1 May 2018

The Hon. Richard Wynne MP
Minister for Planning
State Government of Victoria
GPO Box 2392
MELBOURNE VIC 3001
via: ees.referrals@delwp.vic.gov.au

Dear Minister

EES Referral for CORA (Cape Otway Road, Australia)

On behalf of COESR Pty Ltd we now write to you to formally withdraw our submission of an EES Referral lodged on 6 March 2018 in relation to the CORA development.

Since the submission of the EES Referral, the CORA project team has met with DELWP officers to discuss the proposal. Following these discussions it was determined appropriate to further modify the original CORA Concept Master Plan (Figure 1) in the following ways:

- Removing the Surfing Wave Pool and associated buildings and car parking to reduce the extent of encroachment into the wetland area.
- Relocating the 15 Surf Eco Lodges to be with the 22 Woodland Eco Lodges to avoid patches of native vegetation.
- Relocating and reducing the size of the Sculpture Park.
- Compressing the Retail Village space to reduce the extent of encroachment into the wetland area.
- Reducing the size of the permanent waterbody adjoining the Retail Village and Hotel to reduce the extent of encroachment into the wetland area.
- Relocating the Hotel eastward to reduce the extent of encroachment into the wetland area.
- Relocating the Wellness Centre and Artist in-residence facility further to the south-east causing a rearrangement of the rugby pitch, tennis courts and athletics track.
- Deletion of the 6 caretaker dwellings in the southeast corner and a minor relocation of the Depot to the north-west to avoid patches of native vegetation within the area.
- Rearrangement of title boundaries for the 48 rural residential lots due to the inclusion of two stormwater basins.
- Reduction in the extent of revegetation and enlargement of the wetland area to more accurately align with DELWP mapping of wetlands.

A copy of the revised CORA Concept Master Plan is located at Figure 2.

In addition to the above, a construction zone has been defined around the primary components that may impact upon native vegetation, primarily the Retail Village and Hotel. The construction zone has been developed in conjunction with Multiplex, the preferred builder for the project, who has provided a supporting letter (Attachment 1) confirming the project can be delivered within the construction zone.

Subsequent to the above changes and the definition of a construction zone, further engagement with the sub-consultant team was undertaken to obtain updated advice to determine whether the proposal would warrant an EES Referral. The below listed specialist
advice was sought from the biodiversity and groundwater experts given these particular items were viewed as the criteria items that warrant an EES Referral

- 2018-04-19 - EES Advice Letter, Water Technology (Attachment 3)

Following the receipt of the updated technical advice, Mandy Elliot of EnviroME was engaged to assess whether the amended CORA proposal would trigger sufficient criteria within the Guidelines to warrant an EES Referral (refer to Attachment 4). EnviroME’s conclusion is that “the CORA project presented in the latest Masterplan (dated 23 April 2018) is considered unlikely to trigger the referral criteria for a referral under the EE Act 1978.”

Following the above modifications to the proposal, it is considered that it does not warrant a referral when considered against the criteria listed in the Ministerial Guidelines for assessment of environmental effects under the Environment Effects Act 1978 (Seventh Edition, 2006).

Given this, we now intend to proceed to lodge a Planning Scheme Amendment request with the Surf Coast Shire and look forward to continuing to work with your office and the DELWP to facilitate an exciting vision and project proposal that promises significant investment and job creation for the surrounding region and indeed for Victoria.

Should you have any questions regarding this submission please don’t hesitate to contact me on 03 9429 6133 or at nwadeson@tract.net.au.

Yours sincerely,

Nevan Wadeson
Director – Town Planning
Tract Consultants Pty Ltd