



## Department of Environment, Land, Water and Planning

PO Box 500, East Melbourne,  
Victoria 8002 Australia  
[delwp.vic.gov.au](http://delwp.vic.gov.au)

Mr Graham Duff AM  
Chairman, Oceans United Investments Group Pty Ltd  
25 Russell Street  
HAWTHORN EAST VIC 3123

Dear Mr Duff

### **APPLICATION TO AMEND PLANNING PERMIT APPLICATION NO. PP169/2017-1, 275 BARHAM RIVER ROAD, APOLLO BAY – FURTHER INFORMATION**

I refer to your amended application documentation that was submitted on 16 May 2018 in response to the updated directions letter of 28 March 2018 from Planning Panels Victoria (PPV).

The Department of Environment, Land, Water and Planning (DELWP) has undertaken a preliminary review of the adequacy of the amended documentation for re-notification under sections 57B and 57C of the *Planning and Environment Act 1987*. DELWP's review has not identified any additional matters to the three outstanding matters identified by PPV in its letter of 5 June 2018. Following receipt and review of the outstanding matters identified by PPV, the section 57A amendment to the application will be suitable for re-notification.

DELWP has identified matters (further outlined in Attachment 1) that it believes should be addressed before the panel hearing begins, to enable the full merits of the proposal to be properly assessed by the planning panel:

- Revised Geotechnical Landslip Risk Assessment report that details all proposed site cut and fill associated with the proposal, in line with panel direction 1.c.ii.
- Updated development plans to include full detail on building dimensions, setbacks and proposed cut and fill, in line with panel direction 1.n, along with details of the proposed communications tower identified on plan TP057.
- Revised Bushfire Management Plan to align with the findings of the Bushfire Management Statement submitted with the amended application.
- Clarification of alternative site access routes (Old Horden Vale Access and Apollo Bay Airfield route).
- Clarification of any proposed use and development of the land for function centre purposes (yoga and weddings).
- Provision of a detailed visual impact analysis that includes set criteria and methodology to determine and assess potential visual impacts associated with the development, including light spill impact analysis in line with panel direction 1.i.
- Clarification of the location and extent of vegetation to be removed.

If you would like further information, please contact Kim McGough, Manager, Barwon South West Regional Planning Services, DELWP, on (03) 5226 4012 or email [kim.mcgough@delwp.vic.gov.au](mailto:kim.mcgough@delwp.vic.gov.au).

Yours sincerely

**Jane Homewood**  
Executive Director, Statutory Planning Services

27/06/18

Cc. Planning Panels Victoria

Encl. Attachment 1 – Section 57A amendment information overview