

Lilydale Quarry site

Public consultation report

Final



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1 EXECUTIVE SUMMARY

The Lilydale Quarry project proposes to transition the former quarry site over the next 20 years into a future mixed-use precinct that includes approximately 3,000 future homes, infrastructure needed to support the growing community such as roads, open space, community facilities, a school, a potential new future train station and commercial land for employment and retail. The existing lime kilns, lime processing buildings and farmhouse will be retained to celebrate the heritage of the site and repurposed for commercial and community uses.

The Victorian Planning Authority (VPA) has worked with Yarra Ranges Council to prepare a Comprehensive Development Plan (CDP) and associated draft planning scheme amendment for this site.

This consultation report summarises the public consultation process for the Lilydale Quarry CDP and supporting draft planning scheme amendment C193 to the *Yarra Ranges Planning Scheme*, which ran for five weeks from Friday 13 November until Friday 18 December 2020. The report also provides a thematic overview of feedback heard during this time.

The VPA's approach to community consultation for this project mirrored the key elements of the planning scheme amendment notice and submission process required under Section 19 of the *Planning and Environment Act*. It ensured that the Lilydale community, local businesses, key stakeholders, government agencies and site landowners had ample opportunity to understand the proposed planning changes for the Lilydale Quarry site; discuss the planning concepts with the VPA planning team and make a written submission to the plan and associated draft amendment.

The VPA received 73 comments and/or questions for consideration across its public events, with 16 people contacting the team over the phone and a further 27 people attending the online session. The key topics of interest were traffic and parking, process and timing, local amenity and community facilities, the proposed Kinley Train Station and traffic mitigation improvements, density, housing and interfaces.

57 written submissions were received to the draft amendment, which the VPA has acknowledged and is working to resolve where possible in the time available.

A detailed outline of the consultation process is contained in this report including council, landowner and agency consultation ensuring that all views are known.

2 OVERVIEW

2.1 Project background

The Lilydale Quarry site is located on the southern edge of the Lilydale Activity Centre and interfaces educational, industrial, open space and residential areas. The land is bounded by Mooroolbark Road to the west, Maroondah Highway and Melba Avenue to the north, Hull Road to the south and residential neighbourhoods to the east and south east.

The Lilydale Quarry Comprehensive Development Plan (CDP) guides the sustainable staged development of 143 hectares of the former quarry site over the next 20 years.

The CDP has been informed by technical background documents such as biodiversity, traffic, and drainage catchment and other assessments, and identifies the location of approximately 3,000 future homes and the infrastructure needed to support the growing community such as roads and community facilities. It also outlines commercial land for employment and retail. This will provide certainty to the Lilydale community about what changes to expect on the former quarry site over the next 20 years.

The planning process for the renewal of the Lilydale Quarry Precinct was originally led by Yarra Ranges Council (Council), who were supported by the Victorian Planning Authority (VPA) in a facilitator and advisor capacity for the first 3 years of the project. In August 2020, the Minister for Planning directed the VPA to work with Council, government agencies and the landowners to lead the finalisation of the planning process, including the finalisation of the CDP and preparation of draft Planning Scheme Amendment C193 to the Yarra Ranges Planning Scheme. Yarra Ranges Council remained planning Authority for the project.

2.2 The VPA's Fast Track Program

The Lilydale Quarry CDP is part of the VPA – Fast-Track Program, an element of the Victorian Government's response to support a post-COVID economic recovery. This accelerated work program will provide certainty for communities and a pipeline of development that will assist in delivering future jobs and homes for Victorians as the economy recovers from the impact of the pandemic.

This project qualified to be "fast tracked" for several reasons, including:

- It's well progressed nature and proven consultation at the time of identification
- The possibility of future development to commence immediately post-approval
- The opportunity to create thousands of jobs and boost the Victorian economy through project delivery

As part of the VPA – Fast-Track Program, if required, the Lilydale Quarry project will be subject to the VPA Projects Standing Advisory Committee (VPA SAC). The VPA SAC has been established to provide independent advice on draft planning scheme amendments to the VPA and the Minister for Planning. More information on this process is available in Section 5.

2.3 Public consultation overview

The Lilydale Quarry CDP and associated draft planning scheme amendment were released for public comment on Friday 13 November until Friday 18 December 2020. The identified stakeholders included the Lilydale community, local businesses, Yarra Ranges Council, state government agencies, services providers, landowners and the general public.

The consultation consisted of a project letter, project brochure, telephone conversations both within and outside of normal business hours, a virtual-drop-in session and the offer of virtual one-to-one meetings.

These engagement activities were designed to reflect the relevant public health restrictions at the time of consultation and closely followed the elements of the planning scheme amendment notice and submission process under section 19 of the Planning and Environment Act 1987.

A complete suite of the planning documentation was made accessible on the Engage Victoria platform and hardcopy versions were offered to any person with limited access to the website. Formal feedback was collected in the form of written submissions.

2.3.1 Purpose

The key purpose of this consultation process was to provide an opportunity for the local community and key stakeholders to write a submission to the draft amendment before it is progressed through the planning system. The consultation also aimed to educate community members on technical planning outputs.

2.3.2 Promotion and reach

The opportunity to get involved was promoted through direct mail to approximately 3,685 addresses within approximately 500m of the site. A map showing the boundary of the mailout area is shown in Appendix 6.1 to this report.

The mailout included a letter and project brochure which outlined the key features of the plan and planning process. It included background information on the VPA's Fast Track program; details for making a submission and information about upcoming community events. The stakeholder mapping for this project identified a need to provide Burmese translation services to the Lilydale community to cater for the community members who speak Burmese at home, so in-language information was provided in the project brochure.

The VPA identified several nearby schools, institutions and businesses as requiring specific information about the planning scheme amendment. As a result, targeted emails were sent to these stakeholders to invite them to participate in the consultation. The VPA extended this offer to key agencies, councils and local members of parliament.

The Lilydale Quarry Engage Victoria webpage was visited 3,752 times during the consultation period.

2.4 Previous community consultation

While this round of consultation was the first to be delivered by the VPA, several earlier phases of community engagement were led by Yarra Ranges Council prior to this most recent public consultation process.

- Phase 1 of consultation took place 17 June to 12 July 2013, outlining the previous landowner (Sibelco) and Places Victoria's draft vision for the site (fact sheet).
- Phase 2 of consultation took place 17 November to 6 December 2013, inviting the community to comment on the draft Master Plan.
- Phase 3 of consultation took place 7 April to 4 May 2014 and involved exhibition of the subdivision layout plan for the Stage 1 land, which was subsequently rezoned by the former Minister for Planning (27 Nov 2014).
- The site Master Plan was further refined in 2015, and there was a plan to conduct further consultation during 2017 on the Places Vic PSA package, however this was put on hold after HBI Lilydale opted to revise the Master Plan (particularly the future role of the filled quarry pit area). Places Vic also stepped away from the project during this time and the land was subsequently sold to the current landowners and proponent of this amendment.

2.5 Government agency and service provider consultation

Extensive consultation occurred with government agencies and service providers throughout the development of the CDP, including through intensive stakeholder workshops that were facilitated by the VPA in collaboration with Yarra Ranges Council and the landowners. Feedback from these workshops fed into the preparation of a draft planning scheme amendment package,

From April until July 2020, government agencies and service providers were given the opportunity by Council to comment on the draft planning package, before the project was handed over to the VPA. This meant that several improvements were able to be made to the draft planning package before it was made publicly available in November and December 2020. Stakeholders were notified again by the VPA at public consultation stage and a further 10 submissions were received, citing already known issues.

2.6 Local council consultation

Yarra Ranges Council led the majority of the planning process for this site with advisory support from the VPA. The two organisations worked closely to prepare the plan and associated planning materials to ensure the project aligns with local planning policy. Yarra Ranges Council was invited to make a submission to the draft amendment during public consultation, and one submission was received.

2.7 Landowner consultation

As the Lilydale Quarry site is privately owned, its landowners were consulted throughout the planning process to ensure the views of this stakeholder group were known. The landowners were also invited to prepare a written submission during this final public consultation process. A submission from the landowners was received that disputed one of the land allocations in the draft plan, which the VPA will work through as part of the post-consultation process.

3 CONSULTATION METHODOLOGY

3.1 Consultation program

The consultation period of draft Amendment C193 to the Yarra Ranges Planning Scheme from Friday 13 November – Friday 18 December 2020. The activities and responses are summarised below.

Frequency and date	Public activity	consultation	Audience	Outcomes
13 November 2020	Letters and project brochure sent within 500m of Lilydale Quarry site.		Community & landowners	3,685 delivered
13 November 2020	Emails and project brochure delivered to identified stakeholders and key agencies		Agencies & stakeholders	58 agency, 137 external stakeholders.
13 November 2020	Launch of Engage Victoria page		Community, landowners & agencies	3,752 visitors
Various times	Hardcopy documents delivered on request		Community	1 set delivered
Throughout consultation within business hours; also outside business hours on 6 October 2020	Telephone calls		Community, landowners and agencies	16 calls (15 in business hours, 1 outside of business hours)
2 December 2020 (evening)	Virtual drop-in		Community & landowners	27 participants (24 community, 3 landowner representatives)
Offered on an as-needed basis	Landowners within the site		Landowners only	N/A
Offered on an as-needed basis	Additional community meetings		Community only	1 meeting
Offered on an as-needed basis	Government and agency meetings		Local government and state agencies	2 meetings
13 November – 18 December 2020	Written submissions		All	57 submissions in total <ul style="list-style-type: none"> • Government agency and service providers (10) • Local council (1) • Landowners within the site (1) • Local community (45)

4 SUMMARY OF FEEDBACK

A total of 57 written submissions and an additional 73 questions/comments through phone, email and Zoom were made to the Lilydale Quarry project during the consultation period.

An overview of the key themes raised through feedback heard over the phone, at the virtual drop-in session and via written submissions is outlined below.

4.1 Traffic and parking

22 questions/comments received

The highest priorities for those who provided feedback on the CDP and draft planning scheme amendment were the implications of future development on traffic and parking. Most participants agreed that traffic along Mooroolbark, Hull and Dorset Road is already very challenging, and that the additional density proposed by the CDP may exacerbate the situation. Proposed changes to access to Maroondah Highway were supported by the community, although some people felt that traffic conditions on Cave Hill Road and Melba Avenue should also be improved through the planning process. Strong views were made that widening the corner of Hull Road and Mooroolbark Road is of paramount importance to assist with traffic congestion.

The provision of additional parking across the site was another key concern for community members, who heard that the plan for Lilydale will slightly increase parking numbers in the area and includes a double deck carpark.

Most participants supported the redevelopment of the former quarry site into a more community-friendly space, though had questions about how the development process will limit access to roads and entrances due to increased trucks and roadworks in the area.

4.2 Process and timing

16 questions/comments received

The VPA answered many questions about the timing and staging of the development if the planning process for the Lilydale CDP is approved by the Minister for Planning. Participants stressed the importance of staging the development so that the necessary infrastructure would be available to meet the demands of the new community. It was noted that the proposed plan for the precinct is divided into several smaller precincts that will develop sequentially. Precinct 1 is expected to commence in 2022, and each stage could take approximately 5 years to complete. The plan for the staged development is reliant on the bridge underpass being upgraded and has been supported by technical reports and studies.

The VPA also received enquiries about how the quarry pit will be filled. The VPA project team explained that as part of the planning process, a work plan has been developed that guides the steps for the quarry infill process, which is already underway and may take a further 3 to 4 years.

The impact of future development and quarry infill works on current residents was a concern for community members. The VPA project team acknowledged these concerns and explained that any impacts of development are considered as part of the planning permit application process, and that this process ensures the developer takes appropriate steps to minimise disruption.

4.3 Amenity, land uses and community facilities

15 questions/comments received

Heritage, community gardens and open space were commonly asked about throughout the consultation process. The inclusion of additional active and passive open space in the precinct was well supported by participants, though the removal of the access road near the current oval was questioned.

Several enquiries were received from local sporting clubs about access to the ovals for training sessions in the future.

The VPA heard specific requests for the inclusion of community gardens in the open space in Precinct 2. Specific allocation of land uses such as this have been referred to Yarra Ranges Council.

Some participants requested further consultation on the type of community facilities to be delivered in the precinct. The VPA has also passed this feedback on to Yarra Ranges Council. This consultation process emphasised the importance of protecting view lines for the local community.

4.4 Kinley Train Station, transport and access

11 questions/comments received

Local residents raised concerns about the lack of commitment to the proposed train station within the precinct (in the urban core nominated as Precinct 4 in the CDP). Participants agreed that the proposed density of the plan could not be delivered without the station as it would place too much additional pressure on already congested roads and infrastructure.

Several community members took this opportunity to advocate for the duplication of the trainline between Mooroolbark and Lilydale, with some arguing that “you cannot make plans without looking at the transport infrastructure required”. The VPA project team assured community members that the draft plan allows for duplication of the railway and for the proposed future station, though acknowledge that there is no commitment for this yet from the Victorian Government.

General interest was expressed about the land identified in the plan for possible future land acquisition, with two community members questioning whether Hull Rd would be made into a thoroughfare once development occurred.

4.5 Local character, density, housing typologies and interfaces

9 questions/comments received

The protection of the local character of Lilydale proved important to participants in the public consultation process, with queries heard about the proposed residential interfaces and transition from higher density to single storey on the Green Wedge of the precinct. Feedback suggested that the single storey covenant applied to Lakes Estate is valued by the community and that it speaks to the type of lifestyle that appeals to those who live in the area.

People want to see the open and green feel of the precinct protected and balanced with the need to provide additional housing and facilities on site.

The topic of building heights was raised in the online drop-in sessions, with some people supporting its inclusion if located appropriately and only if the design and delivery of apartments fit the surrounding character of the area. All participants valued the proposed mix of housing typologies.

Participants were also interested to understand what type of housing would be delivered through future development, and mixed views were heard regarding the provision of social or affordable housing, with some asserting it was necessary and others believing it was not.

4.6 Written submissions

57 pieces of written feedback

The VPA received 57 submissions during this consultation process. All submitters received an immediate acknowledgement of receipt and the submissions are available (with personal details redacted) on the VPA's website.

The VPA will continue to respond to and resolve the key issues raised in the written feedback where possible. Unresolved submission will be provided to the Minister for Planning, who will consider whether to refer matters to the VPA SAC for independent advice and the manner in which they may be heard.

The key issues raised by submitters have been grouped into the categories below and reinforce the feedback heard via other avenues throughout the consultation period.

- State heritage listed access road – proposed active open space area impacts the alignment
- Arterial road network– the current road network is congested, and the increased traffic generation will place further stress on existing infrastructure
- Transport & Movement – Proposed Train Station is not committed by DoT
- Bridge infrastructure – widening of Hull Road/Mooroolbark Bridge for traffic congestion
- Retail land provision – competition with major activity centre in Main Street, Lilydale
- Emergency services – location of infrastructure and access
- Interpretation of the plan - flexibility of land use and infrastructure location
- Sustainability – measures ensuring sustainable development outcomes are not clear
- Community infrastructure – allocation of schools, community spaces and building in flexibility around future provision and location
- Neighbourhood character – impact of growth on existing low density town character
- Filling of the quarry pit – uncertainty of it being stable enough for development to occur once filled.

5 POST CONSULTATION & NEXT STEPS

5.1 Resolution of submissions

As part of the VPA – Fast-Track Program, the Lilydale Quarry project will be subject to the VPA Projects Standing Advisory Committee (VPA SAC). The VPA SAC has been established to provide independent advice on draft planning scheme amendments to the VPA and the Minister for Planning.

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

If applicable, the VPA will provide a written response to submitters whose submissions are not referred to the VPA SAC to ensure they are aware of the outcome of their submission.

5.2 Pathway to approval

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*.

6 APPENDICES

6.1 Mail out boundary map

- [Map of mail out boundary](#) (November 2020)

6.2 Project brochure

- [Lilydale Quarry Project Brochure](#) (November 2020)