



Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8392 5115

5 June 2018

Mr Graham Duff A.M.
Chairman
Oceans United Investment Group Pty Ltd
25 Russell Street
HAWTHORN EAST VIC 3123

Dear Mr Duff

FURTHER INFORMATION OUTSTANDING

Subject Site: 275 Barham River Road, Apollo Bay
Planning Permit Application No.: 169/2017-1
Proposal: Proposed Use & Development of an Integrated Tourism Resort (Residential Hotel and Villas)

I refer to the Panel's '*Updated Directions – New and updated information and Re-notification*' letter dated 28 March 2018 and your response dated 16 May 2018.

The Panel has undertaken a preliminary review of the material submitted on 16 May 2018 to enable it to form a view as to whether the information is adequate to enable the commencement of the re-notification process for the proposed Amended Application. The Panel's review has identified the following outstanding matters that it considers need to be addressed:

1. The letter supplied by Golder and Associates dated 15 May 2018, titled '*Revised Landslide Risk Assessment*', did not detail what further geotechnical investigations were undertaken. Nor does the letter provide the technical verification that the total development and site disturbance proposed can meet the tolerable risk criteria. Given that parts of the proposed hotel site, hotel villas and access roads remain in areas that have been identified as being within the *High Risk Zone*, the Panel requires documentation to be submitted that details what further geotechnical investigations were undertaken on site, the results of such investigations and technical verification as requested. Implicit in relation to the above is the expectation that sampling/modelling results will be supplied in support of the technical verification.
2. The Panel notes receipt of Appendix L – titled '*Access Management Oceans United Investment Group May 2018*'. The Panel does not consider the text provided in the Appendix adequately responds to the requirement to provide an Emergency Management Plan (EMP) that among other issues, addresses risk of access to and egress from the subject site in circumstance of both flood and fire, and that includes a response to the concerns of the Corangamite Catchment Management Authority requiring flood free egress from the site. The Panel requires an EMP to be prepared and submitted for inclusion in the Amended Application.
3. Please confirm the technical provisions under the Planning Scheme that the Amended Application is seeking approval for. The Panel considers that in addition to '*Proposed Use and Development of a Residential Hotel and associated Leisure and Recreation Facility*', approval is

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



also required for the removal of native and non-native vegetation. The Planning Report should be updated accordingly.

Please provide the above further information to Planning Panels Victoria and separately to DELWP.

The Panel will then await advice from DELWP when the Amended Application is suitable for re-notification.

Please advise Planning Panels Victoria when you anticipate the above additional tasks are likely to be completed.

If you have any queries, please contact Greta Grivas, Senior Project Officer, Planning Panels Victoria on (03) 8392 5121 or planning.panels@delwp.vic.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'w.m. o'neil'.

William O'Neil
Panel Chair