

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/62

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2025/62
Development Site: - 2 Brickport Road COOEE
CT 124980/3
Proposal: - Secondary Vehicular Access associated with Utilities Use

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **8 January 2026**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
PRINCIPAL PLANNER

Date of Notice: - **13 December 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



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

2 Brickport Rd, Cooe TAS 7320

Certificate of
Title Reference

110966/1

Applicant

First Name

Josh

Second
Name

Surname

Walter

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

First Name

Tasmanian Water and Sewerage Corporation Pty Ltd

Second Name

Surname

(TasWater Project Manager: Ben Hudson)

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.

S54 *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.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class Utilities

Documents included with the permit application to describe the Use

Cooee MHL Dosing Project Overview.pdf

Proposed Development

Use class to which the development applies Utilities

Documents included with the permit application to describe the Development

NP-1061-1_A Plan & Elevation 1.pdf

Provisions and Standards relied upon for grant of a Permit

Code C10.0 - Coastal Erosion Hazard Code

Notification of Landowner/s

If land is not in applicant's ownership

I, **Josh Walter**, 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 11/09/25

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, **Josh Walter** 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 11/09/25

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME 124980		FOLIO 3
EDITION 4	DATE OF ISSUE 02-Jul-2010	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

City of BURNIE
Lot 3 on Sealed Plan 124980
Derivation : Part of 50,000 Acres Gtd to The Van Diemens Land
Company
Prior CT 110966/1

SCHEDULE 1

C947216 TASMANIAN WATER & SEWERAGE CORPORATION (NORTH-WESTERN
REGION) PTY LTD Registered 11-Mar-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B981793 FENCING PROVISION in Transfer

OWNER
THE CROWN

FOLIO REFERENCE
CT 110966/1

GRANTEE
Part of 50,000 Acres (Emu Bay Block)
Granted to THE VAN DIEMENS LAND
COMPANY PTY LTD

PLAN OF SURVEY

BY SURVEYOR Micheal James Rothwell

LOCATION

CITY OF BURNIE

SCALE 1:200

LENGTHS IN METRES

Registered Number

SP124980

APPROVED
EFFECTIVE FROM 21 NOV 1996

Micheal Rothwell
Recorder of Titles

MAPSHEET MUNICIPAL
CODE No. 103

LAST UP1 No. 4201758

LAST PLAN
No. P110966 LTO

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

NOT EXAMINED



9/181 D0
D104003 LTO

P111990 LTO

BASS
HIGHWAY

Creek

SP10303 LTO
P110966 LTO
21/89 D0
22/148 D0

Lot 4
488m²
(ROAD)

Lot 3
422m²

BRICKPORT
ROAD

P111986 LTO
SP13866 LTO

9532876

PLEASE QUOTE

Your Ref:

Our Ref: 31/13/4; DA 2025/62; 25/28256
DD001.2025.00000062.001

Enquiries: Jon Randall

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at burnie.tas.gov.au/feedback



20 October 2025

Mr Josh Walter
Netco Pumps & Equipment
16-18 Wellington Street
SOUTH BURNIE TAS 7320

Email: [REDACTED]

A hard copy will not be sent unless requested

Dear Mr Walter

**COUNCIL ADVICE TO DEVELOPER
PROPOSED DOSING TANK DEVELOPMENT – DA 2025/62
2 BRICKPORT ROAD, COOEE**

I write in relation to your recent application on 19 September 2025 seeking Statement of Compliance and the associated application (DA 2025/62) seeking grant of a permit under the *Land Use Planning and Approvals Act 1993* for the proposed development of a dosing tank on land at 2 Brickport Road.

This letter provides formal communication regarding the proposed use and development as follows:

- Part A of this letter contains written advice from Burnie City Council as a “Road Authority”, and contains the information required for assessment and determination of a permit application made under the *Land Use Planning and Approvals Act 1993* against relevant requirements of the Tasmanian Planning Scheme (TPS).

Council’s Land and Environmental Services Department has been provided with a copy of Part A to assist the Council in its role as a planning authority.

- Part B of this letter contains general information from Council, acting as a Road Authority under the *Local Government (Highways) Act 1982* and the *Roads and Jetties Act 1935*, and as a Road Manager under the *Heavy Vehicle National Law (Tasmania) Act 2013*.

It also addresses the Council’s requirements as a Stormwater Service Provider under the *Urban Drainage Act 2013*.

Part B is to inform you of matters outside of the development application process that may affect the use or development. Provision of this information at an early stage of the development process will enable informed decisions to progress the approvals process as smoothly as possible.

The information and advice in this letter is not exhaustive and does not cover matters relating to approvals that may be required from other authorities, such as the Water and Sewerage Authority (TasWater) and the Electricity Entity (TasNetworks), etc.

PART A

“Road Authority” Advice:

In reference to the relevant Tasmanian Planning Scheme Codes:

- **C3.0 Road and Railway Assets Code**

- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

We understand that you wish to rely on acceptable solution A1.2 to satisfy section C3.5.1 of the State Planning Provisions. The Road Authority therefore provides the following advice in this regard for access via Brickport Road.

Access ***can be provided*** to the road network at 2 Brickport Road to allow access to your proposed development, subject to the following:

- Access to the proposed development from Brickport Road shall be located generally in accordance with the ***attached*** Drawing Title “DRIVE WAY LAYOUT” prepared by Netco Pumps & Equipment.
- The new crossover on Street/Road must be constructed in accordance with Tasmanian Standard Drawing TSD-R16-v3 ***attached*** for Heavy Vehicles and dowelled to the existing concrete (galvanised or fibreglass dowels). Driveway is to be a minimum of 3.6m wide. General arrangement of the driveway must be constructed in accordance with Tasmanian Standard Drawing TSD-R09-v3 ***attached*** to the satisfaction of Council and at the developer’s cost.
- Construction of new crossover must be in accordance with BCC Standard Drawing 7D13451 and associated Construction Note ***attached***.
- The new access shall be used for heavy vehicle reverse in/forward out maneuvers only, and only for the purpose of infrequent deliveries of chemical to the site.
- Council reserves the right to close this site access at any time if it is deemed by us that its usage constitutes an unacceptable risk to pedestrians and/or other road users.

A ‘Permit to Conduct Work in a Council Street’ is required for any construction work within the road reserve. An application form is available on Council’s website <https://burnie.tas.gov.au/ROP>, together with the ‘General Terms and Conditions’ and ‘Requirements, Guidelines and Conditions of Constructing a Driveway to a Council Street’.

Once a permit has been approved, Council must be notified a minimum of 48 hours prior to pouring concrete and at the completion of pour, to undertake inspections and ensure all works conform to all relevant standards and specifications.

This Road Authority advice is valid for a period of 12 months from the date of this letter.

“Council” Advice:

Council are not aware of any matters that are pertinent to this development application process in relation to coastal inundation or landslip.

Council is aware that the development is located within a flood hazard area and medium coastal erosion hazard band under the Tasmanian Planning Scheme. Development applications on the site may be required to have regard to advice from Council. Council advises that no accurate, up-to-date, flood or coastal erosion modelling of the site is known to exist, and recommends that the developer undertake a flood & coastal erosion risk assessment prior to developing the land.

The proposed development is within the urban drainage district and connections to the urban stormwater system can be provided. Detailed requirements under the *Urban Drainage Act 2013* for stormwater connection are set out in Part B.

PART B – GENERAL INFORMATION

Road Authority Information:

We draw your attention to Burnie City Council Highways By-Law No. 3 of 2013, available on the Burnie City Council website <https://burnie.tas.gov.au/Council/By-laws>. Part 3 of this By-law is relevant to the proposed use and development.

Any works in the road reserve must be undertaken at the developer's expense and in accordance with *Infrastructure Assets – Standards Policy CP-CBS-SG-031* available on Council's website <https://burnie.tas.gov.au/Policies>, and the Tasmanian and Burnie City Council Standard Drawings, and to the satisfaction of Burnie City Council.

Stormwater Service Provider Information:

In accordance with Section 14 of the *Urban Drainage Act 2013*, permission must be obtained from the Stormwater Service Provider in order to connect new works to the public stormwater system.

This process does not form part of a permit application under the Tasmanian Planning Scheme.

However, it is recommended you consider the requirements of the Stormwater Service Provider prior to lodging a permit application, otherwise it is possible that changes required to satisfy drainage requirements may result in the need for an amendment to the development permit.

Council has reviewed the submitted drawings, and provides the following preliminary feedback in relation to the proposed stormwater discharge arrangements.

The development is capable of connecting to the stormwater network via the existing property connection that discharges to Cooee Creek.

In accordance with the *Urban Drainage Act 2013*, no matter other than stormwater may be discharged to the Council stormwater network. Any bunded areas designed to catch chemical spills and the like must be designed in such a way as to 'fail safe' and ensure no chemical (or other non-stormwater matter) is discharged to the stormwater system (including Cooee Creek).

Neither this letter nor any land use permit issued constitutes permission to connect the development to the stormwater network. This permission needs to be arranged separately by contacting Council at stormwater@burnie.tas.gov.au or call (03) 6430 5770.

Should you have any further queries, please contact Council's Technical Officer, Jon Randall on [REDACTED] or email: infrastructure@burnie.tas.gov.au



Yours faithfully



Damien Aherne
MANAGER TECHNICAL SERVICES



Enc
Planning Officers, Land and Environmental Services – Burnie City Council
Jon Randall, Technical Officer – Burnie City Council



					DRAWING STATUS:				 <p>100 SUNDERLAND STREET, DERWENT PARK TASMANIA 7009 (03) 6272 6628 sales@netcopumps.com.au</p>		PROJECT NAME COOEE - BRICKPORT RD		 SCALE AT A3	
					DO NOT SCALE DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED		DRAWN				DRAWING TITLE DRIVE WAY LAYOUT			
					This drawing and all information it contains is the property of Netco Pumps & Equipment. It is confidential and it must not be loaned, copied or reproduced in whole or in part in any format without the prior written consent of the owner.		CHECKED				DRAWING NUMBER		SHEET NUMBER	
					REFERENCE DRAWINGS		DESIGNED				APPROVED		REVISION	
NO.	REVISION	DATE	BY	APPROVED	D.C.									



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					DRAWING STATUS:								
					DO NOT SCALE DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED		DRAWN		SIGNED		DATE		
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					REFERENCE DRAWINGS		DESIGNED						
							APPROVED						
NO.	REVISION	DATE	BY	APPROVED									
								 <p>NETCO PUMPS & EQUIPMENT 100 SUNDERLAND STREET, DERWENT PARK TASMANIA 7009 (03) 6272 6628 sales@netcopumps.com.au</p>		PROJECT NAME COOEE - BRICKPORT RD		 SCALE AT A3	
										DRAWING TITLE DRIVEWAY LAYOUT			REVISION
								DRAWING NUMBER		SHEET NUMBER			

1. Project Overview

1.1. Description of Project

1.1.1. Background

The Cooee Point magnesium dosing unit was originally installed to control the build-up of hydrogen sulphide (H₂S) in the system. H₂S is associated with a “rotten eggs” smell and before the installation of the trial system, odour complaints were regularly received at Alexander St where an air valve on the sewer rising main regularly vents. The existing trial set-up does not meet current standards for chemical handling as there is no bunding of the chemicals stored onsite, therefore, it requires replacement.

The project consists of designing, manufacturing, installing, and commissioning the new system, including a hardstand for chemical delivery and the integration of the new unit to the SCADA system and a new wet well access stairway. The facility, Brickport SPS, is on the corner of Bass Highway and Brickport St, Cooee, TAS. Earthworks and civil, along with the interface with the existing pipeline and electrical power supplier are also part of the scope (as per Section 1.1.2).



Figure 1 – Brickport SPS Location (Approximate Limits in Red)

The new MHL dosing system shall be installed at the back of the existing building in the Brickport SPS. Viewing from the Brickport Road, on the left-hand side of the site (Refer Figure 2). Existing vegetation shall be removed.



Figure 2 – Project Location Plan



Figure 3 – Brickport SPS Elevation View

1.1.2. Scope of works

Netco is the principal contractor to execute the following scope of works, along with the list of subcontractors and manufacturers defined in the upcoming sections. Netco is responsible for the overall execution of the project in coordination with all stakeholders. Netco and its associates shall prepare the documentation, such as IFC/shop drawings, forms and documents for compliance with the project's QHSE requirements, vegetation clearance, geotechnical assessment, construction methodology, stakeholder coordination, SWMS, FAT/SAT, SCADA integration, "as-

constructed” drawings, and manuals. Provisional facilities such as a portable toilet will be made available on site, however due to the restricted space the existing pump station building will act as the primary shelter, in place of a portable crib room/office. Throughout the duration of the construction phase, daily pre-start/toolbox meetings will be held onsite to identify and clarify relevant HSE risks and hazards for the daily scope of works. The standard working hours onsite shall be **Monday – Friday 7:00AM to 5:00PM**. If work is required to be completed outside of these hours, an Out of Hours Work Permit will be needed.



Figure 4 – MHL Kiosk General Arrangement

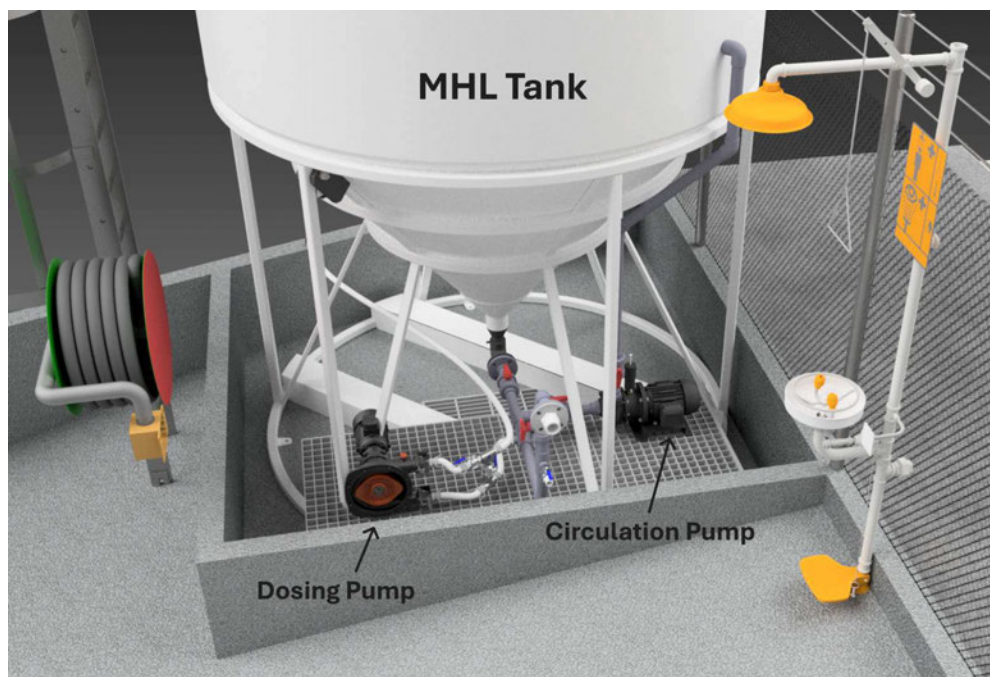


Figure 5 – MHL System

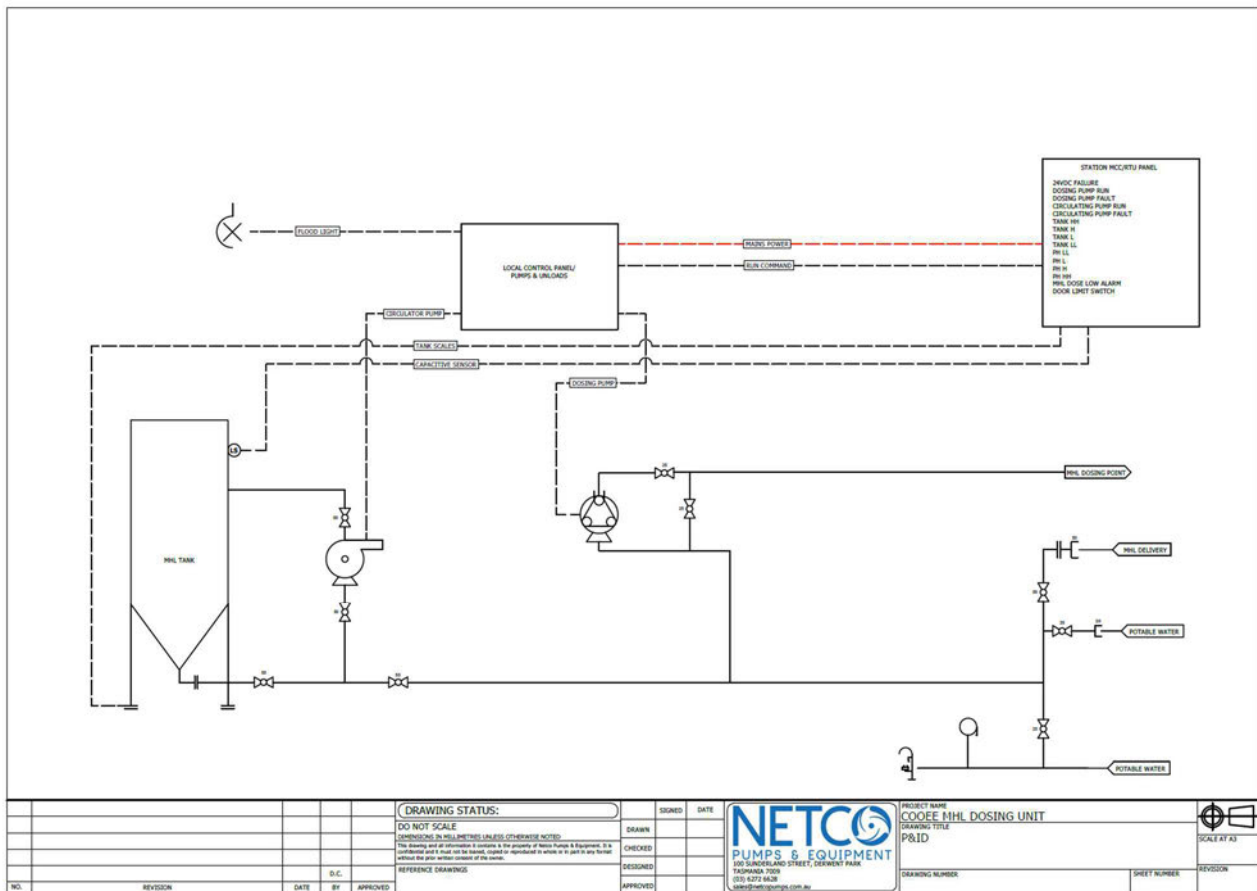


Figure 6 – MHL System Diagram

1.1.2.1. Investigation Works

The scope covers the following pre-work items:

- i. Dilapidation report.
- ii. Vegetation clearance in accordance with the Site Environmental Plan (SEP).
- iii. Geotechnical assessment, investigating soil conditions to inform the detailed design.

1.1.2.2. Chemical Filling Operation

General site and delivery pad work includes the following major items. The scope covers design, procurement, delivery on the site, installation, and commissioning until handover.

- iv. Stormwater pit and pipeline, including pipework for the MHL kiosk sump drain (this excludes any piping beyond the MHL Kiosk footprint).
- v. Concrete slab base with a minimum of 1 in 75 grade and bund wall around the perimeter. In accordance with geotechnical assessment report obtained during investigation works.
- vi. Water retaining structure in accordance with AS 3735.
- vii. Bund wall painted yellow.
- viii. Grated sump and drain inside the MHL Kiosk shed, according to AS 3996 (Class A).

1.1.2.3. Chemical Transfer, Line Flushing and Storage Bund

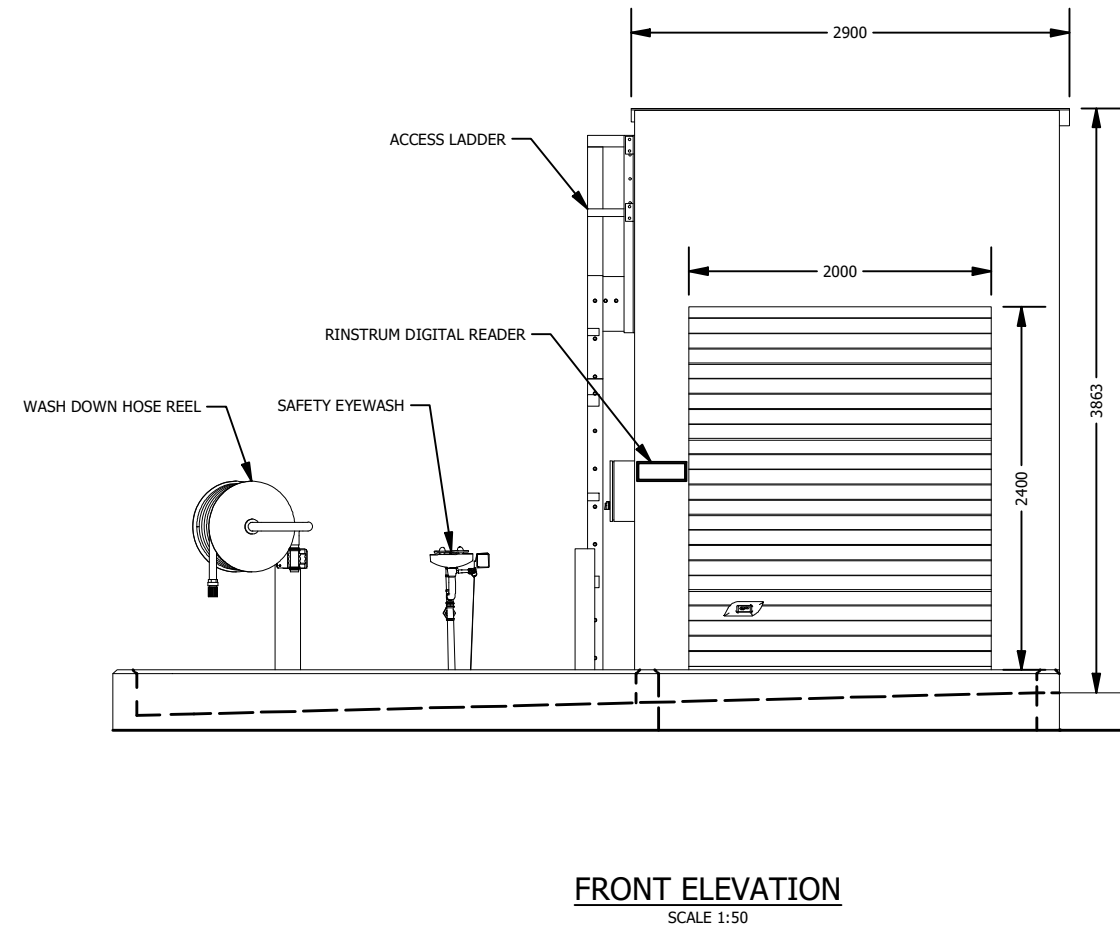
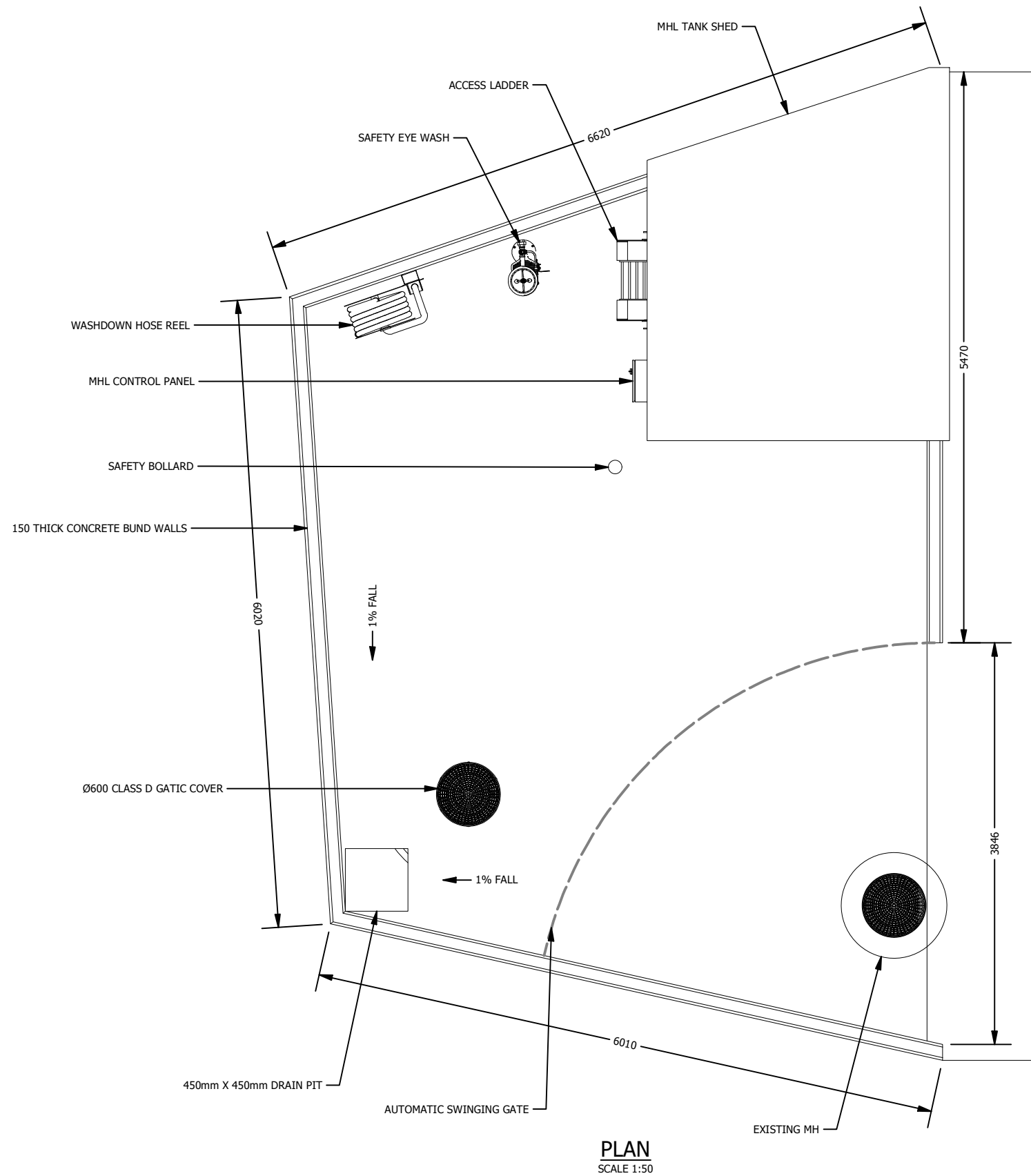
The scope covers design, procurement, delivery on the site, installation, and commissioning until handover. The work includes the following major items.

- i. Abaque-peristaltic-type dosing pump, duty only, plus a shelf spare pump for stoke.
- ii. Rinstrum Weigh Pad for the MHL storage floor.
- iii. Tank with lifting lugs, overflow to the bund floor minimum 1.5 times the filling line diameter, contact-less type high level switch, and compliance plate (characters at least 5mm high), including manufacturer's name, date of manufacture (month and year), serial number, tag number, capacity (volume), maximum design service pressure and temperature, maximum design specific gravity of content, the material of manufacture and grade, and Design Code/Standard.
- iv. Circulation pump.
- v. MHL kiosk enclosure.
- vi. Facewash station and a retractable DN20 drench hose.

1.1.2.4. Electrical, Instrumentation, Control, and General

The scope covers design, procurement, delivery on the site, installation, and commissioning until handover. The work includes the following major items.

- i. New Local Control Station, powered by the main SPS switchboard.
- ii. Dosing Pump Variable Speed Driver (VSD), minimum configuration:
 - a. Minimum overall ingress protection rating of IP54.
 - b. VSD to have integral harmonic mitigation to satisfy AS/NZS 61000.
 - c. Fully enclosed assembly to ensure all moving parts are inaccessible to AS/NZS 4024:1801.
 - d. 3 phase 400VAC L-L 50Hz/1 phase 230VAC 50Hz supply voltage (as determined by the design).
 - e. Fundamental control preference is for hardwired direct I/O, with communications for interface supplementary, non-critical information (motor current etc.).
 - f. 24VDC control interface to accommodate the electrical design.
- iii. Control Panel, minimum configuration:
 - a. Three phase 20 amp and single phase 15 amp power outlet.
 - b. An isolator for each power outlet and an emergency stop.
 - c. Digital weight readout display, minimum character height of 25mm.
 - d. Audible alarm and flashing beacon, with manual alarm acknowledge button and alarm test push button for routinely inspection.
- iv. MHL Control Shed made of a 3mm-thick-aluminium or stainless-steel-grade-316 custom outer 'skin', accommodating the MHL system Local Control Station and Dosing Pump VSD.
 - a. Door to open minimum of 105 degrees, large enough to provide ample access to components inside.
 - b. Adequate ventilation.
 - c. Intruder detection reed switch to be integrated into the existing Statewide Headend SCADA System.



NO.	REVISION	DATE	BY	APPROVED
A	FOR 50% DESIGN REVIEW	2/09/2025	D.C.	J.W.

DRAWING STATUS: FOR REVIEW	
DO NOT SCALE	
DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED	
This drawing and all information it contains is the property of Netco Pumps & Equipment. It is confidential and it must not be loaned, copied or reproduced in whole or in part in any format without the prior written consent of the owner.	
REFERENCE DRAWINGS	

	SIGNED	DATE
DRAWN	D.C.	2/09/2025
CHECKED	J.W.	2/09/2025
DESIGNED	D.C.	2/09/2025
APPROVED	J.W.	2/09/2025

NETCO
PUMPS & EQUIPMENT
100 SUNDERLAND STREET, DERWENT PARK
TASMANIA 7009
(03) 6272 6628
sales@netcopumps.com.au

PROJECT NAME	COOEE - BRICKPORT RD SPS
DRAWING TITLE	SEWAGE PUMPING STATION MHL UPGRADES PLAN & ELEVATION
DRAWING NUMBER	NP-1061
SHEET NUMBER	1

SCALE AT A3
1:50
REVISION
A