

Section 57A amendment information overview

Planning Permit Application PP169/2017-1

275 Barham River Road, Apollo Bay

Applicant: Oceans United Investment Group Pty Ltd (Mr Graham Duff)

1. Geotechnical Landslip Risk Assessment (LRA) report

Panel direction 1.c.ii requires the updated LRA report to identify all proposed cut and fill associated with the proposal, including internal access roads, buildings and associated infrastructure.

DELWP notes the revised LRA report does not include detail of proposed cut and fill for the 11 northern ridge or 60 south-eastern villa units, trenching associated with proposed service infrastructure (if exceeding 1.0m in depth) or earthworks associated with proposed dams / retention basins.

2. Updated development plans

Panel directions 1.n.i, ii and iii requires updated plans that provide appropriate detail on building dimensions and heights, setbacks between buildings and the extent of cut and fill (through sections) for buildings and associated infrastructure.

DELWP notes that plans should be revised to include the following detail:

- Details (including height) of the proposed communications tower referred to on plan TP057
- Sections to display all cut and fill associated with villas, proposed new water feature (dam) and water retention basins
- Setback distances between villas
- Total length and width dimensions for hotel guestroom 1 and 2 (middle and lower wings of main hotel)
- Heights (shown as RL's to top of buildings) of the 11 villas on the north ridge and 60 villas in the south-east
- Lower floor plan dimensions for north ridge villas.

3. Bushfire Management Plan

The revised Bushfire Management Statement (prepared by South West Bushfire Consultants, 9 May 2018) states that the proposed main hotel building is required to meet a construction standard of BAL 29.

The accompanying Bushfire Management Plan (BMP) identifies the main hotel building is to be constructed to a rating of BAL 12.5.

The BMP should be corrected to reflect the BAL 29 construction requirement for the main hotel building.

4. Alternative site access routes

The revised architectural plans at sheet TP036A and page 14 of the revised planning report (Oceans United Investments Group Pty Ltd, Revision A, 15 May 2015) identifies three vehicle access routes including Barham River Road, Old Horden Vale Access and via the Apollo Bay Airfield.

It is noted that the Old Horden Vale Access and airfield access routes have multiple issues that would need to be addressed before they could be used as legal access routes (e.g. removal of native vegetation, road construction, land use activity agreements, cultural heritage management plan approval, potential land acquisition and road gazettal, etc).

Unless the Old Horden Vale Access and airfield access routes and their various issues are resolved and formally included in the application, they should only be identified as 'potential future access routes'.

5. Use and development of land for function centre

Page 11 of the revised planning report states “small pergola type structures with weather protection are proposed to accommodate health and well-being functions, such as yoga. Weddings are also proposed”.

No detail of these buildings or information on the function, scale or frequency of these land uses are provided.

This appears to be an aspect of the original Stage 2 that has since been deleted; clarification on this point is required.

6. Visual impact analysis and potential lighting impacts

Revised visual impact analysis information including a written assessment and diagrams have been submitted in response to Panel direction 1.m. This information provides an indication of the potential visual impacts associated with the development.

To enable a comprehensive analysis of potential impacts, the assessment should include a detailed set of criteria as a basis to determine visual impacts (e.g. visibility, distance, landscape features, topography, viewer sensitivity, number of viewers, etc.) and a methodology to analyse and grade visual impacts.

Limited detail has been provided to demonstrate how lighting at night can be managed to minimise visual impact and light pollution, as required per Panel direction 1.i.

Ideally, a light spill report or similar assessment prepared by a suitably qualified professional would be provided to calculate and analyse lighting impacts, provide mitigation measures to reduce potential visual impacts and provide discussion on how relevant standards will be met (e.g. AS4282 – Control of the Obtrusive Effects of Outdoor Lighting).

7. Location and extent of vegetation removal

Appropriate supporting documentation has been submitted to support the removal of native and non-native vegetation.

However, the location and extent of vegetation to be removed, as shown on the Spowers vegetation removal plan (TP041A), is different from that shown in the Biodiversity Assessment Report prepared by Ecology & Heritage Partners dated May 2018.

It is noted that the Biodiversity Assessment Report identifies removal of native vegetation along creek lines to comply with bushfire defendable space requirements, as defined in the Bushfire Management Plan prepared by South Coast Bushfire Consultants, dated 9 May 2018.

The Spowers vegetation removal plan should be revised to align with the Biodiversity Assessment Report and the Bushfire Management Plan.

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