

Minister for Planning
C/- Ruby Dawes-Robb
Planner, Development Approvals and Design
Department of Transport and Planning

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

13th Nov 2023

RE: Planning permit application under Clause 53.23 Significant Residential Development with Affordable Housing for the construction of six dwellings at 1-3 Murphy Cres, Traralgon

Dear Ruby,

I act as the proponent in relation to a proposed development at 1-3 Murphy Cres, Traralgon and submit the relevant plans and documentation required under Clause 53.23-3 to the Department of Transport and Planning (DTP) for approval by the Minister for Planning.

The material enclosed has been revised in response to pre-application comments obtained from DTP on 02/06/2023, as well as recommendations provided by Homes Victoria.

Please find attached the following documentation for consideration of the project:

- Copies of the current Certificate of Titles.
- Architectural drawings prepared by Latrobe Valley Drafting dated 10/10/23.
 - These drawings include the landscaping plan and the East/West elevations, which show the sight line heights to the northern properties.
- Planning Assessment Report prepared Beveridge Williams 2/11/23.
- Supporting documentation confirming the project is funded under Delivery Channel 4 by Homes Victoria.
- The project's Construction Management Plan prepared by the builder, Stone Horizons on 08/05/23. This plan includes: -
 - Street Traffic Management Plan,
 - Dust & Dirt Control measures,
 - Waste Management plan,
 - Site sustainability,
 - Sediment and Erosion Plan,
 - Vehicle washing,
 - Deliveries/stockpiling,
 - Site Traffic movement management,
 - Parking facilities,
 - Disruption to local services,
 - Site construction Noise,

**ADVERTISED
PLAN**

- Storm Water protection measures,
- Asset protection measures,
- Environmental awareness training.
- Sustainable Design Assessment prepared by Passivenergy 10/11/23.

I trust the enclosed material is comprehensive and enables a detailed assessment and understanding of the proposed development.

Please do not hesitate to contact me on 0418 374 952 should you have any queries with this application.

Kind regards,



David Mitchell.

12 Bagshot Court,

Mornington VIC 3931

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**