provide for the orderly and sustainable use and development of land for residential, community and employment purposes on land that has been identified as suitable for long term development in Clause 21.08-3 Cave Hill Redevelopment of the Scheme.

Furthermore, the amendment will:

* Facilitate a mix of uses and a higher density of development that is more economical and sustainable considering the land’s location in an existing urban area.
* Facilitate the orderly arrangement of land use and development in a manner that integrates the site with the surrounding area.
* Facilitate the development of a pleasant, efficient and safe living environment by providing new local parks, public open spaces and well-connected streets within the subject site.
* Balance the present and future interests of all Victorians by providing additional employment and housing opportunities (including affordable housing) within an existing urban area.
* Appropriately managing the passage and treatment of stormwater through the amendment area.

The proposal is consistent with State and Local Policy as outlined later in this report. The amendment balances the interests of the community through facilitating economic investment and creation of local employment, as well as providing for diversity of housing types to meet different household structures.

**How does the amendment address any environmental, social and economic effects?**

**Environmental Effects**

The amendment will facilitate the delivery of exemplary sustainable development. It will:

* Require a sustainability management plan to be prepared for each precinct, prior to any permits issuing for development;
* Require the geotechnical conditions of the filled quarry area to be confirmed by a suitably qualified geotechnical engineer as being suitable to support the type and scale of development proposed within the CDP for Precinct 4, prior to any permit being granted for the development of that land.
* Require the environmental audit of all land to the east of the Lilydale-Melbourne railway line, prior to any permit being granted for development of that land.
* Facilitate the delivery of infrastructure that will encourage active transport modes throughout the site, connecting to public transport infrastructure (Potential Future Train Station) and reducing carbon emissions; and
* Integrate water management and stormwater throughout the site to prioritise efficient use and capture and have no negative impact on surrounding drainage catchments.

**Social Effects**

The amendment will result in positive social impacts through:

* Provision of a range of dwelling typologies to meet the needs of Melbourne’s growing population;
* The inclusion of a mix of uses, creating a vibrant precinct for the enjoyment of residents, visitors, workers and the general public;
* Significant provision of open space for public recreation and enjoyment that link internally and to existing trails and open spaces in the surrounding area;
* Provision of 5% affordable housing throughout the site by agreement with the landowner.

**Economic Effects**

The amendment will facilitate the development of new homes and a mixed use, urban core containing a Potential Future Train Station, which will deliver significant positive economic impacts, including:

* Creation of new and on-going employment in a range of industries, including during the development and construction phases;
* Ongoing economic lift via development of the Potential Future Train Station, improving connectivity between residents and nearby jobs and services.

**Does the amendment address relevant bushfire risk?**

The amendment will not increase the bushfire risk to existing and future residents, property or community infrastructure. A portion of the site is covered by the BMO due to the planting of a vegetation buffer to the former quarry use. The supporting Strategic Bushfire Assessment endorses removal of the BMO given the future development will be removing the planted vegetation buffer. The site is otherwise within an established area and considered a low-risk landscape. A separate process will be undertaken to remove the BMO. Ongoing engagement with the CFA will be part of the subsequent process.

**Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?**

**The Form and Content of Planning Schemes**

The former Lilydale Quarry is a unique site with a long-term development horizon. This requires an approach that balances certainty of vision to ensure the site is developed holistically with flexibly to enable the development to respond to changes in technology and trends over time. The CDZ is the most appropriate planning tool to achieve the development outcomes sought in the CDP. The drafting of the schedule to the CDZ complies with the Ministerial Direction for the Form and Content of Planning Schemes.

**Ministerial Direction No. 1 – Potentially Contaminated Land**

The amendment addresses the requirements of Ministerial Direction 1. The amendment proposes that an Environmental Audit Overlay (EAO) be applied to land to the east of the Lilydale-Melbourne railway line, requiring environmental audit prior to development. This accords with ‘Option 2’ provided in the Explanatory Statement to Direction No. 1, which gives advice on how a planning authority can satisfy itself that the environmental conditions of that land are or will be suitable for that use.

In preparing an amendment that would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.

The former quarrying use of the land has resulted in a portion of the site meeting the definition of potentially contaminated land. An Environmental Site Assessment (ESA) has been prepared for the land, noting the areas of highest potential contamination are on the eastern part of the site, particularly where plant material and industrial uses occurred. The ESA concluded that the land to the west of the railway line has low potential for contamination and no EAO or environmental audit is required for that land. Based upon consideration of the ESA, this approach has been deemed satisfactory by Council and EPA Victoria.

The EAO over the eastern part of the site will ensure an environmental audit is prepared at an appropriate time (in line with detailed precinct planning).

**Ministerial Direction No. 9 – Metropolitan Planning Strategy**

The amendment addresses the objectives of *Plan Melbourne 2017-2050*. As outlined in this report, the former Lilydale Quarry is a designated strategic urban renewal infill site with a unique opportunity to deliver upon the objectives of Plan Melbourne. The amendment is a specific response to Action 16 of Plan Melbourne 2017-2050 which calls for a pipeline of urban renewal projects across Melbourne that deliver high amenity, mixed-use neighbourhoods.

As the largest single-ownership urban renewal site in metropolitan Melbourne, its redevelopment supports the principles, outcomes and directions that seek to provide housing choice in appropriate locations, integrate transport and land use planning and make Melbourne a sustainable and resilient city with appropriate infrastructure. The amendment will deliver housing diversity, sustainable transport and will enable people to live close to where they work, thereby supporting the 20-minute neighbourhood principle promoted in Plan Melbourne.

**Ministerial Direction No. 11 – Strategic Assessment of Amendments**

The amendment has been prepared in accordance with the requirements of the Strategic Assessments of Amendments, including consideration throughout this report of all strategic considerations outlined in the Direction.

The amendment will lead to the preparation and lodgement of permit applications that will require the resources of the responsible authority to assess.

Notwithstanding, these applications will progress gradually over time and as such will not place an unreasonable administrative burden on the responsible authority.

**Ministerial Direction No. 19 – Preparation and content of amendments that may significantly impact the environment, amenity and human health**

The amendment addresses the requirements of Ministerial Direction 19. The purpose of this Direction is to require planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments including those that allow the use or development of potentially contaminated land, and/or trigger the requirements of Ministerial Direction No. 1.

This Direction requires that in preparing a planning scheme amendment, a planning authority must:

* Seek the written views of the EPA about the potential impacts of the proposed review or amendment and any strategies, policies, plans or reviews forming the strategic basis for the review or amendment, including precinct structure plans, on the environment, amenity and human health.
* For a PSA, include in the explanatory report a statement of how the proposed amendment addresses the views of the EPA.

Whilst the VPA is not operating in the capacity of planning authority for this draft amendment, the views of the EPA have been regularly sought during the preparation of the CDP and associated controls. Engagement with the EPA since 2018 has included stakeholder meetings and formal written correspondence. The approach to potentially contaminated land (i.e. the application of the EAO and audit requirement prior to any development on land east of the railway line) has been reviewed by the EPA and adequately addresses the potential environmental, amenity and human health risks identified.

**How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?**

The proposed amendment is in accordance with the following relevant objectives of the Planning Policy Framework:

**Clause 11 – Settlement**

The amendment will facilitate increased housing diversity and choice, high standards of amenity, land use and transport integration and focuses investment and growth in a designated urban renewal site.

**Clause 12 – Environmental and Landscape Values**

The amendment prioritises the health of the ecological and waterway systems on the site and will facilitate rehabilitation of a former quarry pit into a mixed-use development with high quality open spaces, drainage and wetland systems, and planting of landscape vegetation.

**Clause 13 – Environmental Risks and Amenity**

The amendment ensures that potentially contaminated land will be suitable for its intended future use and development by applying the EAO to that part of the site considered to have a risk of contamination, as well as including an environmental audit requirement prior to any development being permitted (not just sensitive uses). This will ensure that the condition of the land is appropriate for the uses contemplated under the CDP.

The site is in a low risk area for climate change impacts, distant from coast and in an established urban area. The Project Vision and framework seeks to embed sustainability principles across the life of the project, with over-arching principles and objectives to create a resilient and flexibly adaptive community. The Strategic Bushfire Assessment concludes that the future development and removal of former planted landscape buffer vegetation will mean the landscape risk is low and residential use is suitable for the site.

**Clause 14 – Natural Resource Management**

Sustainability planning has been embedded through all aspects of the CDZ and CDP framework, seeking to deliver sustainability principles as part of the over-arching vision. The filling of the former quarry pit will transform an exhausted resource extraction pit into a significant mixed-use community, representing a substantially higher and more sustainable use of the land. The Integrated Water Management Strategy and Stormwater Strategy set a framework to ensure water quality is protected, water usage is minimised, stormwater is managed to improve quality and any discharge is appropriately controlled.

**Clause 15 – Built Environment and Heritage**

The amendment supports the over-arching principles of Clause 15. As outlined in the CDP and supporting Urban Design Report, the former Lilydale Quarry development will deliver a high standard of architectural and urban design, including a variety of typologies (including medium density townhouses and apartment buildings), mixed use development and higher density apartments. The development principles seek to celebrate the heritage of the site, landscape character, and deliver a unique, safe, quality and sustainable neighbourhood.

**Clause 16 – Housing**

The amendment will facilitate development of a 20-minute neighbourhood, consistent with the Plan Melbourne principle. Future residents will benefit from proximity to the services and amenities in Lilydale MAC, as well as a direct rail connection to Ringwood and Box Hill activity centres via the Potential Future Train Station. Within the site, residents will be provided with ample open space for recreation and education and community facilities.

Provision for 5% affordable housing as part of the development will deliver a significant boost to the supply of affordable housing in the local area.

**Clause 17 – Economic Development**

The amendment seeks to facilitate a unique, metropolitan-significant urban renewal project which will transform the disused quarry into a mixed-use, residential-led development. The proposed development of the site and Potential Future Train Station have the capacity to lift local economic performance through construction and ongoing increased connectivity between jobs, services and residents. The delivery of the Potential Future Train Station supports State government infrastructure improvement and provision. The increased population will support and reinforce the economic role of the Lilydale MAC.

**Clause 18 – Transport**

The amendment facilitates a true Transit-Oriented Development based upon a Potential Future Train Station at the core of the site. The amendment embeds the integrated transport principles sought by Clause 18 into the planning framework for the site.

**Clause 19 – Infrastructure**

The amendment addresses infrastructure needs raised in Clause 19. The CDP seeks to provide a range of infrastructure and services to meet the needs of its future community, to provide a unique, high-amenity neighbourhood.

The proposed planning framework will facilitate the delivery of social and physical infrastructure in a way that is efficient, equitable, accessible and timely. Provision is made for land for a range of accessible community resources, including education, cultural, health and community support facilities.

The requirement for a Section 173 Agreement via the CDZ1 will formalise contributions to fund infrastructure as part of the development.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is consistent with the Local Planning Policy Framework and supports Council’s objectives as outlined in its Municipal Strategic Statement.

## Clause 21.01-1 – The Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan

The Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan was prepared following Council amalgamation and is implemented through the MSS and Clause 51.03. The policies of the strategic plan set directions for the region, including ‘development to be contained to ensure that it does not prejudice the conservation of natural resources and the amenity of those who live there’. The amendment aligns with the directions of the clauses by providing significant urban infill in an established urban area. The amendment amends Clause 51.03 to include the CDZ in certain exemptions relating to buildings and works and vegetation removal.

## Clause 21.03 – Vision

The Yarra Ranges Vision 2020 is a strategic framework for the municipality seeking long term rather than short term actions to strengthen communities. The Strategic Framework Map (Clause 21.03-1) notes Lilydale as a ‘Metropolitan Area’. The site is noted as ‘Rural Area’ however it is surrounded by ‘Metropolitan Area’ – reflecting the context of the Map being prepared while the former quarry use was ongoing. The amendment aligns with the intent of the Metropolitan Area and Vision for a vibrant and dynamic shire.

## Clause 21.04 – Land Use

The clause and sub-clauses delineate land uses and key issues and objectives in the municipality.

The amendment addresses the key issues of Clause 21.04-1 ‘Residential’ including providing greater housing choice, diversifying housing stock, providing affordable housing, and providing higher density residential development in established areas. Objective 1 seeks to guide residential development into sustainable locations that are not subject to physical or environmental constraint. The site is within the established Lilydale urban area and the physical constraints are being mitigated through the development. The clause supports higher density residential housing in consolidation areas within easy walking distance of shops, public transport, open space and schools. The development will provide these services for the future residential population as well as existing surrounding neighbourhoods. The site’s proximity to Lilydale MAC which is an identified ‘consolidation area’ supports the proposal’s higher-density development.

The Commercial objectives in Clause 21.04-2 include promoting growth within the Shire, encouraging retail, business and community services to locate in commercial centres, avoiding encroachment into residential areas and reinforcing the role of activity centres. The amendment facilitates a new community on the fringe of Lilydale MAC which will reinforce and support its development. The proposed Neighbourhood Activity Centre will serve the future population by providing a range of conveniences and local services that will not compete with the role of Lilydale MAC.

## Clause 21.05 – Settlement

The objectives of the clause seek to reinforce and grow the role of the MAC including employment generating uses and higher density housing. The development will establish a new community catchment that will rely upon Lilydale MAC for major retail and community services.

## Clause 21.06 – Built Form

The clause sets out five sustainable design principles to ensure a more sustainable urban form: sense of place, protection of environments, design quality, sustainable urban form and sustainable building design. While the amendment provides a rezoning and does not enable development directly, the sustainability principles are embedded into the future development as part of the proposed planning framework. The CDZ1 and CDP set out sustainability requirements and design principles in order to achieve a high amenity, highly sustainable new community directly in support of objectives 1, 2, 4 and 7 of Clause 21.06.

Clause 21.06-1 ‘Heritage’ seeks to protect and conserve the Shire’s cultural heritage including indigenous and post-contact heritage. The amendment acknowledges and protects the indigenous and more recent industrial heritage of the site, by embedding the Heritage Interpretation Strategy into the planning framework. The rejuvenation and celebration of the site’s heritage assets will contribute to its unique identity.

## Clause 21.08 – Subdivision

Future subdivision of the site will need to adhere to the Clause 21.08 and detailed planning at the subdivision permit stage will reflect the clause objectives. Nonetheless, the amendment provides a set of over-arching principles for the subdivision, lot layout, lot sizing and functionality in order to create diversity in housing choice and an attractive, high-amenity neighbourhood in line with the principles and objectives of the clause.

## Clause 21.09 – Environment

The Environment policy includes sub-clauses on Biodiversity (Clause 21.09-1) and Sustainability (Clause 21.09-3) to protect areas of environmental significance, vegetation and catchments, as well as promoting sustainability. The amendment considers the catchment characteristics of the site and provides Integrated Water Management and Stormwater strategies to ensure no negative impact on the catchment and drainage systems.

The proposal’s planning framework provides sustainable building and broader neighbourhood-level principles to ensure appropriate sustainable infrastructure and construction.

## Clause 21.10 – Infrastructure

The clause seeks to ensure the design and provision of infrastructure caters for current and future demands, maintains environmental qualities, is flexible in design to suit local characteristics and integrates land use and transport planning. The proposed planning framework integrates land use and transport planning, sets out required infrastructure (including internal and external upgrades) to be implemented via an Infrastructure Contributions Agreement (s173) and provides for sustainable design measures in infrastructure and building design.

## Clause 21.11 – Community Infrastructure

The clause objectives are to improve access to community services and establish a network of recreational, leisure and cultural facilities. The CDP designates 10% of the site for unencumbered open space (active and passive recreational use) with a network of parks, cycling paths and pedestrian links. The heritage assets of the site will be celebrated and rejuvenated to provide a range of cultural facilities.

Provision is made for community services including maternal health, childcare services and a potential future educational facility.

## Clause 22.07 – Lilydale Activity Centre

The Lilydale MAC map denotes a small part of the site at the north-eastern corner as being within the activity centre boundary and ‘industrial’. Clause 22.07 therefore does not apply to the entire site and does not account for the major urban renewal opportunity. The amendment and subsequent development will support objectives of the clause to reinforce Lilydale’s central role and create an accessible and convenient centre by providing a large, new community with strong active, public and road transport connections.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment uses standard provisions from the Victoria Planning Provisions in the manner set out in the Act and the relevant ministerial directions.

The CDZ is considered the most appropriate statutory tool to deliver the outcomes sought by the CDP because it:

* Removes the necessity for a suite of overlay controls such as a Design and Development Overlay or Development Plan Overlay, as the CDP is part of the Scheme.
* Removes third-party rights where a development proposal is ‘generally consistent with the incorporated CDP, providing greater certainty to developers and Council.
* Can tailor and detail particular requirements and guidelines to a specific precinct within the CDP to ensure that the desired built form is achieved.
* Encourages greater diversity in housing types in certain locations such as surrounding mixed used developments, or open space.
* Works in conjunction with the CDP to provide a ‘one stop shop’ for guidance and requirements covering the mix of land uses, built form, building height and infrastructure requirements.

**How does the amendment address the views of any relevant agency?**

The amendment has been prepared in collaboration with Council, the landowner and a range of government departments and agencies. Throughout the preparation of the amendment the following agencies have participated in stakeholder engagement sessions:

* Department of Environment, Land, Water and Planning (both Water and Planning division representatives)
* Department of Transport (VicRoads and Transport for Victoria)
* Department of Jobs, Precincts and Regions – Earth Resources Regulation (ERR)
* Department of Education and Training
* Shire of Yarra Ranges
* Environment Protection Authority Victoria
* Melbourne Water
* Yarra Valley Water
* VicTrack
* Level Crossing Removal Authority
* Aboriginal Victoria
* Heritage Victoria

The views of the above organisations, as facilitated through the extensive workshop and meeting process undertaken between 2018 and 2020, have informed and shaped the development of the background studies and the amendment.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The *Transport Integration Act 2010* establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The amendment will facilitate development that supports a sustainable transport system, by:

* Leveraging the existing railway line through the subject site with a Potential Future Train Station to provide a true Transit-Oriented Development;
* Prioritising active transport modes including cycle infrastructure and pedestrian friendly streets;
* Development of 20-minute neighbourhoods, enabling residents to meet their daily needs in close proximity to their homes and without having to travel long distances in private vehicles;
* Making improvements to the surrounding road network to improve the performance of private and public transport traffic; and
* Providing greater public transport accessibility to travel for work and supporting the Lilydale MAC by providing housing choice in close proximity to jobs.

**Resource and administrative costs**

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will facilitate a major urban renewal infill development thereby increasing the resource and administrative costs to Council. Council’s planning unit have been involved in the preparation of the planning framework for the subject site and support the renewal of the site. The future costs need to be balanced against the benefits the development and new community will bring to the local economy and Council.

**Where you may inspect this amendment**

The draft amendment is available for public inspection, free of charge, at [www.vpa.vic.gov.au/lilydale](http://www.vpa.vic.gov.au/lilydale) or

[www.engage.vic.gov.au/lilydale-quarry](http://www.engage.vic.gov.au/lilydale-quarry)

If you are not able to access the internet to inspect the documentation, please contact the VPA to arrange for a hard copy to be sent to you. These extra measures have been put in place to ensure accessibility of this draft amendment in the context of COVID -19 and any changes to office hours

**Submissions**

Any person who may be affected by the draft amendment may make a submission to the Victorian Planning Authority. Submissions about the draft amendment must be received by 5.00pm on **18 December 2020**.

A submission must refer to Draft Amendment C193 and be sent to:

**Victorian Planning Authority**

**Level 25, 35 Collins Street**

**Melbourne 3000**

Or via email: amendments@vpa.vic.gov.au

**Standing Advisory Committee dates**

If required, this draft amendment will be subject to the VPA Projects Standing Advisory Committee (VPA SAC), appointed pursuant to Part 7, section 151 of the Planning and Environment Act 1987 (the Act) to advise the Minister for Planning and the Victorian Planning Authority (VPA) on referred projects and plans and associated draft planning scheme amendments.

While the VPA will seek to resolve issues raised by submitters, unresolved issues or particular matters requiring further consideration may be referred to the VPA SAC. Should the Minister for Planning seek to refer unresolved matters to the VPA SAC, Planning Panels Victoria will contact affected submitters regarding next steps, process and timings.

The VPA SAC will provide advice on the draft amendment to the VPA and the Minister for Planning. The VPA will then make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for an amendment to the Yarra Ranges Planning Scheme.

If required, dates for the VPA SAC are reserved for:

**Directions Hearing**: Week commencing 29 March 2021

**Hearing**: Week commencing 3 May 2021