



30/01/2019

Andrew Thomson
Safe Harbour Action Group
 Flinders Island

Dear Andrew,

Flinders Council - Lady Barron Safe Harbour Project Fee Estimate for Development Application

Thank you for the opportunity to offer our services for the Marine Access and Safe Harbour project at Lady Barron on Flinders Island.

We have a detailed understanding of the site layout and general physical conditions that exist at the site as well as understanding the regulatory approval requirements. This follows our previous works undertaken for the Flinders Council titled the Flinders Island Marine Access Safe Harbor (FIMASH) Report in 2017.

The safe harbour consultancy was intended to undertake most items required to achieve a Development Application (DA) on a preferred site and solution, however, to meet the requirements of the Flinders Council planning scheme, Crown Land Services (CLS) and the Tasmanian Parks and Wildlife Service (Parks) approvals additional works are still required.

In accordance with our latest consultation, to help facilitate approval for the proposed marina, rock groyne, car parking, boat ramp, floating jetty and associated infrastructure at Lady Barron, the following approvals and works will need to be completed and submitted:

- Approvals from CLS to lodge a DA, gain a works authority and negotiate a new marine lease agreement for the development area;
- An RAA (Level 3) will need to be lodged to Parks; and
- A DA will need to be lodged to Flinders Council for the development proposal.

Burbury Consulting (BC) can offer these services and provide the following fee estimate to supply the relevant regulatory authorities with their required information that would allow them to adequately assess the proposed Lady Barron Safe Harbor project works.

1.1 Development Application – DA

1.1.1 Updated and amendments to existing documentation

To complete a DA the following items can be extracted and updated from the FIMASH Report for the DA:

- Undertake workshop review with working group to confirm the proposed development extents and details (i.e. land use area, car park requirements, amenities, etc.);
- Update and finalise DA Drawings (from FIMASH) for the development including existing and proposed infrastructure (i.e. breakwater, boat ramp and marina), required services and nominated car parking location and layout;
- Preparation of a Planning Assessment and Infrastructure Report for submission to Flinders Council – summarising proposed works, construction approach and methodology, and Planning Assessment against the Flinders planning scheme; etc. (extracted from the FIMASH Report); and



- Preparation of an updated Marine Ecological Investigations of Safe Harbour (updated from FIMASH report and consolidated to the Lady Barron Slip site only).

This work will be commenced after consolidation and consultation of the proposed Development with the new working group and completion of additional studies as noted below.

1.1.2 Additional Studies

The following additional studies are required to complete the approvals processes:

- Site specific coastal vulnerability assessment;
- Terrestrial (land based) natural values assessment for developed land area (to be confirmed by development extents);
- Traffic impact assessment (car parking and road junction); and
- Aboriginal, cultural and heritage assessment.

1.1.3 Approvals Process

The approvals process will include:

- Works application and obtain approval to lodge the DA with CLS;
 - For a DA to be lodged to Council, CLS consent needs to be sort and then given, as access to the proposed marina, boat ramp and rock groyne is within Crown Land;
 - A variation to the existing license agreement on the slipway to cover the full extent of the proposed marina and rock groyne must also be negotiated and approved by CLS;
 - CLS will need to provide an authority to undertake any works on the site;
 - Submission of final DA and drawings to CLS for consent to lodge the DA as landowners; and
 - Consultation and agreement with key stakeholders (may also require consent from Tasports if they retain landownership in the slip area – this ownership needs to be clarified with Flinders Council);
- Preparation of DA documentation (reports and drawings), outlined above and then presented to the working group for approvals;
- Preparation of RAA (refer below); and
- Submission of the DA package (including CLS consent) to Flinders Council and RAA to Parks.

1.2 Reserve Activity Assessment - RAA

In addition to Planning consent process noted above, approval from the Parks will be required as the proposed landside works are located on a Public Reserve. This will mean that a Reserve Activity Assessment (RAA) Approval (most likely a Level 2/3) from Parks will be required.

Generally, the reports/assessments required for the Planning DA approval can be used as part of the RAA approval.

It is our understanding from our correspondence with yourself, that Parks require a RAA – Level 3 (we couldn't get this confirmed ourselves with Parks) if they are to consider an approval for the proposed works.



It is necessary to provide qualified advice in accordance with a RAA – Level 3 investigation. Advice in relation to compliance with an RAA can only be provided by qualified professionals to meet the regulatory requirements of applicable legislation, plans and policies.

1.2.1 RAA – Approval Process

To complete the RAA we will need to complete the follow works;

- Prepare, issue and coordinate RAA (Level 3) Application, including;
 - proposed new infrastructure, maintenance programs, and commitments for management controls, consultation, and monitoring regimes if required; and
 - We will also need to package up and issue to Parks all relevant assessments and reports.
- **NOTE** - In regard to Aboriginal heritage - The Aboriginal heritage assessment process, begins with a desktop assessment, which is the first point of contact with Aboriginal Heritage Tasmania (AHT). AHT will then complete an assessment and provide us with a recommendation as to whether an Aboriginal Heritage Survey is necessary and advise us of any associated requirements. This investigation and report will need to be included into the approval documentation that BC will prepare for submission.

The initial process with Parks and Council will address the alignment of both approvals processes and it is likely (and anticipated) that the documentation prepared for the DA can be utilised for the RAA without the need for additional studies.

1.3 Project Fees & Program

Below is our fee proposal for the above outlined tasks. We have separated the two (2) key approval processes, with both the Flinders Council and Parks, so that we can more clearly delineate our fees and tasks required.

Table 1 Fee estimate to complete DA for Flinders Council

Item	Description	Estimate (ex GST)
1	DA Applications, CLS Applications (including correspondence with Council)	2,020
2	Planning Assessment and Infrastructure Report	3,630
3	DA Drawings (allowing for amendments from WG)	2,620
4	Site Investigation - coastal vulnerability assessment (completed by BC)	4,200
5	Site Investigation - Terrestrial (land based) natural values assessment (completed by Enviro Dynamics ecologist)	4,500
6	Site Investigation - Traffic Impact assessment (complete by traffic engineer)	5,200
7	Aboriginal and Cultural Heritage Assessment (completed by Heritage consultant)	



	Option 1 - Desktop	1,800
	Option 2 - Full Aboriginal Survey Assessment (if required)	*See provisional cost below
8	RAA Approval Process (completed by BC)	2,720
9	Revised Reports for Natural Values Surveys (marine and terrestrial) for RAA application	1,800
	TOTAL (ex GST)	\$28,490
	Provisional Cost - Full Aboriginal Survey Assessment (if required)	5,800*
	TOTAL (ex GST)	\$34,290

At this stage we have prepared a fee estimate based on the anticipated time to undertake the activities noted above. Some of the activities are assumed based on information we need to consult with:

- New Working Group to confirm the development extents as presented in the FIMASH report;
- Flinders Council - such as historical practices and anecdotal information on current slip use and maintenance requirements for the marine infrastructure;
- Parks - including confirmation on documentation requirements for RAA approvals; and
- CLS – including, DA lodgement approval, works authority and a new license agreement.

We can commence the works immediately and would recommend a teleconference initially with the working group to confirm the extent of work before we attend site with specialists for site specific studies.

The timing to prepare and complete the documentation for the DA and RAA is likely to be 5 weeks (allowing for site studies and reports and consultation with authorities/stakeholders).

Whilst we are a specialist maritime engineering consultancy and are working on a range of marine based projects around the state we can never predict the level of documentation and requests for information from Council and other regulatory bodies and as such it can be difficult to account for all time and costs associated with the approvals processes. For this reason, we have made estimates on program and allowances/budget figures above and if costs are less we can provide that saving directly.

In addition, any consultation or support required for working with the regulatory authorities, including Flinders Council and Parks will be important to maintaining the proposed program.

Thank you again for the opportunity to assist you with this project and offer our services, if you have any queries please don't hesitate to call or contact me.

Yours faithfully

Nigel Palfreyman

Environmental & Project Management

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