RECOMMENDATION

That Council having considered all the matters required under Section 60 and pursuant to Section 69 of the Planning and Environment Act 1987, decides to grant the extension of time for Planning Permit No. 33962A under the provisions of the Monash Planning Scheme in respect of the land known and described as 654 Blackburn Road Notting Hill, for the development of the land with two dwellings (both 2-storey) with associated parking and landscaping, and extend the permit dates as follows:

- The development is not started before 18 October 2012.
- The development is not completed before 18 October 2014.

BACKGROUND

Planning Permit TPA/33962 was issued on 18 October 2006.

The owners advise that the development has not been commenced due to financial and other personal issues.

Following public notification of the application in June 2006 one objection was submitted against the proposal, however, the objector did not lodge an appeal against Council’s Notice of Decision to Grant a Planning Permit.

The application was amended in December 2008 by amendment of proposed finished floor levels. Two objections were submitted, however, no appeals were lodged by the objectors against Council’s decision to approve the amended plans.

Locality and Neighbourhood Plans are at Attachment 1.

PROPOSAL

It is proposed to extend the time to commence the development by 12 months, with commensurate extension of completion date.

Plans and elevations of the proposal are at Attachment 2.

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
Addressing each of the matters for consideration set out in Council’s Guide for Extensions of Time:

• It is considered that the time limit set was reasonable and adequate in all circumstances.
• There were no intervening circumstances which have rendered it unreasonable that the applicant should be held to the time originally fixed.
• There have been no changes in planning policy which would militate against the grant of a permit.
• In view of the fact that the requested extension is the fourth, it now appears that the owner is seeking to “warehouse” the permit.
• The total elapse of time since the permit was issued is five (5) years.

CONCLUSION
It would be appropriate to allow an extension of 1 year for the commencement of the development consistent with Council policy.