VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

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| planning and environment LIST | vcat reference No. P1082/2020  Permit no. TPA/51105 |

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| APPLICANT | Hasitha Ratnayake |
| responsible authority | Monash City Council |
| SUBJECT LAND | 4 Highfield Road, Chadstone |
| HEARING TYPE | Hearing |
| DATE OF HEARING | 4 December 2020 |
| DATE OF ORDER | 7 December 2020 |

# Order

1. In application P1082/2020 the decision of the responsible authority is varied.
2. The Tribunal directs that planning permit TPA/51105 must contain the conditions set out in planning permit TPA/51105 issued by the responsible authority on 1 June 2020 with the following modifications:
   1. Conditions 1(a) and 1(b) are deleted.
   2. Conditions in the planning permit are renumbered accordingly.
3. The responsible authority is directed to issue a modified planning permit in accordance with this order.

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| Bill Sibonis  **Senior Member** |  |  |

# Appearances

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| For H Ratnayake | Mr Z Sajinovic, Town Planner of 2081 Planning |
| For Monash City Council | Ms A Wade, Town Planner |

# Information

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| Description of proposal | The construction of two, two-storey dwellings. |
| Nature of proceeding | Application under section 80 of the *Planning and Environment Act 1987* – to review the conditions contained in the permit. |
| Planning scheme | Monash Planning Scheme |
| Zone and overlays | General Residential Zone – Schedule 3, Garden City Suburbs (**GRZ3**) |
| Permit requirements | Cl. 32.08-6 (the construction of two or more dwellings on a lot in GRZ3) |
| Relevant scheme policies and provisions | Cl. 15, 16, 21, 22.01, 32.08, 55 and 65. |
| Land description | The review site is located on the east side of Highfield Road in Chadstone, north of Churchill Avenue. It is a regular allotment, with a 16.70 metre frontage, a depth of 43.04 metres and an overall site area of approximately 721 square metres. The land is occupied by a single-storey detached weatherboard dwelling. To the north, east and south are medium density housing developments comprising two-storey dwellings. On the opposite side of the street is a mix of single dwellings and medium density housing. |

# Reasons

1. This is an application by Hasitha Ratnayake for a review of conditions on a permit issued by the Monash City Council for the construction of two, two-storey dwellings on land at 4 Highfield Road, Chadstone.
2. Reasons for this decision were given orally at the conclusion of the hearing.

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| Bill Sibonis  **Senior Member** |  |  |