

4 December 2024

Mr Chris Coad
Manager Development Services
Burnie City Council
PO Box 973
Burnie TAS 7320

Application No: DA 2022/76

Council reference: SP: CF 2920337 & 9296310

Land: Corner of Minna Road and Bass Highway (18 and 20 Minna Road),
Heybridge and 22 Minna Road, Heybridge, Tasmania

Proposal: Heybridge Converter Station, Marinus Link

Dear Chris

I refer to Burnie City Council's outstanding Requests for Additional Information, dated 28 November 2024, related to permit application (DA 2022/76) for Marinus Link's proposed Converter Station at corner of Bass Highway and Minna Road (18 and 20 Minna Road), Heybridge and 22 Minna Road, Heybridge (DA 2022/76).

Please find attached responses and accompanying attachments to Sections in 1, 2, 6 and 7 contained your latest request. It would be appreciated if you could also confirm in writing your verbal advice that Section 11 – Bushfire has been satisfied. We propose on sending remaining responses within the week.

On behalf of Marinus Link Pty Ltd, I wish to thank you for considering our application. If you have any questions in relation to our responses or require further information, please contact me on 0474 889 130 or at kate.guard@marinuslink.com.au.

Kind regards



Kate Guard
Head of Environment and Planning
Encl.

Response to Requests for Additional Information dated 28 November 2024

1 Application Form

Council RFI	Response to RFI
Revised form received, however a full copy of each of the three certificates of titles listed on the application also needs to be provided.	Please find copies of the three certificates of title listed in the application in Attachment 1

2 Site Plan and Elevation of Buildings

Council RFI	Response to RFI
Information provided	The Site and Elevations of Buildings Plan has been updated to removing carparking. The updated Plan is contained in Attachment 2 .

3 Development Application – Heybridge Converter Station

Council RFI	Response to RFI
Information provided	Not required.

4 C20.4.1 – Building Height – P1

Council RFI	Response to RFI
<p>A Landscape and Visual Impact Assessment has been provided.</p> <p>The Assessment does not specifically address the provisions within the Tasmanian Planning Scheme (TPS), clause 20.4.1, P1.</p> <p>The tests within clause 20.4.1, P1 requires that the proposed apex height of 27m for two separate buildings does not cause an unreasonable impact on adjoining properties, having regard to the proposed height; the bulk and form of the building; the separation from existing uses on adjoining properties; and any buffers created by natural or other features, in accordance with clause 20.4.1, P1.</p>	<p><i>To be provided.</i></p>

Council RFI	Response to RFI
<p>Adjoining is defined within the TPS 'means next to, or having a common boundary with'. Further, the photo montages do not show the proposed built form when viewed from the adjoining properties.</p> <p>It is noted that the spelling of Bass Strait is incorrect throughout this Assessment and page 37 has two bookmark errors.</p> <p>Further information is required to evidence achievement of clause 20.4.1, P1.</p>	

5 C1.0 Sign Code

Council RFI	Response to RFI
Information provided	Not required.

6 C2.0 Parking and Sustainable Transport Code

Council RFI	Response to RFI
<p>It is noted that there is no minimum requirement for onsite parking for a Utilities use class. However, as onsite parking is proposed can you please provide a parking plan, which details compliance with clauses C2.6.1 and C2.6.2.</p> <p>Information provided in relation to clause C2.6.1 and C2.6.2 is provided against P1. It is a mandatory requirement of the TPS to evidence compliance with these standards. Your application states that compliance will be achieved but does not show how this will be achieved.</p> <p>Further information is required to evidence achievement of clauses C2.6.1 and C2.6.2, this is a mandatory requirement of the TPS.</p>	<p>MLPL has removed carparking from this application. The site layout and elevation plan (Attachment 2) has been amended to exclude this. This advice supersedes all previous references to this matter. Approval for any carparking will be sought at a later date.</p>

7 C3.0 Road and Railway Assets Code

Council RFI	Response to RFI
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It is noted that a Statement of Compliance was issued on 5 December 2024 which is valid for 12 months only. You will need to liaise with Councils Technical Officers in having this reissued for a further 12-month period.

Contact has been made with Burnie City Council's Technical Officer to request extension of existing Statement of Compliance to 5 December 2025.

8 C5.0 Telecommunication Code

Council RFI	Response to RFI
Information provided	Not required.

9 C7.0 Natural Assets Code

Council RFI	Response to RFI
Information provided	Not required.

10 C8.0 Scenic Protection Code

Council RFI	Response to RFI
Information provided	Not required.

11 C13.0 Bushfire Prone Areas Code

Council RFI	Response to RFI
Information provided – verbal response from BCC 3 December 2024	Not required

12 C14.0 Potentially Contaminated Land Code

Council RFI	Response to RFI
We acknowledge the information provided against the Code.	<i>To be provided</i>

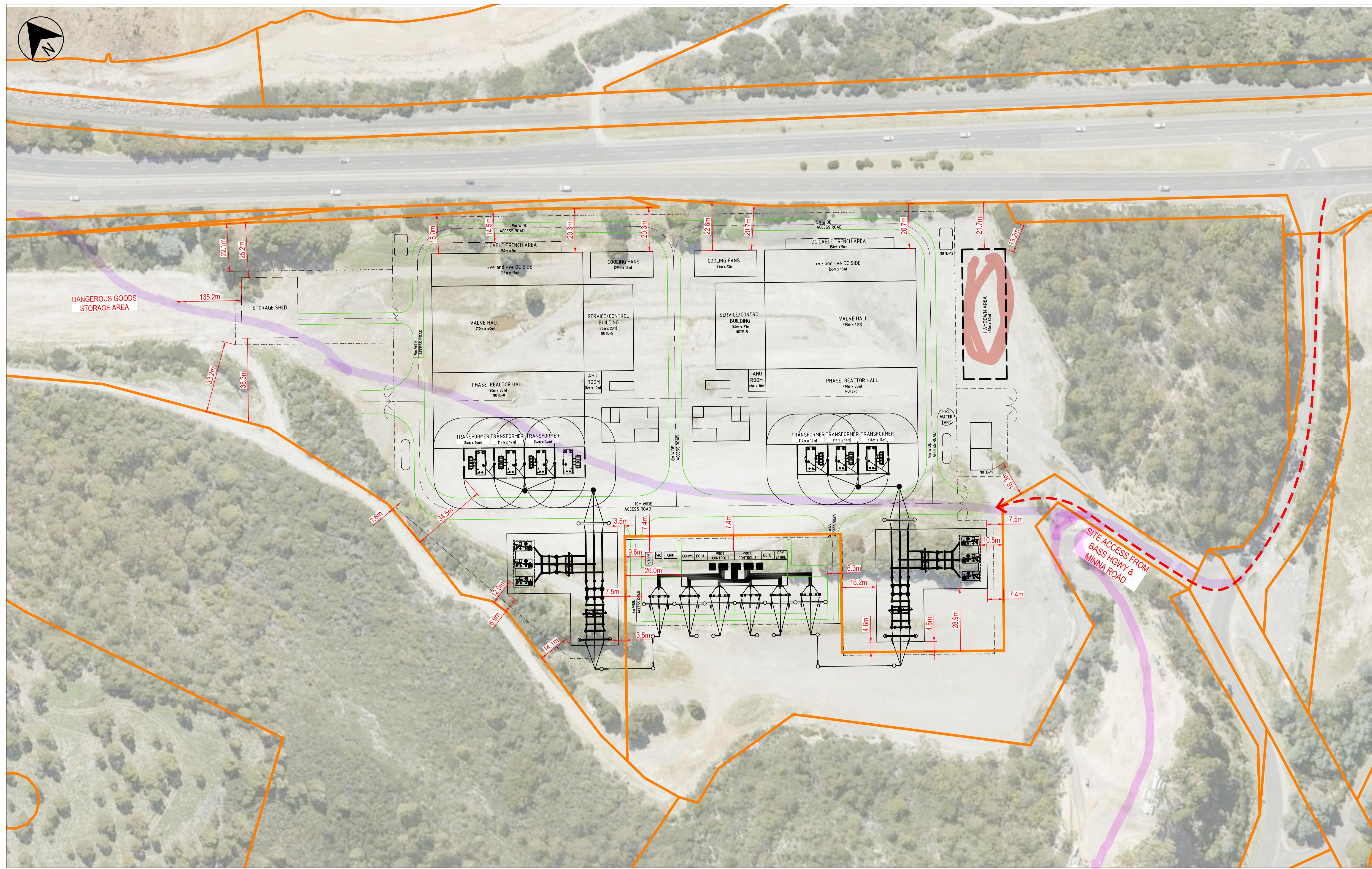
Council RFI	Response to RFI
<p>Additional information is requested, as an environmental site assessment is required (as defined within the Code), by a suitability qualified person, to demonstrate achievement of clause C14.6.1, P1.</p> <p>It is noted that a Contaminated Land and Acid Sulfate Soil Impact Assessment has been provided. However, the Assessment does not specifically address the provisions within the Tasmanian Planning Scheme (TPS), clause C14.6.1, P1.</p> <p>Within this Assessment version 8 is dated 13 September 2027, and page 32 and 33 refer to the site being zoned Rural Living instead of Rural.</p> <p>Further information is required to evidence achievement of clause C14.6.1, P1, this is a mandatory requirement of the TPS.</p>	

13 C15.0 Landslip Hazard Code

Council RFI	Response to RFI
<p>The Code is applicable as there is some low and medium landslide hazard identified on site. However, both the proposed use and development are exempt from the Code in accordance with clause C15.4.1 (a) and (d).</p> <p>It is noted that both cut and fill is proposed over the site.</p> <p>As significant work is proposed, there is no exemption applicable for significant works. The exemption set out in C15.4.1(d) does not apply to significant works as it does not require authorisation under the Building Act 2016.</p> <p>Significant works triggers assessment under clause C15.6.1, P1.1 and P1.2.</p> <p>Significant works is only applicable to cut and/or fill within the landslip hazard band. If there is significant works within the mapped landslip hazard band, then a Landslip Hazard Report (as defined under C15.0 Landslip Hazard Code) will be required, by a suitably qualified person to address clause C15.6.1, P1.1 and P1.2.</p>	<p><i>To be provided</i></p>

Attachments

1. Three Certificates of Title provided as **Attachment 1**.
2. Proposed Heybridge Converter Station conceptual site plan and building elevations provided as **Attachment 2**.



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184295	1
EDITION	DATE OF ISSUE
1	15-Dec-2022

SEARCH DATE : 22-Nov-2024

SEARCH TIME : 11.21 AM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Sealed Plan 184295

Derivation : Part of Lot 1, 10A-0R-14P (Sec. O) & Part of Lot 1, 9A-2R-35P (Sec. N) Gtd. to Charles James Kent, Part of 13A-0R-6P (Sec. P) & 23A-1R-0P (Sec. G2) Gtd. to Ralph Graham Bond, Part of Lot 30024, 4A-1R-21P, Part of Lot 35823 & Part of Lot 35824 Gtd. to Aust. Titan Products Pty. Ltd., Whole of Lot 2, 0A-1R-6P (Sec. O) & Part of Lot 2, 2A-0R-36P (Sec. N) Gtd. to R Quiggin.

Prior CTs 153919/1, 153919/10, 153919/11 and 153919/12

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
SP184295 EASEMENTS in Schedule of Easements
SP184295 FENCING PROVISION 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

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184295	2
EDITION	DATE OF ISSUE
2	06-Apr-2023

SEARCH DATE : 22-Nov-2024

SEARCH TIME : 11.22 AM

DESCRIPTION OF LAND

City of BURNIE

Lot 2 on Sealed Plan 184295

Derivation : Part of Lot 1, 10A-0R-14P (Sec. O) Gtd. to Charles James Kent, Part of 13A-0R-6P (Sec. P) Gtd. to Ralph Graham Bond, Part of Lot 30024, 4A-1R-21P & Part of Lot 35824 Gtd. to Aust. Titan Products Pty. Ltd.

Prior CTs 153919/1 and 153919/12

SCHEDULE 1

N118775 TRANSFER to TASMANIAN NETWORKS PTY LTD Registered
06-Apr-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP184295 EASEMENTS in Schedule of Easements

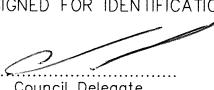
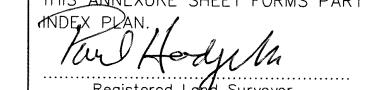
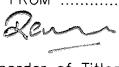
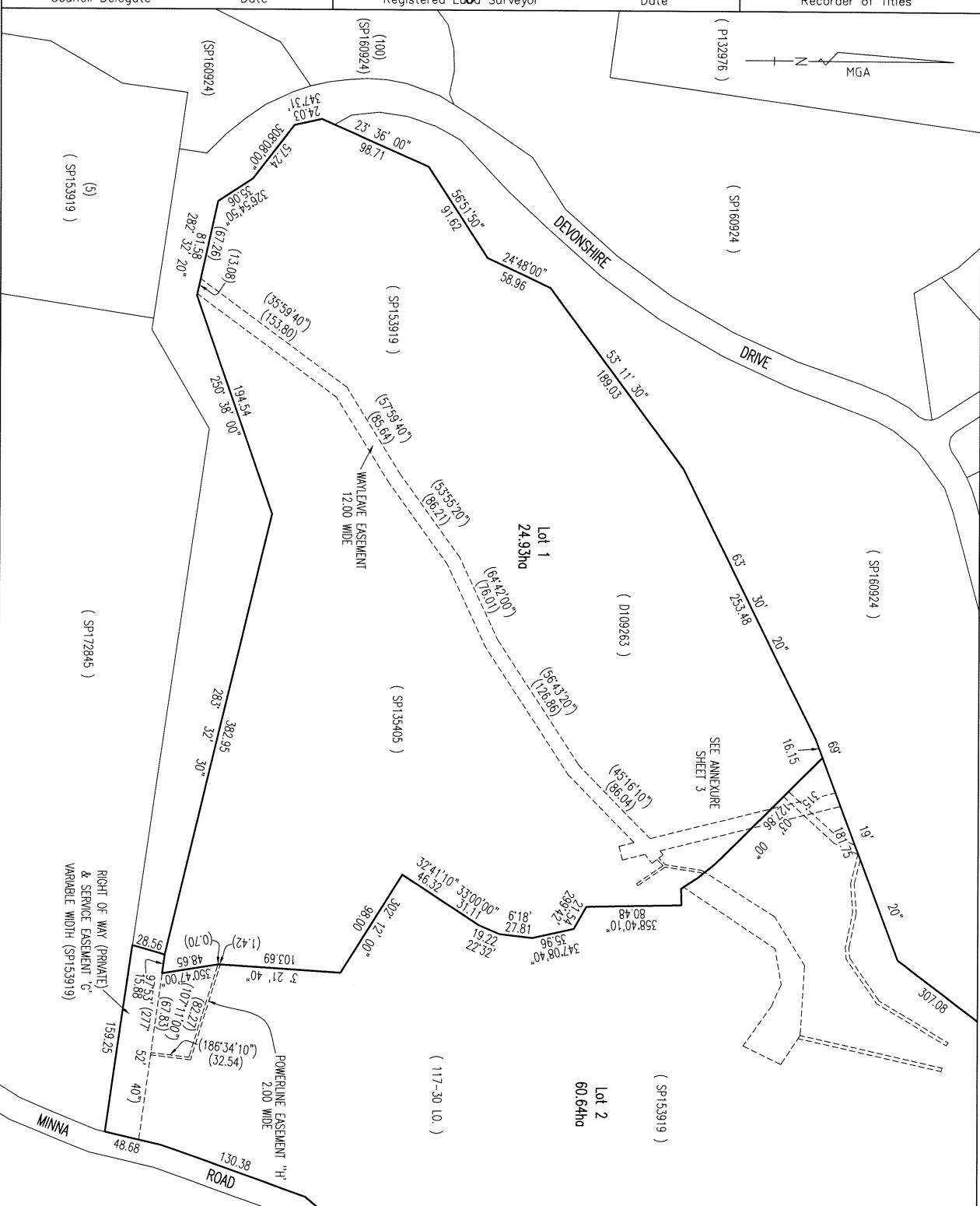
SP184295 FENCING PROVISION in Schedule of Easements

SP153919 FENCING PROVISION in Schedule of Easements

C811122 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PLAN OF SURVEY ANNEXURE SHEET		OWNER: ECHO PROJECTS PTY LTD FOLIO REFERENCE: F/R.174630-1 SCALE 1:3000 LENGTH IN METRES	Registered Number SP 177416
SIGNED FOR IDENTIFICATION PURPOSES  14.6.19 Council Delegate Date		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  9/5/19 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 9 OCT 2019  Recorder of Titles
			

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 07-Sep-2022

SEARCH TIME : 03.56 PM

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