

28 May 2026

Department of Transport and Planning
GPO Box 2392
Melbourne, VIC 3001

ADVERTISED PLAN

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Dear [REDACTED]

PLANNING PERMIT APPLICATION NO. – PA2504149 RESPONSE TO OBJECTORS AND SUBMISSION OF UPDATED INFORMATION 65 QUARRY ROAD, LILYDALE

We continue to act for *Lilydale Land Pty Ltd* in relation to the above planning permit application and in response to objections received during the public notice period.

We have reviewed the objecting submissions and the issues they raise and note the majority of concerns have previously been addressed in the application material provided to the Department of Transport and Planning ('the Department'). Key themes raised within the submissions received include; traffic impacts, car parking and road safety; noise impacts; and compatibility with the character of the local area.

The following is provided in response to the key themes raised within the submissions.

Traffic impacts, car parking and road safety

Traffix Group Pty Ltd have considered the traffic matters raised in objections received. A detailed response is provided and confirms the road network, proposed widening of Quarry Road and the ability for the carriageway easement to appropriately manage the expected traffic generation have all been sufficiently considered.

Noise impacts

The proposal includes the development of warehouses on the Site with no current end users confirmed. While no planning permit is required to use the land for warehouses due to the Industrial 3 Zoning of the Site, warehouse as a use does not introduce any specific noise generating activity beyond traffic noise, noting this is unavoidable through any use of the Site. All future operations of the warehouses is required to comply with noise emission requirements contained within the Environmental Protection Act 2017. Should any activity not strictly defined as warehouse occur within a constructed warehouse at a later date, additional planning permit applications maybe required where a particular use requires consideration of adverse amenity impacts through Clause 53.10 of the Planning Scheme.

Compatibility with the character of the local area

The Site is located within the Industrial 3 Zone and anticipates a broad range of low-impact industrial activity occurring on the Site as of right. The proposed development of warehouses aligns with the objectives of the Industrial 3 Zone. Detailed landscaping is included within the proposal to soften the built form from the public realm. The proposal entirely achieves the expected character for the Site.

Minor revisions to the proposal have been undertaken in response to the objections received from the adjoining landowner Boral Resources (Vic) Pty Ltd ('Boral'). *Lilydale Land Pty Ltd* have gone to substantial lengths to positively respond to the submission received from Boral following on from the meeting arranged by the Department and given ongoing nexus between the two parties due the carriageway easement. Boral's concern primarily relates to the extent of the existing carriageway easement being relied upon by the proposal to gain access to the Site.

These discussions have resulted in an amended set of plans being prepared by Watson Young Pty Ltd. Specific changes include; a reduction in the length of the easement being used for the proposal, removal of the two northernmost driveways, internal layout changes to maintain vehicle access to the warehouses at the northern end of the Site, and a reduction of the width of the carriageway easement being utilised.

Woodward Land and Civil Pty Ltd have been engaged to prepare a civil engineering concept which demonstrates the extent of roadworks to be undertaken within the easement, noting the footpath a road verge has been pushed into the subject site to reduce the extent of the easement being utilised. We provide this information as confirmation the proposal can be achieved, acknowledging this particular level of detail would typically surpass that required at the planning permit stage.

The overall floor area for the proposed warehouses remains unchanged however, Block F at the northern end of the Site now proposes two warehouses rather than 5.

We ask that these documents, available through this [link](#), form part of your consideration in your assessment of the proposal and where other documentation is required to align with the updated architectural plans, we respectfully request this be required through appropriately worded conditions applied to the planning permit.

[REDACTED] or [REDACTED] should Council have any queries regarding the correspondence.

Yours faithfully,

[REDACTED]

Planning & Property Partners Pty Ltd

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