



Hon Richard Wynne MP

Minister for Planning  
Minister for Housing

8 Nicholson Street  
East Melbourne, Victoria 3002

Kathy Mitchell and Nick Wimbush  
Co-Chairs  
Great Ocean Road Standing Advisory Committee  
Planning Panels Victoria  
1 Spring Street  
MELBOURNE VIC 3000

Ref: MIN070907



Dear Ms Mitchell and Mr Wimbush

**GREAT OCEAN ROAD STANDING ADVISORY COMMITTEE – REFERRAL REQUEST FOR PLANNING PERMIT APPLICATIONS – 1200 GHAZEPORE ROAD AND 350 COOMBES ROAD, FRESHWATER CREEK**

I advise that I have received a request from the Surf Coast Shire Council to refer two planning permit applications for visitor economy development proposals to the Great Ocean Road Standing Advisory Committee (SAC) for independent expert advice.

I note that both application sites are located within the Farming Zone area north of Torquay. Application no. 19/0292 is for the use and development of land at 1200 Ghazepore Road and 350 Coombes Road, Freshwater Creek, for a camping and caravan park, re-subdivision and earthworks. This application has completed the public notice and submissions process. Application no. 20/0042 is for the use of land at 1200 Ghazepore Road, Freshwater Creek, for the storage of caravans, boats and trailers and the display of business identification signage. The council has required the applicant to provide further information.

I consider that the camping and caravan park proposal (19/0292) has strategic relevance to the Victorian Government's Great Ocean Road Region Strategic Framework Plan and Surf Coast Distinctive Area and Landscape projects. The application raises policy issues relating to the preservation of scenic landscapes and agricultural land, the protection of green breaks between settlements, the provision of infrastructure and services to support the visitor economy, and Torquay's role as a major tourist destination at the gateway of the Great Ocean Road.

The application for the storage of caravans, boats and trailers (20/0042) is relatively modest in scale and of local significance only. I consider this application can be determined by the council without the need for advice from the SAC.

I have decided to agree to refer application no. 19/0292 to the SAC for advice. I consider that the council's assessment and decision-making process on this visitor economy development proposal would benefit from the advice on planning policy, design, ecological and landscape matters that the SAC can provide. The council is prepared to pay the costs of the SAC.

In accordance with the SAC's terms of reference, the application may be assessed 'on the papers' or through targeted consultation with relevant parties. For this particular SAC review process, a public hearing may not be necessary as the council is seeking advice to assist with its assessment of the application rather than consideration of the submissions/objections it has received.

I ask that the SAC discuss this matter with the council. I also ask that the SAC endeavours to report within 20 business days from completion of its assessment role rather than the 40 days provided by its terms of reference. The report of the SAC shall be provided directly to the council.

If you would like further information, please contact Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on (03) [REDACTED] or email [REDACTED]@delwp.vic.gov.au.

Yours sincerely



**HON RICHARD WYNNE MP**  
**Minister for Planning**

06 / 09 / 2020