

OCEANS UNITED INVESTMENTS GROUP PTY LTD

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Planning Panels Victoria  
Department of Environment Land Water and Planning  
PO Box 2392  
Melbourne Vic 3001

26<sup>th</sup> June 2018

Attn: The Panel Coordinator

**Colac Otway Planning Scheme: Apollo Bay Tourism Resort Call-In Panel  
Planning Permit Application No 169/2017-1, 275 Barham River Road, Apollo Bay  
Updated Directions – Further Information Outstanding – Letter of 5th June 2018**

We refer to the letter from Planning Panels Victoria, dated 5th June 2018 and respond to the matters raised in *"Further Information Outstanding."*

We do not believe we have any "outstanding" information from previous requests by the Panel, rather we are providing "further information" at your request in your letter of 5<sup>th</sup> June 2018.

We list the request from Planning Panels Victoria in italics, with our subsequent response and record that all material was submitted to Planning Panels Victoria on 26th June 2018.

- 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."*

We enclose a copy of Golder Associates Letter to Spowers dated 15<sup>th</sup> June 2018 (ref 1787175-008-L-Rev0):

- 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"*

We enclose a copy of the Emergency Management Plan, prepared by Resource Management Consulting dated 22<sup>nd</sup> June 2018. (ref EMP V.1.2018-06-22)

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

We enclose an updated version of the Planning Report. (ref: Oceans United Investments Group Pty Ltd, Apollo Bay Resort, Planning Report, Revision B 25<sup>th</sup> June 2108.) This amends the Application for Planning Permit form to amend the description of the use, development or other matter a permit is required for to include 'and associated removal of vegetation'.

In addition, we provide additional information clarifying two documents:

- / Updated Spowers Architects drawings and Design Report Architectural Design Report (Spowers) "Apollo Bay Resort Project, 275 Barham River Road, Apollo Bay - Planning Permit Application, Architectural Design Report", Revision B, 25<sup>th</sup> June 2018. This updates page 50, existing view and page 51, proposed view.
- / Bushfire Management Statement (South Coast Bushfire Consultants) "Apollo Bay Resort Development – Bushfire Management Statement" v12 25<sup>th</sup> June 2018. This corrects an alignment anomaly on p.23.

These items cover all requests for "Further Information" made in the letter of 5<sup>th</sup> June 2018 and all have been forwarded separately to DEWLP.

Yours Faithfully,



Graham Duff A.M

Chairman

Oceans United Investments Group Pty Ltd

Cc Ms. Jane Homewood DELWP

- Enc.
1. Golder Associates letter to Spowers 15<sup>th</sup> June 2018 (Golder Ref 1787175-008L-Rev0).
  2. Resource Management Consultancy, Apollo Bay Resort – Emergency Management Plan. (RMC ref v.1.018-06-22)
  3. Oceans United Investments Group Pty Ltd, Apollo Bay Resort Planning, Revision B, 26<sup>th</sup> June 2018.
  4. Spowers, Apollo Bay Resort, Architectural Design Report, Revision B, 25<sup>th</sup> June 2018.
  5. South Coast Bushfire Consultants, Apollo Bay Resort – Bushfire Management Statement, V12 25<sup>th</sup> June 2018.