

## Amendment C225 Submissions – contact details and summary of issues

Submission No.	TRIM No.	Stakeholder	Submission Summary	Submission Position	Discussion
1	D18/39888	Unit owner	<p>Objects to the development on the grounds that it sets a precedent for the area. Other parties may also argue that theirs is also a service that the city of Yarra needs.</p> <p>Why can't the facilities be built within the height restrictions? Build two age care facilities by acquiring other land in the City of Yarra. The not for profit organisation should not be driven by excessive profits demanded of for-profit organisations.</p> <p>Height restrictions influenced our decision to buy into the area.</p>	Objects	Refer to a Panel – the objection is in-principle and cannot be negotiated
2	D18/42604	Unit owner	<p>Supports that part of the development proposal that seeks to retain the heritage building facades at the front of 351 Church Street, but are gravely concerned about the proposed variation to the existing height limitation in the area. The height and bulk of the proposed new building will affect our property (on the South side of number 343) as it will dominate the outlook.</p> <p>This is not a trivial variation. The height limit of 9 metres is to be varied to allow a building of a total height of almost 24 metres. This is, almost three times the existing height limit makes a mockery of Council's existing planning strategy and regulations. The proposed variation would create a precedent for further applications.</p> <p>Questions the 'not-for-profit' nature of the proponent and suggests the proposal is opportunistic.</p> <p>The new building may compete with St Ignatius and detract from that building. Instead of this location being defined by the St Ignatius spire it will be dominated by this building or others which follow.</p>	Objects	Refer to a Panel – the objection is in-principle and cannot be negotiated
3	D18/56986	Property owner	<p>Opposed to the Amendment on the following grounds:</p> <ul style="list-style-type: none"> <li>height is not in keeping with surrounding buildings</li> <li>car parking must be sufficient for all staff and visitors so that cars are not congesting surrounding streets</li> </ul> <p>Changes which should be made to the Amendment:</p> <ul style="list-style-type: none"> <li>reduce height of proposed facility</li> <li>ensure sufficient underground car parking is provided for staff, visitors</li> <li>ensure sufficient road access is provided for emergency vehicles which will need to access the facility</li> </ul>	Objects	Refer to a Panel – the objection is in-principle and cannot be negotiated
4	D18/56701	Housing Development Manager YWCA Housing	<p>The submission objects to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> <li>It will cause adverse impacts on access to Richmond House for pedestrians and vehicles</li> <li>It will impact on the amenity of Richmond House residents, in particular due to: <ul style="list-style-type: none"> <li>The visual bulk, height and mass of the proposed 6 storey building on the subject site; and</li> <li>The overshadowing impacts on our ground level private open space, especially on the west and south west portions of our property being outdoor areas well utilised by our residents.</li> </ul> </li> </ul> <p>The submission suggests the proposed development should be modified to reduce these impacts: 'the building alignment of the upper two levels of the development plus the rooftop plant on the eastern side be setback the same distance as the building alignment setback on the western side of the development directly behind the heritage buildings on the subject site, that is, approx. 5m commencing at level 4. This 5m setback will assist in not only reducing the overall height of the development when viewed from Richmond House so as to be of a similar height to that of Richmond House (to its eaves) but assist in reducing the overshadowing of our main private open space adjacent to the site's eastern boundary which commences at around 1pm on 22 September and gets progressively worse from that time onwards. It will also reduce the overshadowing impacts for the habitable room windows on the western side of Richmond House.'</p>	Objects and seeks specific changes to the design of the proposed new building	This submission objects to the proposal but also seeks specific changes to the design as it would impact on the building at 345 Church Street – refer to a Panel and negotiate with parties.
5	D18/57646	Owner and resident	<p>It is inappropriate for individual developers to seek to benefit by a spot change to the planning scheme for a particular location, on the basis that it suits their cause. There are other suitable sites within the City of Yarra for an aged care facility that won't negatively impact heritage buildings.</p> <p>Planning controls are there to provide certainty, and they should provide guidance to all land owners as to the reasonable expectations of development and use of the land.</p> <p>The Planning Scheme rules should not be changed.</p>	Objects	Refer to a Panel – the objection is in-principle and cannot be negotiated
6	D18/57650	Owner and resident	<p>The submission objects to the proposed Amendment for the following reasons:</p> <ul style="list-style-type: none"> <li>Maintaining the integrity of Richmond's Heritage Overlay</li> <li>Upholding of the current mandatory height limits of 9 meters that apply under the current zoning to all, not selected parties.</li> <li>A more appropriate selection of site.</li> <li>Consideration of the traffic implications of such a huge development.</li> <li>Inadequate distribution of The Notice of Amendment Document to home-owners.</li> </ul> <p>(the submitter queried whether absent owners had been notified directly or not)</p>	Objects	Refer to a Panel – the objection is in-principle and cannot be negotiated
7	D18/58793	On behalf of the proponent Mecwacare	<p>The submission supports the Amendment. It indicates Mecwacare wishes to make a submission and be heard at the panel hearing for this matter.</p> <p>The submission notes: 'Critically, C225 delivers on the following:</p> <ul style="list-style-type: none"> <li>Social and community benefit by enabling the development of a state-of-the-art facility that will provide critical support</li> </ul>	Supports as proponent and seeks minor change	Supports the Amendment and asks for a minor change to the Incorporated Document about the external appearance scheme which the

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			<p>services to Yarra's aged population and will address the growing need for residential aged care facilities in the municipality; and</p> <ul style="list-style-type: none"> <li>An architecturally considered built form outcome that, in addition to the community benefit, will restore the existing heritage building and construct a new contemporary addition that responds to the site's heritage sensitivities and protects the amenity of surrounding properties.</li> </ul> <p>Given that there is revised material forming the basis of exhibition, it is considered that the proposed Incorporated Document should be updated to reflect the changes made. To that end a tracked change version of the proposed Incorporated Document is appended to this submission.</p> <p>The revised Incorporated Document includes the following additional item for amended plans (at 4.2.1):</p> <p>c) An updated finishes schedule which is to provide white or pale finishes to the elevations.</p>		<p>proponent wants to change – refer to Panel – the change proposed is contrary to Heritage advice.</p>