

10. PLANNING

10.1 Planning Permit Enforcement

<i>Policy Title:</i>	<i>Planning Permit Enforcement</i>
<i>Date Adopted:</i>	<i>24/08/2000</i>
<i>Date Revised:</i>	<i>23/03/2006; 22/05/2012</i>
<i>Minute Book Reference:</i>	<i>Council Minutes</i> <i>24/08/2000 Item 4.10.4(c), page 25 (refer Planning Committee Minutes 10/08/2000, item 4.3 page 10)</i> <i>23/03/2006 Item 4.10.1(a) page 31 (refer Audit and Finance Committee Meeting 09/03/2006, item 4.1 page 5)</i> <i>22/05/2012 Item 4.10.1(b) page 15 (refer Audit and Finance Committee Meeting 8/05/2012, item 4.1.2 pages 7-10)</i>
<i>Next Revision Due:</i>	<i>May 2017</i>

PURPOSE

Council acting as a responsible authority under the *Planning & Environment Act 1987* has a duty to efficiently administer and enforce the Golden Plains Planning Scheme.

This policy outlines Council's strategy for ensuring compliance with planning permit conditions. It provides a framework for undertaking a range of annual compliance inspections addressing both random compliance checks and issue focused inspections.

APPLICATION

This policy applies to planning permits issued by the Golden Plains Shire since 1995.

Focused compliance inspections are to be undertaken for the following types of planning permits:

- Intensive animal husbandry
- Accommodation permits on land covered by the Bushfire Management Overlay (BMO)
- Animal keeping
- New dwelling approvals in the Farming Zone (FZ)

An annual report is to be presented to the Golden Plains Shire Planning Committee detailing the findings of compliance inspections. The annual report shall be presented at the July Planning Committee meeting.

Compliance inspections are to be co-ordinated by the Council's Investigations Officer in consultation with the Planning Team Leader and the Development Manager.

POLICY

Random Compliance Inspections

It is policy that each year the number of permits selected for random compliance inspection shall equal 2% of the permits issued in the past five years. The randomly selected files must not include permits which have been the subject of focused compliance inspections.

Focused Compliance Inspections

Focused compliance inspections seek to ensure that those land uses which have the greatest potential to cause material detriment are inspected and reviewed on a regular basis.

1. Intensive animal husbandry

It is policy to annually inspect and review the following permits:

- All permits for intensive animal husbandry issued by the responsible authority within a five year period.
 - Five select permits issued after 1995 with an issue date that is more than five years old.
- ### 2. Accommodation permits on land covered by the Bushfire Management Overlay (BMO)

It is policy to annually inspect and review the following permits:

- Twenty-five permits issued by the responsible authority within a five year period.
- Ten select permits issued after 1995 with an issue date that is more than five years old.

3. Animal keeping

It is policy to annually review no fewer than five permits for animal keeping issued by Council in the past five years.

4. New dwelling approvals in the Farming Zone (FZ)

It is policy to annually inspect and review ten new dwelling permits for properties with an area of less than 100 hectares, issued by the responsible authority within a five year period.