



# HEYBRIDGE CONVERTER STATION

## Development Application



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# Authorisations

Action	Name and title	Date
Prepared by	Scott Lobdale	30 June 2022
	Scott Rowell	
Reviewed by	Katie Watt	30 June 2022
Authorised by	Erin Pears	30 June 2022

# Responsibilities

This document is the responsibility of the Marinus Link Team, Marinus Link Pty Ltd, PO Box 606 Moonah Tasmania 7009, ABN 47 630 194 562 (hereafter referred to as "MLPL").

Enquiries regarding this document should be addressed to:

**Bess Clark**

**CEO Marinus Link**

PO Box 606  
Moonah TAS 7009

Email: [team@marinuslink.com.au](mailto:team@marinuslink.com.au)

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# 1 Introduction

This Development Application provides the required information pursuant to clause 6.1.1 of the *Tasmanian Planning Scheme – State Planning Provisions* at the following sections:

- (a) Signed application form (see Annexure 1)
- (b) Landowner notification pursuant to s52 of the *Land Use Planning and Approvals Act* – see Annexure 3
- (c) Details of the location of the proposed use and development - see section 2.1
- (d) A copy of the current certificate of title for all land to which the permit sought is related to, including the title plan: - see annexure 2 and section 2.4
- (e) A full description of the proposed use or development – see sections 3.4 and 3.6

As it set out in this Development Application (DA), further supporting reports are currently being prepared and it is anticipated that further information will be requested of the applicant by Burnie City Council (Council). It is understood that the DA will not be publicly advertised until that further information is provided.

This DA is submitted at this stage to enable the Tasmanian Environment Protection Authority (EPA) to determine whether it requires that the Council refer the application for assessment under the *Environment Management and Pollution Control Act 1994* (Tas) (EMPCA). This will allow for alignment with other assessment processes for activities on the site which are not subject to this DA and may be considered by the EPA.

This DA is part of a larger suite of legislative planning and environmental assessment and approval required across multiple jurisdictions at different levels of government for Marinus Link.

The Heybridge converter station site (subject of this DA) will contain two converter stations and one switching station. One converter station is required for each of the 750MW links, and the switching station provides for the connection to the North West Transmission Development project. This DA covers both converter stations and the switching station.

For the purpose of this document, all of these components are referred to generally as the Heybridge converter station or the Heybridge converter station site.

The co-ordination of these processes has required this DA to be lodged at this point, on the basis that other processes will require further work to be undertaken and the results of such can subsequently inform this application as appropriate. It is anticipated that all approvals including this DA will be assessed, considered and outcomes determined in parallel with Commonwealth and Victorian

approvals.

As set out in this DA, the key issues considered at this stage include:

- Flora and fauna
- Noise
- Visual impact
- Traffic
- Site contamination
- Electromagnetic fields
- Aboriginal heritage

## 1.1 Background

Australia's transition from coal-fired power to renewables is occurring quickly. The National Electricity Market (NEM) needs access to affordable, 'on-demand' dispatchable energy and long duration deep storage to ensure the lights stay on and power bills stay low. The Marinus Link project enables access to Tasmania's latent hydro capacity, high quality wind resources, and deep energy storage capability. Tapping into such low cost / high volume dispatchable energy resources means that Marinus Link presents a significant net economic benefit. Marinus Link will be a significant contributor to Australia's emissions reduction ambitions by increasing the utilisation of existing and enabling the development of further renewable energy projects, helping to save at least 140 million tonnes of Carbon Dioxide (CO<sub>2</sub>) equivalent by 2050.

The Australian Energy Market Operator (AEMO) and the Australian Government have declared Marinus Link a national priority project.

## 1.2 Marinus Link

Marinus Link involves large and sophisticated infrastructure. The Marinus Link is a proposed 1,500 megawatt (MW) capacity high voltage direct current (HVDC) interconnector between Victoria and Tasmania, involving approximately 250 km of subsea cables and up to 90 km of land cables, with converter stations at each end to connect to the high voltage alternating current (HVAC) networks in Tasmania and Victoria (refer to Figure 1). Marinus Link also includes optical fibre capacity for electricity system control, with spare capacity strengthening telecommunications and data connectivity between Victoria and Tasmania.

Marinus Link will increase energy exchange between Victoria and Tasmania and unlock affordable, reliable and clean energy by harnessing Tasmania's significant, world-class renewable energy resources, including existing wind energy and hydro schemes and planned pumped hydro long duration energy storage and wind farms. The connection between Marinus Link and Tasmania's renewable generation and storage capacity is supported by approximately 220 km of transmission developments in Tasmania's northwest, known as the North West Transmission Developments

(NWTD).

In Tasmania, a converter station site at Heybridge has been identified. The converter station will connect to the Tasmanian transmission network via a switching station and new and upgraded 220 kilovolt (kV) transmission lines.

Figure 1  
Marinus Link overview

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## Legend

- P Landfall
- S Proposed converter station
- S Proposed switching station

### Proposed route

- HVDC subsea cable
- Underground HVDC cable

— Indicative station layout  
■ Heybridge converter and switching  
station site boundary

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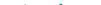
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## 1.3 Applicant

Marinus Link Pty Ltd (MLPL) is a subsidiary of TasNetworks and is responsible for progressing Marinus Link. Marinus Link has financial support from the Australian and Tasmanian governments. Marinus Link has a transmission licence in Tasmania under the *Electricity Supply Industry Act 1995*. The licence allows Marinus Link to undertake the transmission of electricity over the authorised transmission system and thereby authorises the licensee to operate the authorised transmission system.

The authorised transmission system is, for the purposes of the transmission licence, the components of Marinus Link that are located within the Tasmanian jurisdiction. This begins three nautical miles from the high water mark at the Tasmanian coast and consists of two bundled HVDC underground/undersea cables operating at a nominal voltage +/- 320 kV. The project is proposed to be developed in two stages, each capable of transmitting 750 MW. Each stage consists of two power cables and a fibre optic cable. The cables come ashore under the beach between Titan Point and Blythe Heads, just west of the Blythe River estuary and connect directly into the converter station. Connection of the converter station to the adjacent TasNetworks 220kV switching station at Heybridge completes the Tasmanian land section of the interconnector.

The nominated contact person for this application is:

Kate Guard

Environment, Land and Planning Lead – Marinus Link

M: 0474 889 130    E: [kate.guard@tasnetworks.com.au](mailto:kate.guard@tasnetworks.com.au)

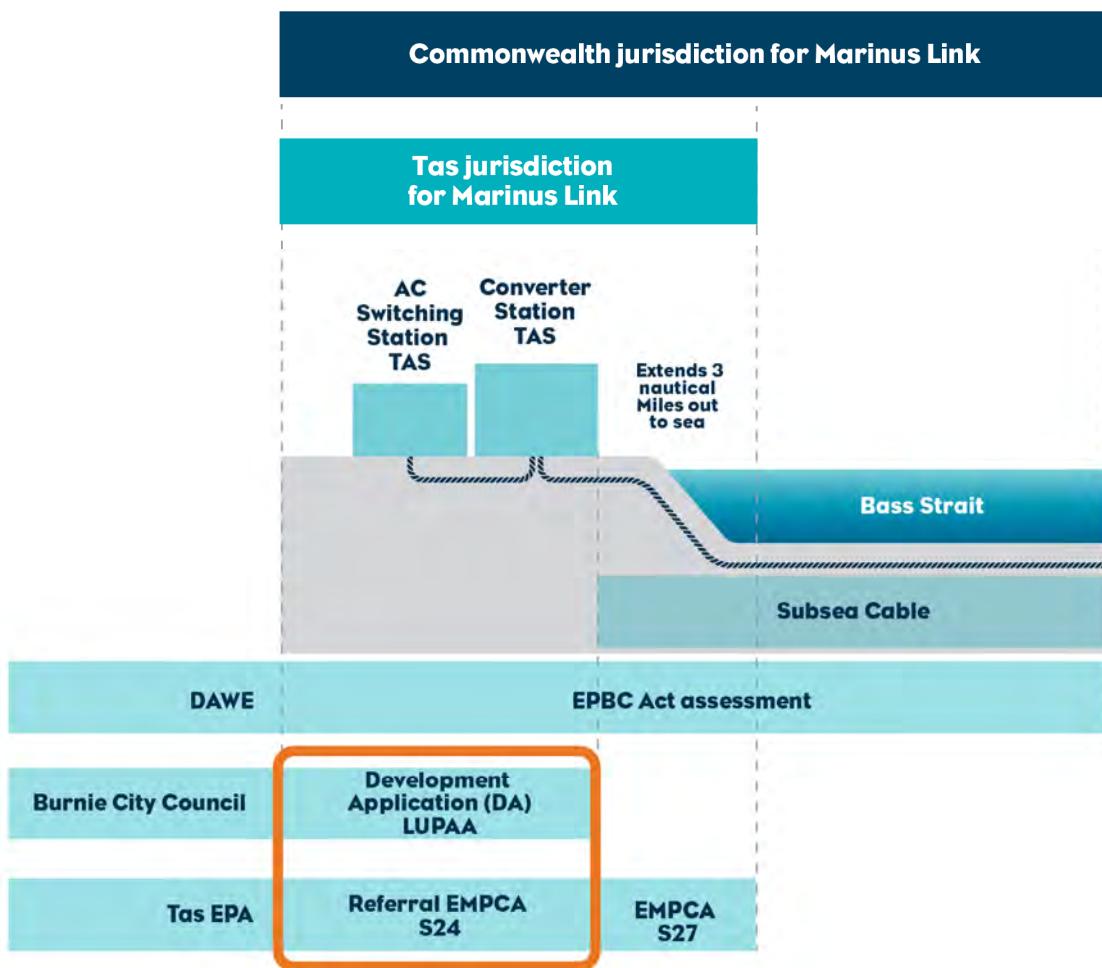
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PO Box 606, Moonah TAS 7009

## 1.4 Project approvals

This DA for the Heybridge converter station is part of a larger suite of planning and environmental assessment and approvals required across multiple jurisdictions and legislation at different levels of government for the project.

Figure 2 provides a representation of the delineation of various approvals for the converter and switching stations and cables at the Tasmanian end of the link. The underground and subsea cable components of the project in Tasmania that are not subject to the *Land Use and Planning Approvals Act 1993* (Tas) (LUPAA), rather these elements are likely to be assessed by the Environment Protection Authority (EPA) under EMPCA under Section 27(2). The activities that fall within the scope of this DA could be assessed under Section 24(1) of EMPCA.



*Figure 2 delineation of approvals Tasmanian side of the link.*

Exemptions under the *Electricity Supply Industry Act 1995* (ESI Act) section 57 will apply to the underground cable from the converter station to the extent of the planning scheme. This is considered to be 'work of minor environmental impact', which includes the laying, removal, repair, maintenance or modification of any underground cable for the distribution or transmission of electricity.

The proposed development is located in Rural Zone and is considered as 'Utilities' for the purpose of the use as prescribed under the planning scheme. 'Utilities' is a permitted use under the Rural Zone and this DA under LUPAA for the converter station will be a discretionary application.

The entire project is subject to assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) (EPBC Act), with the delegate for the Commonwealth Minister for the Environment determining that the project is a controlled action and requires assessment by environmental impact statement (reference 2021/9053). The Victorian components of the project are subject to a number of assessment and approvals processes including the preparation of an environment effects statement under the *Environment Effects Act 1978* (Vic) (EE Act) and a Planning Scheme Amendment under the *Planning and Environment Act 1987* (Vic).

The environmental and planning assessment and approval requirements in the different jurisdictions are shown in Figure 3 below. MLPL proposes to prepare one document that would present the impact assessment of the project as a whole and address the requirements under the EE Act and EPBC Act, as well as the relevant Tasmanian legislation. The objective of preparing one document is to clearly communicate the potential impacts of the project and how they would be managed to the community and stakeholders. By structuring the report based on environmental and social values and their locations, rather than jurisdiction, readers will be able to more easily able to locate and understand information.

Marinus Link interfaces with NWTD in Tasmania, at the point of transmission lines entering the switching station. NWTD is being assessed under the Major Infrastructure Development Approvals Act 1999 (Tas) (MIDAA). MIDAA facilitates approval of linear infrastructure that crosses multiple local government areas.

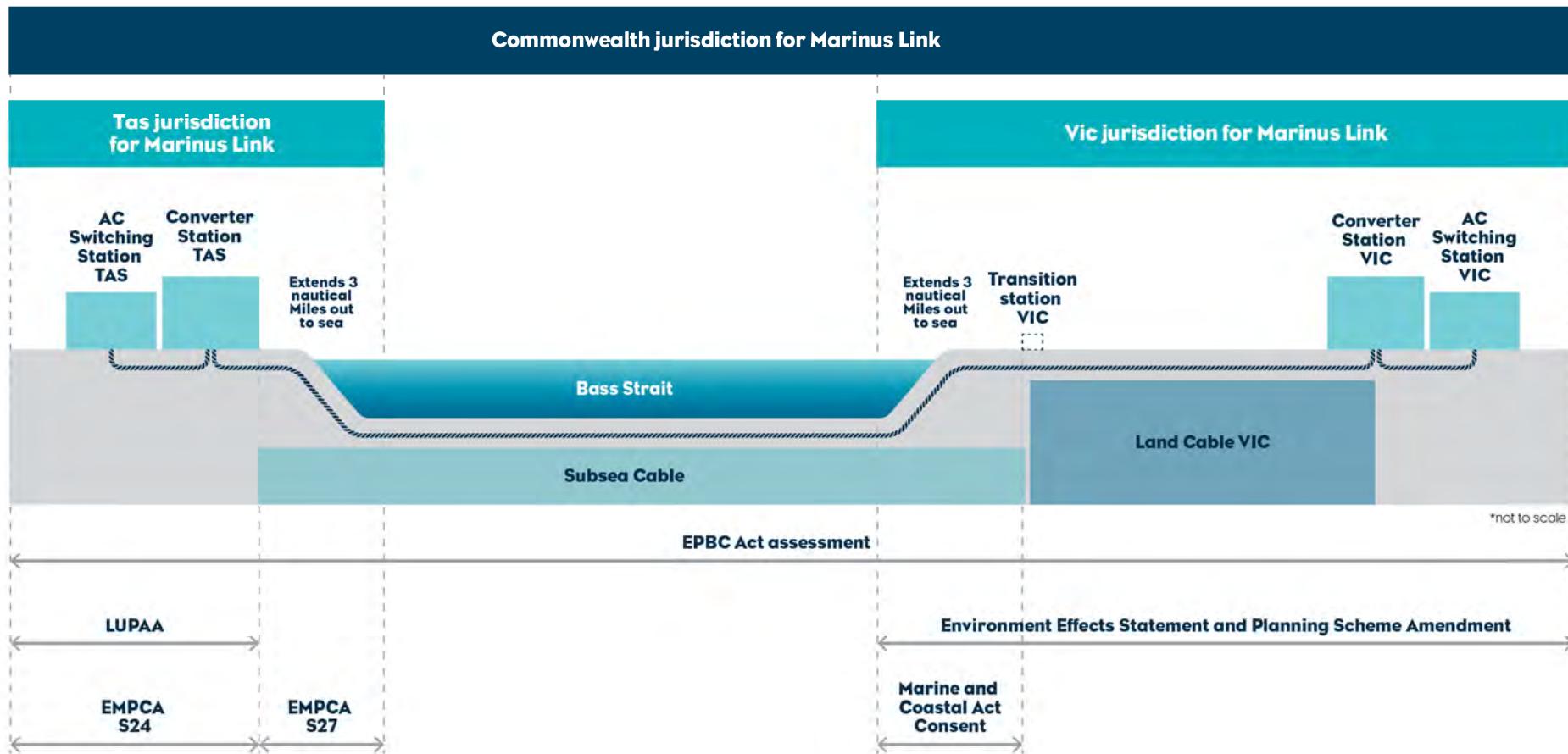


Figure 3 Planning and environment approval requirements for Marinus Link

## 2 Site description

### 2.1 The site

The proposed converter station site is located in the semi-rural locality of Heybridge on the eastern border of the Burnie Municipality (refer to Figure 4). Historically the site has been developed as an industrial site involving earthworks to level the site. The site is positioned on a highly visible southwest side of the Bass Highway approximately 100 m inland from the coast, approximately 7 km east of Burnie and immediately west of the Blythe River.

Across the vast majority of the Heybridge converter station site, the vegetation has been removed, and the topsoil stripped away, as part of the original construction of the tioxide plant, and subsequent demolition and rehabilitation of the factory site. Much of the site is covered with introduced gravels.

There is a 1.4ha remnant dry eucalypt forest and woodland in the eastern corner of the site that is not proposed to be impacted by the project infrastructure (see Figure 4). There is a 0.25ha clump of trees within the converter station footprint which is comprised of *Acacia melanoxylon* (blackwood) and *Eucalyptus regnans* (mountain ash). This patch appears to have been planted as *Eucalyptus regnans* and does not occur in the surrounding area which is dry forest. There is also a 0.5ha patch of native regrowth scrub along the western boundary which includes: *Acacia melanoxylon*, *Leptospermum scoparium* (common tea tree), *Allocasuarina verticillata* (drooping sheoak) and *Banksia marginata* (silver banksia).

The land is bounded by a vegetated escarpment to the west and south. The Bass Highway and Western Line railway are to the north. Minna Road is to the east and runs next to the Blythe River. Topography varies across the site with the lowest points near the centre of the site sloping up to the northwest southwest and southeast. The site is low lying, relatively level and subject to some water retention during heavy rainfall events and over winter. There is a rising sewer main adjacent to the northwest of the site.

The site is accessed from Minna Road off the Bass Highway. A traffic impact assessment will be undertaken to assess site access to support construction and operation.

Figure 4 shows there are different land uses surrounding the site. There is a residential area, known as the Eagle Sea Estate, located on the escarpment bordering the site to the west. This estate is located within the Heybridge Residential Nature Reserve Specific Area Plan. There is also an industrial area which includes various industrial businesses with large buildings. Further down Minna Road there is a land fill and quarry.

Figure 4  
Site map: existing conditions

## 2.2 Existing land uses

The site is currently vacant land and is the location of the former Tioxide Australia factory which operated between 1949 and 1996. After use of the site as a tioxide plant, the site was leased from the Council as a log storage yard.

## 2.3 Certificate of Title

The site is comprised of six land titles identified in Table 1, copies of which are attached in Annex 1.

*Table 1 Land titles within the development site*

<b>Title Reference (Volume/Folio)</b>	<b>PID</b>	<b>Address</b>	<b>Owner</b>
CT153919/1	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT153919/10	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT153919/11	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT153919/12	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT177416/3	9296310	22 Mina Road, Heybridge Tas 7316	Gary Maxwell Cumming

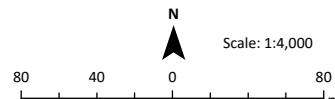
The site was recently subdivided to facilitate separate ownership of the converter station from the switching station (refer to Figure 5). This subdivision has been approved by Council (Reference SD 2021/1329) however new titles are still in the process of being lodged with the Land Titles Office for creation. This subdivision is to separate the operational areas of the converter station from the switching station that will be owned and operated by TasNetworks following completion of its construction by MLPL (refer to Figure 6).

**Figure 5**  
Site subdivision layout

**Legend**

- Landfall
- Proposed route
- HVDC subsea cable
- Major road
- Minor road
- Cadastre
- Lot 1: Proposed Marinus Link subdivision
- Lot 2: Proposed TasNetworks subdivision

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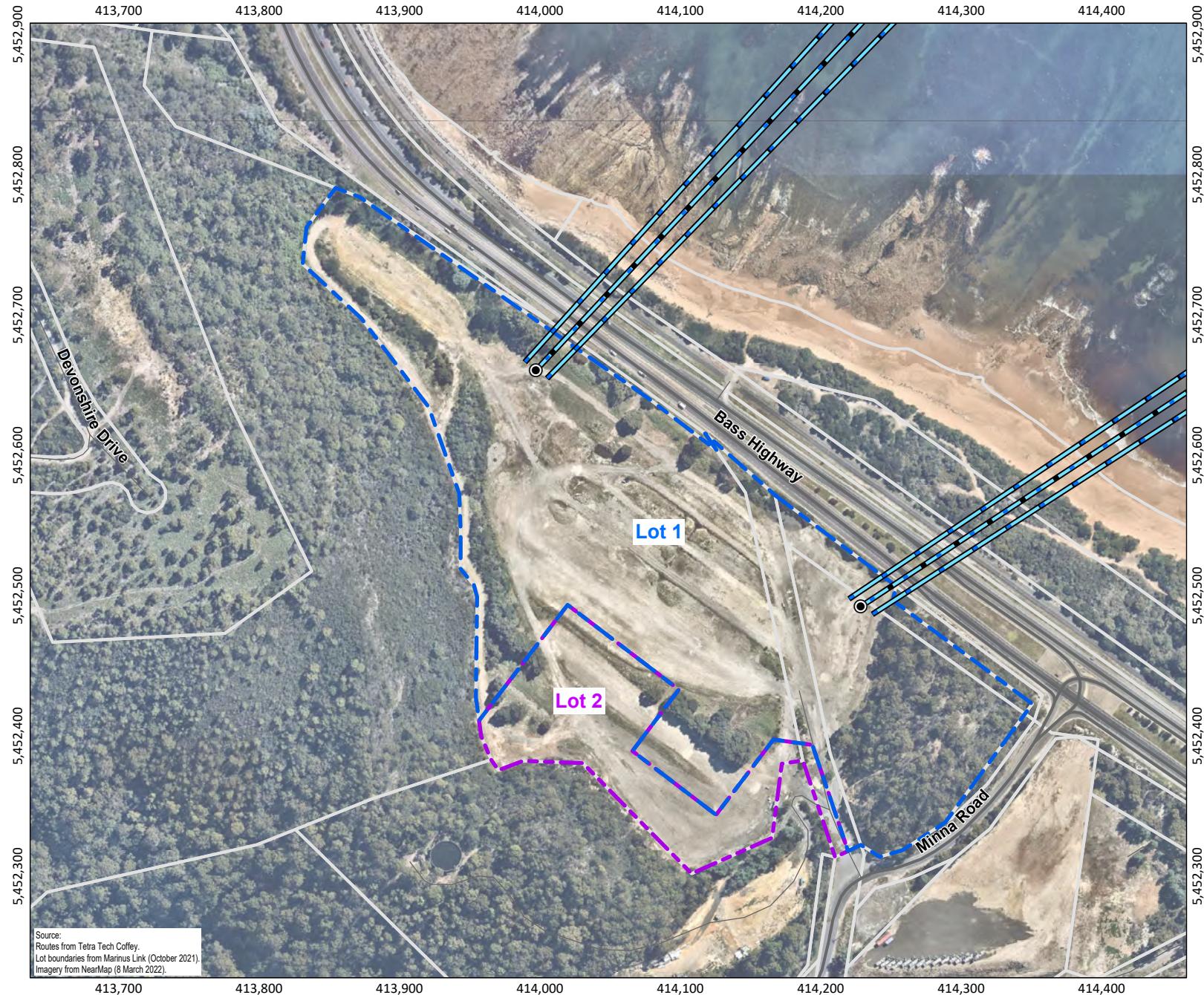


Figure 6  
Separation of converter  
station and switching station

## Legend

- P Landfall
- Proposed route
-  HVDC subsea cable
-  Major road
-  Minor road
-  Cadastre
-  Indicative station layout
-  Lot 1: Proposed Marinus Link subdivision
-  Lot 2: Proposed TasNetworks subdivision
-  Heybridge converter and switching station site boundary

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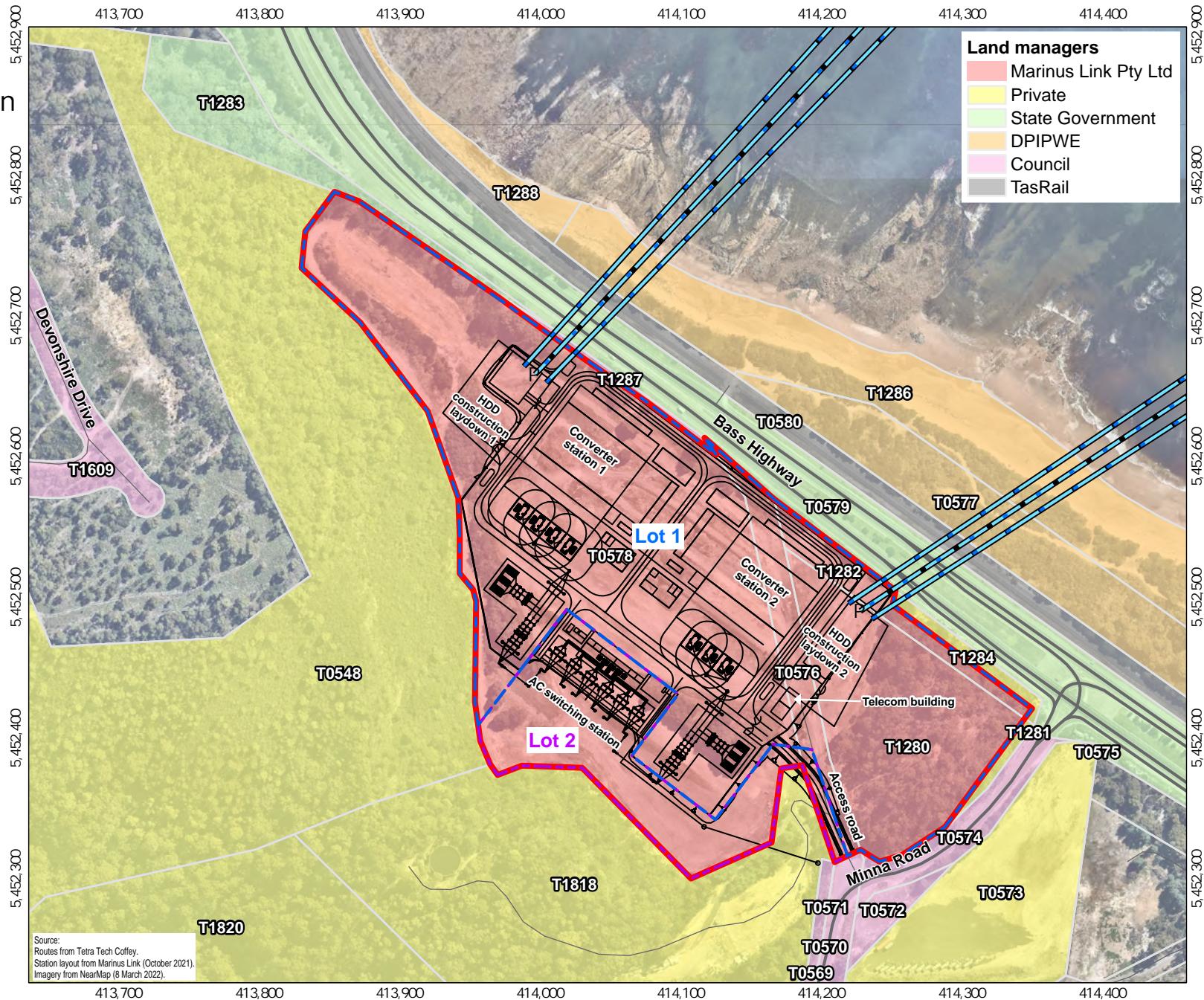
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## 2.4 Landowner notification

As outlined in Section 2.3 of this Report, the applicant is the owner of the majority of the land for which the permit is being sought.

The DA does include potential works on one adjacent property. One adjacent property is where the access road upgrade works extend into the edge of the southern property that is in private ownership. It is anticipated that by the time of advertising this DA all land required for the development will be owned by MLPL.

For the purposes of this DA this landowner has been notified in accordance with s52 of LUPAA and a declaration of notification is provided at Annexure 3.

# 3 Proposed use and development

The Heybridge converter station site will contain two converter stations and one switching station. One converter station is required for each of the 750MW links, and the switching station provides for the connection to the NWT. This DA covers both converter stations and the switching station.

For the purpose of this document, all of these components are referred to generally as the Heybridge converter station and the Heybridge converter station site.

## 3.1 Converter Station

Converter stations are so called because they convert electrical energy between direct current (DC) used for Marinus Link and alternating current (AC) used by the interconnected transmission networks. They therefore enable the connection of HVDC cables to the Victorian and Tasmanian AC energy grids. Converter stations are highly sophisticated and valuable grid assets, and are expensive as a result, but HVDC remains the only practical and most economic option overall for Marinus Link.

The converter station will use Voltage Source Conversion (VSC) technology, which is a newer technology than was used for the Basslink interconnector, using transistors to convert between Alternating Current (AC) and Direct Current (DC) instead of thyristors, as used for Basslink. VSC offers a range of advanced power system stability and security features to meet the challenges of the future energy grid including fast power reversals, frequency and voltage control, and black start (the capability to energise an AC transmission system after a major failure).

## 3.2 Switching Station

The switching station will connect the converter station to the Tasmanian AC energy grid, via the proposed NWT project, connecting to Burnie and Sheffield Substations. The point of interface is

where the transmission lines connect into the switching station infrastructure. The switching station is being assessed as part of this DA and the transmission lines form part of the NWTB assessment under MIDAA.

The design of the switching station is to use indoor gas insulated switchgear as opposed to air insulated switchgear which reduces the footprint of the switching station considerably.

### 3.3 Site selection

A comprehensive route and site selection process was undertaken to determine and evaluate prudent and feasible route options for Marinus Link, as outlined in the Marinus Link Route Options Report, February 2021. The process sought to minimise local impacts of a proposed route on communities and the environment, in balance with key project objectives of cost, efficiency and constructability. As part of identifying prudent and feasible routes between Victoria and Tasmania, coastal landing points (known as 'landfalls') for the subsea cables and converter station sites at each end of the land component of the cables were identified and evaluated.

Landfalls and converter station sites were identified and evaluated before identifying prudent and feasible routes within each corridor. In some instances, several routes were identified in each corridor. Converter stations are required at each end of the HVDC cables, where the link connects to the Tasmanian and Victorian electricity grids. The converter stations transform alternating current (AC) to direct current (DC) and back again. Connection points near the coast were considered preferable, to minimize the length of land cables and associated construction. Important factors considered when selecting the converter station site included energy transfer requirements, sufficient space for the buildings and equipment, site access for heavy equipment, and other generation and load sources that may connect to the transmission network.

Prudent and feasible routes were evaluated against route and site selection criteria (technical, environmental, economic, and social), including the existing values of each area, to identify the least constrained route.

In Tasmania, the proposed interconnector route travels underneath the beach, railway, Bass Highway to make a direct connection to the converter station site at Heybridge. The Heybridge converter station is proposed to be connected to the North West Transmission Developments, an augmentation of the AC transmission network, to support the increased power flows across Marinus Link and optimise transport of new and existing renewable energy. The selected converter site is the least constrained converter station option and meets the project objectives due to:

- Proximity to the North West Tasmania Renewable Energy Zones, existing hydro capacity and proposed renewable generation and storage projects.
- Availability of a suitable converter station site close to the transmission network.
- Optimising network investment in Tasmania to support Marinus Link and related energy

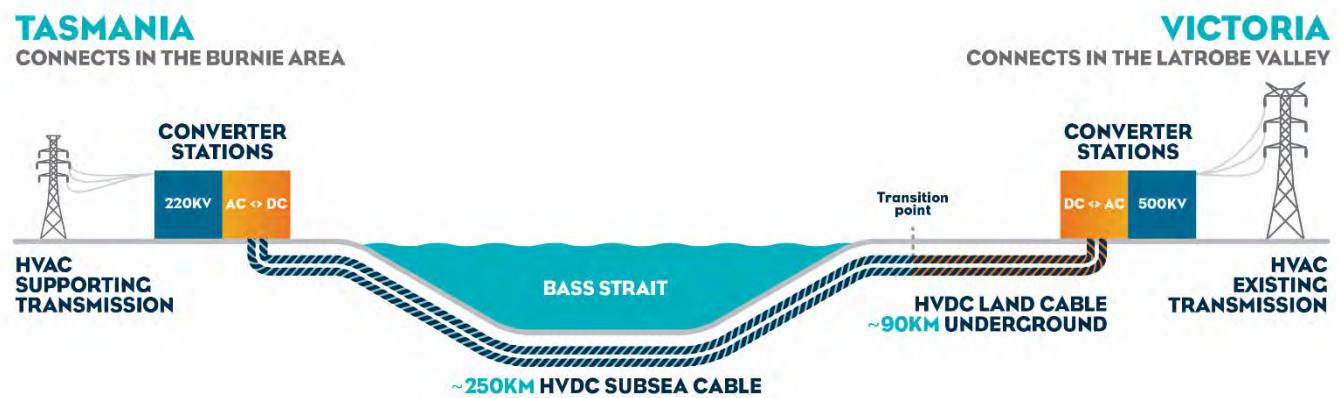
transfer from generation and storage projects.

### 3.4 Design

Marinus Link is a 1500 MW HVDC electrical interconnector between Heybridge in Tasmania and the Latrobe Valley in Victoria. To meet transmission network growth requirements forecast by the Australian Energy Market Operator (AEMO) and to optimise the project economics, Marinus Link is proposed to be executed in two stages. Each stage will consist of a 750 MW HVDC Link between Tasmania and Victoria.

A key project component for each 750 MW link is a converter station and high voltage alternating current (HVAC) or AC switching station to be located near the coast at Heybridge, on the site of the historic titanium plant near Burnie. The subsea cables will connect directly into the converter station while the AC switching station will connect the Marinus Link converter station to the Tasmanian 220 kV AC network (refer to Figure 7). The DC voltage will be  $\pm 320$  kV.

*Figure 7 key components of Marinus Link*



While HVDC excels at transporting large amounts of energy between two points over long distances, DC power must be converted back to AC in order to be distributed for end use. Converter stations are therefore required at each end of an HVDC link in order to convert electric power from AC to DC and vice versa. Converter stations contain the HVDC cable terminations, as well as a place called a 'valve hall' which converts electricity from AC to DC, and transformers, which connect the converter station to the AC grid.

The development footprint of the converter station and associated AC switching station is expected to be approximately 280 m by 220 m within an irregular shaped construction site with a total area of approximately 6.5 ha. A layout for the Heybridge converter station site is provided in Figure 8 below. Figure 9 and Figure 10 show an indicative 3D model of the converter station site.

**Figure 8**  
Site map: proposed general arrangement

**Legend**

- P Landfall
- Proposed route
  - HVDC subsea cable
  - Indicative station layout
- Heybridge converter and switching station site boundary
- Major road
- Minor road

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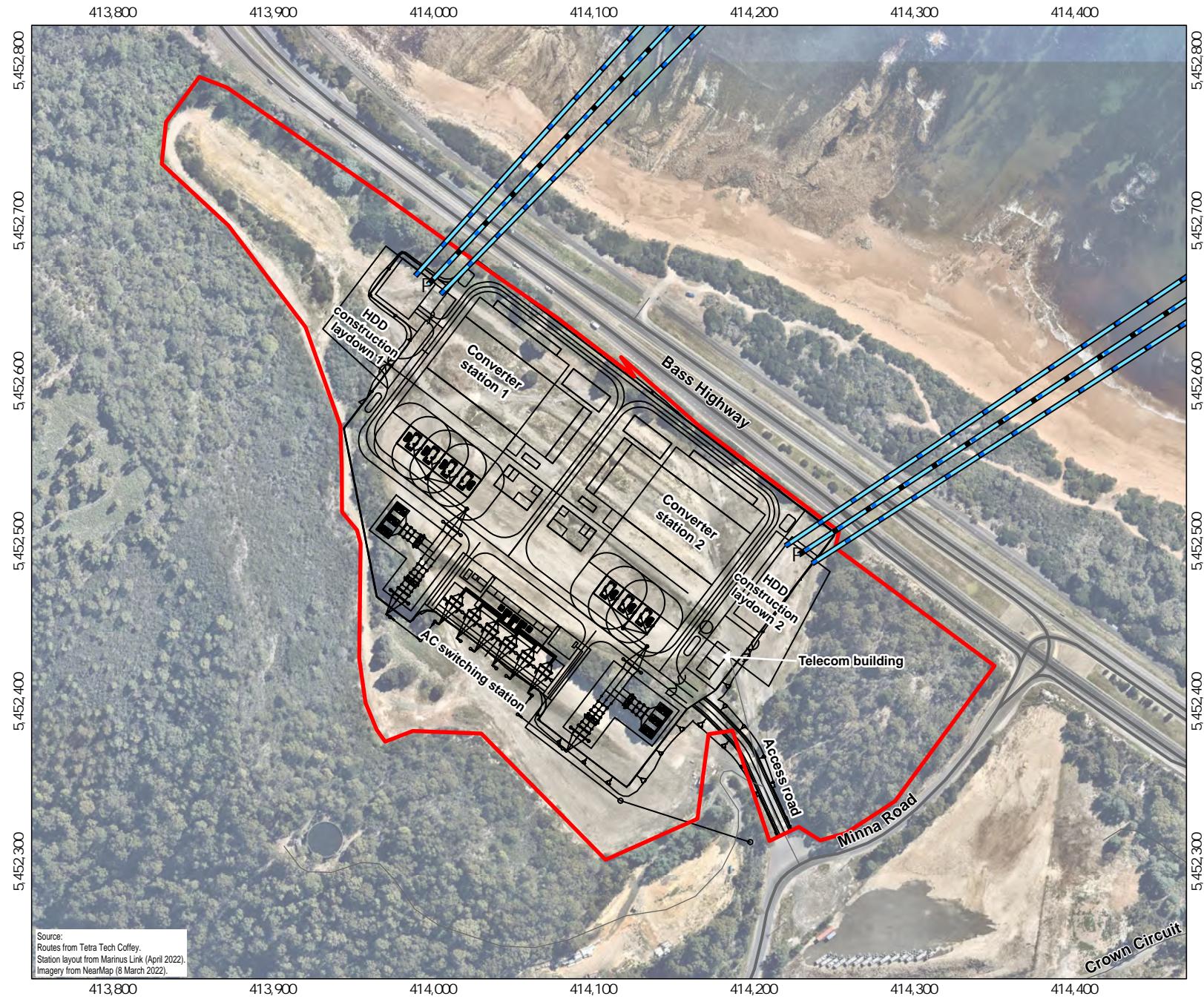
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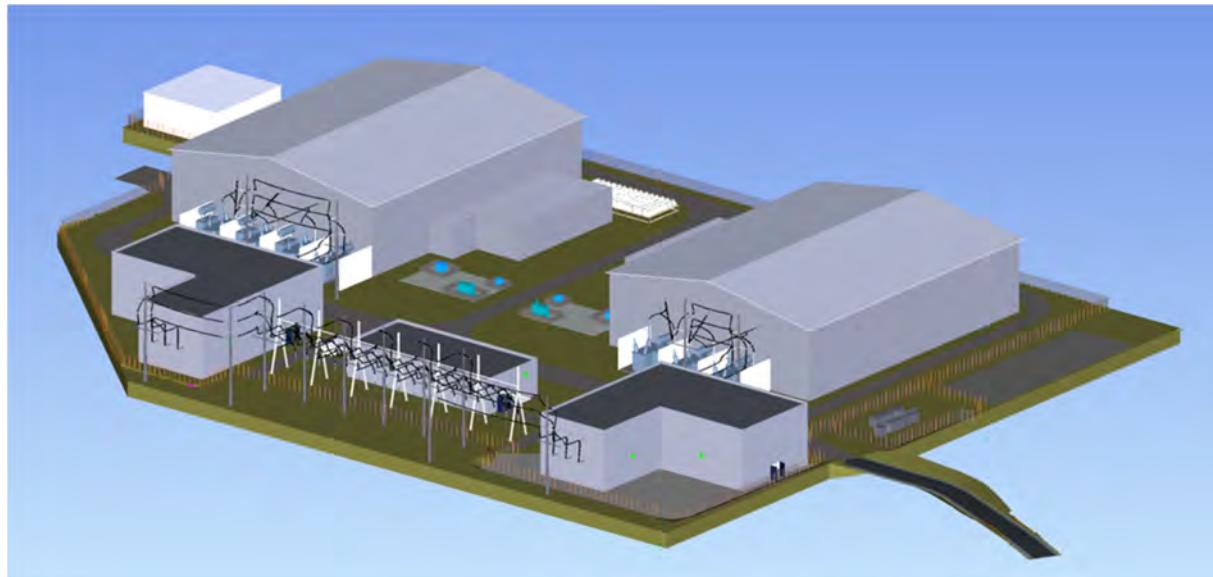


Figure 9 Indicative 3D model of VSC converter station site looking towards the coast



Figure 10 Indicative 3D model of VSC converter station site looking towards the Blythe River

The Heybridge converter station will comprise the following key components and equipment:

- Overhead gantries on which the HVAC 220 kV transmission lines (connection to Tasmanian transmission network) will terminate.
- HVAC 220 kV AC switching station with gas insulated switchgear (GIS). Sulfur hexafluoride (SF6) gas will be used in the switchgear and alternative gases may be used if technology has developed at this voltage. A building will enclose the GIS equipment and related protection, control and ancillary systems.
- HVAC air insulated switchgear (AIS).
- HVAC 220 kV filter banks.

- Converter transformers and coolers. The transformers will be housed in bunds designed in accordance with applicable Australian standards.
- AC phase reactor hall containing valve reactors.
- Valve hall containing the converter modules and valves.
- DC hall with HVDC reactors.
- Two-storey service and control building containing system control, protection and data acquisition equipment, station services such as UPS systems with batteries, fire suppression systems, control room and amenities.
- Spare parts buildings and workshop.
- Telecoms building.
- Firefighting systems including 120,000 L (estimated) fire water tank.
- Security fencing and gate.
- Lighting
- Stormwater drainage system. Potentially contaminated water from bunded areas will be directed to and collected in a gross pollutant trap or triple interceptor trap which will be periodically pumped out by a licensed wastewater disposal contractor. Clean surface water runoff and overflow from the traps will discharge to a form of water sensitive urban design (e.g., swale drain), before discharge to the ocean via the existing site drainage culvert.
- Greywater will be managed either through a septic tank or connection to the nearby sewage system.

The phase reactor hall, valve hall and DC side hall will be housed in a sheet metal clad building with maximum dimensions approximately 70 m wide, 90 m long and 27 m high. The attached control and auxiliaries building will be approximately 40 m long by 25 m wide by 10 m high. The switching station building will be a portal frame building, clad in either concrete panels or sheet metal composite panels approximately 50 m long, 16 m wide and 10 m high.

For security, the entire site will be fenced and protected (closed circuit television (CCTV) and automated lighting). The security fence will be a minimum of 3 m from the property boundary, together with a minimum of 6 m from switchyard equipment and a minimum 3 m from other infrastructure. All operational buildings are to be internal to the security fence. The new substation fence must be a minimum of 3.25 m high constructed of either weldmesh or chainmesh panels on a concrete plinth. The gate will be either a single sliding gate or two hinged gates.

## 3.5 Construction

Approximately 5 ha is required for the two converter stations and 0.5 ha for the switching station. The total indicative area of construction is approximately 6.5 ha including the converter station, switching station, and laydown areas. For the purposes of this DA, the converter stations and switching station will be referred to as the Heybridge converter station.

Construction of the Heybridge converter station will involve the following activities:

- Site preparation, surveying and vegetation clearing as needed.
- Establishing construction site offices and amenities, and laydown areas.
- Bulk earthworks to construct the converter station bench. Potential remediation or disposal of contaminated soils disturbed during bulk earthworks.
- Civil works including station access and internal roads, stormwater drainage system, converter hall (comprising phase reactor, valve and DC reactor halls), control and auxiliaries building and GIS building foundations, cable trenches and foundations for electrical apparatus and transformer bays.
- Installation of fire water tank.
- Structural steelwork for buildings and electrical apparatus and infrastructure.
- Installation of HVDC converter equipment and associated apparatus.
- Delivery and installation of HVAC and auxiliary transformers.
- Installation of electrical, mechanical and firefighting systems.
- Testing of electrical, mechanical and firefighting systems.
- Commissioning the converter station and switching station.

An elevated bench will be constructed to provide a stable base for the converter station and associated structures. Soft spots and contaminated soil will be excavated and managed in accordance with relevant regulatory requirements. If required (depending on the results from the geotechnical investigations), engineered fill and aggregate will be transported to the site for the bench and hardstand. Piles may be required and will be confirmed following completion of ground investigations.

Estimated earthworks volumes for the site are provided in Table 2.

**Table 2 Indicative Heybridge converter station earthworks volumes**

Area	Volume cut (m <sup>3</sup> )	Volume fill (m <sup>3</sup> )	Balance (- cut, + fill) (m <sup>3</sup> )
Converter station	11,100	41,600	+30,400
Access road	2,200	0	-2,200
<b>TOTAL</b>	<b>13,400</b>	<b>41,600</b>	<b>+28,200</b>

### 3.5.1 Horizontal directional drill pad

Construction of underground cables are exempt from LUPAA and therefore works associated with the cables on the converter station site are not considered under this application. This section is provided for context only to outline the other key activity that will occur and be managed on the site. The following text describes the works for installation of the underground cables in relation to works associated with the construction of the converter station.

The preferred and proposed construction methodology for installing and connecting the subsea cables to the converter station at the Heybridge site is to horizontal directional drill (HDD) the shore crossing. This will extend 3 NM km offshore from the converter station site.

The HDDs are to be launched from a two separate drill pads located on opposite sides of the Heybridge site (Figure 8). Each drill pad will consist of a large hard-standing area that faces onto three 4m by 4m pits these pits will be used as a starting point of the drilling head. Material extracted from the pits will be set to one side and reused to refill the pit after completion of the drilling. Three bores will be drilled from each of the two drill pads. Each drill will take approximately 26 days each to complete. The HDD launch pads will be temporary and only required for construction purposes. It is anticipated that the process in total will take approximately 8 months, however 12 months has been allowed for to take into consideration weather and other unforeseen circumstances.

During the drilling operations, cuttings will be produced – with approximately 200m<sup>3</sup> from each of the 6 bores being excavated, equating to around 1200m<sup>3</sup>. HDD shore crossings will be drilled continuously over 24-hours / 7 days a week to ensure borehole stability. Contamination testing will be undertaken on the cuttings, which will be stored in a bunded area on site and then safely disposed offsite at an accredited waste disposal facility or as required depending on the results of the contamination testing and classification of waste. The cuttings will be stored in a bunded controlled area, under plastic sheeting. The material is proposed to be stored on site for up to six months.

Contamination sampling from near shore and offshore is currently being undertaken as part of the geotechnical investigations, the results of which will be used to assist in the soil management plan which will document storage and treatment requirements for the extracted material.

### 3.5.2 Traffic and transport

It is the aim to source all civil works materials for the converter station locally. No air or sea transportation will be required. HVDC converter station components will be shipped to Port of Burnie or Port of Devonport and trucked to site. Traffic movements for construction of the Heybridge converter station are estimated to be approximately 4700 round trips from port to the site.

A full traffic impact assessment will be undertaken, that will detail the route, dimensions and estimate the number of vehicle movement proposed. Construction vehicles required will include large earthmoving machinery, cranes, piling machine, concrete mixers and transport equipment.

Seven oversized loads are expected to be required for delivery of seven transformers for the converter station. HVDC transformers typically weigh approximately 250 to 270 tonnes without oil with dimensions of 9.6 m x 4.5 m x 4.5 m. And indicative arrangement for the transportation of transformers is shown in Figure 11.

An assessment of road and bridge infrastructure capacity to handle these loads will be required to determine whether upgrades will be needed.

Equipment for the switching station will be sourced from suppliers around Australia and/or overseas as needed with details to be confirmed.

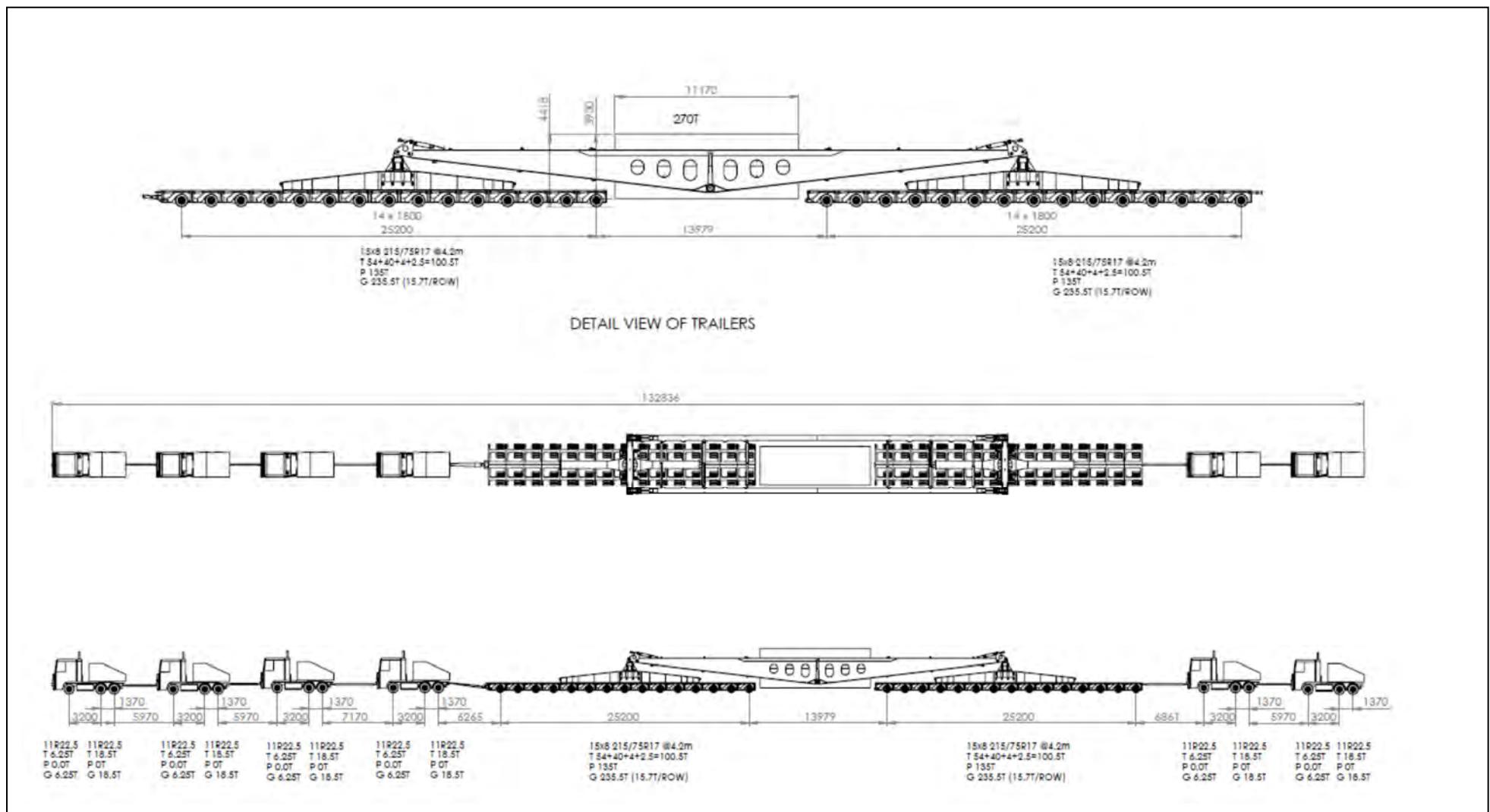


Figure 11 Indicative transformer transportation arrangement.

### 3.5.3 Noise

Construction activities at the Heybridge site have the potential to generate noise and vibration and may include:

- Operation of mobile plant and equipment e.g. delivery trucks, loaders, mobile and fixed cranes, forklifts and fitted audible reversing alarms.
- Operation of stationary plant and equipment e.g. generators
- Piling e.g. piling rig
- Portable equipment e.g. power tools, gas or air compressor, cement mixer

These activities will be undertaken in accordance with the *Environmental Management and Pollution Control (Noise) Regulations 2016*. The noisiest construction activities will be undertaken during the daytime when there is more general background noise e.g. the Bass Highway. These times are:

- Monday to Saturday, between 7:00am and 6:00pm.
- On Sunday and Public Holidays, between 10am to 6pm.

Residents and businesses will be kept informed about when the noisiest work is going to occur and its duration.

A full noise and vibration impact assessment will be undertaken for the proposed construction.

### 3.5.4 Waste

Where possible materials will be recycled in preference to landfill. All construction waste will be managed with consideration of the waste hierarchy and in accordance with a construction environmental management plan as required by the environmental management system.

For the converter station construction waste will predominantly consist of package crating from suppliers. Overall construction is expected to generate the following waste streams:

- Treated timber and plastic conductor drums and lagging.
- Concrete formwork materials.
- Bare copper used for earthing grids, etc.
- Packing crates and boxes for delivered equipment.
- Packaging material, e.g., plastic wrapping.
- Conductor lagging on cable drums (core flute and cardboard).

- Low voltage cable waste (plastic sheath, etc).
- Domestic general waste.

### 3.5.5 Workforce

The number of construction workers required during the construction phase is expected to peak at approximately 200 persons per day for the converter station. The workforce will be made up of local, intrastate, interstate and international personnel depending on the complexity of the work and the requirement for specialist skills and equipment.

For the Heybridge site, it is anticipated that local workers from North West Tasmania may make up approximately 45 percent of construction workforce, with 30 percent from elsewhere within Tasmania. Intrastate resources coming from other locations within Australia may make up approximately 17 percent of the workforce and likelihood that along with non-local Tasmania workers will seek accommodation for short periods in major townships in North West Tasmania.

The construction duration for the Heybridge converter station will be up to 24 months.

## 3.6 Operation and maintenance

The converter station will normally operate 24 hours per day, 365 days per year over an anticipated minimum 40-year operational lifespan. The operation and maintenance activities for the converter station will generate less impacts than during construction, with noise and waste being the key areas of focus in operation.

### 3.6.1 Noise

Some of the converter station equipment will generate noise. The noise will be contained, to a large extent, by the walls of the structure. The noise-generating equipment will include six (6) power transformers and two (2) valve coolers. The fans from the valve coolers generate sound. The sound from the transformers is expected to be of a constant level, but the cooling fans on the transformers, valve coolers, and building HVAC will operate at loads relative to line power load and ambient temperature.

The noise output of items on site will likely fall between the range of 20 dB(A) and 107 dB(A). An acoustic report will be undertaken to assist with the assessment of potential noise impacts.

There will be a stand-by diesel generator system to supply power to essential loads in case the primary auxiliary supply is unavailable. The diesel generator will emit sound, which will be partially controlled by an enclosure. It will only be run for emergency power.

### 3.6.2 Waste

During operation, the development will generate very little waste and what is will be managed in accordance with an endorsed Environmental Management System. While there are a number transformers onsite containing large amounts of oil, this oil has a significant lifespan (40 years approximately). Waste may be generated from operation and maintenance activities related to:

- Lead acid batteries will need to be replaced every 10 years. There are four 110/125 V DC battery banks which consist of 58 lead acid cells each or equivalent lithium batteries.
- Approximately five rat bait stations will be required to be replaced every six months.
- Approximately 20 L of herbicide for weed control will be used every three months.

## 3.7 Decommissioning

The operational lifespan of the project is anticipated to be a minimum 40 years. At the end of its operational lifespan, Marinus Link will either be decommissioned or upgraded to extend the operational lifespan.

In the event that Marinus Link is decommissioned, all above-ground infrastructure will be removed, and associated land returned to the previous land use. All underground infrastructure will be decommissioned in accordance with the requirements of the time. This may include removal of infrastructure or some components remaining underground where it is safe to do so. The project is developing an Environmental Management System which will address requirements of decommissioning the plant and equipment.

## 4 Key Issues

Table 3 outlines key issues for the project related to the proposed activities on the site as described in the previous section. The table also identifies which issues are matters that could be considered under either EMPCA, LUPPA or both pieces of legislation.

**Table 3 Key issues summary for development of the converter station**

Aspect	Key issues	Project phase
Flora and fauna	<p>The site has been almost entirely cleared of native vegetation as a result of its past use as an industrial site.</p> <p>Given the site is extensively cleared with little native vegetation present within the proposed development footprint no important fauna habitats will be impacted.</p> <p>There are two Tasmanian wedge-tailed eagle nests located roughly 1.7km to the west and south of the site. This is outside the 1km buffer zone to protect species from disturbance.</p>	Construction
Noise	<p>Construction noise will be generally consistent with normal construction activities and hours of construction</p> <p>Monday to Saturday, between 7:00 am and 6:00 pm.</p> <p>Sunday and Public Holidays, between 10:00 am and 6:00 pm.</p> <p>There may be occasions that require activity outside these hours.</p> <p>Once operational the plant will generate noise, the majority of items will be located inside buildings however the noise will occur 24/7.</p> <p>The proposed development is located in a Rural Zone and is considered as 'Utilities' for the purpose of the use as prescribed under the planning scheme. 'Utilities' is a permitted use under the Rural Zone which facilitates these types of uses and development where there may be some managed impacts such as the generation of noise in operation.</p> <p>There are some existing residential areas towards the east in Crown Circuit and developing residential areas elevated to the West at the end of Devonshire Drive. However due to the natural topography surrounding the site the noise is likely to be shielded from sensitive receptors in Crown Circuit. Depending upon wind and other factors noise may be heard at the extension of Devonshire Drive. Traffic noise from the Bass Highway is noticeable from this location.</p> <p>A detailed noise impact assessment will be undertaken.</p>	Construction and operation
Visual Impact	<p>An initial assessment of the visual impact from the development found the impact upon surrounding properties at Eagle Sea Estate, Crown Circuit and the Heybridge residential area on the opposite side of the Blythe River is limited by the topography</p>	Construction and operation

Aspect	Key issues	Project phase
	<p>and vegetation on and surrounding the site. The most visible locations of the converter station will be from the Bass Highway and Blythe Heads.</p> <p>A detailed visual impact assessment will be undertaken].</p>	
Traffic	<p>Traffic during construction will be approximately 4700 round trips between either the Port of Burnie or Port of Devonport and the site.</p> <p>Seven oversized loads are expected to be required for delivery of seven transformers for the converter station. HVDC transformers typically weigh approximately 250 to 270 tonnes without oil with dimensions of 9.6 m x 4.5 m x 4.5 m.</p> <p>A Traffic Impact Assessment will be undertaken.</p> <p>Traffic during operation and maintenance is considered to be minimal. Mostly to be light vehicles with occasional medium and heavy vehicles visiting the site.</p>	Construction and operation
Site contamination	<p>The site is the location of the former Tioxide Australia plant which operated between 1949 and 1996. The tioxide plant used sulphuric acid and ilmenite ore to produce high grade titanium dioxide. Titanium pigments were manufactured in the factory for use in products ranging from paint, plastics, printing ink, paper, flooring, cement products, wall coverings, cosmetics, ceramics, rubber and textiles.</p>	Construction
Electric and magnetic fields (EMFs)	<p>A desktop study of the Electromagnetic Fields (EMF) associated with the new converter station will be completed. The study will calculate the potential extremely low frequency EMF levels associated with the converter station at the edge of the site.</p> <p>These results can be compared against levels recommended by the Australian Radiation Protection and Nuclear Safety Agency and the general public exposure guideline limits recommended by the International Commission on Non-Ionizing Radiation Protection.</p>	Construction and Operation
Aboriginal heritage	<p>No Aboriginal sites or suspected features were identified during a field survey assessment of the site and the surveyed section of the adjacent coastal reserve. The search of the Aboriginal Heritage Register shows that there are no registered Aboriginal sites that are located within or in the immediate vicinity of the study area.</p> <p>Overall, it is assessed that there is a very low possibility that the proposed development of the site, will have any impacts on Aboriginal heritage values.</p>	Construction

## 5 Planning Assessment

### 5.1 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* (LUPAA) is the primary regulatory development control legislation within Tasmania's Resources Management Planning System. The LUPAA empowers the operation of the *Tasmanian Planning Scheme* which contains the *Burnie Local Provision Schedule (BUR LPS)*. The relevant provisions of the BUR LPS are addressed in Section 5.5.

The proposed development is located in a Rural Zone and is considered as 'Utilities' for the purpose of the use as prescribed under the planning scheme. 'Utilities' is a permitted use under the Rural Zone.

This DA under LUPAA for the converter station will be a discretionary application. Council discretion is required for the proposed building and works in the Rural Zone as the building heights proposed require assessment against the performance criteria outlined in Clause 20.4.1 (refer to section 5.4.2).

The following codes are required to be considered when assessing this DA:

- Road and Railway Assets Code - Council discretion is required to ensure traffic to and from the site minimises any effects on the safety of the site's vehicle movements having regard to Clause C3.5.1.
- Telecommunications Code - Council discretion is required to approve a telecommunications facility as part of the converter station having regard to Clause C5.6.1.
- Natural Assets Code - Council discretion is required to approve the minor clearance of native vegetation within the priority vegetation area on the site having regard to Clause C7.6.2.
- Scenic Protection Code - Council has the discretion to approve the destruction of vegetation that does not cause an unreasonable reduction of the scenic value of a scenic protection area; and buildings and works that do not cause an unreasonable reduction of the scenic value of a scenic protection area site having regard to Clause C8.6.1.
- Coastal Erosion Hazard Code - There is no acceptable solution for buildings and works within a coastal erosion investigation area under Clause C10.6.3 and therefore the performance criteria applies.
- Potentially Contaminated Land Code - Council discretion is required to approve excavation of the site as it will involve more than 250m<sup>2</sup> of site disturbance having regard to Clause 14.6.1.

Assessment of the converter station against these codes is provided in Section 5.4. The discussion provided in Section 5.2 and 5.3 is provided for broader strategic planning context for the development.

## 5.2 Objectives of the Resource Management Planning System

The proposal has been assessed against the Objectives of Tasmania's Resource Management Planning System (RMPS) as shown in Table 4.

**Table 4 assessment against the objectives of Tasmania's Resource Management Planning System**

Objective	Comment
<b>Part 1</b>	
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	Marinus Link will facilitate further renewable energy development within Tasmania, provide for additional energy security for Tasmania and assist with Australia's transition towards more sustainable energy generation.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	Marinus Link will support the sustainable use and development of resources by enabling further renewable energy developments and assist with Australia's transition towards more sustainable energy generation.
(c) to encourage public involvement in resource management and planning	There have been community and stakeholder engagement activities undertaken for the project to date as part of engagement completed for the NWTD project. Further engagement specific to Marinus Link will be completed as part of the detailed environmental impact assessment process for the project (including the converter station site) and will include opportunities for community involvement.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)	The converter station will directly facilitate economic development related to their construction and operation in the local community. Indirectly, the project will also facilitate economic development through enabling other renewable energy projects, which in their own right will need to be considered against the Objectives of the RMPS.
(e) to promote the sharing of responsibility for resource management and planning between	The converter station is a component of the broader Marinus Link project. A range of

Objective	Comment
<p><i>the different spheres of Government, the community and industry in the State</i></p>	<p>assessments and approvals are required at local, state and commonwealth government levels. MLPL has been engaging with all levels of government on these requirements and is coordinating the assessment processes as much as possible.</p>

## Part 2

<p><i>(a) to require sound strategic planning and co-ordinated action by State and local government</i></p>	<p>The converter station is a component of the broader Marinus Link project that require co-ordination of approvals between local, state (Tasmanian and Victorian) and commonwealth agencies.</p> <p>The Marinus Link project has broad inter-governmental support.</p>
<p><i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i></p>	<p>The existing planning system allows for the converter station to be applied for and if approved, will be consistent with the objectives, policies and controls in place.</p>
<p><i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i></p>	<p>This application and approval process, in addition to the assessment under EMPCA and EPBC Act, will consider potential environmental, social and economic effects of the project.</p>
<p><i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i></p>	<p>The proposed development furthers this objective and takes into account state, regional and local planning policies and strategies.</p>
<p><i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i></p>	<p>As the project crosses multiple jurisdictions, it is not practical to consolidate the necessary approvals. This development will gain all necessary permits and approvals for its use and development.</p> <p>The submission of the DA at this time in the</p>

Objective	Comment
	project lifecycle, will however assist in the coordinated consideration, assessment and issue of all necessary approvals concurrently.
<p>(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i></p>	The project is being planned and designed to have the least impact considering the landscape setting of the site and the surrounding land uses..
<p>(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i></p>	This objective is not relevant to the proposal as it is not a heritage site, or within a heritage precinct. The <i>Aboriginal Relics Act 1975</i> will apply should any Aboriginal heritage sites be discovered during construction works.
<p>(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i></p>	This development supports the orderly provision of infrastructure and co-ordination of public utilities for the benefit of the community by facilitating future renewable energy projects and improving the link between Tasmania and the NEM.
<p>(i) <i>to provide a planning framework which fully considers land capability</i></p>	The proposed development does not directly affect this objective.

## 5.3 Cradle Coast Regional Land Use Strategy 2010-2030

The Cradle Coast Regional Land Use Strategy 2010-2030 seeks to align policies for infrastructure planning with the objectives and actions detailed in the Tasmanian Infrastructure Strategy, The Cradle Coast Regional Transport Strategy, the Tasmanian Health Plan, and state policies for education.

The strategy has a particular function to achieve integrated land use and infrastructure planning to ensure processes which allocate land for development are coordinated with processes for provision of infrastructure. Land use recognises reliable, secure and sustainable energy is an essential ingredient for economic activity and the wellbeing of communities.

Significant job opportunities and regional benefits will flow from the construction of Marinus Link. Independent analysis shows these developments could unlock significant existing and potential renewable energy and storage projects, thousands more jobs, and billions more in regional

investment.

The peak construction period for Marinus Link will span 2025 to 2027. Economic analysis indicates during this period, Marinus Link is expected to support 283 indirect and 1,109 indirect jobs per year in Tasmania. During the modelled operating period (2027 to 2050), Marinus Link is expected to provide \$354 million in value added in Tasmania and support 1,860 job years.

Land use planning processes recognise strategic importance of inter-state connections via BassLink and the Natural Gas Pipeline for the import and export of energy. Tasmania is a participant in the NEM. Energy trading between Tasmania and other mainland states and territories in the NEM is made possible by BassLink, a nominal 600 MW export / nominal 480 MW import HVDC interconnector between George Town in Tasmania and Loy Yang in Victoria. The interconnector is highly utilised at times limiting export of renewable generation and import of low-cost baseload power. Marinus Link will provide a second link between the Tasmanian and Victorian electricity grids, enabling increased energy transfer capacity between these regions in the NEM.

Land use planning processes should facilitate commercial-scale renewable energy generation. Tasmania has significant renewable energy resource potential, particularly hydroelectric power and wind energy. The potential size of the resource exceeds both the Tasmanian demand and the capacity of BassLink. Growth in renewable generation in mainland states and territories participating in the NEM, coupled with the retiring of baseload coal-fired generators, is reducing the availability of dispatchable generation. Tasmania's existing and potential hydroelectric resources are a valuable source of dispatchable generation that could benefit electricity supply in the NEM.

## 5.4 Tasmanian Planning Scheme: State Planning Provisions

The following section addresses the relevant use and development standards under the Tasmanian Planning Scheme.

### 5.4.1 Rural Zone

Clause 20.1 states the purpose of the Rural Zone is:

*20.1.1 To provide for a range of use or development in a rural location:*

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*

The site is wholly within the Rural Zone (refer to Figure 12). The zone provides for all agricultural uses to occur in conjunction with a range of other activities beyond agriculture, all of which significantly contribute to Tasmania's economic growth. Significant job opportunities and regional benefits will flow from the construction of the proposed converter station.

The Rural Zone provides for rural land where there is limited or no potential for an agricultural use. Agricultural use means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

Agricultural land means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

Across the vast majority of the Heybridge site, the vegetation has been removed, and the topsoil stripped away, as part of the original construction of the tioxide plant, and subsequent demolition and rehabilitation of the factory site. Much of the site is covered with introduced gravels. The land capability class 6+7 identifies the land with severe to extreme limitations that make it unsuitable for agricultural use.

*(b) that requires a rural location for operational reasons;*

The proposal is for a utilities use, and does not require a rural location for operational reasons. The connection site is a suitable reuse of a former industrial site as it is the least constrained option to locate the converter station identified in the project's site selection process.

*(c) is compatible with agricultural use if occurring on agricultural land;*

The converter station will be occurring on land that is not suitable for agricultural use.

*(d) minimises adverse impacts on surrounding uses.*

There are surrounding residential land uses along Crown Circuit, as well as the Heybridge settlement within Central Coast Municipality, and the additional lifestyle settlement, Eagle Sea Estate off Devonshire Drive to the south west.

The converter station has a number of components that generate noise. Whilst, the noise will be contained, to a large extent, by the walls of the structure, the noise will be continuous and operate at night. The construction of the converter station will also create noise that has the potential to affect the amenity of the nearby residents. This will be managed through normal construction hours wherever possible. A noise assessment is being completed to determine potential impacts to sensitive uses in proximity to the site and appropriate management measures to be adopted.

There is a potential for visual impact from the converter station on the residential areas of Crown Circuit and Eagle Sea Estate. Plate 1 and Plate 2 were taken from the Eagle Sea Estate overlooking the converter station site. The site is not visible from Charlton Close and a partial view through trees of the eastern side of the converter station site is possible from the northern end of Devonshire Drive. Views of the site from Crown Circuit are obscured by the vegetated knoll on the eastern part of the site (refer to Plate 3). A detailed visual impact assessment will be completed and mitigation measures developed.

**Figure 12**  
**Planning scheme zones**

**Legend**

- Landfall
- Proposed converter station
- ▢ Proposed switching station

**Proposed route**

- HVDC subsea cable
- Heybridge converter and switching station site boundary

**Major road**

**Minor road**

**Cadastre**

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Scale: 1:10,000  
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Coordinate System: GDA2020 MGA Zone 55  
Projection: Transverse Mercator  
Datum: GDA2020

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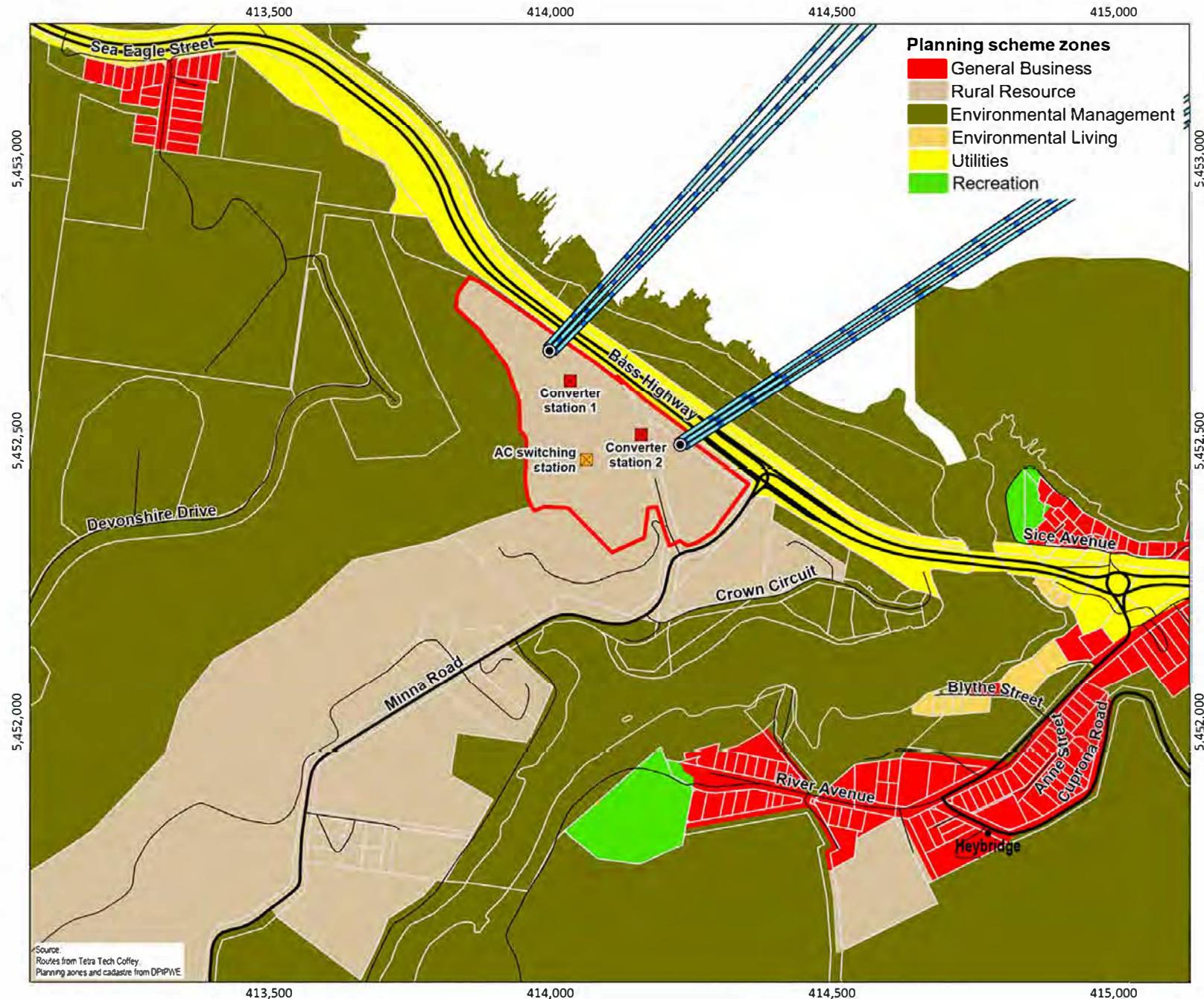
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 **TETRA TECH  
COFFEY**

**MARINUS**  
LINK





*Plate 1 View from Charlton Close, Eagle Sea Estate.*



*Plate 2 View across the site from the northern end of Devonshire Drive.*



*Plate 3 View from Crown Circuit towards site.*

There is the potential for temporary traffic impacts during construction that will impact on the residents of Crown Circuit in particular. Traffic during the operation and maintenance phases will be minimal. A traffic impact assessment will be completed to assess these impacts.

Lighting will remain off at night except when maintenance activities are undertaken at night. The lighting will be designed to minimise spill.

The Heybridge community on the eastern side of the Blythe River should have little interaction with the development of this site, with the exception of the visual impact when travelling towards Burnie along the Bass Highway. For example, views to the site (right of picture) from the Heybridge sports ground are obscured by vegetation (refer to Plate 4).



**Plate 4 View from Heybridge sports ground**

Impacts to surrounding uses will be kept to a minimum where practicable to do so. Topography and vegetation will naturally mitigate some impacts on surrounding uses associated with noise and visual impact in particular. Colour options for the buildings will be considered to reduce visual impact.

*20.1.2 To minimise conversion of agricultural land for non-agricultural use.*

The proposal does not seek to convert land suitable for agricultural use.

*20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

Plate 5 shows the former tioxide plant which operated on the site between 1949 and 1996. The scale and intensity of the converter station will be of a lesser scale and intensity than the manufacturing of titanium dioxide, which had substantial offsite environmental impacts.



**Plate 5** Historic image of tioxide plant which operated between 1949 and 1996 (Source: Burnie Regional Museum)

While the location is in the rural zone the site is a former industrial site, which has permanently converted the land to suit industrial uses and in this case a utilities use. The site is not in a rural setting and there are few rural uses close to the site. Minna Road has a number of commercial and industrial uses to the south of the site, including Heybridge Landfill and quarry (refer to Plate 6). To the east and west of the site are residential uses.



**Plate 6** Examples of industrial development along Minna Road.

There is the potential for traffic impacts during the construction phase, which may temporarily compromise the function of surrounding settlements, in particular Crown Circuit.

## 5.4.2 Use class

The proposed development is considered as 'Utilities' for the purpose of the use as prescribed under the planning scheme. 'Utilities' is a permitted use under the Rural Zone, notwithstanding other triggers for a discretionary application as to be described below.

The use of 'Utilities' at this site is considered to be consistent with a number of existing other uses along Minna Road, for example there are industrial uses and landfill that provide context for some of the character of the area. These existing uses and the proposed 'Utilities' use are logically permitted in the Rural Zone. This zone facilitates these types of uses and development where there may be some managed impacts.

### 5.4.2.1 Development standards for buildings and Works

The proposal complies with the applicable standards, with the exception of the building height.

The objective at Clause 20.4.1 states:

*To provide for a building height that:*

- (a) *Is necessary for the operation of the use; and*
- (b) *Minimises adverse impacts on adjoining properties.*

The converter station has a number of large buildings essential to house the equipment needed for the conversion of HVDC electricity to HVAC electricity. The phase reactor hall, valve hall and DC side hall will be housed in two separate sheet metal clad buildings with maximum dimensions approximately 70 m wide, 90 m long and 27 m high at the top of each apex roof. These buildings exceed the acceptable solution of 12 m under Clause 20.4.1 building height.

There are also a number of other structures that will have a visible impact, although they comply with the acceptable solution, namely:

- The attached control and auxiliaries building will be approximately 40 m long by 25 m wide by 10 m high.
- The switching station building will be a portal frame building, clad in either concrete panels or sheet metal composite panels approximately 50 m long, 16 m wide and 10 m high.

Council discretion is required to approve the building heights of the phase reactor hall, valve hall and DC side hall, having regard to performance criteria Clause 20.4.1. The proposed building heights are assessed to comply with the applicable criteria as follows:

Performance criteria	Assessment
	<p>The performance criteria states a building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p>
<p>(a) The proposed height of the building.</p>	<p>The converter buildings house high voltage electrical equipment that needs to maintain electrical clearances from all earthed apparatus in order to operate correctly. Principally these distances plus the size of the equipment itself determine the size of the buildings.</p>
<p>(b) The bulk and form of the building.</p>	<p>The critical parameter for the height of the building is determined by the HVDC cable termination at the DC end of the hall. The DC cable termination has a fixed height for the voltage of operation (320 kV in this case) and the sufficient clearance above for I-Beam and lifting hook to attach the corona shield.</p>
	<p>Elevations are being further developed through the design process currently underway. Refer to the 3D model as a reference for the converter station's bulk and form (Figure 9 and Figure 10).</p>
	<p>It is unlikely there will be significant overshadowing impacts to residences surrounding the site. The nearest residences of Crown Circuit are the closest to the Phase Reactor Hall at over 250 m.</p>
	<p>It is unlikely there will be overshadowing of the Eagle Sea Estate given the differences in elevation and orientation of the sites relative to each other.</p>
	<p>Shadow diagrams will be developed to demonstrate there is no overshadowing of nearby residences if required.</p>
	<p>The topography and vegetation will reduce the visible bulk of the converter stations buildings.</p>
	<p>The Phase Reactor Hall will be visible from limited locations along Crown Circuit and will be only partially visible above the natural topography and vegetation of the site (refer to Plate 3).</p>
	<p>The bulk and form of the converter stations is unlikely to have a significant impact upon the Eagle Sea Estate properties. The site is partially visible from a few locations within the Devonshire Drive Hamlet at the northern end of the estate. There are currently no formed lots within this Hamlet.</p>
	<p>A visual impact assessment will be completed to determine the visual impact upon surrounding residences in the Heybridge area and the Eagle Sea Estate.</p>
<p>(c) The separation from existing uses on adjoining properties.</p>	<p>Figure 4 shows distances to the nearest existing uses. The Phase Reactor Hall is approximately 250 m from the nearest residences located on Crown Court, off Minna Road and is separated from the site by vacant land.</p>
	<p>The Heybridge Residential Nature Reserve Specific Area Plan defined area Hamlet is located to the south of the site. The phase reactor hall is over 150 m from the Heybridge Residential Nature Reserve Specific Area Plan defined area in the Devonshire Drive Hamlet area.</p>
<p>(d) Any buffers created by natural or other features.</p>	<p>The site is low lying and relatively level with a vegetated knoll on the eastern boundary of the site and escarpment to the south and west of the site. To the north is the coastline separated from the site by the Bass Highway and Western Line railway (refer to Figure 4).</p>

### 5.4.2.2 Setbacks

The siting of buildings should minimise the potential conflict with use on adjoining sites. In this instance the proposal meets the acceptable solution Clause 20.4.2 A1 where buildings must have a setback from all boundaries of not less than 5 metres (refer to Figure 8).

### 5.4.3 Codes and overlays

#### 5.4.3.1 Signs

The purpose of the Signs Code is:

C1.1.1 *To provide for appropriate advertising and display of information for business and community activity.*

C1.1.2 *To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.*

C1.1.3 *To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.*

The signage will identify the site as Marinus Link and is of an appropriate scale for the use. The size and siting of the signs is comparable with other industrial uses in the area and will be compatible with the visual amenity of the surrounding area.

The siting of the sign identifies the site from either frontage onto the Bass Highway and Minna Road. The scale and location of the signage within the grounds of the site will ensure that it does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

The objective of Clause 1.6.1 states:

*That:*

(a) *signage is well designed and sited; and*

(b) *signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.*

It is proposed to place a freestanding ground based sign 2 m x 2 m setback 5 m from each frontage onto Minna Road and the Bass Highway. This type of sign meets the applicable sign standards in Table C1.6 and all acceptable solutions in Clause C1.6.1.

The sign will not be illuminated and no third party signs are proposed. Therefore Clause C1.6.2 and C1.6.3 do not apply.

#### 5.4.3.2 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.*
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.*
- C2.1.6 To provide for parking precincts and pedestrian priority streets.*

Per clause C2.2.4(h), the code applies to utilities use, however in accordance with Table C2.1 Parking Space Requirements, there is no requirement for car and bicycle spaces. Notwithstanding this, there will be an appropriate level of parking facilities onsite for light vehicles to facilitate maintenance and operational requirements of the converter station. Location will not impact on adjoining uses and will allow for parking to be contained onsite.

#### 5.4.3.3 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

- C3.1.1 To protect the safety and efficiency of the road and railway networks; and*
- C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.*

The proposed converter station is consistent with the purpose of the code as it will not compromise the safety and efficiency of the nearby road and railway networks. The utilities use does not conflict with the Bass Highway and Western Line railway.

The site has an existing vehicle crossing for traffic to enter or leave Minna Road (Plate 7).

The objective of Clause 3.5.1 states:

*To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.*

The site has operated as a timber yard for a number of years, with load semi-trailers shipping logs to

the site for storage for subsequent shifting to the wharf for shipping. Currently the site is disused with no traffic to and from the site onto Minna Road.

Vehicle traffic to and from the site will be onto the Bass Highway. To facilitate this an upgrade of the intersection will be required and therefore Clause 3.5.1 A1.1 is not met. A traffic impact assessment will be required to assess the potential impacts and required upgrades.

It is acceptable to have 40 vehicle movements per day for vehicles up to 5.5 m long and 5 vehicle movements per day for vehicles longer than 5.5 m. Vehicle movements over the course of construction period are predicted to be around 4,700. This will likely result in days where vehicle movements exceed the acceptable solution Clause 3.5.1 A1.4.

Council discretion is required to ensure traffic to and from the site minimises any effects on the safety of the sites vehicle crossing having regard to Clause C3.5.1. The existing vehicle crossing is assessed to comply with the applicable criteria as follows:

Performance criteria	Assessment
	Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:
(a) any increase in traffic caused by the use	The site is currently disused and there is no traffic to and from the site. A traffic impact assessment will be completed to address this performance criteria.
(b) the nature of the traffic generated by the use	<p>It is the aim to source all civil works materials for the converter station locally. No air or sea transportation will be required. HVDC converter station components will be shipped to Port of Burnie or Port of Devonport and trucked to site. Traffic movements for construction of the Heybridge converter station are estimated to be approximately 4,700 round trips from port to the site.</p> <p>A full traffic impact assessment will be undertaken for construction vehicles, that will consider the route, dimensions and estimate the number of vehicle movements proposed. Construction vehicles required will include large earthmoving machinery, cranes, piling machine, concrete mixers and transport equipment.</p> <p>Seven oversized loads are expected to be required for delivery of seven transformers for the converter station. HVDC transformers typically weigh approximately 250 to 270 tonnes without oil with dimensions of 9.6 m x 4.5 m x 4.5 m.</p> <p>Operation and maintenance traffic movements for the Heybridge converter station are likely to be minimal.</p>
(c) the nature of the road	A traffic impact assessment will be completed to address this performance criteria.
(d) the speed limit and traffic flow of the	Traffic flow temporarily impacted during construction and will be managed with a traffic management plan.

Performance criteria	Assessment
road	
(e) any alternative access to a road	The addition of a secondary access to the site coming off the Bass Highway has been discussed with the Department of State Growth. The Department has indicated as part of the prior approval process for subdivision of the site, the access to the site was to remain from Minna Road and not from the Bass Highway.
(f) the need for the use	Marinus Link and the supporting Northwest Transmission Developments (NWTD) can help the national transition to renewable energy by providing greater market access to Tasmania's world class wind and hydro power, and proposed pumped hydro long duration energy storage resources. By increasing energy exchange between Victoria and Tasmania, Marinus Link will unlock renewable energy generation opportunities and cost-effective energy storage, and support affordable, reliable and clean energy in Victoria, Tasmania and beyond. Marinus Link also includes increased optical fibre capacity, providing additional bandwidth and route paths between regional Victoria and Tasmania.
(g) any traffic impact assessment	A traffic impact assessment will be completed to address this performance criteria.
(h) any advice received from the rail or road authority.	Consultation with the road authority (Burnie City Council and Department of State Growth) will be completed.

Clause C3.6 development standards for buildings or works does not apply to a utilities use.



*Plate 7 Entrance to Heybridge converter station site from Minna Road.*

#### **5.4.3.4 Electricity Transmission Infrastructure Protection Code**

This code only applies to electricity transmission corridors, communications station buffer areas and substation facility buffer areas. None of which are applicable to the site.

#### **5.4.3.5 Telecommunications code**

The purpose of the Telecommunications Code is:

*C5.1.1 To provide for telecommunication networks as a service for the community.*

*C5.1.2 To ensure that facilities are co-located where practicable.*

*C5.1.3 To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.*

Council discretion is required to approve a telecommunications facility as part of the converter station having regard to Clause C5.6.1. The proposed telecommunications facility is assessed to comply with the applicable criteria as follows:

Performance criteria	Assessment
P1.2 Facilities not located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to:	
(a) the need to locate the facility outside existing utility corridors or on a site with an existing facility;	The telecommunications building must be located at the new converter station site as it is the connection point for the transmission/optic fibre cable between Tasmania and Victoria.
(b) the siting and design of facilities;	The telecommunications building is approximately 125 m <sup>2</sup> and will be located adjacent to converter station 2 building and entrance to the site (refer to Figure 8).
(c) best practice methods to: <ul style="list-style-type: none"> <li data-bbox="282 804 727 887">a. reduce the visual impact of facilities; or</li> <li data-bbox="282 916 727 1044">b. conceal facilities within the surrounding natural or built environment;</li> </ul>	The location of telecommunications building will be concealed from residences to the east and Eagle Sea Estate by the natural topography and vegetation surrounding the site. The building will also be concealed amongst the larger converter station buildings. The external appearance of the building will be designed to reduce impacts. A visual impact assessment will be undertaken for the entire site including the telecommunications building.
(d) the need to minimise clearing of vegetation; and	The telecommunications building does not require the clearing of vegetation.
(e) functional and safety requirements to establish, operate and maintain the facilities.	Functional and safety requirements to establish, operate and maintain the facility will be identified at detailed design.

#### 5.4.3.6 Local historic heritage code

A search of the Tasmanian Heritage Register found no heritage places or heritage precincts on or adjacent to the site therefore the code does not apply.

#### 5.4.3.7 Natural Assets Code

The purpose of the natural assets code states:

C7.1.1 *To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*

C7.1.2 *To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*

C7.1.3 *To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*

C7.1.4 *To minimise impacts on identified priority vegetation.*

C7.1.5 *To manage impacts on threatened fauna species by minimising clearance of significant habitat.*

Bass Highway and Western Line railway separates the site from the coastal area. No waterways are onsite, and the site is not within a coastal protection area.



The objective of Clause C7.6.2 states:

*That clearance of native vegetation within a priority vegetation area:*

- (a) *does not result in unreasonable loss of priority vegetation;*
- (b) *is appropriately managed to adequately protect identified priority vegetation; and*
- (c) *minimises and appropriately manages impacts from construction and development activities.*

Priority vegetation on the east of the site will remain largely untouched. Small sections to the west and south of the site areas totaling 0.75 ha are covered by the priority vegetation area overlay, including potential areas for access (refer to Figure 13). These areas will be cleared to allow the development to proceed.

Council discretion is required to approve the minor clearance of native vegetation within the priority vegetation area on the site having regard to Clause C7.6.2. The proposed vegetation clearance is assessed to comply with the applicable criteria as follows:

Performance criteria	Assessment
P1.1 Clearance of native vegetation within a priority vegetation area must be for:	
(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;	Not applicable.
(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;	Not applicable.
(c) subdivision in the General Residential Zone or Low Density Residential Zone;	Not applicable.
(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;	<p>Significant job opportunities and regional benefits will flow from the construction of Marinus Link. Independent analysis shows Marinus Link could unlock significant existing and potential renewable energy and storage projects, thousands more jobs, and billions more in regional investment.</p> <p>The site has been located at Heybridge as it is the least constrained and meets the project objectives due to:</p> <ul style="list-style-type: none"> <li>• proximity to the North West Tasmania Renewable Energy Zones, existing hydro capacity and proposed renewable generation and storage projects.</li> </ul>

Performance criteria	Assessment
	<ul style="list-style-type: none"> <li>availability of a suitable converter station site close to the transmission network.</li> <li>optimising network investment in Tasmania to support Marinus Link and related energy transfer from generation and storage projects.</li> </ul>
(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or	The majority of the existing priority vegetation will be avoided and retained (refer to Figure 14 and Figure 14).
(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.	There are two patches of native vegetation (regrowth and possibly rehabilitation plantings) totalling 0.75 ha within to converter station footprint that will be cleared (see Plate 8 and Plate 9). A larger area of priority vegetation approximately 1.4 ha to the east of the site will be retained. The size of the site is 10.4 ha.

P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(f) the design and location of buildings and works and any constraints such as topography or land hazards;	The remnant vegetation on the site is restricted to the edges of the site and a small knoll to the east. The design and location of the buildings and works will avoid the majority of the remaining vegetation onsite.
(g) any particular requirements for the buildings and works;	There are no particular requirements that apply.
(h) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;	Whilst the Bushfire Prone Areas Code does not apply a bushfire hazard management plan will be prepared for the site. Given the development is constrained by the design (i.e. the general arrangement cannot be configured differently due to how it needs to function). The buildings are for utilities use and are not habitable.
(i) any mitigation measures implemented to minimise the residual impacts on priority vegetation;	A weed management plan will be included in the Construction Environmental Management Plan.
(j) any on-site biodiversity offsets; and	Not applicable.
(k) any existing cleared areas on the site.	The design and location of buildings and works are primarily within the cleared areas of the site.



**Plate 8 Clump of *Acacia melanoxylon* and *Eucalyptus regnans* within the converter station footprint**



**Plate 9 Converter station site with the remnant strip of regrowth scrub in the background**



#### 5.4.3.8 Scenic Protection Code

Sections across the western boundary of the site are covered by the scenic protection overlay (refer to Figure 15).

The objectives of development within a scenic protection area are:

- a) *destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and*
- b) *buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.*

Apart from a small section of the AC switching station the majority of the converter station footprint is outside of the scenic protection code.

Council has the discretion to approve the destruction of vegetation that does not cause an unreasonable reduction of the scenic value of a scenic protection area; and buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area site having regard to Clause C8.6.1. The proposed vegetation clearance is assessed to comply with the applicable criteria as follows:

Performance criteria	Assessment
P1.1 Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:	
(a) the nature of the vegetation to be removed	<p>There is a 0.25 ha clump of trees within the converter station footprint which is comprised of <i>Acacia melanoxylon</i> (blackwood) and <i>Eucalyptus regnans</i> (mountain ash). This patch appears to have been planted as <i>Eucalyptus regnans</i> and does not occur in the surrounding area which is all dry forest.</p> <p>There is also a 0.5 ha patch of native regrowth along the western boundary which includes: <i>Acacia melanoxylon</i>, <i>Leptospermum scoparium</i> (common tea tree), <i>Allocasuarina verticillata</i> (drooping sheoak) and <i>Banksia marginata</i> (silver banksia).</p>
(b) the area of vegetation to be removed	<p>There are two areas of vegetation to be cleared within the development footprint. A 0.25 ha clump of planted mountain ash and a 0.5 ha patch of native regrowth along the western boundary of the site.</p>
(c) the topography of the site	<p>The site is low lying and relatively level with a vegetated knoll on the eastern boundary of the site and escarpment to the south and west of the site. To the north is the coastline separated from the site by the Bass Highway and Western Line railway.</p>

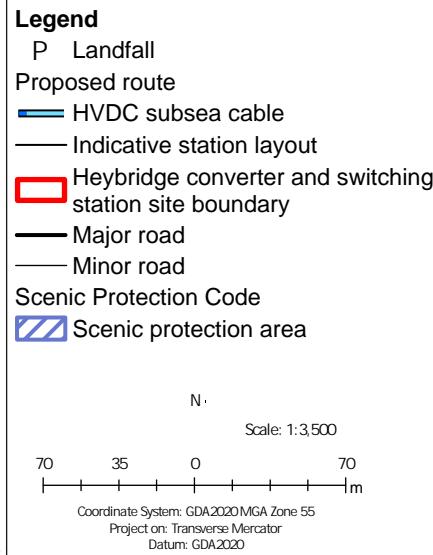
Performance criteria	Assessment
(d) any visual impact on a skyline	The vegetation to be cleared is approximately 80 m below the top of the escarpment located on the south western boundary of the site which is low lying. It is anticipated there will be no impact upon the skyline. A visual impact assessment will be undertaken.
(e) the nature of the reduction of the scenic value	The vegetation to be removed is regrowth and plantings. This vegetation is located on the relatively flat part of the site. With the exception of the Bass Highway, there are few locations from where the vegetation is visible and contributes to the scenic value of the area.
(f) the purpose of any management objectives identified in the relevant Local Provisions Schedule.	No Local Provision Schedule applies to the site.

P1.2 Buildings or works within a scenic protection area must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to:

(a) the topography of the site	The site is low lying and relatively level with a vegetated knoll on the eastern boundary of the site and escarpment to the south and west of the site. To the north is the coastline separated from the site by the Bass Highway and Western Line railway.
(b) the location of, and materials used in construction of, driveways or access tracks	The location of the driveway on the eastern side of the site is visible from a limited number of locations to the east of the site. The materials used in the construction of the driveway will be determined during detailed design.
(c) proposed reflectance and colour of external finishes	A colour and external finishes will be chosen to blend into the surrounding landscape.
(d) design and proposed location of the buildings or works	The converter building houses high voltage electrical equipment that needs to maintain electrical clearances from all earthed apparatus in order to operate correctly. Principally these distances plus the size of the equipment itself determine the size of the buildings. The design of the switching station is to use gas insulated switchgear as opposed to air insulated switchgear which reduces the footprint of the switching station considerably.

Performance criteria	Assessment
	The site is constrained by the surrounding escarpment, knoll and Minna Road to the east and Bass Highway to the north.
(e) the extent of any cut or fill required	<p>The proposed converter station are to be positioned on the low lying and relatively flat area of the site.</p> <p>Area/Volumes for Heybridge are:</p> <p>Area = 57,930 m<sup>2</sup></p> <p>Total cut = 13,250 m<sup>3</sup></p> <p>Total fill = 41,560 m<sup>3</sup></p> <p>Imported fill = 28,320 m<sup>3</sup></p> <p>The volumes are inclusive of the access road as well.</p> <p>It is the intention not to remove spoil from the site.</p>
(f) any visual impact on a skyline	<p>The phase reactor hall, valve hall and DC side hall will be housed in a sheet metal clad building 27 m high. The building sits approximately 50 m below the top of the escarpment. Apart from the Bass Highway it is unlikely the skyline will be obscured from any vantage points including adjoining residences.</p> <p>A visual impact assessment will be undertaken as part to determine the visual impact upon the skyline.</p>
(g) any existing or proposed screening	<p>The site is screened to the east with a vegetated knoll and vegetated escarpment to the west and south.</p> <p>An opportunity exists for vegetation screening to be planted on the boundary fronting onto the Bass Highway.</p> <p>A visual impact assessment will be completed to determine the adequacy of the existing natural features screening the site and potential for mitigation with landscaping.</p>
(h) the purpose of any management objectives identified in the relevant Local Provisions Schedule.	No Local Provision Schedule applies to the site.

Figure 15  
Scenic protection overlay



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# MARINUS







*Plate 10 View to converter station site from Blythe Heads.*

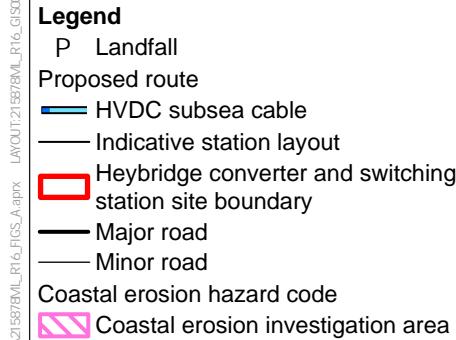
#### **5.4.3.9 Attenuation Code**

The activity is not listed in Tables C9.1 and C9.2 of the code, is not a sensitive use or a subdivision of land therefore the code does not apply.

#### **5.4.3.10 Coastal Erosion Hazard Code**

The site is separated from the coast by the Western Railway and Bass Highway. Depending on the final layout of the converter station, a small portion along the northern boundary subject to the coastal erosion investigation area (refer to Figure 16).

**Figure 16**  
Coastal erosion hazard overlay



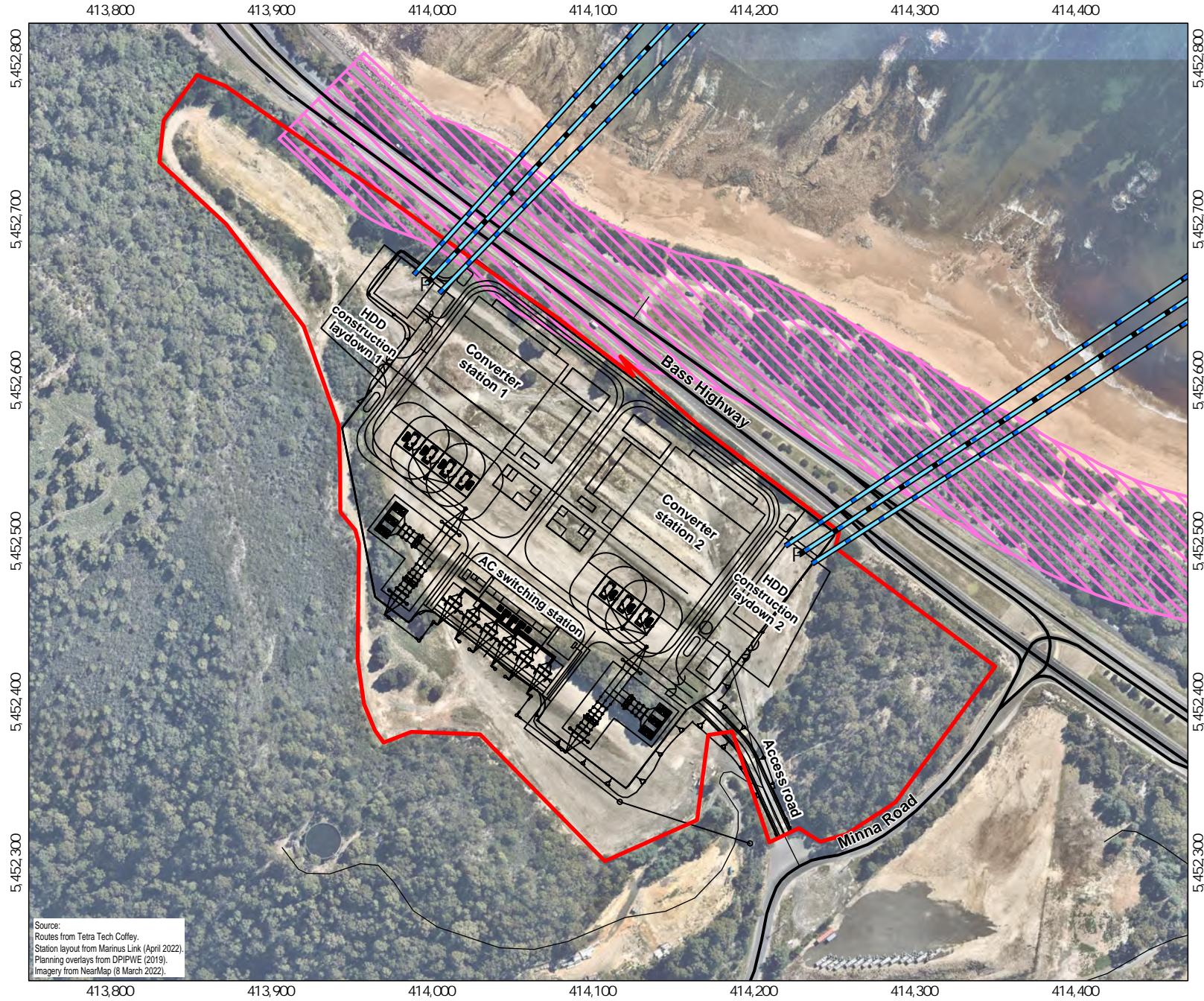
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Uses located within a coastal erosion investigation area are to achieve and maintain a tolerable risk from coastal erosion. There is no acceptable solution for uses within a coastal erosion investigation area Clause C10.5.4 and therefore the performance criteria applies. A coastal erosion investigation report will address this performance criteria.

Buildings and works located within a coastal erosion investigation are to achieve and maintain a tolerable risk from coastal erosion. There is no acceptable solution for buildings and works within a coastal erosion investigation area Clause C10.6.3 and therefore the performance criteria applies. A coastal erosion investigation report will address this performance criteria.

#### **5.4.3.11 Coastal Inundation Hazard Code**

Coastal inundation projections show that the site will not be impacted by the year 2100. The site of the proposed development is outside of any coastal inundation hazard areas and therefore the code does not apply.

#### **5.4.3.12 Flood Prone Areas Hazard Code**

This code does not apply as the proposed development of land is not within a flood-prone hazard area.

#### **5.4.3.13 Bushfire Prone Areas Code**

Although the site is entirely covered by the bushfire overlay, per Clause 13.2.1, the proposed development is not for a vulnerable or hazardous use and therefore no assessment under the code is required.

Regardless of the Code it is proposed that a bushfire hazard management will be prepared to protect the critical infrastructure as well as surrounding land uses. The plan will contain appropriate bushfire protection measures that is certified by the Tasmanian Fire Service (TFS) or an accredited person.

#### **5.4.3.14 Potentially Contaminated Land Code**

The site is the location of the former Tioxide Australia plant which operated between 1949 and 1996. The tioxide plant used sulphuric acid and ilmenite ore to produce high-grade titanium dioxide. Titanium pigments were manufactured in the factory for use in products ranging from paint, plastics, printing ink, paper, flooring, cement products, wall coverings, cosmetics, ceramics, rubber and textiles. This manufacturing falls within a potentially contaminating activity, chemical manufacture and formulation (Table C14.2).

The purpose of the Potentially Contaminated Land Code is:

*C14.1.1 To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.*

Council discretion is required to approve excavation of the site as it will involve more than 250m<sup>2</sup> of site disturbance having regard to Clause 14.6.1. The proposed converter station footprint is assessed to comply with the applicable criteria as follows:

Performance criteria	Assessment
<p>P1.1 Excavation, excluding on land subject to the <i>Macquarie Point Development Corporation Act 2012</i>, must not have an adverse impact on human health or the environment, having regard to:</p> <p>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated;</p>	<p>A number of EPN's have been applied to the site. All EPN's associated with the site have been complied with.</p> <p>EPN 40/1 relating to the Decommissioning and Rehabilitation Plan (D&amp;RP) for the site compliance certificate was approved in June 1998. There are no ongoing requirements with regards to the D&amp;RP.</p> <p>EPN 41/1 currently exists for a tunnel and pipe used to transport leachate for discharge into Bass Straight. The EPN requires the Director of the EPA be notified when the tunnel and pipe is removed.</p> <p>A review of environmental risk associated with the former Tioxide Site by Balance Consulting for the Council found thorough assessments and remediation operations at the site have been completed and the risk of uncovering further contaminated materials is highly unlikely.</p>
<p>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</p>	<p>From the sampling regime that Cromer (2007) undertook it shows that there was some minor contamination found when comparing the site to the 2013 NEP(ASC)M industrial guidelines.</p> <p>A subsequent investigation by Environmental, Service and Design (ES&amp;D) in 2020 determined that there are no human health risks associated with the site under the NEP(ASC)M and the site is considered suitable for use as an industrial operation.</p> <p>Further detailed site contamination assessment will be completed.</p>
<p>(c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes:</p> <ol style="list-style-type: none"> <li data-bbox="282 1709 727 1843">any specific remediation and protection measures required to be implemented before excavation commences; and</li> <li data-bbox="282 1866 727 2001">a statement that the excavation does not adversely impact on human health or the environment.</li> </ol>	<p>A site contamination assessment is currently underway and will include a plan to manage any contamination found and any associated risks to human health and the environment.</p>

#### 5.4.3.15 Landslip Hazard Code

Sections of the southern and western areas of the site are covered by the landslip hazard overlay (ranging from low to medium hazard band) as shown in Figure 17.

The purpose of the Landslip Hazard Code is:

*C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.*

As per Clause 15.4.1, the proposed development is exempt from this code as it is the use of land in a low or medium hazard band (and not for critical, hazardous or vulnerable use), and it is the use of land for utilities.

Notwithstanding, a geotechnical assessment has been undertaken by Tasman Geotechnics who found there is low risk for landslide or rock fall on the site.

#### 5.4.3.16 Safeguarding of Airports Code

The proposed development is not within an airport obstacle limitation area and therefore the code does not apply.

### 5.5 Burnie Local Provisions Schedule

#### 5.5.1 BUR-S1.0 Heybridge Residential Nature Reserve Specific Area Plan

The project site abuts the specific area plan. Whilst the plan does not apply consideration has been given to the potential impacts upon the area in Section 6.3.1.

#### 5.5.2 Burnie Town Centre Parking Specific Area

Does not apply.

#### 5.5.3 BUR-C8.0 Scenic Protection Code

Land adjacent to and visible from within the Burnie urban settlement area and its immediate hinterland, being the coastal escarpment above Bass Strait and the slopes and ridges of Round Hill, a vegetated creek line flowing through Park Grove, and the deeply incised and heavily vegetated coastal valleys of the Cam River, Emu River and Blythe River.

Scenic value:

- (a) Relatively intact native vegetation cover on Round Hill visible from the established residential areas and major road transport routes for the Burnie settlement area.

- (b) A coastal escarpment that is prominent to view from the Bass Highway road transport route and the coastal settlement areas of Burnie.
- (c) Deeply incised coastal river valleys that contain intact native forest and provide an immediate landscape contrast to the urban development on the approaches to the Burnie settlement area.

Management objectives

- (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;
- (b) To maintain skylines free of visible development; and
- (c) To reduce the visual contrast between buildings and works and the natural bushland.

**Figure 17**  
Landslip hazard overlay

**Legend**

- P Landfall
- Proposed route
- HVDC subsea cable
- Indicative station layout
- Heybridge converter and switching station site boundary
- Major road
- Minor road

**Landslip hazard code**

- Low landslip hazard band
- Medium landslip hazard band

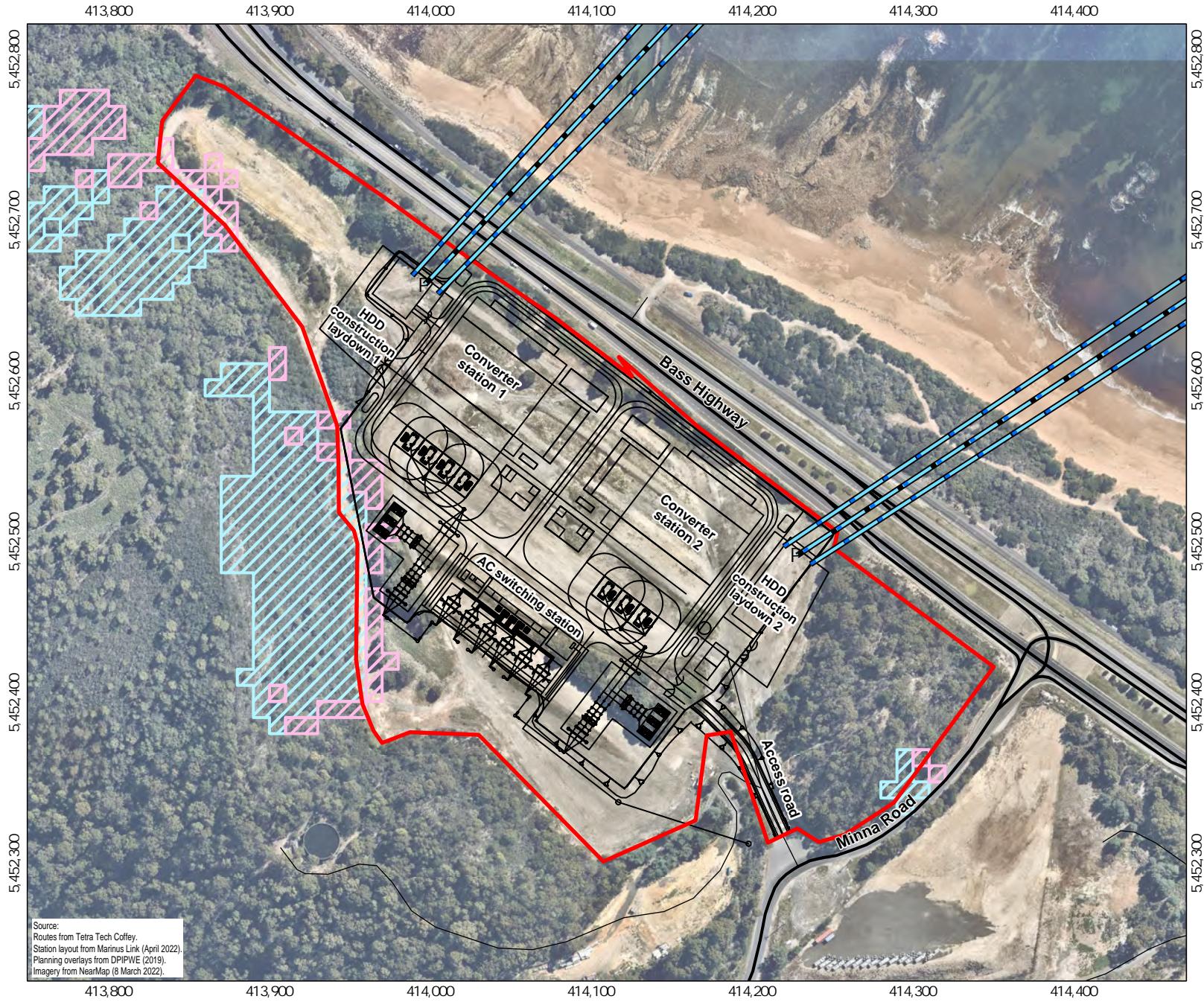
N.  
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70 35 0 70 m  
Coordinate System: GDA2020 MGA Zone 55  
Project on: Transverse Mercator  
Datum: GDA2020

TasNetworks has made every effort to ensure this product is free of errors but does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.

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Date: 30/06/2022 10:29 AM  
Prepared by: Helen.Unkovich



The site is predominantly clear of vegetation with a relatively intact remnant located on a knoll in the northeast corner of the site. Vegetation screening will be planted to screen the site where practicable to do so. This would primarily be along the boundary towards and along the highway.

The site is located below the vegetated escarpment situated to the west and southern boundaries of the site. The development will maintain skylines free of visible development. The combination of the elevation of the escarpment and the knoll provide naturally existing screens for the proposed development from the majority of nearby residential areas.

The proposed development will be visible from the highway and potentially some foreshore areas therefore consideration needs to be given for the higher building elements to blend with the surrounding vegetation.

The proposed buildings will have external colours that blend with the surrounding natural bushland to reduce the visual contrast.

## 5.6 Stakeholder consultation

The project team has been engaging with stakeholders and the community of Tasmania since July 2018.

More recently, nine community drop-in sessions were held over June and July 2021. This included a session at Heybridge, where there were 17 attendees. To date, the project has consulted with:

- Local Councils
- State government agencies
- The Aboriginal community
- Community groups
- Local residents
- Industry organisations
- Local economic and land management authorities

General feedback received about the project indicated there was a low level of awareness and understanding of the project among community members. There were a number of perceived advantages and disadvantages identified. Advantages included increased network capacity and reliability, employment and jobs, potential for lower power prices, economic benefits, innovation and increased clean/renewable energy generation. Perceived disadvantages included impacts on land and property values, how the project will be funded, perceived health impacts (electromagnetic fields (EMFs)) and potential for foreign ownership of energy generation assets in Tasmania.

Participants also wanted to know more about project benefits for Tasmanians, future employment opportunities, impacts to landowners and land use, energy pricing and funding structures, environmental assessments, and future community engagement opportunities.

Through this process Marinus Link have gained an understanding of the issues that are important to the community. Feedback from community will be used to refine future communication and engagement approaches, which have been planned for 2022 onwards.

Table 5 provides further information on stakeholder engagement tools utilised by Marinus Link.

**Table 5 Stakeholder engagement activities**

Engagement Tool	Detail
<u><b>Stakeholder engagement plan</b></u>	Marinus Link has drafted an Environmental Impact Statement Consultation Plan Marinus Link has drafted the Heybridge site Engagement Plan.
<u><b>Stakeholder database</b></u>	Jones Lang Lasalle (JLL) (Land agents engaged as part of the NWTD project) manage the stakeholder database recording engagement relating to the Heybridge site.
<u><b>Community line/email</b></u>	team@marinuslink.com.au 1300 765 275 <a href="https://www.marinuslink.com.au/contact-us-2/">https://www.marinuslink.com.au/contact-us-2/</a>
<u><b>Website</b></u>	<a href="https://www.marinuslink.com.au">https://www.marinuslink.com.au</a>
<u><b>Community updates</b></u>	Newsletters are sent out to mailing list every 3 months. Regular notifications are sent out about works in the area.
<u><b>Property access for field surveys</b></u>	Heybridge converter station site owned by TasNetworks

## 6 Legislation

### 6.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of matters of national environmental significance (MNES) and the conservation of Australia's biodiversity. While the various states within Australia are primarily responsible for environmental impact assessment, there are a number of triggers that may initiate Commonwealth involvement in a project. In this instance, the trigger relates to the potential impacts to listed threatened and/or listed migratory species, and potential impacts in the Commonwealth Marine Area.

An ecology survey did not identify any nationally listed species on site. It is considered that there is unlikely to be a significant impact on any MNES.

There are two Tasmanian wedge-tailed eagle nests located roughly 1.7km to the west and south of the site. In addition to the site being located outside of the 1km buffer protection zone (Forest Practices Authority Fauna Technical Note No.1: Eagle nest searching, activity checking and nest management), it is considered unlikely that the proposed activity would have any impact on the species.

### 6.2 Electricity Supply Industry Act 1995 and ESI Regulations 2018

The *Electricity Supply Industry Act 1995* (Tas) (ESI Act) regulates the electricity supply industry in Tasmania, including regulating and licensing electricity entities. Under the ESI Act, licensed electricity entities, including Marinus Link, do not have to obtain a permit under LUPAA for "works of minor environmental impact" as outlined in the *ESI Regulations 2018*. This includes:

- Construction of new underground electricity transmission or distribution cables.
- Modification, removal, maintenance or repair of substations, transformers and existing power lines.

Components such as the construction of underground cables are exempt from LUPAA and therefore works associated with the horizontal directional drilling on the site are not considered under this application.

Components of the project which are considered "works of minor environmental impact" include repair, maintenance or modification of the infrastructure once constructed. The converter station is not considered to be work of 'minor environmental impact' and will require a permit under LUPAA.

Underground transmission cables are exempt from LUPAA under this provision of ESI Act.

## 6.3 Environmental Management and Pollution Control Act 1994

### 6.3.1 Level 1 activity referrals

The *Environmental Management and Pollution Control Act 1994* (EMPCA) is the primary legislation regulating environmental protection and pollution control in Tasmania. The EPA Director can require a Planning Authority to refer a permit application for a permissible level 1 activity to the Board for assessment under section 24(1) of EMPCA, where the Director has become aware that it may have a relatively high level of environmental significance.

In this instance noise and traffic may be of relatively high level of environmental significance when considering impacts upon surrounding uses. Further studies are required to confirm this.

## 6.4 Other relevant legislation

### 6.4.1 Aboriginal Heritage Act 1975

The *Aboriginal Heritage Act 1975* (AHA) serves to protect Aboriginal heritage in Tasmania. Under the Act, it is an offence to disturb, damage or destroy any Aboriginal relics without a permit.

Aboriginal heritage matters are assessed outside the planning process, however, an assessment of heritage values and the identification of potential for impacts on sites, objects or registered places was used to inform the project design.

No Aboriginal sites or suspected features were identified during a field survey assessment of the proposed Heybridge converter station site and the surveyed section of the adjacent coastal reserve. The search of the Aboriginal Heritage Register shows that there are no registered Aboriginal sites that are located within or in the immediate vicinity of the study area.

### 6.4.2 Historic Cultural Heritage Act 1995

The *Historic Cultural Heritage Act 1995* (HCHA) regulates the identification, assessment, protection and conservation of historic cultural heritage in Tasmania.

The Planning Criteria outline standards for assessment of impacts on heritage values. These standards specifically exclude places listed on the Tasmanian Heritage Register. Any approval required under this Act for works involving a registered place must be issued under LUPAA and must include any advice from the Tasmanian Heritage Council. Any discretionary application for heritage works under this Act is required to be lodged with the relevant planning authority who will process the application, including referral to the Tasmanian Heritage Council and issue of the final permit.

A search of the Tasmanian Heritage Register found no heritage places or heritage precincts on or adjacent to the site.

### 6.4.3 Threatened Species Protection Act 1995

The following obligations under the *Threatened Species Protection Act 1995* (TSP Act) are relevant to the proposed development:

- No listed species may be killed, injured or collected
- Listed species on land subject to an interim protection order must not be disturbed
- There must be no disturbance to listed species contrary to a land management agreement.

Observations from the initial ecology field surveys indicate that no species listed as threatened under this Act are located on the converter station site.

## 6.5 State Policies

State Policies are made under the *State Policies and Projects Act 1993* (SPP Act). Currently, there are three State Policies addressing environmental management issues:

- The Tasmanian Coastal Policy (Coastal Policy)
- The State Policy on the Protection of Agricultural Land (PAL Policy)
- The State Policy on the Water Quality Management (SPWQM)

As they contain more generalised outcomes, State Policies are intended to guide the development of planning schemes rather than apply to individual applications. As part of its approval, the Tasmanian Planning Scheme (TPS) and BUR LPS was required to be consistent with the outcomes of the State Policies and any inconsistencies removed.

### 6.5.1 The Tasmanian Coastal Policy (Coastal Policy)

The project site is within 1km of the coast, however there is significant road and rail infrastructure separating the proposed infrastructure from the natural coastal area. It is considered that this separation and the barriers provided by the infrastructure will prevent any inconsistency of the proposed development with the Coastal Policy.

### 6.5.2 The State Policy on the Protection of Agricultural Land (PAL Policy)

This policy applies to prime agricultural land which is land identified as Class 1 – 3 land on land capability mapping prepared by the Department of Primary Industries and Water. The proposed infrastructure is to be located on land identified as Class 6+7, which identifies the land as having severe to extreme limitations that make it unsuitable for agricultural use. Therefore, the policy does not apply.

### 6.5.3 The State Policy on the Water Quality Management (SPWQM)

The purpose of this policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning

System. It contains objectives relating to the protection of environmental values and the establishment of water quality objectives for surface waters and ground water.

While the site has Minna Creek and Blythe River located to the south of the site, no water from the site discharges in that direction due to the topography. All storm water after being appropriately treated and managed flows to the north of the site and discharges under the road to the ocean.

#### 6.5.4 National Environment Protection Measures

National Environment Protection Measures (NEPMs) are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation and given effect in Tasmania through the SPP Act. Current NEPMs include:

- Air Toxics NEPM
- Ambient Air Quality NEPM
- Assessment of Site Contamination NEPM
- Diesel Vehicle Emissions NEPM
- Movement of Controlled Waste between States and Territories NEPM
- National Pollutant Inventory NEPM
- Used Packaging Materials NEPM

As with State Policies, NEPM's will not change the status of an application. There are no inconsistencies with the outcomes of the NEPMs and this development.

### 6.6 Environment Protection Policies

There are two Environmental Protection Policies (EPPs) approved under the EMPCA:

- Environment Protection Policy (Air Quality)
- Environment Protection Policy (Noise)

EPPs provide guidelines on emission levels expected to be achieved by developments. This policy is a framework that will be implemented through provisions of planning schemes. This development will not be inconsistent with the outcomes of these policies.

It is not anticipated that there will be an impact on Air Quality. Further assessment against the EPP Noise is required.

## 7 Conclusion

This DA provides the required information pursuant to clause 6.1.1 of the *Tasmanian Planning Scheme – State Planning Provisions* at the following sections:

- (a) Signed application form (see Annexure 1)
- (b) Landowner notification pursuant to s52 of the *Land Use Planning and Approvals Act* – see Annexure 3
- (c) Details of the location of the proposed use and development - see section 2.1
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan: - see annexure 2 and section 2.4
- (e) a full description of the proposed use or development – see sections 3.4 and 3.6

As it set out in this DA, further supporting reports are currently being prepared and it is anticipated that further information will be requested of the applicant by Council. It is understood that the DA will not be publicly advertised until that further information is provided.

This DA is submitted at this stage to enable the EPA to determine whether it requires that the Council refer the application for assessment under EMPCA. This will allow for alignment with other assessment processes for activities on the site which are not subject to this DA and may be considered by the EPA.

This DA for the Heybridge converter station is part of a larger suite of legislative planning and environmental assessment and approval required across multiple jurisdictions at different levels of government for Marinus Link.

The co-ordination of these processes has required this DA to be lodged at this point, on the basis that other processes will require further work to be undertaken and the results of such can subsequently inform this application as appropriate. It is anticipated that all approvals including this DA will be assessed, considered and outcomes determined in parallel with Commonwealth and Victorian approvals.

As it set out in this DA, key issues considered at this stage include:

- Flora and fauna
- Noise
- Visual impact
- Traffic
- Site contamination

- Electromagnetic fields
- Aboriginal heritage

## 8 Annexures

Annex 1 Application Form

Annex 2 Certificate of Title

Annex 3 Notification Declaration

## Annex 1 Application Form

**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No. \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - Permitted/Discretionary

**Use or Development Site:**

Street Address: Corner of Bass Highway and Minna Road, Heybridge, 7316

Certificate of Title Reference: CT153919/1, CT153919/10, CT153919/11, CT153919/12, CT177416/3

**Applicant**

First Name: Ross

Second Name: \_\_\_\_\_

Surname: Burridge

Postal Address: PO Box 606

Moonah, 7009

Phone No: \_\_\_\_\_

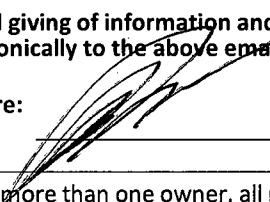
Mobile: 0416 458 914

Email Address: paula.leonardo@tasnetworks.com.au

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES

NO

Applicants Signature: 

**Owner** (note – if more than one owner, all names must be indicated)

First Name: \_\_\_\_\_

1) Marinus Link Pty Ltd

Second Name: \_\_\_\_\_

Surname: \_\_\_\_\_

2) GM Cumming

Postal Address: \_\_\_\_\_

1) P.O. Box 606  
MOONAH TAS 7009

Phone No: \_\_\_\_\_

1300 765 215

## **Instruction for making a permit application**

### **a) Use or development?**

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

### **b) Required Information**

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

Section 54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority.

### **c) Applicable Provisions and Standards**

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

### **d) Discretionary Permits**

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

### **e) If the applicant is not the landowner**

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

### **f) Applicant declaration**

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

### **g) Payment of Fees**

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

<b>Permit Information</b>		(NB If insufficient space, please attach separate document)
<b>Proposed Use:</b> Electrical Use (Utilities use)		
<b>Use Class</b>		
<b>Documents included with the permit application to describe the Use</b>		
Heybridge Converter Station - Development Application documentation attached		
<b>Proposed Development</b>		
Use class to which the development applies	Electrical Utility (Utilities use)	
<b>Documents included with the permit application to describe the Development</b>		
Heybridge Converter Station - Development Application documentation attached		
<b>Provisions and Standards relied upon for grant of a Permit</b>		
As outlined in Heybridge Converter Station - Development Application documentation attached		

**Value of use and/or development**

\$ 167,000,000 construction est

**Notification of Landowner/s****If land is not in applicant's ownership**

I, Ross Burridge, an authorised person of Marinus Link Pty Ltd, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

1/7/22

**If the permit application involves land owned or administered by the BURNIE CITY COUNCIL**

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

**If the permit application involves land owned or administered by the CROWN**

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

**Applicant Declaration**

I, Ross Burridge, an authorised person of Marinus Link Pty Ltd declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant

Date

1/7/22

**Office use only**

Planning Permit Fee \$ .....

Public Notification Fee \$ .....

Amendment / Extension Fee \$ .....

**TOTAL:** \$ .....

Receipt No: .....

Date: .....

## Annex 2 Certificate of Title

Title record, folio plan and schedule of easements contained for the following land titles

<b>Title Reference (Volume/Folio)</b>	<b>PID</b>	<b>Address</b>	<b>Owner</b>
CT153919/1	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT153919/10	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT153919/11	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT153919/12	2920337	Bass Hwy, Heybridge Tas 7316	Marinus Link Pty Ltd
CT177416/3	9296310	22 Mina Road, Heybridge Tas 7316	Gary Maxwell Cumming

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
153919	1
EDITION	DATE OF ISSUE
3	01-Mar-2021

SEARCH DATE : 28-Jun-2022

SEARCH TIME : 08.45 AM

**DESCRIPTION OF LAND**

City of BURNIE

Lot 1 on Sealed Plan 153919

Derivation : Part of Lot 1 (10a-0r-14ps) Sec O Gtd to Charles James Kent; Part of Section P (13A-0R-6Ps) and Part of Sec G 2 (23A-1R-0Ps) Gtd to Ralph Graham Bond; Part of Lot 30024 (4A-1R-21Ps) Gtd to Aust. Titan Products Pty. Ltd. &amp; Whole of

Lot 2 (0A-1R-6Ps) Sec O Gtd to R Quiggin

Prior CT 154970/1

**SCHEDULE 1**M866508 TRANSFER to MARINUS LINK PTY LTD Registered  
01-Mar-2021 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

SP153919 EASEMENTS in Schedule of Easements

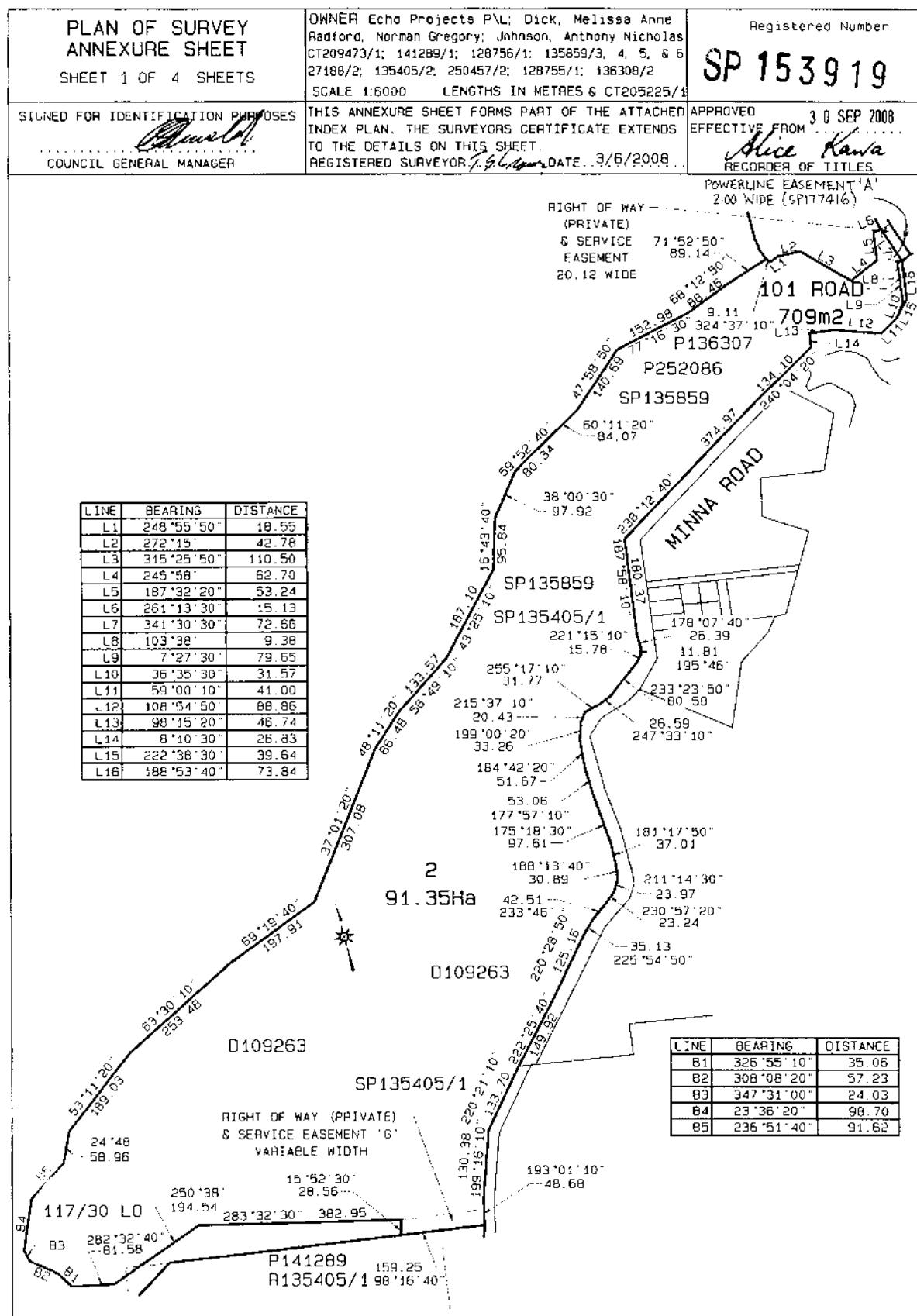
SP153919 FENCING PROVISION in Schedule of Easements

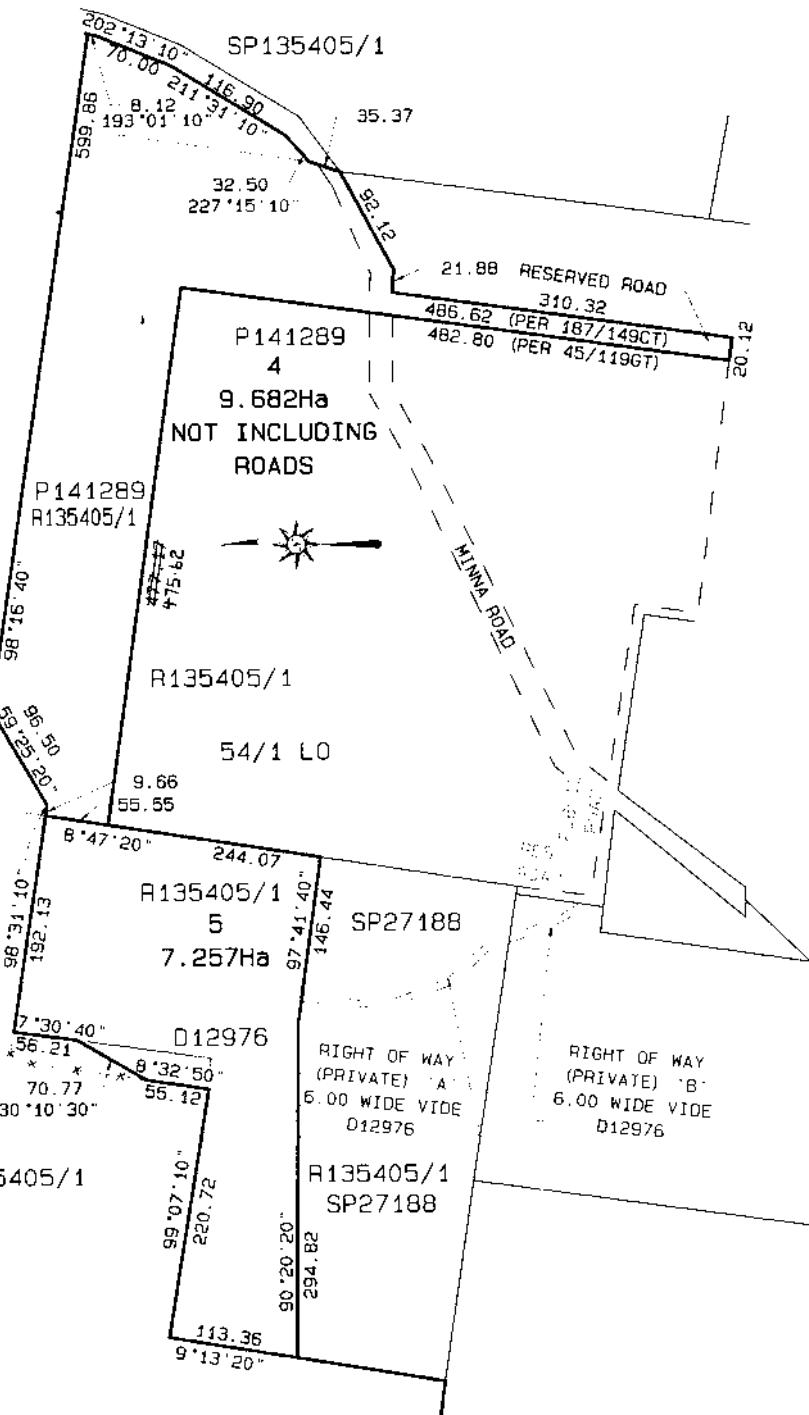
C811122 FENCING PROVISION in Transfer

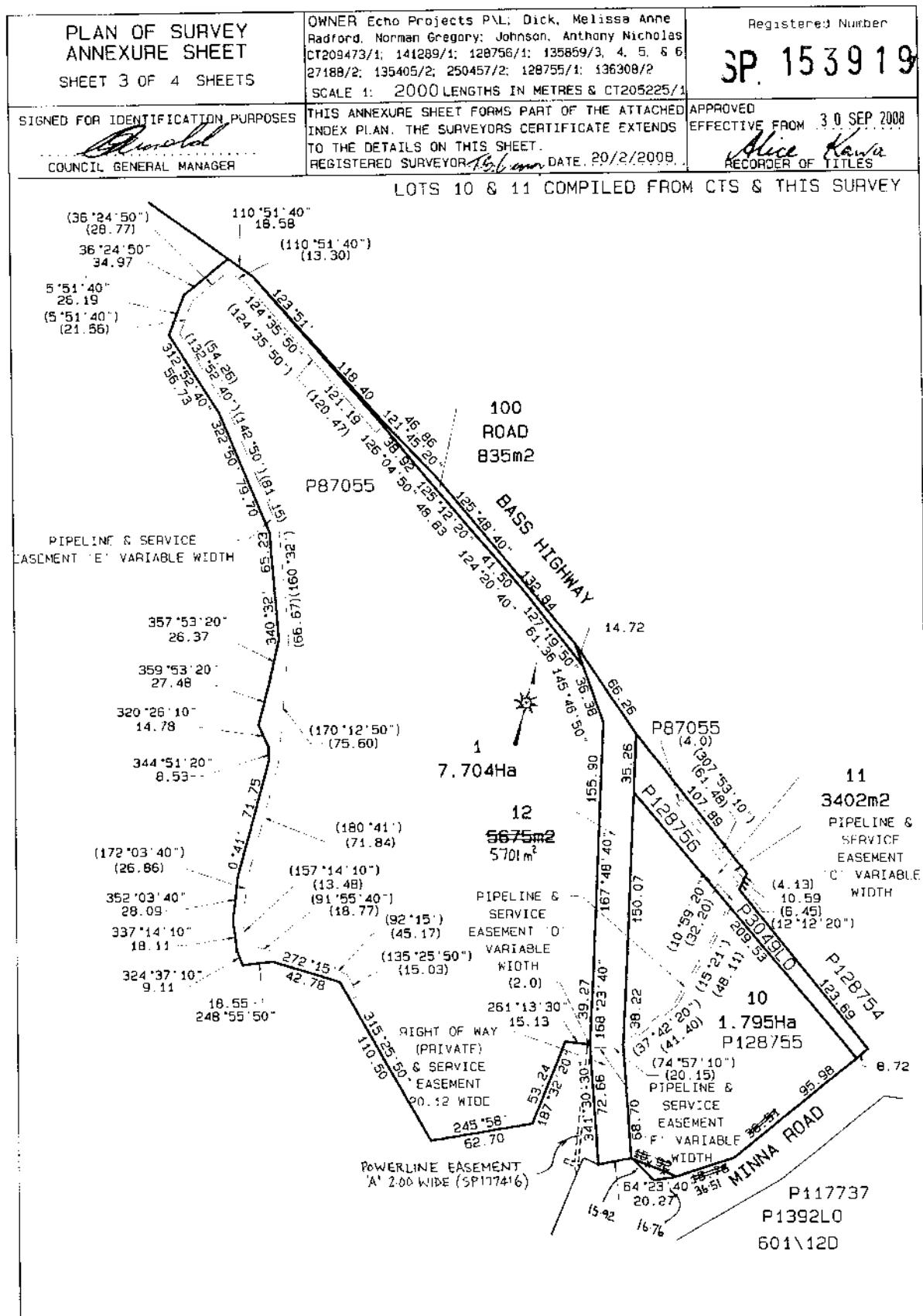
**UNREGISTERED DEALINGS AND NOTATIONS**

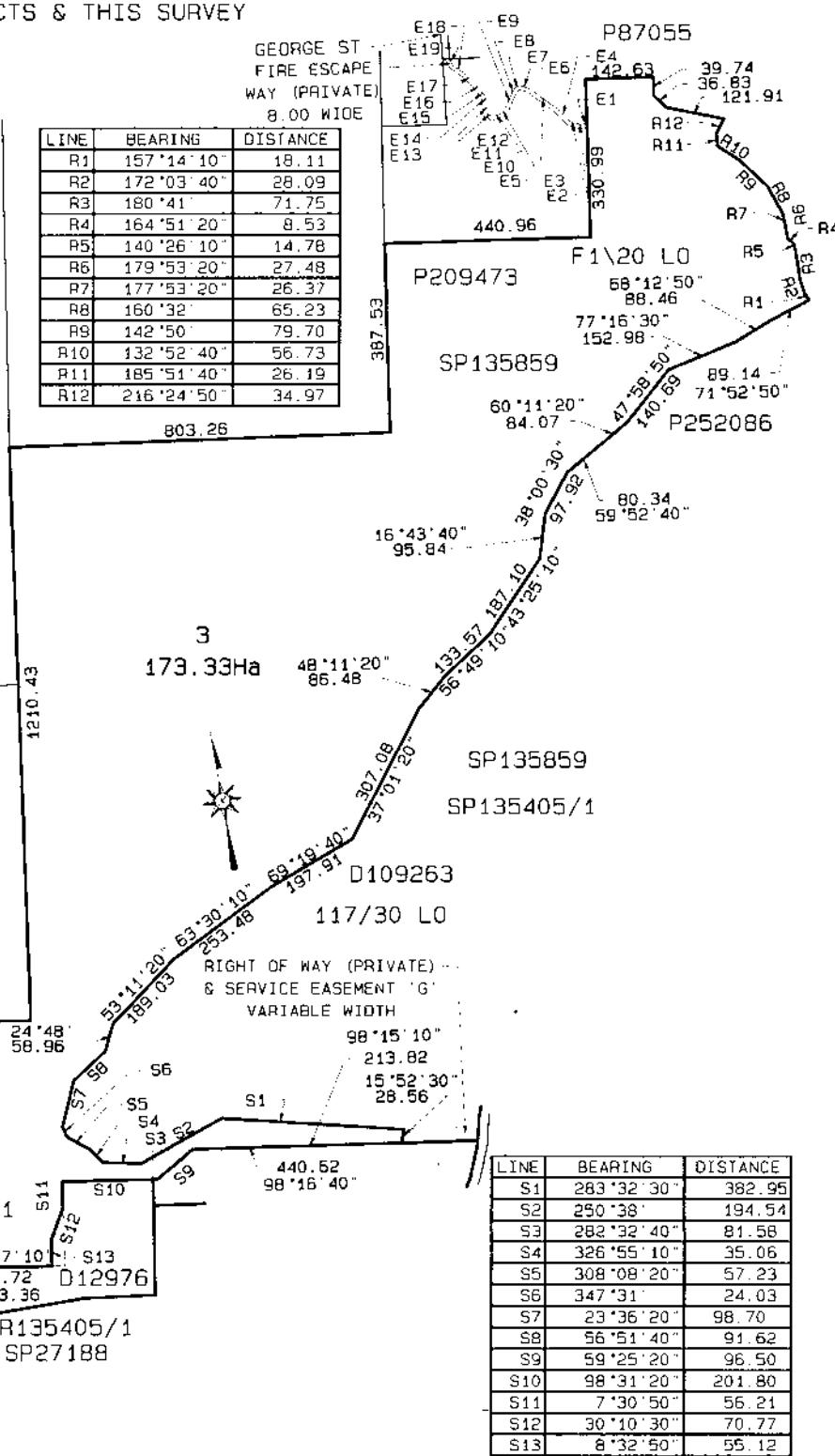
No unregistered dealings or other notations

OWNER Johnson, Anthony Nicholas Dick, Melissa Anne Radford, Norman Gregory FOLIO REFERENCE CT209473/1: 141289/1; 27188/2 135405/2: 250457/2: 128755/1 128756/1: <del>128756/2</del> : 205225/1 135859/3, 4, 5, 6 154970/1 GRANTEE: SEE BELOW	PLAN OF SURVEY BY SURVEYOR TERENCE S CROMER PO Box 368, Sandy Bay, 7006 Ph 622 55366 Fax 622 55388 e-mail terry@cromer-partners.com.au LOCATION CITY OF BURNIE SCALE 1: 10000 LENGTHS IN METRES	REGISTERED NUMBER <b>SP153919</b>	
		APPROVED EFFECTIVE FROM..... <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL 103 CODE No. (4045-44,53,54)	LAST UPI No. -	LAST PLAN No. P135405	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
<p>Part of Lot 15867 and Lot 21784 (15.0-9) Gtd. to H. Dempster (20.0-0)</p> <p>Part of Lot 10595 Gtd. to R. Mitchell (19.3-35)</p> <p>Part of Lot 22544, 496 Acres 2 Roads 12 Perches Granted to L. Bryant. (18.3.39)</p> <p>Lot 1 (Section H.2.) Gtd. to L.L. Burrows.</p> <p>Whole of Lot 1000 on Sealed Plan 135859</p> <p>Gtd. to The Crown (935Gm<sup>2</sup>)</p> <p>Lot 2 (Section J.2.) Gtd. to C.G. Burrows. (6.0-2)</p> <p>Part of Lot 1 Sec 0 Gtd to C J Kent (10.0-14)</p> <p>Whole of Sections P &amp; J2 and FIRE ESCAPE</p> <p>Part of Sec 6 2 Gtd to A G Bond WAY (PRIVATE)</p> <p>Part of Sec 6 2 Gtd to A G Bond 8.00 WIDE</p> <p>Whole of Lot 30024 (4.1-21)</p> <p>Gtd. to Aust. Titan Products Pty. Ltd.</p> <p>Whole of Lot 2 Sec 0 Gtd to R Quiggin (0.1-6)</p> <p>Part of Lot 2 Sec 0 Gtd. to M.S. Tobin</p> <p>WHOLE OF LOT 1001 (2148m<sup>2</sup>) THE CROWN</p> <p>WHOLE OF LOT 1001 (0.355ha) THE CROWN</p> <p>WHOLE OF LOT 1 (7.1-14) Gtd. to R. QUIGGIN</p> <p>Part of Lot 1 Sec. N (0.1-9)</p> <p>Gtd. to C.J. KENT</p> <p>Part of Lot 2 Sec. N (2.0-36)</p> <p>Gtd. to R. QUIGGIN</p> <p>WHOLE OF LOT 35824 (1.0-294)</p> <p>Part of Lot 35823 (1.0-293)</p> <p>Gtd. to Aust. Titan PRODUCTS PTY LTD</p> <p>Whole of Lot 1000 1.264ha THE CROWN</p> <p>SEE SHEET 4</p> <p>3</p> <p>SP135405</p> <p>117/30 LO</p> <p>D109263 RIGHT OF WAY (PRIVATE) -; &amp; SERVICE EASEMENT 'G' VARIABLE WIDTH</p> <p>P141289 SP135405</p> <p>R135405/1</p> <p>5</p> <p>012976</p> <p>SP27188</p> <p>R135405/1</p> <p>P203247</p> <p>RIGHT OF WAY (PRIVATE) 6.00 WIDE WIDE D12976</p> <p>1</p> <p>INDEX PLAN PB7055</p> <p>P209473</p> <p>100 ROAD</p> <p>PB7055</p> <p>P128756 BASS HIGHWAY SEE SHEET 1 12 10 11</p> <p>P128755 P1304910 P117737</p> <p>101 ROAD</p> <p>SP135859 H136307 P252086</p> <p>SP135859 SP135405</p> <p>SP135405</p> <p>2</p> <p>SEE SHEET 1</p> <p>D109263</p> <p>4</p> <p>A135405/1 54/1 LO P141289</p> <p>SEE SHEET 2</p> <p>HINNA ROAD</p> <p>SP135405</p> <p>BURNIE CITY COUNCIL COUNCIL DELEGATE 10/10/2008 DATE</p>			



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1; 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 4000 LENGTHS IN METRES & CT205225/1	Registered Number <b>SP 153919</b>
SIGNED FOR IDENTIFICATION PURPOSES <i>Dickold</i> COUNCIL GENERAL MANAGER	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED APPROVED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. REGISTERED SURVEYOR <i>J. G. Murray</i> DATE 20/2/2008	30 SEP 2008 <i>Slice Kawa</i> RECORDER OF TITLES
LOTS 4 & 5 COMPILED FROM CTS & THIS SURVEY		
		



<b>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS</b>		<b>OWNER</b> Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1: 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 9000 LENGTHS IN METRES & CT205225/1	<b>Registered Number</b> <b>SP 153919</b>																																																																																																			
<b>SIGNED FOR IDENTIFICATION PURPOSES</b> <i>Paula</i> COUNCIL GENERAL MANAGER		<b>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</b> REGISTERED SURVEYOR: <i>S. L. C. L.</i> DATE: 3/5/2008	<b>APPROVED</b> <b>EFFECTIVE FROM</b> 30 SEP 2008 <i>Alice Kawa</i> <b>RECORDER OF TITLES</b>																																																																																																			
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**SCHEDULE OF EASEMENTS**

Registered Number

SP 153919

PAGE 1 OF 6 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to (appurtenant to lots 2 & 3) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through that lot on the plan

Lot 2 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot 1 on the plan

Lot 2 is together with a-

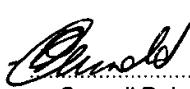
- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through lot 12 on the plan

Lot 2 is together with a-

- (i) pipeline easement; and

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ECHO PROJECTS P/L & OTHERS FOLIO REF: SEE PLAN OF SURVEY SOLICITOR & REFERENCE: McGRATH & CO (16833)	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: 23/9/08 SD 1055 REF NO.  Council Delegate
---	--

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

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Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

(ii) service easement

over the lands marked PIPELINE & SERVICE EASEMENT "D", "C" & "F" (VARIABLE WIDTH)  
passing through lots 10, 11 & 12 respectively on the plan

Lot 2 is subject to (appurtenant to lot 3) a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through that lot on the plan

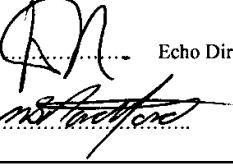
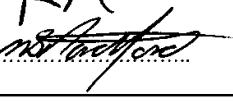
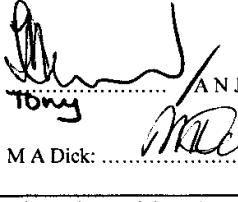
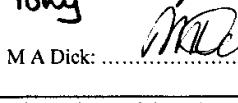
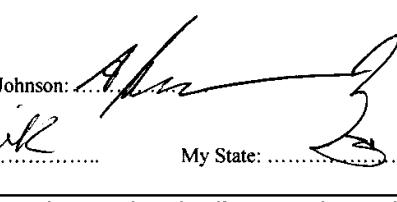
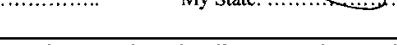
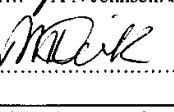
Lot 3 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot  
1 on the plan

Lot 3 is together with a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through lot 2 on the planLot 3 is together with a right of evacuation over the land marked FIRE ESCAPE WAY (PRIVATE) 8.00  
WIDE shown on the planEcho Director:   
N G Radford: Echo Director:   
Tony: A N Johnson:   
A N Johnson: M A Dick:   
M A Dick: My State: .....  
My State: .....**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 3 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

That portion of Lot 5 on the plan formerly comprised in Lot 2 on Sealed Plan 27188

Lot 5 is together with a right of carriageway as created by and set forth in Sealed plan 27188 over the lands marked RIGHT OF WAY (PRIVATE) "A" 6.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 6.00 WIDE on the plan

Lot 10 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "D" (VARIABLE WIDTH) passing through that lot on the plan

Lot 11 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "C" (VARIABLE WIDTH) passing through that lot on the plan

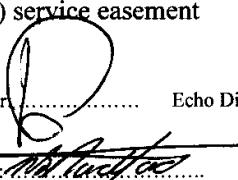
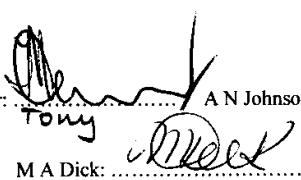
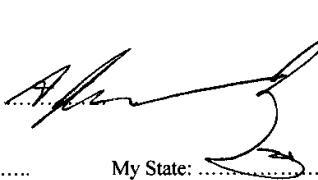
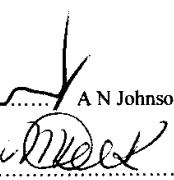
Lot 12 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "F" (VARIABLE WIDTH) passing through that lot on the plan

Lot 12 is subject to (appurtenant to lot 2) a-

- (i) right of carriageway; and
- (ii) service easement

Echo Director: ..... Echo Director: ..... A N Johnson: .....  
N G Radford: ..... M A Dick: ..... My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through that lot on the plan

**Exceptions & reservations**

The portions of lots 2 & 3 contained in Application No C386198 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

The portions of lots 2 & 3 contained in Transfer No C377026 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

**Fencing covenant**

~~The owners of lots 2-4 are subject to the fencing covenant created by and set forth in Sealed Plan 135405~~

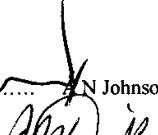
**Fencing Provision**

The *Boundary Fences Act 1908* is to apply to Lots 2 and 3 but otherwise the vendor (Echo Projects Pty Ltd) shall not be required to fence

**Interpretation**

“PIPELINE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on the plan-

- (a) to lay and maintain water pipes, valves and fittings along, through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) to inspect, cleanse, repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

Echo Director:   
N G Radford: Echo Director:   
TonyM A Dick: N Johnson:   
N JohnsonMy State: 

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 5 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

“SERVICE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its

agents and contractors to enter upon the land marked “Service Easement” on the plan to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

“RIGHT OF EVACUATION” means the full and free right-

- (a) for the proprietor of the dominant tenement to enter upon the land marked “Fire Escape Way (Private) 8.00 Wide” on the plan to establish and maintain a trafficable 2WD access to George Street; and
- (b) for owners, occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency, that requires evacuation to George Street

Executed by ECHO PROJECTS PTY LTD being the registered proprietor of folios of the Register volume 128755 folio 1, volume 128756 folio 1, volume 135405 folio 2, volume 135859 folios 3-6, volume 136308 folio 2, volume 209473 folio 1 & volume 250457 folio 2 under section 127 of the Corporations Act 2001 by being signed by two directors-

Director: .....

Director: .....

Tony

Echo Director: .....

Echo Director: .....

A N Johnson: .....

N G Radford: .....

M A Dick: .....

My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 6 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

Signed by ANTHONY NICHOLAS JOHNSON being  
the registered proprietor of folio of the Register volume  
205225 folio 1 in the presence of ) *AN*

Witness: ..... *Anthony Johnson* .....

name: *Anthony Johnson*

address: 15 George St

occupation: Project Officer.

Signed by the said NORMAN GREGORY RADFORD and MELISSA  
ANNE DICK being the registered proprietor of folio of the Register  
volume 141289 folio 1 in the presence of ) *Norman Radford*

) N.G.R.

) *Anne Dick*  
MAN

Witness: ..... *Norman Radford* .....

name: *Gary Ward Spicer*

address: 19 ESPLANADE TURNERS BEACH TAS

occupation: MANAGER

MYSTATE FINANCIAL CREDIT UNION OF TASMANIA LIMITED

being the mortgagee in Mortgage No C832183 in folio of the Register

volume 141289 folio 1 consents to the subdivision-

**Signed by MYSTATE FINANCIAL CREDIT  
UNION OF TASMANIA LIMITED by its attorney,**

*BRENT JOHN KENNA*

under power No. PA 22354  
(who declares that he has received no notice of  
revocation of the power) in the presence of:

  
**MARTIN LEITCH  
TEAM LEADER  
172 COLLINS STREET**

**NOTE: Every annexed power must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.**

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
153919	10
EDITION	DATE OF ISSUE
3	01-Mar-2021

SEARCH DATE : 28-Jun-2022

SEARCH TIME : 08.51 AM

**DESCRIPTION OF LAND**

City of BURNIE

Lot 10 on Sealed Plan 153919

Derivation : Part of Lot 1, 9A-2R-35P Sec N Gtd. to C.J. Kent  
and Part of Lot 2, 2A-0R-36P Sec N Gtd. to R. Quiggin.

Prior CT 128755/1

**SCHEDULE 1**M866508 TRANSFER to MARINUS LINK PTY LTD Registered  
01-Mar-2021 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

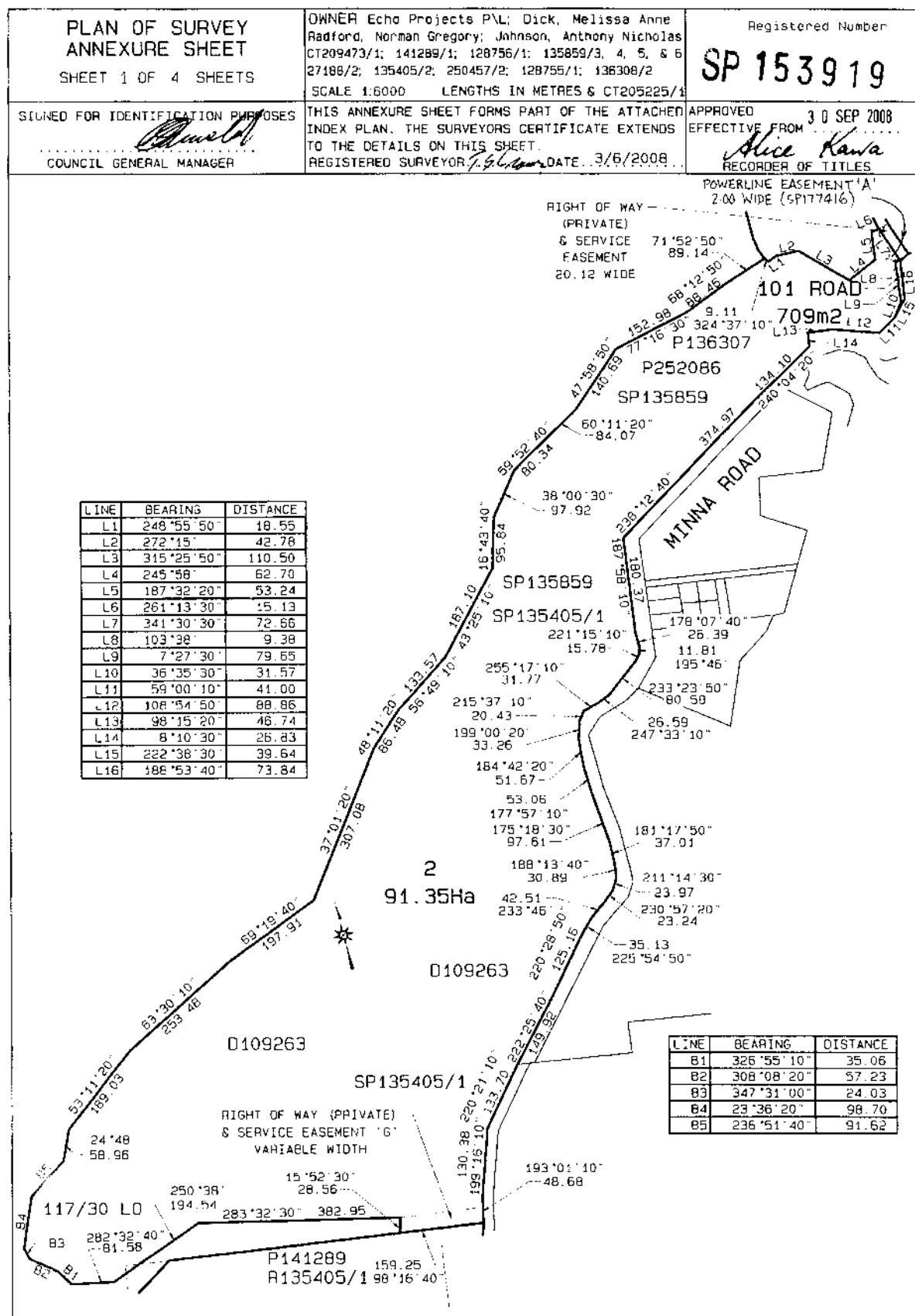
SP153919 EASEMENTS in Schedule of Easements

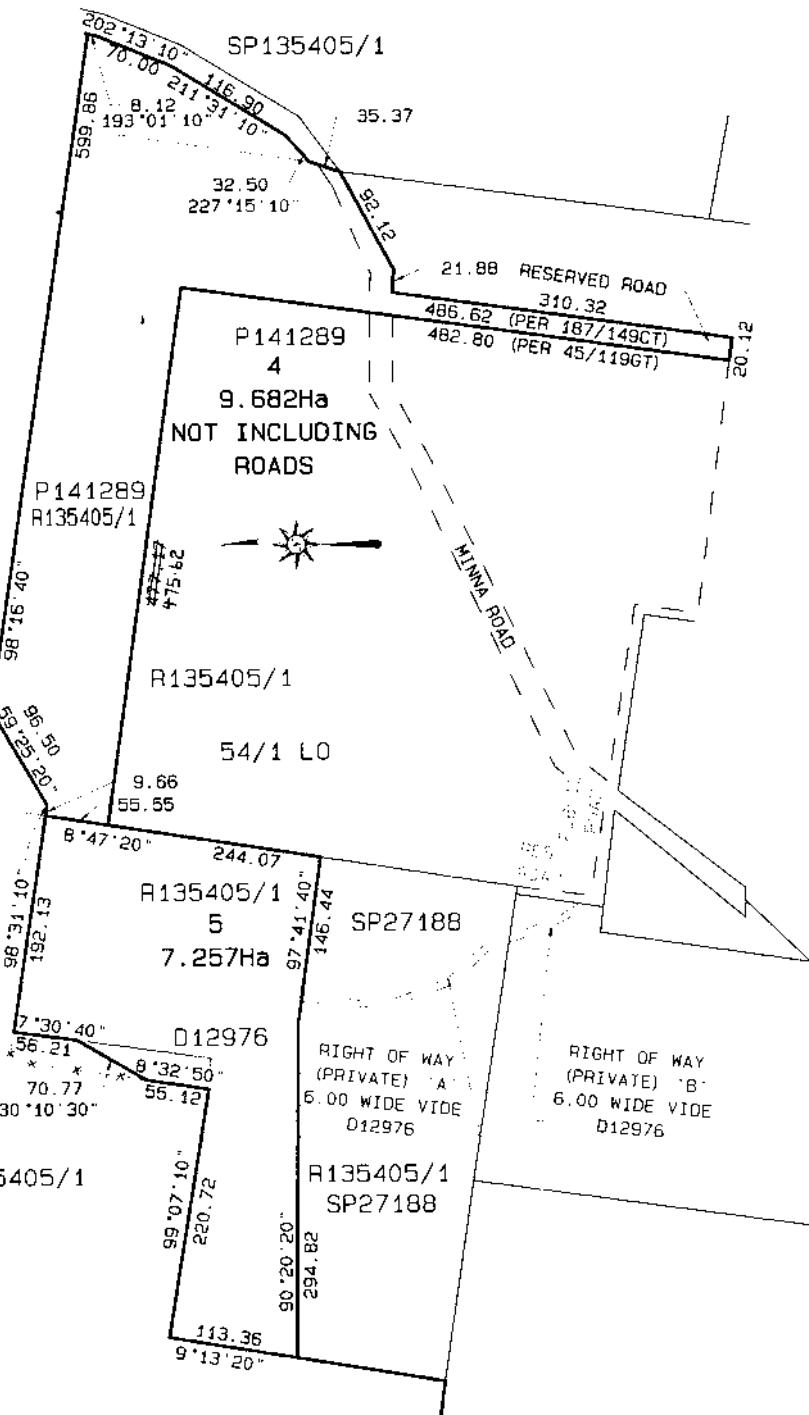
SP153919 FENCING PROVISION in Schedule of Easements

**UNREGISTERED DEALINGS AND NOTATIONS**

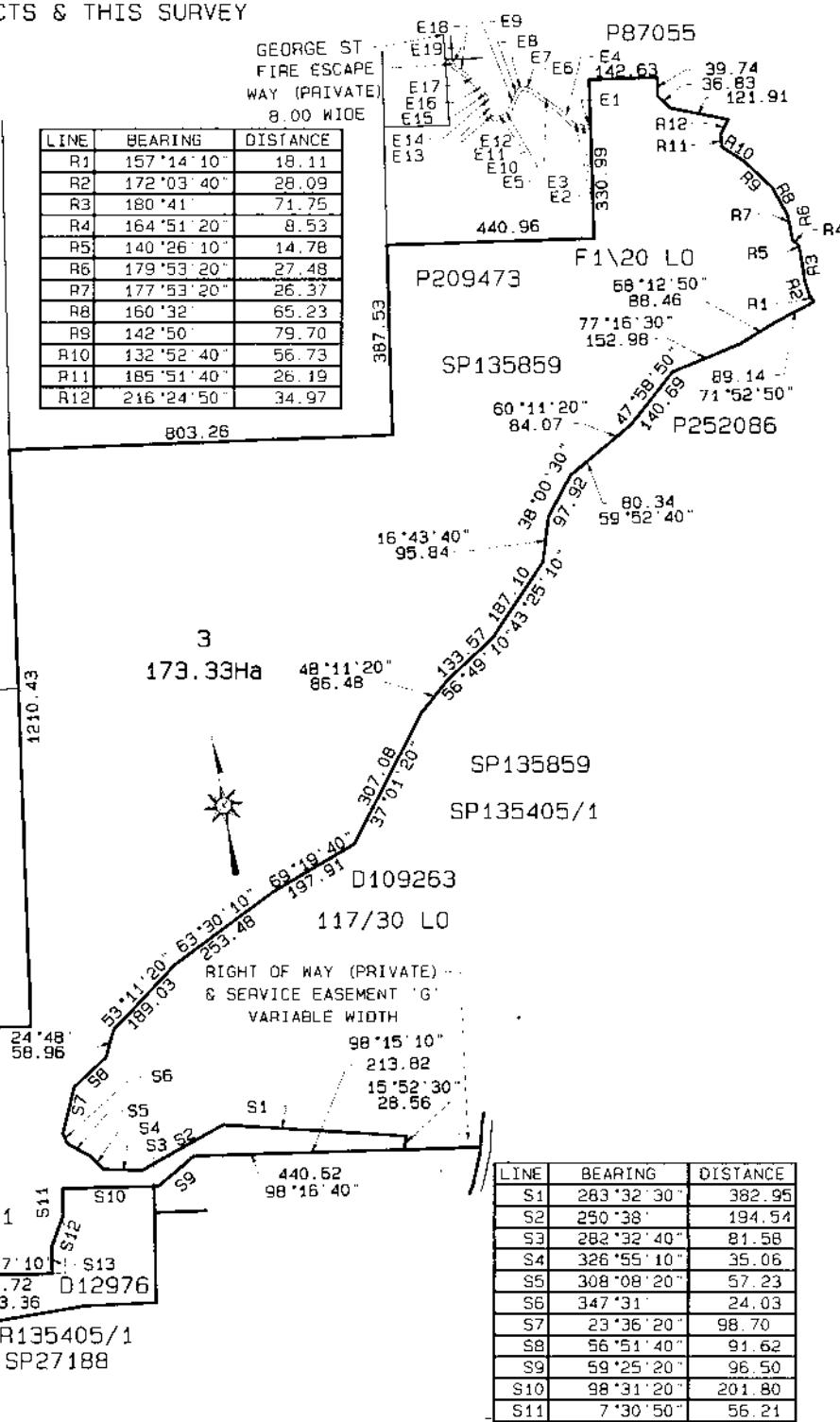
No unregistered dealings or other notations





PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1; 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 4000 LENGTHS IN METRES & CT205225/1	Registered Number <b>SP 153919</b>
SIGNED FOR IDENTIFICATION PURPOSES <i>Dickold</i> COUNCIL GENERAL MANAGER	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED APPROVED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. REGISTERED SURVEYOR <i>J. G. Murray</i> DATE 20/2/2008	30 SEP 2008 <i>Slice Kawa</i> RECORDER OF TITLES
LOTS 4 & 5 COMPILED FROM CTS & THIS SURVEY		
		



<b>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS</b>		<b>OWNER</b> Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1: 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 9000 LENGTHS IN METRES & CT205225/1	<b>Registered Number</b> <b>SP 153919</b>																																																																																																									
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**SCHEDULE OF EASEMENTS**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 153919

PAGE 1 OF 6 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to (appurtenant to lots 2 & 3) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through that lot on the plan

Lot 2 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot 1 on the plan

Lot 2 is together with a-

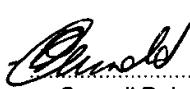
- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through lot 12 on the plan

Lot 2 is together with a-

- (i) pipeline easement; and

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ECHO PROJECTS P/L & OTHERS FOLIO REF: SEE PLAN OF SURVEY SOLICITOR & REFERENCE: McGRATH & CO (16833)	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: 23/9/08 SD 1055 REF NO.  Council Delegate
---	--

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

(ii) service easement

over the lands marked PIPELINE & SERVICE EASEMENT "D", "C" & "F" (VARIABLE WIDTH)  
passing through lots 10, 11 & 12 respectively on the plan

Lot 2 is subject to (appurtenant to lot 3) a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through that lot on the plan

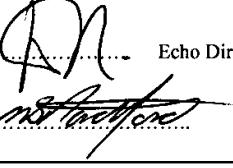
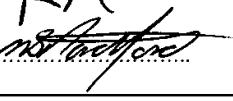
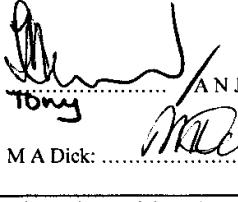
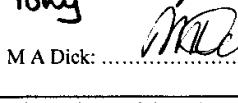
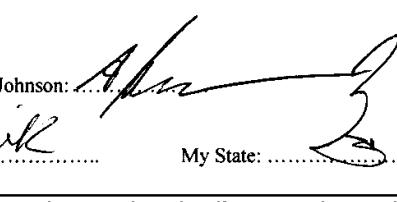
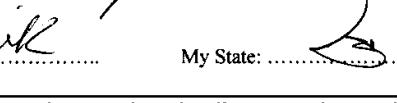
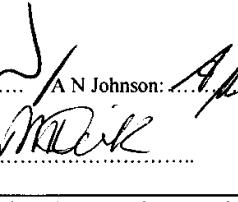
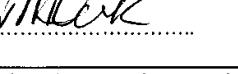
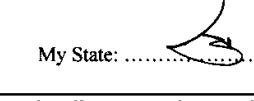
Lot 3 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot  
1 on the plan

Lot 3 is together with a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through lot 2 on the planLot 3 is together with a right of evacuation over the land marked FIRE ESCAPE WAY (PRIVATE) 8.00  
WIDE shown on the planEcho Director:   
N G Radford: Echo Director:   
Tony: A N Johnson:   
A N Johnson: M A Dick:   
M A Dick: My State: .....  
My State: **NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 3 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

That portion of Lot 5 on the plan formerly comprised in Lot 2 on Sealed Plan 27188

Lot 5 is together with a right of carriageway as created by and set forth in Sealed plan 27188 over the lands marked RIGHT OF WAY (PRIVATE) "A" 6.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 6.00 WIDE on the plan

Lot 10 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "D" (VARIABLE WIDTH) passing through that lot on the plan

Lot 11 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "C" (VARIABLE WIDTH) passing through that lot on the plan

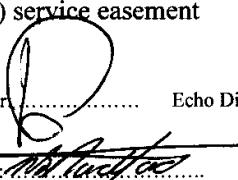
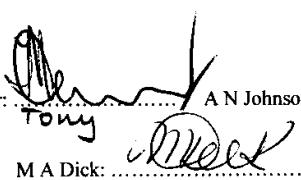
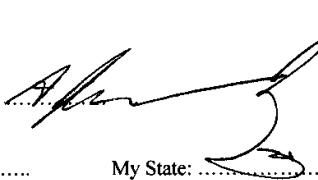
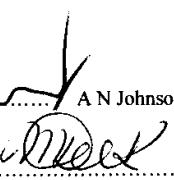
Lot 12 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "F" (VARIABLE WIDTH) passing through that lot on the plan

Lot 12 is subject to (appurtenant to lot 2) a-

- (i) right of carriageway; and
- (ii) service easement

Echo Director: ..... Echo Director: ..... A N Johnson: .....  
N G Radford: ..... M A Dick: ..... My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through that lot on the plan

**Exceptions & reservations**

The portions of lots 2 & 3 contained in Application No C386198 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

The portions of lots 2 & 3 contained in Transfer No C377026 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

**Fencing covenant**

~~The owners of lots 2-4 are subject to the fencing covenant created by and set forth in Sealed Plan 135405~~

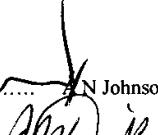
**Fencing Provision**

The *Boundary Fences Act 1908* is to apply to Lots 2 and 3 but otherwise the vendor (Echo Projects Pty Ltd) shall not be required to fence

**Interpretation**

“PIPELINE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on the plan-

- (a) to lay and maintain water pipes, valves and fittings along, through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) to inspect, cleanse, repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

Echo Director:   
N G Radford: Echo Director:   
TonyM A Dick: N Johnson:   
N JohnsonMy State: 

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 5 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

“SERVICE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its

agents and contractors to enter upon the land marked “Service Easement” on the plan to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

“RIGHT OF EVACUATION” means the full and free right-

- (a) for the proprietor of the dominant tenement to enter upon the land marked “Fire Escape Way (Private) 8.00 Wide” on the plan to establish and maintain a trafficable 2WD access to George Street; and
- (b) for owners, occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency, that requires evacuation to George Street

Executed by ECHO PROJECTS PTY LTD being the registered proprietor of folios of the Register volume 128755 folio 1, volume 128756 folio 1, volume 135405 folio 2, volume 135859 folios 3-6, volume 136308 folio 2, volume 209473 folio 1 & volume 250457 folio 2 under section 127 of the Corporations Act 2001 by being signed by two directors-

Director: .....

Director: .....

Tony

Echo Director: .....

Echo Director: .....

A N Johnson: .....

N G Radford: .....

M A Dick: .....

My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 6 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

Signed by ANTHONY NICHOLAS JOHNSON being  
the registered proprietor of folio of the Register volume  
205225 folio 1 in the presence of - ) *AN*

Witness: ..... *Anthony Johnson* .....

name: *Anthony Johnson*

address: 15 George St

occupation: Project Officer.

Signed by the said NORMAN GREGORY RADFORD and MELISSA  
ANNE DICK being the registered proprietor of folio of the Register  
volume 141289 folio 1 in the presence of - ) *Norman Radford*

) N.G.R.

) *Anne Dick*  
MAN

Witness: ..... *Norman Radford* .....

name: *Gary Ward Spicer*

address: 19 ESPLANADE TURNERS BEACH TAS

occupation: MANAGER

MYSTATE FINANCIAL CREDIT UNION OF TASMANIA LIMITED

being the mortgagee in Mortgage No C832183 in folio of the Register

volume 141289 folio 1 consents to the subdivision-

**Signed by MYSTATE FINANCIAL CREDIT  
UNION OF TASMANIA LIMITED by its attorney,**

*BRENT JOHN KENNA*

under power No. PA22354  
(who declares that he has received no notice of  
revocation of the power) in the presence of:

  
**MARTIN LEITCH  
TEAM LEADER  
172 COLLINS STREET**

**NOTE: Every annexed power must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.**

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
153919	11
EDITION	DATE OF ISSUE
3	01-Mar-2021

SEARCH DATE : 28-Jun-2022

SEARCH TIME : 08.56 AM

**DESCRIPTION OF LAND**

City of BURNIE

Lot 11 on Sealed Plan 153919

Derivation : Part of Lot 35823 Gtd. to Australia Titan

Products Proprietary Limited.

Prior CT 128756/1

**SCHEDULE 1**M866508 TRANSFER to MARINUS LINK PTY LTD Registered  
01-Mar-2021 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

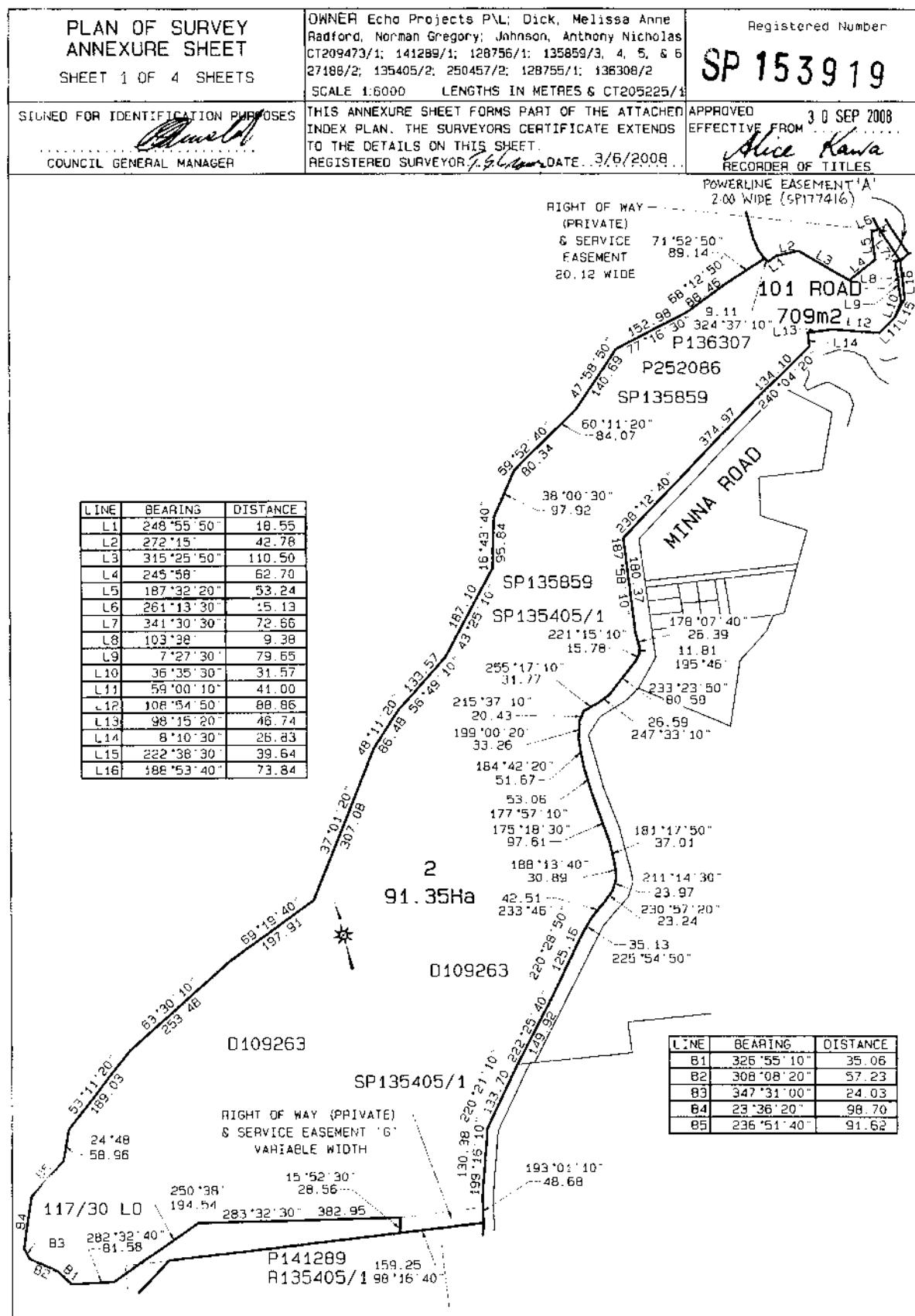
SP153919 EASEMENTS in Schedule of Easements

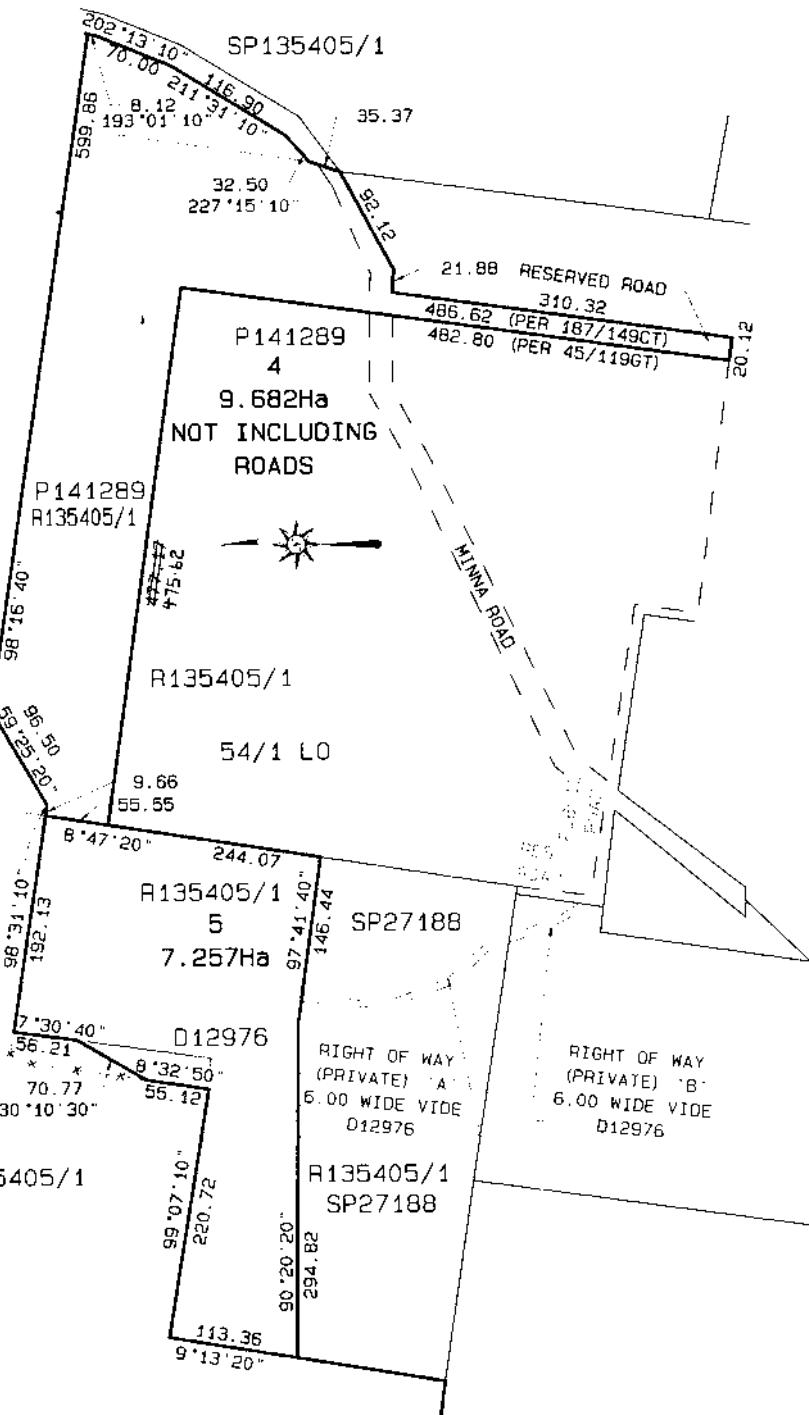
SP153919 FENCING PROVISION in Schedule of Easements

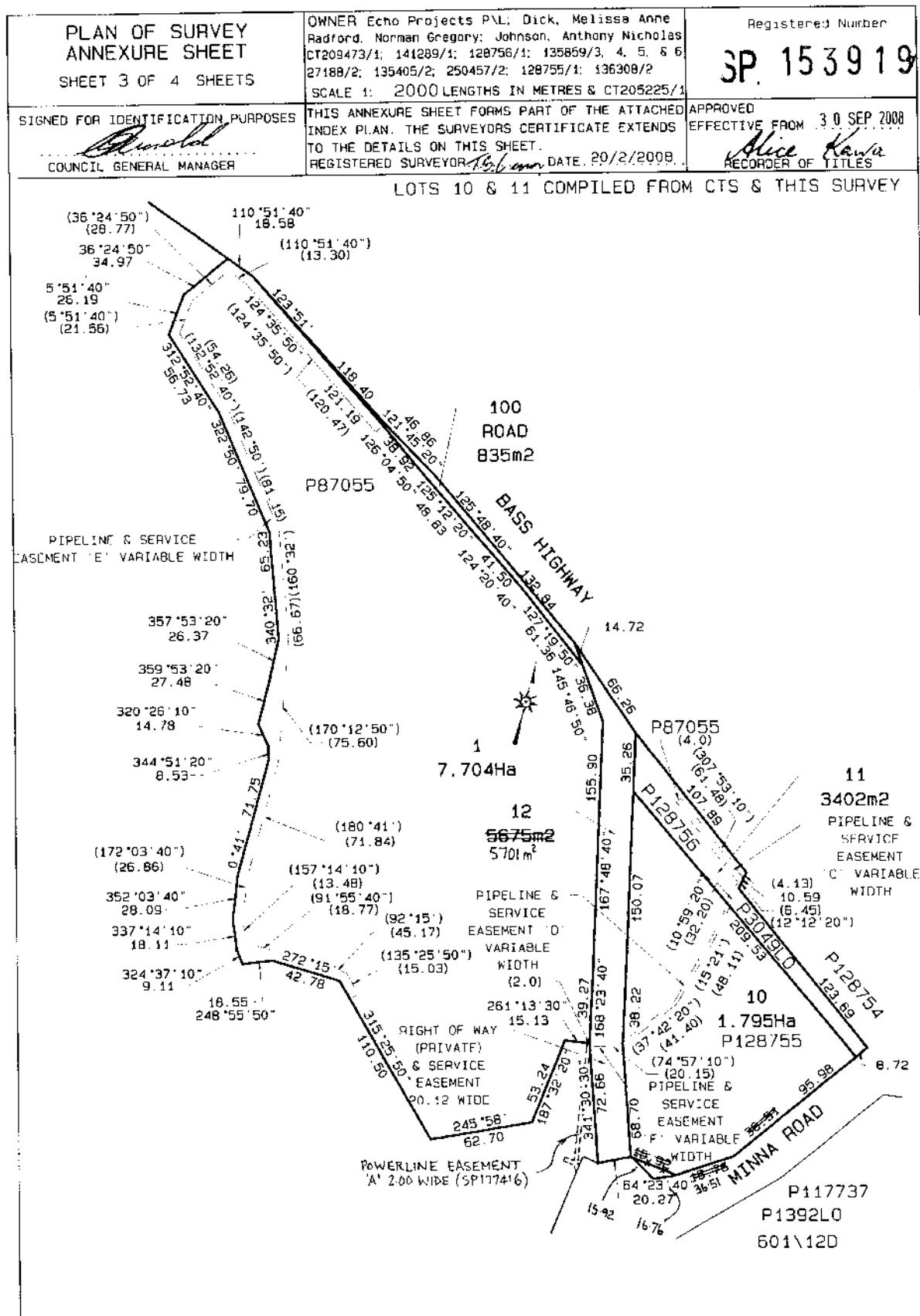
**UNREGISTERED DEALINGS AND NOTATIONS**

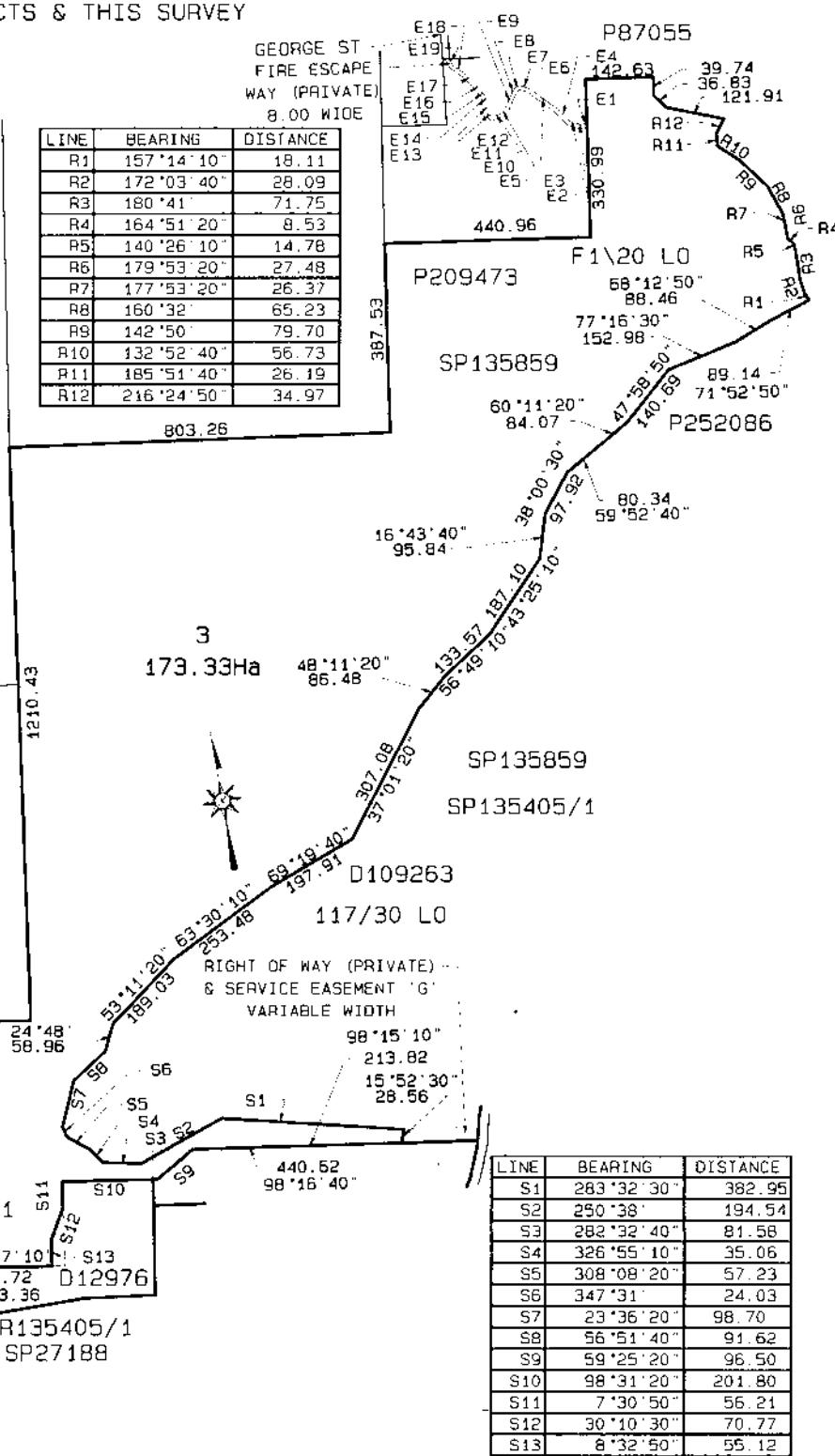
No unregistered dealings or other notations





PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1; 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 4000 LENGTHS IN METRES & CT205225/1	Registered Number <b>SP 153919</b>
SIGNED FOR IDENTIFICATION PURPOSES <i>Dickold</i> COUNCIL GENERAL MANAGER	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED APPROVED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. REGISTERED SURVEYOR <i>J. G. Murray</i> DATE 20/2/2008	30 SEP 2008 <i>Slice Kawa</i> RECORDER OF TITLES
LOTS 4 & 5 COMPILED FROM CTS & THIS SURVEY		
		



<b>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS</b>		<b>OWNER</b> Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1: 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 9000 LENGTHS IN METRES & CT205225/1	<b>Registered Number</b> <b>SP 153919</b>																																																																																	
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**SCHEDULE OF EASEMENTS**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 153919

PAGE 1 OF 6 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to (appurtenant to lots 2 & 3) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through that lot on the plan

Lot 2 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot 1 on the plan

Lot 2 is together with a-

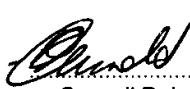
- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through lot 12 on the plan

Lot 2 is together with a-

- (i) pipeline easement; and

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ECHO PROJECTS P/L & OTHERS FOLIO REF: SEE PLAN OF SURVEY SOLICITOR & REFERENCE: McGrath & Co (16833)	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: 23/9/08 SD 1055 REF NO.  Council Delegate
--	--

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
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(ii) service easement

over the lands marked PIPELINE & SERVICE EASEMENT "D", "C" & "F" (VARIABLE WIDTH)  
passing through lots 10, 11 & 12 respectively on the plan

Lot 2 is subject to (appurtenant to lot 3) a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through that lot on the plan

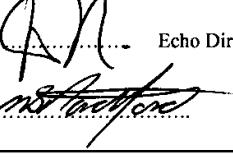
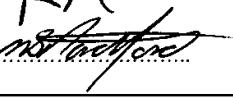
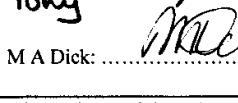
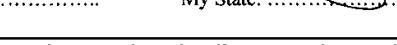
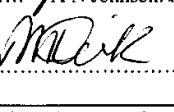
Lot 3 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot  
1 on the plan

Lot 3 is together with a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through lot 2 on the planLot 3 is together with a right of evacuation over the land marked FIRE ESCAPE WAY (PRIVATE) 8.00  
WIDE shown on the planEcho Director:   
N G Radford: Echo Director:   
Tony: A N Johnson:   
A N Johnson: M A Dick:   
M A Dick: My State: .....  
My State: .....**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a  
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SCHEDULE OF EASEMENTS**

PAGE 3 OF 6 PAGES

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That portion of Lot 5 on the plan formerly comprised in Lot 2 on Sealed Plan 27188

Lot 5 is together with a right of carriageway as created by and set forth in Sealed plan 27188 over the lands marked RIGHT OF WAY (PRIVATE) "A" 6.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 6.00 WIDE on the plan

Lot 10 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "D" (VARIABLE WIDTH) passing through that lot on the plan

Lot 11 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "C" (VARIABLE WIDTH) passing through that lot on the plan

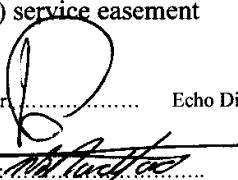
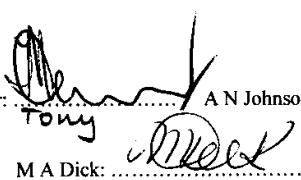
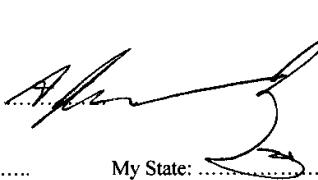
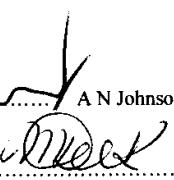
Lot 12 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "F" (VARIABLE WIDTH) passing through that lot on the plan

Lot 12 is subject to (appurtenant to lot 2) a-

- (i) right of carriageway; and
- (ii) service easement

Echo Director: ..... Echo Director: ..... A N Johnson: .....  
N G Radford: ..... M A Dick: ..... My State: .....

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**ANNEXURE TO  
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over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through that lot on the plan

**Exceptions & reservations**

The portions of lots 2 & 3 contained in Application No C386198 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

The portions of lots 2 & 3 contained in Transfer No C377026 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

**Fencing covenant**

~~The owners of lots 2-4 are subject to the fencing covenant created by and set forth in Sealed Plan 135405~~

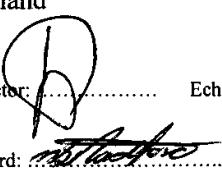
**Fencing Provision**

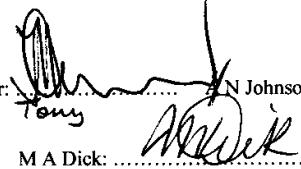
The *Boundary Fences Act 1908* is to apply to Lots 2 and 3 but otherwise the vendor (Echo Projects Pty Ltd) shall not be required to fence

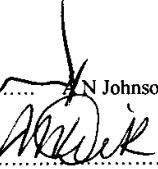
**Interpretation**

“PIPELINE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on the plan-

- to lay and maintain water pipes, valves and fittings along, through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- to inspect, cleanse, repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

Echo Director: .....  
N G Radford: .....  


Echo Director: .....  
Tony .....  


M A Dick: .....  


N Johnson: .....  
My State: .....  


**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 5 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

“SERVICE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its

agents and contractors to enter upon the land marked “Service Easement” on the plan to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

“RIGHT OF EVACUATION” means the full and free right-

- (a) for the proprietor of the dominant tenement to enter upon the land marked “Fire Escape Way (Private) 8.00 Wide” on the plan to establish and maintain a trafficable 2WD access to George Street; and
- (b) for owners, occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency, that requires evacuation to George Street

Executed by ECHO PROJECTS PTY LTD being the registered proprietor of folios of the Register volume 128755 folio 1, volume 128756 folio 1, volume 135405 folio 2, volume 135859 folios 3-6, volume 136308 folio 2, volume 209473 folio 1 & volume 250457 folio 2 under section 127 of the Corporations Act 2001 by being signed by two directors-

Director: .....

Director: .....

Tony

Echo Director: .....

Echo Director: .....

A N Johnson: .....

N G Radford: .....

M A Dick: .....

My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 6 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

Signed by ANTHONY NICHOLAS JOHNSON being  
the registered proprietor of folio of the Register volume  
205225 folio 1 in the presence of - ) *AN*

Witness: ..... *Anthony Johnson* .....

name: *Anthony Johnson*

address: 15 George St

occupation: Project Officer.

Signed by the said NORMAN GREGORY RADFORD and MELISSA  
ANNE DICK being the registered proprietor of folio of the Register  
volume 141289 folio 1 in the presence of - ) *Norman Radford*

) N.G.R.

) *Anne Dick*  
MAN

Witness: ..... *Norman Radford* .....

name: *Gary Ward Spicer*

address: 19 ESPLANADE TURNERS BEACH TAS

occupation: MANAGER

MYSTATE FINANCIAL CREDIT UNION OF TASMANIA LIMITED

being the mortgagee in Mortgage No C832183 in folio of the Register

volume 141289 folio 1 consents to the subdivision-

Signed by MYSTATE FINANCIAL CREDIT  
UNION OF TASMANIA LIMITED by its attorney,

*BRENT JOHN KENNA*

under power No. PA 22354

(who declares that he has received no notice of  
revocation of the power) in the presence of:

  
**MARTIN LEITCH**  
TEAM LEADER  
172 COLLINS STREET

**NOTE:** Every annexed power must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
153919	12
EDITION	DATE OF ISSUE
4	01-Mar-2021

SEARCH DATE : 28-Jun-2022

SEARCH TIME : 08.58 AM

**DESCRIPTION OF LAND**

City of BURNIE

Lot 12 on Sealed Plan 153919

Derivation : Whole of Lot 35824 Gtd. to Australia Titan

Products Proprietary Limited.

Prior CT 250457/2

**SCHEDULE 1**M866508 TRANSFER to MARINUS LINK PTY LTD Registered  
01-Mar-2021 at noon**SCHEDULE 2**

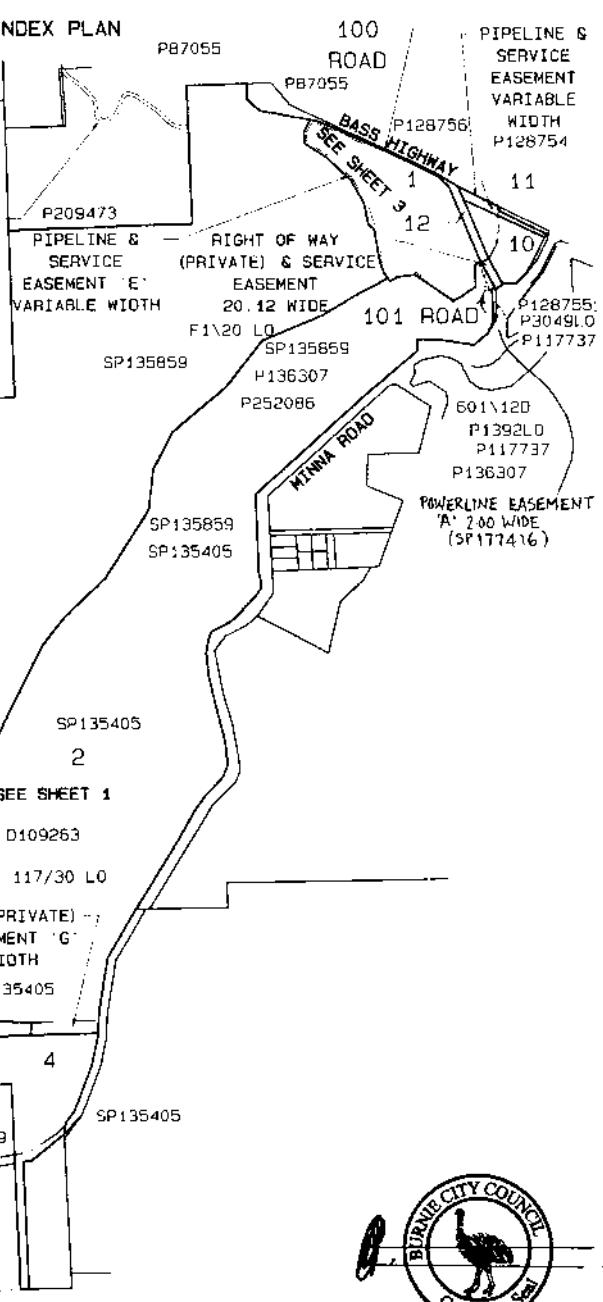
Reservations and conditions in the Crown Grant if any

SP153919 EASEMENTS in Schedule of Easements

SP153919 FENCING PROVISION in Schedule of Easements

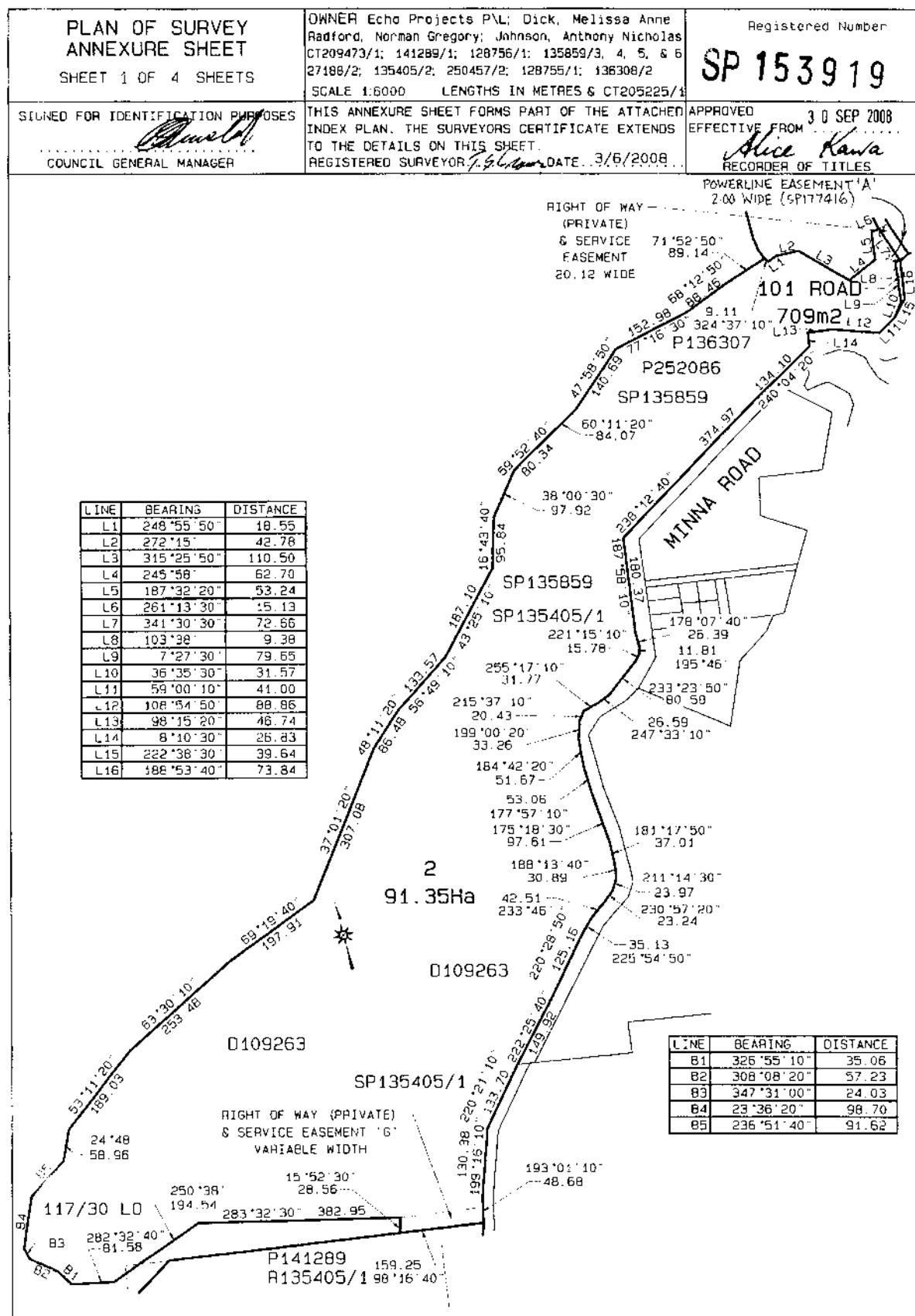
SP177416 BENEFITING EASEMENT: A Powerline Easement over the  
land marked Powerline Easement 'A' 2.00 wide on  
Sealed Plan 153919**UNREGISTERED DEALINGS AND NOTATIONS**

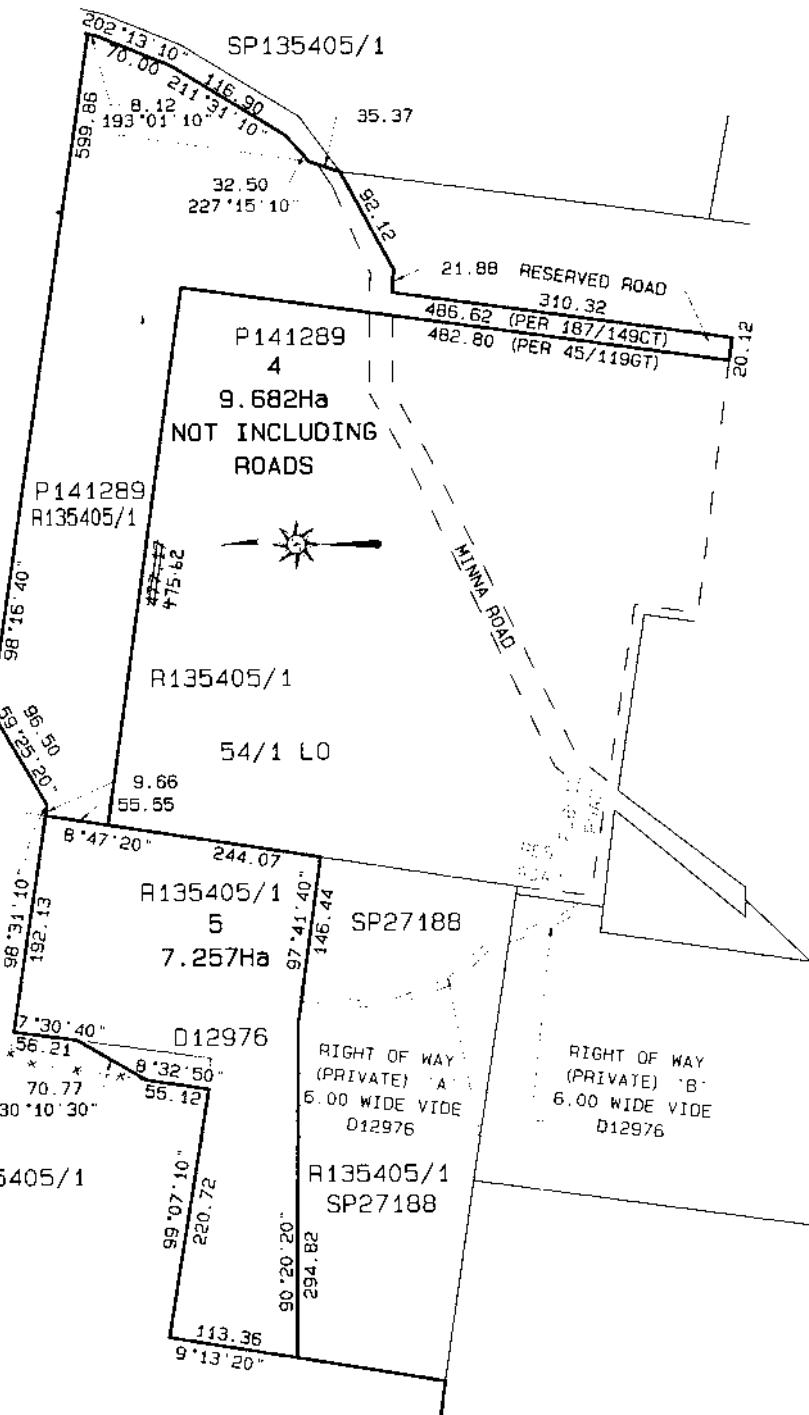
No unregistered dealings or other notations

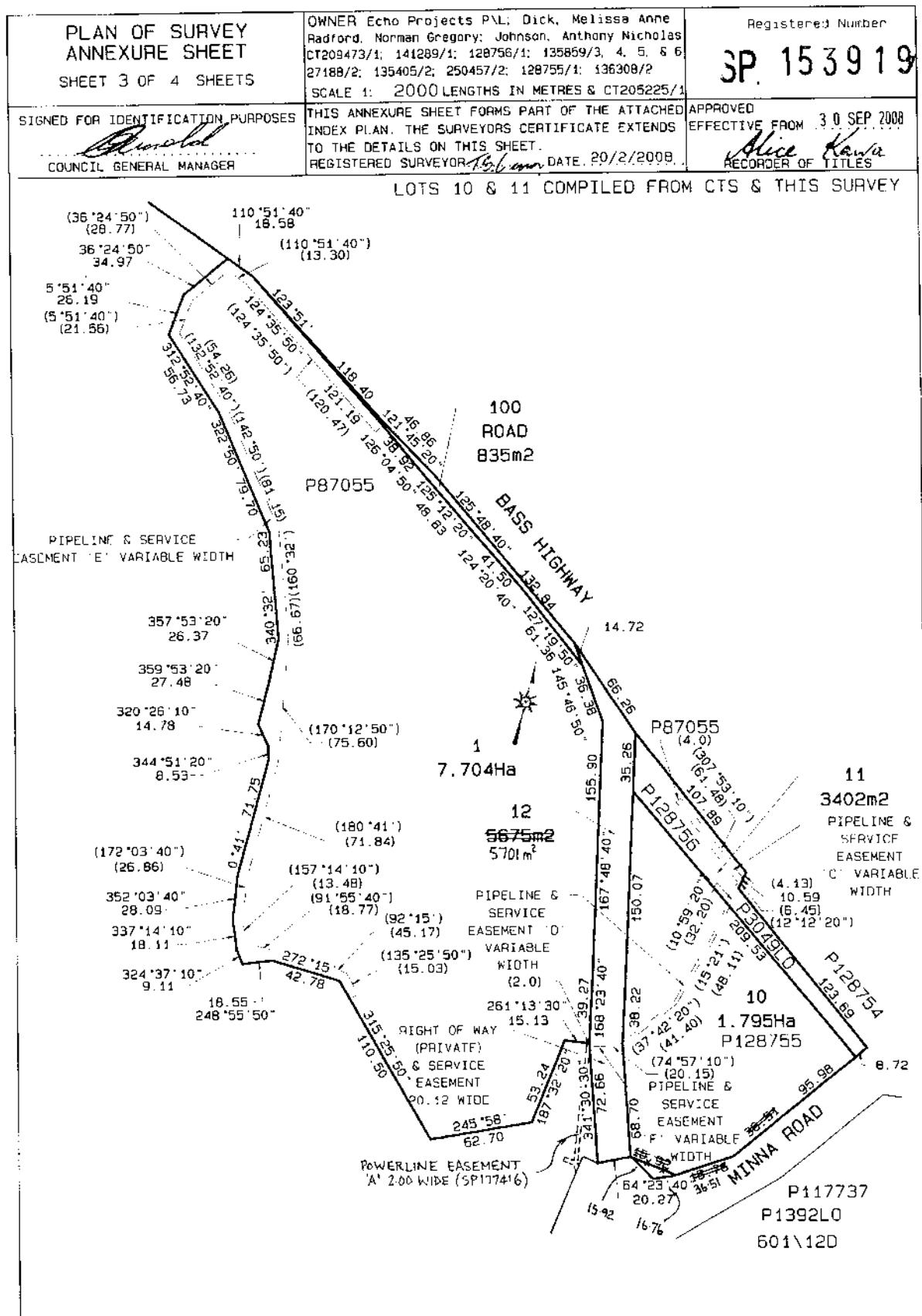
OWNER Johnson, Anthony Nicholas Dick, Melissa Anne Radford, Norman Gregory HEYBRIDGE PTY LTD.	PLAN OF SURVEY BY SURVEYOR TERENCE S CROMER PO Box 368, Sandy Bay, 7006 Ph 622 55366 Fax 622 55388 e-mail terry@cromer-partners.com.au	REGISTERED NUMBER <b>SP153919</b>
FOLIO REFERENCE CT209473/1; 141289/1; 27188/2 135405/2; 250457/2; 128755/1 128756/1; 128757/1; 205225/1 135859/3, 4, 5, & 6 154970/1	LOCATION <b>CITY OF BURNIE</b>	APPROVED EFFECTIVE FROM 30 SEP 2008 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: SEE BELOW	SCALE 1: 10000 LENGTHS IN METRES	
MAPSHEET MUNICIPAL 103 CODE NO. (4045 - 44, 53, 54)	LAST UPI No. -	LAST PLAN No. P135405
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
<p>Part of Lot 15867 and Lot 21784 (15.0-9) Gtd. to H. Dempster (20.0-0)</p> <p>Part of Lot 10595 Gtd. to R. Mitchell (29.3-35)</p> <p>Part of Lot 22544, 496 Acres 2 Roads 12 Perches Granted to L. Bryant. (18.3-39)</p> <p>Lot 1 (Section H.2.) Gtd. to L.L. Burrows.</p> <p>Whole of Lot 1000 on Sealed Plan 135859</p> <p>Gtd. to The Crown (9356m<sup>2</sup>)</p> <p>Lot 2 (Section J.2.) Gtd. to C.G. Burrows. (6.0-2)</p> <p>Part of Lot 1 Sec 0 Gtd to C J Kent (10.0-14)</p> <p>Whole of Sections P &amp; I2 and FIRE ESCAPE WAY (PRIVATE)</p> <p>Part of Sec 6 2 Gtd to A G Bond 8.00 WIDE</p> <p>Whole of Lot 30024 (4.1-21)</p> <p>Gtd to Aust. Titan Products Pty. Ltd.</p> <p>Whole of Lot 2 Sec 0 Gtd to R Quiggin (0.1-6)</p> <p>Part of Lot 2 Sec 0, H.2. Gtd. to M.S. Tobin</p> <p>Whole of Lot 1801 (22.13m<sup>2</sup>) THE CROWN</p> <p>Whole of Lot 1802 (1.085ha) THE CROWN</p> <p>Whole of Lot 1 (7.1-14) Gtd. to R. QUIGGAN</p> <p>Part of Lot 35824 (1.0-25)</p> <p>Gtd. to Aust. Titan PRODUCTS PTY</p> <p>Whole of Lot 1000 1.264ha THE CROWN</p>		
<p>INDEX PLAN</p>  <p>SEE SHEET 4 3</p> <p>SEE SHEET 1 D109263 117/30 LO</p> <p>0109263 RIGHT OF WAY (PRIVATE) --; &amp; SERVICE EASEMENT 'G' VARIABLE WIDTH</p> <p>SP135405 P141289</p> <p>R135405/1 D12976 SP27188 R135405/1</p> <p>RIGHT OF WAY (PRIVATE) 6.00 WIDE VIDE D12976</p> <p>SEE SHEET 2 MINNA ROAD</p> <p>100 ROAD 101 ROAD BASS HIGHWAY SEE SHEET 3 11 12 10 P128755: P304910 P117737 601/120 P1392L0 P117737 P136307 POWERLINE EASEMENT 'A' 2.00 WIDE (SP177416)</p>		



*Arnold*  
COUNCIL DELEGATE  
10/7/08  
DATE



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1; 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 4000 LENGTHS IN METRES & CT205225/1	Registered Number <b>SP 153919</b>
SIGNED FOR IDENTIFICATION PURPOSES <i>Dickold</i> COUNCIL GENERAL MANAGER	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED APPROVED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. REGISTERED SURVEYOR <i>J. G. Murray</i> DATE 20/2/2008	30 SEP 2008 <i>Slice Kawa</i> RECORDER OF TITLES
LOTS 4 & 5 COMPILED FROM CTS & THIS SURVEY		
		



<b>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS</b>		<b>OWNER</b> Echo Projects P/L; Dick, Melissa Anne Radford, Norman Gregory; Johnson, Anthony Nicholas CT209473/1: 141289/1; 128756/1; 135859/3, 4, 5, & 6 27188/2; 135405/2; 250457/2; 128755/1; 136308/2 SCALE 1: 9000 LENGTHS IN METRES & CT205225/1	<b>Registered Number</b> <b>SP 153919</b>																																																																																																			
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<b>LOT 3 COMPILED FROM CTS &amp; THIS SURVEY</b> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <table border="1"> <thead> <tr> <th>LINE</th> <th>BEARING</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr><td>E1</td><td>260°00'50"</td><td>6.57</td></tr> <tr><td>E2</td><td>283°13'13"</td><td>17.88</td></tr> <tr><td>E3</td><td>302°25'11"</td><td>14.22</td></tr> <tr><td>E4</td><td>325°10'10"</td><td>41.28</td></tr> <tr><td>E5</td><td>315°28'30"</td><td>69.31</td></tr> <tr><td>E6</td><td>296°39'30"</td><td>20.07</td></tr> <tr><td>E7</td><td>249°07'40"</td><td>13.00</td></tr> <tr><td>E8</td><td>217°47'20"</td><td>12.41</td></tr> <tr><td>E9</td><td>212°05'40"</td><td>34.66</td></tr> <tr><td>E10</td><td>234°08'10"</td><td>13.39</td></tr> <tr><td>E11</td><td>261°25'30"</td><td>18.12</td></tr> <tr><td>E12</td><td>305°48'20"</td><td>12.22</td></tr> <tr><td>E13</td><td>2°01'40"</td><td>27.88</td></tr> <tr><td>E14</td><td>4°45'50"</td><td>9.21</td></tr> <tr><td>E15</td><td>333°11'50"</td><td>14.27</td></tr> <tr><td>E16</td><td>329°49'10"</td><td>23.13</td></tr> <tr><td>E17</td><td>323°54'10"</td><td>26.13</td></tr> <tr><td>E18</td><td>315°43'50"</td><td>32.89</td></tr> <tr><td>E19</td><td>341°22'40"</td><td>14.73</td></tr> </tbody> </table> </div> <div style="width: 45%;"> <table border="1"> <thead> <tr> <th>LINE</th> <th>BEARING</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr><td>R1</td><td>157°14'10"</td><td>18.11</td></tr> <tr><td>R2</td><td>172°03'40"</td><td>28.09</td></tr> <tr><td>R3</td><td>180°41'</td><td>71.75</td></tr> <tr><td>R4</td><td>164°51'20"</td><td>8.53</td></tr> <tr><td>R5</td><td>140°26'10"</td><td>14.78</td></tr> <tr><td>R6</td><td>179°53'20"</td><td>27.48</td></tr> <tr><td>R7</td><td>177°53'20"</td><td>26.37</td></tr> <tr><td>R8</td><td>160°32'</td><td>65.23</td></tr> <tr><td>R9</td><td>142°50'</td><td>79.70</td></tr> <tr><td>R10</td><td>132°52'40"</td><td>56.73</td></tr> <tr><td>R11</td><td>185°51'40"</td><td>26.19</td></tr> <tr><td>R12</td><td>216°24'50"</td><td>34.97</td></tr> </tbody> </table> </div> </div>				LINE	BEARING	DISTANCE	E1	260°00'50"	6.57	E2	283°13'13"	17.88	E3	302°25'11"	14.22	E4	325°10'10"	41.28	E5	315°28'30"	69.31	E6	296°39'30"	20.07	E7	249°07'40"	13.00	E8	217°47'20"	12.41	E9	212°05'40"	34.66	E10	234°08'10"	13.39	E11	261°25'30"	18.12	E12	305°48'20"	12.22	E13	2°01'40"	27.88	E14	4°45'50"	9.21	E15	333°11'50"	14.27	E16	329°49'10"	23.13	E17	323°54'10"	26.13	E18	315°43'50"	32.89	E19	341°22'40"	14.73	LINE	BEARING	DISTANCE	R1	157°14'10"	18.11	R2	172°03'40"	28.09	R3	180°41'	71.75	R4	164°51'20"	8.53	R5	140°26'10"	14.78	R6	179°53'20"	27.48	R7	177°53'20"	26.37	R8	160°32'	65.23	R9	142°50'	79.70	R10	132°52'40"	56.73	R11	185°51'40"	26.19	R12	216°24'50"	34.97
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**SCHEDULE OF EASEMENTS**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 153919

PAGE 1 OF 6 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to (appurtenant to lots 2 & 3) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through that lot on the plan

Lot 2 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot 1 on the plan

Lot 2 is together with a-

- (i) right of carriageway; and
- (ii) service easement

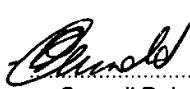
over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through lot 12 on the plan

Lot 2 is together with a-

- (i) pipeline easement; and

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ECHO PROJECTS P/L & OTHERS  
FOLIO REF: SEE PLAN OF SURVEY  
SOLICITOR  
& REFERENCE: McGRATH & CO (16833)

PLAN SEALED BY: BURNIE CITY COUNCIL  
DATE: 23/9/08  
SD 1055  
REF NO.   
Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

(ii) service easement

over the lands marked PIPELINE & SERVICE EASEMENT "D", "C" & "F" (VARIABLE WIDTH)  
passing through lots 10, 11 & 12 respectively on the plan

Lot 2 is subject to (appurtenant to lot 3) a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through that lot on the plan

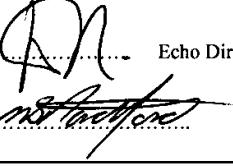
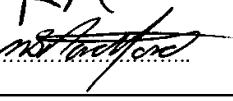
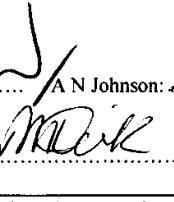
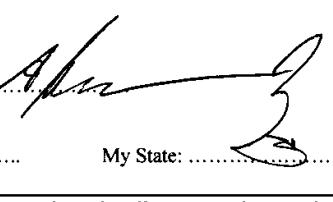
Lot 3 is together with a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "E" (VARIABLE WIDTH) passing through lot  
1 on the plan

Lot 3 is together with a-

- (i) right of carriageway; and
- (ii) service easement

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "G" (VARIABLE  
WIDTH) passing through lot 2 on the planLot 3 is together with a right of evacuation over the land marked FIRE ESCAPE WAY (PRIVATE) 8.00  
WIDE shown on the planEcho Director:   
N G Radford: Echo Director:   
TonyM A Dick:   
M A DickA N Johnson:   
A N JohnsonMy State: .....  
**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 3 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

That portion of Lot 5 on the plan formerly comprised in Lot 2 on Sealed Plan 27188

Lot 5 is together with a right of carriageway as created by and set forth in Sealed plan 27188 over the lands marked RIGHT OF WAY (PRIVATE) "A" 6.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 6.00 WIDE on the plan

Lot 10 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "D" (VARIABLE WIDTH) passing through that lot on the plan

Lot 11 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "C" (VARIABLE WIDTH) passing through that lot on the plan

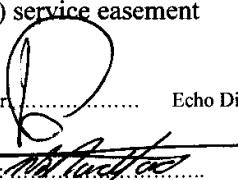
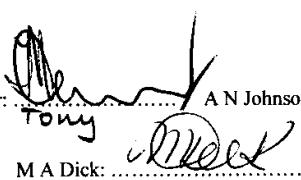
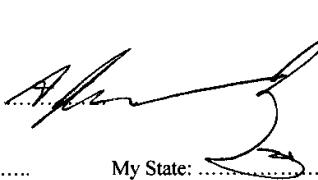
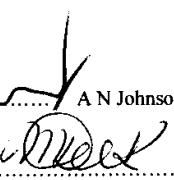
Lot 12 is subject to (appurtenant to lot 2) a-

- (i) pipeline easement; and
- (ii) service easement

over the land marked PIPELINE & SERVICE EASEMENT "F" (VARIABLE WIDTH) passing through that lot on the plan

Lot 12 is subject to (appurtenant to lot 2) a-

- (i) right of carriageway; and
- (ii) service easement

Echo Director: ..... Echo Director: ..... A N Johnson: .....  
N G Radford: ..... M A Dick: ..... My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

over the land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.12 WIDE passing through that lot on the plan

**Exceptions & reservations**

The portions of lots 2 & 3 contained in Application No C386198 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

The portions of lots 2 & 3 contained in Transfer No C377026 are limited in depth to 15 metres, exclude minerals and are subject to reservations relating to drains sewers and waterways in favour of the Crown

**Fencing covenant**

~~The owners of lots 2-4 are subject to the fencing covenant created by and set forth in Sealed Plan 135405~~

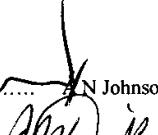
**Fencing Provision**

The *Boundary Fences Act 1908* is to apply to Lots 2 and 3 but otherwise the vendor (Echo Projects Pty Ltd) shall not be required to fence

**Interpretation**

“PIPELINE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on the plan-

- (a) to lay and maintain water pipes, valves and fittings along, through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) to inspect, cleanse, repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

Echo Director:   
N G Radford: Echo Director:   
TonyM A Dick: N Johnson:   
N JohnsonMy State: 

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 5 OF 6 PAGES

Registered Number

**SP 153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

“SERVICE EASEMENT” means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its

agents and contractors to enter upon the land marked “Service Easement” on the plan to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

“RIGHT OF EVACUATION” means the full and free right-

- (a) for the proprietor of the dominant tenement to enter upon the land marked “Fire Escape Way (Private) 8.00 Wide” on the plan to establish and maintain a trafficable 2WD access to George Street; and
- (b) for owners, occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency, that requires evacuation to George Street

Executed by ECHO PROJECTS PTY LTD being the registered proprietor of folios of the Register volume 128755 folio 1, volume 128756 folio 1, volume 135405 folio 2, volume 135859 folios 3-6, volume 136308 folio 2, volume 209473 folio 1 & volume 250457 folio 2 under section 127 of the Corporations Act 2001 by being signed by two directors-

Director: .....

Director: .....

Tony

Echo Director: .....

Echo Director: .....

A N Johnson: .....

N G Radford: .....

M A Dick: .....

My State: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 6 OF 6 PAGES

Registered Number

**SP153919**SUBDIVIDER: ECHO PROJECTS P/L  
FOLIO REFERENCE: SEE PLAN OF SURVEY

Signed by ANTHONY NICHOLAS JOHNSON being  
the registered proprietor of folio of the Register volume  
205225 folio 1 in the presence of ) *A. Johnson*

Witness: ..... *A. Johnson* .....

name: *A. Johnson*

address: 15 George St

occupation: Project Officer.

Signed by the said NORMAN GREGORY RADFORD and MELISSA  
ANNE DICK being the registered proprietor of folio of the Register  
volume 141289 folio 1 in the presence of ) *N. G. Radford*

Witness: ..... *G. Radford* .....

name: *Gary W. Spicer*

address: 19 ESPLANADE TURNERS BEACH TAS

occupation: MANAGER

) *N. G. Radford*  
)) N.G.R.  
)) *A. Dick*  
)) M.A.D.

MYSTATE FINANCIAL CREDIT UNION OF TASMANIA LIMITED

being the mortgagee in Mortgage No C832183 in folio of the Register

volume 141289 folio 1 consents to the subdivision-

**Signed by MYSTATE FINANCIAL CREDIT  
UNION OF TASMANIA LIMITED by its attorney,  
BRENT JOHN KENNA**

under power No. PA 22354  
(who declares that he has received no notice of  
revocation of the power) in the presence of:

  
**MARTIN LEITCH  
TEAM LEADER  
172 COLLINS STREET**



**NOTE: Every annexed power must be signed by the parties to the dealing or where the party is a  
corporate body be signed by the persons who have attested the affixing of the seal of that  
body to the dealing.**

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
177416	3
EDITION	DATE OF ISSUE
2	11-May-2020

SEARCH DATE : 28-Jun-2022

SEARCH TIME : 08.59 AM

**DESCRIPTION OF LAND**

Parish of ASHWATER Land District of DEVON  
Lot 3 on Sealed Plan 177416  
Derivation : For grantees see plan  
Prior CT 174630/1

**SCHEDULE 1**

M815626 TRANSFER to GARRY MAXWELL CUMMING Registered  
11-May-2020 at noon

**SCHEDULE 2**

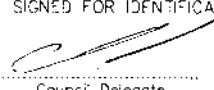
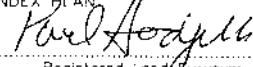
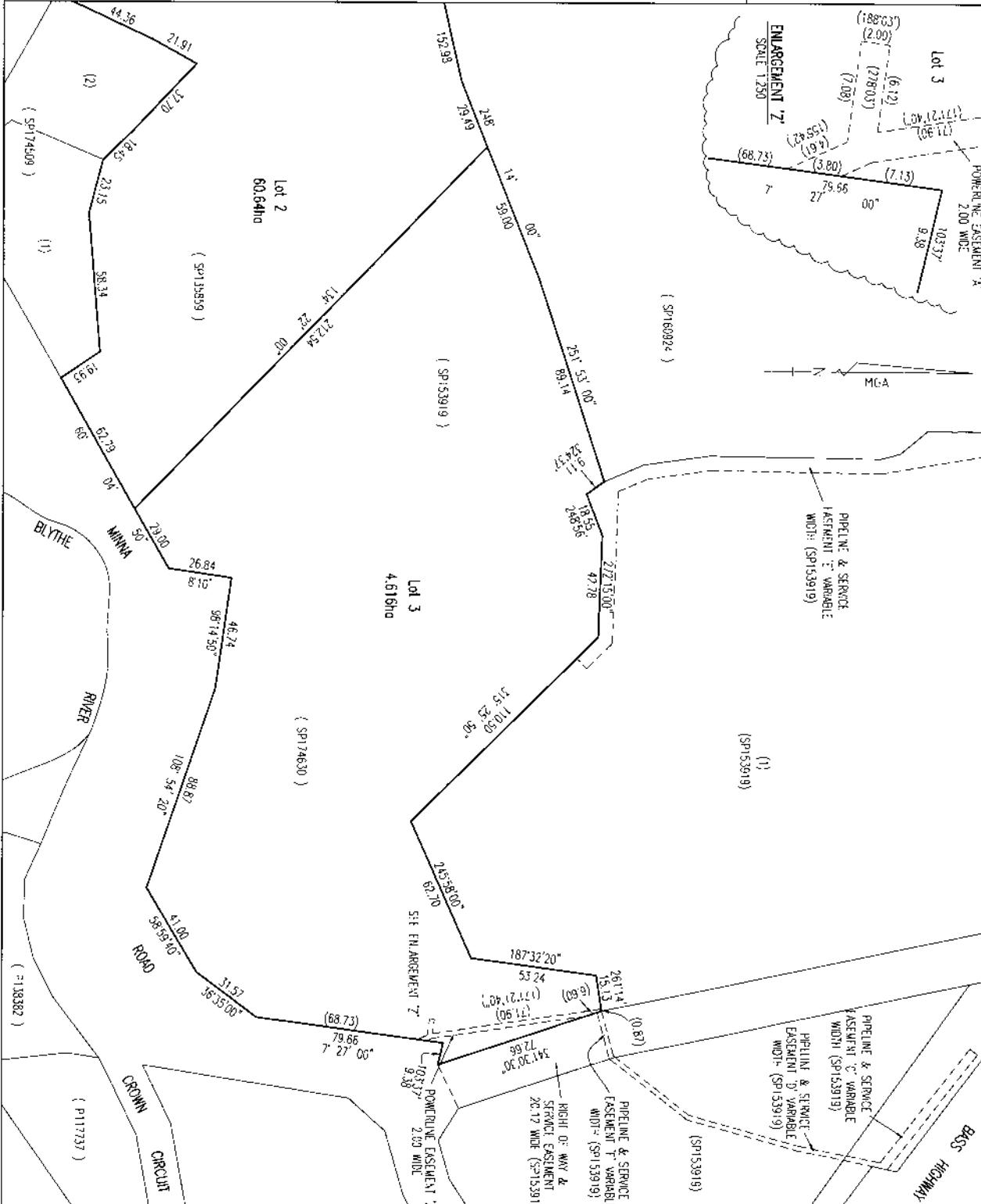
Reservations and conditions in the Crown Grant if any  
SP177416 EASEMENTS in Schedule of Easements  
SP177416 FENCING COVENANT in Schedule of Easements  
SP135405 FENCING COVENANT in Schedule of Easements  
C811122 FENCING PROVISION in Transfer  
M817050 MORTGAGE to Ian Raymond Smith and Janine Mary Smith  
Registered 11-May-2020 at 12.01 PM

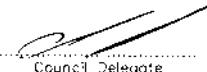
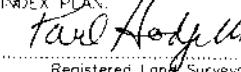
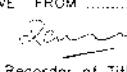
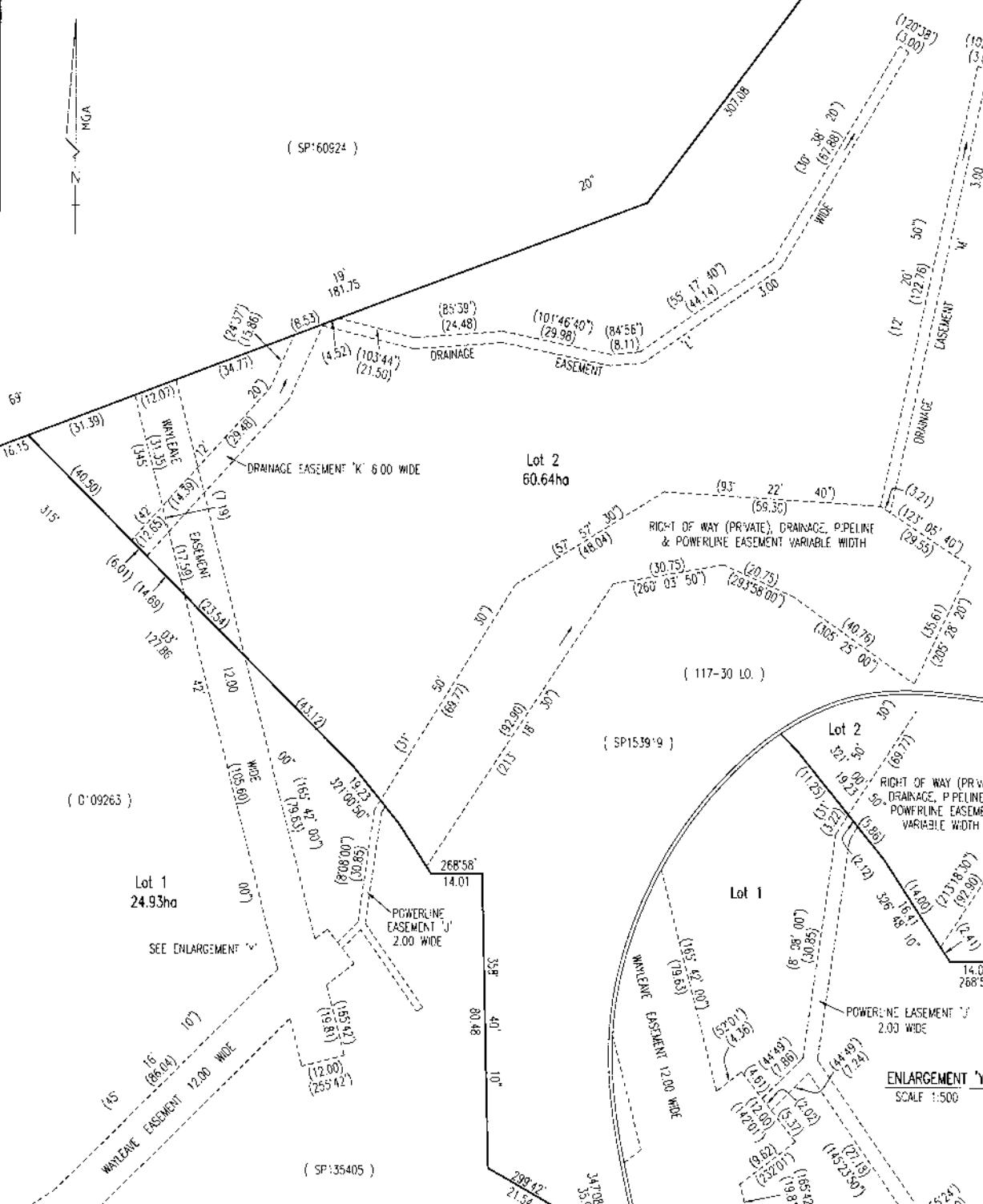
**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> <b>SHEET 1 OF 3 SHEETS</b></p> <p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate</p> <p>14.6.19 Date</p>		<p>OWNER: ECHO PROJECTS PTY LTD</p> <p>FOLIO REFERENCE: F/R.174630-1</p> <p>SCALE 1:3000 LENGTH IN METRES</p> <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>Paul Hodge MA</i> Registered Land Surveyor</p>	<p>Registered Number <b>SP 1774 16</b></p> <p>APPROVED EFFECTIVE FROM <i>Renae</i> 9 OCT 2019 Recorder of Titles</p>

PLAN OF SURVEY ANNEXURE SHEET		OWNER: ECHO PROJECTS PTY LTD FOLIO REFERENCE: F/R.174630-1 SCALE 1:1500 LENGTH IN METRES	Registered Number <b>SP 177416</b>
SHEET 2 OF 3 SHEETS Signed for identification purposes  Date 14.5.19 Council Delegate		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN  Paul Hodgetts Registered Land Surveyor Date 9/5/19	APPROVED EFFECTIVE FROM 9 OCT 2019 Recorder of Titles
 <p>ENLARGEMENT 'Z'</p> <p>Lot 3 Lot 2 Lot 3 PIPERLINE EASEMENT 'X' 200 WIDE SCALE 1:250 PIPERLINE &amp; SERVICE EASEMENT 'Y' VARIABLE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'Z' VARIABLE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'A' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'B' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'C' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'D' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'E' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'F' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'G' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'H' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'I' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'J' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'K' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'L' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'M' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'N' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'O' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'P' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'Q' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'R' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'S' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'T' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'U' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'V' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'W' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'X' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'Y' 200 WIDE WIDTH (SP153919) PIPERLINE &amp; SERVICE EASEMENT 'Z' 200 WIDE WIDTH (SP153919)</p>			

<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> <b>SHEET 3 OF 3 SHEETS</b>		<b>OWNER:</b> ECHO PROJECTS PTY LTD <b>FOLIO REFERENCE:</b> 1/R.174630-1 <b>SCALE 1:1000</b> <b>LENGTH IN METRES</b>	<b>Registered Number</b> <b>SP 177416</b>
<b>SIGNED FOR IDENTIFICATION PURPOSES</b>  <b>Council Delegate</b> <b>14.6.19</b> <b>Date</b>		<b>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</b>  <b>Paul Hodges</b> <b>Registered Land Surveyor</b> <b>9/5/19</b> <b>Date</b>	<b>APPROVED</b> <b>EFFECTIVE FROM</b> <b>9 OCT 2019</b>  <b>Recorder of Titles</b>
			

**SCHEDULE OF EASEMENTS**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

**SP 177416**

PAGE 1 OF 4 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**Easements***(as defined herein)*

1. Lot 1 is together with a Powerline Easement over the land marked "Powerline Easement 'H' 2.00 Wide" on the Plan.
2. Lot 1 is together with a Right of Drainage over the land marked "Drainage Easement 'K' 6.00 Wide" on the Plan.
3. Lot 1 is together with a Right of Drainage over the land marked "Drainage Easement 'L' 3.00 Wide" on the Plan.
4. Lot 1 is together with a Right of Drainage over the land marked "Drainage Easement 'M' 3.00 Wide" on the Plan.

*(as defined herein)*

5. Lot 1 is together with a Right of Carriageway, a Right of Drainage, a Pipeline Easement and a Powerline Easement over the land marked "Right of Way (Private), Drainage, Pipeline and Powerline Easement Variable Width" on the Plan.
6. Lot 1 is subject to a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the land marked "Wayleave Easement 12.00 Wide" on the Plan.
7. Lot 1 is subject to a Powerline Easement (appurtenant to Lot 2 on the Plan) over the land marked "Powerline Easement 'J' 2.00 Wide" on the Plan.
8. Lot 2 is together with a Powerline Easement over the land marked "Powerline Easement 'J' 2.00 Wide" on the Plan.

*(as defined herein)**(as defined herein)**(as defined herein)*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Echo Projects Pty Ltd FOLIO REF: 174630/1 SOLICITOR & REFERENCE: HWL Ebsworth Lawyers (refer Ms A Pelham)	PLAN SEALED BY: Burnie City Council DATE: 14.06.2019 SP.2018/1287 REF NO.  Council Delegate
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

Doc ID 638356113N1

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 4 PAGES

Registered Number

**SP 177416**SUBDIVIDER: Echo Projects Pty Ltd  
FOLIO REFERENCE: 174630/1

9. Lot 2 is subject to a Right of Carriageway and a Service Easement (appurtenant to Lot 3 on Sealed Plan 153919) over the land marked "Right of Way & Service Easement 'G' Variable Width" on the Plan. *(Private)* *(SP153919)*

10. Lot 2 is subject to a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the land marked "Wayleave Easement 12.00 Wide" on the Plan. *(as defined herein)*

11. Lot 2 is subject to a Powerline Easement (appurtenant to Lot 1 on the Plan) over the land marked "Powerline Easement 'H' 2.00 Wide" on the Plan. *(as defined herein)*

12. Lot 2 is subject to a Right of Drainage (appurtenant to Lot 1 on the Plan) over the land marked "Drainage Easement 'K' 6.00 Wide" on the Plan.

13. Lot 2 is subject to a Right of Drainage (appurtenant to Lot 1 on the Plan) over the land marked "Drainage Easement 'L' 3.00 Wide" on the Plan.

14. Lot 2 is subject to a Right of Drainage (appurtenant to Lot 1 on the Plan) over the land marked "Drainage Easement 'M' 3.00 Wide" on the Plan. *(as defined herein)*

15. Lot 2 is subject to each of a Right of Carriageway, a Right of Drainage, a Pipeline Easement and a Powerline Easement (appurtenant to Lot 1 on the Plan) over the land marked "Right of Way (Private), Drainage, Pipeline and Powerline Easement Variable Width" on the Plan. *(as defined herein)*

16. Lot 3 is together with a Pipeline Easement and a Service Easement over the lands marked "Pipeline & Services Easement 'C' Variable Width", "Pipeline & Services Easement 'D' Variable Width" *(SP153919)*, "Pipeline & Services Easement 'E' Variable Width" and "Pipeline & Services Easement 'F' Variable Width" on the Plan. *(SP153919)*

17. Lot 3 is together with a Right of Carriageway and a Service Easement over the land marked "Right of Way & Service Easement 20.12 Wide" on the Plan. *(Private)* *(SP153919)*

18. Lot 3 is subject to a Powerline Easement (appurtenant to Lot 12 on Sealed Plan 153919) over the land marked "Powerline Easement 'A' 2.00 Wide" on the Plan. *(as defined herein)*

**Fencing Covenants***the Vendor*

1. The owners of each of the Lots covenant with Echo Projects Pty Ltd (**Current Owner**) that the **Vendor** **Current Owner** shall not be required to fence.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Doc ID 638356113/v1

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 3 OF 4 PAGES

Registered Number

**SP 177416**SUBDIVIDER: Echo Projects Pty Ltd  
FOLIO REFERENCE: 174630/1**Definitions**

**"Pipeline Easement"** means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked "Pipeline Easement" on the plan:

- (a) to lay and maintain water pipes, valves and fittings along, through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) to inspect, cleanse, repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

**"Service Easement"** means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its agents and contractors to enter upon the land marked "Service Easement" on the plan to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, providing that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

**"Powerline Easement"** means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked "Powerline Easement" on the plan to:

- (a) install and maintain electricity infrastructure on, above or under the said land for the purpose of providing a supply of electricity to the dominant tenement; and
- (b) enter and remain on the said land, at any reasonable time and with any necessary vehicles and equipment, for any one or more of the following purposes:
  - (i) examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure;
  - (ii) fencing or placing protective structures around electricity infrastructure or examining, maintaining, repairing, modifying, adding to or replacing fences or protective structures around electricity infrastructure;
  - (iii) if the electricity infrastructure consists of a powerline, clearing the powerline corridor or safety and operational area of vegetation, structures and objects that could interfere with the proper operation of the powerline.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Doc ID 638356113/v1

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 4 PAGES

Registered Number

**SP 177416**SUBDIVIDER: Echo Projects Pty Ltd  
FOLIO REFERENCE: 174630/1

Executed by Echo Projects Pty Ltd  
(ACN 004 214 439) in accordance with  
section 127(1) of the *Corporations Act 2001* (Cth)  
by:

Signature of Director

Title

DIRECTOR / SECRETARY

Signature of Director/Company Secretary

Full name (print)

Full name (print)

**Wayleave Easement means:**

**FIRSTLY** the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

- (a) **TO** clear the lands marked "WAYLEAVE EASEMENT 12.00 WIDE" on the Wayleave Easement Identification Plan annexed (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
  - (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) **TO** operate and maintain electricity infrastructure on the servient land.
- (c) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
  - (i) overhang, encroach upon or be in or on the servient land; or
  - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) **TO** enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

**SECONDLY** the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

- (i) erect any buildings; or
- (ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Doc ID 638356113/v1

## Annex 3 Notification Declaration

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**From:** [REDACTED]  
**Sent:** Wednesday, 29 June 2022 12:02 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Marinus Link - Notice under 52 LUPAA

Dear [REDACTED]

Marinus Link Pty Ltd is a proposed 1500 megawatt capacity undersea and underground electricity connection to further link Tasmania and Victoria as part of Australia's future electricity grid. It is supported by over 240 kilometres of transmission developments in North West Tasmania. Collectively, these projects are known as Project Marinus.

Marinus Link involves approximately 250 kilometres of undersea High Voltage Direct Current (HVDC) cable across Bass Strait and approximately 90 kilometres of underground HVDC cable in Victoria. It also includes converter stations in Tasmania (at Heybridge) and Victoria (in the greater Hazelwood area). More specifically the converter station at Heybridge is proposed to be constructed at the corner of Bass Highway and Minna Road at the site of the former tioxide plant.

Marinus Link Pty Ltd intend to lodge a Development Application for the Heybridge Converter Station with Burnie City Council in coming days. It is understood that you own land (Title Reference CT177416/3, PID 9296310 ) that may be involved in this development. Please take this as the required notice under Section 52 of the *Land Use Planning and Approvals Act 1993*.

I understand that Alan Jackson of JLL has been in touch with you this morning regarding the application and possible implications of this on your land.

Please contact the project on 1300 765 275 or via e-mail on [team@marinuslink.com.au](mailto:team@marinuslink.com.au) to discuss the development further should you have any questions.

Kind regards

[REDACTED]  
Environment, Land and Planning Lead – Marinus Link  
[REDACTED]

1 - 7 Maria Street, Lenah Valley TAS 7008  
PO Box 606, Moonah TAS 7009

Marinus Link Pty Ltd  
ABN 47 630 194 562  
[www.marinuslink.com.au](http://www.marinuslink.com.au)

For news and updates on Marinus Link, follow us on [LinkedIn](#), [Twitter](#) and [Facebook](#).



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