

9 PLANNING ENFORCEMENT ACTIVITIES

FILE REFERENCE INT1691050

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RECOMMENDATION

That the list of enforcement matters currently before VCAT & the Magistrates' Court (and the County Court) be noted.

Attachments

Nil.

EXECUTIVE SUMMARY

The following list of enforcement matters currently before VCAT & the Magistrates' Court is submitted for Councillors information

BACKGROUND

Where breaches of the Planning Scheme are detected that cannot be satisfactorily resolved Council undertakes enforcement action at the Victorian Civil and Administrative Tribunal (VCAT).

These matters can take several forms and the following are the usual steps in the enforcement process.

Where breaches are sufficiently serious, criminal proceedings in the Magistrates' Court will be commenced, and if so, the successful criminal proceedings will usually be followed by VCAT proceedings (criminal proceedings taking precedence over "civil" proceedings).

1). Multi-purpose Hearing

This is the first stage of the VCAT process, and is held shortly after the application is lodged. It is used to assess the future path of the case, and determine if the case can be settled, or will need to proceed to a full hearing.

2). Admin Mention

Administrative Mention is a hearing held without the parties in attendance and requires written correspondence from both parties to update the Member on the process of the matter.

3). Adjournment

An adjournment will be asked for where there has been some discussion between Council and the Respondent, and more time is to be allowed for the Respondent (or Council as the Applicant) for a variety of reasons.

4). Offset plan

An Offset Plan goes by a few different names, including a Property Management Plan or a Property Remediation Plan. These plans are used when a Respondent has removed vegetation or otherwise damaged vegetation on the Land and Council is seeking a remedy for this removal, normally

requiring replanting to occur on the Land. This plan is what Council will seek in the shape of an Enforcement Order, and the contents of the Plan will be decided by Council's Environment Team.

5). Full hearing

A full hearing is a hearing which is to be contested by the Respondent.

6). Consent Orders

Consent Orders are an agreement between Council and the Respondents to, in most cases, create an Enforcement Order with conditions that are agreed to by both Parties. This is done where a Respondent has accepted there has been a breach of the Act and wants to comply with Council's proposed Enforcement Order. This saves on time and money by avoiding a hearing or lengthy VCAT processes.

The following list indicates such enforcement activities that are currently before VCAT or the Magistrates' Court.

Property Address	Nature of Contravention	Status
205 O'Briens Rd, Bayles	Ongoing materials recycling issue on Green Wedge Land. Continuing failure to comply with VCAT enforcement order.	<p>Magistrates' Court prosecution for failure to comply with VCAT order.</p> <p>This matter has finally resolved. The owner sold the property with settlement in mid-Oct 2016. At Council's insistence, the transfer was conditional on the complete clean up of the land, which was finally confirmed on the day of settlement.</p> <p>On 10 November 2016, the accused was sentenced by the Magistrates' Court, and fined a further \$2,500 and ordered to pay Council costs.</p>
715 Gembrook Rd, Pakenham Upper	Alleged land use (burning off) and building breaches, that relates to extensive and complex planning history of the site.	<p>Magistrates' Court proceeding adjourned to 4th October 2016, as accused has filed application in VCAT for declaration as to existing use rights.</p> <p>This VCAT application will be listed for a 2-day hearing in June 2017.</p> <p>Magistrates' Court proceeding may be delayed pending determination of this issue.</p> <p>Council commenced Building and Local Law prosecution of the owner, arising from construction</p>

		<p>and commercial-scale burn offs on the site.</p> <p>The owner asserts that burning off activities are protected by the planning scheme. The owner now asserts a broader range of activities attract Existing Use Rights, and this contested proceeding will seek to clarify land use rights.</p> <p>The property has a 17 yr history of litigated planning disputes between 1997 and 2015.</p>
555 Back Creek Rd, Gembrook	<p>Native vegetation removal, and earthworks creating a dam, in breach of Section 173 agreement and the scheme.</p> <p>Rural Conservation Zone – Sch 1, Environmental Significance Overlay – Sch 1, Bushfire Management Overlay, and Clause 52.17</p>	<p>Magistrates’ Court prosecution arising from the creation of a large dam (by earthworks and vegetation removal), contrary to strict environmental controls and Section 173 agreement protecting vegetation on the land.</p> <p>On 15th September 2016 the Court issued a Warrant for arrest to compel the attendance of the accused. The accused has recently re-located, and we are investigating options to locate him.</p>
230 Telegraph Road Beaconsfield Upper	<p>Earthworks and excavation creating a structure consisting of a total of six 40ft shipping containers, in breach of 35.06-5 Rural Conservation Zone – Sch 2, clause 42.01-2</p> <p>Environmental Significance Overlay – Sch 1, Bushfire Management Overlay, and clause 44.06-1</p>	<p>VCAT Enforcement arising from the creation of a structure, earthworks and excavation, contrary to strict environmental controls.</p> <p>VCAT application for enforcement order filed and Practice Day of the matter to 20th January 2017.</p>

CONCLUSION

The list of current enforcement activities is presented for information.