

## **Development Applications**

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

|                  |                                               |
|------------------|-----------------------------------------------|
| <b>DA Number</b> | DA 2025 / 00035                               |
| <b>Applicant</b> | D McGuire                                     |
| <b>Proposal</b>  | Resource Development - Construction of a Shed |
| <b>Location</b>  | 25 Aquaculture Drive, St Helens               |

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 15<sup>th</sup> November 2025 **until 5pm Friday 28<sup>th</sup> November 2025.**

**John Brown**  
**GENERAL MANAGER**

SEPTEMBER 2025

PROJECT No. 8025

**WEEDA Drafting**

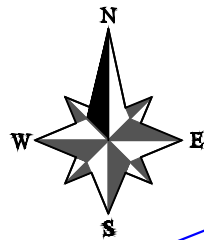


**& Building Consultants Pty Ltd**

**95 Queen Street, West Ulverstone, 7315**  
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**Email: [admin@weedadrafting.com.au](mailto:admin@weedadrafting.com.au)**

**WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM: CC 5317 P Cat B.D.**

BINALONG BAY ROAD



STORM WATER TO BE DIRECTED  
TO NEW RAINWATER TANK  
OVERFLOW TO EXISTING DRAIN

CREEK

AREA OF HIGH COASTAL  
EROSION HAZARD BAND  
REFER TO REPORT

AREA OF MEDIUM COASTAL  
EROSION HAZARD BAND  
REFER TO REPORT

PROPERTY IDENTIFICATION NUMBER 2125923  
CERTIFICATE OF TITLE NUMBER 136550 FOLIO 6  
RURAL PLANNING ZONE  
LOT AREA 6003 m<sup>2</sup>  
COASTAL EROSION INVESTIGATION AREA  
WATERWAY & COASTAL PROTECTION AREA  
HIGH COASTAL EROSION HAZARD BAND  
MEDIUM COASTAL EROSION HAZARD BAND  
LOW COASTAL EROSION HAZARD BAND  
BUSHFIRE-PRONE AREA  
AIRPORT OBSTACLE LIMITATION AREA  
SCENIC ROAD CORRIDOR  
FLOOD PRONE AREA  
FUTURE COASTAL REFUGIA AREA

AREA OF LOW COASTAL  
EROSION HAZARD BAND  
REFER TO REPORT

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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM: CC 5317 P Cat B.D.

PROPOSED 14 X 10 m  
PRE-FABRICATED SHED

LOT 6  
6003 m<sup>2</sup>

EXISTING  
SHED

HARDSTAND  
GRAVELED AREA

CAR PARKING

CAR PARKING

CAR PARKING

CAR PARKING

NATURE STRIP WITH CULVERT

AQUACULTURE DRIVE

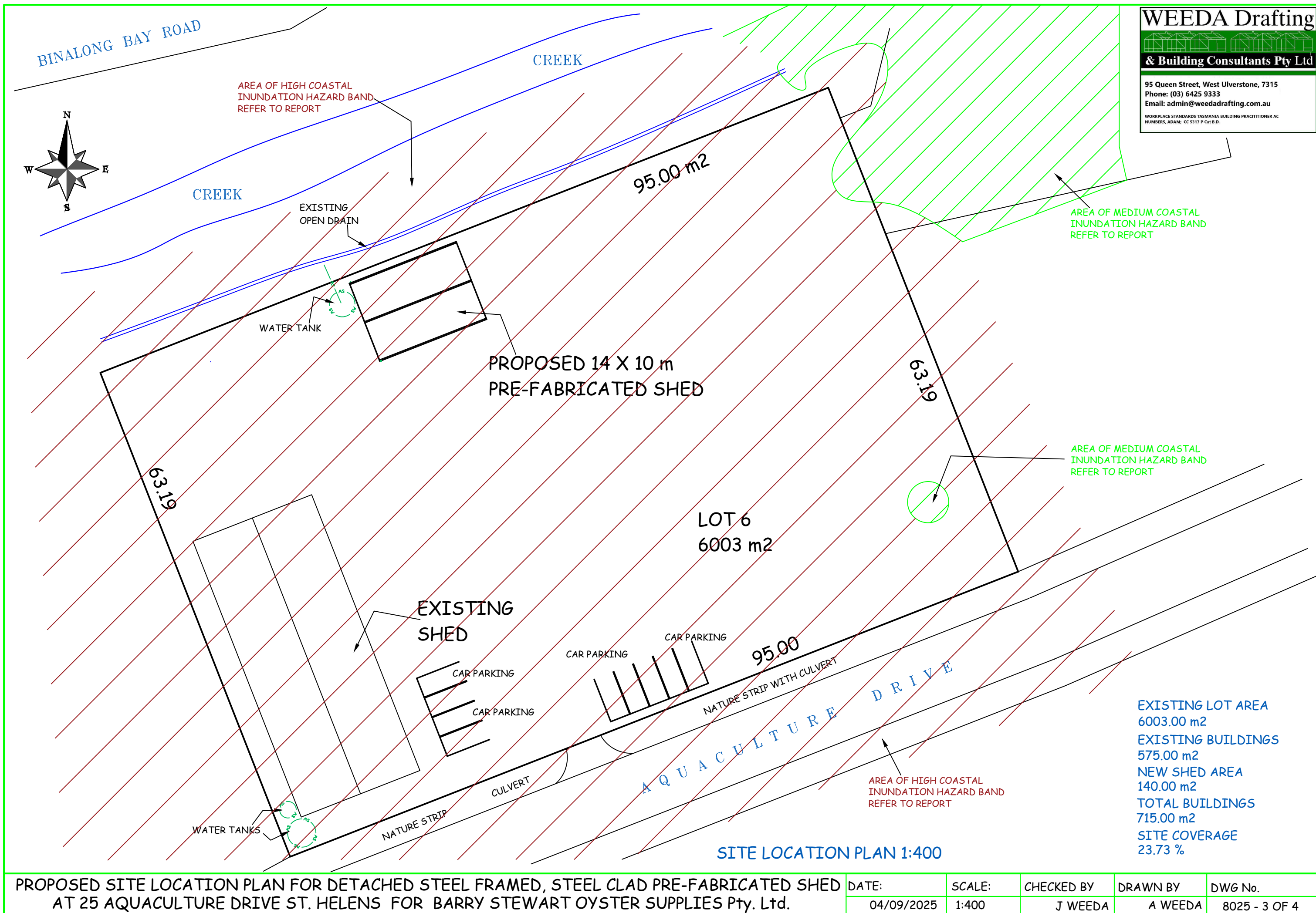
SITE LOCATION & SETTING OUT PLAN 1:400

EXISTING LOT AREA  
6003.00 m<sup>2</sup>  
EXISTING BUILDINGS  
575.00 m<sup>2</sup>  
NEW SHED AREA  
140.00 m<sup>2</sup>  
TOTAL BUILDINGS  
715.00 m<sup>2</sup>  
SITE COVERAGE  
23.73 %

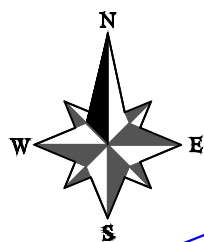
PROPOSED SITE LOCATION PLAN FOR DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED  
AT 25 AQUACULTURE DRIVE ST. HELENS FOR BARRY STEWART OYSTER SUPPLIES Pty. Ltd.

| DATE:      | SCALE: | CHECKED BY | DRAWN BY | DWG No.       |
|------------|--------|------------|----------|---------------|
| 04/09/2025 | 1:400  | J WEEDA    | A WEEDA  | 8025 - 2 OF 4 |





BINALONG BAY ROAD



AREA OF FUTURE COASTAL  
REFUGIA BAND REFER TO  
REPORT

CREEK

EXISTING  
OPEN DRAIN

WATER TANK

PROPOSED 14 X 10 m  
PRE-FABRICATED SHED

48 870 PROTECTION AREA

95.00 m<sup>2</sup>

63.19

AREA OF WATERWAY &  
COASTAL PROTECTION AREA  
REFER TO REPORT

LOT 6  
6003 m<sup>2</sup>

EXISTING  
SHED

CAR PARKING

CAR PARKING

CAR PARKING

CAR PARKING

95.00

NATURE STRIP WITH CULVERT

AQUACULTURE DRIVE

AREA OF FUTURE COASTAL  
REFUGIA BAND REFER TO  
REPORT

WATER TANKS

NATURE STRIP

CULVERT

SITE LOCATION PLAN 1:400

EXISTING LOT AREA  
6003.00 m<sup>2</sup>  
EXISTING BUILDINGS  
575.00 m<sup>2</sup>  
NEW SHED AREA  
140.00 m<sup>2</sup>  
TOTAL BUILDINGS  
715.00 m<sup>2</sup>  
SITE COVERAGE  
23.73 %

WEEDA Drafting



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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS: ADAM: CC 5317 P Cat B.D.

PROPOSED SITE LOCATION PLAN FOR DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED  
AT 25 AQUACULTURE DRIVE ST. HELENS FOR BARRY STEWART OYSTER SUPPLIES Pty. Ltd.

DATE:

04/09/2025

SCALE:

1:400

CHECKED BY

J WEEDA

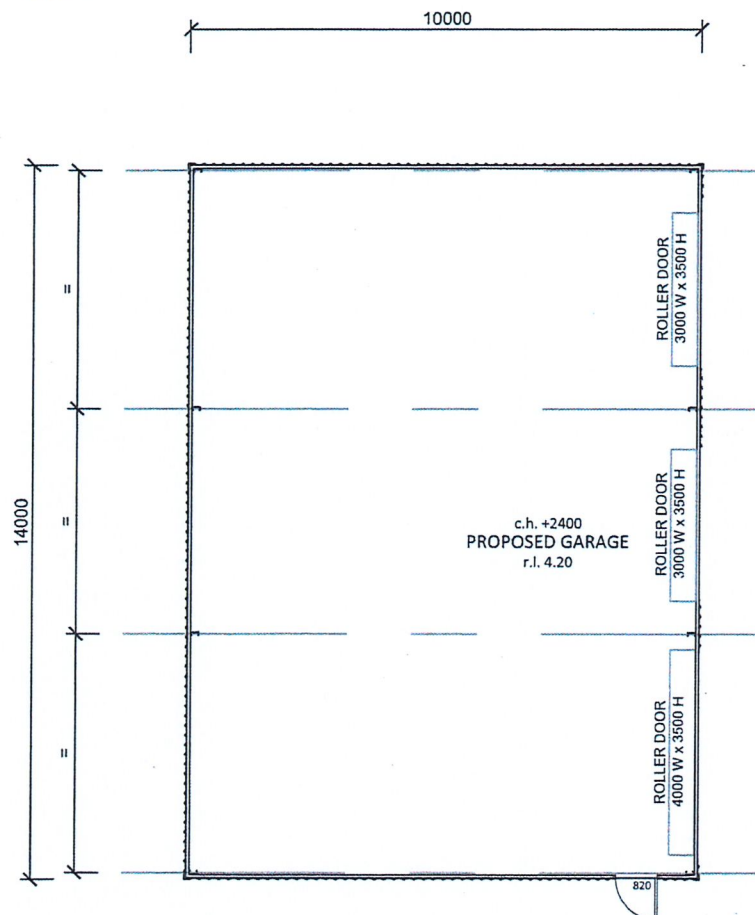
DRAWN BY

A WEEDA

DWG No.

8025 - 4 OF 4

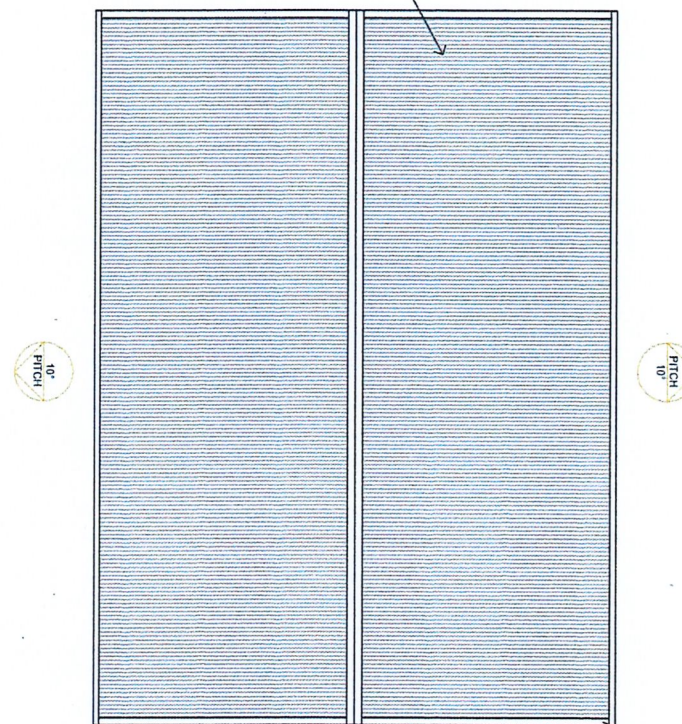
| rev | comments                 |
|-----|--------------------------|
| -   | for building application |



FLOOR PLAN

scale 1:100

ROOF CLADDING. NCC 2022 HP7.2  
colourbond 'Custom Orb' metal sheeting installed in  
accordance with AS 1562.1. R4.0 insulation in ceiling.



GUTTERS & DOWNPIPES. NCC 2022 HP7.4  
colourbond metal facias, gutters and uPVC down pipes.  
down pipes maximum spacing 12m & 1.2m from a valley.

ROOF PLAN

scale 1:100

DRAWING

SHED PLANS

DRG. No.

SJD 25/01-04

CLIENT

BARRY STEWART OYSTER SUPPLIES  
6 MIMOSA STREET,  
ST HELENS 7216

PROJECT

PROPOSED STEEL GARAGE  
233 AQUACULTURE DRIVE,  
ST HELENS 7216

CONCEPT  
DESIGN  
CHECKED  
DATE  
SCALE  
SHEET

OWNER  
D.C.M. SHEDS  
OWNER  
MARCH 2025  
1:100  
4 of 5

*steve jordan  
drafting*

20 Richings Drive  
YOUNGTOWN  
TAS 7249

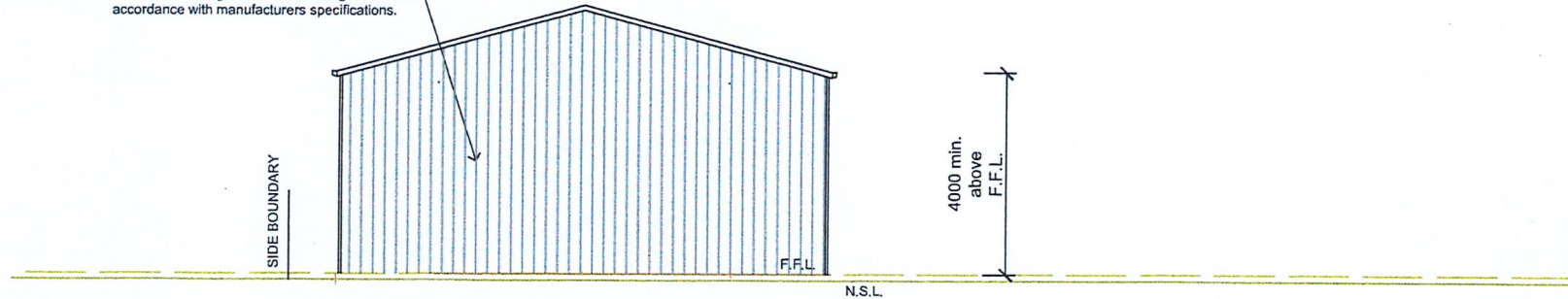
6343 2183  
0418 137 246

steve@stevejordandrafting.com.au  
ABN 48 567 070 667  
Accreditation CC1570 S



| rev | comments                 |
|-----|--------------------------|
| -   | for building application |

WALL CLADDING, NCC 2022 HP7  
colourbond corrugated metal sheeting installed in  
accordance with manufacturers specifications.

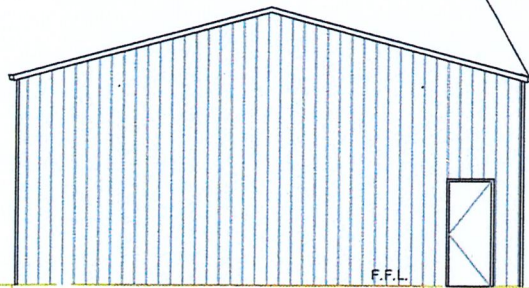


**EASTERN ELEVATION**

scale 1:100

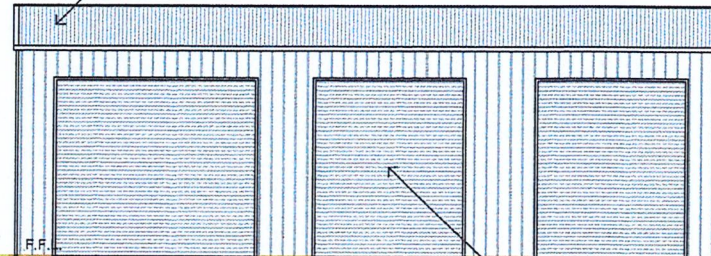
GUTTERS & DOWNPIPES, NCC 2022 HP7.4  
colourbond metal fascias, gutters and uPVC down pipes.  
down pipes maximum spacing 12m & 1.2m from a valley.

ROOF CLADDING, NCC 2022 HP7.2  
colourbond 'Custom Orb' metal sheeting installed in  
accordance with AS 1562.1, R4.0 insulation in ceiling.



**WESTERN ELEVATION**

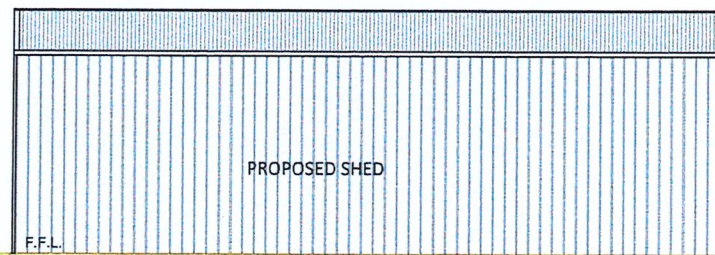
scale 1:100



**NORTHERN ELEVATION**

scale 1:100

SELECTED COLORBOND CLAD GARAGE  
DOOR, ALL FIXING & FLASHINGS TO  
MANUFACTURERS REQUIREMENTS



**SOUTHERN ELEVATION**

scale 1:100

4844

PROPOSED SHED

*steve jordan  
drafting*

DRAWING

SHED ELEVATIONS

DRG. No.

SJD 25/01-05

CLIENT

BARRY STEWART OYSTER SUPPLIES  
6 MIMOSA STREET,  
ST HELENS 7216

PROJECT

PROPOSED STEEL GARAGE  
233 AQUACULTURE DRIVE,  
ST HELENS 7216

CONCEPT  
DESIGN  
CHECKED  
DATE  
SCALE  
SHEET

OWNER  
D.C.M. SHEDS  
OWNER  
MARCH 2025  
1:100  
5 of 5

20 Richings Drive  
YOUNGTOWN  
TAS 7249

6343 2183  
0418 137 246

steve@stevejordandrafting.com.au  
ABN 48 567 070 667  
Accreditation CC1570 S

Development Application – Additional Information request – DA 2025-035 – 25 Aquaculture Dr – St Helens

ITEM 5

**a. 20.0 Rural Zone**

20.2 Use Table

Permitted – The business is an established industrial site processing oysters farmed in Georges Bay

20.3 Use Standards

As a permitted use the Use standards are not applicable

20.4.1 Building height

A1 Acceptable solution – the building height of the proposed shed is 4 metres

20.4.2 – Setbacks

A1 Acceptable solution – The setback from the side boundary is 32.1m. The setback from the back boundary is 1m which aligns with existing buildings on the site and the proposed shed extension

A2 – not applicable

20.4.3 – Access for new dwellings

A1 – not applicable

20.5 – Lot design

A1 – not applicable

**b. C7.0 Natural Assets Code**

There are no use standards to consider

C7.6 Development standards for buildings and works

C7.6.1

A1 – The site is not a waterway and coastal protection area, so this clause is not applicable

P2.1 - P2.2 The site is in a future coastal refugia area so consideration must be given to this clause. This site has been highly modified. There is an oyster farm with an existing shed and a planned extension, As a shed to be used for the storage of machinery only close to the already existing shed, the proposed shed will have minimal impact on future coastal processes. The slab for the proposed shed is fill, and there is no loss of vegetation as the site is devoid of any vegetation in the location of the proposed shed.

The site is fully fenced and thus there is no opportunity to preserve large woody debris which might be washed in on tidal movement. There will be major excavation proposed on this site nor is there any proposal to alter drainage line on this site.

A3 – A4 – A5 – not applicable in this instance

C7.6.2 – Clearance within a priority vegetation area not applicable in this instance



C7.7 – Development standards for subdivisions – not applicable in this instance

### **Safeguarding of Airports Code**

The proposed shed is 4m H – which is .8m higher than the existing shed on site. This will have no greater or lesser impact on the operation of St Helens airport.

### **c) 8.0 Scenic Protection Code**

The purpose of this code is to recognise and protect landscapes that are identified as important for their scenic values.

Only development standards need to be considered.

In this instance the proposed shed complies with A of C8.6.1 – development within a scenic protection area being:

Buildings or works, including destruction of vegetation, within a scenic protection area must: a) be on land not less than 50m in elevation below a skyline: and b) not total more than 500m<sup>2</sup> in extent.

C8.6.2 Development within a scenic road corridor has no application in this instance.

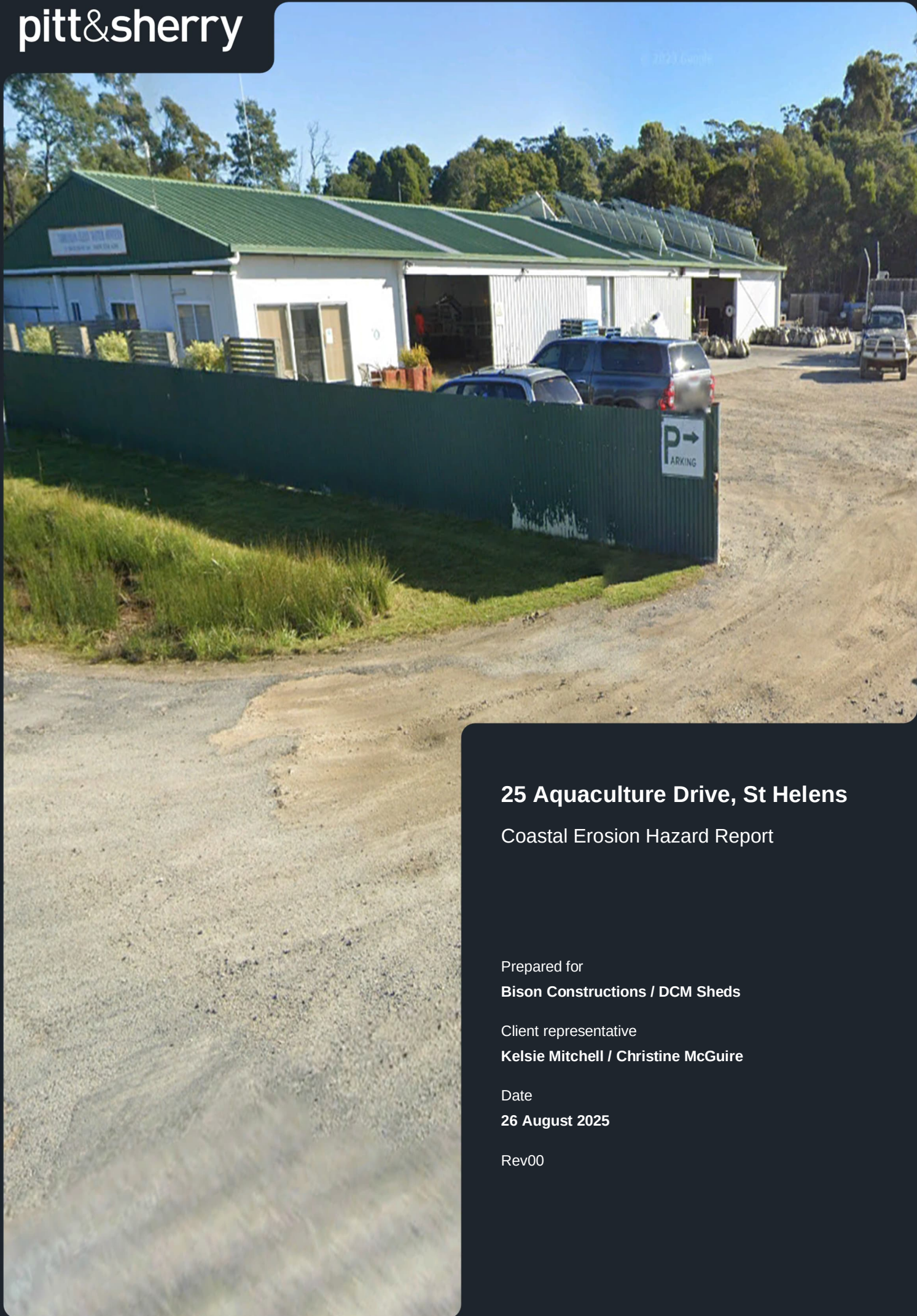
### **d) C10.0 – coastal erosion hazard code**

The following development standards need consideration

C10.6.1 – Building and works, excluding coastal protection works, within a coastal erosion hazard area

This is a highly developed site within an established industrial area. There is already a large existing shed on the site. The proposed shed will be used to store machinery only. The site is fully fenced with a solid colorbond fence. There will be no change in tolerable flood risk as a result of this proposed shed. The proposed shed will not add to the risk of coastal erosion and as result no specific measures will be required to manage coastal erosion risk

### **e) C12.0 – Flood Prone areas Code – not required as per email dated 16<sup>th</sup> April 2025**



## 25 Aquaculture Drive, St Helens

### Coastal Erosion Hazard Report

Prepared for  
**Bison Constructions / DCM Sheds**

Client representative  
**Kelsie Mitchell / Christine McGuire**

Date  
**26 August 2025**

Rev00

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| Prepared by — Caelan Hearne  |  | Date — 28 May 2025 |
| Reviewed by — Emma Lofthouse |  | Date — 28 May 2025 |
| Authorised by — Sven Rand    |  | Date — 28 May 2025 |

| Revision History |                                                                                                            |             |             |               |            |
|------------------|------------------------------------------------------------------------------------------------------------|-------------|-------------|---------------|------------|
| Rev No.          | Description                                                                                                | Prepared by | Reviewed by | Authorised by | Date       |
| A                | Draft Report                                                                                               | CH          | EL          | SR            | 28/05/2025 |
| 00               | Reissue with new project number P.25.0888 and incorporating additional shed to be constructed by DCM Sheds | SR          | AT          | SR            | 26/08/2025 |
|                  |                                                                                                            |             |             |               |            |

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# 1. Introduction

pitt&sherry was initially engaged by Bison Constructions (Bison) to provide a Coastal Erosion Hazard Report to support the development application for a proposed extension to the existing building at 25 Aquaculture Drive, St Helens, Tasmania. The engagement was subsequently expanded at the request of DCM Sheds (DCM) on behalf of the owner to incorporate a proposed additional steel shed close to the northern boundary. This report represents an updated revision to accommodate assessment of both proposed sheds.

On the site is an established oyster processing and packing business, and the proposed sheds are intended to support the business with housing machinery and other equipment supporting the landing of the rafts which harvest the oysters and other associated business. pitt&sherry have been provided information from Break O'Day Council (Council) advising both shed developers of necessary information required to support the development applications. Given the coastal location of the site and its presence within mapped hazard bands, the project requires an assessment and report on Coastal Erosion as per the *Tasmanian Planning Scheme*, specifically section C10.0.

Pitt&sherry has been engaged to provide advisory services for the proposed development of both sheds. This report examines the potential impacts of coastal erosion based on relevant planning scheme requirements, and outlines management strategies aimed at meeting the necessary acceptance criteria.

This document serves as a Coastal Erosion Hazard Report, prepared in accordance with requirement C10.3.1 by a suitably qualified geotechnical practitioner, to fulfil Planning Scheme requirements as requested by Council.

## 1.1 Project / Site Details

The land located at 25 Aquaculture Drive, St Helens, Tasmania currently contains a combined office and large shed which the owner proposes to extend and add an additional shed as presented in Figure 1. The site is adjacent to Aquaculture Drive to the south and an artificial watercourse to the north and east. This watercourse then flows into the Georges Bay approximately 300m to the northeast of the site (Figure 2).

The site is zoned as Rural, Under the *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*.

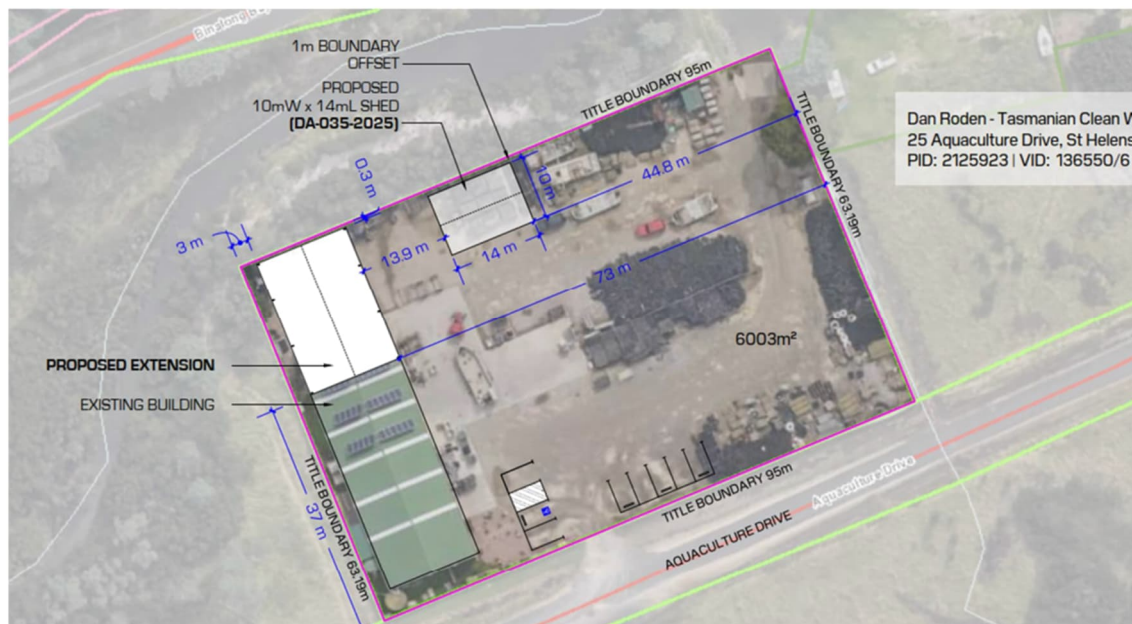


Figure 1: Aerial Image showing proposed development at 25 Aquaculture Dr, St Helens.



Figure 2: Overview of site location (pink outline).

The site is shown with elevation contours derived from the 2021 Tasmania Statewide 2m digital elevation model in Figure 3. Ground surface elevations across the site range approximately from 0.3m AHD to 1.4m AHD.



Figure 3: Site elevations (m AHD).



## 1.2 Scope of Work

The scope of work described in this report is the following:

### Coastal Erosion Hazard Report

- Assess coastal erosion hazards and erosion vulnerability of the project area based on published and other available information; and
- Desktop review of available spatial datasets and reference information, to specifically address the requirements of the *Tasmanian Planning Scheme – Break O’Day Council* (the Planning Scheme) Code C10.0 Coastal Erosion Hazard Code.
- Prepare a Coastal Erosion Hazard Report
- Provide a Form55 in accordance with requirements of the Building Code of Australia, Building Act 2016, and Building Regulations 2016—Director’s Determinations (BCA) to accompany the technical report

## 2. Limitations Assumptions and Exclusions

This report has been compiled from desktop datasets available at the time of writing combined with observations and assessment from field review. Conditions and model analysis may change and provide alternative perspectives or outcomes after this report compilation and consequently should be considered by any subsequent reader.

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

The services undertaken by pitt&sherry in connection with preparing the Report were limited to those specifically detailed in the report and are subject to the restrictions, limitations and exclusions set out in the Report. The Report’s accuracy is limited to the time period and circumstances existing at the time the Report was prepared. The opinions, conclusions and any recommendations in the Report are based on conditions encountered and information reviewed at the date of preparation of the Report.

pitt&sherry has no responsibility or obligation to update the Report to account for events or changes occurring after the date that the report was prepared. If such events or changes occurred after the date that the report was prepared render the Report inaccurate, in whole or in part, pitt&sherry accepts no responsibility, and disclaims any liability whatsoever for any injury, loss or damage suffered by anyone arising from or in connection with their use of, reliance upon, or decisions or actions based on the Report, in whole or in part, for whatever purpose.

In preparing the Report, pitt&sherry has relied upon data, surveys, analyses, designs, plans and other information provided by or on behalf of the Client and other individuals and organisations, most of which are referred to in the Report (“the Data”). Except as otherwise stated in the Report, pitt&sherry has not verified the accuracy, completeness, usefulness or relevance of the Data.

The basis of the considerations in this report are datasets available publicly, provided by the client and those available to pitt&sherry:

- o The use of published LiDAR datasets for topographic analysis, if required, was considered appropriate for this scope of work rather than higher resolution survey information; and
- o Photogrammetric modelling of historic coastal recession and/or estimating progradation for the site was beyond the scope of the project and was not undertaken.

To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report

("Conclusions") are based in whole or part on the Data, those Conclusions are contingent upon the accuracy, completeness, usefulness or relevance of the Data. pitt&sherry does not warrant the accuracy and will not be liable in relation to Conclusions should any of the Data, be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to pitt&sherry.

## 2.1 Reference Material

The coastal erosion hazard assessment was developed with reference to the following resources:

- The Building Code of Australia – Director's Determinations
- The Council Planning Scheme
- The Council planning zone overlays
- Coastal erosion susceptibility zone mapping for hazard band definition in Tasmania (2013 report by Sharples, Walford and Roberts for Department of Premier and Cabinet [DPaC]) and associated spatial layers from LISTmap
- [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) for Cadastral, geological and other spatial data accessed August 2025; and
- Mitigating Natural Hazards through Land Use Planning and Building Control - Coastal Hazards Technical Report (December 2016) – Department of Premier and Cabinet.
- Building design package provided by DCM sheds titled PROPOSED STEEL FRAMED GARAGE AT 25 AQUACULTURE DRIVE, ST HELENS 7216 FOR BARRY STEWART OYSTER SUPPLIES PTY LTD OF 6 MIMOSA STREET, ST HELENS 7216.pdf indicated to be prepared by Steve Jordan Drafting ABN 48 567 070 667 drawing numbers SJD 25/05-01 to -05 and DCM/05-1 Dated March 2025.
- Building design package provided by Bison Constructions titled 6196-Rural Building drawing numbers A01 to A09, issued 0402.

## 2.2 Exclusions

Exclusions from the scope of this report include, but are not limited to:

- Site geotechnical investigation other than desktop considerations and observations from field review
- Material sampling and testing
- Penetrative or subsurface sampling or testing
- Numerical or physical modelling
- Any site measurements and surveys; and
- Subsurface investigation or sample analysis.

The project has been prepared in accordance with the scope in section 1.2 and exclusions listed above. In addition to the considerations described above, the report must be read in conjunction with limitations described at the rear of the report.

### 3. Coastal Hazard Risk Assessment Information

*“Coastal hazards, including erosion and inundation, are the result of natural processes that have the potential to cause considerable damage to communities, industries and infrastructure.*

*These hazards are expected to be magnified by climate change and sea level rise, presenting significant risk to Tasmanian communities and the economy if they are not appropriately managed. In response to the risks presented by coastal inundation and erosion, the Department of Premier and Cabinet (DPAC) established the Mitigating Natural Hazards through Land Use Planning (MNHLUP) project in 2011” (DPAC, 2016)*

Published in 2016, in conjunction with spatial information on identified hazard zones made available on LISTmap, the MNHLUP project identifies coastal areas vulnerable to inundation and erosion.

pitt&sherry have been involved in a broad range of coastal hazard, vulnerability and risk management assessments for developments in coastal locations around Tasmania that are directly similar and applicable to potential development and use of land at this site.

Based on participation in and expertise derived from coastal assessments including previous assessments in this area it is considered that the state MNHLUP project has adopted appropriate principles and processes for hazard analysis, including extreme tide levels, storm surge events and additional freeboard allowances to accommodate potential wave contributions over and above still water surfaces. With the MNHLUP projects’ inclusion of projected climate change effects on sea level rise to the end of the century, the published information and risk bands are considered consistent with previous detailed studies of development in the area and, in many circumstances, represent slightly more conservative levels than earlier studies.

The information available, specifically erosion bands, which are described in the published technical report and made available spatially on the LISTmap, is adopted for use in assessing the vulnerability of this development to erosion.

### 4. Terminology

Throughout this report, unless stated otherwise, the following definitions and terminology described in the Tasmanian Planning Scheme – State Planning Provisions been adopted:

Table 1: Coastal assessment terminology

| Terms                        | Definition                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Coastal erosion              | Means:<br>(a) Erosion of the coastline by water, wind and general weather conditions; or<br>(b) Coastal recession, which is the long-term movement of the coastline due to sea level rise.                                                                                                                                                                                                                                   |
| Coastal erosion hazard area  | Means <u>land</u> :<br>(a) Shown on an overlay map in the relevant local provisions schedule, as within a <u>coastal erosion hazard area</u> , which is classified into one of three <u>coastal erosion hazard bands</u> ;<br>(b) Shown on an overlay map in the relevant local provisions schedule as within a <u>coastal erosion investigation area</u> ; or<br>(c) Identified in a report for the purposes of c10.2.1(b). |
| Coastal erosion hazard bands | Means the classification of <u>land</u> within a <u>coastal erosion hazard area</u> into one of the following <u>coastal erosion hazard bands</u> :                                                                                                                                                                                                                                                                          |



| Terms                              | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | <ul style="list-style-type: none"> <li>(a) Low;</li> <li>(b) Medium; or</li> <li>(c) High.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Coastal erosion investigation area | Means <u>land</u> shown on an overlay map in the relevant Local Provisions Schedule as within a <u>coastal erosion investigation area</u> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Coastal erosion hazard report      | <p>Means a report prepared by <u>geotechnical practitioner</u> and must include:</p> <ul style="list-style-type: none"> <li>(a) Details of, and be signed by, the person who prepared or verified the report;</li> <li>(b) Confirmation that the person has the appropriate qualifications and expertise;</li> <li>(c) Confirmation that the report has been prepared in accordance with any methodology specified by a <u>state authority</u>;</li> <li>(d) A report of a geotechnical <u>site</u> investigation undertaken consistent with <i>australian standard as 1726-2017 geotechnical site investigations</i>; and</li> <li>(e) Conclusions based on consideration of the proposed <u>use</u> and <u>development</u>: <ul style="list-style-type: none"> <li>(i) As to whether the <u>use</u> or <u>development</u> is likely to cause or contribute to the occurrence of <u>coastal erosion</u> on the <u>site</u> or on <u>adjacent land</u>;</li> <li>(ii) As to whether the <u>use</u> or <u>development</u> can achieve and maintain a <u>tolerable risk</u> for the intended life of the <u>use</u> or <u>development</u>, having regard to: <ul style="list-style-type: none"> <li>A. The nature, intensity and duration of the <u>use</u>;</li> <li>B. The type, form and duration of any <u>development</u>;</li> <li>C. The likely change in the risk across the intended life of the <u>use</u> or <u>development</u>;</li> <li>D. The ability to adapt to a change in the level of risk;</li> <li>E. The ability to maintain access to utilities and services;</li> <li>F. The need for specific <u>coastal erosion</u> reduction or protection measures on the <u>site</u>;</li> <li>G. The need for <u>coastal erosion</u> reduction or protection measures beyond the boundary of the <u>site</u>; and</li> <li>H. Any <u>coastal erosion management plan</u> in place for the <u>site</u> or <u>adjacent land</u>;</li> </ul> </li> <li>(iii) Any advice relating to the ongoing management of the <u>use</u> or <u>development</u>;</li> <li>(iv) As to whether the <u>use</u> or <u>development</u> is located on an actively mobile landform within the <u>coastal zone</u>; and</li> <li>(v) Relating to any matter specifically required by performance criteria in this code.</li> </ul> </li> </ul> |
| Critical use                       | <p>Means a <u>use</u> that is within one of the following <u>use</u> classes:</p> <ul style="list-style-type: none"> <li>(a) Emergency services; or</li> <li>(b) Hospital services.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Hazardous use                      | <p>Means a <u>use</u> that is within one of the following <u>use</u> classes:</p> <ul style="list-style-type: none"> <li>(a) Crematoria and cemeteries;</li> <li>(b) Extractive industry, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(c) Hospital services, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(d) Manufacturing and processing, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Terms          | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <ul style="list-style-type: none"> <li>(e) Recycling and waste disposal;</li> <li>(f) Research and <u>development</u>, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(g) Storage, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(h) Transport depot and distribution, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(i) Utilities, if the <u>use</u> involves the storage of a hazardous chemical of a manifest quantity; or</li> <li>(j) Vehicle fuel sales and service.</li> </ul>                                                                                           |
| Non-urban zone | <p>Means <u>land</u> shown on a zone map in the relevant local provisions schedule, as within the following zones:</p> <ul style="list-style-type: none"> <li>(a) Rural living zone</li> <li>(b) Rural zone</li> <li>(c) Agriculture zone</li> <li>(d) Landscape conservation zone</li> <li>(e) Environmental management zone</li> <li>(f) Utilities zone</li> <li>(g) Open space zone; and</li> <li>(h) Future urban zone.</li> </ul>                                                                                                                                                                                                                                                                                               |
| Urban zone     | <p>Means <u>land</u> shown on a zone map in the relevant local provisions schedule, as within the following zones:</p> <ul style="list-style-type: none"> <li>a) General residential zone</li> <li>b) Inner residential zone</li> <li>c) Low density residential zone</li> <li>d) Village zone</li> <li>e) Urban mixed <u>use</u> zone</li> <li>f) Local business zone</li> <li>g) General business zone</li> <li>h) Central business zone</li> <li>i) Commercial zone</li> <li>j) Light industrial zone</li> <li>k) General industrial zone</li> <li>l) Major tourism zone</li> <li>m) Port and marine zone</li> <li>n) Community purpose zone</li> <li>o) Recreation zone; and</li> <li>p) Any particular purpose zone.</li> </ul> |
| Vulnerable use | <p>Means a <u>use</u> that is within one of the following <u>use</u> classes:</p> <ul style="list-style-type: none"> <li>(a) Custodial facility;</li> <li>(b) Educational and occasional care;</li> <li>(c) Residential, if for a <u>respite centre</u>, <u>residential care facility</u>, <u>retirement village</u> or <u>assisted housing</u>; or</li> <li>(d) Visitor accommodation, if the <u>use</u> accommodates more than 12 guests.</li> </ul>                                                                                                                                                                                                                                                                               |

## 5. Coastal Erosion Hazard Assessment

Coastal erosion poses significant risks, particularly during extreme weather events such as coastal storms and storm surges. In recent decades, the effects of climate change, including rising sea levels, have further intensified coastal erosion. This erosion can cause substantial damage to coastal infrastructure by undermining foundations.

### 5.1 Investigation and Analysis Methodology

The methodology undertaken in preparing this coastal erosion assessment is as follows:

- Desktop assessment of site
- Assess geology of the project area
  - Review geological mapping (ListMap and/or Mineral Resources Tasmania - MRT)
- Review geomorphological mapping (Sharples, 2006, Smartline and DPAC LISTmap hazard band mapping)
- Assess potential coastal erosion hazards with available literature and published Council information:
  - Recommend appropriate design protection to reduce vulnerability of the development and/or surrounds as necessary for consistency with the required outcomes of the Planning Scheme; and
- Review Council Planning Scheme and report on the proposed development concept with respect to Code requirements.

The Coastal erosion hazard assessment was developed with reference to the following resources:

- The Council Planning Scheme
- The Council planning zone overlays
- Coastal erosion susceptibility zone mapping for hazard band definition in Tasmania (2013 report by Sharples, Walford and Roberts for Department of Premier and Cabinet [DPaC]) and associated spatial layers from LISTmap
- Coastal Inundation Mapping for Tasmania – Stage 4 (2016 Lacey for DPaC) and associated spatial layers from LISTmap
- [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Cadastral and geological maps accessed May 2025; and
- Mitigating Natural Hazards through Land Use Planning and Building Control - Coastal Hazards Technical Report (December 2016) – Department of Premier and Cabinet.

### 5.2 Limitations

The following limitations apply to this report:

- The project has been prepared in accordance with the scope and exclusions listed in section 1.2 and 2
- The basis of the considerations in this report are datasets available publicly, provided by the client and those available to pitt&sherry:
  - Topography assessment using published LiDAR datasets was appropriate for this scope of work rather than high resolution survey information available; and
  - Photogrammetric modelling of historic coastal recession and/or estimating progradation for the site was beyond the scope of the project and was not undertaken.

In addition to the considerations described above, the report must be read in conjunction with limitations described at the rear of the report.



## 5.3 Shoreline Vulnerability and Geology Assessment

### 5.3.1 Local Geology

Based on published mapping, the project location contains two distinct geological units (Figure 4).

- The northwestern portion of the title area, where the majority of the proposed development is located, is indicated to be
  - o **Dgrc - Coarse-grained, sparsely porphyritic biotite-hornblende granodiorite**
  - o Devonian - Carboniferous granitoids and related rocks>Undifferentiated granitic rocks>Dominantly granodiorite (I-type)>George River Granodiorite
  - o **The presence of granodiorite rock may contribute to resilience from erosion, as this type of igneous bedrock is typically dense, durable, and resistant to weathering and mechanical breakdown**
- The southern portion of the project area is indicated to be
  - o **Qha - Stream alluvium, swamp and marsh deposits; and**
  - o Undifferentiated Cenozoic sequences>Undifferentiated Quaternary sediments>Holocene alluvial, lacustrine and littoral deposits.

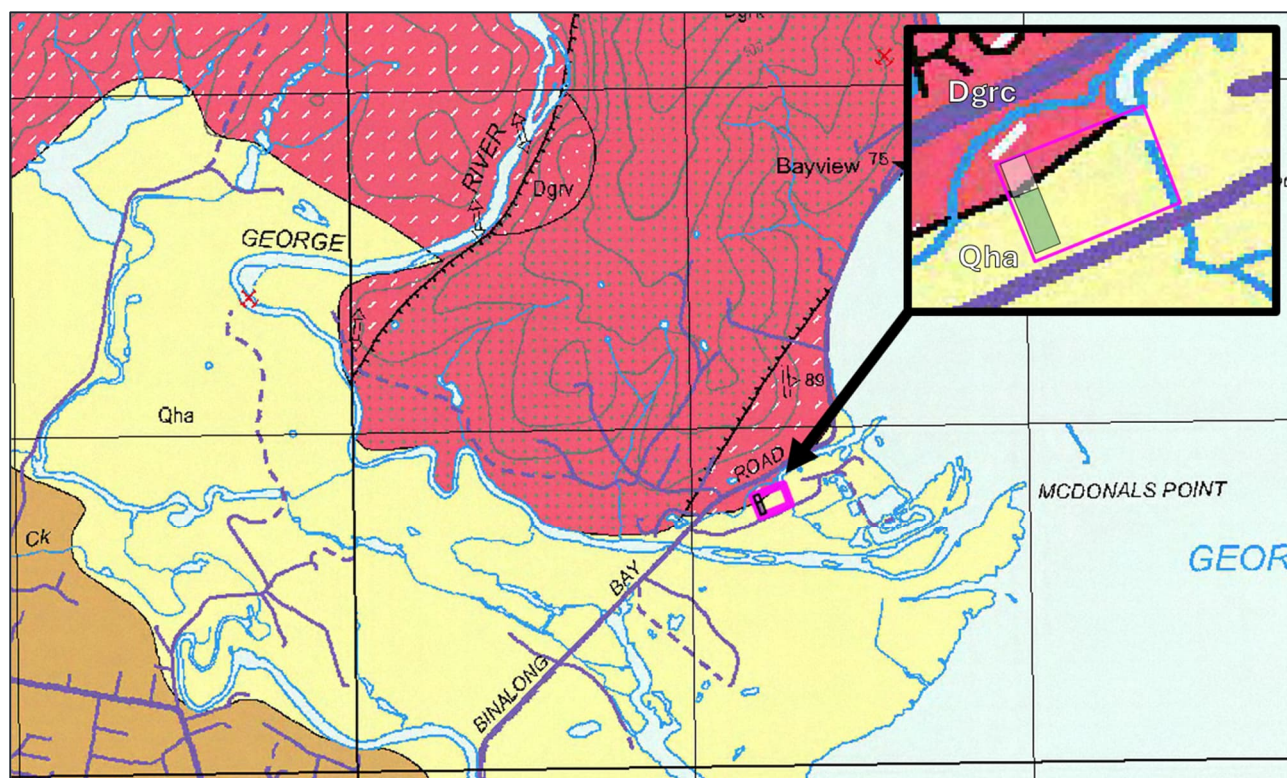


Figure 4: Mapped geology of the project site. Data source: The LISTmap.

### 5.3.2 Geomorphological assessment of vulnerability

Statewide mapping of potential vulnerability of foreshores and material backing the shoreline was undertaken and published by the Tasmanian Government (Sharples, 2006). The investigation resulted in geomorphic descriptions of the shoreline type around Tasmania's coast, together with an indicative ('first pass') assessment of the vulnerability of each coastal segment to erosion and recession due to sea level rise.

The shoreline of the Georges Bay and the artificial watercourse closest to the site is presented in Figure 5 and is

identified as:

- 'Re-entrant sandy shore backed by soft sediment plain – potential erosion and shoreline recession vulnerability' at the site; and
- 'Re-entrant sandy shore backed by bedrock – potential beach erosion, lesser recession vulnerability' to the north.



Figure 5: Shoreline vulnerability of the coastline near the site. Data source: The LISTmap (after Sharpes 2006).

The assigned shoreline categories are consistent with the mapped geology of Quaternary sediments with stream alluvium, swamp and marsh deposits, across the south of the site, and undifferentiated granitic rocks with coarse-grained, sparsely porphyritic biotite-hornblende granodiorite across the majority of the proposed development and to the north.

Further and more detailed site investigation including intrusive investigations may identify variations in the subsurface material and deviation from the published mapping of geology units. If harder and more resistant material is identified in detailed site investigation, then the following analysis may be considered conservative.

Combining the indicated geology and the subsequently categorised shoreline type enables assessment of potential current and future erosion vulnerability and hazard assessment. This process has been undertaken statewide to generate erosion hazard bands for use in assessing potential development risks and to inform planning designs (Sharples, Walford and Roberts, 2013).

The following sections describe published hazard mapping and potential associated risks, the requirements of the planning scheme and potential responses or design considerations that may be considered for adoption to meet scheme criteria.



## 5.4 Erosion Hazard Mapping

The state coastal hazard assessment investigated potential erosion that may be experienced at Tasmanian coastal sites (described as coastal recession) through the impact of natural coastal erosion processes including potential storm 'bite'. Climate change induced sea level rise is identified to contribute to the effects of erosion/recession and is incorporated in the state planning considerations.

Coastal erosion hazard bands applied to the Tasmanian coast are as follows.

- **Acceptable:** Based on current understanding of the hazard, coastal erosion is a rare event in this area, but it may occur in some exceptional circumstances
- **Low:** This area has been identified as vulnerable to a coastal recession by 2100 based on the elevation, soil, or rock type of the area and current SLR models. Or
  - o This area is protected by coastal defences for erosion
- **Medium:** This area is vulnerable to coastal recession to 2050 based on the elevation, soil, or rock type of the area and current SLR models
- **High:** This area is vulnerable to storm-based erosion from two back-to-back one percent AEP storm events, this area is potentially an active mobile landform; and
- **Investigation area:** an area adjacent to the coastline for which there is insufficient information to classify it into Acceptable, Low, Medium, or High hazard bands. The width of the area is the cumulative width of the Low, Medium, and High hazard bands. In this area a site-specific investigation is required to classify the land into one of the hazard bands.

The reported erosion hazard levels (bands) for the project site are indicated in Figure 6. The site of the proposed development is covered by the 'medium' and 'high' hazard bands.

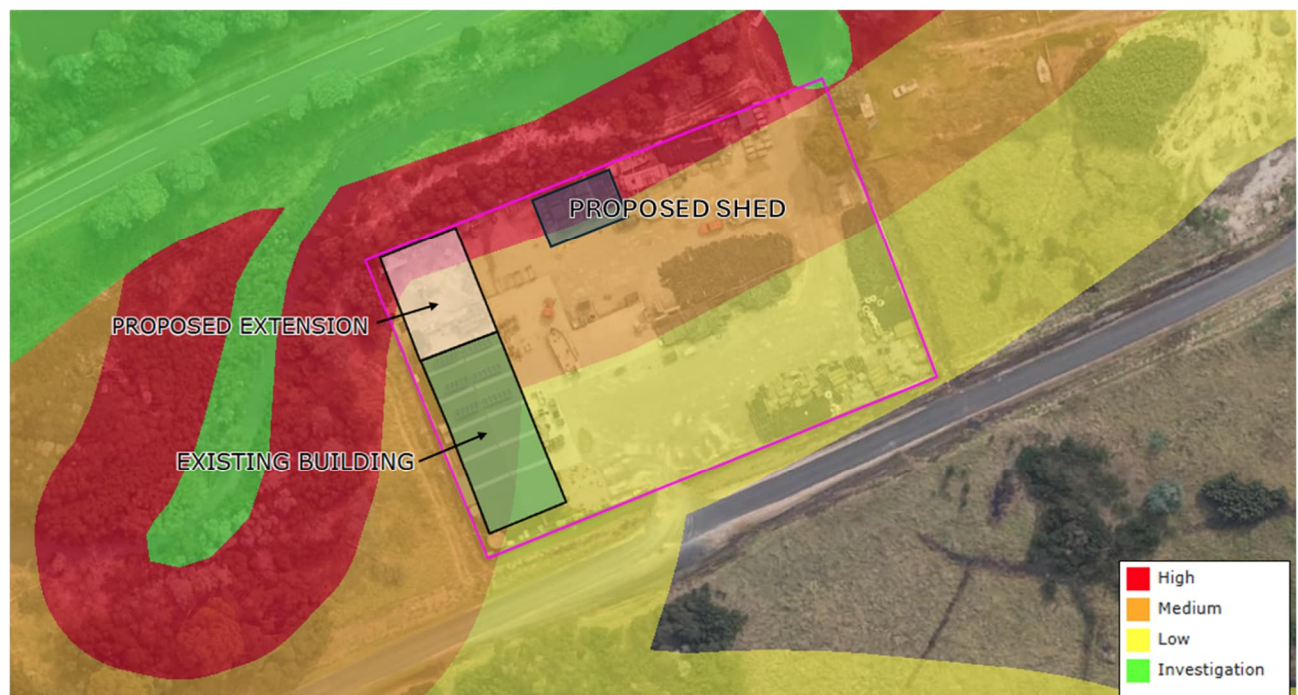


Figure 6: Aerial Image of coastal erosion hazard bands at the site. Data source: The LISTmap.

## 5.5 Planning Scheme - Coastal Erosion Hazard Code requirements

Pertinent sections of the C10.0 Coastal Erosion Hazard Code are discussed in the following sections.

### 5.5.1 C10.1 Code Purpose

The planning scheme erosion hazard code overlays cover portions of the current title and potential subdivided lots. The purpose of C10 is to ensure that use or development which may be subject to risk of coastal erosion is appropriately located and managed.

### 5.5.2 C10.2 Code Application

In accordance with C10.2.1 this code applies to use and development of land within a coastal erosion hazard area and applies to the project land. It is considered that the land, unless considered over millennial geological timeframes, is not located in an actively mobile landform.

### 5.5.3 C10.3 Code definition of terms

For reference, the terminology applicable to the Code, and as used in this document, are indicated in Section 4.

### 5.5.4 C10.4 Use or Development Exempt from this Code

The proposed development is not included in uses or developments exempt from the code and the code applies.

### 5.5.5 C10.5 Use Standards

This portion of the code applies to the following:

- Use within a high coastal erosion hazard band
- Uses located within a non-urban zone and within a low or medium coastal erosion hazard band
- Critical use, hazardous use or vulnerable use; and
- Uses located in a coastal erosion investigation area.

The subject land and proposed development are included within:

- Use within a high coastal erosion hazard band; and
- Uses located within a non-urban zone and within a low or medium coastal erosion hazard band.

These are addressed below in Sections 5.5.5.1 and 5.5.5.25.5.5.1

The remaining categories of this portion of the code are considered NOT APPLICABLE:

- Critical use, hazardous use or vulnerable use; and
- Uses located in a coastal erosion investigation area.

#### 5.5.5.1 C10.5.1 Use within a high coastal erosion hazard band

|                                                                   |
|-------------------------------------------------------------------|
| C10.5.1 Use within a high coastal erosion hazard band             |
| Objective:<br>That use within a high coastal erosion hazard band: |



| <p>(a) is reliant on a coastal location; and</p> <p>(b) can achieve and maintain a tolerable risk from coastal erosion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>A1</p> <p>No Acceptable Solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>P1.1</p> <p>A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of an essential utility or marine infrastructure;</li> <li>(f) provision of open space or for marine-related educational, research or recreational facilities;</li> <li>(g) any advice from a State authority, regulated entity or a council; and</li> <li>(h) the advice obtained in a coastal erosion hazard report.</li> </ul> <p>P1.2</p> <p>A coastal erosion hazard report also demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or</li> <li>(b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.</li> </ul> |
| <p><b>Assessment</b></p> <p>A northern section of the proposed development is within the 'high' erosion hazard band. The 'high' hazard band is vulnerable to erosion from two back-to-back 1% AEP storm events.</p> <p><b>Performance Criteria of P1.1 requires:</b></p> <p>A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of an essential utility or marine infrastructure;</li> <li>(f) provision of open space or for marine-related educational, research or recreational facilities;</li> <li>(g) any advice from a State authority, regulated entity or a council; and</li> <li>(h) the advice obtained in a coastal erosion hazard report.</li> </ul> <p><b>The proposed development is for a use that is in alignment with P.1.1(d) 'the need to service a marine or coastal related activity'. As the development is designed to support the landing of the rafts and activities associated with harvesting oysters, it is for a use which relies upon a coastal location to fulfil its purpose.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**P.1.1(g) any advice from State authority, regulated entity or a council.**

- It is unknown what advice may be advised, and this element cannot be assessed.

**P.1.1(h) the advice contained in a coastal erosion hazard report**

The following advice is provided:

- The property owners may wish to consider development of a risk management plan including trigger action and response planning. It is important that persons using the site would be aware of this risk management plan, as well as actions to vacate the site if deemed necessary. Risk management planning may include annual or routine monitoring of nearby shorelines and access waterways for early indicators of erosion. Observations of such changes in adjacent areas may provide advance warning of potential impacts to the project site. If actioned, this should be developed in conjunction with the design considerations for the proposed development to address the potential need for future mitigations.
- Disturbance to soil and surface materials during site use should be minimised wherever practicable, in order to preserve soil structure and maintain vegetation cover, both of which contribute to reducing the site's vulnerability to erosion.
- The design of the proposed development and its use may wish to consider the opportunity to ensure that access and egress for persons and equipment using the site minimises disturbance to surface cover and subsurface materials to the extent practicable.

**Performance Criteria of P1.2 requires:**

A coastal erosion hazard report also demonstrates that:

- (a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or
- (b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

**P.1.2(a) The proposed development and its use do NOT result in an increase in the level of risk from coastal erosion and does NOT require any specific hazard reduction or protection measures.**

- The proposed development is a land-based structure that does not involve modification to coastal processes, shoreline features, or sediment transport dynamics. Any perceived increase in risk is more appropriately attributed to the existing hazard context; the risk is inherent to the site and is not being introduced or intensified by the proposed use.
- The proposed development has been planned with a defined operational lifespan that extends only until such time as it can no longer maintain a tolerable level of coastal erosion risk. This approach allows for ongoing observation of site conditions and ensures that any changes in risk can be identified and addressed through appropriate management responses. On this basis, and given the nature and scale of the development, there will not be any requirement for specific hazard reduction or protection measures to support the proposed use.

**P.1.2(b) It is determined that the use of the proposed development CAN achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.**

- Although a northern section of the proposed development is situated within a zone identified as vulnerable to erosion from two consecutive 1% AEP storm events, the structure's intended use and design life are such that it remains within a tolerable risk threshold. It is expected that if the use of the proposed development is exposed to intolerable risk, such as through increased storm frequency or severity, resulting in the structure becoming vulnerable to erosion, a reassessment will be undertaken. In such a case, the property owners may wish to consider adaptive management responses, including potential cessation of the use or relocation of the structure and use.

**Therefore, it is considered that the use of the proposed development CAN achieve and maintain a tolerable**

risk, having regard to the components described above.

This assessment is made based upon the current erosion hazard mapping as of May 2025 and may be subject to change in future.

#### 5.5.5.2 C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band

| C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Objective:</p> <p>That a use located within a non-urban zone and within a low or medium coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>A1</p> <p>No Acceptable Solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>P1</p> <p>A tolerable risk for a use located within a non-urban zone and within a low or medium coastal erosion hazard band can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in the risk from coastal erosion;</li> <li>(b) any requirement for specific hazard reduction or protection measures;</li> <li>(c) the need to minimise any: <ul style="list-style-type: none"> <li>(i) increase in risk to public infrastructure; and</li> <li>(ii) reliance on coastal protection works;</li> </ul> </li> <li>(d) any advice from a State authority, regulated entity or a council; and</li> <li>(e) the advice contained in a coastal erosion hazard report.</li> </ul> |
| <p><b>Assessment</b></p> <p>The project site is zoned as Rural under the <i>Tasmanian Planning Scheme – Break O’Day Local Provisions Schedule</i>, which is listed as a part of the non-urban zone category. The southern half of the proposed development is within the ‘medium’ erosion hazard band. The ‘medium’ hazard band is the area vulnerable to coastal recession by 2050.</p> <p><b>Performance Criteria of P1 requires:</b></p> <p>A tolerable risk for a use located within a non-urban zone and within a low or medium coastal erosion hazard band can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in the risk from coastal erosion;</li> <li>(b) any requirement for specific hazard reduction or protection measures;</li> <li>(c) the need to minimise any: <ul style="list-style-type: none"> <li>(i) increase in risk to public infrastructure; and</li> <li>(ii) reliance on coastal protection works;</li> </ul> </li> <li>(d) any advice from a State authority, regulated entity or a council; and</li> <li>(e) the advice contained in a coastal erosion hazard report.</li> </ul> <p><b>P1(a) It is considered that the use of the proposed development will NOT result in an increase in risk from coastal erosion within the ‘medium’ erosion hazard band.</b></p> <ul style="list-style-type: none"> <li>• The proposed development is a land-based structure that does not involve modification to coastal processes, shoreline features, or sediment transport dynamics. Any perceived increase in risk is more appropriately attributed to the existing hazard context; the risk is inherent to the site and is not being introduced or intensified by the proposed use.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

- Furthermore, as the proposed development includes construction on a concrete slab, the construction may contribute to reducing exposure and stabilising the underlying soil, enhancing the resilience of underlying material to erosion.

**P1(b) It is considered that the use of the proposed development will NOT require specific hazard reduction or protection measures.**

- The proposed development has been planned with a defined operational lifespan that extends only until such time as it can no longer maintain a tolerable level of coastal erosion risk or other operational considerations. This approach allows for ongoing observation of site conditions and ensures that any changes in risk can be identified and addressed through appropriate management responses. On this basis, and given the nature and scale of the development, there will not be any requirement for specific hazard reduction or protection measures to support the proposed use.

**P1(c) It is determined that the proposed development will NOT increase the risk to any public infrastructure and does not require any coastal protection works on the site.**

- The proposed development is a land-based structure with a defined operational lifespan that extends only until such time as it can no longer maintain a tolerable level of coastal erosion risk. Given its location and nature, the proposed development does not pose any additional threat to nearby public infrastructure. Furthermore, the development does not trigger the need for new or upgraded coastal protection measures, as it is designed to operate within existing risk parameters without reliance on engineered coastal defences.

**P1(d) Any advice from State authority, regulated entity or a council.**

- It is unknown what advice may be advised, and this element cannot be assessed.

**P1(e) The advice contained in a coastal erosion hazard report**

The following advice is provided:

- Potentially additional subsurface excavation or investigation may be considered to provide additional information of the specific subsurface soil and rock strengths and provide more precise indications on material resilience to erosion, adjusting overlay boundaries.
- The property owners may wish to consider development of a risk management plan including trigger action and response planning. It is important that persons using the site would be aware of this risk management plan, as well as actions to vacate the site if deemed necessary. Risk management planning may include annual or routine monitoring of nearby shorelines and access waterways for early indicators of erosion. Observations of such changes in adjacent areas may provide advance warning of potential impacts to the project site. If actioned, this should be developed in conjunction with the design considerations for the proposed development to address the potential need for future mitigations.
- Disturbance to soil and surface materials during site use should be minimised wherever practicable, in order to preserve soil structure and maintain vegetation cover, both of which contribute to reducing the site's vulnerability to erosion.
- The use of flexible, durable materials may wish to be considered which may mitigate or reduce any risk of damage that may occur in the event of significant erosion events.
- The design of the proposed development and its use may wish to consider the opportunity to ensure that access and egress for persons and equipment using the site minimises disturbance to surface cover and subsurface materials to the extent practicable.

**It is considered that the use of the proposed development CAN achieve and maintain a tolerable risk, having regard to the components described above.**

**This assessment is made based upon the current erosion hazard mapping as of August 2025 and may be subject to change in future.**



### 5.5.6 C10.6 Development Standards for Buildings and Works

For the purposes of applying this portion of the code, the planning scheme refers to the Land Use Planning and Approvals Act 1993 (the Act) which defines the following;

- **building** includes –
  - (a) A structure and part of a building or structure; and
  - (b) Fences, walls, out-buildings, service installations and other appurtenances of a building; and
  - (c) A boat or a pontoon which is permanently moored or fixed to land;
- **Works** includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.

This section of the code is applicable to the proposed development.

#### 5.5.6.1 C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area

| C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Objective:</p> <p>That:</p> <p>(a) building and works, excluding coastal protection works, within a coastal erosion hazard area, can achieve and maintain a tolerable risk from coastal erosion; and</p> <p>(b) buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Acceptable Solutions                                                                                                                                                                                                                                                                                                                 | Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>A1</p> <p>No Acceptable Solution.</p>                                                                                                                                                                                                                                                                                             | <p>P1.1</p> <p>Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:</p> <p>(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;</p> <p>(b) any advice from a State authority, regulated entity or a council; and</p> <p>(c) the advice contained in a coastal erosion hazard report.</p> <p>P1.2</p> <p>A coastal erosion hazard report demonstrates that:</p> <p>(a) the building and works:</p> <p>(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and</p> <p>(ii) can achieve and maintain a tolerable risk from a coastal</p> |

|  |                                                                                                                                                                                                                                                                                                   |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;</p> <p>(b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Assessment

The entire area of the proposed development is covered by the 'medium' and 'high' erosion hazard bands and require addressing the performance criteria. The 'high' hazard band is vulnerable to erosion from two back-to-back 1% AEP storm events and the 'medium' hazard band outlines areas vulnerable to coastal recession by 2050.

The proposed development is located within a high coastal erosion hazard band, where the potential for significant material loss exists, particularly under extreme storm conditions such as two consecutive 1% AEP events. While the risk is acknowledged as high, the nature of erosion in this area is expected to be slow and progressive rather than sudden, allowing for observable changes over time.

Given this, any substantial erosion impacts are likely to be preceded by visible indicators (such as shoreline retreat or degradation of nearby landforms) which would typically manifest in adjacent areas closer to the shoreline before directly affecting the project site. This progression provides an opportunity for early detection and timely reassessment, enabling the implementation of mitigation or adaptation measures well in advance of any direct impact on the proposed development.

### Performance Criteria of P1.1 requires:

Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:

- (a) Whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;
- (b) Any advice from a state authority, regulated entity or a council; and
- (c) The advice contained in a coastal erosion hazard report.

### **P.1.1(a) The proposed development does NOT result in an increase in the level of risk from coastal erosion and does NOT require any specific hazard reduction or protection measures.**

- The proposed development is a land-based structure that does not involve modification to coastal processes, shoreline features, or sediment transport dynamics. Any perceived increase in risk is more appropriately attributed to the existing hazard context; the risk is inherent to the site and is not being introduced or intensified by the proposed development.
- The proposed development has been planned with a defined operational lifespan that extends only until such time as it can no longer maintain a tolerable level of coastal erosion risk. This approach allows for ongoing observation of site conditions and ensures that any changes in risk can be identified and addressed through appropriate management responses. On this basis, and given the nature and scale of the development, there will not be any requirement for specific hazard reduction or protection measures to support the proposed development.

### **P.1.1(b) Any advice from State authority, regulated entity or a council.**

- It is unknown what advice may be advised, and this element cannot be assessed.

### **P.1.1(c) The advice contained in a coastal erosion hazard report**

The following advice is provided:

- Potentially additional subsurface excavation or investigation may be considered to provide additional information of the specific subsurface soil and rock strengths and provide more precise indications on material resilience to erosion, adjusting overlay boundaries.
- The property owners may wish to consider development of a risk management plan including trigger action and response planning. It is important that persons using the site would be aware of this risk management plan, as well as actions to vacate the site if deemed necessary. Risk management planning may include annual or routine monitoring of nearby shorelines and access waterways for early indicators of erosion. Observations of such changes in adjacent areas may provide advance warning of potential impacts to the project site. If actioned, this should be developed in conjunction with the design considerations for the

proposed development to address the potential need for future mitigations.

- Disturbance to soil and surface materials during site use should be minimised wherever practicable, in order to preserve soil structure and maintain vegetation cover, both of which contribute to reducing the site's vulnerability to erosion.
- The use of flexible, durable materials may wish to be considered which may mitigate or reduce any risk of damage that may occur in the event of significant erosion events.
- The design and use of the proposed development may wish to aim to minimise disturbance to surface vegetation and underlying soils during access and operation, particularly for the movement of people and equipment.
- Drainage systems may wish to be designed to avoid direct distribution of drainage and overland flows into soil area within the 'high' hazard zone, minimising the risk of contributing to elevated saturation of soil and potential reduction of strength parameters.

**It is determined that the proposed development CAN achieve and maintain a tolerable risk from coastal erosion, having regard to the components described above.**

**Performance Criteria P1.2** - requires that a coastal erosion hazard report demonstrates that:

- (a) The building and works:
  - (i) Do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and
  - (ii) Can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;
- (b) Buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.

**P1.2(a) It is determined that the proposed development does NOT cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure, and DOES achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works.**

- The proposed development is a land-based structure that does not involve direct interaction with coastal processes or shoreline modifications. While it is located within a 'high' erosion hazard band, the nature and scale of the development suggest that it is very unlikely to influence erosion patterns in a measurable way. Nonetheless, ongoing monitoring of site conditions is recommended to ensure that any unforeseen impacts can be identified and addressed if necessary.
- The development has been planned with a conditional lifespan, whereby its continued use is contingent upon the site remaining within a tolerable coastal erosion risk. The structure is not intended to be permanent, nor is it reliant on engineered coastal defences to sustain its function. Instead, the approach adopted is one of managed exposure, where the proposed development will be decommissioned, relocated, or otherwise adapted once erosion risk exceeds tolerable levels.

**P1.2(b) The proposed development is NOT located on an actively mobile landform.**

- No parts of the project land are considered to be within actively mobile landforms.

**It is considered that the proposed development CAN achieve and maintain a tolerable risk and will NOT cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure, having regard to the components described above.**

**It is also determined that the proposed development is NOT located on an actively mobile landform.**

**This assessment is made based upon the current erosion hazard mapping as of May 2025 and may be subject to change in future.**



#### 5.5.6.2 C10.6.2 Coastal Protection works within a coastal erosion hazard area

The proposed development at the project site is NOT considered to be coastal protection works and this section is NOT APPLICABLE.

#### 5.5.6.3 C10.6.3 Buildings and works within a coastal erosion investigation area

The project land is NOT within a coastal erosion investigation area and this section is NOT APPLICABLE.

#### 5.5.7 C10.7 Subdivision within a coastal erosion hazard area

The project does NOT include subdivision of land, and this section is NOT APPLICABLE.

## 5.6 Coastal Erosion Conclusions

### Coastal Erosion Code 10

- Code C10.5 Use Standards
  - o Code C10.5.1 is considered APPLICABLE to the proposed development
    - An acceptable solution cannot be applied, and performance criteria must be considered
    - It is determined that the use of the proposed development IS for a use which relies upon a coastal location to fulfill its purpose, as it's use aligns with P1.1(d) 'the need to service a marine or coastal related activity'
    - It is also deemed that any increase in the level of risk from coastal erosion does NOT require any specific hazard reduction or protection measures and the use CAN achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use WITHOUT requiring any specific hazard reduction or protection measures
    - Therefore, it is considered that the use of the proposed development CAN achieve and maintain a tolerable risk, having regard to the components described in Section 5.5.5.1
  - o Code C10.5.2 is considered APPLICABLE to the proposed development
    - An acceptable solution cannot be applied, and performance criteria must be considered
    - It is determined that the use of the proposed development CAN achieve and maintain a tolerable risk from coastal erosion, having regard to the components described in Section 5.5.5.2.
  - o Code C10.5.3 is considered NOT APPLICABLE to the proposed development
  - o Code C10.5.4 is considered NOT APPLICABLE to the proposed development
- Code C10.6. Development Standards for Building and Works
  - o Code C10.6.1 is considered APPLICABLE to the proposed development
    - An acceptable solution cannot be applied, and performance criteria must be considered
    - It is determined that the proposed development CAN achieve and maintain a tolerable risk from coastal erosion WITHOUT requiring any specific hazard reduction or protection measures, having regard to the components described in Section 5.5.6.1
    - It is considered that the proposed development will NOT cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure, CAN achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use WITHOUT requiring any specific hazard reduction or protection measures, and is NOT located on an actively mobile landform, having regard to the components described in Section 5.5.6.1
  - o Code C10.6.2 is considered NOT APPLICABLE to the proposed development

- o Code C10.6.3 is considered NOT APPLICABLE to the proposed development
- Code C10.7 Subdivision
  - o Code C10.7 is considered NOT APPLICABLE to the proposed development.

## 6. Conclusion

The assessment indicates that the proposed development at 25 Aquaculture Drive, St Helens, Tasmania, falls within the 'medium' and 'high' erosion hazard bands.

This report has presented the requirements for assessment of the Erosion hazard code within the planning scheme.

It is determined that the proposed development CAN address the appropriate performance criteria and achieve and maintain a tolerable risk from coastal erosion, having regard to the appropriate design considerations presented in Section 5.5.

## 7. Suitably qualified geotechnical practitioners

The report has been prepared in accordance with planning scheme requirements by suitably qualified practitioners with appropriate qualifications and expertise. pitt&sherry holds appropriate indemnity insurance levels for the scope of service provided.

|                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Sven Rand</b></p>  <p><b>Principal Geoscientist – Capability Leader</b><br/> <b>Geotechnical engineering and Geology</b><br/> <b>BSc (Hons), MBA</b><br/> <b>35 years professional experience including geology and coastal vulnerability</b></p> | <p><b>Emma Lofthouse</b></p>  <p><b>Senior Hydrology and Hydraulics Consultant</b><br/> <b>MSci - Master of Science Oceanography</b><br/> <b>8 years of professional experience</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Reference list

ADRKH (2022) **Quick Guide: Flood emergency planning for special environments** available from [https://knowledge.aidr.org.au/media/10743/qg\\_fep\\_6\\_specialenvironments.pdf](https://knowledge.aidr.org.au/media/10743/qg_fep_6_specialenvironments.pdf)

DPAC (2016) **Mitigating Natural Hazards through Land Use Planning and Building Control - Coastal Hazards Technical Report** (December 2016) – Department of Premier and Cabinet

McInnes, K. L., White, C. J., Haigh, I. D., Hemer, M. A., Hoeke, R. K., Holbrook, N. J., Kiem, A. S., Oliver, E. C. J., Ranasinghe, R., Walsh, K. J. E., Westra, S. and Cox, R. (2016). **"Natural hazards in Australia: sea level and coastal extremes"**. Climatic Change, pp.1-15.

Sharples, C. (2006) **"Indicative Mapping of Tasmanian Coastal Vulnerability to Climate Change and Sea Level Rise, 2nd edition"**, DPIW, Tasmania, available from [www.dpipwe.tas.gov.au/conservation/climate-change](http://www.dpipwe.tas.gov.au/conservation/climate-change)

Sharples, C., Walford, H. and Roberts, L. (2013) **Tasmanian Coastal Erosion Hazard Bands Map, version 1**. Hobart: Tasmanian Department of Primary Industries, Parks, Water and Environment & Tasmanian Department of Premier & Cabinet

## Important information about your report

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

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In preparing the Report, pitt&sherry has relied upon data, surveys, analyses, designs, plans and other information provided by or on behalf of the Client and other individuals and organisations, most of which are referred to in the Report ("the Data"). Except as otherwise stated in the Report, pitt&sherry has not verified the accuracy, completeness, usefulness or relevance of the Data.

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# Appendix A - Form 55

**pitt&sherry**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

Qualified person:

Address:    Phone No: 6323 1900  
Fax No: 6334 4651

Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:    Lot No: PID 2125923  
Certificate of title No: C/T136550/6

The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

☐ building work, plumbing work or plumbing installation or demolition work

OR

✓ ☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

|             |                                                                                                                        |
|-------------|------------------------------------------------------------------------------------------------------------------------|
| Documents:  | Published geological, geomorphological and hazard zone mapping datasets                                                |
| Relevant    | Coastal vulnerability<br>Erosion hazard assessment                                                                     |
| References: | 2016, Lacey et al<br>2013 Sharples, Walford and Roberts<br>ListMap et al multiple published spatial and other datasets |

*Substance of Certificate: (what it is that is being certified)*

The proposed extension / shed can be constructed in accordance with the performance criteria of the Tasmanian Planning Scheme Coastal Erosion Code. The development having regard to the appropriate design considerations presented in the report can address the performance criteria and maintain a tolerable risk from coastal erosion.

The report titled *T-P.25.0888-GEO-REP-Rev00\_CoastalErosionHazardReport\_CeciliaSt.pdf* represents a **Coastal Erosion Hazard Report** in accordance with the requirements of the Break O'Day Tasmanian Planning Scheme pertaining to construction within the Coastal Erosion "Medium" and "High" Hazard Bands.

The report demonstrates that the proposed development of shed extension and shed at 25 Aquaculture Drive has been assessed in accordance with the planning scheme requirements—specifically as they apply to construction within the Coastal Erosion "Medium" and High" Hazard bands. The assessment draws upon published geological, geomorphological, and hazard zone mapping datasets, as well as relevant design documents and spatial data.

This report concludes that, based on the available information and referenced standards, the proposed development design satisfies necessary requirements for coastal construction in the "Medium" and High" hazard zones.

Through this assessment, it has been determined that the shed's design aligns with planning scheme requirements and no additional design or construction measures are necessary in response to site-specific soil or coastal factors.

*Scope and/or Limitations*

The assessment is based on and relied on desktop datasets, surveys, analysis, designs, plans and other information available at time of writing.

Specific site geotechnical investigation and penetrative sampling or testing was excluded from the scope and was not undertaken to inform the assessment.

**I certify the matters described in this certificate.**

|                   |                                                                                                       |                                                             |                            |
|-------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------|
| Qualified person: | <i>Signed:</i><br> | <i>Certificate No:</i><br>T-P.25.0556-<br>Geo_CERT<br>rev00 | <i>Date:</i><br>26/08/2025 |
|-------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------|

## 25 Aquaculture Drive, St Helens

Coastal Erosion Hazard Report

### Contact

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