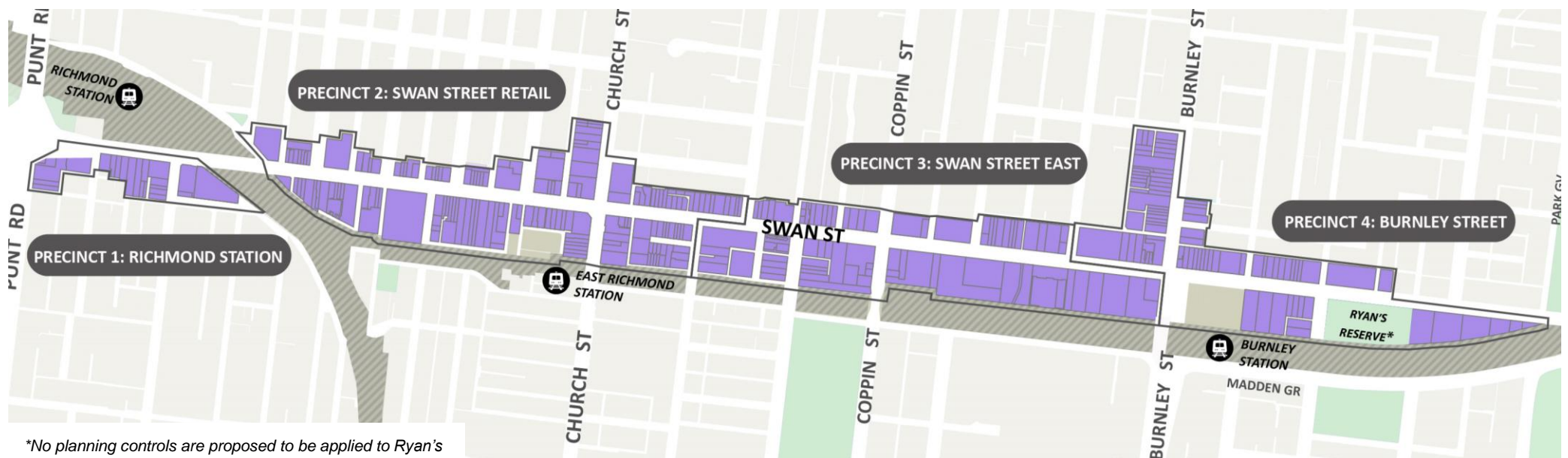


YARRA PLANNING SCHEME AMENDMENT C191

SWAN STREET ACTIVITY CENTRE

Summary of site and precinct specific issues raised in the submissions

The Swan Street Activity Centre boundary includes the commercial land uses along Swan Street between Punt Road in the west and Park Grove / Burnley Park in the east



The existing character of the Activity Centre varies significantly along the length of Swan Street, moving from a cohesive and highly intact turn of the century 'High Street' with a prominent fine grain subdivision pattern, to a diverse and less historically intact retail and residential area towards the eastern end.

Swan Street includes four precincts that each have a distinct character and varying redevelopment opportunities. The preferred future character of each precinct reflects this diversity with moderate built form change planned for the highly intact heritage area west of Brighton Street and higher change at the eastern end of the Activity Centre where there is currently a more mixed built form character.

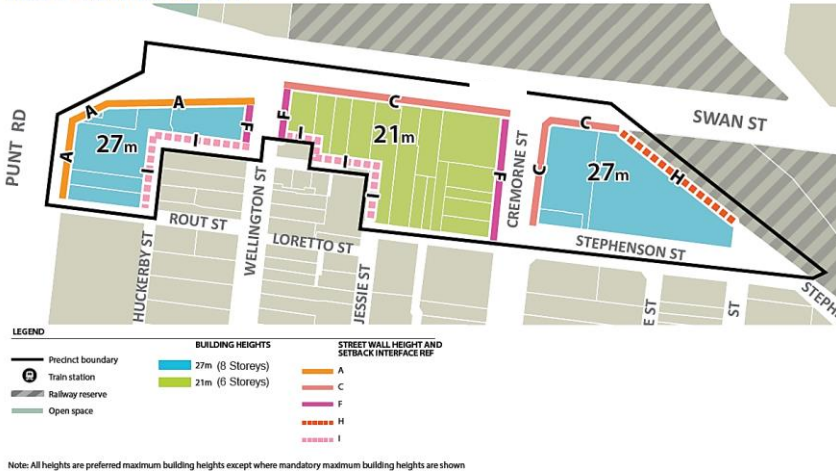
This built form change will support the Activity Centre's role as a location for an extensive mix of retail, entertainment and commercial uses, and high quality apartment living.

The tables in this document summarises comments made in submissions, which are specific to sites and/or the four precincts within the Swan Street Activity Centre boundary. A number of submitters did not refer to a specific precincts or sites, instead commenting on issues such as overlooking, overshadowing, rear interfaces, laneways and traffic and parking. These tables discuss site and precinct specific issues only.

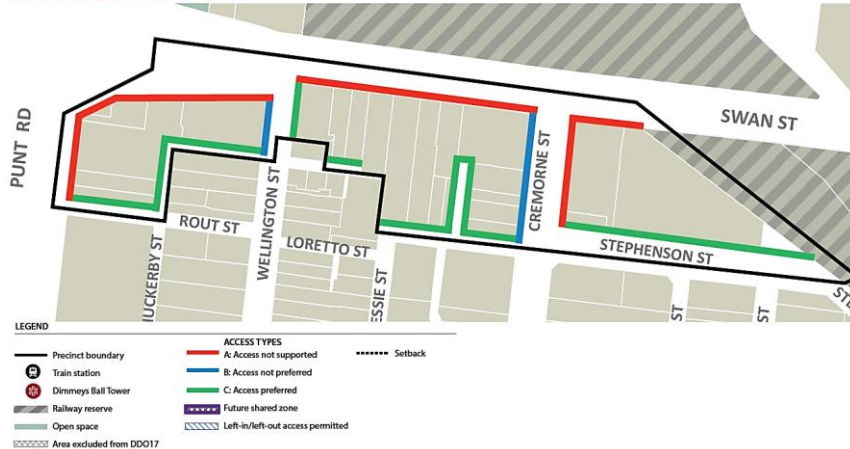
PROPOSED BUILT FORM CONTROLS

PRECINCT 1: RICHMOND STATION

HEIGHT AND INTERFACE PLAN



ACCESS AND MOVEMENT (PLAN 2)



MAIN ISSUES RAISED

3 submitters raised issues specific to this precinct.

Entry to the activity centre

- Proposal:**
 - A precinct 1 – Richmond Station design requirement at Schedule 17 to the Design and Development Overlay (DDO17) is:
 - The street wall of development on the corner of Swan Street and Punt Road must mark the entry into the Swan Street Activity Centre.
- Alternative suggested by submitter/s:**
 - Two submitters recommend that a new gateway at Punt Road should be created, leading to a leisure/ retail area in Swan Street (to Church Street) and drawing people in from the sports facilities into a distinctive, heritage-led environment with a unique sense of place.
 - One submission noted that artwork could be introduced as a marker to the gateway.

Heights

- Proposal:**
 - DDO17 proposes discretionary heights ranging from 21 (6 storeys) – 27 (8 storeys) in Precinct 1.
- Alternative suggested by submitter/s:**
 - On submitter recommends a maximum height of 21m or 6 storeys for the majority of the Precinct, bar the Punt/Swan corner properties which should have a height of 24m (7 Storeys) – 34m (11 storeys).
 - One submitter recommends a maximum height of less than 14m for the car park abutting the Precinct Hotel at 60-62 Swan Street, Cremorne.
- Proposal:**
 - 375-377 Punt Road, Cremorne has a proposed height in Amendment C191 of 27m (discretionary).
- Alternative suggested by submitter/s:**
 - One submitter noted that 375-377 Punt Road, Cremorne should have a height restriction of 21m (approximately 8 storeys) to match the approved development on the land (Planning Permit PLN14/0318) which has consent for a 19m (6-storey building).
 - One submitter supports the proposed built form changes for 375-377 Punt Road, Cremorne under DD017 and welcomes the opportunity to deliver a building, which identifies and emphasises to the entrance Swan Street Precinct.

Public open space

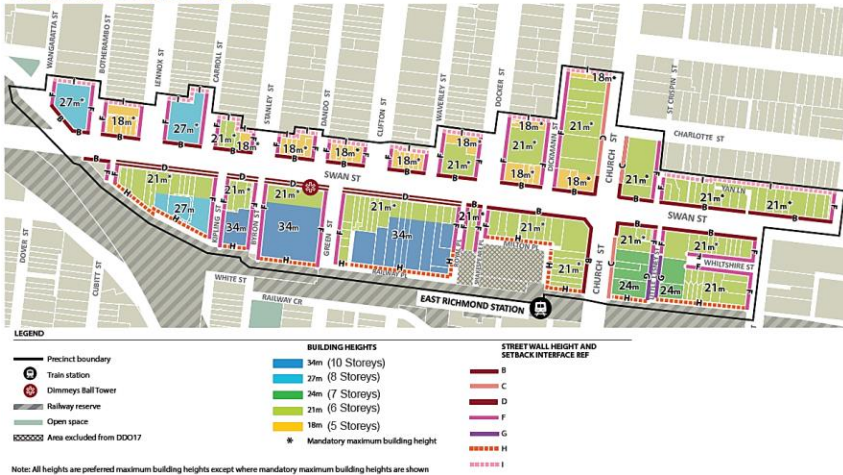
- Proposal:**
 - Amendment C191 does not proposed public open space in Precinct 1.
- Alternative suggested by submitter/s:**
 - One submitter recommends, that along the middle of the precinct, a building with a larger footprint could provide for an internal courtyard with public open space.
 - One submitter recommends, that along the middle of the precinct, a small set back with public open space could be provided to form a better walkway into the centre.

Heritage

- Proposal:**
 - DDO17 proposes to apply a discretionary height of 27m (8 Storeys) to the Precinct Hotel (individually significant, HO405, former Greyhound Hotel) at 60- 602 Swan St, Cremorne and the abutting car park to the east.
- Alternative suggested by submitter/s:**
 - One submitter recommends that no development should detract from or compromise the Precinct Hotel and any rear development should not dominate this property.

PRECINCT 2: SWAN STREET

HEIGHT AND INTERFACE PLAN



ACCESS AND MOVEMENT (PLAN 4)



12 Submitters raised issues specific to this precinct.

Existing planning permit application

- Proposal:**
 - Number 2-8 Brighton Street and 1-3 Wiltshire Street and 5 Little Lesney Street, Richmond, land has a proposed height in Amendment C191 of a discretionary height of 21m (6 storeys) and a discretionary upper level setback of 3m. Identical interim built form controls currently apply the subject controls until December 2019.
- Alternative suggested by submitter/s:**
 - One submitter notes that when their application at 2-8 Brighton Street and 1-3 Wiltshire Street and 5 Little Lesney Street, Richmond (PLN18/0658) was lodged, there were no applicable built form controls applying to the site and proposed DDO17 unreasonably constrains development of the land.
 - One submitter recommends that the application at 2-8 Brighton Street and 1-3 Wiltshire Street and 5 Little Lesney Street, Richmond (PLN18/0658) be declined pending the approval of Amendment C191.

Precinct boundary

- Proposal:**
 - Precinct 2 includes the retail core of Swan Street – it does not include the Cremorne employment precinct, including Church Street.
- Alternative suggested by submitter/s:**
 - One submitter recommends that the boundary be expanded south of the railway reserve, up to Albert Street, Cremorne.
- Proposal**
 - Precinct 2 includes 57 Swan Street (Corner Hotel) within its boundary.
- Alternative suggested by submitter/s:**
 - One submitter recommends that Council consider whether the 57 Swan Street might be a more appropriate fit within Precinct 1 (Richmond Station). They also submit that if the site is to remain within Precinct 2, the built form controls should be reconsidered and more appropriately tailored to the context of the site.

Waste Management

- Proposal:**
 - Amendment C191 does not propose any waste management policy or provisions.
- Alternative suggested by submitter/s:**
 - One submitter recommends that Council should update or enforce regulations that require businesses, which have rear access off Carroll Street, to have appropriate waste management processes in place.

Public realm:

- Proposal:**
 - A design guideline in DDO17 is:
 - Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.*
- Alternative suggested by submitter/s:**
 - One submitter recommends that Council specifically improve Carroll Street's lighting and presentation, as it is a residential street and is a key pedestrian link to Swan Street.

Parking / Traffic:

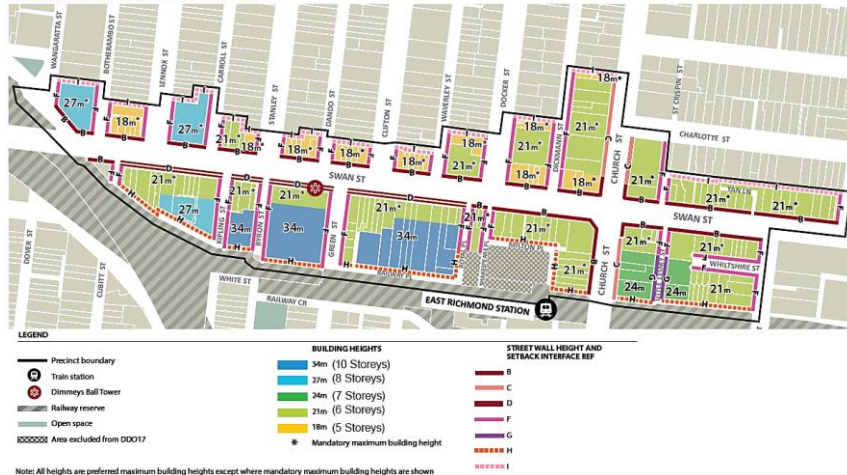
- Proposal:**
 - DDO17 includes an access and movement plan (left) to manage traffic and reduce congestion; and
 - DDO17 Includes the following design requirement:
 - Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.*
- Alternative suggested by submitter/s:**
 - One submitter recommends that the Swan Street end of Carroll Street should include more loading zones to discourage double-parked trucks (that block the footpath) in the narrow one-way street.
 - One submitter recommends that trees and other plantings should be added along Carroll Street to manage traffic.

Residential interface

- Proposal:**
 - 101-103 Swan Street, 99 Swan Street, and 95-97 Swan Street, Richmond have a proposed height in Amendment C191 of a mandatory maximum of 18m (5 Storeys) - 21m(6 storeys)

PRECINCT 2: SWAN STREET - CONTINUED

HEIGHT AND INTERFACE PLAN



ACCESS AND MOVEMENT (PLAN 4)



- **Alternative suggested by submitter/s:**
 - one submitter recommends that Council consider revising the Height and Interface Plan of DDO17 for the boundaries between 60 Stanley Street, 101-103 Swan Street, 99 Swan Street, and 95-97 Swan Street, Richmond, given the proposed controls may allow for development that may block views to the sky from 60 Stanley Street and create visual bulk.

Heritage

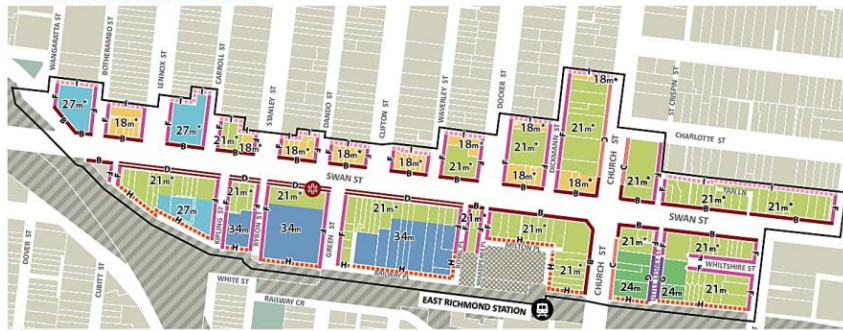
- **Proposal:**
 - Amendment C191 proposed to protect views to the Dimmeys Clock Tower by requiring new development (on the southern side of Swan Street between Kipling and Brighton Street) to have a mandatory 10m minimum upper level setback up 21m and a mandatory 20m minimum upper level setback above 21m .
- **Alternative suggested by submitter/s:**
 - One submitter recommends that development should be setback from the building line of the multi-storey at Dimmeys.
 - Two submitters supports the strategies to protect views to Dimmey's clock tower.
 - One submitter submits that there is insufficient upper-level setbacks, between Royal Place and Church Street, to maintain views to the Dimmeys tower.
- **Proposal:**
 - For Building facades and street frontages, Adaptation of contributory or individually significant buildings must:
 - encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings
 - Upper level development on land within a heritage overlay and on land immediately adjoining a heritage building must:
 - be visually recessive and not visually dominate the heritage building and the heritage streetscape
 - retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism'
 - utilise visually lightweight materials and finishes that are recessive in texture and colour and provide a juxtaposition with the heavier masonry of the heritage facades.
- **Alternative suggested by submitter/s:**
 - One submitter recommends that, in Precinct 2, a 10m development exclusion should be applied to both sides of Swan Street irrespective of the heritage grading.
 - Two submitters note that Precinct 2, the historic core, should be protected as urban intensification can be accommodated elsewhere along Swan Street (Precincts 4 and 5).
- **Proposal:**
 - In precinct 2, DDO17 proposes a mandatory upper level setback of 5m from the front façade; and
 - for all development in a heritage overlay, it is preferred that any part of the building above the heritage street wall should be designed to ensure that it occupies no more than one third of the vertical angle when viewed from the opposite side of the street.
- **Alternative suggested by submitter/s:**
 - Four submitters recommend that, for contributory places, the principal roof or at least 10 metres from the frontage (whichever is the greater) should be retained.
 - Three submitters submit that individually significant places should be retained in their entirety and not assigned building heights that exceed the existing built form.

Heights and setbacks

- **Proposal:**
 - The heights along Precinct 2 range from 18m (5 storeys) – to 34m (10 storeys) depending on specific site attributes, such as lot depth/width, heritage significance and residential interface.
- **Alternative suggested by submitter/s:**
 - One submitter recommended that no development should be higher than 7 storeys in Precinct 2.
 - One submitter recommends that development on the north side of Swan Street should have a height restriction of no higher than the parapet of the Swan Hotel with an additional storey setback as the scale of the site permits.
 - One submitter recommends that a small pocket of land on the south side of Swan Street, between Church Street and Coppin Street, should have a mandatory height of 6 storeys (21m) rather than a preferred height of 6 storeys (21m).
 - One submitter submits that a 24m height should not be allowed in the small section that abuts Church Street.
 - Two submitters state that the proposed heights along the north side of Swan St of Precinct 2 are too high and recommend a maximum of 5 storeys or 18m on both sides of Swan Street in Precinct 2.

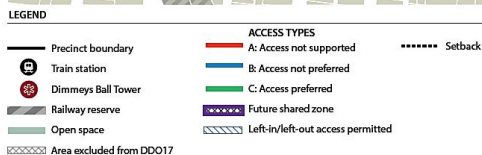
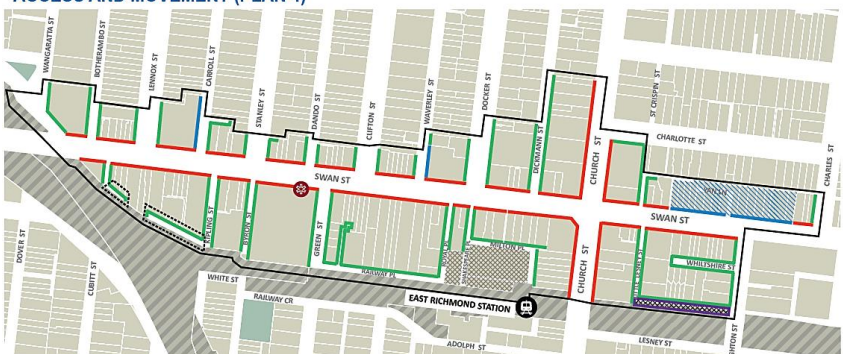
PRECINCT 2: SWAN STREET - CONTINUED

HEIGHT AND INTERFACE PLAN



Note: All heights are preferred maximum building heights except where mandatory maximum building heights are shown

ACCESS AND MOVEMENT (PLAN 4)



- One submitter recommends that the rear lots of the southern Swan Street properties should have a maximum height of 24m or 7 storeys.
- One submitter recommends that land south of Swan Street (between Little Lesney and Brighton street) and land north (between St Crispin Street and Charles Street) should have a maximum height of 21m or 6 storeys.

Mandatory and discretionary controls

• Proposal:

- The property at 57 Swan Street (Corner Hotel) has a mandatory maximum height of 27m and mandatory upper level setback of 5m minimum setback. Where the property abuts the car park, development should be setback within a 45-degree envelope measured from above the rear interface.

• Alternative suggested by submitter/s:

- One submitter recommends the following built form controls for 57 Swan Street, Richmond:
 - A discretionary (rather than mandatory) maximum height limit at the site.
 - Discretionary (rather than mandatory) upper-level setbacks along Swan and Stewart Streets.
 - The 1/3, 2/3 rule not be applied at the site.
 - Deletion of the discretionary northern/ rear wall height and setback requirements having regard to the predominantly commercial uses behind the Corner Hotel.

• Proposal:

- Number 214-216 Swan Street, Cremorne has a mandatory maximum height of 21m (5 storeys) and mandatory upper level setback of 5m minimum setback.

• Alternative suggested by submitter/s:

- One submitter notes that, while 214-216 Swan Street is of heritage significance, the objectives of DDO17 can still be achieved through discretionary provisions.

Overshadowing/open space

• Proposal:

- A Precinct 2 design requirement including:
 - *Development must not overshadow any part of the potential future open space adjacent to the East Richmond Station (measured as beyond 7.0m from the eastern road boundary of Milton Place and beyond 10.0m from the southern road boundary of Milton Place between 10 am and 2 pm at 22nd September).*

• Alternative suggested by submitter/s:

- One submitter notes that it is inevitable that the development of 214-216 Swan Street, Cremorne will result in some overshadowing.
- One submitter recommends that new open space behind the heritage properties, where there is greater plot depth between the street and the railway line, should be encouraged.
- One submitter supports prevention of overshadowing of footpaths and public spaces.

Shop fronts / façade

• Proposal:

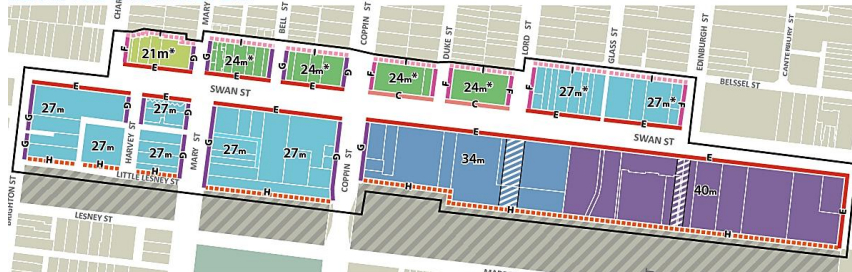
- DDO17 states that façade treatments and the articulation of infill buildings on land affected by a heritage overlay and of new buildings on land immediately adjoining a heritage building must:
 - *ensure the façade treatments and the articulation of new development are simple and do not compete with the more elaborate detailing of the adjoining heritage building(s)*
 - *respect the vertical proportions of the nineteenth and early twentieth century facades of the heritage streetscape and/or adjoining heritage building(s)*
 - *avoid large expanses of glazing with a horizontal emphasis except to ground floor shopfronts*
 - *maintain the existing canopy/verandah height of the heritage streetscape and/or adjoining heritage building.*
- DDO17 states that adaptation of contributory or individually significant buildings must:
 - *avoid highly reflective glazing in historic openings*
 - *encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings*

• Alternative suggested by submitter/s:

- One submitter recommends that there should be some guidance on the design and signage of the shop canopies for them to be presented in a more unified way.

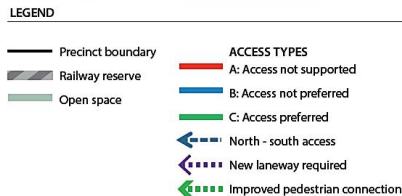
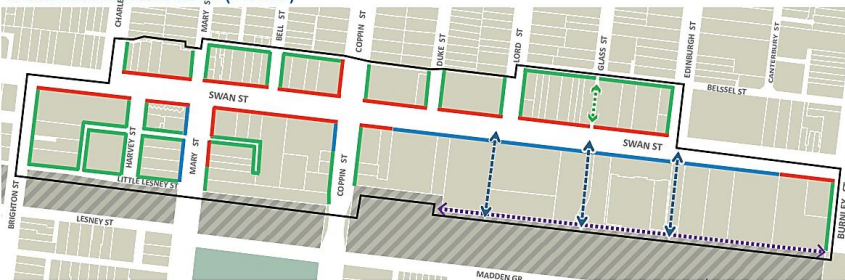
PRECINCT 3: SWAN STREET EAST

HEIGHT AND INTERFACE PLAN



Note: All heights are preferred maximum building heights except where mandatory maximum building heights are shown

ACCESS AND MOVEMENT (PLAN 6)



- One submitter recommends that any infill building should have a height, which blends with the adjacent existing heritage facades.

10 submitters raised issues specific to this precinct.

Mandatory and discretionary controls

- **Proposal:**
 - In Precinct 3, mandatory controls are proposed for the northern side of Swan Street and preferred controls are proposed for the southern side of Swan Street.
- **Alternative suggested by submitter/s:**
 - Three submitters support preferred height limits on the south side of Swan Street in Precinct 3 and would oppose mandatory height limits.
 - One submitter submits that the proposed mandatory controls for Precinct 3 – Swan Street East are too rigid in their approach to building massing, are overly prescriptive, and will prevent innovative and site responsive design. Precinct 3 is an urban renewal area.

Precinct boundary

- **Proposal:**
 - The Precinct 3 boundary include the north and south sides of Swan Street.
- **Alternative suggested by submitter/s:**
 - One recommends that Precinct 3 and 4 could be further split along a North/South side of Swan Street – forming 6 precincts. They note that the north side of Swan Street is characterised by retail/commercial uses adjoining low-rise residential neighbourhoods while the Southside adjoins the railway lines.

Heights

- **Proposal:**
 - The land at 314-320 Swan Street and 236 Coppin Street, Richmond has a preferred height of 27m (8 storeys).
- **Alternative suggested by submitter/s:**
 - One submitter recommends that DDO17 should reflect the height (29.25m, 8 storeys) of the development at 314-320 Swan Street and 236 Coppin Street Richmond (approved under planning application PLN16/0034).
 - One submitter submits that the proposed preferred height of 27m is too high and will have a direct impact on 17 Brighton Street and the broader heritage streetscape (HO308). They recommend 6 storeys.
- **Proposal:**
 - The mandatory maximum height along the north side of swan street in Precinct 3 ranges from 21m (5 storeys) – 27m (8 storeys).
- **Alternative suggested by submitter/s:**
 - One submitter submits that the proposed 24 metres/7 storeys along the north side of Swan Street (within Precinct 3) is too high and will dominate the low-rise residential neighbourhoods.
- **Proposal:**
 - The land at 370 Swan Street, Richmond has a preferred height of 34m (10 storeys).
- **Alternative suggested by submitter/s:**
 - One submitter recommends that the land at 370 Swan Street, Richmond have a height of 40m (12 Storeys) to better reflect approved Planning Permit (PLN16/0915) which approves a development at 37.5m.

Upper-level building breaks

- **Proposal:**
 - DDO17 includes two upper level building breaks on sites that have deep/ wide lots (along the southern side of Swan Street) to create separation and visibility of sky between developments. This relates to following Precinct 3 design requirement:
 - *Development of properties in the locations shown as “Upper Level Building Breaks” on Plan 5 must incorporate side setbacks greater than the standards in Clause 2 and enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Lord Street and Edinburgh Street*

PRECINCT 3: SWAN STREET EAST - CONTINUED

HEIGHT AND INTERFACE PLAN



ACCESS AND MOVEMENT (PLAN 6)



Alternative suggested by submitter/s:

- One submitter notes that the application of the 'break' strip across the 370 Swan Street, Richmond (as is) will have major detrimental impacts on the opportunities to redevelop the site.
- Two submitters recommend that the upper-level building break on 370 Swan Street, Richmond be shifted to the North-South vehicle access or the boundary of the landholding.
- One submitter supports intent of the upper-level setbacks.
- One submitter recommends that the design requirement of the upper-level breaks should be reworded to 'should incorporate' rather than 'must incorporate' to allow a level of discretion.
- One submitter notes that requiring a 9m upper level break be provided by a single landowner is unreasonable and a burden to the landowner.

North-South access lane

Proposal:

- Amendment C191 proposes three north / south access points.

Alternative suggested by submitter/s:

- One submitter supports the intent of the north-south access points on Plan 6 and the discretionary nature of north-south access points.
- One submitter recommends that Plan 6 Access and Movement Plan – Precinct 3 should be updated to better reflect the discretionary nature of the north-south access points.
- One submitter recommends that the preferred future character of Precinct 3 be redrafted to clarify whether the north-south access points are envisioned as private or public access ways.

New laneway

Proposal:

- Amendments identifies that a new laneway is required along the rear of properties between Coppin and Burnley Street.

Alternative suggested by submitter/s:

- One submitter recommends revising plan 6: Access and Movement Plan – Precinct 3 to either reflect the 'visionary' nature of the new rear laneway requirement or remove all reference to the laneway.

Vehicle Access

Proposal:

- The land 274-282 Swan Street, Richmond has preferred access off Brighton Street. Access off Swan Street is not supported.

Alternative suggested by submitter/s:

- One submitter objects to the restriction on access from Swan Street as the site currently has three large crossovers to Swan Street. Suggest rewording of the control to 'access not preferred' consistent with the Precinct 3 controls further to the east to ensure flexibility of future development design and use.

Existing planning permit application

Proposal:

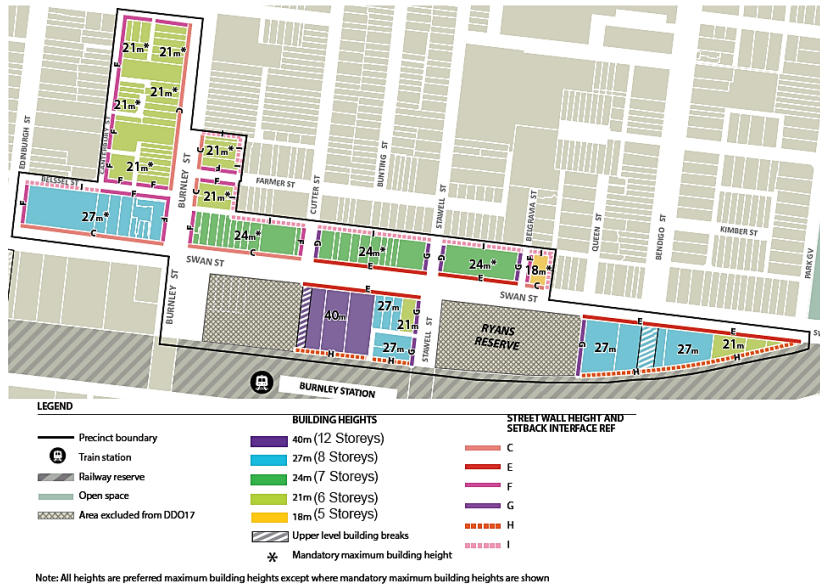
- The Built Form Framework 2017 analysed approved developments throughout the study area, ranging from six to ten levels in height. These existing / recently approved / constructed developments provided some guidance and precedent in relation to heights, building setbacks and residential interfaces. These developments include:
 - 123 Swan Street;
 - 140 Swan Street;
 - 429 Swan Street;
 - 1-3 Railway Place; and
 - 381 Punt Road.

Alternative suggested by submitter/s:

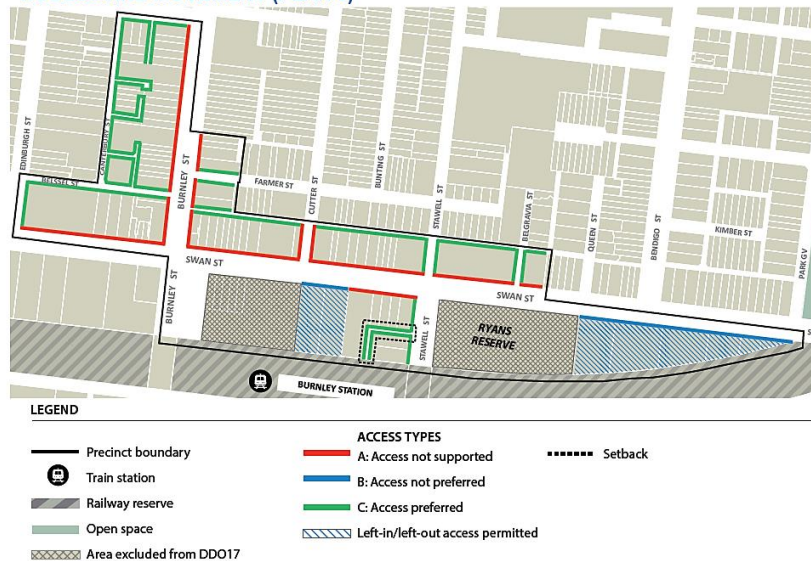
- One submitter stated that there have been a number of more recent developments and planning approvals in precinct 3 and 4, which may act as a precedent to the development approach taken. This should be modelled and reflected in DDO17.

PRECINCT 4: BURNLEY STREET STATION

HEIGHT AND INTERFACE PLAN



ACCESS AND MOVEMENT (PLAN 8)



10 submitters raised issues specific to this precinct.

Amendment C185

- Proposal:**
 - Amendment C191 does not include land at 462-482 Swan Street, Richmond (Timberyard Site) which was subject to another amendment (Amendment C185). The approved discretionary heights for 462-482 Swan Street properties is 42m.
- Alternative suggested by submitter/s:**
 - One submitter submits that 462-482 Swan Street, Richmond is a site that can sustain the greatest level of change (which includes height) in the area and this should be made prominent within Amendment C191.
 - One submitter submits that the approval of a 53.5m / 12 storeys development at 484 - 486 Swan Street is indicative of the capacity for greater development in the area than what is considered in Amendment C191.

Mandatory and discretionary controls

- Proposal:**
 - In Precinct 4, mandatory controls are proposed for the northern side of Swan Street and preferred controls are proposed for the southern side of Swan Street.
- Alternative suggested by submitter/s:**
 - One submitter notes that the proposed mandatory controls for 471-473 Swan Street are too rigid in their approach to building height and will prevent innovative and site responsive design and notes that the introduction of the mandatory is unjustified having regard to the guidelines set out in the PPN59: The Role of Mandatory Provisions in Planning Schemes.
 - One submitter states general design requirements outlined within Precinct 4 can be appropriately managed without the introduction of mandatory built form controls.
- Proposal:**
 - Ryan's Reserve has been excluded from Amendment C191.
- Alternative suggested by submitter/s:**
 - One submission Recommends that the maximum height controls should be included on the southern side of Swan Street within Precinct 4 on Ryans' Reserve to encourage, protect and enhance its ongoing recreational use, amenity and appearance, particularly as the Reserve are being currently enhanced and upgraded by Council for local female netball teams.

Residential interface

- Proposal:**
 - It is posed that development to the rear of 471-473 Swan Street is should be setback within a 45-degree envelope measured from above the rear interface.
- Alternative suggested by submitter/s:**
 - One submitter submits that the 45-degree angle proposed for the land at 471-473 Swan Street precludes innovates approaches to building design, will potentially stifle good architectures and will inevitably result in repetitive stepped form.

Existing planning permit application

- Proposal:**
 - The Built Form Framework 2017 analysed approved developments throughout the study area, ranging from six to ten levels in height. These existing / recently approved / constructed developments provided some guidance and precedent in relation to heights, building setbacks and residential interfaces. These developments include:
 - 123 Swan Street;
 - 140 Swan Street;
 - 429 Swan Street;
 - 1-3 Railway Place; and
 - 381 Punt Road.
- Alternative suggested by submitter/s:**
 - One submitter stated that there have been a number of more recent developments and planning approvals in precinct 3 and 4, which may act as a precedent to the development approach taken. This should be modelled and reflected in DDO17.

PROPOSED HERITAGE CONTROLS

PROPERTIES PROPOSED TO BE INCLUDED OR REMOVED FROM THE HERITAGE OVERLAY AND REGRADED



HERITAGE PLACES PLAN

LEGEND

Railway reserve	Place proposed for inclusion in a new Heritage Overlay
Open space	Place proposed for inclusion in the existing Swan Street, Richmond Heritage Overlay (HO335)
Swan Street Activity Centre	Place proposed for removal from the Heritage Overlay
Train station	Place proposed to be re-graded as 'not contributory' to their broader heritage precinct

MAIN ISSUED RAISED

Heritage Overlay

- **Proposal:**
 - Include 30-42 Swan Street, Cremorne in the new Swan Street West Precinct (HO524).
- **Alternative suggested by submitter/s:**
 - One submission states the application of the Heritage Overlay to 30-40 is not warranted, given they have been irrevocably altered and are strategically located adjacent to Richmond Station.
 - One submission supports the application of the Heritage Overlay to 30-42 Swan Street, Cremorne (new Swan Street West Precinct HO524).
- **Proposal:**
 - Remove the 375 and 377 Punt Road, Cremorne from the Wellington Street Precinct (HO293).
- **Alternative suggested by submitter/s:**
 - One submission supports the removal of 375 and 377 Punt Road Cremorne from the Heritage Overlay as these two dwellings have been demolished.
- **Proposal:**
 - Include 57 Swan Street (the Corner Hotel) as an individually significant place within the Swan Street Precinct (H0335) and remove it as individually significant place from the Richmond Hill Precinct (HO332).
- **Alternative suggested by submitter/s:**
 - One submission supports the new individual significant place status of 57 Swan Street.
 - One submission noted that Submits that the Heritage Overlay is not the most appropriate tool to protect the use of the live music venue (57 Swan Street, Richmond) as it regulates the development of the land.
- **Proposal:**
 - Apply the Heritage Overlay to the following places to provide increased heritage protection for the streetscape and its buildings:
 - 273A Swan Street, Richmond (new HO522);
 - 323-325 Swan Street, Richmond (new HO523); and
 - 223-239 Swan Street, Richmond (Swan Street Precinct HO335).
- **Alternative suggested by submitter/s:**
 - One submission supports the increased heritage protection (application of the Heritage Overlay) for 30-42, 273A, 323-325, and 223-239 Swan Street, as these are valuable buildings.
- **Proposal:**
 - Regrade the 218 Swan Street (H0335) to 'not contributory' to the heritage character of the area.
- **Alternative suggested by submitter/s:**
 - One submission refutes that assertion that, 218 Swan Street (Berties the Butcher) is "not contributory to the heritage overlay or precinct".
- **Proposal:**
 - Regrade the 67 Docker Street (H0335) to 'not contributory' to the heritage character of the area.
- **Alternative suggested by submitter/s:**
 - One submission asks Council to reconsider the regrading of 67 Docker Street, given its being part of the historic Docker subdivision or at the very least, the place be subject to the photographic essay if it cannot be saved.
- **Proposal:**
 - Amendment does not propose to regrade the 220 -222 Swan Street (H0335).
- **Alternative suggested by submitter/s:**
 - One submission suggests that that Westpac Bank at 220 -222 Swan Street should be deemed "non-contributory".
- **Proposal:**
 - Amendment C191 has not assessed the heritage significance of 497 Swan Street Richmond from HO309 along with the along terraces
- **Alternative suggested by submitter/s:**
 - One submitter recommends the removal of 497 from HO309 along with the adjacent terraces as these terraces are ungraded and contribute insignificantly to the Heritage Character of the area and, impede commercial intensification along Swan Street.

PROPOSED REZONING

PROPERTIES PROPOSED TO BE REZONED FROM COMMERCIAL 2 TO COMMERCIAL 1



MAIN ISSUED RAISED

Rezoning to Commercial 1

- Proposal:**
 - To maintain current zoning along Punt Road.
- Alternative suggested by submitter/s:**
 - One submitter requests that their site (375-377 Punt Road Cremorne) be rezoned to Commercial 1 Zone (C1Z), given:
 - The location and context of the site within an activity centre precinct;
 - The approved (Planning Permit PLN14/0318) development at 375-377 Punt Road Cremorne (6 storey, 10 dwelling, mixed-use development) exceed the GRZ4 mandatory height; and
 - The proposed built form controls under Amendment C191 exceed the GRZ4 mandatory height.
- Proposal:**
 - Amendment C191 proposed to rezone Commercial 2 Zoned (C1Z) land in Precinct 3 to Commercial 1 Zone (C1Z).
- Alternative suggested by submitter/s:**
 - Five submitters supports of rezoning 314-320 Swan Street and 236 Coppin Street, Richmond from the C2Z to the C1Z.
 - One submitter states that applying the Commercial 1 would allow inappropriate apartment towers to the north, with no respect or consideration given to the impacts to peoples' houses (to the south in a heritage precinct).

PROPOSED ENVIRONMENTAL AUDIT CONTROLS

PROPERTIES SUBJECT TO THE PROPOSED APPLICATION OF THE ENVIRONMENTAL AUDIT OVERLAY



MAIN ISSUED RAISED

Environmental Audit Overlay

- Proposal:**
 - To apply to the EAO to 408-442 Swan Street, Richmond
- Alternative suggested by submitter/s:**
 - Notes that a contaminated land specialist is undertaking an assessment and the right to challenge the application of the EAO is reserved.