



Department of Environment Land, Water and Planning

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Mr William O'Neil
Panel Chair
Planning Panels Victoria
1 Spring Street
MELBOURNE VIC 3000

Dear Mr O'Neil

PLANNING PERMIT APPLICATION NO. PP169/2017-1 – 275 BARHAM RIVER ROAD, APOLLO BAY AMENDMENT TO PERMIT APPLICATION UNDER SECTION 57A

I refer to the written request and accompanying documentation submitted to the Minister for Planning on 16 May and 26 June 2018 by Oceans United Investments Group Pty Ltd, seeking to amend planning permit application no PP169/2017-1 under section 57A of the *Planning and Environment Act 1987* (the Act).

The Department of Environment, Land, Water and Planning (DELWP) has reviewed this documentation on behalf of the Minister, as the responsible authority.

The request made under section 57A of the Act generally seeks to amend the permit application in response to Planning Panel Victoria's direction letter of 28 March 2018 by:

- reducing the scale of the proposed development by deleting 'Stage 2' that comprised a 200-room hotel expansion, 140 additional villa units, conference centre, chapel and yoga retreat and associated buildings and works including car parking and internal roadways
- amending the design of the main hotel building
- providing more detail on the siting, location and design of villa units and other proposed buildings and works
- relocating buildings to avoid 'very high' risk landslip zones as identified in the *Golder Associates Landslide Risk Assessment* report, dated 1 November 2017
- providing new and updated supporting technical reports
- amending the permit application description to include 'removal of vegetation' and varying the location and extent of vegetation to be removed.

Considering the nature of the changes to the proposed use and development, a new application for a permit is not required. Accordingly, the application has been amended under section 57A(4) of the Act.

The amended application now comprises the following plans and supporting documents:

- a) Planning report (Oceans United Investments Group, revision B, 26 June 2018)
- b) Property titles (searched on the LANDATA® register on 19/06/2017)
- c) Architectural plans (Spowers & Agius Scorpio Architects, revision A, 15 May 2018)
- d) Architectural design report (Spowers & Agius Scorpio Architects, revision B, 25 June 2018)
- e) Spowers design process review (Le Grew Design PL, undated)
- f) Landscape architecture plans (ASPECT Studios, revision P3, 11 May 2018)
- g) Landscape architecture report (ASPECT Studios, revision A, 9 May 2018)
- h) Traffic engineering assessment report (Traffix Group, issue no. 02B, 15 May 2018)
- i) Biodiversity assessment report (Ecology & Heritage Partners Pty Ltd, May 2018)
- j) Geotechnical landslide risk assessment report (Golder Associates, 1 November 2017) and 'revised landslide risk assessment letter' (Golder Associates, 15 May 2018) and 'response to Planning Panels Victoria Letter' (Golder Associates, 15 June 2018)
- k) Bushfire Management Statement and Bushfire Management Plan (South West Bushfire Consultants, version 12, 25 June 2018)
- l) Site access management written submission (Oceans United Investments Group, 14 May 2018)
- m) Emergency Management Plan (Resource Management Consulting, 22 June 2018)
- n) Stormwater Drainage and Waterway Management Report (Irwinconsult, revision H, 9 May 2018)
- o) Service infrastructure report (Irwinconsult, revision 01, 10 May 2018)
- p) Socio-economic impact assessment report (StreetRyan, April 2018).

The Panel appointed under Part 8 of the Act should consider the above information when undertaking its review.

If you require further information, please contact Lachlan Forsyth, Regional Planner of Regional Planning Services at the DELWP office in Geelong, on (03) 5226 4083 or email lachlan.forsyth@delwp.vic.gov.au.

Yours sincerely



Kim McGough
Manager - Barwon South West
Regional Planning Services

03 / 07 / 2018