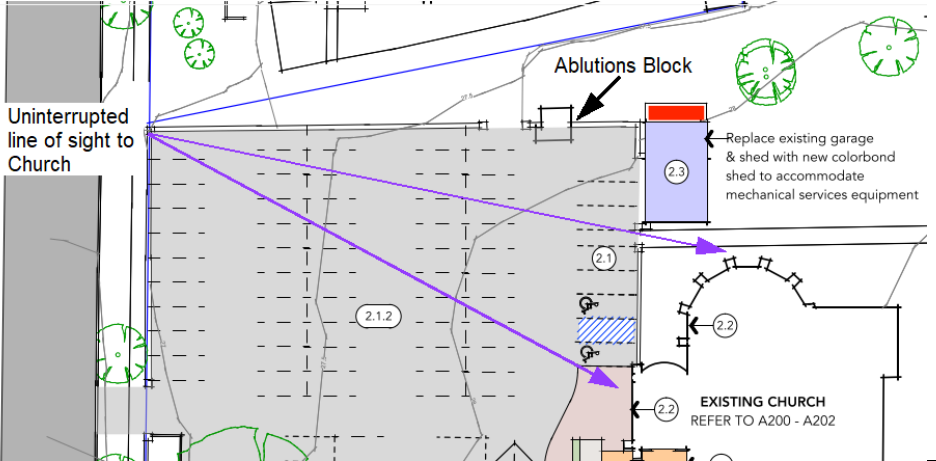


Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Administration's response to each comment.

Comments Received In Objection:	Administration Comment
<p><u>Design and Impact on Heritage Values</u></p> <ul style="list-style-type: none"> • The application shows a lack of respect to the existing church and has missed an opportunity to enhance the heritage values and visual appreciation of such an iconic building. • The proposed design and location do not protect the existing heritage value of the church and is not sympathetic to the existing materials. • The proposed development does not complement the existing building by referencing or interpreting the scale, rhythm, and materiality of the church. • The prominence of the church ambulatory is not retained due to the location of the new outbuilding. The choice of Colorbond metal roofing and walling conflicts with the church. 	<ul style="list-style-type: none"> • The proposal would assist with the ongoing use of the subject site as a place of worship by adapting it to reflect modern requirements. This is consistent with Article 7.1 of the Burra Charter and the site's Statement of Significance. • The proposed outbuilding is appropriate for the reasons outlined in the officer report. These are summarised as follows: <ul style="list-style-type: none"> ○ The utilitarian design and materiality of the proposal is consistent with existing outbuildings on the subject site; ○ The design is consistent with the purpose of the proposed outbuilding which is to provide space for plant equipment associated with the Church; ○ The applicant has advised that the proposed outbuilding is intended to be removed as part of future stages of development on the site. Staging of works is a common practice when planning for and working with large sites. It is reasonable to allow simple utility structures to be constructed, to allow improvements to the place in a staged manner. This was supported by the City's DRP member as being consistent with good conservation principles; and ○ The proposed outbuilding would respect the heritage of the place by: <ul style="list-style-type: none"> ▪ Maintaining separation from the Church; and ▪ Being clearly identifiable as new work, without mimicking or copying elements of the Church and Monastery building. • The proposed outbuilding is in approximately the same location as existing outbuildings on the site. It would maintain the prominence of the Church because: <ul style="list-style-type: none"> ○ It would be single storey in nature; ○ Located behind the building line of the Church; and ○ Finished in a neutral 'Dune' colour scheme.

Summary of Submissions:

Comments Received In Objection:	Administration Comment
<ul style="list-style-type: none"> The proposed location obscures the surrounding viewing space of the church and historical gardens and view lines are negatively impacted. 	<ul style="list-style-type: none"> The Conservation Plan outlines that the significant vistas for the subject site are from Vincent Street. Due to its location behind the Church, the outbuilding would not impact significant vistas. <p>Existing views of the Church from Alfonso Street would be maintained. The car park to the west of the Church is bounded on the north and east by a limestone fence that is approximately 1.9 metre high and was constructed in 1956. A masonry and tile ablutions block is located approximately 39 metres from Alfonso Street and is integrated into the northern portion of the limestone wall. means that views of the Church from Alfonso Street are interrupted and would not be further impeded by the proposal. This is demonstrated in the figure below, which shows the line of sight from the northwest corner of the car park.</p> 
<p><u>Request for Additional Information</u></p> <ul style="list-style-type: none"> Request the applicant submit 3D perspective views of the proposal in relation to the existing Church, Gardens, Carpark, Amenities Building, trees and garden walls, to allow proper assessment. Request elevations and perspectives showing the relationship of the outbuilding to the Church and existing amenities buildings and showing the impact on critical vistas at eye level. 	<ul style="list-style-type: none"> These requests were forwarded to the applicant. The City did not require this information to be provided. This is because the supplied elevations together with site plans, floor plans and heritage impact statement provide sufficient information for the assessment of the proposal against the planning framework.

Summary of Submissions:

Comments Received In Objection:	Administration Comment
<p><u>Comments on Plans</u></p> <ul style="list-style-type: none"> • Suggestions for modifications to the proposal as follows: <ul style="list-style-type: none"> ○ Locate a new Plant Room on an East/West axis behind the existing limestone garden wall, in line with the adjacent existing amenities building. This would ensure the new building is visually obscured when viewed from the existing western carpark and Alfonso Street. It would also be located further from the north end of the church (Refer Images below). This would increase the space to the north of the church, enhancing vistas and allowing greater articulation to the ambulatory; ○ The large existing opening between the existing limestone garden walls is currently used to access an inappropriately domestic scaled Rolla door. The proposed design changes little, except that the gable roof now faces the Church. The opening in the limestone fence could be replaced with wrought iron gates to match the existing smaller gate adjacent. This would enable a more harmonious west elevation. The gate would allow maintenance to the Plant Room and Gardens, but more importantly, would provide for an appropriate vista of the historical gardens north of the Ambulatory. This would improve vistas from the carpark and Alfonso Street. Refer Sketch and Images below; ○ Use a flat roof behind a parapet wall or exposed steel beam to allow a linear "box" in lieu of a proposed domestic gabled garden shed. A tiled roof to match the amenities building would introduce an unsatisfactory bulkier massing too close to the Ambulatory; ○ Suggest locating single entry door, window and downpipes between the Plant room and existing garden wall to obscure these openings and services from the Street; ○ Proposed Rolla door entry if needed should be faced with same material to match adjacent wall; ○ Exposed ventilation louvres and light window should face north. A window, if needed, should be vertical in proportion. The existing landscape adjacent to the adjoining property car park would help obscure the north elevation; ○ Investigate the use of smooth limestone wall facing, compressed fibre cement sheeting or sandstone coloured blockwork to facilitate a modern and harmonious contrast to the existing Church. 	<ul style="list-style-type: none"> • These suggestions were provided to the applicant for their consideration. The applicant did not elect to modify their plans. • The City is required to consider and determine the application as proposed by the applicant, rather than possible alternatives as proposed in the community submissions and this is not a relevant planning consideration. • The proposed outbuilding is considered appropriate for the reasons outlined in the report, which are summarised as follows: <ul style="list-style-type: none"> ○ The proposal would assist with the ongoing use of the subject site as a place of worship by adapting it to reflect modern requirements, consistent with the Burra Charter and the site's Statement of Significance; ○ The proposal would not interrupt the significant vistas of the property, which are identified in the Conservation Plan as being from Vincent Street; ○ Due to the existing fences, ablutions block and landscaping, the proposed outbuilding would not impact direct views of the Church from Alfonso Street; and ○ The proposed outbuilding would be consistent with other outbuildings on the site, that are located within the park setting. The dune colour and proposed scale would ensure that the outbuilding was subservient to the Church and Monastery.

Summary of Submissions:

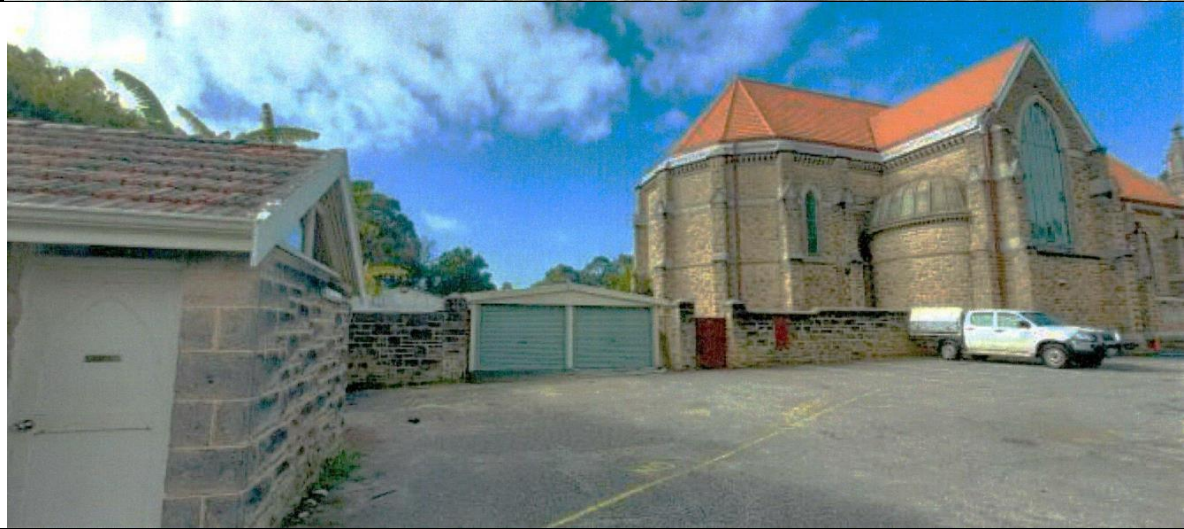
Images Included with Submissions

Enhance vista from Alfonso Street by removing the Colorbond gabled shed and exposed roller doors.



Relocating the plant room behind the existing garden wall will allow breathing space and appropriate distancing to the Church ambulatory.

Installing a wrought iron gate and fencing to match existing will allow grater connectivity to the existing garden.



Summary of Submissions:

Images Included with Submissions

Proposed layout is very similar to the existing layout, whereby proposed utility services are too close to the Ambulatory.



Relocated and realigned plant room to provide great separation to the Ambulatory and enhance vistas.



Note: Submissions are considered and assessed by issue rather than by individual submitter.