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Monday, 9 November 2020

Mr Greg Ingham,
General Manager,
Glamorgan Spring Bay Council
Via Email: admin@freycinet.tas.go.au

Dear Mr Ingham,

Re: Response to RFI 3, Development Application RA12371 Tasman Highway, Swansea

I refer to your letter of 28 October 2020, requesting further information on the above application.

In our original submission we included an Integrated Impact Assessment (IIA) that was intended to perform two roles:

- A. As background to inform the PPZ Application.
- B. As part of the DA Application for Stage 1A.

In reviewing the RFI's from Council we have realised that this approach has caused some confusion. We have therefore prepared an additional IIA specifically addressed to Stage 1A for greater clarity. These and all the other documents can be accessed through the following Dropbox link:

<https://www.dropbox.com/sh/ay6ovs1ou3soimh/AADUQfaMW-WkzAq0Gg3yIDKma?dl=0>

In specific response to the questions in your letter :

1. Owners' Consent - Progress has been made on this question by the owner's solicitors, Simons & Wolfhagen. It is anticipated that its resolution is imminent.
2. Workshop Plans - the site plans have been reviewed throughout the documents to ensure the representation of the Workshops is consistent.
3. Neil Shepard & Associates (NSA) Report - has been revised as follows:
 - a. Workshop drawings contained in the folder for Stage 1A are for a shell to be used by the contractor in Stage 1A. Workshop drawings in other folders & Reports relate to its uses as described in the overall IIA.
 - b. The drawings in the Stage 1A folder do not show the PV array, as this is intended to power the lighting system for the lanes, which will only start to be built in Stage 1B.
4. Staff Units - A Housing Site Plan has been added indicating the locations of each type of housing.
5. The description of the Observatory in the NSA Report is correct. The dome is white fibreglass and the overall height is 13.8m. Both IIA's have been amended to accord with this.

6. It has been confirmed in both the NSA & IIA Reports that all services would be located underground, with the exception of the existing HV Power line running north/south through the site and an interim LV power line connecting the Bio-reactor and the Workshops to the substation in Stage 1A. These LV lines would be put underground during later stages as service trenches are extended into these areas.
7. A Performance Criterion has been added at p.83 of the NSA Report to elaborate the Storm Water provisions.
8. All references to the Bus Stops has now been eliminated from all documents.
9. No arrangements have been made for the Hobart/Swansea Bus to come into the site. In the absence of Bus Stops on the Highway, residents would be able to take the Village Minibus into Swansea in order to catch the Bus to and from Hobart.

One additional point that I should draw to your attention is that in a previous response we said the front sign would not be constructed in Stage 1A. We have now decided it should be included in the application for this stage. The Planning Report and IIA's have been amended to reflect this. Our apologies for the confusion.

I trust the above provides all the additional information you have sought regarding our application and that you will be in a position to start processing the application, as soon as the outstanding Owner's Consent has been provided.

Yours sincerely,



Per Les Walden
Managing Director,
TVM Pty Ltd