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

Break O'Day COUNCIL

Development Applications

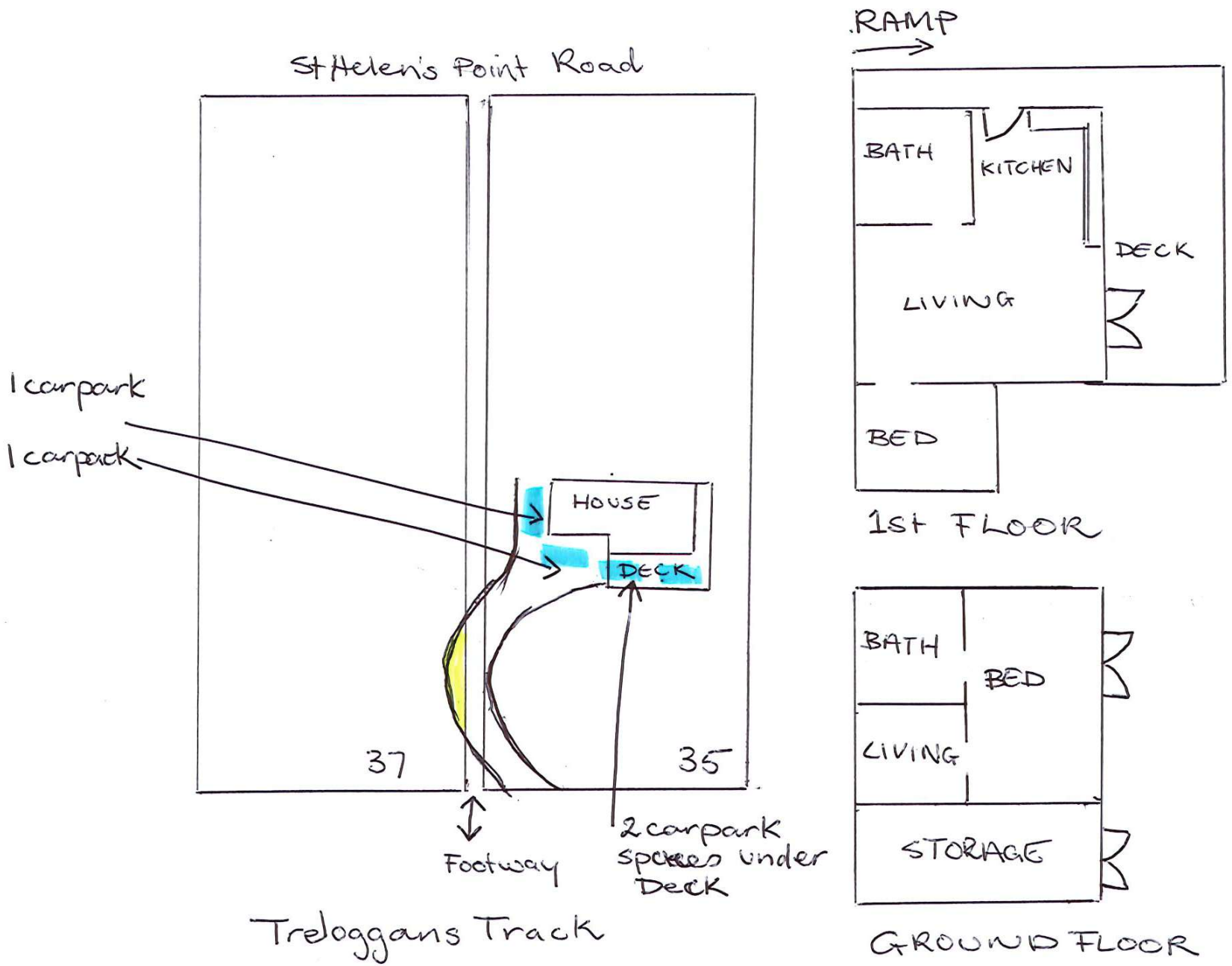
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00221
Applicant	M O'Sullivan and N McLeish
Proposal	Visitor Accommodation - Additional Use for Visitor Accommodation
Location	35 St Helens Point Road, Stieglitz (CT 81371/18) Access is currently achieved over 'Footway' (CT 45005/1) and 37 St Helens Point Road, Stieglitz (CT 81371/19)

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 7th February 2026 **until 5pm Friday 20th February 2026.**

John Brown
GENERAL MANAGER


St Helen's Point Road
1 carpark
1 carpark
HOUSE
DECK
37
35
Footway
2 carpark spaces under Deck
Treloggans Track
RAMP
BATH
KITCHEN
DECK
LIVING
BED
1st FLOOR
BATH
BED
LIVING
STORAGE
GROUND FLOOR

IDENTIFICATION SURVEY

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

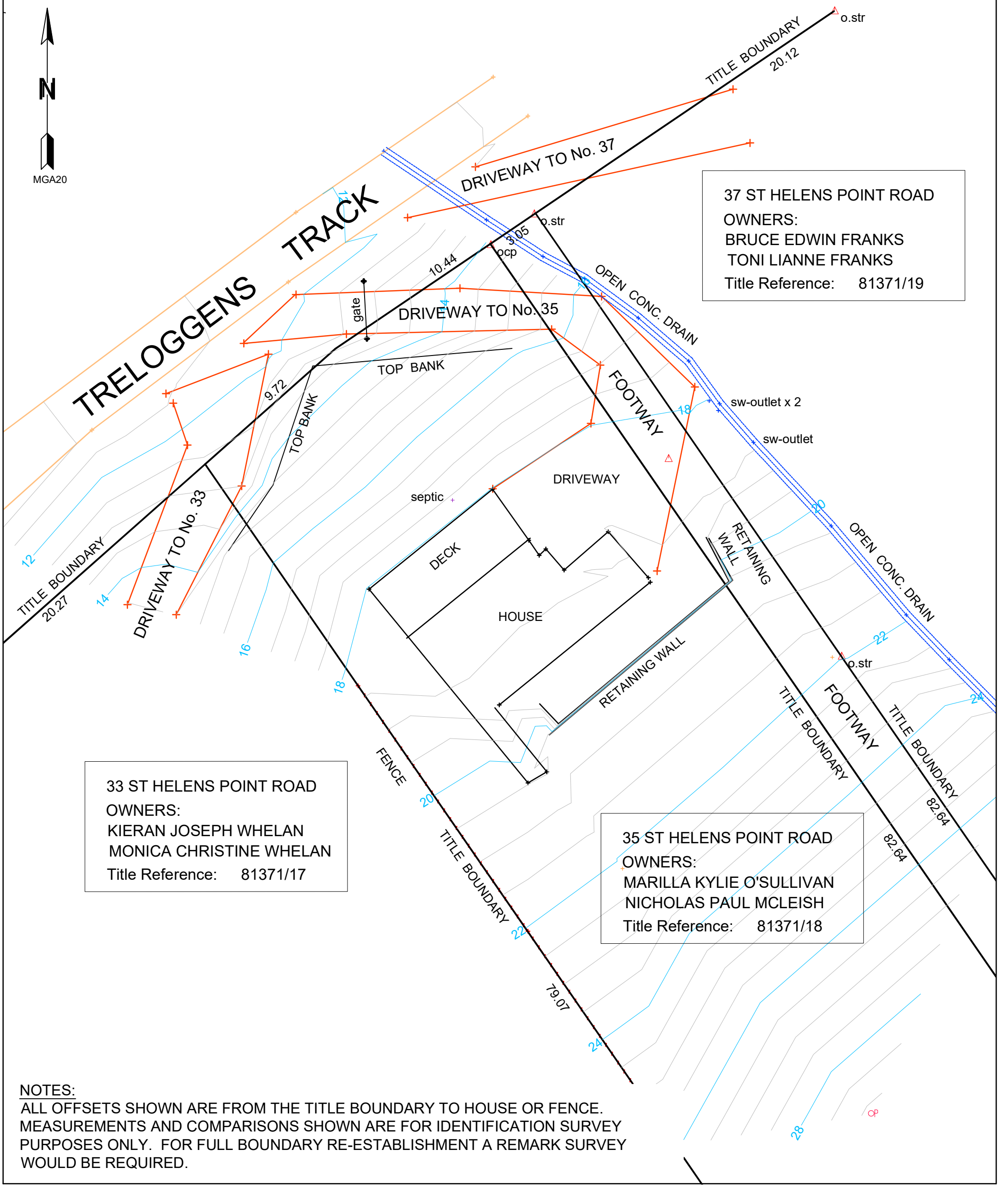
52 Cecilia Street (PO Box 430), St Helens TAS 7216
Ph (03) 6376 1972
Email: admin@ecosurv.com.au

LOCATION: 35 ST HELENS POINT RD, STIEGLITZ
C.T.81371/18

OWNER: MARILLA KYLIE O'SULLIVAN; NICHOLAS PAUL MCLEISH

SCALE 1 : 200	LENGTHS IN METRES	SHEET 1 OF 1

DATE: 15-01-26	SURVEYOR: AJB	DRAWN: AJB	JOB NUMBER: 260103	FILE NAME: 260103 IDENT 150126mga20.dwg



NOTES:
ALL OFFSETS SHOWN ARE FROM THE TITLE BOUNDARY TO HOUSE OR FENCE. MEASUREMENTS AND COMPARISONS SHOWN ARE FOR IDENTIFICATION SURVEY PURPOSES ONLY. FOR FULL BOUNDARY RE-ESTABLISHMENT A REMARK SURVEY WOULD BE REQUIRED.

GEOTON Pty Ltd
Geotechnical Consultants

Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

28 August 2025

Reference No. GL25503Ab

Mr Nick McLeish
209 Binalong Bay Road
St Helens TAS 7216

Dear Sir

RE: Coastal Erosion and Landslip Hazard Appraisal
35 St Helens Point Road, Stieglitz

We have pleasure in submitting herein our report detailing works at the above site.

Should you require clarification of any aspect of this report, please contact Sean Shahandeh or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	28/08/2025	S Shahandeh	T Barriera	Original

1 INTRODUCTION

At the request of Nick McLeish, Geoton Pty Ltd has carried out a risk assessment for the change of use of an existing dwelling at 35 St Helens Point Road, Stieglitz. It is understood that the two-storey dwelling is to be converted to partial visitor accommodation and will be utilised as short-stay holiday and visitor accommodation.

According to the Tasmanian Planning Scheme – Break O' Day Council, the dwelling is within a High Landslide Hazard Band and an Investigation Coastal Erosion Hazard Band. Hence, the Council has indicated, it is a requirement that the change of use be assessed to determine if it complies with the following:

- As an additional use is proposed for the site (visitor accommodation), C10.0 Coastal Erosion Hazard Code applies in accordance with C10.2.1(a) (use and development of land within a coastal erosion hazard area); and
- As an additional use is proposed for the site (visitor accommodation), C15.0 Landslip Hazard Code applies in accordance with C15.2.1(a) (use or development of land within a landslip hazard area).

That is, does the change of use to partial visitor accommodation significantly increase the level of risk from exposure to the landslide and coastal hazard and is the intended use likely to cause or contribute to the occurrence of a landslide on the site or on adjacent land.

2 BACKGROUND

2.1 Geology

Examination of the MRT Digital Geological Atlas, 1:25,000 scale series – St Helens sheet, indicates that the Parnella area, including the site, is generally mapped as being underlain by Paleogene-Neogene aged dominantly non-marine sequences of gravel, sand, silt, clay and regolith.

2.1.1 Landslide Hazards

Examination of the LIST Landslide Planning Map indicates that the middle and north-western portions of the site, including the footprint of the existing dwelling, are within a mapped high landslide hazard band, and the front south-eastern portion of the site along St Helens Point Road is within a mapped medium landslide hazard band (refer to Drawing 1 – attached).

Examination of the MRT LIST Proclaimed Landslip Areas overlay indicates that the middle and north-western portions of the site are mapped as Landslip A, and the upslope south-eastern portion of the site, is mapped as Landslip B.

Examination of the MRT LIST Landslide Polygon overlay indicates that there are no known mapped landslide features within the site. A recent or active soil slide, with activity recorded prior to 1971 (Landslide ID No. 1090), is located 28m cross-slope from the south-western boundary of the site, with its affected area extending across property Nos. 23 to 31. A small recent or active earth slide, ID. 5020, is located within this feature along the shoreline.

A small recent or active earth slide, Landslide ID. 1091, is located directly downslope from the northwest boundary of the site, downslope of Treloggens Track, along the shoreline. (refer to Figure 1 below).

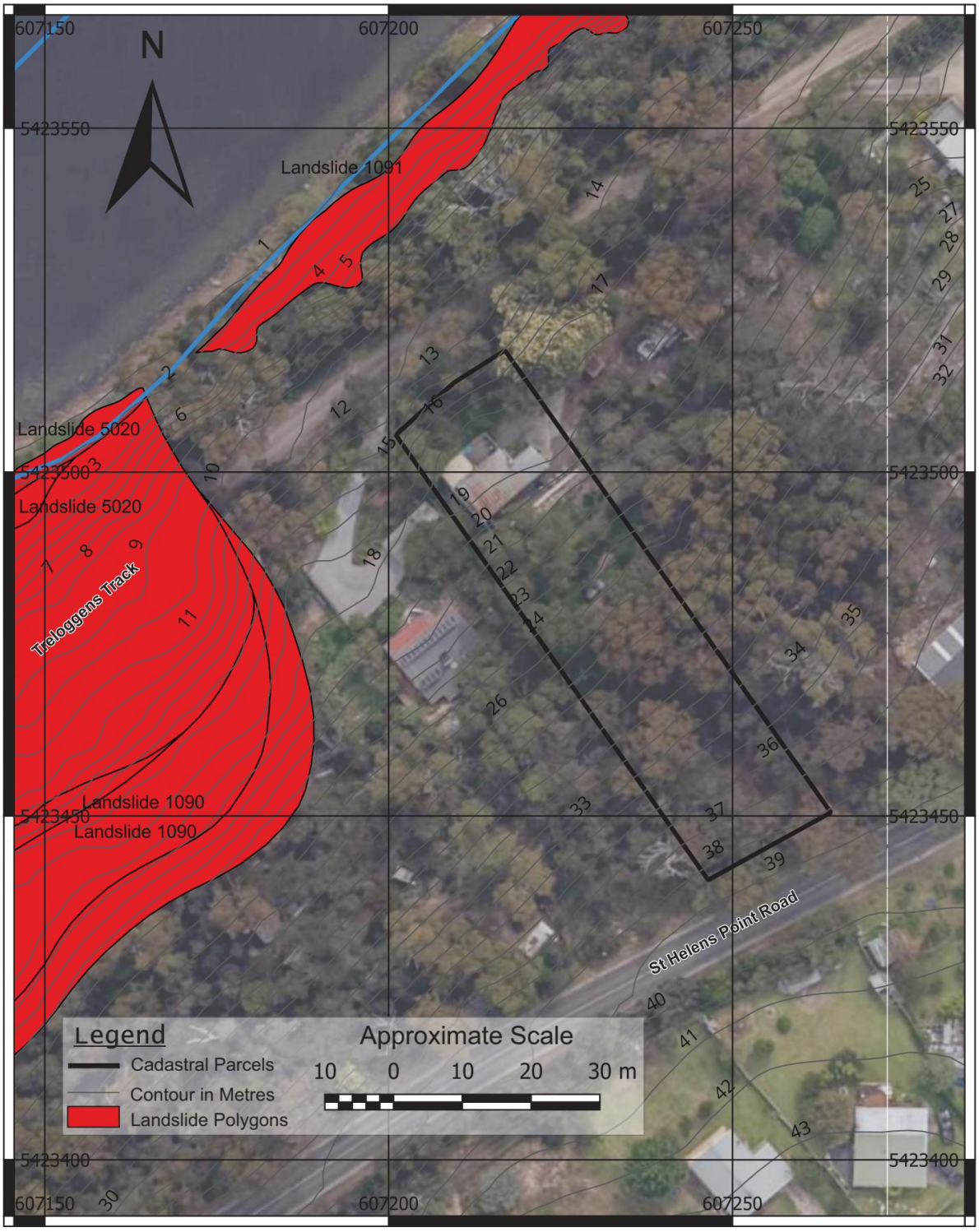


Figure 1: MRT LIST Landslide Polygon of Tasmania overlayed within the vicinity of the site.

2.2 Coastal Hazards

Examination of the LISTMap Coastal Vulnerability – Clayey shores mapping indicates that the site is located on a shore with sloping clayey-gravelly shores, prone to slumping and/or progressive erosion.

Examination of the LISTMap Coastal Vulnerability – Coastal Erosion Component indicates that the middle and northwestern portion of the site is mapped within an investigation hazard band, i.e. Resilient artificial shores (Acceptable recession zones landwards of resilient artificial shores), the remainder of the southeastern portion of the site is mapped within an acceptable hazard band, i.e. acceptable hazard zone (normal soft rocks).

Examination of the LISTMap Coastal Vulnerability - Coastal Erosion Hazard Bands indicates that the middle and northwestern portion of the site is mapped within an investigation hazard band, i.e. Resilient artificial shores (Acceptable recession zones landwards of resilient artificial shores) (Figure 2).

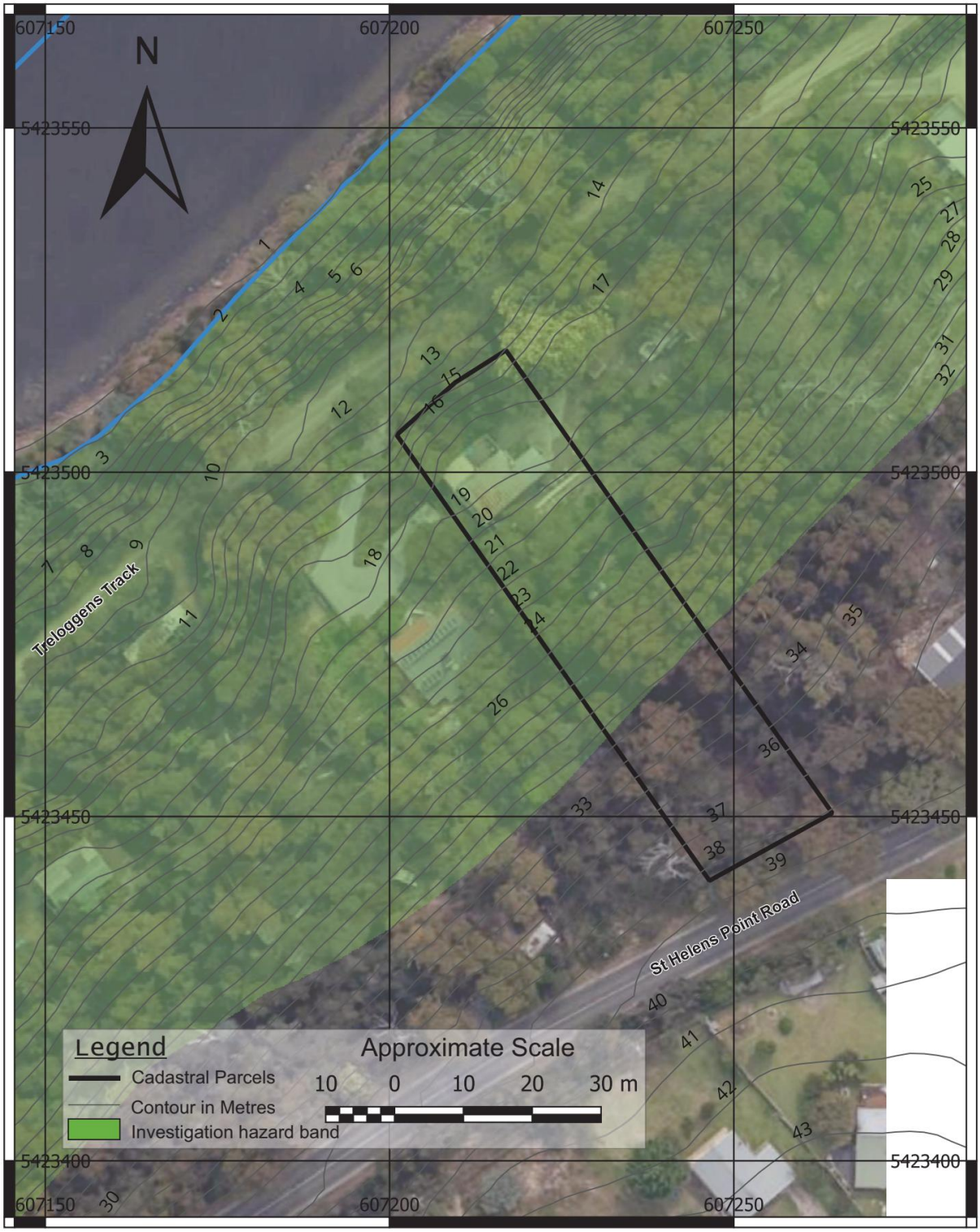


Figure 2: Coastal Erosion Hazard Band within the vicinity of the site.

3 DISCUSSION

3.1 Landslide Risk Assessment

It was identified that the site is within an area of inherent doubtful slope stability, and landslides are a natural ongoing geological process. There will always be some level of landslide risk within an area of inherent doubtful slope stability.

However, we consider that the change from residential use to partial visitor accommodation will not increase the current landslide risk at the site due to the following:

- The change in use will not trigger, spread, or intensify the already existing landslide hazard;
- The change in use will not comprise any redevelopment of the site, there is no change to the size of the existing dwelling, and the number of bedrooms will not increase;
- The occupancy for the year is expected to be lower than the all-year-round occupancy of a residence; and
- The dwelling is connected to town sewage and therefore there is no wastewater load going into the ground.

Hence, we consider that the proposed change of use would not adversely increase the impact on the site and immediate surroundings nor increase its current assessed landslide risk. The intended use of partial visitor accommodation is therefore not likely to cause or contribute to the occurrence of a landslide on the site or on adjacent land.

Therefore, we consider that a tolerable level of risk can be achieved in accordance with Section C15.2.1 (a) (use or development of land within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme – Break O' Day with the following Performance Criteria:

- **C15.5.1 - P1.1** - A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip: **the existing tolerated level of risk is maintained with no incremental risk for the proposed use of the dwelling as a short-term accommodation.**
- **C15.5.1 - P1.2** - If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures: **will not be required as part of the development.**

3.2 Coastal Hazards Assessment

During the verification of the desktop study, it was identified that the Treloggens Track provides an artificial recession limit. The track provides access to a number of properties, and as such, should be maintained.

Furthermore, the property is situated at an elevation of at least 14 metres above sea level at its lowest point (refer to Drawing 1 – Site Plan) and is therefore not considered at risk from sea level rise or storm surge impacts.

It is considered that the road meets the definition of a Resilient Artificial Shoreline i.e., “likely to resist coastal erosion for more than 10 years, and/or to be maintained and repaired as necessary to continue resisting erosion” (Sharples, Walford, & Roberts, 2013). On the basis of modelled generic coastal erosion setbacks and natural recession limits, the susceptibility zones for Resilient Artificial Shorelines have been identified (Tasmanian Government Department of Premier and Cabinet, 2016). An extract of Resilient Artificial Shoreline susceptibility zones derived from Table 7 of this report is presented in Table 1 below.

Table 1 – Coastal Erosion Susceptibility Zones – Resilient Artificial Shores

Erosion Susceptibility Zone	Susceptibility Zone
Storm Bite and consequent reduced foundation stability zone	-
Potential Shoreline Recession to 2050	Acceptable Hazard Zone
Potential Shoreline Recession to 2100	Acceptable Hazard Zone
Acceptable. Landwards from maximum area that would have been zoned susceptible to erosion in the absence of artificial protection.	Acceptable Hazard Zone

Therefore, the site is **not** considered to be vulnerable to coastal erosion by 2100.

3.3 Conclusion

The investigation has identified that the Treloggens Track and elevation of the site meet the definition of a Resilient Artificial Shore.

The site has been identified as having an **ACCEPTABLE** risk from coastal erosion hazards. The presence of the road alignment has allowed for redefining the shoreline erosion hazard to a Resilient Artificial Shore.

The site is outside areas identified for projected permanent inundation and storm events by 2050 and 2100. Therefore, the proposed development is identified as having an **ACCEPTABLE** risk from sea rise and permanent inundation.

It is considered that the development does not require any mitigation or other control measures, as no damage is likely to occur or will be manageable in the normal course of events if it does.

Therefore, we consider that an acceptable level of risk can be achieved in accordance with Section C10.2.1(a) (use and development of land within a coastal erosion hazard area) of the Coastal Hazard Code of the Tasmanian Planning Scheme – Break O’ Day, with the following Performance Criteria:

- **C10.5.4 - P1.1** - A coastal erosion investigation area report for a use within a coastal erosion investigation area demonstrates that: **it is not located within a low, medium or high coastal erosion hazard band.**

4 REFERENCES

Land Information System Tasmania (LIST). https://maps.thelist.tas.gov.au/listmap/app/list/map

Mineral Resources Tasmania (2013) – Tasmanian Information on Geoscience and Exploration Resources (TIGER) System. http://www.mrt.tas.gov.au/portal/database-searches

Mineral Resources Tasmania (2013) – Tasmanian Geological Survey Record 2013/09, Parnella Landslide Area, St Helens, Geomorphological Mapping and a Review of Past Investigations and Mitigation Works, by M. D. Stevenson. http://www.mrt.tas.gov.au/mrtdoc/dominfo/download/UR2013_09/UR2013_09.pdf

ELVIS - Elevation and Depth - Foundation Spatial Data http://elevation.fsdf.org.au/

Tasmanian Government Department of Premier and Cabinet. (2016). Mitigating Natural Hazards through Land Use Planning and Building Control - Coastal Hazards in Tasmania - Summary Report - Consultation Draft.

Tasmanian Government Department of Premier and Cabinet. (2016). Mitigating Natural Hazards through Land Use Planning and Building Control - Coastal Hazards Technical Report.

Attachments:

Limitations of report

Drawing 1 – Site Plan

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

Legend

- Cadastral Parcels
- Contour in Metres (LiDAR Derived)
- High Landslide Hazard Band (LIST)
- Medium Landslide Hazard Band (LIST)

GEOTON Pty Ltd

Date	28/08/2025	Drawn	SS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client: MR NICK MCLEISH

Project: 35 ST HELENS POINT ROAD STIEGLITZ

Title: SITE PLAN

Project no: GL25503A

Drawing no. 1