32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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:

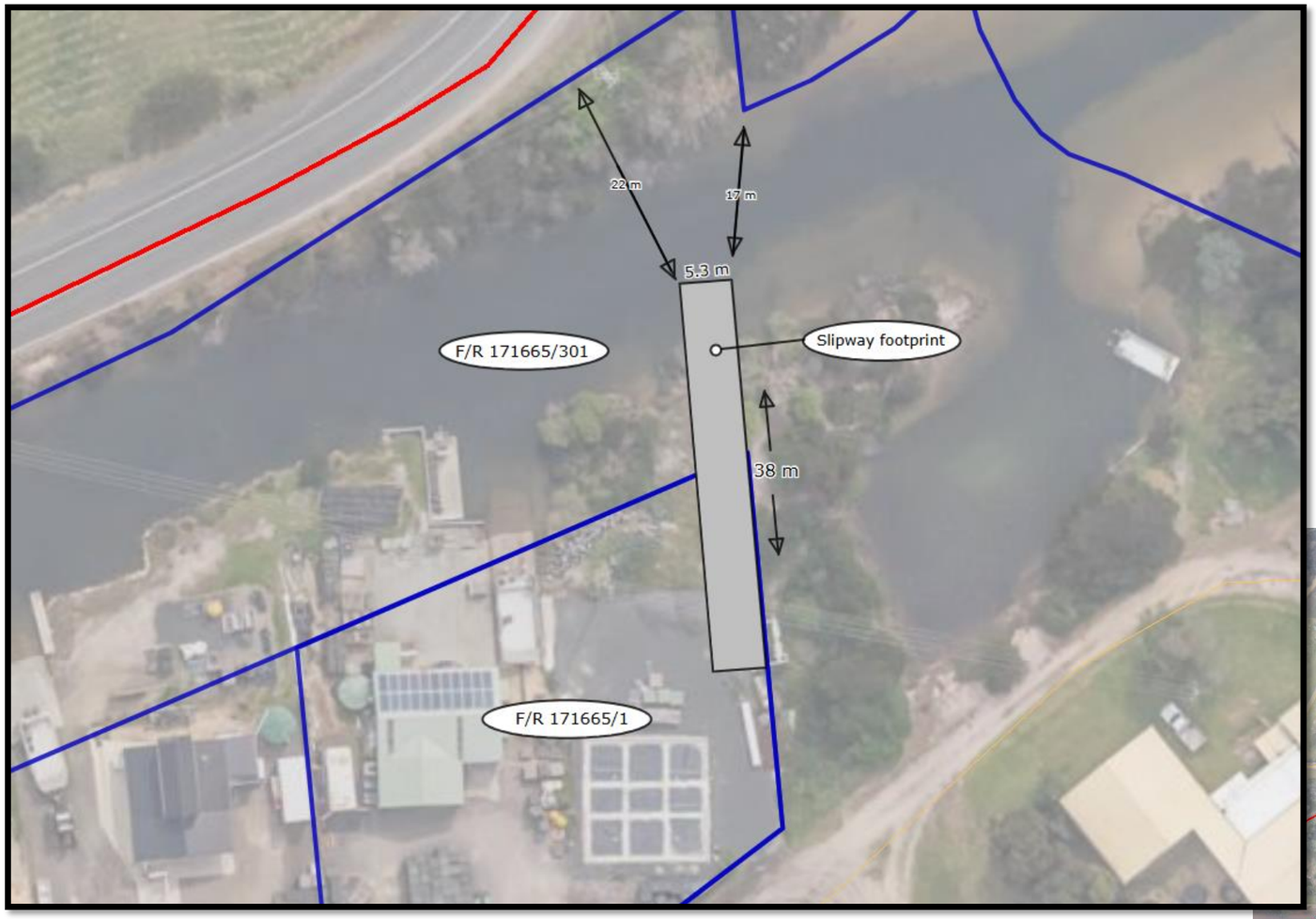
DA Number	DA 2025 / 00193
Applicant	Yumbah Aquaculture Ltd
Proposal	Resource Development - New Slipway
Location	228 Binalong Bay Road, St Helens (CT 171665/301) and 47 Aquaculture Drive, St Helens (CT 171665/1)

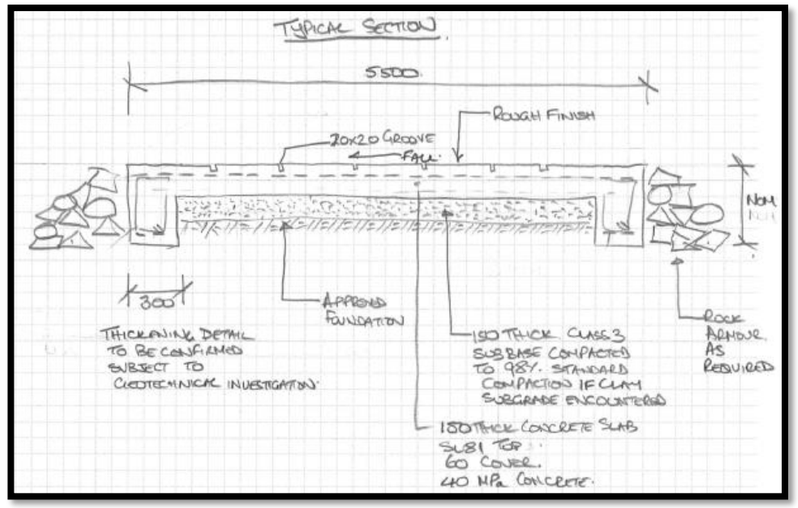
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

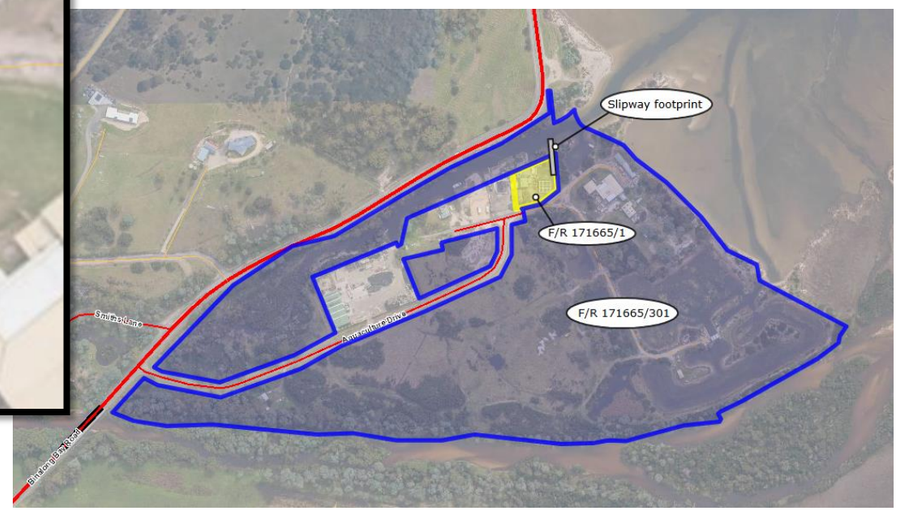
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 29th November 2025 **until 5pm Friday 12th December 2025.**

John Brown
GENERAL MANAGER

Planning Ahead Tasmania







New Slipway – 47 Aquaculture Drive & 228 Binalong Bay Road, St Helens

- Logistical extension for vessel launching and retrieval operations associated with existing aquaculture operations (oyster farming).
- To be setback 17 metres from northern boundary of F/R 171665/301.
- To be constructed of marine-grade concrete (38 metres length, 5.5 width, 150 mm thick) with reinforced wiring and footings. Will accommodate oyster fleet vessels of typical 10m X 4m dimensions.
- Minimal earthworks required, with development involving minor ground preparation (incl. footing trenches), flattening and boxing the area prior to concrete pour. Rock armouring to be installed as required.
- Minimal vegetation works required, limited to development footprint and immediate vicinity.

Planning Ahead Tasmania

NEW SLIPWAY – SUPPORTING SUBMISSION

47 Aquaculture Drive & 228 Binalong Bay Road, St Helens

November 2025

Table of Contents

1 Overview 2
2 Site Details 3
3 Description of Proposal 3
4 Planning Assessment – *Tasmanian Planning Scheme – Break O'Day* 8
4.1 Assessment Overview 8
4.2 Zone Assessment 8
4.2.1 Development Standards for Buildings and Works – Acceptable Solutions – Rural Zone 8
4.3 Code Assessments 9
4.3.1 Development Standards for Buildings and Works – Acceptable Solutions – Natural Assets 12
4.3.2 Development Standards for Buildings and Works – Performance Criteria – Natural Assets 13
4.3.3 Development Standards – Acceptable Solutions – Scenic Protection Code 19
4.3.4 Development Standards – Performance Criteria – Scenic Protection Code 20
5 Conclusion 24

Attachment 1: Natural Values Report

BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	New Slipway
PROPERTY ADDRESS(ES):	47 Aquaculture Drive & 228 Binalong Bay Road ST HELENS
TITLE NUMBER(S):	171665/1 & 171665/301
PROPERTY ID(S):	3261038 & 9927746
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – Break O'Day
APPLICABLE ZONE(S):	Rural
APPLICABLE CODE(S):	Natural Assets
	Scenic Protection
	Coastal Erosion Hazard
	Coastal Inundation Hazard
	Flood-Prone Areas Hazard
SPECIFIC AREA PLAN:	N/A

1 Overview

This submission provides planning appraisal support for development of a new slipway, ancillary to an existing aquaculture use (Resource Development use class), upon land at (i) 47 Aquaculture Drive and (ii) 228 Binalong Bay Road, St Helens (Folios of the Register 171665/1 & 171665/301).

The subject land is entirely identified within the Rural Zone under the Break O'Day Council's Planning Scheme (the 'Tasmanian Planning Scheme – Break O'Day') and comprises a collective area of 13.15 hectares. The land is provided with frontage to Aquaculture Drive, a local (sealed) road maintained by the Break O'Day Council.

This report provides a planning appraisal of the proposal against relevant statutory provisions of the Tasmanian Planning Scheme – Break O'Day.

Figure 1: Aerial image identifying spatial proportions of F/R 171665/1 and F/R 171665/301 (Source: LISTmap).

2 Site Details

Address:	47 Aquaculture Drive & 228 Binalong Bay Road ST HELENS			
Title No(s):	(i) 171665/1 and (ii) 171665/301			
Landowner(s):	(i) Tasman Sea Products Pty Ltd and (ii) Owen & Kiley Hay			
Dimensions:	**Area**		**Average Width**	**Average Depth**
	13.15 hectares		Approx. 300 m	Approx. 650 m
Slope:	**Grade**		**Elevation**	**Direction**
	Flat		3 AHD	N/A
Existing Use or Development:	Aquaculture (Resource Development use class)			
Vegetation:	Coastal shrub (modified mosaic)			
Services:	**Water**		**Sewer**	**Stormwater**
	Unserviced Area		Unserviced Area	Unserviced Area
	Connection		**Connection**	**Connection**
	Not Applicable		Not Applicable	Not Applicable
Vehicle Access:	**Road**		**Access Type**	**Vehicle Crossing**
	Aquaculture Drive		Direct Frontage	Existing
Surrounding Use and Development	**North**	Single Dwellings and associated outbuildings (Landscape Conservation Zone)		
	South	Natural and Cultural Values Management (Environmental Management Zone)		
	East	Natural and Cultural Values Management (Environmental Management Zone)		
	West	Single Dwellings and associated outbuildings (Landscape Conservation Zone)		

3 Description of Proposal

The subject land is located at (i) 47 Aquaculture Drive and (ii) 228 Binalong Bay Road, St Helens. It is situated within the established aquacultural enterprise node adjacent Aquaculture Drive, approximately 2 kilometres northeast the town centre of St Helens. The subject land is utilised and developed for aquacultural purposes (oyster handling, package, storage) and possesses a flat gradient, verging into the nearby Moulting Bay estuarine area to the north.

The subject land is 13.15 hectares in area (F/R 171665/1 comprising 0.18 hectares, F/R 171665/301 comprising 12.97 hectares) and is entirely identified within the Rural Zone under the Tasmanian Planning Scheme – Break O'Day. Land to the north and west of the subject site is identified within the

Landscape Conservation Zone, supporting existing single dwellings and associated outbuildings on larger allotments. Land to the east and south of the site is identified within the Environmental Management Zone and supports land managed for natural and cultural values (identified within the MacDonalds Point Conservation Area, pursuant to Schedule 1 of the *Nature Conservation Act 2002*).

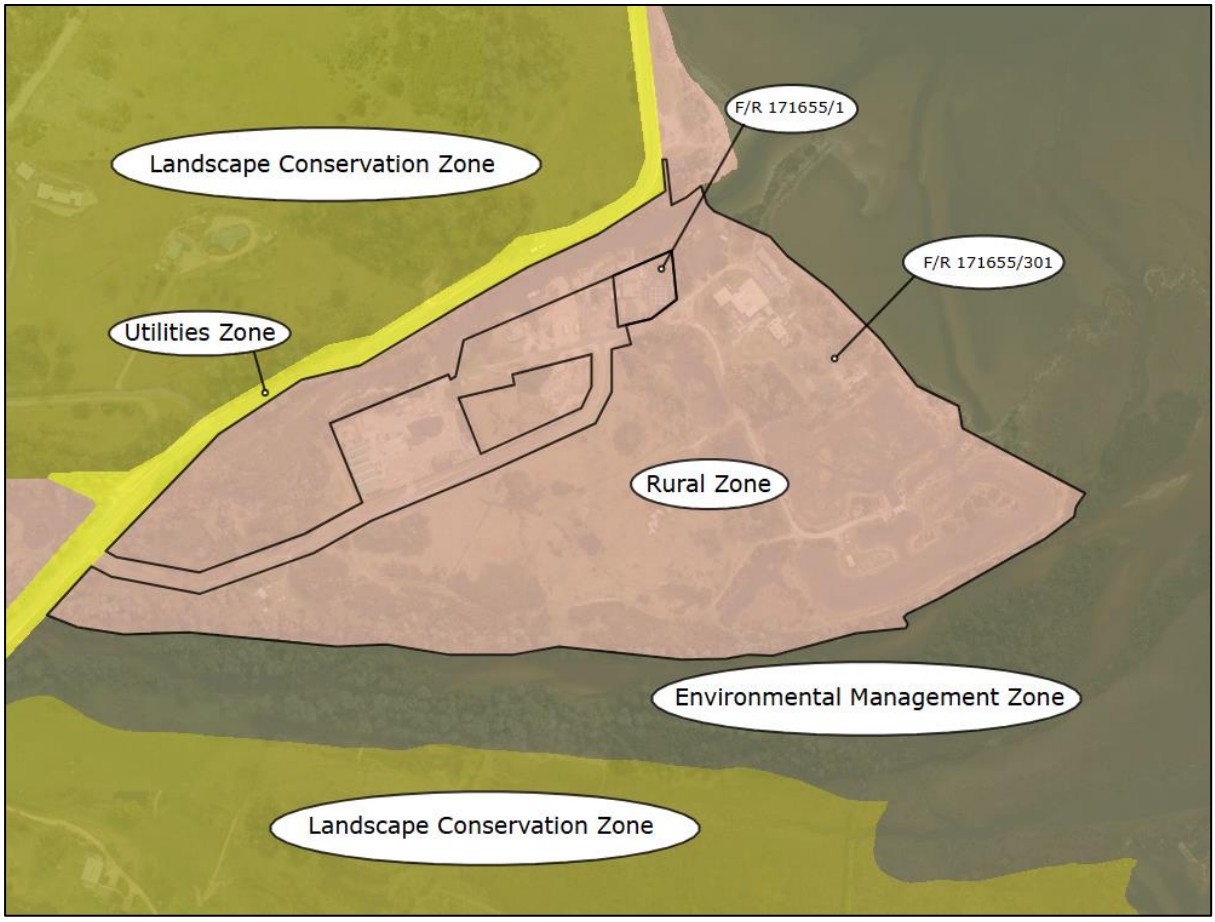


Figure 2: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – Break O'Day (Source: LISTmap).

The new slipway will directly support the applicant's oyster farming enterprise via additional and enhanced vessel accessibility between the subject site and their marine farming lease/licence areas within Georges Bay. The new slipway will be situated upon the northeast portion of F/R 171665/1 (47 Aquaculture Drive), protruding beyond the northern boundary of the land and into F/R 171665/301 (228 Binalong Bay Road) – the area of which is leased by the applicant.

The slipway will comprise a footprint area of approximately 209 sq/m (38 metres length, 5.5 metres width) and be constructed of concrete (and reinforcement wire). Concrete slab depth will be 150 mm, with approx. 300 mm wide footings (of nominal depth), rock armouring as required, and a 150 mm subbase of crushed rock. The slipway will be designed to accommodate vessels of typical 10 m X 4 m dimensions.

The slipway will not act to intensify the existing access point to the site via Aquaculture Drive. Vehicle movements to and from the site will remain consistent with existing volumes. Figures 3 to 8 below illustrate the development site:

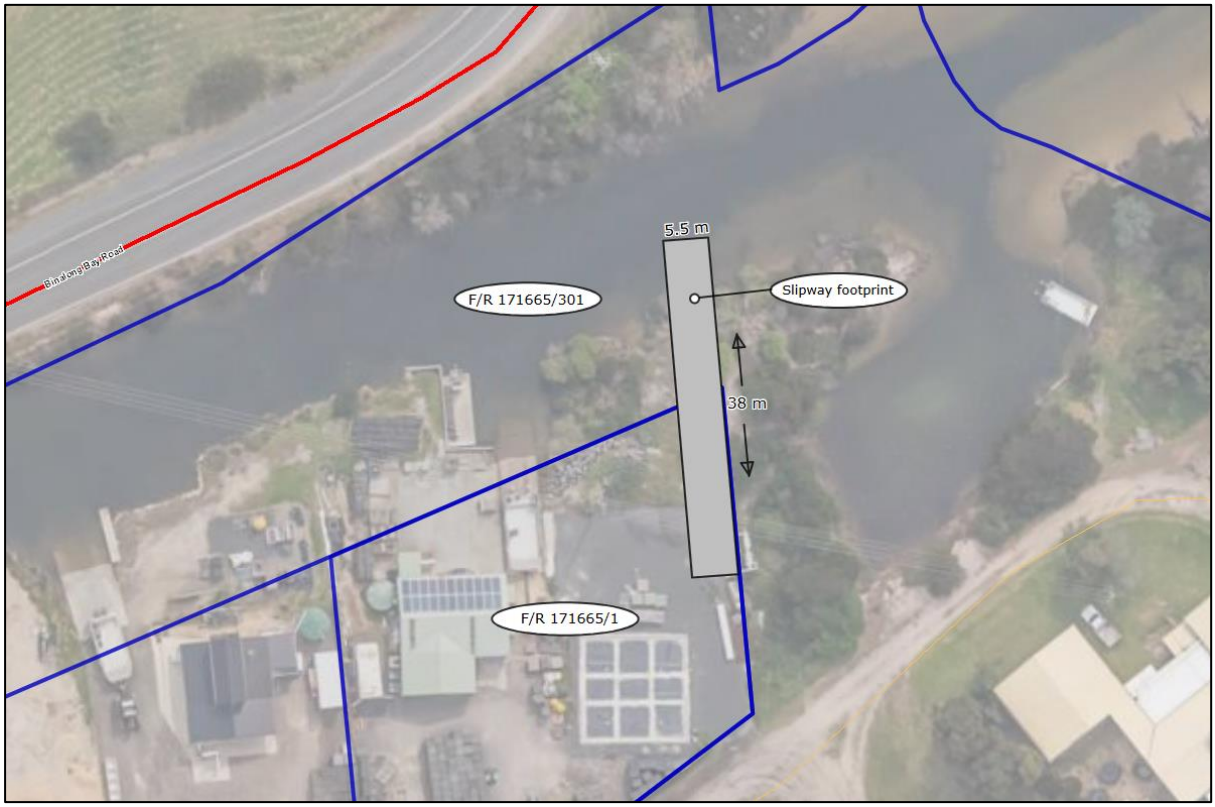


Figure 3: Aerial image identifying location of proposed slipway footprint (Source: LISTmap).

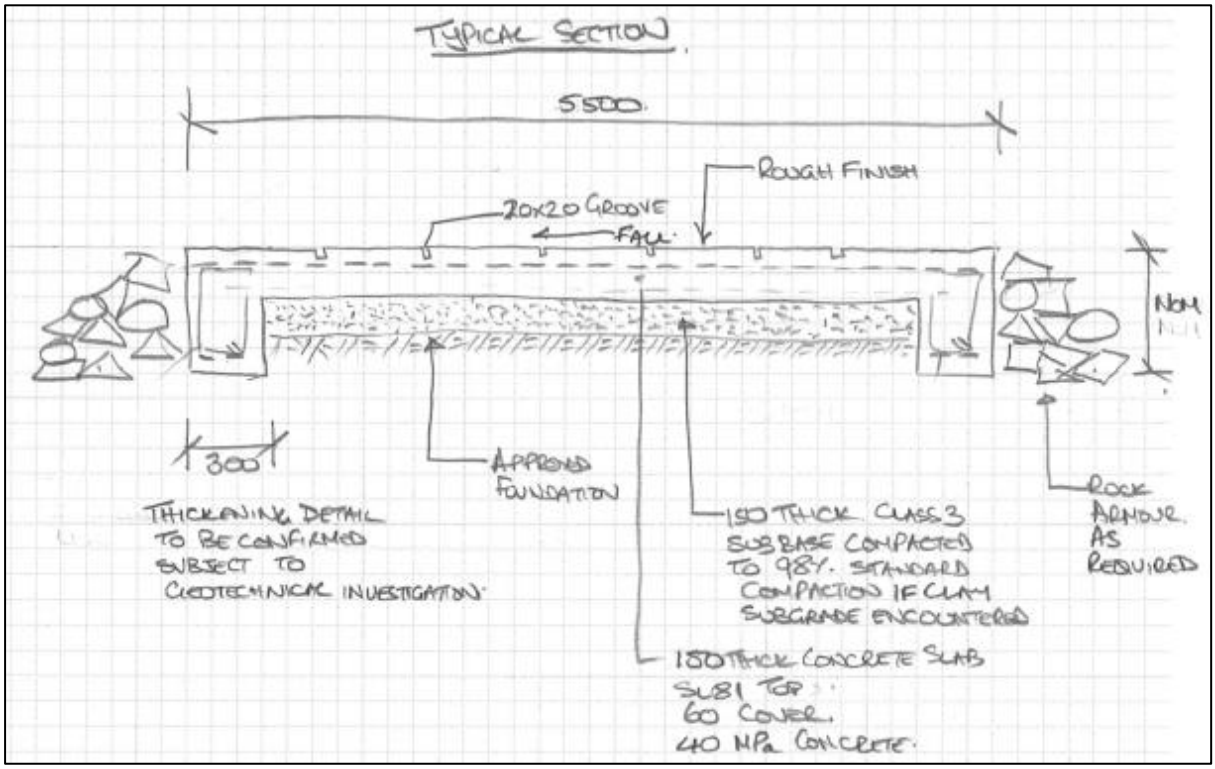


Figure 4: Section detail of slipway (Source: Pitt and Sherry).

Figure 5: Image detailing site and approximate footprint location of slipway (photo taken 23/07/25).

Figure 6: Image of existing slipway servicing site, to west (approx. 15 metres) of proposed slipway footprint (photo taken 31/07/25).

Figure 7: Image of slipway entry point to estuary area (photo taken 31/07/25).

Figure 8: Image showing estuary entry into Moulting Bay (photo taken 31/07/25).

4 Planning Assessment – *Tasmanian Planning Scheme – Break O'Day*

4.1 Assessment Overview

Applicable Zone(s):	Rural
Use Status:	Aquaculture (Resource Development use class)
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Natural Assets
	Scenic Protection
	Coastal Erosion Hazard
	Coastal Inundation Hazard
	Flood-Prone Areas Hazard
Applicable Specific Area Plan(s)	N/A

4.2 Zone Assessment

*4.2.1 Development Standards for Buildings and Works – **Acceptable Solutions** – Rural Zone*

20.0 Rural Zone			
22.4	**Development Standards**		
Clause	Acceptable Solution	Assessment	Compliance
22.4.2	**Setbacks**		
A1	Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	The proposed slipway does not meet the definition of a 'building' within the meaning of the Tasmanian Planning Scheme – Break O'Day. A slipway is effectively a driveway for vessels entering and exiting a watercourse/waterbody; and thus can be considered as much of a 'structure' as that which a vehicle crossover point is. As such- and pursuant to Clause 5.6.2 – it is submitted that Clause 22.4.2 is a standard that is not an applicable standard to assessment of the slipway.	Not Applicable

4.3 Code Assessments

The following Codes have been assessed as being applicable[1] to the proposal:

- Natural Assets
- Scenic Protection

Other Codes which are mapped within the planning scheme maps as being relevant to the proposed use/development site, but which are rendered inapplicable to assessment of the slipway by virtue of exemption criteria contained within the respective Code standards, comprise the following:

- Coastal Erosion Hazard
- Coastal Inundation Hazard
- Flood-prone Areas

A brief explanation of how the slipway complies with the exemption criteria within each of these Codes is elaborated below:

Coastal Erosion Hazard Code

- The subject land is identified within the 'high' coastal erosion hazard band of the Code.
- Pursuant to Clause 10.4.1(d) and excluding where development occurs on an actively mobile landform in the coastal zone, use or development for Resource Development – excluding use or development in the high coastal erosion hazard band that is building work or plumbing work as defined in the *Building Act 2016* – is exempt from the Code.
- Building work – within the meaning of the *Building Act 2016* – means work consisting of, or relating to:
    - *erecting, re-erecting, constructing, altering, repairing, underpinning, demolishing or removing a building; or*
    - *adding to a building; or*
    - *excavating, or filling, that is incidental to an activity referred to in paragraph (a) or (b); or*
    - *any other prescribed work.*

  The slipway is not compatible nor consistent with any of those works described in the above points. As such, the slipway does not fall within the meaning of 'building work' under the *Building Act 2016*. By extension, the slipway is consistent with the exemption criteria provided at Clause 10.4.1(d).

[1] In accord with provisions of Clause 5.6 of the Tasmanian Planning Scheme – Break O'Day.

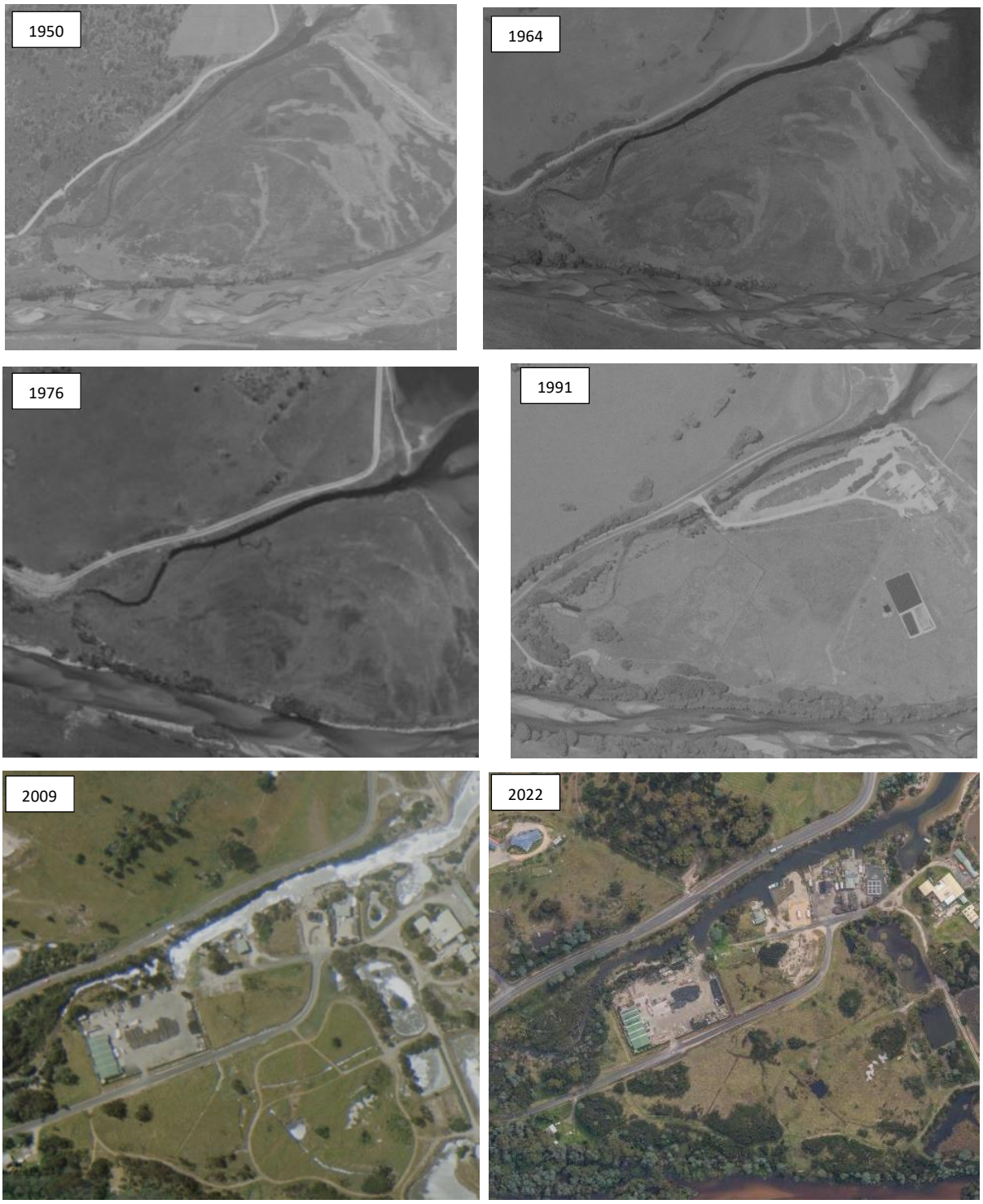
- This position is further reinforced by the content of the Director's Determination – Coastal Erosion Hazard Areas (2021), which is similarly dismissive of the Codes applicability to the circumstances at hand (see Division 1 and Schedule 1 of the Determination for further details).
- Note: although not expressly defined within either the Tasmanian Planning Scheme – Break O'Day nor the State Coastal Policy 1996, it is submitted that the subject land is not compatible with reasonable considerations of what might constitute an 'actively mobile landform'. This is evidenced by historical aerial imagery of the site, demonstrating geomorphological consistency in composition and configuration of the estuarine environment applicable to the slipway (see Figures 8-13, below).

Coastal Inundation Hazard Code

- The subject land is identified within the 'high' coastal inundation hazard band of the Code.
- Pursuant to Clause 11.4.1(d), use or development for Resource Development is exempt from the Code.

Flood-prone Areas Code

- The subject land is identified within the 1% AEP flood-prone hazard overlay area of the Code.
- Pursuant to Clause 12.4.1(b), use or development for Resource Development (excluding a habitable building) is exempt from the Code.



Figures 8-13: Aerial imagery illustrating the historical geomorphological configuration of the estuarine environment applicable to the slipway (Source: LISTmap).

The following sections now provide an assessment of relevant standards of the applicable Codes.

*4.3.1 Development Standards for Buildings and Works – **Acceptable Solutions** – Natural Assets*

C7.0 Natural Assets Code			
C7.6	**Development Standards for Buildings and Works**		
Clause	**Acceptable Solution**	**Assessment**	**Compliance**
C7.6.1	**Buildings and works within a waterway and coastal protection area or a future coastal refugia area**		
A1	Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**The new slipway is unable to satisfy the solutions of A1 and must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P1.1 and P1.2. Assessment of the proposal against these performance criteria are outlined at Section 4.3.2 of this report.**	**Does not Comply**
A2	Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	**The new slipway is unable to satisfy the solutions of A2 and must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P2.1 and P2.2. Assessment of the proposal against these performance criteria are outlined at Section 4.3.2 of this report.**	**Does not Comply**
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	**The development does not comprise any new stormwater point discharge into a watercourse, wetland or lake.**	**Complies**

*4.3.2 Development Standards for Buildings and Works – **Performance Criteria** – Natural Assets*

C7.0 Natural Assets Code			
C7.6	**Development Standards for Buildings and Works**		
Clause	Performance Criteria	Assessment	Compliance
C7.6.1	**Buildings and works within a waterway and coastal protection area or a future coastal refugia area**		
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and	**The new slipway is designed, and will be positioned, in a manner that ensures minimal environmental disturbance. The development will involve only minor ground preparation, limited to flattening and boxing the area prior to pouring the concrete. This approach avoids extensive excavation or fill and ensures a stable, low-impact installation. Concrete used in slipway construction will be marine-grade, providing long-term durability against saltwater exposure and reducing the likelihood of future maintenance or repair works.** **Vegetation management works will be confined to the development footprint and immediate surrounds, to support manoeuvrability during construction works. Minimal individuals will require removal, noting these are comprised of the declared weed African Boxthorn and the common Boobyalla (*Acacia sophorae*).** **The slipway is to be sited within an existing aquaculture precinct on a flat, previously modified land area at approximately 3 metres AHD. It will be located adjacent to an existing slipway, enabling the new facility to integrate with existing operations and limiting the need for additional shoreline disturbance or clearing. This grouping of infrastructure within an established working frontage ensures the development footprint is contained and consistent with the operational context of the site, while maintaining natural drainage patterns and the integrity of the coastal landform.**	Complies

C7.0 Natural Assets Code			
C7.6	Development Standards for Buildings and Works		
Clause	Performance Criteria	Assessment	Compliance
	(n) the guidelines in the *Tasmanian Coastal Works Manual*.	**A Natural Values Report, provided at Attachment 1 of this report, confirms there are no threatened flora within 500 metres of the site and no likely impacts on threatened fauna or significant nesting habitat. Although the white-bellied sea-eagle and Tasmanian wedge-tailed eagle occur within the wider region, there are no nests or breeding sites within proximity to the proposal area. The site has been historically disturbed and does not contain wetlands, saltmarshes, or geo-conservation features. The adjoining estuarine area forms part of an established working waterfront used for aquaculture, further reducing the potential for impacts on sensitive natural values.** **The slipway's low-profile design ensures that natural tidal flows, sediment transport, and drainage patterns are maintained. No new stormwater discharge points are proposed, and the structure will be built relatively flush with the existing ground surface to avoid erosion, siltation, and runoff impacts. The design's durability and siting minimise the need for any future protective works or interventions to safeguard coastal processes, infrastructure, or adjacent property.** **Construction and installation will follow best-practice environmental management principles consistent with the Wetlands and Waterways Works Manual and the Tasmanian Coastal Works Manual. Measures such as silt fencing, runoff containment, and prompt stabilisation of disturbed areas will be relied upon as required to protect the estuarine environment throughout the works.** **Overall, the slipway represents a low-impact development that complements**	

C7.0 Natural Assets Code			
C7.6	Development Standards for Buildings and Works		
Clause	Performance Criteria	Assessment	Compliance
		the existing aquaculture use of the site. It will involve minimal native vegetation removal, maintains coastal processes, consolidates infrastructure within an established operational area, and adopts design and construction methods that meet best-practice environmental standards. It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.1 P1.1 accordingly.	
P1.2	Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.	**The new slipway will directly support an established aquaculture operation and is therefore a use that necessarily relies on a coastal location to fulfil its purpose.** **The development forms part of an existing Resource Development (aquaculture) use, operated by the applicant, which undertakes oyster farming, handling, packaging, and storage activities at the site. The slipway will provide improved vessel access between the land-based aquaculture facility and the applicant's licensed marine farming lease areas within Georges Bay, in immediate proximity adjacent to the site.** **The location is essential to the operation's function because it provides direct tidal and navigable access to the estuarine waters used for oyster cultivation. The slipway's placement within an existing aquaculture node allows for efficient vessel launching, retrieval, and servicing, while consolidating infrastructure within a working marine precinct. This supports the ongoing operation of a marine farming shore facility and eliminates the need to construct redundant access points elsewhere along the coast.**	Complies

C7.0 Natural Assets Code			
C7.6	Development Standards for Buildings and Works		
Clause	Performance Criteria	Assessment	Compliance
		The proposal also provides essential utility infrastructure for the handling and transfer of aquaculture stock and materials between the water-based leases and the on-shore processing area, enabling continuity of operation and compliance with marine farming management and biosecurity requirements. By grouping the slipway alongside existing aquaculture facilities and an existing ramp located approximately 15 metres to the west, the development maximises operational efficiency while minimising additional coastal modification. **In this context, the slipway's purpose is inseparable from its coastal setting. It exists specifically to facilitate access to marine farming leases and to service a marine-dependent industry that cannot feasibly operate without proximity to the coast. It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.1 P1.2 accordingly.**	
P2.1	Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to: (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical;	**The new slipway has been designed and located so that natural coastal processes can continue without interruption, while any impacts on natural assets are avoided or kept to the lowest practical level. It occupies a small, previously disturbed section of the estuarine edge within an established aquaculture precinct, immediately beside an existing slipway. By positioning the works within an already-modified operational area, the development avoids extending marine facilities into undisturbed parts of the coastline and keeps the overall footprint compact and contained.** **The slipway does not intersect with dunes, wetlands, saltmarshes or other coastal habitats that depend on landward movement as sea levels rise.**	Complies

C7.0 Natural Assets Code			
C7.6	Development Standards for Buildings and Works		
Clause	Performance Criteria	Assessment	Compliance
	(e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; (h) the impacts of sea-level rise on natural coastal processes and coastal habitat; (i) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and (j) the guidelines in the *Tasmanian Coastal Works Manual*.	**Its low-profile, ground-level construction ensures it will not obstruct the natural progression of coastal ecosystems. Because the structure sits flush with the existing surface and does not involve retaining walls, bunds or embankments, it will not interfere with tidal inundation pathways or the natural movement of water across the estuary.** **The surrounding shoreline at this location is geomorphologically stable rather than an area of active sand movement. The narrow, unobtrusive form of the slipway allows natural sediment deposition and erosion processes to continue unaffected. Vegetation disturbance is very minor and limited to a small number of low shrubs, most of which are common or weed species. No sensitive vegetation communities are affected, and native vegetation outside the immediate work area will remain intact.** **Earthworks are minimal and limited to light ground preparation, avoiding any cut-and-fill or reshaping of the landform. The naturally flat terrain supports a simple, ground-hugging design that fits comfortably within the existing contours of the shoreline. By locating the slipway adjacent to existing marine infrastructure, the development consolidates coastal activity rather than dispersing it along the foreshore, preventing the creation of new areas of disturbance.** **Construction will follow recognised best-practice environmental guidelines, including controls for managing sediment, runoff and water quality to ensure the estuarine environment remains protected throughout the works. The modest scale, low-impact design and careful siting of the slipway ensure that natural tidal behaviour,**	

C7.0 Natural Assets Code			
C7.6	Development Standards for Buildings and Works		
Clause	Performance Criteria	Assessment	Compliance
		ecological processes, shoreline stability and coastal habitat values can continue to function without disruption. **Overall, the development represents a small, well-considered and environmentally sensitive addition to an existing working waterfront, allowing natural coastal processes to proceed while supporting the operational needs of the aquaculture industry. It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.1 P2.1 accordingly.**	
P2.2	Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; and (f) provision of open space or for marine-related educational, research, or recreational facilities.	**The new slipway will directly support an established aquaculture operation and is therefore a use that necessarily relies on a coastal location to fulfil its purpose.** **The development forms part of an existing Resource Development (aquaculture) use, operated by the applicant, which undertakes oyster farming, handling, packaging, and storage activities at the site. The slipway will provide improved vessel access between the land-based aquaculture facility and the applicant's licensed marine farming lease areas within Georges Bay, in immediate proximity adjacent to the site.** **The location is essential to the operation's function because it provides direct tidal and navigable access to the estuarine waters used for oyster cultivation. The slipway's placement within an existing aquaculture node allows for efficient vessel launching, retrieval, and servicing, while consolidating infrastructure within a working marine precinct. This supports the ongoing operation of a marine farming shore facility and eliminates the need to**	Complies

C7.0 Natural Assets Code			
C7.6	Development Standards for Buildings and Works		
Clause	Performance Criteria	Assessment	Compliance
		construct redundant access points elsewhere along the coast. **The proposal also provides essential utility infrastructure for the handling and transfer of aquaculture stock and materials between the water-based leases and the on-shore processing area, enabling continuity of operation and compliance with marine farming management and biosecurity requirements. By grouping the slipway alongside existing aquaculture facilities and an existing ramp located approximately 15 metres to the west, the development maximises operational efficiency while minimising additional coastal modification.** **It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.1 P2.2 accordingly.**	

*4.3.3 Development Standards – **Acceptable Solutions** – Scenic Protection Code*

C8.0 Scenic Protection Code			
C8.6	Development Standards		
Clause	Acceptable Solution	Assessment	Compliance
C8.6.2	Development within a scenic road corridor		
A1	Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.	As noted, a small amount of Boobyalla individuals (***Acacia sophorae***) **within the development footprint and immediate surrounds will require removal for the purpose of the development. Although unlikely to be perceptible from vantage points along Binalong Bay Road, owing to (i) the screening effect of vegetation skirting the south of the road in proximity to the site and (ii) the applicable road speed limit (80 km/h), it is nonetheless possible. As such, the**	Does not Comply

C8.0 Scenic Protection Code			
C8.6	**Development Standards**		
Clause	Acceptable Solution	Assessment	Compliance
		development must rely on demonstrating compliance with the corresponding performance criteria provided at Clause C8.6.2 P1. Assessment of the proposal against these performance criteria are outlined at Section 4.3.4 of this report.	
A2	Buildings or works within a scenic road corridor must not be visible from the scenic road.	**Although works that form part of the development are (again) unlikely to be perceptible from vantage points along Binalong Bay Road due to (i) the screening effect of vegetation skirting the south of the road and (ii) the applicable road speed limit (80 km/h), it is possible that some degree of visibility will be present. As such, the development** must rely on demonstrating compliance with the corresponding performance criteria provided at Clause C8.6.2 P2. Assessment of the proposal against these performance criteria are outlined at Section 4.3.4 of this report.	Does not Comply

*4.3.4 Development Standards – **Performance Criteria** – Scenic Protection Code*

C8.0 Scenic Protection Code			
C8.6	**Development Standards**		
Clause	Acceptable Solution	Assessment	Compliance
C8.6.2	**Development within a scenic road corridor**		
P1	Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: (a) the nature, extent and location of the exotic trees, native vegetation and hedgerows; and (b) the purpose of any management objectives identified in the relevant Local Provisions Schedule.	The new slipway will not cause an unreasonable reduction in the scenic value of the Binalong Bay Road scenic road corridor. The development site is located within an established aquaculture precinct, set back from the road and largely screened by a combination of coastal shrubland, low native vegetation, and existing built form associated with ongoing aquaculture operations. This existing vegetation and infrastructure provide	Complies

C8.0 Scenic Protection Code			
C8.6	Development Standards		
Clause	Acceptable Solution	Assessment	Compliance
		an effective visual buffer between the road corridor and the proposed works. The proposed works will occur within a flat, modified area of land adjacent to an existing slipway and immediately adjoining an estuarine branch of Georges Bay. Only minimal vegetation clearance will occur, limited to a few small individuals of *Acacia sophorae* (Boobyalla) and isolated African Boxthorn weeds. These species are common coastal shrubs and do not contribute substantially to the scenic character of the road corridor. The surrounding vegetation along Binalong Bay Road, which includes established native stands to the south, will remain intact and will continue to screen the development from view. The slipway itself is a low-profile concrete structure that will not contrast with the surrounding landform and coastal environment. Its location within an existing working waterfront, coupled with the screening provided by roadside vegetation and the visual separation distance between the road and shoreline, ensures that the slipway will not be a dominant or visually intrusive element in the landscape. Furthermore, the visual experience for road users travelling along Binalong Bay Road (at a posted speed limit of 80 km/h) will not be significantly altered, as the development will not break the skyline or introduce reflective materials or forms inconsistent with the natural or operational character of the area. The proposal is consistent with the management objectives of the Binalong Bay Road scenic road corridor, as it maintains the dominant landscape elements when viewed from the public road and reduces visual contrast between built works and the	

C8.0 Scenic Protection Code			
C8.6	Development Standards		
Clause	Acceptable Solution	Assessment	Compliance
		surrounding natural setting. The slipway's neutral materials, low height, and siting within a pre-disturbed marine facility ensure that the natural coastal values and scenic amenity of the road corridor are retained. Accordingly, the development is considered to satisfy the performance criteria of Clause C8.6.2 P1 of the Scenic Protection Code, as it will not result in any unreasonable reduction of the scenic value of the Binalong Bay Road corridor and remains in keeping with the visual character and environmental context of the area.	
P2	Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: (a) the topography of the site; (b) proposed reflectance and colour of external finishes; (c) design and proposed location of the buildings or works; (d) the extent of any cut or fill required; (e) any existing or proposed screening; (f) the impact on views from the road; and (g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.	The new slipway will not cause an unreasonable reduction in the scenic value of the Binalong Bay Road scenic road corridor, as its design, siting, and finishes are aligned with the surrounding landscape and the management objectives of the corridor. The site is flat and low-lying (approximately 3 m AHD), which allows the slipway to be built relatively flush with natural ground levels, without the need for significant cut or fill. This helps the structure sit naturally within the existing topography and prevents visual disruption to the coastal setting. The slipway will be constructed as a low-profile reinforced concrete slab, measuring approximately 38 m x 5.5 m, designed to serve the adjoining aquaculture operation. The external finish will be neutral-toned concrete with low reflectance, consistent with other working waterfront surfaces in the area, which helps reduce glare and visual contrast when viewed from a distance. The works are sited within an existing aquaculture precinct that already	Complies

C8.0 Scenic Protection Code			
C8.6	Development Standards		
Clause	Acceptable Solution	Assessment	Compliance
		contains buildings, equipment, and various neighbouring slipways to the west. Grouping the new facility in this established operational area ensures it blends into the existing landscape pattern and avoids introducing any new visual elements that would appear out of character or prominent when viewed from the road. Roadside vegetation in proximity to the site provides natural screening from Binalong Bay Road, effectively filtering views of the development. Given the distance from the road, vegetated buffers, and modest profile of the slipway, visibility from Binalong Bay Road will be limited and largely transient for passing motorists. The slipway will not alter the skyline or dominate the coastal viewscape. As such, the proposal maintains the dominant natural landscape elements when viewed from public vantage points and ensures that built form remains visually recessive in accordance with the management objectives of the Binalong Bay Road scenic road corridor – namely, to maintain natural dominance in the landscape and reduce visual contrast between built works and their setting. The proposed development therefore will not cause an unreasonable reduction in the scenic value of the road corridor and satisfies the performance criteria of Clause C8.6.2 P2 accordingly.	

5 Conclusion

The new slipway at 47 Aquaculture Drive and 228 Binalong Bay Road, St Helens satisfies the relevant requirements of the Tasmanian Planning Scheme – Break O'Day as a modest, functional and environmentally sensitive extension to an established aquaculture enterprise. The slipway directly supports the existing Resource Development (aquaculture) use by providing improved vessel access between the onshore oyster-handling facility and the adjoining marine farming lease areas within Georges Bay.

As demonstrated in the supporting submission, the slipway will be constructed as a low-profile, reinforced concrete structure built relatively flush with the natural grade of the land, thereby minimising cut, fill, and visual prominence. The proposal avoids unnecessary disturbance to vegetation and coastal processes, involves only the removal of minor regrowth and weed species, and will be implemented in accordance with best-practice environmental management standards.

The design, siting and finishes are consistent with the Rural Zone, Natural Assets Code, and Scenic Protection Code, and the project qualifies for exemptions under the Coastal Erosion Hazard, Coastal Inundation Hazard, and Flood-Prone Areas Hazard Codes. The structure's neutral tones, durable marine-grade materials, and location within an existing aquaculture precinct ensure that the development blends with the surrounding landscape and maintains the scenic integrity of the Binalong Bay Road scenic corridor.

In summary, the slipway is a necessary and appropriate coastal facility that supports a marine-dependent industry, avoids environmental harm, and maintains the natural and scenic qualities of the area. The proposal therefore fully satisfies the intent and performance criteria of the Tasmanian Planning Scheme – Break O'Day.

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	
Requested For:	
Report Type:	Summary Report
Timestamp:	07:56:47 PM Wednesday 08 October 2025
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Priority Weeds:	buffers Min: 500m Max: 5000m
Geoconservation:	buffer 1000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m
Freshwater Ecosystem Values:	buffer 1000m
Freshwater Ecosystem Values displayed:	
	Saltmarshes
	Estuaries

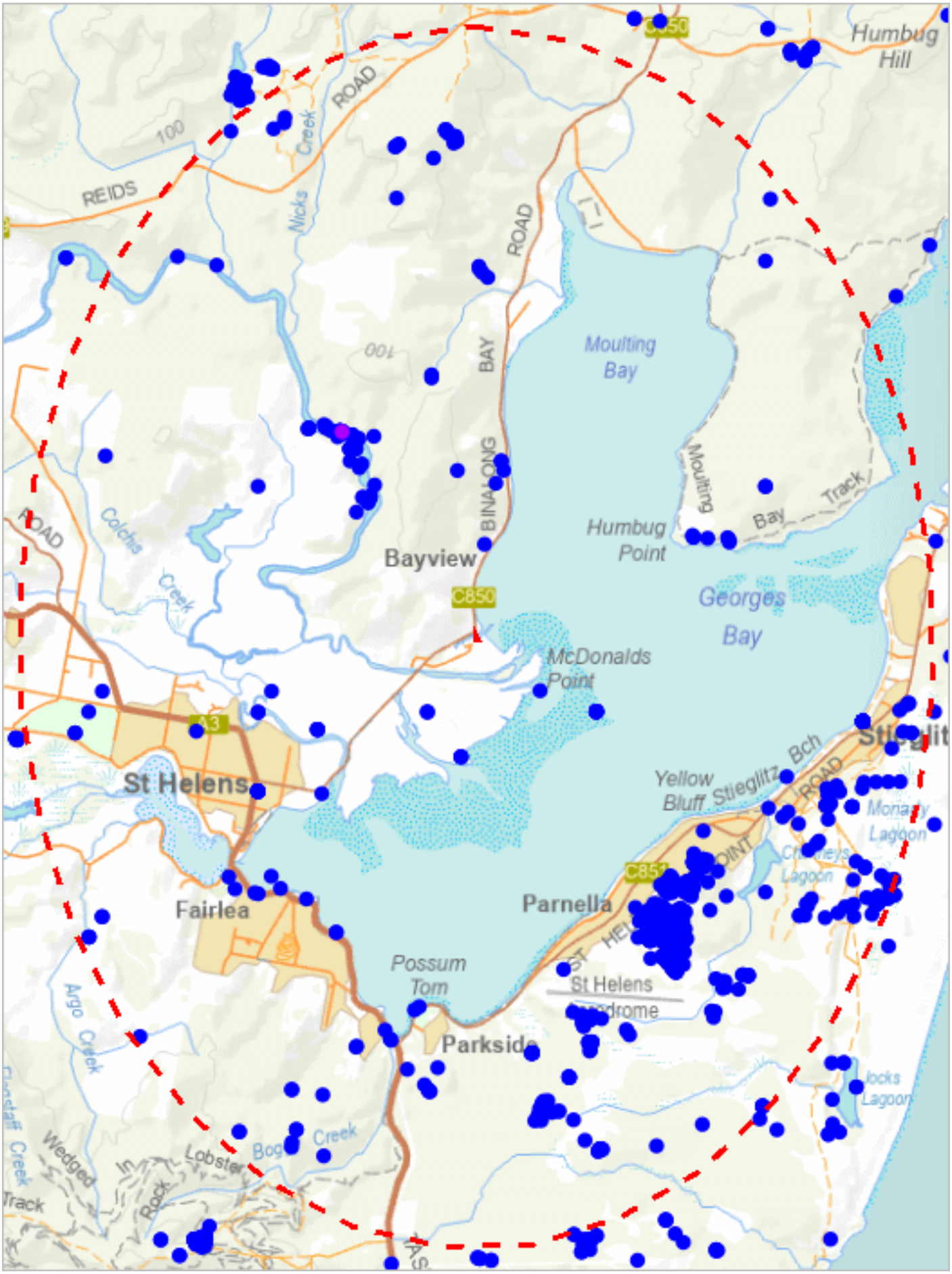
The centroid for this query GDA94: 606430.0, 5425918.0 falls within:

Property: 3261038

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

610419, 5431188



602446, 5420659

Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	151	04-Sep-2025
Anogramma leptophylla	annual fern	v		n	1	01-Jan-1903
Asperula subsimplex	water woodruff	r		n	1	19-Aug-2009
Austrostipa blackii	crested speargrass	r		n	12	12-Jun-2019
Blechnum cartilagineum	gristle fern	v		n	2	01-Jan-1893
Bolboschoenus caldwellii	sea clubsedge	r		n	3	07-Feb-2001
Brachyloma depressum	spreading heath	r		n	5	23-Oct-2016
Caladenia caudata	tailed spider-orchid	v	VU	e	5	11-Oct-2016
Caladenia congesta	blacktongue finger-orchid	e		n	1	01-Jan-1896
Caladenia filamentosa	daddy longlegs	r		n	5	31-Oct-1937
Calandrinia granulifera	pygmy purslane	r		n	2	01-Sep-1892
Calystegia soldanella	sea bindweed	r		n	1	01-Jan-1878
Caustis pentandra	thick twistsedge	r		n	19	28-Oct-2020
Conospermum hookeri	tasmanian smokebush	v	VU	e	227	30-Jan-2024
Corunastylis nuda	tiny midge-orchid	r		n	1	24-Feb-1993
Cyrtostylis robusta	large gnat-orchid	r		n	2	02-Jun-1985
Desmodium gunnii	southern ticktrefoil	v		n	36	15-Mar-2022
Euphrasia collina subsp. deflexifolia	eastern eyebright	r		e	11	01-Nov-2011
Eutaxia microphylla	spiny bushpea	r		n	1	01-Jan-2001
Glycine microphylla	small-leaf glycine	v		n	1	01-Feb-1948
Gratiola pubescens	hairy brooklime	r		n	1	28-Oct-2020
Gynatrix pulchella	fragrant hempbush	r		n	2	30-Sep-1991
Hibbertia virgata	twiggy guineaflower	r		n	297	02-Sep-2025
Hovea corrickiae	glossy purplepea	r		n	11	18-Jun-2019
Hypolepis muelleri x rugosula		ph		n	1	07-Jun-1996
Lachnagrostis robusta	tall blowngrass	r		n	1	24-Dec-1959
Lachnagrostis semibarbata var. filifolia	narrowleaf blowngrass	r		n	1	24-Dec-1959
Lepidosperma forsythii	stout rapiersedge	r		n	1	19-Jul-2014
Lepilaena patentifolia	spreading watermat	r		n	1	01-Jan-1900
Liparophyllum exaltatum	erect marshwort	r		n	21	24-Dec-2023
Lobelia rhombifolia	tufted lobelia	r		n	2	01-Jan-1893
Lotus australis	australian trefoil	r		n	1	01-Jan-1896
Machaerina articulata	jointed twigsedge	r		n	7	15-Aug-2001
Machaerina gunnii	slender twigsedge	r		n	1	16-Mar-2018
Melaleuca pustulata	warty paperbark	r		e	1	25-Oct-1990
Microtidium atratum	yellow onion-orchid	r		n	4	17-Nov-2008
Orthoceras strictum	horned orchid	r		n	7	01-Jan-1931
Paraprasophyllum secutum	northern leek-orchid	e	EN	e	1	01-Jan-1896
Persicaria decipiens	slender waterpepper	v		n	1	29-Feb-1968
Phebalium daviesii	davies waxflower	e	CR	e	105	13-Sep-2025
Phyllangium distylis	tiny mitrewort	r		n	1	01-Oct-1892
Phyllangium divergens	wiry mitrewort	v		n	1	01-Sep-1892
Pterostylis grandiflora	superb greenhood	r		n	10	27-Jun-2012
Pterostylis squamata	ruddy greenhood	v		n	2	01-Dec-1892
Pterostylis ziegeleri	grassland greenhood	v	VU	e	1	31-Oct-1937
Ruppia megacarpa	largefruit seatassel	r		n	1	08-Nov-1945
Schoenus brevifolius	zigzag bogsedge	r		n	17	09-Nov-2017
Scleranthus fasciculatus	spreading knawel	v		n	5	02-Feb-2024
Spyridium parvifolium	dustymiller	p		n	1	01-Jan-1000
Utricularia australis	yellow bladderwort	r		n	17	11-Feb-2022
Xanthorrhoea arenaria	sand grasstree	v	VU	e	1	01-Nov-1945
Xerochrysum bicolor	eastcoast paperdaisy	r		n	1	01-Nov-1892

Unverified Records

Species	Common Name	SS	NS	Bio	Observation Count
Phebalium daviesii	davies waxflower	e	CR	e	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened flora within 5000 metres

Threatened fauna within 500 metres

606972, 5426641

605889, 5425196

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	06-Feb-2022

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

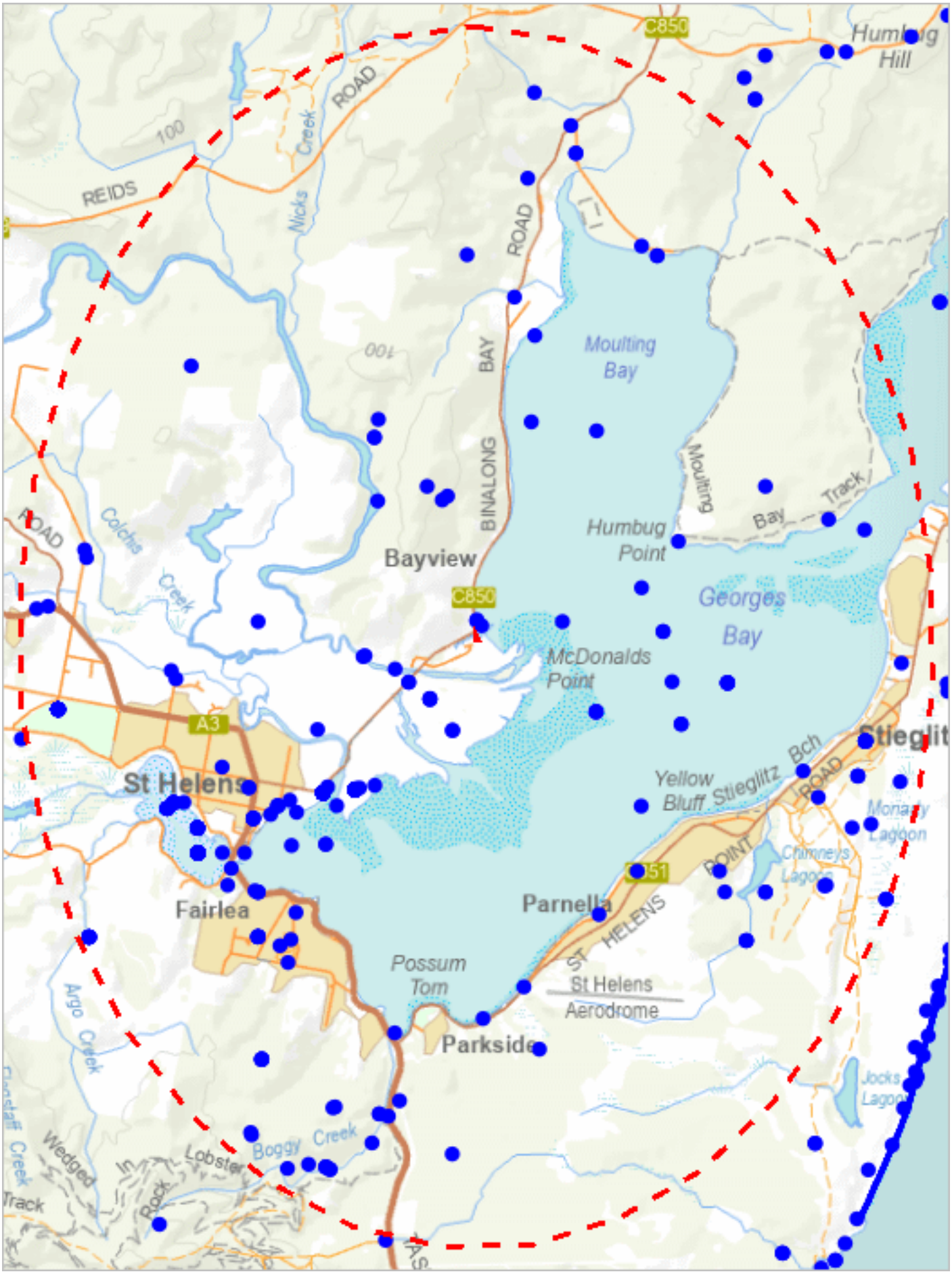
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	8	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

610419, 5431188



602446, 5420659

Please note that some layers may not display at all requested map scales

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	6	10-Dec-2016
Aquila audax	wedge-tailed eagle	pe	PEN	n	20	29-May-2022
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	10	12-Nov-2024
Arctocephalus forsteri subsp. doriferus	new zealand fur seal	r		n	2	21-Jul-2002
Arenaria interpres	ruddy turnstone		VU	n	47	02-Feb-2018
Botaurus poiciloptilus	australasian bittern		EN	n	2	29-Jan-2010
Calidris acuminata	sharp-tailed sandpiper		VU	n	8	09-Feb-2017
Calidris canutus	red knot		VU	n	13	15-Nov-2018
Calidris ferruginea	curlew sandpiper		CR	n	5	10-Feb-2017
Calidris tenuirostris	great knot		VU	n	1	11-Apr-1993
Charadrius leschenaultii	greater sand plover		VU	n	1	15-Jul-1983
Charadrius mongolus	lesser sand plover		EN	n	4	28-Apr-2003
Dasyurus viverrinus	eastern quoll		EN	n	10	31-Mar-2024
Dermochelys coriacea	leatherback turtle	v	VU	n	1	01-Jan-1900
Diomedea exulans	wandering albatross	e	VU	n	1	08-Feb-2002
Eagle sp.	Eagle	e	EN	n	3	21-Nov-2019
Gallinago hardwickii	Lathams snipe		VU	n	2	04-Oct-2014
Gazameda gunnii	Gunn's screw shell	v		ae	1	26-Feb-1985
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	81	18-Dec-2023
Hirundapus caudacutus	white-throated needletail		VU	n	11	03-Feb-2023
Lathamus discolor	swift parrot	e	CR	mbe	14	21-Nov-2022
Limosa lapponica subsp. baueri	western alaskan bar-tailed godwit		EN	n	5	26-Nov-1990
Litoria raniformis	green and gold frog	v	VU	ae	3	04-Jan-2000
Mirounga leonina	southern elephant seal	e	VU	n	1	08-Nov-2013
Numenius madagascariensis	eastern curlew	e	CR	n	33	06-Feb-2018
Perameles gunnii	eastern barred bandicoot		VU	n	3	24-Oct-1991
Pluvialis squatarola	grey plover		VU	n	2	20-Feb-2022
Podiceps cristatus	great crested grebe	v		n	2	21-Jan-2015
Prototroctes maraena	australian grayling	v	VU	ae	2	21-Aug-1990
Sarcophilus harrisii	tasmanian devil	e	EN	e	7	15-Mar-2023
Sterna nereis subsp. nereis	fairy tern	pv	PVU		12	17-Dec-1983
Sternula albifrons subsp. sinensis	little tern	e		n	3	21-Nov-2022
Sternula nereis subsp. nereis	fairy tern	v	VU	n	33	09-Jan-2022
Tasmanipatus barretti	giant velvet worm	r		e	1	20-Sep-1996
Thalassarche cauta	shy albatross	v	EN	ae	5	17-Feb-2016
Thalassarche melanophris	black-browed albatross	e	VU	n	2	08-Dec-2009
Theclinesthes serpentatus	chequered blue	pr		n	1	26-Mar-2024
Thinornis cucullatus	hooded plover		PVU	ae	32	17-Oct-2022
Thinornis rubricollis	hooded plover		VU	n	40	11-Jan-2015
Tringa nebularia	common greenshank		EN	n	97	22-Nov-2015
Tyto novaehollandiae	masked owl	pe	PVU	n	8	11-Jun-1999
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	3	03-Dec-2014

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	9	0	1
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0

Threatened fauna within 5000 metres

Species	Common Name	SS	NS	BO	Potential	Known	Core
Tasmanipatus barretti	giant velvet worm	r		e	0	1	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 500 metres

606972, 5426641

605889, 5425196

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	1	08-Mar-2015
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	2	06-Feb-2022

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres

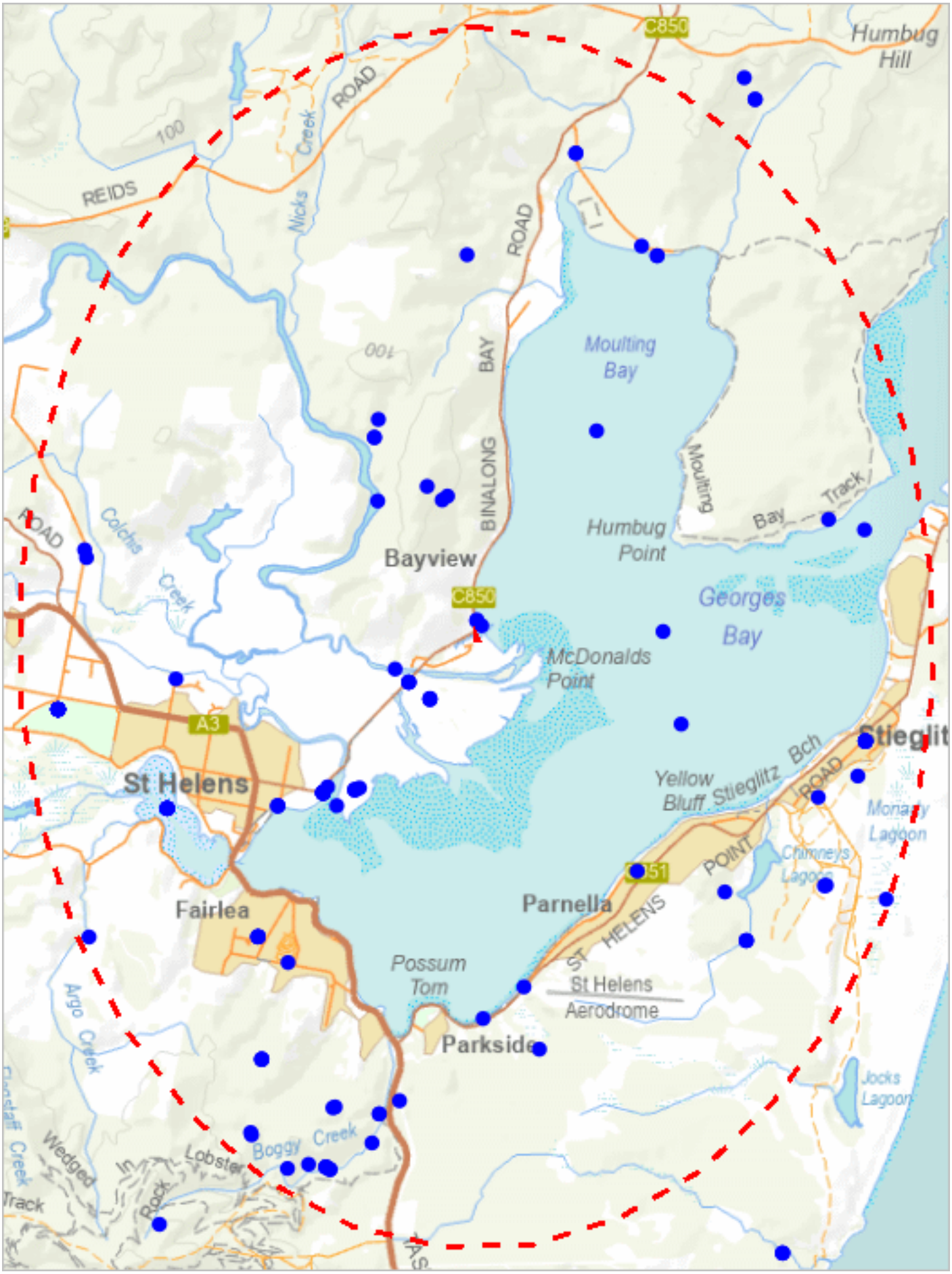
(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 5000 metres

610419, 5431188



602446, 5420659

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1098	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	10-Jan-2003
164	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	2	29-Jun-2023
165	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
166	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
167	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	3	19-Aug-2016
168	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	2	30-Mar-2007
1836	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	26-Feb-2010
2353	Eagle sp.	Eagle	Nest	1	06-Mar-2017
2353	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	18-Aug-2018
2354	Eagle sp.	Eagle	Nest	1	25-Mar-2017
2494	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	01-Nov-2019
2568	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	30-Nov-2018
2721	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	18-Jun-2019
2722	Eagle sp.	Eagle	Nest	1	21-Nov-2019
736	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Not Recorded	2	10-Dec-2016
	Accipiter novaehollandiae	grey goshawk	Sighting	4	08-Jul-1998
	Aquila audax	wedge-tailed eagle	Not Recorded	10	01-Feb-2018
	Aquila audax	wedge-tailed eagle	Sighting	10	29-May-2022
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	4	12-Nov-2024
	Falco longipennis	australian hobby	Sighting	1	16-May-2022
	Falco peregrinus	peregrine falcon	Not Recorded	1	19-Dec-2012
	Falco peregrinus	peregrine falcon	Sighting	3	05-Feb-2023
	Haliaeetus leucogaster	white-bellied sea-eagle	Carcass	1	19-May-2009
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	30	04-Apr-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	37	18-Dec-2023
	Tyto novaehollandiae	masked owl	Not Recorded	5	11-Jun-1999
	Tyto novaehollandiae	masked owl	Sighting	3	29-Aug-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Tas Management Act Weeds within 500 m

606972, 5426641

605889, 5425196

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Erica lusitanica	spanish heath	6	06-May-2022
Rubus fruticosus	blackberry	1	06-May-2022

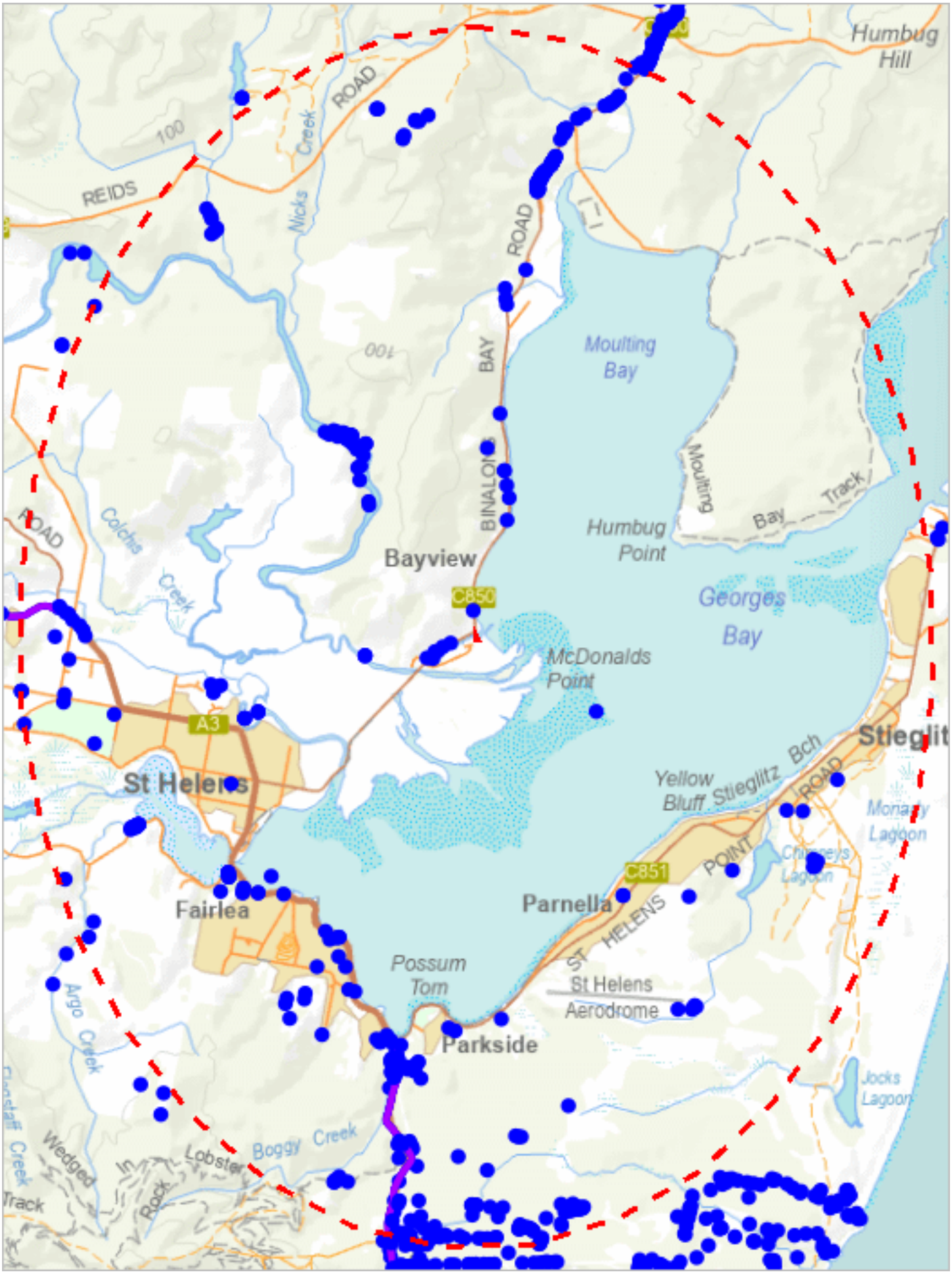
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Tas Management Act Weeds within 5000 m

610419, 5431188



602446, 5420659

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	62	13-Nov-2024
Cenchrus longisetus	feathertop	4	28-Apr-2011
Chrysanthemoides monilifera subsp. monilifera	boneseed	7	15-Mar-2022
Cortaderia selloana	silver pampasgrass	1	26-Oct-2016
Cortaderia sp.	pampas grass	5	05-Apr-2021
Datura stramonium	common thornapple	2	29-Feb-1968
Digitalis purpurea	foxglove	13	29-Apr-2025
Echium plantagineum	patersons curse	1	26-Sep-2020
Erica lusitanica	spanish heath	386	12-Aug-2025
Genista monspessulana	montpellier broom or canary broom	8	17-Sep-2020
Lycium ferocissimum	african boxthorn	5	06-Sep-2011
Myriophyllum aquaticum	parrotfeather	3	22-Mar-2008
Rubus anglocandicans	blackberry	3	14-Jan-2000
Rubus fruticosus	blackberry	34	28-Nov-2024
Salix x fragilis nothovar. fragilis	crack willow	4	26-May-2021
Senecio jacobaea	ragwort	3	28-Jan-2025
Ulex europaeus	gorse	10	06-Jun-2025

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

*** No Priority Weeds found within 500 metres ***

Priority Weeds within 5000 m

610419, 5431188

602446, 5420659

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia howittii	sticky wattle	2	09-May-2020
Achillea millefolium	yarrow	3	28-Jun-1995
Billardiera heterophylla	bluebell creeper	29	05-Sep-2025
Cenchrus clandestinus	kikuyu grass	1	01-Feb-2000
Gomphocarpus fruticosus subsp. fruticosus	swanplant	3	13-Feb-2009
Grevillea rosmarinifolia	rosemary grevillea	1	09-May-2020
Pittosporum undulatum	sweet pittosporum	9	23-Feb-2020
Polygala myrtifolia	myrtleleaf milkwort	7	11-Aug-2024
Reseda luteola	weld	3	13-Feb-2009
Rumex obtusifolius	broadleaf dock	1	01-Mar-1968
Verbascum thapsus	great mullein	1	26-Jan-2010

Unverified Records

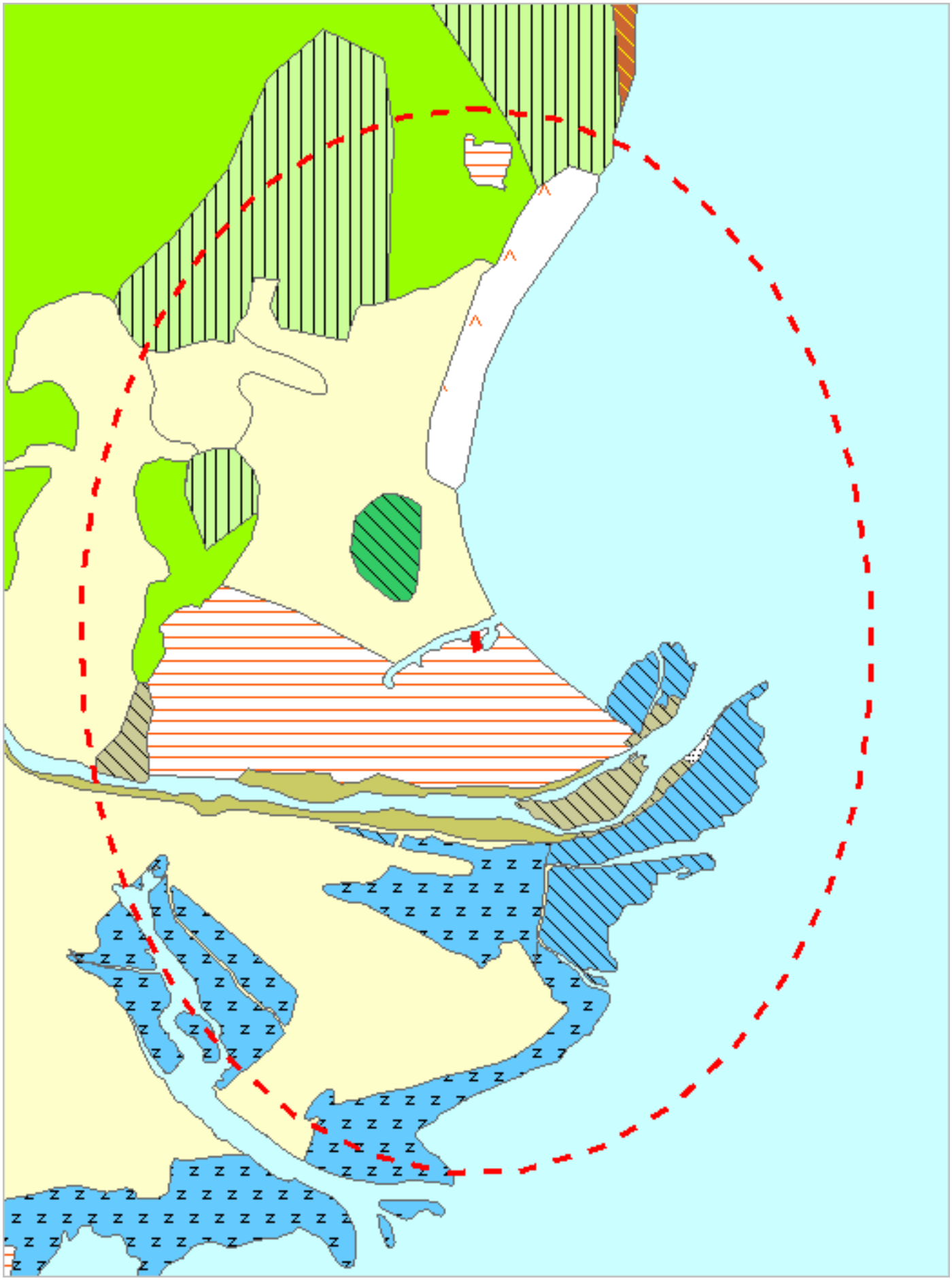
For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

*** No Geoconservation sites found within 1000 metres. ***

TASVEG 4.0 Communities within 1000 metres

607355, 5427147



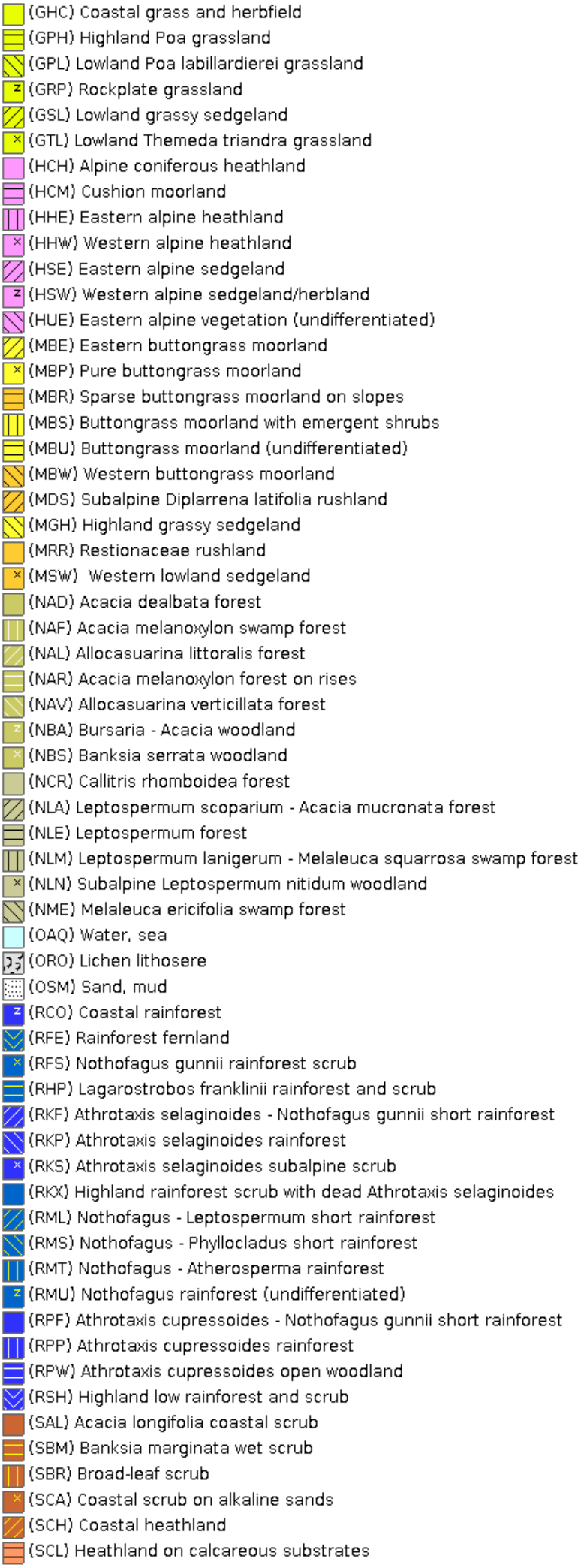
605506, 5424692

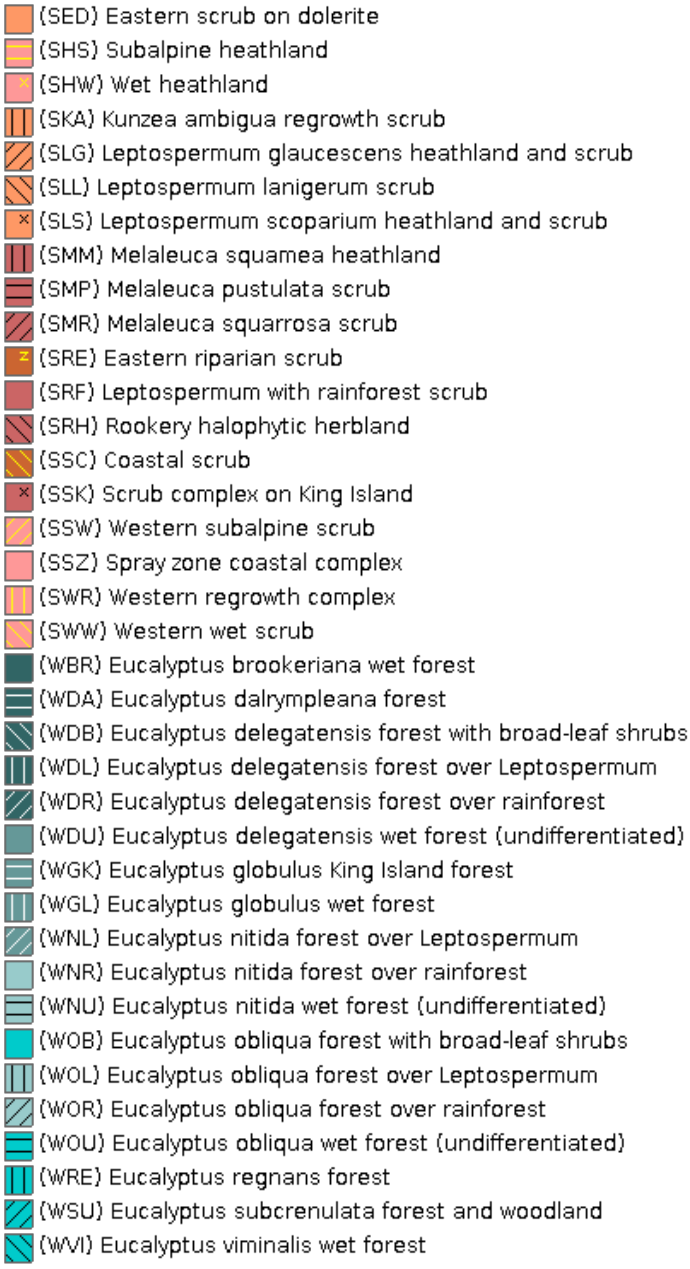
Please note that some layers may not display at all requested map scales

TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

TASVEG 4.0 Communities within 1000 metres





Legend: Cadastral Parcels

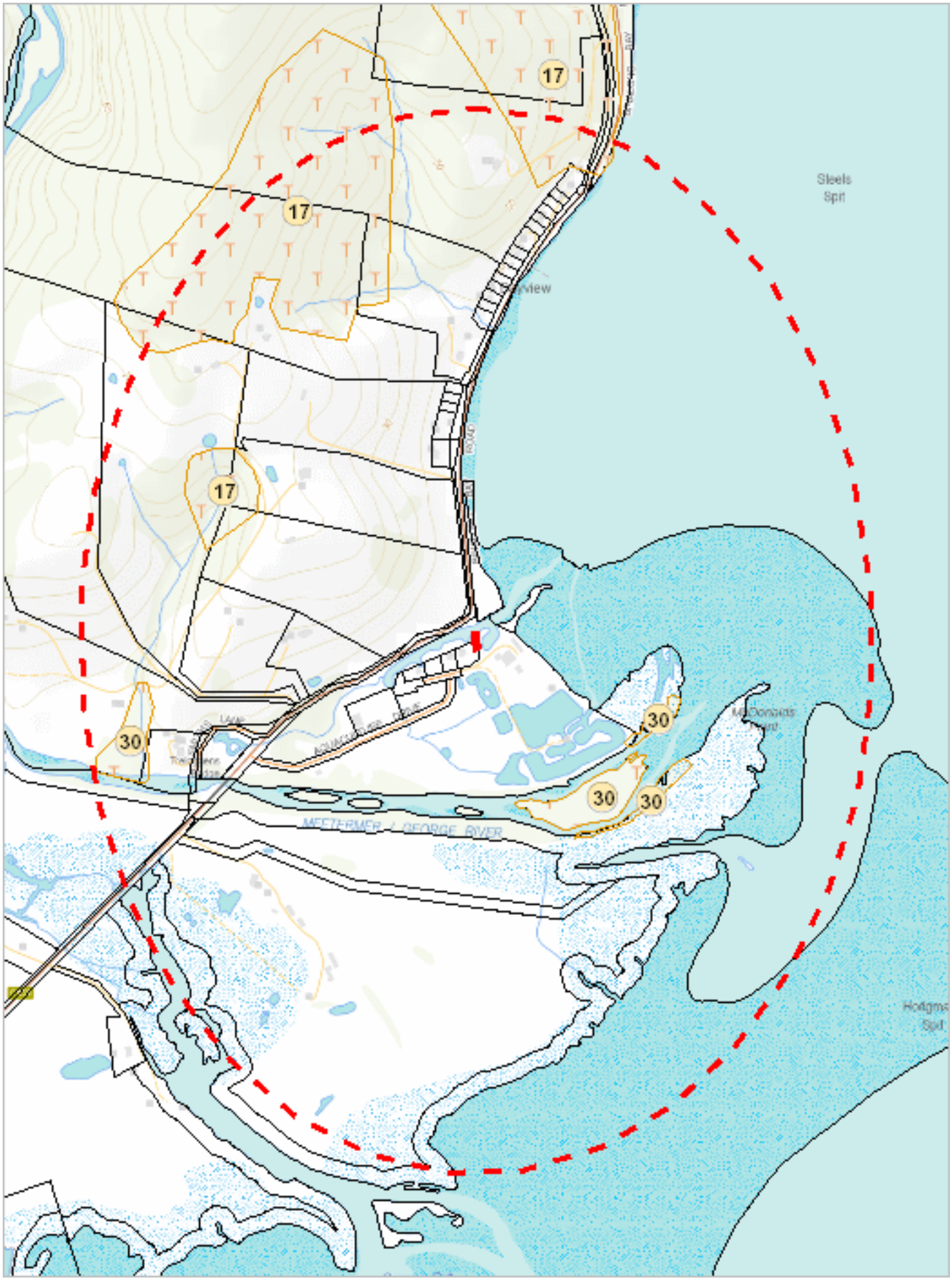
TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
ARS	(ARS) Saline sedgeland / rushland	
ASS	(ASS) Succulent saline herbland	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAG	(FAG) Agricultural land	EA
FAG	(FAG) Agricultural land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
NAD	(NAD) Acacia dealbata forest	
NME	(NME) Melaleuca ericifolia swamp forest	
OAQ	(OAQ) Water, sea	
OSM	(OSM) Sand, mud	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

607355, 5427147



605506, 5424692

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

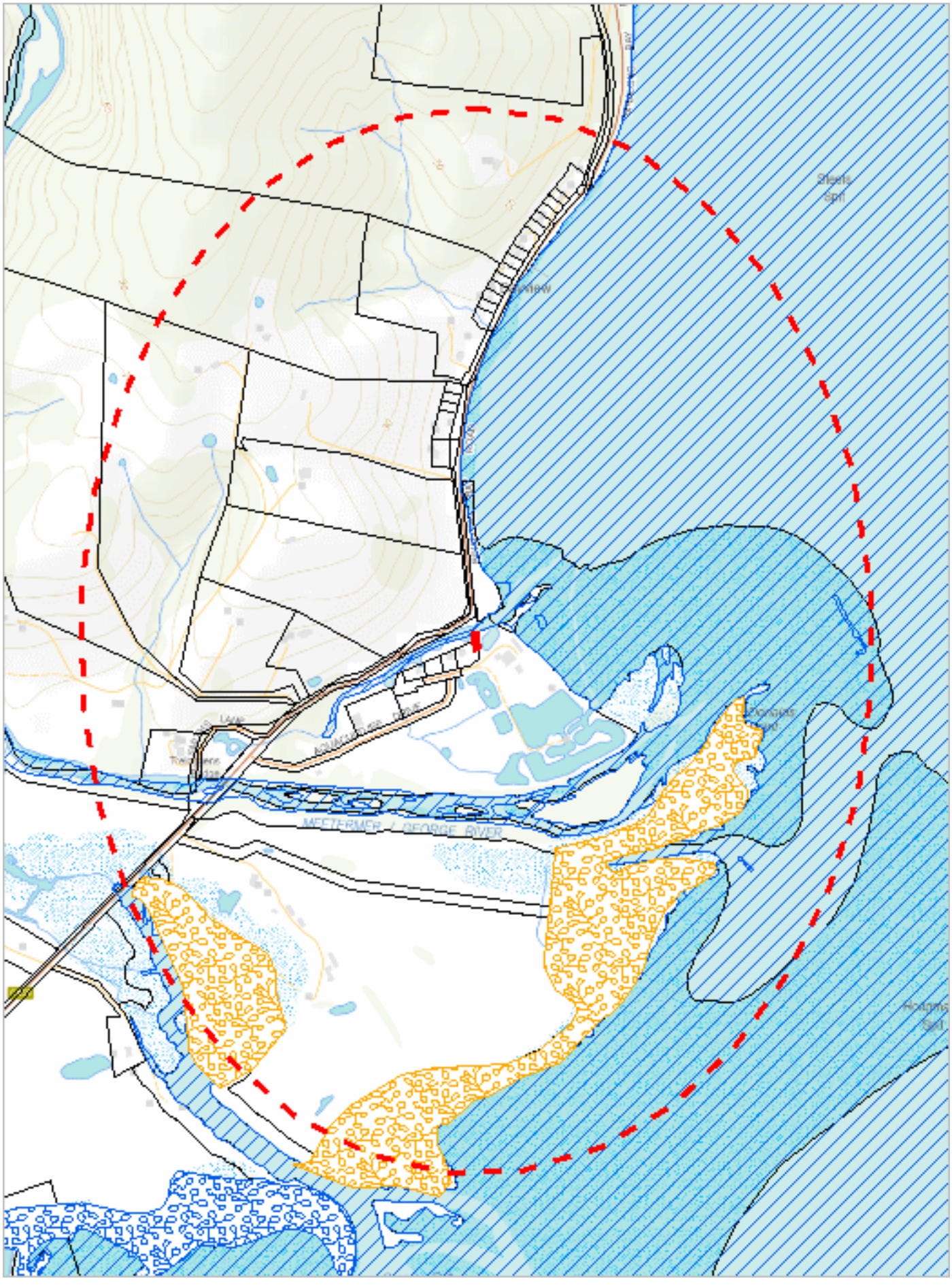
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland
30	Melaleuca ericifolia swamp forest

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Freshwater Ecosystem Values within 1000 metres

607355, 5427147



605506, 5424692

Please note that some layers may not display at all requested map scales

Freshwater Ecosystem Values within 1000 metres

Legend: CFEV Saltmarshes - Integrated Conservation Value

Very High High Medium

Legend: CFEV Estuaries - Integrated Conservation Value

Very High High Medium

Legend: Cadastral Parcels

Freshwater Ecosystem Values within 1000 metres

Saltmarshes

No Saltmarsh features found within 1000 metres

Estuaries

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
49.0	Georges Bay	Low	VH	VH	7.0

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.
Telephone: (03) 6165 53271
Email: cfev@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000
Website: https://www.nre.tas.gov.au/cfev
For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: https://wrt.tas.gov.au/cfev

22 November 2025

Jake Ihnen
Development Services Coordinator
Break O'Day Council
32-34 Georges Bay Esplanade
ST HELENS TAS 7216

By email: alexander.mckinlay@bodc.tas.gov.au, jake.ihnen@bodc.tas.gov.au

Dear Sir

Response to Section 54 Request – Council Ref. DA 2025/00193

The following is provided to you on behalf of the applicant – Yumbah Aquaculture Ltd – and in response to the Planning Authority's Request for Further Information (RFI) pertaining to the abovementioned application. The subject RFI requires provision of further information in relation to six (6) items. These items – and respective responses to each – are provided below:

Item 1

Please update Planning Application Form. The section of the form "If Applicant is not the Owner" has only declared that owners Owen and Kiley Hay have been notified of the of the making of the application. Tasman Sea Products Pty Ltd does not appear to have been notified, unless Casey Garrett is the owner of Tasman Sea Products Pty Ltd, and if so this should be very clear on the form.

Applicant response:

Tasman Sea Products Pty Ltd is a trust unit that is owned Yumbah Aquaculture Ltd. Please also note the applicant for the planning application is Yumbah Aquaculture Ltd (as specified in the submitted planning permit application form).

The application therefore satisfies the requirements of Section 51(1AB) of the *Land Use Planning and Approvals Act 1993* accordingly.

Item 2

Provide a copy of the Section 71 Agreement as detailed in Schedule 2 of both Certificates of Title, D87385.

Applicant response:

Please see attached requested Section 71 Agreement (LTO Ref. D87385). We note the following provision provided at Section 3.2 (Agreements and Obligations): "*The Owner must not use the land for any purpose other than providing the shore-based facilities and operational requirements for marine farming operations and the erections of any building or structures for such purposes*".

'The Owner' within the context of the Agreement also includes that land at title reference 171665/301 (228 Binalong Bay Road, St Helens). The proposed slipway is entirely compatible with the obligations of the Agreement.

Item 3

Provide an updated site plan, clearly showing the location of title boundaries and setbacks of the proposed slip way in regard to the adjacent title boundaries.

Applicant response:

Please see attached an amended site plan which satisfies this request accordingly. Please accept this amended site plan as forming part of application DA 2025-00193.

Item 4

Confirm whether any cut and/ or fill is required to allow construction of the new slipway, at this stage it is unclear of the necessary earthworks required. Provision of cross sections will enable the Council to better understand the extent of the works proposed.

Applicant response:

Please see attached amended Site Plan for details.

Item 5

The existing use on the site at 47 Aquaculture Drive best fits within the use class "Resource Processing". Please note that Council previously categorised development on the site approved in 2019 (DA 176-2019) under the Resource Processing use class. It is Council's understanding in 2019 that the current facility on the site serviced two oyster leases, 144 and a portion of 229. These two leases for oysters as far as Council is aware of, are not on the subject site.

The site at 47 Aquaculture Drive is used for sorting and storage facility. This is not directly associated with an aquaculture use undertaken on the site, noting the leases are not within the boundaries of the site, and therefore clause 6.2.2 does not apply in this instance.

Please provide an amended Supporting Submission to address the correct use categorisation "Resource Processing". It is noted that the responses to C10.0 Coastal Erosion Hazard Code, C11.0 Coastal Inundation Hazard Code and C12.0 Flood-Prone Areas Code will need to be updated, as the use is not best categorised as Resource Development for the site, and therefore the development does not meet the exemptions as stated.

Applicant response:

We appreciate your detailed feedback regarding the categorisation of the proposed slipway. We note that you have referenced a prior 2019 assessment that categorised development on this site under the "Resource Processing" use class. However, we respectfully contend that the slipway is fundamentally an integral part of the ongoing aquaculture operations and is not, in itself, a resource processing activity.

The slipway functions as a logistical extension of the aquaculture use. It is essentially a vessel launch and retrieval infrastructure directly tied to the movement of oysters from marine lease areas back to shore. In other words, the slipway is akin to an 'aquaculture driveway' for the boats used in the harvesting process. It does not represent a separate processing activity but rather a necessary step in the overall aquaculture operation.

Under the Tasmanian Planning Scheme – Break O'Day, aquaculture use falls under the Resource Development use class. The slipway's primary function is to facilitate the transport of aquaculture produce (in this case, oysters) and support the marine farming operation. Therefore, it is considerably more appropriate to classify the slipway as incidental to the Resource Development use rather than as a standalone Resource Processing facility.

Please note that this interpretation appears to have been similarly held by Council's Town Planner, Mr Alexander McKinlay, in his comprehensive written advice upon planning considerations pertaining to the proposal, dated 27 May 2025 (copy provided at the attachments). We concur with Mr McKinlay's position upon the matter from that time.

Item 6

Provide a written response to P2.1 and P2.2 of clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (Planning Scheme Viewer), as the development is located within a future coastal refugia area.

Applicant response:

Please see attached updated Supporting Submission that includes response to Clause 7.6.1 A2 / P2.1 & P2.2 accordingly.

We trust this further information sufficiently responds to the Planning Authority's RFI and will enable assessment of the application to continue.

Yours faithfully

Planning Ahead Tasmania

Rohan Willis

Principal Consultant