

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 2026 / 00070
Applicant	J Binns
Proposal	Visitor Accommodation - Additional Use for Visitor Accommodation
Location	147 St Helens Point Road, Stieglitz (CT 21381/72)

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 12th September 2026 **until 5pm Friday 25th September 2026.**

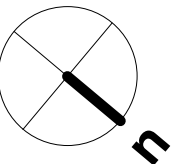
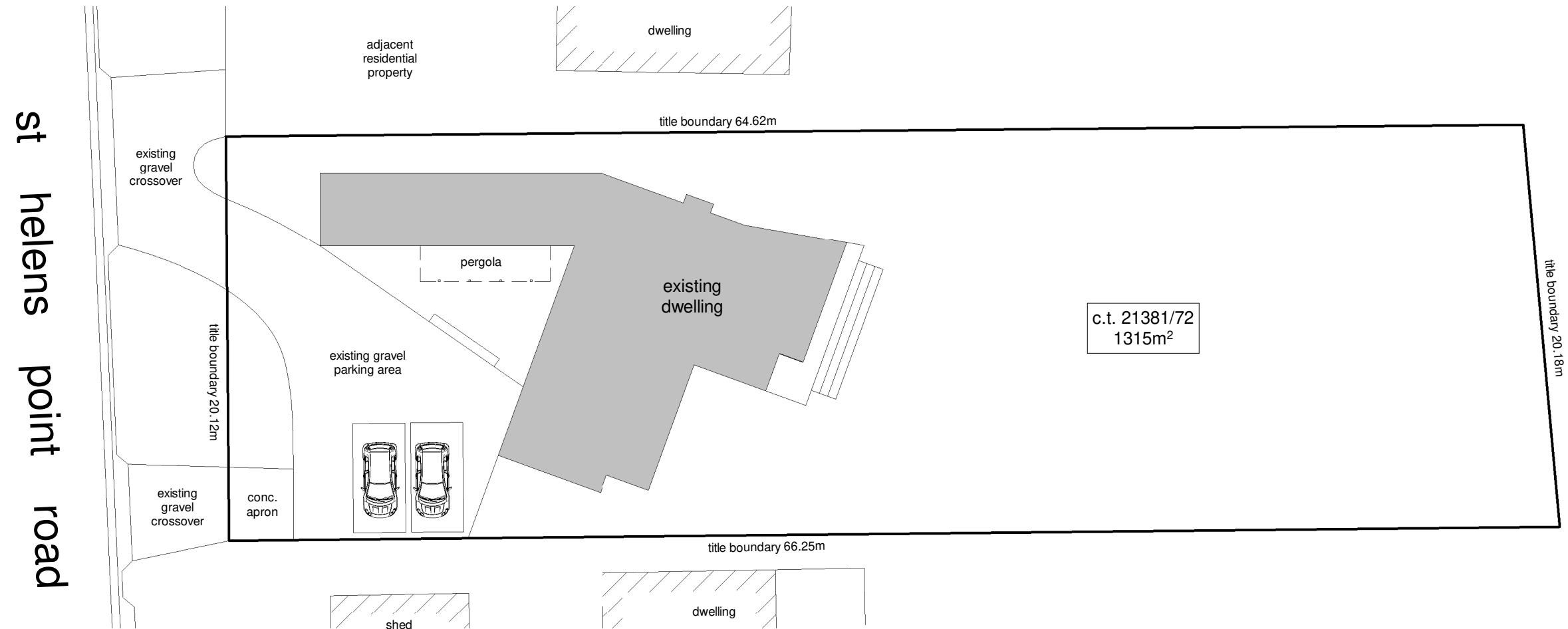
John Brown
GENERAL MANAGER

project information

building designer:	jennifer binns
accreditation no:	CC 1269L
title reference:	c.t. 21381/72
design wind speed:	n/a
soil classification:	n/a
climate zone:	7
bushfire prone BAL rating:	n/a - existing dwelling
alpine area:	n/a
corrosion environment:	high
other hazards:	landslip + coastal erosion hazard overlays
datum level at kerb:	unknown
ground level:	existing
finished floor level:	existing
overflow relief gully level:	existing

proposed visitor accommodation

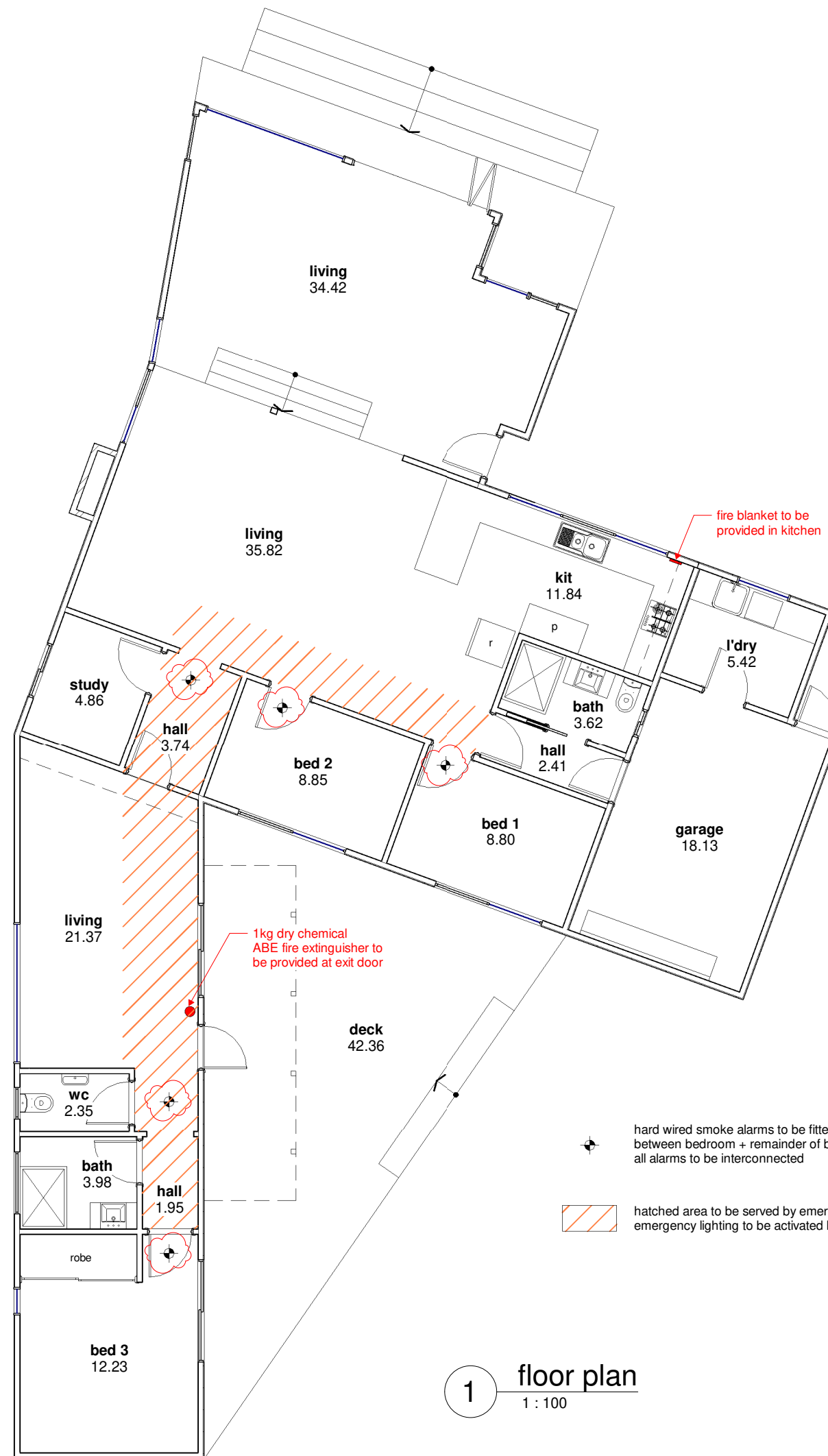
strong squared pty ltd
147 st helens point road stieglitz tasmania 7215



note:
building setbacks + hazard overlay
boundaries subject to detail land survey
by registered land surveyor

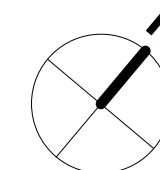
1 site plan
1:250

REV:	DESCRIPTION:	DATE:
PROJECT: proposed visitor accommodation strong squared pty ltd 147 st helens point road stieglitz tasmania 7216		
DRAWING TITLE: site plan		
DRAWING NO: a01	DRAWN BY: JB	
	DATE: 02.10.25	
SCALE: 1 : 250	PROJECT: 0925ST	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		



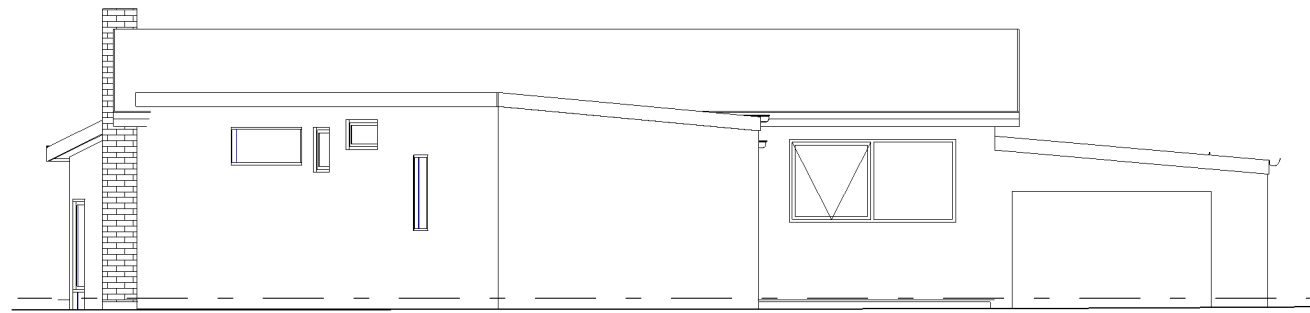
Building Areas

dwelling floor area	172.27
garage	26.05
	198.32



1	planning	02.10.25
REV:	DESCRIPTION:	DATE:
PROJECT: proposed visitor accommodation strong squared pty ltd 147 st helens point road stieglitz tasmania 7216		
DRAWING TITLE: floor plan		
DRAWING NO: a02	DRAWN BY: JB	
	DATE: 02.10.25	
SCALE: 1 : 100	PROJECT: 0925ST	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		

1 floor plan
1 : 100

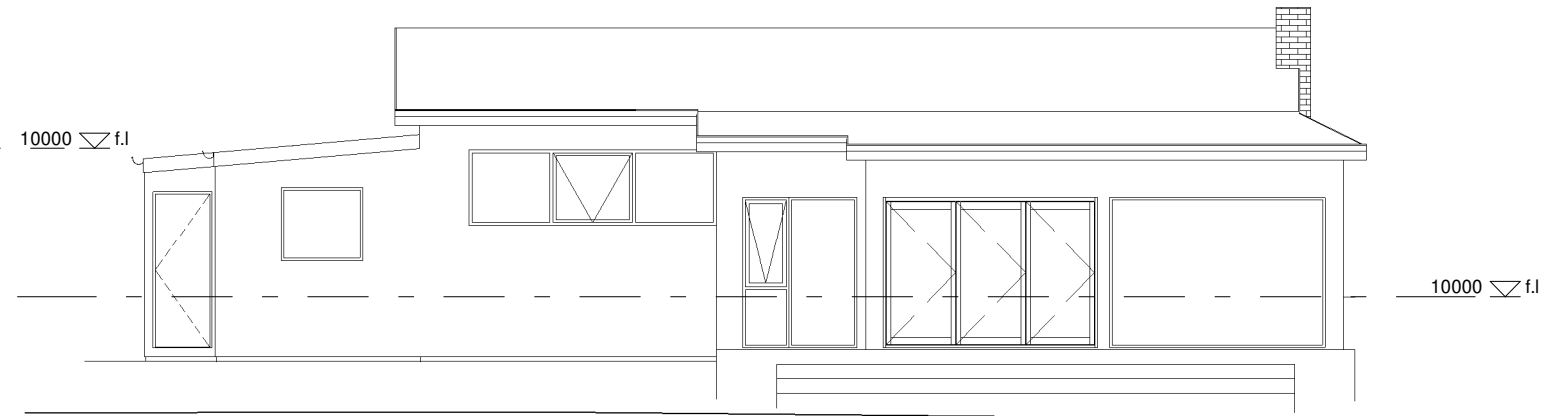


1

south elevation

1 : 100

10000 ∇ f.l

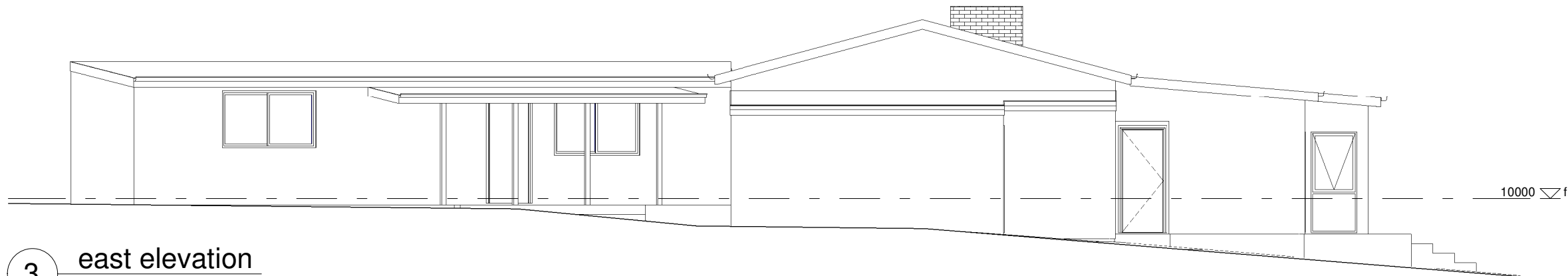


10000 ∇ f.l

2

north elevation

1 : 100

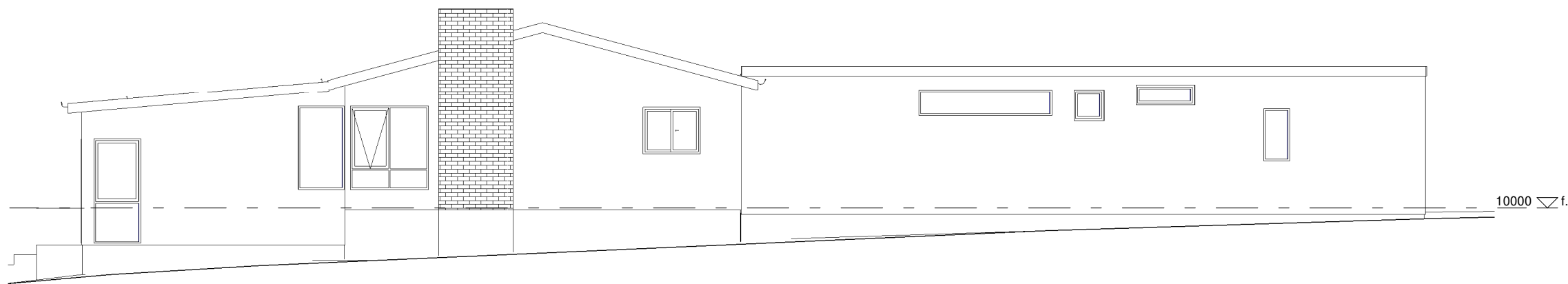


10000 ∇ f.l

3

east elevation

1 : 100



10000 ∇ f.l

4

west elevation

1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed visitor accommodation strong squared pty ltd 147 st helens point road stieglitz tasmania 7216		
DRAWING TITLE: elevations		
DRAWING NO: a03	DRAWN BY: JB	
	DATE: 02.10.25	
SCALE: 1 : 100	PROJECT: 0925ST	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ACCREDITATION NO: CC 1269L		

proposed visitor accommodation

strong squared pty ltd
147 st helens point road stieglitz tasmania 7216

planning compliance report

april 15 2026

jennifer binns building design
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mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

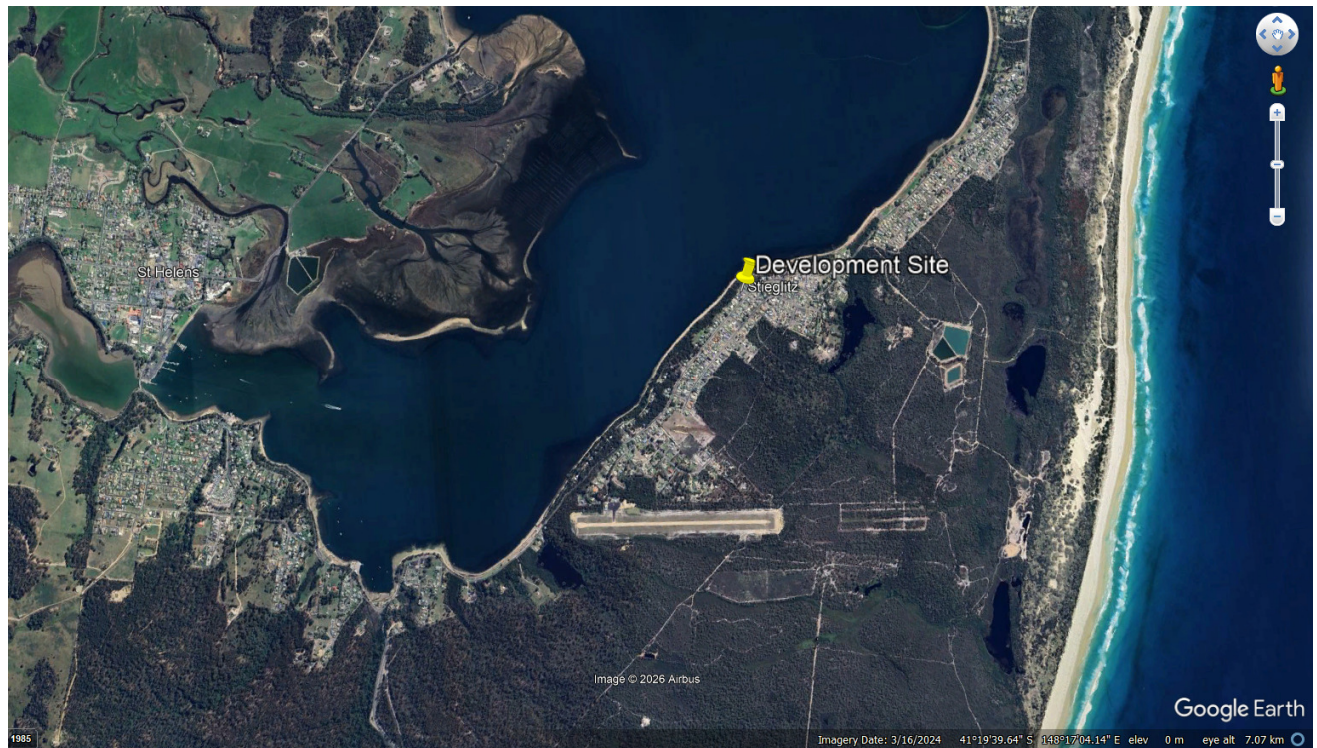
This report aims to demonstrate compliance with relevant planning standards for a proposed Visitor Accommodation use of an existing dwelling for Strong Squared Pty Ltd at 147 St Helens Pt Road Stieglitz (c.t 21381/72). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development satisfies the **Acceptable Solutions** for all relevant planning standards and this report is to be read in conjunction with drawings submitted for the development.

Development Site Details

The development site is an established serviced residential property within the Stieglitz township. No alteration is proposed to the existing dwelling or vehicle access and parking provisions.

Zone: Low Density Residential



Development Details

Proposed visitor accommodation area: 198.3m²

Use Class: Visitor Accommodation

Applicable Planning Codes

The proposed development is in the *Visitor Accommodation* use class which in the *Low Density Residential Zone* is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

Zone 10.0	LOW DENSITY RESIDENTIAL ZONE
Code C2.0	PARKING AND SUSTAINABLE TRANSPORT CODE

The following codes are not applicable as the development is subject to approval under the Building Act.

Code C10.0	COASTAL EROSION HAZARD CODE
Code C15.0	LANDSLIP HAZARD CODE

Table 10.3 LOW DENSITY RESIDENTIAL USE STANDARDS

10.3.1 Discretionary uses**Not Applicable**

The proposed development is a *Permitted* use.

10.3.2 Visitor Accommodation**A1 Acceptable Solution**

The proposed visitor accommodation use utilises an existing dwelling and has a gross floor area < 200m².

A2 Acceptable Solution

The proposed visitor accommodation is not for a strata lot.

Table 10.4 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS

Not Applicable

No alteration is proposed to the existing dwelling.

Table 10.5 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS FOR NON-DWELLINGS

Not Applicable

No alteration is proposed to the existing dwelling.

Table 10.6 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

The proposed visitor accommodation is a three bedroom dwelling and the development site provides a minimum of 1 parking space as required under the provisions of Table 2.1.

C2.5.2 Bicycle parking numbers

Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

Not Applicable

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

Not Applicable

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

Not Applicable

The proposed development is in the *Low Density Residential* zone.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS
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Not Applicable

No alteration is proposed to the existing vehicle access and parking provisions.

Table C2.7 PARKING PRECINCT PLAN

Not Applicable

The development site is not within a parking precinct plan.



COASTAL EROSION VULNERABILITY ASSESSMENT

PROJECT

Change of Use

SITE ADDRESS

*147 St Helens Point Rd
Stieglitz
TAS,
7216*

CLIENT

Jennifer Binns Design

DATE

28/08/2026



DOCUMENT INFORMATION

Document Prepared By:



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DOCUMENT CONTROL		
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Client:	Jennifer Binns Design	
Project Job Number:	J13235	
Revision Version:	V01	
Date:	28/08/2026	
Approved By:	Signature:	Date:
V. Gupta		28/08/2026

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EXECUTIVE SUMMARY

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Jennifer Binns Design prepare a Coastal Vulnerability Assessment for a proposed change of use for a dwelling to visitor accommodation at Stieglitz. The project area is located within cadastral title (CT - 21381/72) located at 147 St Helens Point Rd Stieglitz 7216.

The project area is within the coastal erosion investigation overlay. GES has undertaken investigation of the study area in order to assess the current conditions of the shoreline. The aim is to categorize the site based on the Coastal Erosion Hazard Bands, utilizing the methodology provided by the DPAC (Department of Premier and Cabinet), Office of Security Emergency Management, Version 1.0, dated 01 Jan 2021 which is applicable for Tasmanian Planning Scheme - Break O'Day (TPS).

The site is located adjacent to Georges Bay, a semi-enclosed coastal embayment that is generally sheltered from direct ocean swell from the Tasman Sea. Wave conditions along the shoreline are therefore predominantly influenced by locally generated wind waves, with the level of exposure dependent on wind direction, duration and available fetch across Georges Bay.

The land surrounding the existing dwelling is mostly flat to gently sloping, becoming considerably steeper toward the coastal boundary. The shoreline comprises a narrow sandy beach backed by a steep, vegetated coastal bank which is exposed weathered and fractured with a relatively thin cover of soil and vegetation. These conditions indicate that the shoreline does not comprise a developed sandy dune system.

As the proposal is for a change of use of the existing dwelling, there will be no additional disturbance to the coastal bank, no increase in the existing building footprint and no alteration to the existing shoreline conditions. The proposed change of use is therefore not expected to affect existing coastal processes or increase the susceptibility of the shoreline to coastal erosion.

Following the site inspection, GES performed a coastal hazard band assessment for the site, which confirmed that the site does not fall within a coastal erosion overlay. Moreover, it was determined that the site is located in an area with an acceptable level of hazard risk. Given that the site is not designated within a coastal erosion overlay, no further assessment is necessary as the risk of coastal erosion is considered acceptable for the 1% Annual Exceedance Probability (AEP) scenario in the year 2100.



1 INTRODUCTION

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Jennifer Binns Design prepare a Coastal Vulnerability Assessment for a proposed change of use for a dwelling to visitor accommodation at Stieglitz. The proposed works are located within cadastral title (CT - 21381/72) located at 147 St Helens Point Rd Stieglitz TAS 7216.

GES has undertaken investigation of the study area in order to assess the current conditions of the shoreline. The aim is to categorize the site based on the Coastal Erosion Hazard Bands, utilizing the methodology provided by the DPAC (Department of Premier and Cabinet), Office of Security Emergency Management, Version 1.0, dated 01 Jan 2021 which is applicable for Tasmanian Planning Scheme (TPS). The field data sheet is provided in Appendix 1 for reference and further details.

GES have undertaken this assessment using available scientific literature and datasets. Estimations are determined by approximation with appropriate regional information applied where appropriate to site specific information. Data collection and site-specific modelling was undertaken in assessment of the site.

2 OBJECTIVES & SCOPE OF WORK

- The objective of the site investigation is to:
- Identify coastal erosion bands and categorise the site in the relevant Coastal Erosion Hazard Band in accordance with the methodology provided by DPAC;
- Identify which codes need to be addressed in terms of coastal vulnerability and identify the performance criteria relevant to the project which need addressing;
- Used geological mapping and site inspections to determine site physical conditions;
- Where applicable, provide recommendations on methods and design approach to mitigate erosion impact.

3 SITE DETAILS

3.1 Project Area Land Title

The land studied in this report is defined by the following title reference:

- CT - 21381/72

This parcel of land is referred to as the 'Site' and/or the 'Project Area' in this report.

3.2 Project Area

The project site is located within the coastal township of Stieglitz on Tasmania's north-east coast, approximately 3 km east of St Helens. The site is bordered to the northwest by George Bay. (see Figure 1). The bay is connected to the Tasman Sea through a relatively narrow entrance near St Helens Point and is partially sheltered from direct ocean swell.

The project area encompasses approximately 1.297 m² and is currently occupied by an existing dwelling on the southern side of the site. The proposed development involves a change of use of the existing dwelling to visitor accommodation. The existing building footprint, site access and overall site conditions will remain unchanged. Plans for the existing site has been provided to GES from the Jennifer Binns Design (Dated: 02/10/2025, project:0925TH). The plans are presented in Figure 2.



Figure 1 - Location of the site

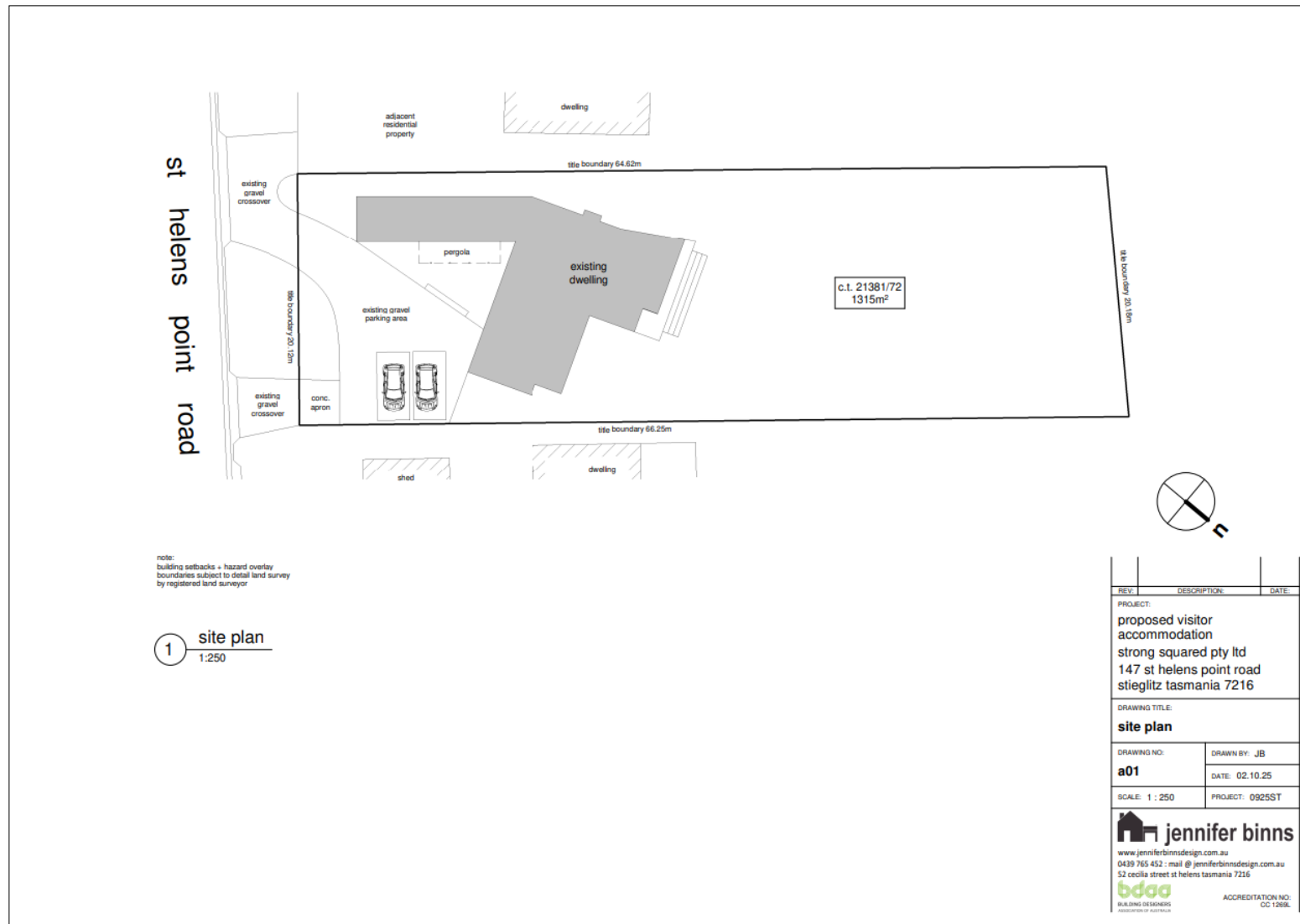


Figure 2 - Site Plan showing existing works.

4 PLANNING

4.1 Australian Building Code Board

This report presents a summary of the overall site risk to coastal erosion processes. This assessment has been conducted for the year 2076 which is representative of a 'normal' 50-year building design life category based on a 2023 baseline (ABCB 2015).

Per the Australian Building Code Board (ABCB 2015), when addressing building minimum design life:

The design life of buildings should be taken as 'Normal' for all building importance categories unless otherwise stated.'

As per Table 3-1, the building design life is 50 years for a normal building.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	Building Design Life (years)	Design life for components or sub systems readily accessible and economical to replace or repair (years)	Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)	Design life for components or sub systems not accessible or not economical to replace or repair (years)
Short	1 < dl < 15	5 or dl (if dl < 5)	dl	dl
Normal	50	5	15	50
Long	100 or more	10	25	100

Note: Design Life (dl) in years

4.2 The Tasmanian Building Regulations 2016

The Tasmanian Building Regulations are regulated by the Consumer, Building and Occupation Services (CBOS) department and are formed from the Tasmanian Building Act 2016. New state-wide planning and building requirements are being implemented for hazardous areas. These include areas potentially subject to landslip, bushfire, flooding, coastal erosion, & costal inundation. Details of the Tasmanian Building Regulations are presented in Appendix 1.

4.3 State Coastal Policy

On 16 April 2003 the State Coastal Policy Validation Act 2003 came into effect. This Act replaces the former definition of the Coastal Zone in the State Coastal Policy 1996 and reinstates the Policy. The Act also validates all previous decisions made under the Policy. The following clauses are pertinent to the scope of this report:

1.1. NATURAL RESOURCES AND ECOSYSTEMS

1.1.2. The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.

1.4. COASTAL HAZARDS

1.4.1. Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea-level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.



1.4.2. Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.

1.4.3. Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.

4.4 The Tasmanian Building Regulations 2016

4.4.1 Building in hazardous areas

As outlined in the Department of Justice web site:

http://www.justice.tas.gov.au/building/building-and-plumbing/building_in_hazardous

Hazardous areas include areas which are bushfire prone, comprise reactive soils or substances, or are subject to coastal erosion, coastal flooding, riverine flooding, and landslip.

4.4.2 Division 4 - Coastal erosion. Section 58. Works in coastal erosion hazard areas

- (1) A person must not perform work in a coastal erosion hazard area unless he or she is authorised to do so under the Act.
- (2) If a person intends to perform work in an investigation area of a coastal erosion hazard area, the person must, before performing the work, ensure that the land is classified in accordance with the coastal erosion determination (a) as being an acceptable risk;
- (3) A responsible person for work being performed in a coastal erosion hazard area must ensure that the work is being performed in accordance with the Act and the coastal erosion determination.
- (4) A person performing work in a coastal erosion hazard area must ensure that the work complies with the Act and the coastal erosion determination.

4.5 Tasmanian Planning Scheme Overlay - Break O'Day (TPS, 2021)

4.5.1 Coastal Erosion Hazard Code Overlay (CEHC)

The project area is located in the coastal erosion investigation area (Figure 3). GES has conducted the site visit to find more information about the site coastal vulnerability, review a coastal erosion hazard bands and classify accordingly. More detail in Section 5 Coastal Erosion Investigation Area Site Assessment.



Figure 3 - Coastal Erosion Bands Relevant to the Site (The LIST)

5 COASTAL EROSION INVESTIGATION AREA ASSESSMENT

5.1 Site assessment methodology

GES has undertaken the site investigation to categorise the site relevant Coastal Erosion Hazard Band in accordance with the provided methodology by DPAC, Office of Security Emergency Management V1.0 (Dated 01 Jan 2021). The field data sheet presented in Appendix 1 for reference and further details. The method described above is a commonly employed approach for conducting investigations in coastal areas to gather detailed information about the site. It serves as a valuable tool for guiding the coastal assessment process. GES utilizes this method to gain insights into the site's characteristics, vulnerabilities, and potential risks associated with wave energy and erosion.

5.1.1 How exposed is the site to waves?

The project site is located adjacent to Georges Bay, a semi-enclosed coastal embayment that is relatively sheltered from direct ocean swell originating from the Tasman Sea. The restricted entrance to Georges Bay and the surrounding landforms limit the propagation of significant ocean swell into the bay. Therefore, the shoreline near the site is primarily exposed to locally generated wind waves, with wave conditions dependent on wind direction, speed, duration and available fetch across the bay. Overall, the site is considered to have low to moderate wave exposure, with higher wave activity potentially occurring during strong winds directed across Georges Bay toward the shoreline. The project area is appropriately classified as a sheltered beach (please refer to Figure 4 and Figure 5).



Figure 4 - Shoreline looking west



Figure 5 - Shoreline looking east

5.1.2 Is the ground mainly sand, gravel, clay or rocks?

The ground conditions play a significant role in determining the susceptibility of the site to coastal erosion. It is important to consider the thickness of the soil or sand layers above the underlying ground materials, which can vary and make it difficult to identify the actual ground type.

To determine the coastal ground classification of the project area, online mapping and field observation by walking along the shoreline were utilized. Coastal vulnerable features were identified, and the shoreline was categorized accordingly. The geology of the area is mapped as Ts (Map Unit) - Dominantly non-marine sequences of gravel, sand, silt, clay and regolith. (MRT, 1:25,000).

The upper bank is generally well vegetated with established native vegetation and root systems, which provide some surface stability. The site is predominantly covered by dense native vegetation, with limited exposure of the underlying ground surface. Along the shoreline and lower coastal bank, exposed weathered and fractured rock is present beneath a relatively thin soil cover, while a narrow accumulation of sand occurs along the beach (Figure 5 and 7).



Figure 6 - Vegetated coastal slope



Figure 7 - Coastline near the site

5.1.1 Is the site flat, slopping, or on cliff?

The project site is generally flat to gently sloping across the majority of the property, including the area occupied by the existing dwelling. Along the northern coastal boundary, the terrain becomes significantly steeper, forming a steep coastal cliff/slope that descends toward the shoreline of Georges Bay. The existing dwelling is set back from this steeper coastal section.

The escarpment is densely vegetated with native vegetation, which contributes to slope stability and limits direct exposure of the cliff face (Figure 8).



Figure 8 - Vegetated coastal slope within the project site

5.1.2 How close is your site to the mean high-water mark?

The highest regular wave wash line on the shore during normal weather is known as the Mean High-Water Mark (MHM). The Figure 9 below display a typical HWM feature characterized by vegetation. The proposed works are located more than 50m from the HWM which was determined using online tools to measure the distance from the LIST. The shoreline is vegetated with no exposure to the soils.



Figure 9 - The shoreline with potential high-water mark

5.2 Assess your site's hazard band classification.

The map below in Figure 10 displays the estimated coastal erosion band for the study area. Coastal erosion modelling and spatial data can assist in identifying properties that are susceptible to erosion at varying degrees of risk. After the site investigation and considering all important features GES classified the project area to the medium hazard band for coastal erosion in the George Bay, swell-protected coastal defence zones:

- Medium Hazard Band (HWM to 22m)
- Acceptable Hazard Band (>22m)



Figure 10 - Proposed coastal erosion band for the study area.

6 CONCLUSIONS AND RECOMMENDATIONS

GES has conducted a site assessment to evaluate the potential risks of sea level rise associated with the proposal. It has been determined that, based on the 2100 high emissions scenario (1% Annual Exceedance Probability) the site does not have potential to be affected by the coastal inundation and no further assessment required. The coastal inundation code C11.6.1, as outlined in the Tasmanian Planning Scheme - Break O'Day (2021) is also not relevant to the site.



LIMITATIONS STATEMENT

The following limitations apply to this report:

- Climate Futures Light Detection and Ranging (LIDAR) digital elevation model is used for the site modelling;
- The values estimated in this report provide an order of magnitude for assessing climate change impacts and in particular climate change induced sea level rise impacts. The information is based on a collation of existing information and data, with some site-specific modelling for planning purposes.

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APPENDIX 1 - Coastal Investigation Data Sheet

COASTAL EROSION INVESTIGATION AREA - SITE ASSESSMENT
Guide to conducting a site assessment in a Coastal Erosion Investigation Area

Data sheet

Please record the results of your site assessment in this data sheet and include any other supporting information and photographic evidence.

CONTACT INFORMATION			
Name	Geo – Environmental Solutions		
Phone	03 6223 1839	Mobile or other phone	
Email	office@geosolutions.net.au		
Are you the landowner?	☐ YES	☒ NO	

SITE ADDRESS	
Street number and name	147 St Helens Point Rd
Suburb or town	Stieglitz 7216 TAS

1. HOW EXPOSED IS THE SITE TO WAVES? (see page 6-7)

1.1 How would you categorise the swell exposure of your site? (select one)			
☐ Swell-exposed		☒ Swell-sheltered	
1.2 In which of the four coastal regions is your site located? (select one)			
☐ North Coast	☒ East Coast	☐ Storm Bay	☐ South and West
 ACTION Please attach and label TWO or more photographs and other information: ☐ 1: General photos that provide evidence of the swell exposure of your site ☐ 2: Photos taken from your site, looking out to sea, any surrounding islands or estuary			

2. IS THE GROUND MAINLY SAND, GRAVEL, CLAY OR ROCK? (see page 8)

2.1 How would you categorise the ground on your site? (select one)				
☐ Soft, sandy or loose	☐ Coarse boulder clay	☐ Soft rock	☒ Sandy beach backed by hard rock	☐ Hard rock
2.2 Is your site protected by a man-made coastal defence, such as a seawall? (select one)				
☐ Yes - resilient (estimated lifespan more than 10 years)		☐ Yes - non-resilient (estimated lifespan less than 10 years)		☒ No protection
ACTION Please attach and label TWO or more photographs and other information: 1: Photos that provide evidence of the type of ground on your site 2: Photos and information about any man-made coastal defences protecting your site, if present				

**COASTAL EROSION INVESTIGATION AREA – SITE ASSESSMENT**

Guide to conducting a site assessment in a Coastal Erosion Investigation Area

3. IS THE SITE FLAT, SLOPING OR ON A CLIFF? (see page 9)

How would you categorise the slope of your site? (select one)

☐ Flat to moderate slope☒ Steep or on a cliff**ACTION** Please attach and label TWO or more photographs and other information:☐ 1: Photos that provide evidence of the slope of your site☐ 2: Any other supporting information, including the method used to calculate slope**4. HOW CLOSE IS YOUR SITE TO THE MEAN HIGH WATER MARK?**What is the shortest distance from the Mean High Water Mark to the boundary of your site?

50 metres (estimate to the nearest metre)

**ACTION** Please attach and label TWO or more photographs and other information: 1: Photos that support your estimate of distance to the Mean High Water Mark☐☐2: A description that notes the exact distance of your site from Mean High Water Mark**5. ASSESS YOUR SITE'S HAZARD BAND CLASSIFICATION**Use answers to the questions above to find the relevant Hazard Band in in *Appendix A*. (select one)☐ HIGH☐ MEDIUM☐ LOW☒ ACCEPTABLE**6. CERTIFICATION AND SIGNATURE (APPLICANT)**

Date	31/08/2026
Name	V. Gupta
Signature	





Appendix 2 Acceptable Solutions

Coastal Erosion Hazard Assessment

This coastal erosion hazard report has been prepared in general accordance with methodology specified in the Directors Determination - Coastal Erosion Hazard Areas pursuant to section 20(3)(b) of the Building Act 2016 and regulation 51 of the Building Regulations 2016 (Document Version 1.2 Dated 27 September 2021).

This report has been prepared by Vinamra Gupta who has more than 7 years' experience as a Geotechnical Engineer. Vinamra has a master's degree in civil engineering. In his role at GES, he prepares technical reports such as Geotechnical Reports in accordance with AS1726 including Coastal Vulnerability Assessments, Stormwater Assessment, Landslip Assessments in Accordance Australian Geomechanics Guidelines (AGS 2007) and Site Classification Reports as per AS2870.

Practices used in this assessment are developed from recent literature, including regional public domain remote sensing, wave, sea level, and storm tide modelling data obtained through various government agencies. This data is refined to a local (site scale) using detailed bathymetry models and methods within the coastal engineering manual (CEM) as well as equations obtained from recent publications to determine wind setup, wave setup, and wave runup which is specific to the coastal setting.

Specific determinations regarding coastal hazard reporting as presented in the Director's Determination - Coastal Erosion Hazard Areas, Division 2, Section 4 'Coastal Hazard Reporting' are presented in the Table below.

Signature

Vinamra Gupta
Senior Geotechnical Engineer



Works in a Coastal Erosion Hazard Area

According to this director's determination, the following regulations are applicable for the works in a coastal erosion hazard area:

- (1) The AS 2870 site classification of any land located in a coastal erosion hazard area must be Class P, on the basis that it may be subject to coastal erosion.
- (2) A coastal erosion hazard report must be prepared.
- (3) The design of the building footing system must be prepared by an engineer-civil.
- (4) The building design (including footing system) must take into account the coastal erosion hazard report.
- (5) In determining an application for a Certificate of Likely Compliance, the building surveyor must:
 - (a) take into account the coastal erosion hazard report and any relevant coastal erosion management plan; and
 - (b) be satisfied that the proposed work will not cause or contribute to coastal erosion on the site or on adjacent land; and
 - (c) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal erosion protection measures; and
 - (d) be satisfied that the proposed work will not be located on actively mobile landforms, except where the work relates to protection measures or remediation works to protect land, property or human life.
- (6) In determining an application for a permit, the permit authority must take into account the coastal erosion hazard report and any relevant coastal erosion management plan