

3.4 Union Road LXP: Planning project boundary amendment - Endorsement of Council submission

Abstract

The Level Crossing Removal Project (LXP) launched a community consultation on 11 October 2021 to seek feedback on a proposal to amend the Union Road and Mont Albert Road level crossing removal planning project boundary. The consultation closed on Sunday 7 November 2021.

The proposed planning project boundary amendment includes three properties in Boroondara:

- Two residential properties:
 - 12 and 14 Montrose Street, Surrey Hills.
- A commercial property at 605 Canterbury Road, Surrey Hills.

The residential properties will be incorporated into the main entrance to the Surrey Hills Station now based on the north of the railway line. The commercial property will be used to house site workers.

Council officers prepared a submission (**Attachment 1**) to the Minister for Planning and LXP about the planning project boundary offering no objection to the proposed changes and presented it to the LXP by the due date of 7 November 2021.

The submission noted the need for the LXP to minimise impacts to the community as a result of the inclusion of the three properties. It also noted the submission had not been endorsed by Council, being subject of the 15 November 2021 Council meeting and correspondence would follow the Council meeting.

Officers' recommendation

That the Services Delegated Committee resolve to:

1. Endorse the submission (refer **Attachment 1**) to the Minister for Planning and LXP in response to the proposed amendment of the Union and Mont Albert Roads (UMA) project boundary.
2. Write to the following to advise of this resolution:
 - a) The Hon. Richard Wynne, MP, Minister for Planning.
 - b) The Hon. Jacinta Allan, MP, Minister for Transport Infrastructure.
 - c) Mr Paul Hamer, MP, Member for Box Hill and Chair Community Reference Group.
 - d) Mr Kevin Devlin, CEO, Level Crossing Removal Project.
 - e) Mr Greg Buchanan, President, Surrey Hills Progress Association.

Responsible director: Daniel Freer, Director Places and Spaces

1. Purpose

The purpose of this report is to seek Council endorsement of the draft submission (refer **Attachment 1**) to the Minister for Planning and Level Crossing Removal Project (LXRP) about the proposed amendments to the Union Road and Mont Albert Road level crossing removal planning project boundary.

2. Policy implications and relevance to community plan and council plan

This report is consistent with the Council Plan 2017-2021 and the Boroondara Community Plan, in particular the following themes:

- Getting Around Boroondara
- Civic Leadership and Governance

3. Background

On 4 July 2021 the Minister for Planning approved the planning project boundary for the Union Road and Mont Albert Road level crossing removal project under clause 52.03 of the Boroondara and Whitehorse Planning Schemes.

The planning project boundary includes the Belgrave/Lilydale rail corridor between Canterbury Railway Station and Canterbury Gardens in the west and Pippard Street, Box Hill approximately 4.3 kilometres to the east. It includes a number of local Boroondara streets, as well as Canterbury Road.

On 11 October 2021 the LXRP commenced community consultation about amendments to the planning project boundary.

The proposed amendment to the project boundary includes three properties within the City of Boroondara, two residential and one commercial. The two residential properties are at 12 and 14 Montrose Street, Surrey Hills and have been voluntarily acquired by the Victorian Government. These land parcels will provide additional space for the construction of the new northern station entrance.

The commercial property is at 605 Canterbury Road, Surrey Hills and will be leased by the LXRP to be used to house the construction workforce. This building is currently vacant and will be used as a site office and worker parking, with access from Stirling Crescent at the rear. The property was formally a mechanics workshop.

The consultation associated with this amendment opened on the 11 October 2021 and closed on Sunday 7 November 2021. Council officers prepared and a submission to the LXRP (**Attachment 1**) and submitted this on Friday 5 November 2021. Officers have noted the submission had not been endorsed by Council however being considered at the 15 November 2021 Council meeting with further correspondence to follow the Council meeting.

4. Outline of key issues/options

Council officers consider the changes to the planning project boundary will not adversely affect our community. The inclusion of 12 and 14 Montrose Street provides improved access to the train station for residents to the north. The inclusion of 605 Canterbury Road as a site office removes the need for the workforce to occupy public open space or other areas. The decision to move the station entrance from Lorne Parade to Montrose Street, creates fewer impacts on Lorne Parade Reserve and this will bring benefits to both Whitehorse and Boroondara residents

Issues raised in the submission (**Attachment 1**) focus largely on traffic concerns associated with construction. The local streets in Surrey Hills are narrow and tree lined. They have traffic devices and are generally parked on both sides. They are impassable by heavy vehicles and would require significant tree trimming and traffic management. We have requested the:

- LXRP do not use local, residential streets to access the construction site.
- LXRP consult with every resident and business impacted by the planning project boundary amendment and the works in general.
- Access is maintained for residents night and day
- Access is maintained for delivery of Council other services to residents and businesses at all times.
- Council is consulted on all traffic management plans.

5. Consultation/communication

The LXRP's consultation about the changes to the planning project boundary opened on Monday 11 October and closed on Sunday 7 November.

The LXRP distributed a letter informing residents and traders in nearby streets of the proposed changes to the planning project boundary, consultation dates and opportunities to prepare a submission. These letters were distributed the week beginning 11 October 2021.

Council officers were notified by email on 11 October 2021 about the proposed changes to the planning project boundary and consultation period. We were invited and encouraged to provide a submission by the due date and on behalf of the community.

6. Financial and resource implications

There are no financial implications. The resource implications have been minimal being the time required for Council officers to review documentation and prepare the submission.

7. Governance issues

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and responsibilities.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

8. Social and environmental issues

The purchase of the properties 12 and 14 Montrose Street has allowed for changes to the design of the new station, with a second station entrance included on the Montrose Street side of the railway line. This will provide improved access to Boroondara residents living or arriving at the station from the northern side of the railway line.

There will be noise during the demolition of the two properties, and during construction of the station entrance at Montrose Street. We will seek to ensure that the LXRP undertakes noise monitoring during the works, takes steps to minimise noise disturbances to residents, provides respite if necessary and keeps nearby residents informed.

Manager: Jim Hondrakis, Manager Traffic and Transport

Report officer: Andrea Lomdahl, Senior Transport Planner
Clare Davey, Senior Coordinator Transport Advocacy

Union Road, Surrey Hills and Mont Albert Road, Mont Albert level crossing removals

Amendment to the UMA LXR project boundary

Submission from Boroondara City Council

Endorsed: To be considered at the 15 November 2021 Services Delegated Committee meeting

Thank you for the opportunity to provide a response to the October 2021 consultation on the Union Road and Mont Albert Road level crossing removal amendment to the approved planning project boundary under Clause 52.03 of the Boroondara and Whitehorse Planning Schemes.

As noted in our February 2021 submission to the Level Crossing Removal Project (LXRP) about the level crossing removals (LXRs), Council welcomes the removal of the dangerous level crossing on Union Road, Surrey Hills and is generally supportive of the planned removals at both Union Road and Mont Albert Road.

Council continues to object to the removal of the two train stations and construction of one station.

This submission has been prepared to respond to impacts in Boroondara from the proposed amendment to the Union Road and Mont Albert LXRP planning project boundary.

[Inclusion of 12 and 14 Montrose Street, Surrey Hills](#)

Council offers no objection to amend the planning project boundary to include two residential properties at 12 and 14 Montrose Street, Surrey Hills recently purchased by the LXRP to enhance design of the station entrance that fronts Montrose Street.

We appreciate that these additional land parcels will provide:

- Improved access the station for residents living on the north side of the train line;
- Improved pedestrian access to the station and across the station; and
- Potential for landscaping to enhance amenity in the vicinity of residential homes along Montrose Street.

[General traffic and construction traffic concerns](#)

We understand that as part of the planning approval process letters were sent to approximately 120 local residences in nearby streets including Blackburn, Wilson, Montrose, Bedford and Gordon Streets (City of Whitehorse) in the week beginning 11 October 2021 advising them of the consultation and how to make a submission.

Council officers were advised in email correspondence about the letters the area selected for letter distribution was based on potential traffic impacts arising from the planning amendment. We refer to Council's submission to the LXRP and Minister for Planning on the 13 February 2021 and commentary in the submission on the use of local streets (refer to page 36).

'The local streets identified as being in the PPB [planning project boundary] are generally narrow, asphalt roads with bluestone kerb and channel and on-street parking on both sides. The streets contain many traffic management devices which aim to slow vehicle speeds, reduce cut through traffic and enhance the neighbourhood amenity. Some streets are essentially impassable by heavy vehicles without significant tree trimming, traffic management device removal (or damage) and banning of all on-street parking. None of these three measures will be tolerated by Council or the community'.

The use of local streets by heavy vehicles can cause distress to residents' and disruption pending individual circumstances and proximity of work, sleep and living areas to the road. This is exacerbated if heavy vehicle haulage occurs 24/7 in order to complete the project more quickly as has occurred at many other level crossing removals across Melbourne.

We ask that the Minister for Planning directs the LXRP to:

- Not use local streets for heavy vehicle and haulage operations associated with the project;
- Use only arterial roads and major roads for all heavy vehicle and haulage operations;

- Engage and work with each and every community member impacted by the project to listen and respond to their concerns, to the satisfaction of the community member. This includes and is not limited to, schools, preschools, community and sporting groups;
- Maintain the community's access to Council services and those from other agencies at all times including, but not limited to rubbish, recycling and food and organics (FOGO) collection, meals on wheels, early childhood intervention services, Maternal and Child Health Services and on street parking;
- Maintain access to businesses and commercial properties for collection of rubbish, recycling, FOGO, waste oil and the like through the construction period;
- Maintain access to on-street parking along the length of Union Road though out the construction period; and
- Prepare Traffic Management Plans (TMPs) for discussion and review by Council well in advance of works starting.

[Inclusion of a commercial property at 605 Canterbury Road, Surrey Hills](#)

Council offers no objection to the inclusion of the 605 Canterbury Road, Surrey Hills in the amended planning project boundary.

We understand the property will be leased for the duration of the project and used as site office, and potentially as laydown for materials and vehicle parking. The building is currently vacant and sits within a commercial zone. It has vehicle access onto Stirling Crescent and Canterbury Road. We recognise:

- The building is conveniently located to the construction area and will provide easy access for SEPA staff and LXP contractors;
- The inclusion of 605 Canterbury Road as a site office removes the need for the workforce to occupy public open space or other areas; and
- The potential use of the yard for materials laydown will reduce the need for other areas to be used for materials laydown within the project area/works site.

[General construction and traffic concerns](#)

As part of the planning approval process, letters were sent to 21 nearby properties and businesses due to potential traffic impacts.

If the main access to 605 Canterbury Road is via Stirling Street, we expect that consideration is given to vehicles coming and going from other businesses and properties along Stirling Crescent. That is, vehicle and pedestrian access is maintained at all times for businesses with properties fronting or backing onto Stirling Crescent.

We ask that the Minister for Planning directs the LXP to:

- Ensure no construction vehicles are parked on Stirling Crescent at any time of the day or night;
- Ensure vehicle and pedestrian access is maintained at all times for other properties with properties backing onto Stirling Crescent;
- Engage and work with nearby businesses (bound by Stirling Crescent, Canterbury Road and Union Road) to listen and respond to their concerns, to the satisfaction of each business or resident; and
- Maintain the access to Council services and those from other agencies at all times including, but not limited to rubbish, recycling and food and organics (FOGO) collection, meals on wheels and on street parking.