



Hon Richard Wynne MP

Minister for Planning
Minister for Housing

8 Nicholson Street
East Melbourne, Victoria 3002

Ms Kathy Mitchell
Chair (Lead), Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Ref: MBR043603



Dear Ms Mitchell

REFERRAL OF PROPOSED RESIDENTIAL HOTEL DEVELOPMENT AT CAPE BRIDGEWATER AND PROPOSED DRAFT GLENELG PLANNING SCHEME AMENDMENT C107GELG

On 3 August 2020, I received a request from the Glenelg Shire Council that I decide planning permit application no. P19181 for the use and development of a residential hotel development and ancillary facilities at Blowholes Road, Cape Bridgewater under section 97C of the *Planning and Environment Act 1987*.

On 6 September 2020, I wrote to the council advising that I have put the request on-hold as I intended to require the applicant, Australian Tourism Trust Pty Ltd, to prepare draft planning scheme amendment documents to apply the Specific Controls Overlay and an incorporated document to the site and refer the project to the Priority Projects Standing Advisory Committee for advice.

Draft planning scheme amendment documents have now been prepared. The proposed draft Amendment C107gelg to the Glenelg Planning Scheme seeks to:

- Apply the Specific Controls Overlay (SCO) to the land.
- Insert Clause 45.12 and the associated schedule into the Glenelg Planning Scheme.
- Amend the Schedule to Clause 72.03 to insert planning scheme map no. 34SCO.
- Amend the Schedule to Clause 72.04 to include the 'Cape Bridgewater Resort, Blowholes Road, Cape Bridgewater, November 2020' incorporated document.

I wish to refer the draft planning scheme amendment and all submissions and other supporting documents about the proposal to the committee for review and advice under section 151 of the Act in accordance with its terms of reference.

I request that the committee:

- a. Consider the draft planning scheme amendment, any supporting documents and all submissions and referral agency comments received by the council.
- b. Conduct a public hearing to give the council, the applicant, any referral authority and all submitters a reasonable opportunity to be heard.
- c. Address the following issues in its report in addition to those matters set out in the terms of reference:
 - i. whether the project achieves acceptable planning outcomes having regard to Glenelg Planning Scheme policy objectives including but not limited to economic, tourism, employment, environmental, biodiversity, coastal, landscape, cultural heritage, town character, amenity, infrastructure and built form and good design objectives;
 - ii. whether the proposed planning scheme controls provide a suitable basis for the establishment and operation of the proposal, including recommended conditions for the incorporated document, if approval of the project is deemed appropriate;
 - iii. any other matter that the committee considers appropriate.



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I am aware that this matter may involve a public hearing process, following which a report will be provided to me. Once the extent of the review and hearing is known, please advise me when the committee expects to be able to deliver its report to me.

The costs of the committee will be met by the applicant in accordance with the terms of reference.

If you would like more information, please contact Dr Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on 0410 627 547 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely

A handwritten signature in blue ink that reads "Richard Wynne". The signature is written in a cursive, flowing style.

HON RICHARD WYNNE MP
Minister for Planning

20 / 12 / 2020