



Yitong Chen  
Panorama Investment  
101 Tram Road  
Doncaster VIC 3108

Dear Mr Chen,

**Additional information required for preliminary documentation.  
Residential development, 80a and 80b Oakwood Road, Albanvale, Victoria**

I am writing to you in relation to your proposal to undertake the residential development of 80a and 80b Oakwood Road, Albanvale, Victoria.

On 21 March, it was determined that the proposed action is a controlled action requiring assessment and a decision about whether approval for it should be given under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). In addition, it was decided that in accordance with section 87 of the EPBC Act, the proposed action would be assessed by preliminary documentation.

Further information is required to assess the relevant impacts of the proposed action. Details outlining the further information required are at Attachment A.

Please note, under subsection 520(4A) of the EPBC Act and the *Environment Protection and Biodiversity Conservation Regulations 2000* your assessment is subject to cost recovery. Please find attached an invoice for Stage 2 fees at Attachment B. Fees will be payable prior to each stage of the assessment proceeding. Further details on cost recovery are available on the Department's website at: <http://www.environment.gov.au/epbc/cost-recovery>.

If you have any questions about the assessment process or the further information required, please contact the project manager, William Bonney, by email to [william.bonney@environment.gov.au](mailto:william.bonney@environment.gov.au) or telephone (02) 6274 1028 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

Tiffeny Horwood  
Director  
Assessments Victoria and Tasmania  
Assessments and Governance Branch

13 July 2018

- A – Further information request
- B – Cost recovery invoice for Stage 2