



The Hon Richard Wynne MP

Minister for Planning

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Cr Neil Pilling
Mayor
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Dear Cr Pilling

GLEN EIRA PLANNING SCHEME REVIEW

For the past several years Melbourne has experienced a significant level of residential growth, particularly in apartment development in middle ring suburbs.

I am concerned that Glen Eira City Council's strategic planning policy framework may not be providing adequate guidance in relation to development within Glen Eira's activity centres.

Recently, I have heard this concern also expressed by members of the local community, the development industry, local members of Parliament and VCAT. Much of the concern expressed relates to development in and around Carnegie and Bentleigh activity centres.

Council has made recent public statements about its dissatisfaction with VCAT decisions and the manner in which its policies are being applied. However a number of recent VCAT decisions have highlighted policy gaps which I believe point towards a need for Council to review and update some of its planning provisions.

Whilst Council's broad direction of encouraging growth and change in its centres is generally consistent with State planning policy, I believe it is time for Council to update and refresh its planning provisions so that they are commensurate with the level of change which these centres are experiencing.

Council's Urban Village Structure Plans were developed in 1999 and planning policies for these centres were introduced into the Glen Eira Planning Scheme in 2004. Council last reviewed its planning scheme in 2010. This review recommended a further review of Council's Urban Village policies but to date this has yet to occur.

Councils are required to review their planning schemes every 4 years. Council has received one extension to review its scheme, which I understand expires in March 2016.

I am aware that Council has recently applied to further extend this review.

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Much has happened since the last full review of Glen Eira's planning scheme. There have been significant changes to the economy, an intensification of growth of apartment style accommodation, a new metropolitan strategy, new commercial and residential zones, new planning tools such as the Activity Centre Zone created and the government is committed to delivering numerous level crossing removal projects throughout the municipality. All of these factors point towards the need for Council's planning scheme to be modernised to reflect these changes.

Consequently I have decided not to agree to Council's request to extend the period within which the scheme is to be reviewed.

Furthermore pursuant to section 12(2) of the *Planning and Environment Act 1987*, I direct Council to complete its full planning scheme review by no later than 30 June 2016. I expect that any work necessary to implement this review will have commenced within this period.

Council needs to exercise its responsibilities under the Act and review and strengthen its scheme in consultation with its local community.

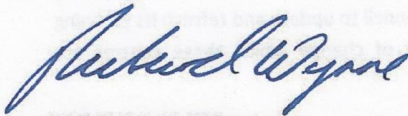
I would like to see this review focus heavily on the adequacy of planning provisions for its activity centres. This may necessitate Council carrying out further strategic work in these centres to develop a suite of planning controls which respond appropriately to the intensity of development which is occurring in and around these centres.

I would like to invite you and your Chief Executive Officer to meet with myself and representatives of the Department of Environment, Land, Water and Planning in February 2016.

The purpose of this meeting will be for Council to outline its process for reviewing its planning scheme, its planning provisions relating to activity centres and how it intends to manage growth in and around these centres.

I look forward to meeting with you in the New Year.

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

29 / 12 / 2015