



15 HULL ROAD, MARYSVILLE

Town Planning Report

Prepared by Hansen Partnership (June 2020)



APPLICATION SUMMARY

PERMIT TRIGGERS

- To subdivide land within the General Residential Zone, Schedule 1 (GRZ1).
- To remove, destroy or lop vegetation within the Vegetation Protection Overlay (VPO1).
- To subdivide land within the Bushfire Management Overlay (BMO).
- To remove, destroy or lop native vegetation pursuant to Clause 52.17 (Native Vegetation).

PROJECT TEAM

Planning | Hansen Partnership

Surveying | Rodney Aujard & Associates

Bushfire | Terramatrix

Cultural Heritage | Ecology & Heritage Partners

Ecology | Bill Richdale Consulting Ecologist

CONTENTS

1. INTRODUCTION	5
2. SUBJECT SITE AND ENVIRONS	6
2.1 Subject Site	6
2.2 Environs	10
3. PROPOSAL	14
4. THE PLANNING CONTEXT	18
4.1 Planning Policy Framework	18
4.2 Land Use Zoning	20
4.3 Planning Overlays	20
4.4 Particular & General Provisions	21
5. KEY PLANNING CONSIDERATIONS	24
5.1 The General Residential Zone & Clause 56	24
5.2 Consistency with State and Local Planning Policy	24
5.3 Native Vegetation	25
5.4 Bushfire Planning	26
5.5 The Decision Guidelines of Clause 65.02	26
6. CONCLUSION	28



Subject Site - View south west

1

INTRODUCTION

This report has been prepared on behalf of the applicant, Kanzen Pty Ltd, and relates to the land at 15 Hull Road, Marysville (the subject site).

Under this application, it is sought to subdivide the land into fifteen (15) lots, including the provision of a through road. The application also seeks the removal of a patch of native vegetation to facilitate the subdivision, identified in the provided ecological assessment as Patch number 1.

In assessing the suitability of the application, this report:

- Describes the existing site context and surrounding environs;
- Provides background information regarding the previous subdivision application;
- Outlines the details of the proposed subdivision;
- Assesses the proposal against the applicable provisions of the Murrindindi Planning Scheme; and
- Justifies approval of the application in response to key planning considerations.

We note that a previous application for subdivision was submitted for this land parcel, however the application expired as a Request for Further Information (RFI) was not satisfied in the allocated time frame. As such, we propose a new application for the land.

Through a planning lens, the site is within the General Residential Zone, Schedule 1 (GRZ1) and is affected by two Overlays:

- Bushfire Management Overlay (BMO); and
- Vegetation Protection Overlay, Schedule 1 (VPO1).

Additionally, the site is within an Area of Aboriginal Cultural Heritage Sensitivity and is within a Designated Bushfire Prone Area.

This application is also informed by various sub-consultant inputs, as follows:

- Bushfire
- Cultural Heritage
- Ecology

In summary, the proposed subdivision is considered appropriate for the following reasons:

- The proposal is supported by State and Local Planning Policy.
- The subject site benefits from a central location in the Marysville Township.
- The proposed 15 lots subdivision is considered appropriate for a land parcel of this size.
- The proposed subdivision is acceptable within the General Residential Zone, Schedule 1 (GRZ1), which encourages subdivisions of this size in appropriate locations.
- The proposal is supported by a Bushfire Management Statement, which is supportive of the subdivision.
- The subdivision layout provides consistent lot sizes with the surrounding area, maintaining the existing neighbourhood character.
- The proposed vegetation removal will not have a significant impact on the biodiversity of the area, and the vegetation is proposed to be offset appropriately.

2

SUBJECT SITE AND ENVIRONS

2.1 SUBJECT SITE

The subject site (the site) is located in Marysville, a rural township in the Yarra Valley, approximately 100km north-east of Melbourne's Central Business District.

The site is located on the northern side of Kings Road at the end of Hull Road.

The aerial photograph dated 27 April 2011 in the adjacent figure shows the location of the site and its immediate context. The 'Plan of Survey' also provides a more complete depiction of the site features.

As a result of the Black Saturday Bushfires, the site does not contain any buildings. However, the site contains two tennis courts in the north-western corner. The majority of the site is open, with scattered vegetation throughout. A concrete driveway runs partially through the site in a north-western direction.

The subject site is square in shape and features the following boundary measurements:

121 metre - frontage to Kings Road

121 metre - depth of western boundary

121 metre - depth of eastern boundary

121 metre - width of southern boundary

14,000 square metres - approx. overall site area

1.40 hectares - approx. overall site area

The site boundary features a circle 'cul-de-sac' to Hull Road.



Site Aerial - Nearmap (2011)



Southern treeline



South western treeline



Existing entrance via Kings Road



View of site facing south



Disused tennis courts - view north west



Eastern entrance via Hull Road



Existing Oak Tree (Quercus sp) to be retained



Existing native vegetation patch (patch 1)



Location of demolished swimming pool



View of site facing east



Northern boundary of subject site



Southern boundary of the site

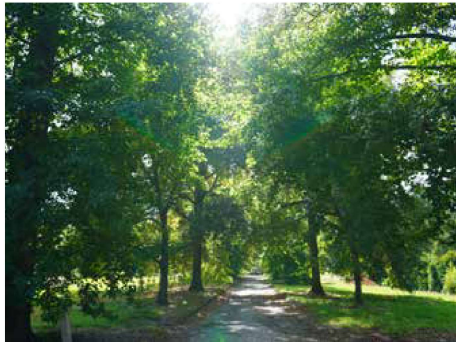
2.2 ENVIRONS

The subject site is located within the Marysville Town Centre. The immediate surrounds contain predominantly residential land uses, with the adjacent properties to the north west the anomaly, being used for public purposes. The Public Use Zone, Schedule 7 (PUZ7) land contains dense vegetation and the creek corridor, as well as the Marysville Men's Shed.

The surrounding built form is low rise in nature, generally consisting of single and double storey detached dwellings. Generally, dwellings are not sited within a densely vegetated landscape, with 22 Kings Road and 24 Kings Road (both to the west) the exceptions.

The Hull Road streetscape is characterised by small to medium sized lots. The lots on the southern side of the street feature dwellings with generous front, side and rear setbacks, while the northern side of the street contains dwellings to approximately half way along the road.

The site's immediate abutments are as follows:



NORTH-EAST

To the north of the subject site is 22 Falls Road, which is currently a vacant lot. The lot contains substantial vegetation and a central driveway running through the middle of the site.



SOUTH-EAST

To the south-east of the subject site are several residential allotments fronting Hull Road. Hull Road is currently a no-through road, starting at Mt Kitchener Avenue and terminating at the subject site.

The immediately adjacent property (pictured above) at 13 Hull Road, contains a single storey detached dwelling with an associated outbuilding. The dwelling is surrounded by substantial vegetation, predominantly small trees and shrubs. Vehicle access is provided via Hull Road. The lot is approximately 1050sqm in size, with lots along Hull Road ranging in size from approximately 520sqm to approximately 2000sqm.