



Hon Richard Wynne MP

Minister for Planning
Minister for Housing

8 Nicholson Street
East Melbourne, Victoria 3002

Ms Kathy Mitchell
Chair (Lead), Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Ref: MBR043362



Dear Ms Mitchell

**BUILDING VICTORIA'S RECOVERY TASKFORCE INTERVENTION RECOMMENDATION –
375 SWANSEA ROAD, LILYDALE**

I refer to Victorian Civil and Administrative Tribunal (VCAT) proceeding no. P950/2020 relating to the proposed development of a 'Residential village' including a club room and associated car parking at 375 Swansea Road, Lilydale. A permit is required under Clause 35.03 'Rural Living Zone', Clause 44.04 'Land Subject to Inundation Overlay', Clause 51.03 'Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan', Clause 52.06 'Car Parking', Clause 52.17 'Native Vegetation' and Clause 52.29 'Land Adjacent to a Road in a Road Zone, Category 1' of the Yarra Ranges Planning Scheme. The project was referred to me by the Building Victoria's Recovery Taskforce.

I advise that I have decided to call in the proceeding from VCAT under Clause 52(2)(a) of the *Victorian Civil and Administrative Tribunal Act 1998* and refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on whether a planning permit should issue, with the primary issues of dispute being conflicting state and local planning policy, neighbourhood character, built form, housing diversity, the purpose of the zone, flooding and car parking.

The Yarra Ranges Shire Council issued a refusal to grant a permit on 29 May 2020. On 5 June 2020, Hamilton Corporation Pty Ltd applied to the Victorian Civil and Administrative Tribunal for a review of the council's decision under section 77 of the *Planning and Environment Act 1987*. A VCAT hearing date is currently set for three days commencing on 25 November 2020, with a compulsory conference scheduled for 15 September 2020.

The cost of the advisory committee will be met by the applicant, Lilydale Management Services Pty Ltd.

If you would like more information, please contact Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

06 / 09 / 2020