

## **5.4 800 WAVERLEY ROAD GLEN WAVERLEY - EXTENSION OF TIME FOR BUILDINGS AND WORKS TO THE EXISTING CHURCH**

(TPA/30654:CD:SYL)

Ward : Mulgrave

Responsible Director: Paul Kearsley

Reason for Council Consideration: Extension of time

### ***RECOMMENDATION***

*That Council having considered all the matters required under Section 60 of the Planning and Environment Act 1987, decides to **grant the extension of time** for Planning Permit TPA/30654 under the provisions of the Monash Planning Scheme in respect of the land known and described as 800 Waverley Road Glen Waverley, for buildings and works to the existing church and extend the permit date until 22 December 2010 and 22 December 2012 for completion.*

### ***BACKGROUND***

The subject site is St Barnabas Anglican Church located on the south-east corner of Waverley and Watsons Roads in Glen Waverley.

Locality and Neighbourhood Maps are at Attachment 1.

Planning Permit TPA/30654 for buildings and works to the existing church was issued on 22 December 2003. The permit allows extensions to the Worship and Fellowship Areas, Administration Offices, meeting rooms and associated amenities. A new auditorium is also to be constructed. The car parking will be increased to 210 spaces. The site will be able to accommodate 900 people.

The original application received 2 objections. Council issued a Notice of Decision to Grant a Permit, and the permit was subsequently issued after no appeals were lodged.

Council has extended the permit on three (3) previous occasions.

The current expiry date of the permit is 22 December 2008.

### ***PROPOSAL***

Council has received a request for a further extension of the commencement of the permit of two years.

Plans and elevations of the proposal are at Attachment 2 (without amendments required by condition 1).

### ***POLICY IMPLICATIONS***

The request for an extension of time is in accordance with the requirements of Section 69 of the Planning and Environment Act 1987.

## ***ASSESSMENT***

The Secretary of the Church's Building Task Force has advised that significant changes to leadership at the Church put the building program on hold since the issue of the permit in December 2003.

The new Governance Board is considering minor changes within the approved footprint, of what they consider their Master Plan, and this may take some time to finalise. They confidently expect to have the development started by December 2010.

If the extension were granted, a maximum of 7 years would have elapsed since the permit was issued before commencement of the development. Given the scale of the approved development, which doubles the size of the church facilities and occupancy, such a time frame is not unreasonable.

There have been no changes in policy or controls since the issue of the original permit. Council would be likely to issue a permit for the proposal if it was lodged today.

It is not considered the owner of the land is seeking to "warehouse" the permit.

## ***CONCLUSION***

Considering the planning controls relating to the site have not changed, and that the development meets the relevant requirements of the Monash Planning Scheme, it is considered appropriate to allow a further two year extension of time for the commencement of the permit.