



# TOWN PLANNING AND DEVELOPMENT

GLEN EIRA CITY COUNCIL  
**ANNUAL REPORT**  
2016–2017

BENTLEIGH • BENTLEIGH EAST • BRIGHTON EAST • CARNEGIE • CAULFIELD • ELSTERNWICK  
GARDENVALE • GLEN HUNTLY • MCKINNON • MURRUMBEENA • ORMOND • ST KILDA EAST



GLEN EIRA  
CITY COUNCIL

## STRATEGIC OBJECTIVE

To manage the rate and extent of change to the built environment consistent with State and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

### BUILDING INSPECTIONS

Five hundred and twenty two proactive inspections were undertaken and responded to. There were 423 reactive planning enforcement matters with 95 per cent of these matters being responded to within five days.

Inspections are carried out to ensure that the approved development being constructed, complies with the planning permit endorsed plans and permit conditions. Matters that are typically raised include: construction management plan requirements; new buildings overlooking existing properties; height; building setbacks from footpath; car parking; and landscaping.

| PLANNING FOR THE MUNICIPALITY   |  |   |        |
|---|--|---|--------|
| STRATEGY  | ACTION   | MEASURE   | RESULT |
| Plan for a mixture of housing types that allows residents to meet their housing needs in different stages of their life cycle within the City.  | Actively plan for a mix of dwelling types underpinned by the three residential zones (Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone). | At least 50 per cent of new dwellings to be located within the General Residential, Residential Growth and Commercial Zones.        | ✓      |
| <b>Comment:</b> Seventy five per cent of new dwellings located within the General Residential, Residential Growth and Commercial Zones.   |  |   |        |
| Enforce the provisions of the <i>Glen Eira Planning Scheme</i> and building control requirements across the City as well as compliance with any planning permits.   | Conduct proactive and reactive site inspections for compliance with planning permit conditions and Local Law requirements.   | Three hundred proactive inspections completed and respond to 95 per cent of reactive planning enforcement matters within five days. | ✓      |
| <b>Comment:</b> Completed 522 proactive inspections and responded to 95 per cent of reactive planning enforcement matters within five days.   |  |   |        |
|   | Enforce building control requirements and investigate building enforcement matters.  | Investigate 200 building enforcement matters and respond to 95 per cent of reactive building enforcement matters within five days.  | ✓      |
| <b>Comment:</b> Investigated 382 building enforcement matters and responded to 95 per cent of reactive building enforcement matters within five days.   |  |   |        |
| Ensure new multi-dwelling residential development is sympathetic to the existing neighbourhood character in Glen Eira's Neighbourhood Residential Zone.   | Make decisions in accordance with Council's Neighbourhood Residential Zone with an emphasis on neighbourhood character.  | Refuse, under manager delegation, all applications which do not satisfy the purpose of Council's Neighbourhood Residential Zone.    | ✓      |
| <b>Comment:</b> All 56 applications that did not satisfy the purpose of Council's Neighbourhood Residential Zone were refused under manager delegation as at 30 June 2017.                                    |  |   |        |
| Encourage and support community involvement in the planning permit application process.   | Promote Council's suite of <i>Fast Track</i> permit application processes.   | Report to Council, year-on-year; the percentage of applications using the <i>Fast Track</i> process.                                | ✓      |
| <b>Comment:</b> As at 30 June 2017, we have not had any <i>Fast Track</i> applications lodged in 2016–17. Only Three per cent of applications were lodged using the <i>Fast Track</i> process during 2015–16. |  |   |        |

## PARTICIPATING IN PLANNING

| STRATEGY  | ACTION   | MEASURE   | RESULT |
|---|--|---|--------|
| Provide an opportunity for all residents to be informed and to participate in town planning applications where they (and others) object.  | Maintain both the non-statutory planning conference (Council decision by resolution) and Delegated Planning Committee (DPC) as forums for resident involvement in the town planning process. | Except for a managerial refusal of an application, ensure all objectors are provided with an opportunity to participate in a consultation meeting, delegated planning committee meeting or planning conference. | ✓      |
| <b>Comment:</b> Council held 299 delegated planning meetings and 43 planning conferences to the year ended 30 June 2017.  |  |   |        |
| Provide a fair, transparent and inclusive town planning decision-making process.  | Improve the Delegated Planning Committee (DPC) efficiency by reducing the number of planning applications needing to be referred for a decision by undertaking mediation.                    | Undertake 10 mediation meetings.  | ✗      |
| <b>Comment:</b> Nine mediation meetings undertaken as at 30 June 2017. Engagement with stakeholders occurs in a range of ways depending on the complexity of the application and the nature of the matters in dispute between applicants and objectors.   |  |   |        |
| During 2016–17, nine mediation meetings, 43 planning conferences and 299 delegated planning forums were held. Mediation meetings were offered and accepted by stakeholders in a limited number of instances due to: the complex nature of most applications; the respective positions by applicants; and objections typically being irreconcilable. |  |   |        |
| Undertake community consultation and engagement to ensure the <i>Glen Eira Municipal Strategic Statement, Glen Eira Planning Scheme</i> and town planning process meets the needs of local residents and ratepayers.  | Survey participants in the Delegated Planning Committee (DPC) process to ascertain satisfaction rates.   | Eighty per cent satisfaction rating of participants in the Delegated Planning Committee (DPC) process.  | ✓      |
| <b>Comment:</b> Ninety two per cent of participants were happy with the Delegated Planning Committee (DPC) process as at 30 June 2017.  |  |   |        |