

144.

IN THE MATTER OF
OF THE FISHERMANS BEND
REVIEW PANEL
AMENDMENT GC81
TO THE MELBOURNE AND PORT PHILLIP
PLANNING SCHEMES

EXTENSIONS OF EXISTING PERMITS

1. The Urban Design Strategy September 2017 analysed the alignment with population targets in Section 4.1.1, page 74 and adopts an assumption of 90% of the total number of dwellings that currently have planning approval in Fishermans Bend will be built resulting in the delivery of 7,080 dwellings being constructed. It is said this reduces the number of new dwellings needed to meet the population targets from 36,900 to 29,820.
2. The existing permits will in all probability have conditions requiring the commencement within a certain period of time.
3. The MAC October 2017 report to the Minister in Section 7.18 proposed that only limited time extensions be allowed for existing permit in certain circumstances (page 31).
4. Mr. MacIntosh's report of March 2018 noted at page 12 the various issues adopted by the State and Federal governments to address housing affordability that had a significant impact on both the demand for product and the supply of product to the point *"where many projects, with planning permits in place, are now no longer viable in their current form."*
5. Very few of the planning permits in existing have been acted on. Mr. MacIntosh's evidence is that they are no longer viable in their current form. It is therefore a relevant factor to look at the assumption underlying the Urban Design Strategy's reliance on the 90% take-up of those permits.
6. It is submitted that the Panel would be assisted by the following:-
 1. The expiry dates of each of the permits issued to date.
 2. The Minister's attitude towards whether extensions of those permits would be granted.
7. Having regard to the Minister's attitude towards applications for permit being called in and his resistance to transition provisions, it is submitted that the reliance of the strategy on that assumption is unlikely to be sound.

28 MARCH, 2018



C. J. WREN
AICKIN CHAMBERS