2-4 Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2024329
	Assess No:	A7859
	PID No:	3303680

Applicant Name:	Tascad Pty Ltd					
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
   - a) **Floor plans** ☐
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   - c) **Site Plan** showing: ☐

   - Orientation
   - All title boundaries
   - Location of buildings and structure (both existing and proposed)
   - Setbacks from all boundaries
   - Native vegetation to be removed
   - Onsite services, connections and drainage details (including sewer, water and stormwater)
   - Cut and/or Fill
   - Car parking and access details (including construction material of all trafficable areas)
   - Fence details
   - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Tascad Pty Ltd

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	Beauty Point Trading Pty Ltd

Location / Address:	36 West Arm Road, Beauty Point & (PID 7504455 - conservation area) - vehicle access
Title Reference:	166972/1 *12/02/2025
Zone(s):	Environmental Management

Existing Development/Use:	Visitor accommodation

Existing Developed Area:	1,768.9m2

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☐	Visitor Accommodation: ☑	Commercial: ☐	Other: ☐
	Description of Use: Visitor accommodation			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Proposed Visitor accommodation 2 x cabins (prefabricated)			

New or Additional Area:	Area 91.18 m2 (45.59m2 per prop. cabin)	
Estimated construction cost of the proposed development:	$200 , 000,00	
Building Materials:	Wall Type: custom orb	Colour: TBC = grey / green
	Roof Type: custom orb	Colour: TBC = grey / green

WEST TAMAR COUNCIL

Application Number: «Application_Number»

SUBDIVISION ☑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☑N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: (***Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

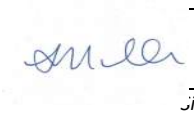
Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Tascad Pty Ltd - W. Manticas		08/07/25
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Sophie Muller		4 August 2025
Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*

Name (print)	*Signed*	*Date*

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	*Signed*	*Date*

OWNER: BROADWEST IMAGES PTY. LTD.
THE CROWN

FOLIO REFERENCE: F.R.118404-1
SECTION 27A APPL.(M.446218)
WHOLE OF LOT 40992 (3.292ha)
GTD TO L.W. & P.M. EDINGTON

GRANTEE: ~~PART OF (33A-0R-33P), THE CROWN RECREATION RESERVE.~~
WHOLE OF LOT 1000 (2376m²), THE CROWN.
(SP166972)

PLAN OF SURVEY

BY SURVEYOR: J.Green of
OFFICE OF THE SURVEYOR GENERAL

LOCATION:
LAND DISTRICT OF DEVON
PARISH OF PHILLIPS NORTON

SCALE 1: 1500 LENGTHS IN METRES

REGISTERED NUMBER
SP166972

APPROVED
EFFECTIVE FROM 30 MAY 2014
Alice Kava
Recorder of Titles

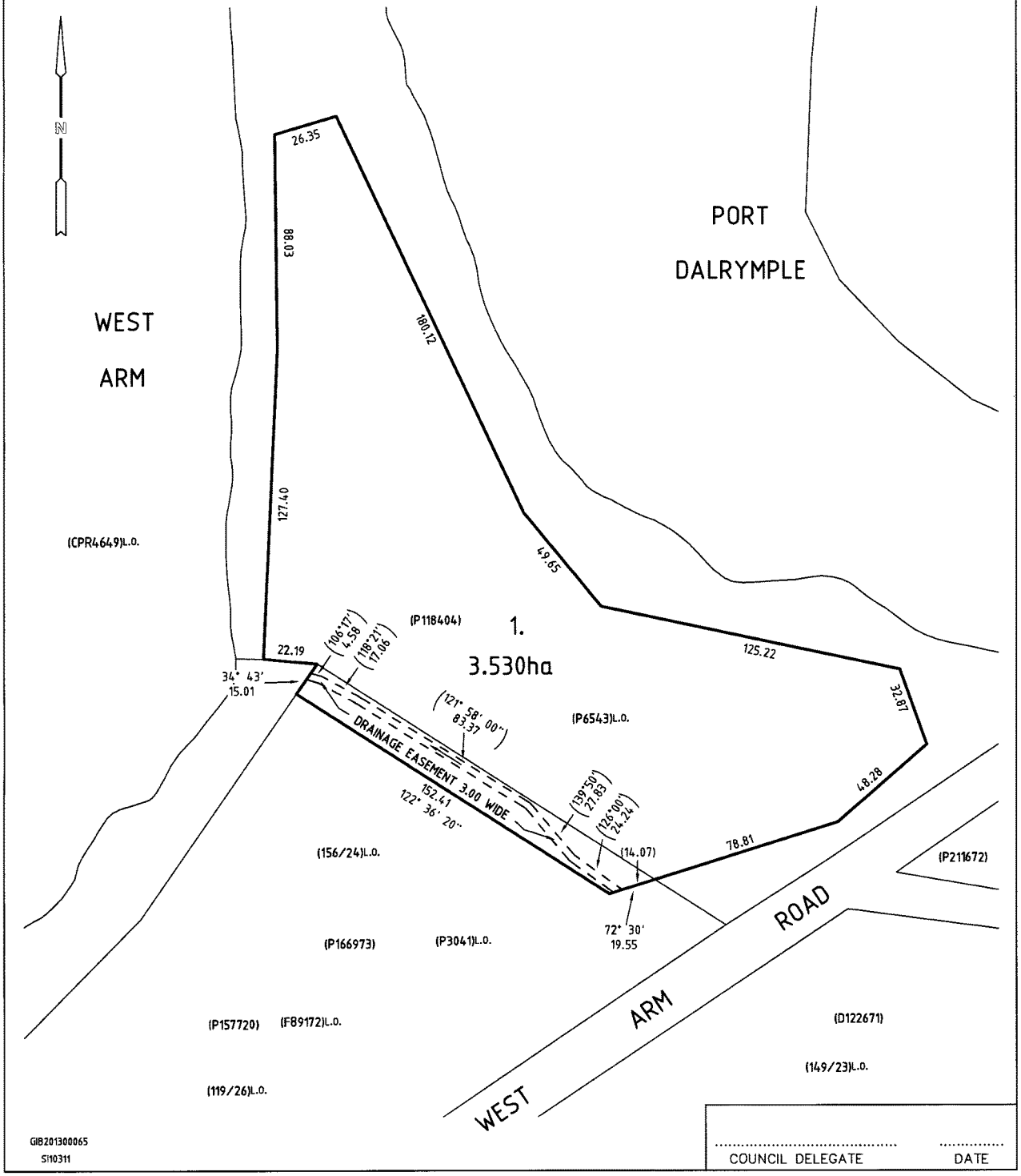
MAPSHEET MUNICIPAL CODE No. (4844-31) 129

LAST LPI No. 4140926, GGX10.

LAST PLAN No. P 118404

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 COMPILED FROM F.R.118404-1 AND THIS SURVEY.



COUNCIL DELEGATE ..... DATE .....

Department of Natural Resources and Environment Tasmania

GPO Box 1751, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727
www.parks.tas.gov.au

Enquiries: Sean Byster-Bowles
Phone: 03 6777 2206
Email: PlanningNorth@parks.tas.gov.au
Our ref: RAA 25/2178

Tascad Pty Ltd
PO Box 888
Launceston TAS 7250

Email: tascad@tascad.com.au

Dear Ms Manticas

LODGEMENT OF PLANNING APPLICATION
TASCAD PTY LTD
CONSENT TO LODGE DEVELOPMENT APPLICATION
36 WEST ARM ROAD, BEAUTY POINT - REDBILL CONSERVATION AREA

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land and reserved land managed by Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* or the *National Parks and Reserves Management Act 2002* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land or reserved land.

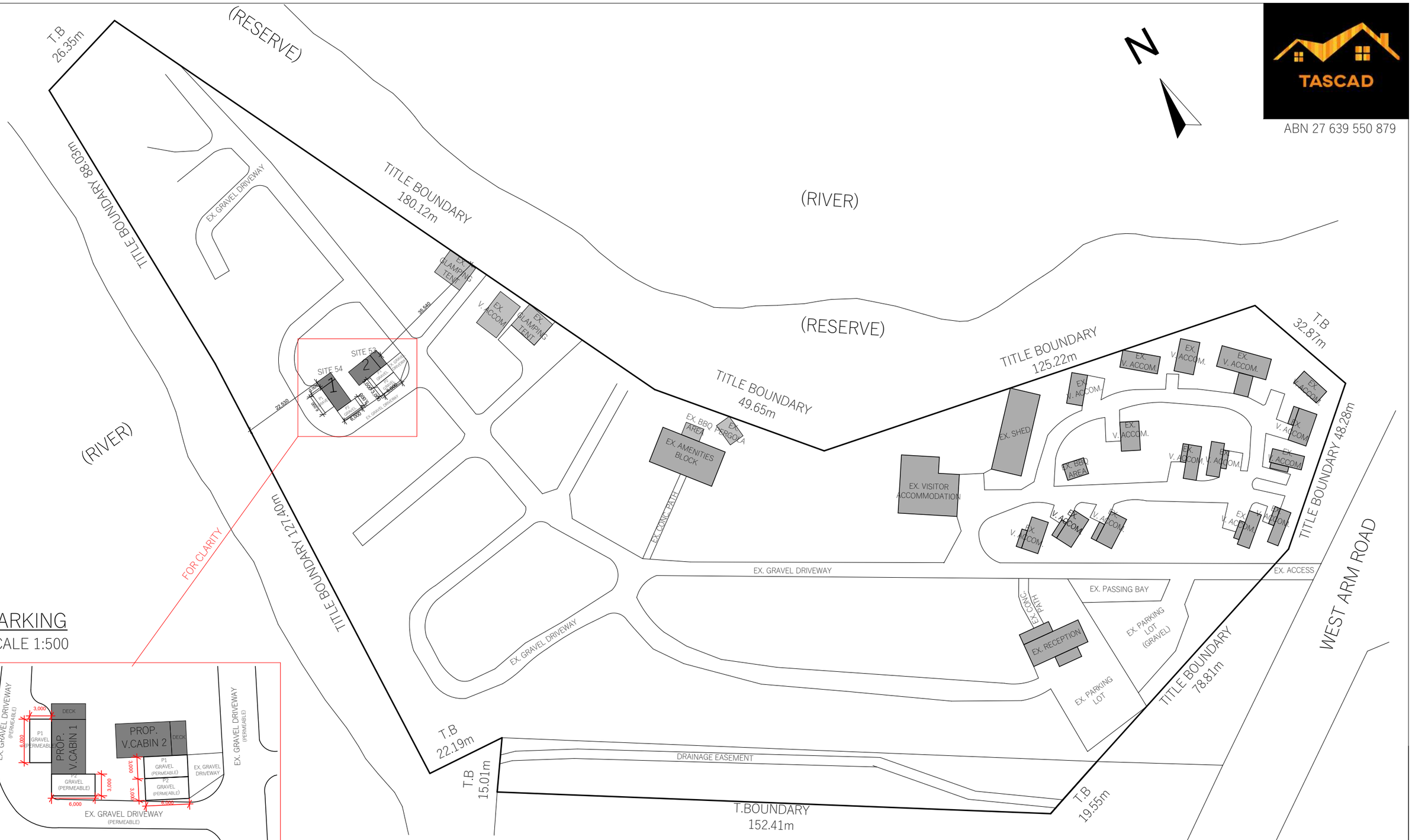
If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely

Sophie Muller
Deputary Secretary
04 August 2025

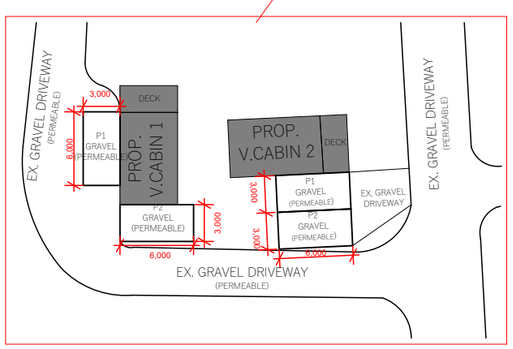
TASCAD

ABN 27 639 550 879



PARKING

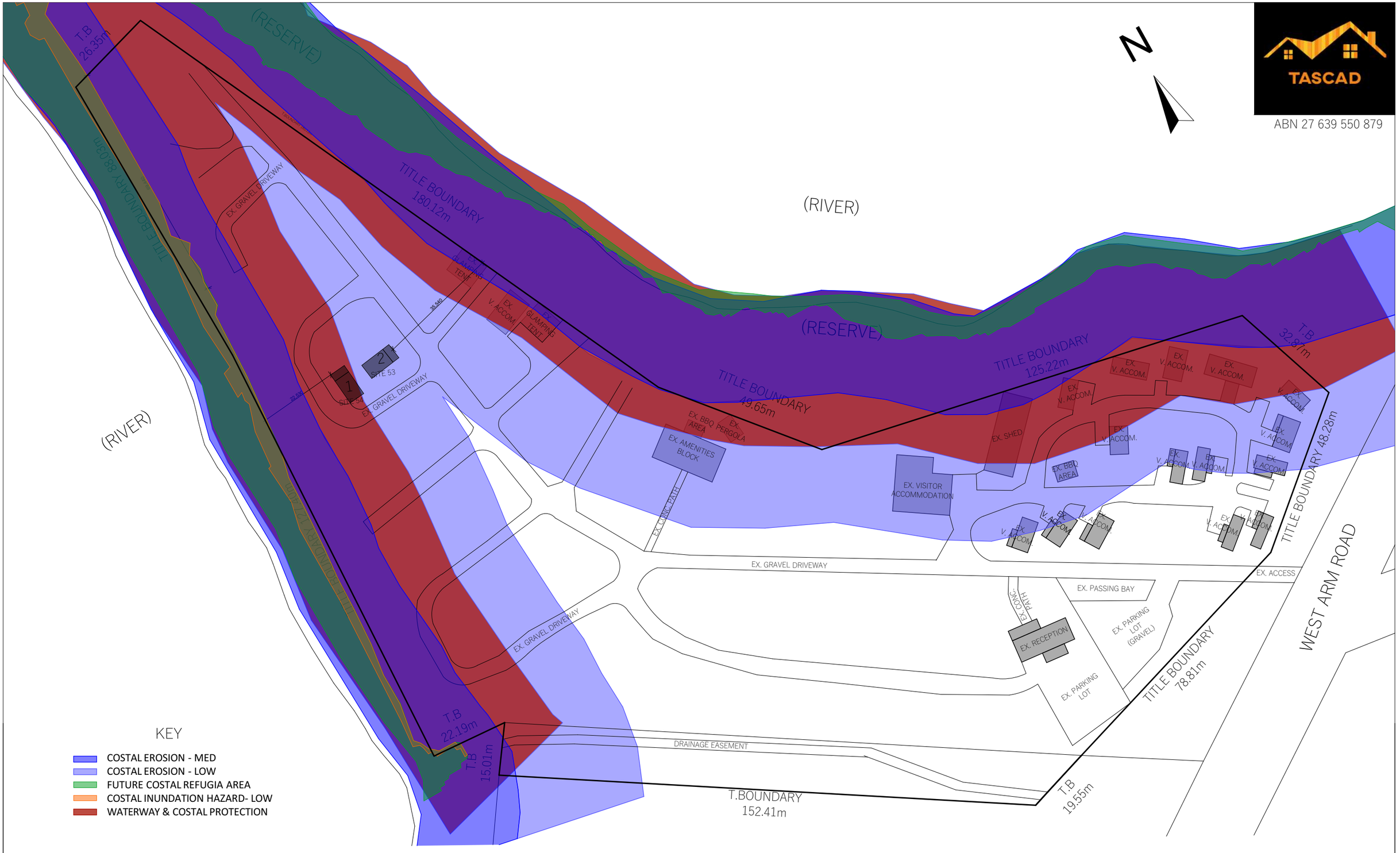
SCALE 1:500



DRAWING TITLE	ADDRESS	OWNER / CLIENT	NOTES	LICENCE NO.	SCALE	DATE
PROPOSED VISITOR ACCOMMODATION (2 X CABINS) SITE PLAN	36 WEST ARM RD, BEAUTY POINT	BEAUTY POINT TRADING PTY LTD	PROPOSED VISITOR CABINS DESIGNED BY GERVALE HOMES	741767438	1:1000, 1:500	24/08/25
				PAGE NO.	DRAWING NO.	REVISION
				1	WST36 2	3

TASCAD

ABN 27 639 550 879



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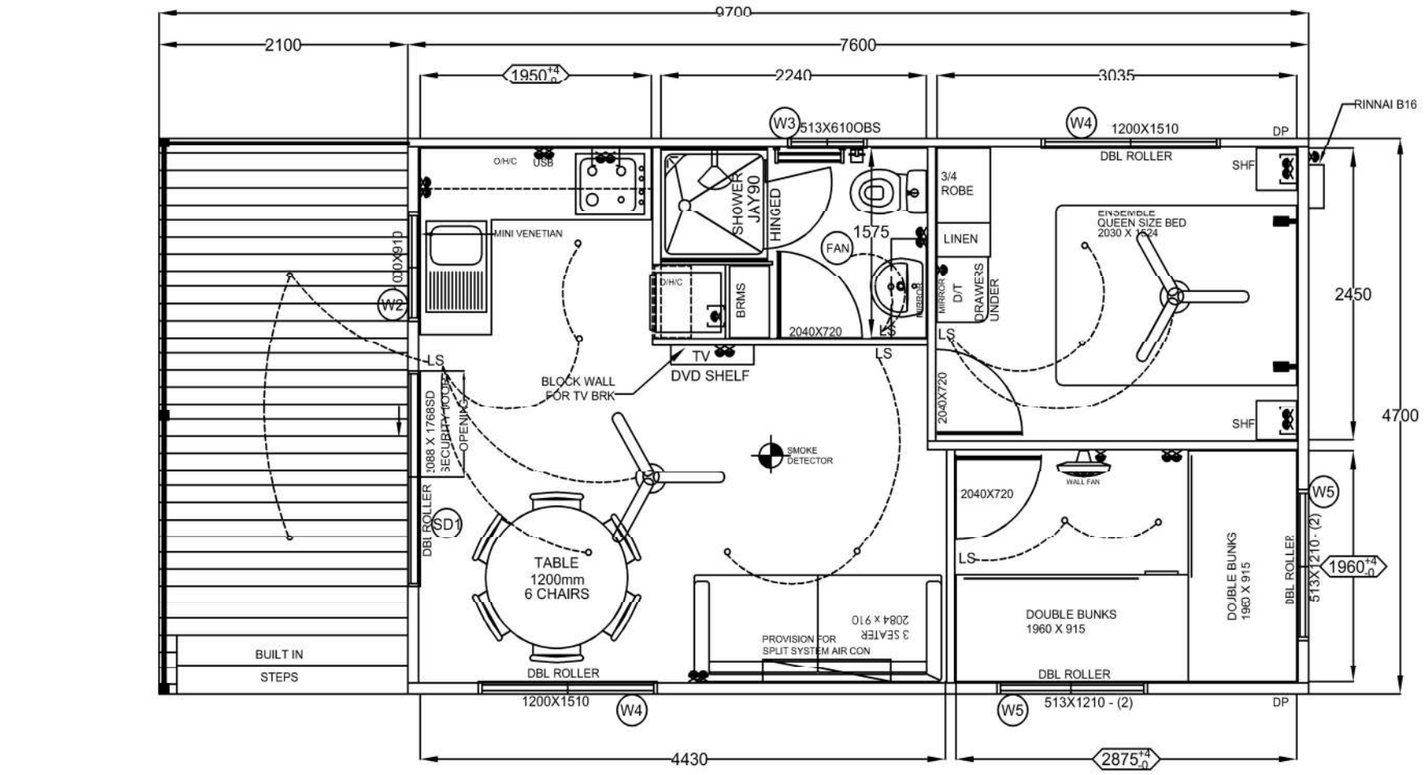
				PAGE NO.	DRAWING NO.	REVISION
				2	WST36 3	3



0 500 1000
SCALE

Series - 30.1.B
9.7 x 4.7m Cabin

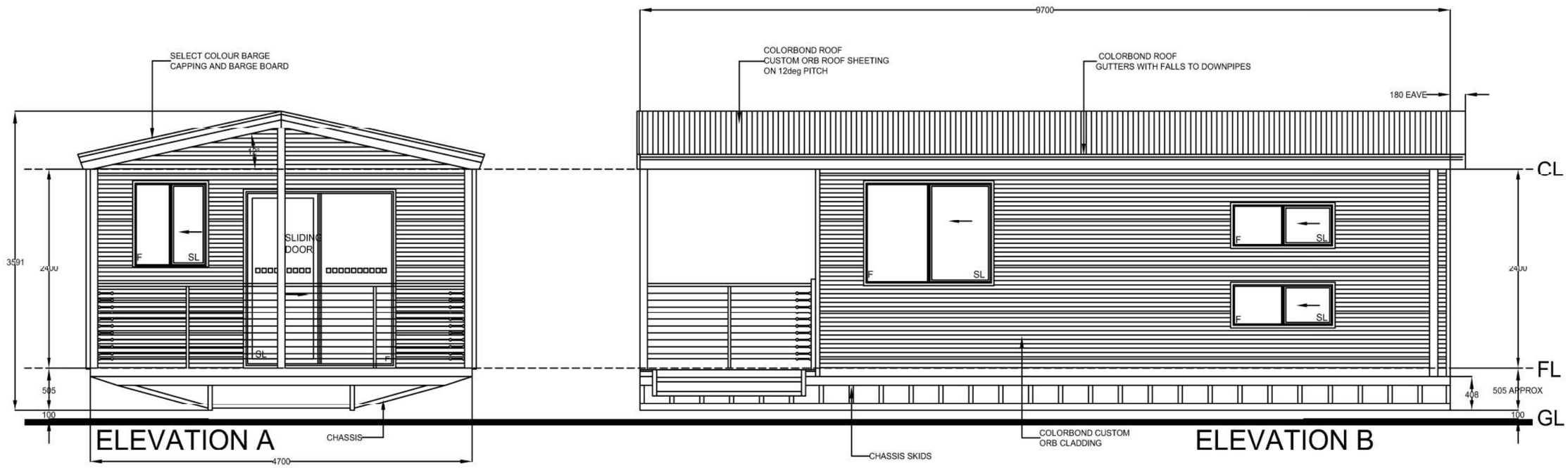
DENOTES CHECK DIMENSIONS

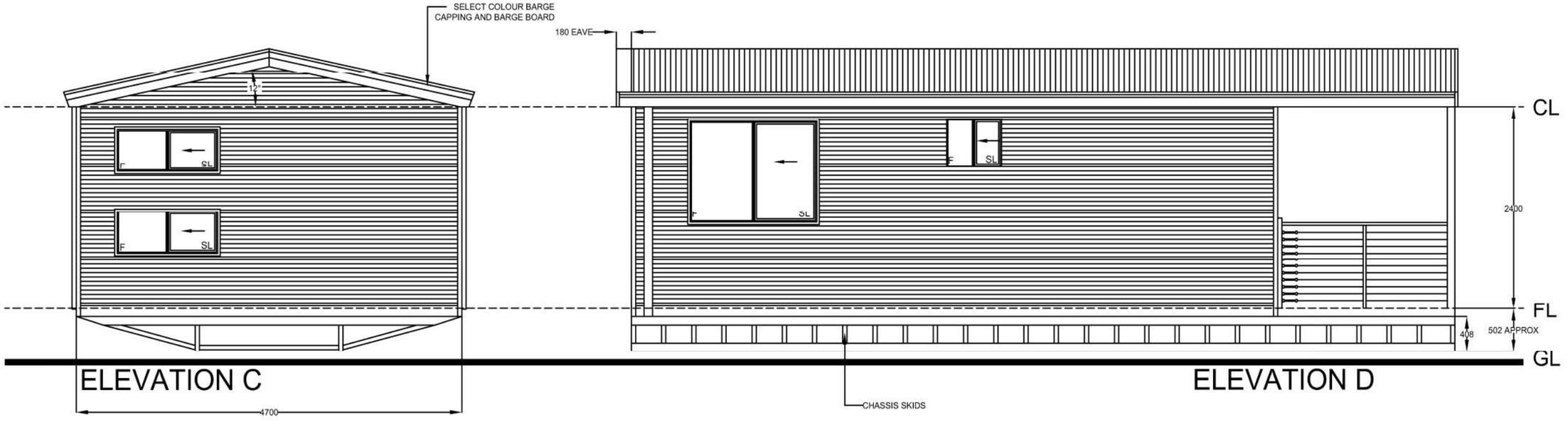
Type	Sliding Door	Sliding Window	Sliding Window	Sliding Window	Sliding Window
Glazing	Single Glazing	Single Glazing	Single Glazing Frosted Glass	Single Glazing	Single Glazing
Glass	Clear Float	Clear Float	Clear Float Toughened Matelux	Clear Float	Clear Float
Height	2088	1000	513	1200	513
Width	1768	910	610	1510	1210
Reveals	103mm	98mm	98mm	98mm	98mm
Quantity	1	1	1	2	4
Marker	SD1	W2	W3	W4	W5

Design By: CP	Project #: 30.1.B		Project Title: DAINTREE FLOORPLAN 9.7M X 4.7M - RELOCATABLE BUILDING	Stage: SALE
Date: 1/11/23	Issue #: A	Scale: 1:50	Client:	
Notes: This drawing should be used in conjunction with individual specification sheets				

GERVALE HOMES PTY LTD
OFFICE LOCATIONS
MELBOURNE: 20-24 NINA LINK, DANDENONG SOUTH, VICTORIA, 3175
NAGAMBIE: 36 BALLANTYNES ROAD, NAGAMBIE, VIC, 3608
CONTACT
T: (03) 8792 2074
E: INFO@GERVALEHOMES.COM.AU

GERVALE HOMES ®





Design By: CP	Project #: 30.1.BEL		Project Title: DAINTREE ELEVATION 9.7M X 4.7M - RELOCATABLE BUILDING	Stage: SALE	GERVALE HOMES PTY LTD OFFICE LOCATIONS MELBOURNE: 20-24 NINA LINK, DANDENONG SOUTH, VICTORIA, 3175 NAGAMBIE: 36 BALLANTYNES ROAD, NAGAMBIE, VIC, 3608 CONTACT T: (03) 8792 2074 E: INFO@GERVALEHOMES.COM.AU
Date: 9/11/23	Issue #: A	Scale: 1:50	Client:		
Notes: This drawing should be used in conjunction with individual specification sheets					

COASTAL HAZARDS REPORT

PROPOSED CABINS

BEAUTY POINT TOURIST PARK, 36 WEST ARM ROAD, BEAUTY POINT

Prepared for: **TASCAD**

Date: 06 August 2025

Document Reference: TG25117/1 - 02report Rev01

Tasman Geotechnics Pty Ltd ABN 96 130 022 589
16 Herbert Street, Invermay
PO Box 4026, Invermay TAS 7248
T 6338 2398
E office@tasmangeotechnics.com.au

Contents

Figures

Appendices

Version	Date	Prepared by	Reviewed by	Distribution
Original	04 July 2025	David Gibbons	Dr Wayne Griffioen	Electronic
Rev01	06 August 2025	David Gibbons	Dr Wayne Griffioen	Electronic

1 INTRODUCTION

1.1 Practitioner details

Lead/coordinating consultant name	Jacobus (Wayne) Griffioen
Academic Qualification/s	BE (Hons) University of Western Australia PhD Civil Engineering, University of Western Australia
Relevant Experience	
Business name and address	Tasman Geotechnics
Contact phone number	03 6338 2398
Email address	wayne@tasmangeotechnics.com.au
Signature	
Date	06 August 2025

1.2 Methodology

This report has been prepared in accordance with the **Coastal Erosion Hazard Code (C10.0)** of the Tasmanian Planning Scheme.

This revision of our original report (dated 4 July 2025) adds commentary regarding C10.5 of the planning scheme.

1.3 Geotechnical Site Investigation Report

The **Coastal Erosion Hazard Code** requires that a coastal erosion hazard report includes a report of a geotechnical site investigation undertaken consistently with AS1726. Accordingly, a geotechnical site investigation report undertaken consistent with Australian Standard AS 1726-2017 *Geotechnical site investigations* is included at Appendix A. Selected site photographs are presented in Appendix B.

1.4 Investigation Scope

Two new relocatable cabins are proposed to be installed in the Beauty Point Tourist Park, adjacent to each other in the mid-northern part of the park.

The LIST hazard band overlays show the relevant portion of the site is mapped within a “Low” Coastal Erosion Hazard Band. Adjacent land to the west of the site (within the Tourist Park and within an adjacent coastal reserve) is mapped within a “Medium” Coastal Erosion Hazard Band.

Land within a “Medium” Coastal Erosion Hazard Band is identified as potentially vulnerable to coastal recession by the year 2050.

Land within a “Low” Coastal Erosion Hazard Band is identified as potentially vulnerable to coastal recession by the year 2100. This includes the relevant part of the site.

There are Coastal Inundation Hazard areas mapped within the adjacent coastal reserve, but not generally at the site and specifically not within the relevant part of the site.

The scope of the work was to consider the risks of coastal hazards to the proposed development.

The site location is shown in Figures 1 and 2.

2 BACKGROUND INFORMATION

2.1 Definition of Terms

Coastal erosion and coastal inundation are natural processes that have the potential to significantly harm people, properties, communities, industries, infrastructure and the environment. This means coastal erosion and coastal inundation are *hazards*.

Coastal erosion involves the erosion (wearing away) of coastal areas by water, wind and general weather conditions, or long-term changes to coastal land due to sea level rise.

Coastal inundation is the temporary or permanent flooding of land by the sea due to storm surge, tides or sea level rise.

An individual coastal site may be vulnerable to one, or both, of these hazards.

2.2 Sea Level Rise

Coastal hazards are expected to be magnified by climate change and sea level rise.

In 2016, CSIRO produced projections of sea level rise for the Tasmanian Department of Premier and Cabinet (DPaC) (McInnes KI, 2016). Whilst sea levels vary on a broad range of time and space scales, on a global scale it is recognized that climate change is causing an increase in the volume of the ocean and hence a rise in global mean sea level. This is occurring largely through the expansion of oceanic waters as they warm, and an increase in the mass of the ocean as glaciers and ice sheets lose mass (i.e., melt).

Locally, sea levels change not only because of the global change in volume of the ocean but also from a series of regional factors, such as local changes in the density of the ocean (which is dependent on temperature and salinity) and changes in ocean currents (McInnes KI, 2016).

Projections of sea level rise are subject to significant uncertainty. Nevertheless, sea levels are known to be rising:

After accounting for and removing the effects of vertical land movements due to glacial rebound and the effects of natural climate variability and changes in atmospheric pressure, sea levels have risen around the Australian coastline at an average rate of 2.1 mm/yr over 1966–2009 and 3.1 mm/yr over 1993–2009. These observed rates of rise for Australia are consistent with global average values. (CSIRO, 2020).

It should be noted that sea levels are presently expected to continue rising beyond 2100, but the sea level rise allowances are designed to align with projections provided by the Intergovernmental Panel on Climate Change (IPCC), which extend to 2100 (Tasmanian Climate Change Office, 2012).

2.3 Planning Considerations

Due to the local factors which influence sea levels, DPaC engaged CSIRO to develop individual sea level rise projections for the various Tasmanian councils which have shoreline exposures within their municipalities. These projections were then incorporated into the Local Provisions Schedules for the various councils.

The sea level rise 'planning allowances' for the West Tamar Municipality are 0.22m by 2050, and 0.82m by 2100 (Department of Premier and Cabinet, 2016), relative to 2010 (Tasmanian Climate Change Office, 2012). That is, an asset (such as a house or shed) would need to be 0.82m higher in elevation in 2100, to experience the same frequency of flood events a similar asset would have been exposed to in the year 2010.

Since the site elevation is typically about 3.8m AHD and the 2010 Mean High Water Mark (MHWM) at Beauty Point was below 2m AHD, the site is not forecast to be at risk of coastal inundation from rising sea levels.

As the sea level rises, shorelines may recess, i.e., the location of the shoreline moves further inland. The degree to which this occurs is partially dependent on the rate of shoreline erosion, which in turn is influenced by the type of material at the shoreline (natural or artificial), the extent to which the shoreline is exposed to wind waves and swell, and the shoreline profile.

2.4 Coastal Erosion Hazard Bands

The coastal erosion hazard bands mapped at the site relate to both the distance to the shoreline, and geological materials shown in the published mapping.

The published geological mapping from MRT shows that mapped geology consists of Cenozoic aged sediments, described as '*Dominantly non-marine sequences of gravel, sand, silt, clay and regolith.*' These materials are usually clay dominated and are considered to be *'semi-lithified soft-rock substrates*' in the context of the coastal erosion hazard bands mapping (Sharples, 2013). We agree this is an appropriate classification for the materials which occur at the site.

Sharples notes that, unlike for open coast sandy beaches:

…there are no well-established and widely adopted methods available for modelling erosion and recession of swell-sheltered sandy shore, nor for soft-rock and hard-rock shores. Moreover, with the exception of rocky sea cliffs in NSW (Patterson Britton 2005), no other Australian state jurisdictions have previously attempted to define erosion susceptibility zones for coastal substrate types other than open coast sandy beaches.

Because of this, the approach used to generate the hazard bands was based on:

…empirical data (from historic air photos and shoreline profiling surveys) to define erosion and recession setbacks based on actual measured erosion cuts and shoreline recession rates for Tasmanian shores, with a precautionary factor applied to allow for the limited scope of the available empirical data.

The examples cited include Pipe Clay Lagoon and Five Mile Beach at Pittwater, which are in different geomorphic settings to the site.

We have georeferenced an aerial photograph of the Redbill Point area from 1980 and compared the location of the shoreline from 1980 to 2021. For the most part, the position of the shoreline has changed little over this period, and no observable change has occurred on the shoreline closest to the site. In one specific locality north of the site, the eastern shoreline has recessed up to about 5m over the c. 40-year period, giving a maximum erosion rate for the eastern shoreline. Erosion rates have also been deduced from the undercutting of radiata pine root systems on the western shoreline, given the age of the trees may be estimated with a reasonable degree of confidence (see Appendix B).

The proposed new cabins are about 30m from the nearest (western) shoreline, and 60m from the further (eastern) shoreline. At the inferred maximum erosion rate for any location on the western shoreline, it would take approximately 120 years from the present to reach the new cabins (i.e., by 2145). Erosion proceeding from the eastern shoreline is expected to be slower than from the west.

Whilst the rise in sea level as forecast is expected to accelerate the erosion rate, there is generally existing shoreline protection directly west of the site, to protect a row of existing older cabins with

direct foreshore exposure. This existing protection will serve to slow the (natural) erosion rate (see Appendix B).

Considering all factors (existing erosion rates, distance to the shorelines and existing shoreline conditions), it is our assessment that the proposed works will achieve and maintain a tolerable risk from a coastal erosion event in 2100, without requiring any additional specific coastal erosion protection works, noting that there are already some coastal protection measures in place.

3 CONCLUSIONS ABOUT THE PROPOSAL

Likelihood of the proposed use or development to cause or contribute to the occurrence of coastal erosion and/or coastal inundation on the site or adjacent land

The proposed works will not cause or contribute to the occurrence of coastal erosion on the site or adjacent land. The proposed works are at least 30m away from the nearest shoreline and cannot have a material effect on the occurrence and/or rate of coastal erosion at the site.

Can the proposed use or development achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:

the nature, intensity and duration of the use	The nature of the use is visitor accommodation. The intensity of the use is unknown, but we expect occupancy to be higher in the summer months and lower over winter (when erosion rates may be expected to be higher). We presume the current owner/operator intends to continue the use indefinitely, or that the operation will continue indefinitely if the business is sold or otherwise transferred to another party. The design life of the cabins is taken to be 50 years. Given this assumption, the duration extends to circa 2075 for the newest cabins. Even so, it is our assessment that the proposed cabins will achieve and maintain a tolerable risk from a coastal erosion event in 2100.
the type, form and duration of any development	The type of and form of development (small commercial visitor accommodation cabins on a single large lot) makes the development more able to maintain a tolerable risk, because coastal erosion at this location may disrupt the commercial operation of the business but will not impact a permanent residence. Also, since the cabins are relocatable, they may be moved (if required).
the likely change in the risk across the intended life of the use or development	To date, there appears to be no abnormal or accelerating coastal erosion at the site. However, the risk is assumed to increase over time, i.e., over the assumed life of the use.
the ability to adapt to a change in the level of risk	The site is relatively adaptable to a change in the level of risk. Since the site is one privately owned lot with relocatable cabins, the number and arrangement of cabins can be varied if required. The cabins could be moved to alternate locations if necessary or removed from the site altogether.

the ability to maintain access to utilities and services	Access to utilities and services is via West Arm Road and hence should be maintained even under a worst-case scenario with erosion occurring on the eastern and/or western foreshore of the peninsula.
the need for specific coastal erosion or coastal inundation hazard reduction or protection measures on the site	There are existing erosion protection measures of varying type and quality along parts of the coastline on both sides of the peninsula, but no new erosion reduction or protection measures are required for the cabins as proposed.
the need for coastal erosion or coastal inundation reduction or protection measures beyond the boundary of the site	Any coastal erosion or coastal inundation reduction or protection measures that would be installed at the present time or in the relatively near future would be within the coastal reserve, and hence 'beyond the boundary of the site'. We do not expect such measures to be required over the design life of the proposed development.
any coastal erosion or coastal inundation management plan in place for the site or adjacent land	We are not aware of any coastal erosion management plan in place for the site or adjacent land.

Any advice relating to the ongoing management of the use or development

N/A

Is the use or development located on an actively mobile landform within the coastal zone?

☐ Yes ☒ No

Conclusions relating to any matter specifically required by Performance Criteria in the Coastal Erosion Hazard Code (C10.5 – C10.7) or the Coastal Inundation Hazard Code (C11.5 – C11.7)

In relation to C10.5, Use Standards: The proposed development does not alter the existing established use of the site. As the use remains unchanged and is already established, it is taken to be acceptable and does not require further assessment under the relevant performance criteria

In relation to C10.6, Development Standards for Buildings and Works:

C10.6.1 is relevant to the proposed development.

In terms of P1.1: We have concluded that the proposed works have a tolerable risk, having regard to whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures (it does not), and the advice contained in this report.

In terms of P1.2: We have concluded that the building and works:

(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and

(ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works, and

that the building and works are not located on actively mobile landforms.

C10.6.2, C10.6.3 are not relevant to the proposed development.

C10.7, Development Standards for Subdivision, is not relevant to the proposed development.

4 REFERENCES

CSIRO. (2020, December 20). *Climate Change in Australia*. Retrieved from Coastal and Marine Projections: https://www.climatechangeinaustralia.gov.au/en/projections-tools/coastal-marine-projections/

Department of Premier and Cabinet. (2016). *Coastal Hazards in Tasmania, Summary Report of Coastal Hazards Technical Report.* Hobart: Tasmanian Goverment.

Department of Premier and Cabinet. (2016). *Coastal Hazards Technical Report.* Hobart: Tasmanian Government.

McInnes KI, M. D. (2016). *Sea-Level Rise and Allowances for Tasmania based on the IPCC AR5.* CSIRO.

Sharples, C. W. (2013). *Coastal erosion susceptibility zone mapping for hazard band definition in Tasmania.* Hobart: Department of Premier and Cabinet.

Tasmanian Climate Change Office. (2012). *Derivation of the Tasmanian Sea Level Rise Planning Allowances.* Hobart: Tasmanian Climate Change Office.

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

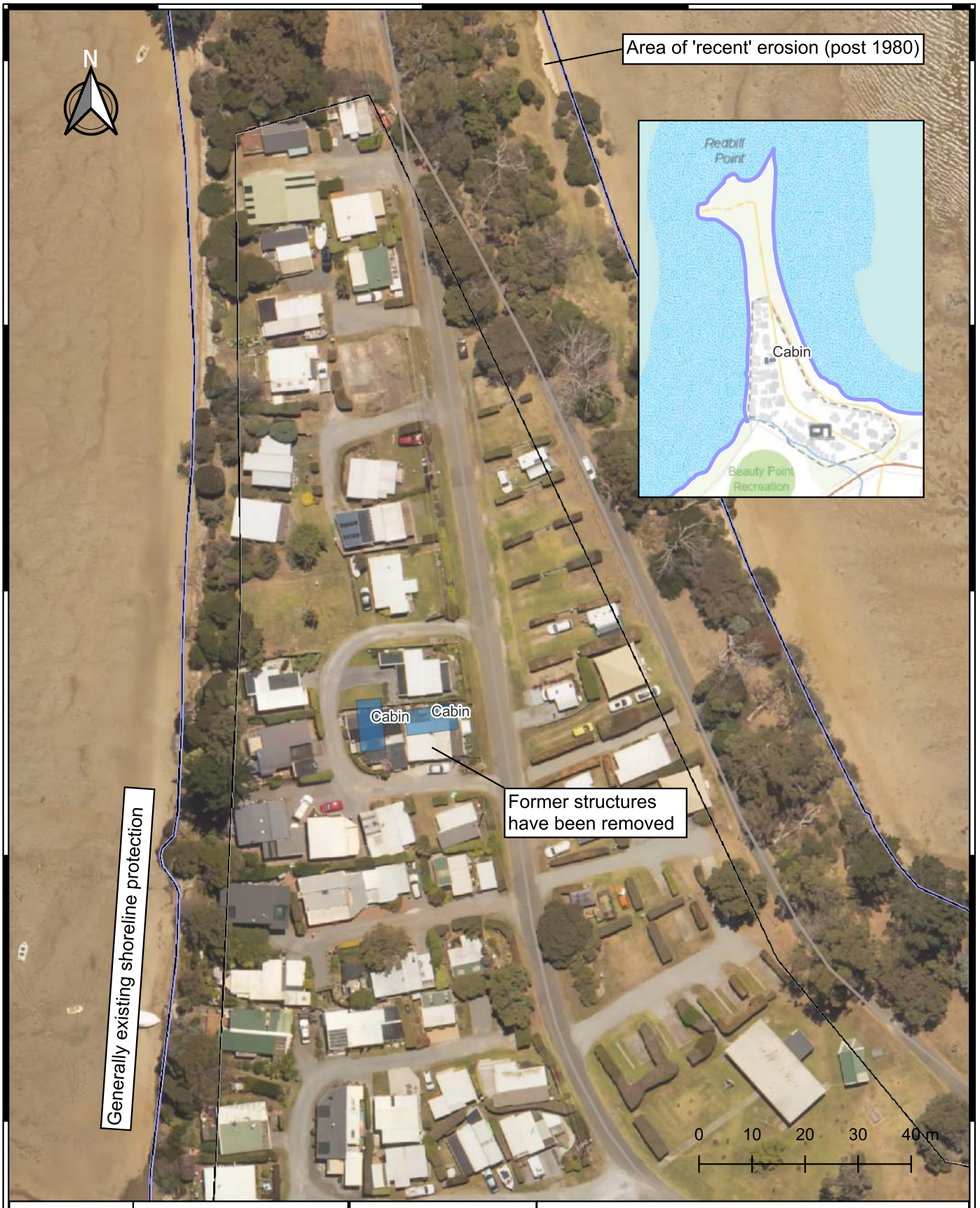
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

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.



Drawn:	DG
Approved:	WG
Date:	04/07/2025
Scale:	1:1000
Size:	A4
Grid:	GDA94 / MGA zone 55

TASMAN geotechnics

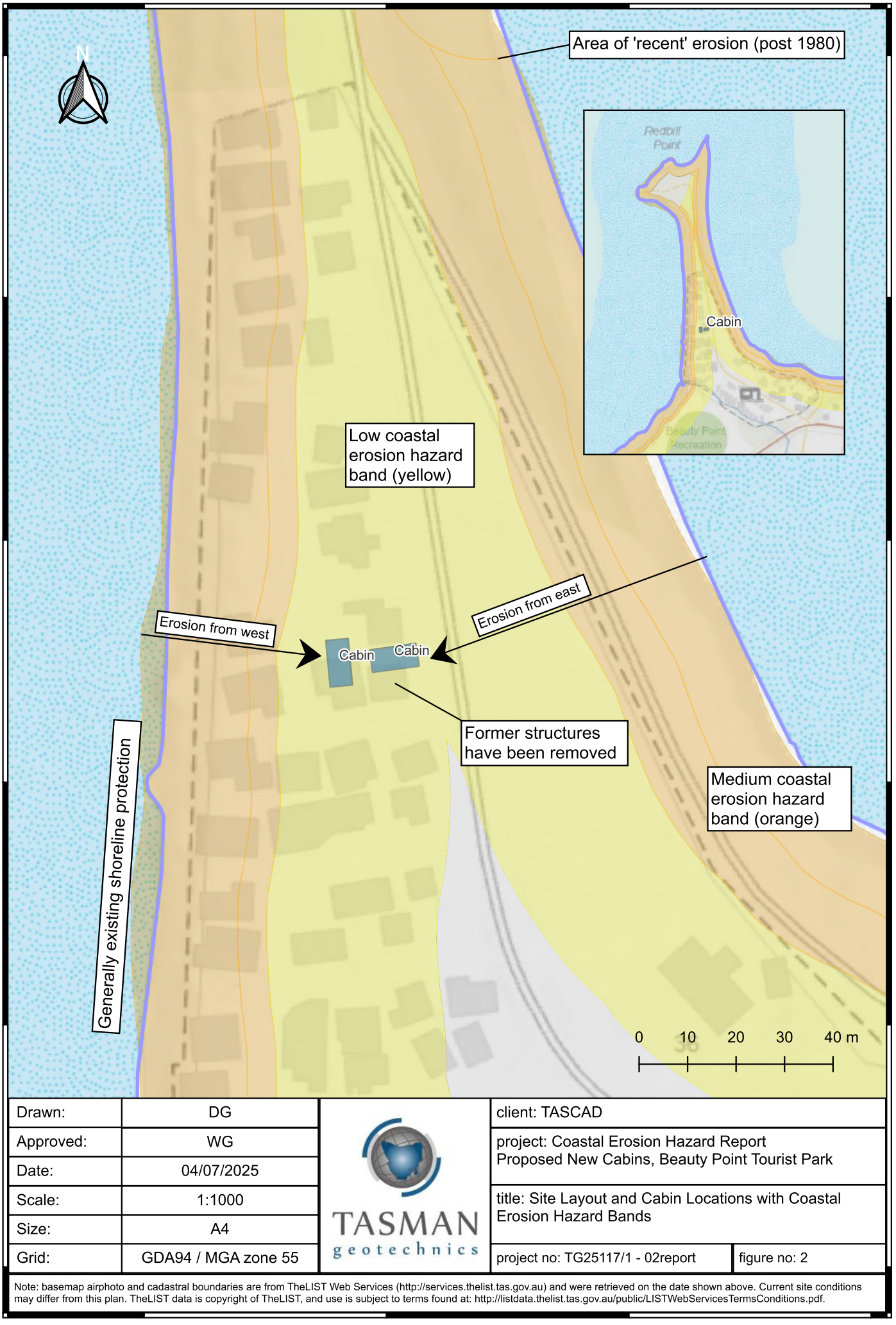
client: TASCAD

project: Coastal Erosion Hazard Report
Proposed New Cabins, Beauty Point Tourist Park

title: Site Layout and Cabin Locations

project no: TG25117/1 - 02report

figure no: 1



Drawn:	DG	TASMAN geotechnics	client: TASCAD
Approved:	WG		project: Coastal Erosion Hazard Report Proposed New Cabins, Beauty Point Tourist Park
Date:	04/07/2025		
Scale:	1:1000		title: Site Layout and Cabin Locations with Coastal Erosion Hazard Bands
Size:	A4		
Grid:	GDA94 / MGA zone 55		project no: TG25117/1 - 02report figure no: 2

Appendix A

Geotechnical Investigation Report

24 June 2025

TASCAD
PO Box 135
BEACONSFIELD, TAS 7252

Attention: Waynita Manticas

Dear Madam

RE: Geotechnical Investigation
36 West Arm Road, Beauty Point

1 INTRODUCTION

A geotechnical investigation has been conducted for TASCAD at the site of two proposed visitor accommodation cabins at the Beauty Point Tourist Park at 36 West Arm Road, Beauty Point (title reference 166972/1).

The investigation has been conducted for the purposes of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”.

The cabins are prefabricated relocatable buildings, designed by Gervale Homes. The locations of the proposed cabins were shown on a site plan provided by the client, along with floor plans. Each cabin can accommodate six people. The two proposed cabins are to be immediately adjacent to each other.

2 FIELD INVESTIGATION

The field investigation was conducted on 19 June 2025 by a Geotechnician and Engineering Geologist from Tasman Geotechnics, accompanied by an accredited underground service locator. The field investigation involved the drilling of one borehole (BH1) to the depth of 3.9m below ground level using a 4WD mounted Eziprobe rig with Geoprobe tooling.

The engineering borehole log is attached, and the location of the borehole is shown on Figure 1.

3 SITE CONDITIONS

36 West Arm Road is a c. 3.5ha site located between West Arm Road and Redbill Point on the northern side of Beauty Point. The Beauty Point Tourist Park offers a variety of accommodation types including glamping, cabins, and powered caravan/motorhome sites. We understand there are also some long-term residents at the site.

The two proposed new cabins are to be in the mid-northern part of the site, immediately west of the central access road at 'Swan Place'. The area where the cabins will be located is approximately 280m^2 and has no significant relief. The surface is mostly sheeted with a layer of imported gravel fill, and there are two concrete slabs remaining from former (removed) structures. Where exposed, the (presumed) natural soils are sandy.

The site appears to have fair drainage, despite the lack of relief.

The Mineral Resources Tasmania Digital Geology Series 1:25,000 Bell Bay sheet shows that the surface geology of the site is mapped as Cenozoic aged deposits, described as '*Dominantly non-marine sequences of gravel, sand, silt, clay and regolith*.'

The LIST hazard band overlay shows that the site is not mapped in a landslide hazard area.

The location of the proposed cabins is in a Low Coastal Erosion Hazard Band.

The borehole encountered 0.1m of gravel FILL, overlying Silty SAND to 0.8m below ground level, overlying an alternating sequence of low and high plasticity (Sandy) CLAY to the termination depth of 3.9m below ground level. The surface elevation at the site is approximately 3.8m AHD and hence the final depth of the borehole was approximately at sea level (0m AHD).

Groundwater inflow was encountered from about 2.8m below ground level, but the borehole collapsed to 1.3m on withdrawal of the rods and hence the groundwater level was unable to be measured.

No laboratory testing has been carried out, although a sample of the Sandy CLAY has been retained.

4 CLASSIFICATION

The default site classification according to the Directors Determination – Coastal Erosion Hazard Areas is Class P.

Nevertheless, after allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS M (AS2870 – 2011)

Characteristic surface movement, y_s = 25 mm

Foundation designs in accordance with this classification are subject to the conditions of Section 5.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

5 DISCUSSION

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings may be:

Silty SAND, (SM), encountered from 0.1m below ground level, OR

Sandy CLAY, (CL/CI/CH), low to high plasticity, encountered from 0.8m below ground level

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above.

If the site is filled, it is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

6 WIND CLASSIFICATION

The wind classification for the site is as follows:

N2 (AS 4055 - 2021)

Based on region, terrain, shielding and topography as follows:

Region	Terrain category	Topography	Shielding
A	TC1	T0	PS

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Tasman Geotechnics Pty Ltd

Dr Wayne Griffioen

Principal Geotechnical Engineer

Attachments: Important Information about your report (1 page)
Figure 1: Site layout and borehole location (1 page)
Borehole log (explanation sheet + 1 page)

References: AS 2870 - 2011 Residential Slabs and Footings
AS 4055 - 2021 Wind Loads for Housing

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

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.

Drawn:	DG	TASMAN geotechnics	client: TASCAD
Approved:	WG		project: Geotechnical Investigation Proposed New Cabins, Beauty Point Tourist Park
Date:	04/07/2025		
Scale:	1:500		title: Site Layout and Cabin Locations
Size:	A4		
Grid:	GDA94 / MGA zone 55		project no: TG25117/1 - 01report | figure no: 1

SOIL DESCRIPTION EXPLANATION SHEET

TASMAN geotechnics

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

					DRY STRENGTH	DILATANCY	TOUGHNESS
COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines			
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines			
		SANDS	SW	Well graded sands and gravelly sands, little or no fines			
			SP	Poorly graded sands and gravelly sands, little or no fines			
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines			
			SC	Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
			CH	Inorganic clays of high plasticity, fat clays	High	None	High
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT			Pt	Peat muck and other highly organic soils			

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600μm to 2.36mm
	medium	200μm to 600μm
	fine	75μm to 200μm

Minor Components

Term	Proportions	Observed properties
'Trace of'	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
'With some'	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Consistency of cohesive soils

Term		Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft	VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft	S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm	F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff	St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff	VSt	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard	H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable	Fb	-	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

ENGINEERING BOREHOLE LOG

Client: TasCAD
Project: Geotechnical Investigation
Location: 36 West Arm Road, Beauty Point

Drill model: Eziprobe
Hole diameter: 58mm
Hole orientation: Vertical

TASMAN geotechnics

Borehole no: BH1
Sheet no. 1 of 1
Job no. TG25117/1
Date: 19 Jun 2025
Logged By: DG
GDA94 Easting: 483803
GDA94 Northing: 5445226
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Push Tube				0		GP	FILL: GRAVEL, medium grained, sub-angular to angular, dark grey. Dry, Loose.	D	L		
						SM	Silty SAND, fine to medium grained, dark grey and grey, silt is low plasticity. Moist, Medium Dense.	M	MD		Poor recovery in upper 0.5m
				0.5							
						CI	Sandy CLAY, medium plasticity, grey-brown, sand is fine to medium grained. Moist, wet of plastic limit, Stiff.	>Wp	St	100	
				1		SC	Clayey SAND, fine to medium grained, grey, clay is low plasticity. Moist, Medium Dense.	M	MD		Hole collapsed to 1.3m on completion, dry to this depth
						CH	Sandy CLAY, high plasticity, grey and yellow-brown, sand is fine to medium grained. Moist, wet of plastic limit, Stiff.	>Wp	St	150	
				1.5							Poor recovery 1.5 - 2.0m
				2						280	
		D									
				2.5						180	
						CL	Sandy CLAY, low plasticity, grey, sand is fine to medium grained. Moist, near plastic limit, Friable.	≈Wp	Fb		Poor recovery 2.7 - 3.0m Probable inflow depth c. 2.8m
							LOSS: no recovery, water in liner				
				3		CL	Sandy CLAY, low plasticity, grey, sand is fine to medium grained. Moist, wet of plastic limit, Friable/Firm.	>Wp	Fb/F		
						CI	Sandy CLAY, medium plasticity, grey and yellow-brown, sand is fine to medium grained. Moist, wet of plastic limit, Stiff.		St		
				3.5						140	
						CH	CLAY, high plasticity, yellow-brown and grey, with fine to medium grained sand. Moist, wet of plastic limit, Stiff.				
				4			Terminated at planned depth of 3.9m, still going				
				4.5							

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

Appendix B

Selected Site Photographs

Photo 1. Proposed location of new cabins. The view is towards the northwest.

Photo 2. Existing revetment with reclamation along western shore. The view is towards the south.

Photo 3. Existing revetment along western shore. The view is towards the south.

Photo 4. Concreted rocks along western shore. The view is towards the south.

Photo 5. Unprotected western shore. The view is towards the east/southeast.

Photo 6. Undercut radiata pine roots on unprotected western shore.

Photo 7. Triassic sandstone exposed at Redbill Point.

Photo 8. Northern part of eastern shoreline near Redbill Point, no apparent erosion.

Photo 9. Former structure with collapsing tree and small scarp on eastern shore.

Photo 10. Makeshift erosion protection on western shoreline.

Photo 11. Erosion protection at toe of ~2m high scarp on western shore.

Photo 12. Area of dumped(?) Cenozoic basalt on western shore.