

OCEANS UNITED INVESTMENTS GROUP PTY LTD

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The Hon Richard Wynne
Minister for Planning
C/- Jane Homewood
Executive Director
Statutory Planning Services
Department of Environment Land Water and Planning
PO Box 500
East Melbourne VIC 8002

16th May 2018

Dear Minister,

Colac Otway Planning Scheme
Planning Permit Application No. 169/2017-1, 275 Barham River Road, Apollo Bay

We refer to the above Permit Application and the directions of Planning Panels Victoria as contained in their letter of 28 March 2018.

In relation to the Panels direction (a) therein, we request amendment to Planning Permit Application No.169/2017-1 pursuant to section 57A of the *Planning & Environment Act 1987* in the following terms:

- / Amend the application by replacing the original application drawings and plans with the following;
 - / Spowers Architects drawings and Report (Spowers) "Apollo Bay Resort Project, 275 Barham River Road, Apollo Bay - Planning Permit Application, Architectural Town Planning Drawings", Revision A, 15 May 2018
 - / Aspect Studios drawings and design report Landscape Masterplan (A May 2018)
- / Amend the Reports accompanying the permit application as appendices, comprising;
 - A - Regional Development Victoria Letter of Support 31 January 2017
 - B - Architectural Design Report (Spowers) "Apollo Bay Resort Project, 275 Barham River Road, Apollo Bay - Planning Permit Application, Architectural Design Report", Revision A, 15 May 2018 and Design Process Commentary, Professor Daryl le Grew, May 2018
 - C - Landscape Masterplan (Aspect) May 2018
 - D - Traffic Assessment Report (Traffix) "Traffic Engineering Assessment Proposed Resort Development at 275 Barham River Road, Apollo Bay; Prepared for Oceans United Investments Pty. Ltd.", May 2018 - G22405R-02B. and Vic Roads Letter of No Objection 22409/17, dated 8 August 2017 for previous larger scheme.
 - E - Flora and Fauna Assessment (Ecology and Heritage Partners) Ecology and Heritage Partners, "Biodiversity Assessment, 275 Barham River Road, Apollo Bay", 9795_EHP_Barham River Road_BA_Finalv3_15052018, May 2018; "DEWLP Commentary: Transitional Provisions to Remove Native Vegetation", 10 May 2018.
 - F - Design Report (Servicing Report) IrwinConsult, "Apollo Bay Resort – Town Planning Submission Report" 15ME0212 – 20180510-trh-BS-Apollo Bay Development Revised Report 01, 10 May 2018 Performance data for light fittings from Lights and Tracks, May 2018.
 - G - Stormwater Drainage and Waterway Management (IrwinConsult) "Stormwater and Waterway Management Plan", 15ME0212 – 20180509 – TJI-CV-Apollo Bay Development H, 9 May 2018.

- H - Land Stability Assessment Report (Golder Associates), "Revised Landslide Risk Assessment, Proposed Apollo Bay Resort, 275 -305 Barham River Road Apollo Bay - 1787175-007-L-Rev 2, 15 May 2018 and Golder Associates, "Landslide Risk Assessment, Apollo Bay Resort, 275 -305 Barham River Road Apollo Bay - 1787175-002-R-Rev1, 1 November 2017.
- I - Not resubmitted.
- J - Street Ryan, "Apollo Bay Resort – Socio-Economic Impact Statement", April 2018 Report 873.
- K - Bushfire Management Statement (South Coast Bushfire Consultants) "Apollo Bay Resort Development – Bushfire Management Statement" v11 15 May 2018 and CFA Conditional Consent 600-60161-73293, 3 August 2017
- L - Oceans United Investments Group Pty. Ltd., "Access Management", May 2018.
- M - Titles.
- N - Letters of Support: Expression of Interest Melbourne Private Marriage Registry, 6 March 2018; Letter of Support Kamahi Djordon King, 5 March 2018; Letter of Support The Laneway Artspace, March 2018.

/ Include the following new reports:

- / Socio-Economic Impact Assessment report prepared by Street Ryan dated April 2018;
- / Emergency Management Access Plan dated May 2018

The key changes made to the proposed use and development, as depicted in the replacement drawings and plans, comprise the following:

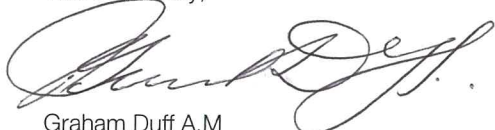
- / Deletion of Stage 2 which comprised a conference and wedding centre, a 200 room Hotel extension and 140 villas in the South-East area of the site. This reduces the Gross Floor Area from 52,680m² to 24,160m², or a reduction of 54%.
- / Revised Hotel design, incorporating:
 - / 180 rooms
 - / 22 villas
 - / Wellness Centre
 - / Restaurant
- / Revised Resort Villa design and layout incorporating:
 - / 15 one-bedroom villas
 - / 45 two-bedroom villas
- / Revised internal access arrangements.

Under Section 3 (c), we confirm that the owner of the land has been notified regarding the submission of new and updated information.

Please note that from discussions with your Department we understand there is no formal amendment application form required to be completed.

We look forward to the Panel Hearings review of this AUSTRALIAN EXPERIENCE RESORT Planning Application for approval.

Yours Faithfully,



Graham Duff A.M

Chairman

Oceans United Investment Group Pty Ltd

c.c Planning Panels Victoria

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