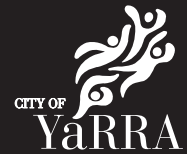


# Amendment C225 351 Church Street Richmond



Artist impression of the proposed residential aged care facility – 351 Church Street – submitted plans – CHT Architects for Mecwacare

Yarra City Council has prepared Amendment C225 to the Yarra Planning Scheme which applies to land at 351 Church Street, Richmond.

The amendment would enable the building of a residential aged care facility at the site, and has been requested by Mecwacare (the proponent), a not-for-profit aged care provider.

Amendment C225 is now on exhibition. You are welcome to make a written submission on the amendment by 5pm, Monday 2 April.

### **What does Amendment C225 do?**

The amendment would create an exemption from the mandatory 9m height control in the Neighbourhood Residential Zone which applies to the land. It introduces an Incorporated Document into the Yarra Planning Scheme that would permit a 5 storey purpose-built residential aged care facility. The exemption would only apply to the proposed residential aged care facility. The amendment does not rezone the land.

### **Proposed Residential Aged Care Facility**

The site for the residential aged care facility is on the east side of Church Street Richmond, just south of St Ignatius Church. The land is currently occupied by a residential hotel.

The proposed residential aged care facility would retain the two individually significant heritage terraces at the front of the site. A new building at the rear of the heritage buildings would range in height from 18.3m near the existing terraces to 20.3m at the rear (plus 2.6m for the plant room on the roof). It will include basement car parking and support services for staff and residents.

### **What is the justification for the amendment?**

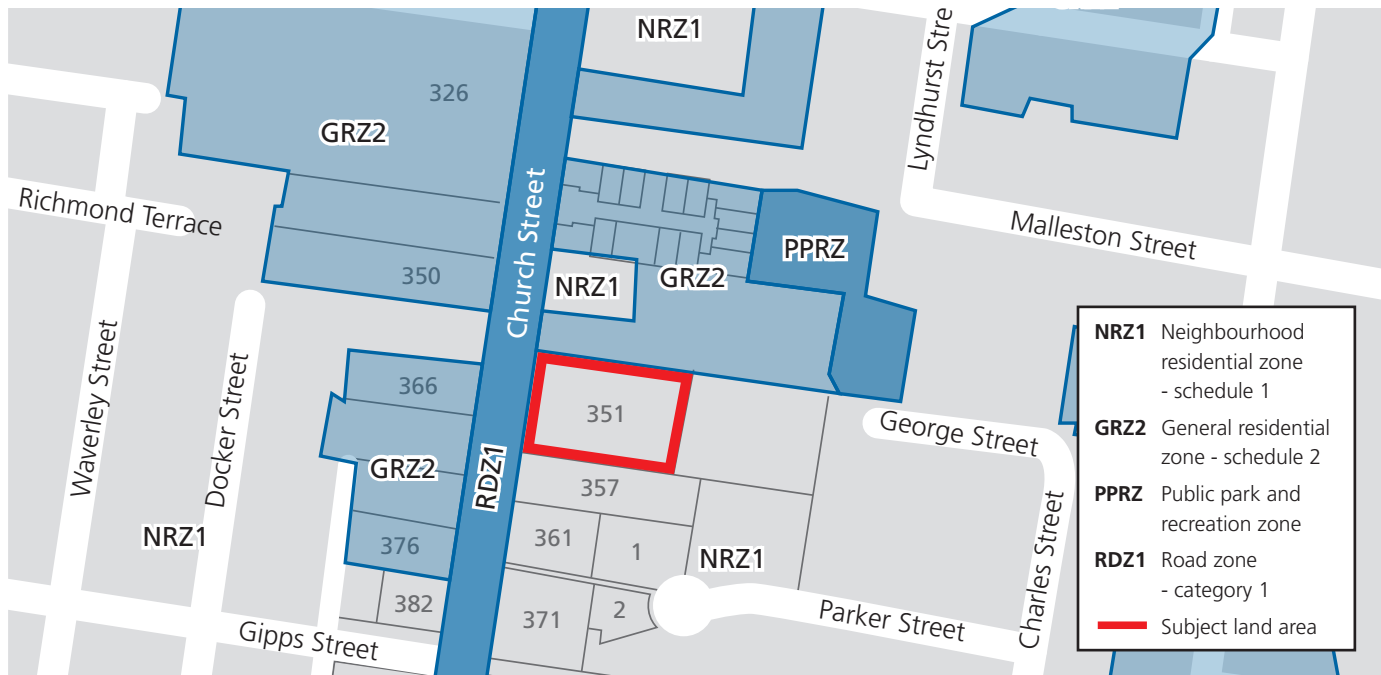
There is a significant shortfall in the number of residential aged care beds to cater for growing demand in the City of Yarra. The number of people over 70 is expected to nearly double from approximately 6,800 (2016) to 12,700 (2031).

The current supply of residential aged care facilities does not meet the current or future community needs.

The proposal demonstrates a positive community benefit and is consistent with recent precedents using community benefit as a justification.

The proposal is for a not-for-profit service which would provide subsidised and specialised care for the local community.

# Amendment C225 351 Church Street Richmond



## Next steps

Following the current consultation period, council will consider community submissions at a council meeting and an independent planning panel may be appointed to assess them at this stage.

## Find out more

### Online

For full details about the proposed amendment and the amendment process, visit [www.yarracity.vic.gov.au/amendmentc225](http://www.yarracity.vic.gov.au/amendmentc225)

### In person

The draft amendment can be viewed in person at Richmond Town Hall (333 Bridge Road, Richmond) during business hours.

**Consultation closes at 5pm on Monday 2 April 2018.**

## How to make a submission:

We are exhibiting Amendment C225 from Thursday 1 March to Monday 2 April 2018.

Submissions must be made in writing and are due by 5pm, on Monday 2 April 2018.

### Email

[info@yarracity.vic.gov.au](mailto:info@yarracity.vic.gov.au)

(Subject line: 351 Church Street - Amendment C225)

### Post

PO Box 168, Richmond VIC 3121  
(Attention to Peter Mollison, Strategic Planning)

When you make a submission, please provide us with your name and contact details to ensure that you continue to be part of the process.

You will be contacted when Council is ready to consider the proposed amendment and given the opportunity to speak in support of a submission (or to have someone speak on your behalf).

All submissions will be treated as public documents. Council is obliged by the Planning and Environment Act to make all submissions available for inspection at its offices.

For information in your language, please call 9280 1940 and quote the REF number below. | 欲知粵語版本的資訊，請致電9280 1932並報上下列REF號碼。 | Για πληροφορίες στα Ελληνικά, παρακαλούμε καλέστε το 9280 1934 και αναφέρετε τον αριθμό REF παρακάτω. | Per informazioni in italiano siete pregati di chiamare il numero 9280 1931 e di citare il numero di riferimento (REF number) sottoindicato. | 欲知普通话版本的信息，请致电9280 1937并报上下列REF号码。 | Para información en castellano, llame al 9280 1935 y cite el número de REF. De más adelante. | Để biết thông tin bằng tiếng Việt, xin hãy gọi số 9280 1939 và nói số REF dưới đây. | للمعلومات باللغة العربية، يرجى الإتصال هاتفيا بالرقم 9280 1930 والإشارة الى رقم المرجع المذكور أدناه.

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