



5 August 2019

James Heitmann  
Team Leader Statutory Planning  
**Monash City Council**  
293 Springvale Road  
Glen Waverley VIC 3150

By email: [mail.monash@monash.vic.gov.au](mailto:mail.monash@monash.vic.gov.au)

Dear Sir/Madam,

#### **VCAT APPLICATION FOR REVIEW**

**Property Address:** 29 Browns Road, Clayton VIC 3168  
**Proposal:** Amendment to Development Plan TPA/45209  
**VCAT Reference:** P1447/2019

Mecone acts on behalf of the applicant for review, Nan Xin Investment Browns Road Pty Ltd, the land owner of the review site. We enclose our VCAT Application for Review made under section 149 (1) of the *Planning and Environment Act 1987* in relation to Council's failure to make a decision within a reasonable time.

#### **Service of application on behalf of the permit applicant**

A copy of the VCAT Initiating Order dated 26 July 2019 is enclosed, along with Mecone's Cover Letter to VCAT.

Application documentations filed with the Tribunal include:

1. Completed form for Application for Review, including the applicant's statement of grounds, dated 22 July 2019.
2. Site information:
  - 2.1. Planning Property Report for the review site.
  - 2.2. Latest title search for ownership information, dated 22 July 2019
  - 2.3. Copy of title plan and restrictive covenant.
3. Proposed Amendment to Development Plan:
  - 3.1. Amendment to Development Plan Cover Letter, prepared by Mecone, dated 2 October 2018.
  - 3.2. Amended "Vehicle Circulation and Parking" plan (Basement Level) at page 23 of the Development Plan.

- 3.3. Amended chapter 8 "Access and Parking" at page 49 of the Development Plan.
  - 3.4. Amended 'Parking Assessment', prepared by Ratio dated 27 September 2018, at Appendix C of the Development Plan.
  - 3.5. Email correspondence between Mecone and Council regarding amendment to Development Plan, email chain between 2 October 2018 and 16 May 2019.
  - 3.6. Email correspondence between Mecone and Council regarding public notice requirements of the amended Development Plan, email chain on 17 June 2019.
4. Approved Development Plan:
- 4.1. Council's approval letter of the Development Plan, dated 27 June 2017.
  - 4.2. Complete set of approved Development Plan dated February 2017, including:
    - Development Plan (Main Report).
    - Appendix A: Landscape Report.
    - Appendix B: Site Survey Report.
    - Appendix C: Traffic Impact Report.
    - Appendix D: Environmentally Sustainable Design Report.
    - Appendix E: Stormwater Management Plan.
    - Appendix F: Waste Management Plan.
    - Appendix G: Arboricultural Assessment Report.
    - Appendix H: Development Schedule.

**Actions required for the responsible authority**

In accordance with Item E of VCAT's Initiating Order, please file with the Tribunal the required materials and serve a copy to Mecone by the specified due dates. These include:

- The completed table and attachments of PNPE2 material (By Tuesday, 27 August 2019).

If you require any clarification or further information, please contact the undersigned.

Yours sincerely,



**Nathan Li**  
Planning Consultant  
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