

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number

Assess No:

PID No:

Applicant Name:	Era Advisory on behalf of Australian Maritime College				
Applicant Contact Name					
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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Era Advisory on behalf of Australian Maritime College

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) University of Tasmania

Location / Address: 112 Flinders Street Beauty Point TAS 7270

Title Reference: 69271/1

Zone(s): Port and Marine

Existing Development/Use: See planning report

Existing Developed Area:

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
Description of Use: See planning report			

Development Type:

Building work: ☐	Demolition: ☐	Subdivision: ☐	Other: ☐
Description of development: See planning report			

New or Additional Area: See planning report

Estimated construction cost of the proposed development: \$ 1 million

Building Materials:

Wall Type: See plans	Colour:
Roof Type:	Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:	See plans	Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

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:	

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: 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,

(if not the owner)

Clare Hester

Name (print)



1 July 2026

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)

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

G.W. Kemp
C.T. 371-5



N.S. 75 1/2

DIAGRAM FROM ACTUAL SUR.
TOWN OF ILFRACOMBE

REGISTERED NUMBER

69721

No. OF APPLICATION

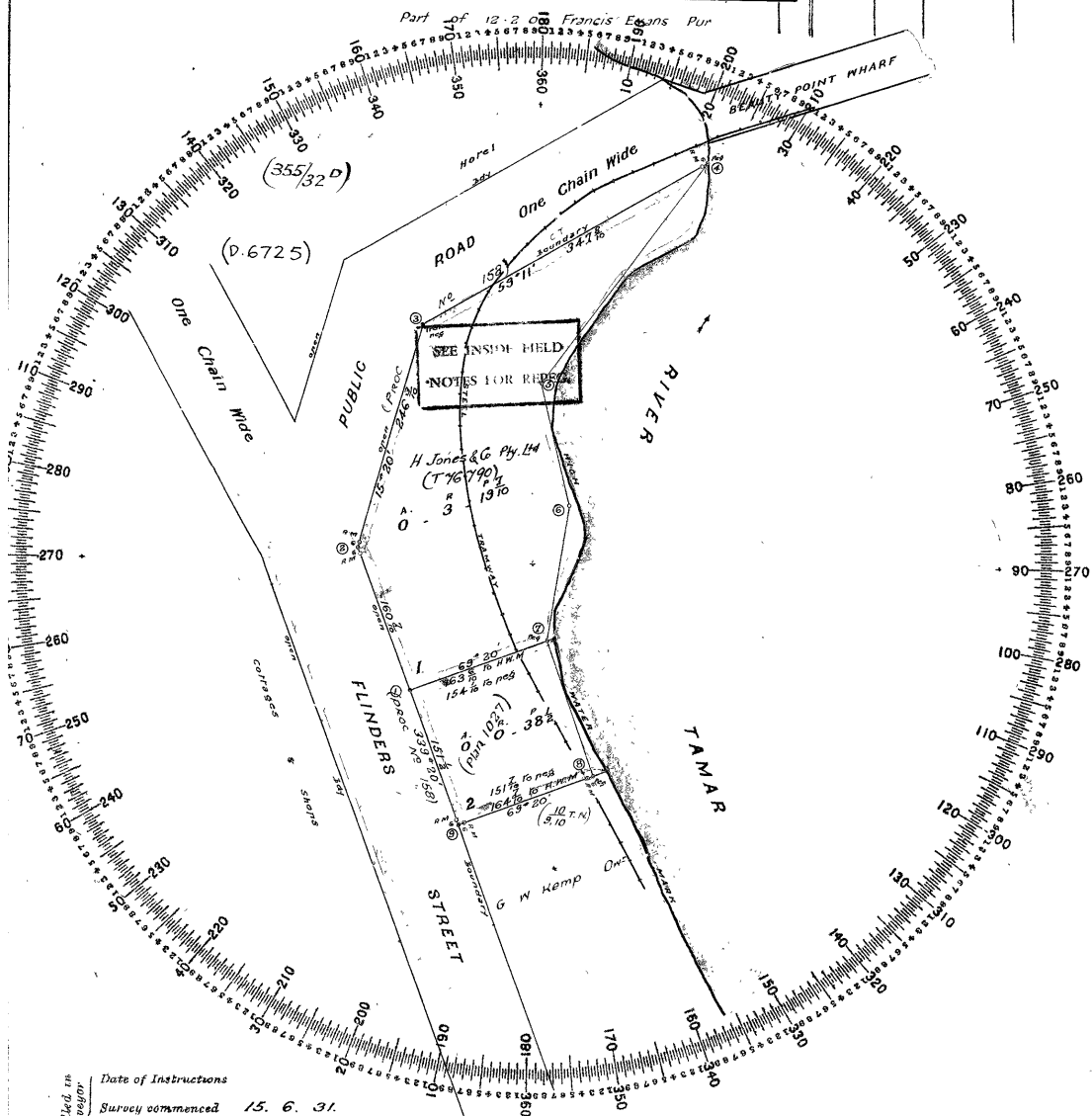
Sec. J.

Scale One Chain to an inch.

Part of the Property of George W. Kemp C.T. 371-5.

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM



Date of Instructions
Survey commenced 15. 6. 31.
Survey finished 16. 6. 31.
Error of close I in 3593 1911.
1926 1912.
Plotted by *AWM*
Examined as to boundaries *AWM*
Mathematically checked *AWM*
Entered on card by *CAH*

I, Alfred William Martin Brewer of Launceston
Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that
this plan has been made from surveys executed by me or under my own
personal supervision, inspection, and field check, and that both plan and
survey are correct, and have been made in accordance with the by-laws of
the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The
Evidence Act, 1910."

AWM Brewer
Authorised Surveyor.

Declared at Launceston this 17th day of June 1931,
before me,

Henry Chichester
Justice of the Peace.

6 August 2026
Reference: 2526-082

Eric Smith
Planning Department
West Tamar Council

By email: planning@wtc.tas.gov.au

Dear Eric,

PA2026167 - AMC Seamanship Centre Workshop Refurbishment - 112 Flinders Street, Beauty Point
Response to request for further information

Era Advisory continues to act on behalf of Australian Maritime College (AMC) in relation to the proposed workshop refurbishment at 112 Flinders Street, Beauty Point.

Please find below responses to West Tamar Council's further information requests received 28 July 2026.

RFI no.	Information requested	Response
1	Please provide a site plan showing the whole site, and a brief description of other buildings and uses on the land. <i>Advice: it may be appropriate to explain how the site and the Crown land to the east operate together.</i>	A site plan has been prepared and is attached. The rest of the site is used for tertiary education as part of AMC. The Crown land to the east of the site is leased to AMC (Agreement ID 130042).
2	Regarding the proposed logo signage, please provide dimensions and materials for both to ensure complete assessment against Clause C1 Signs Code.	Dimensions have been included in the revised plans. The planning report has been revised to include an assessment against the Signs Code.
3	It is not suitable to count parking spaces partially in the road reserve as "on site parking". Regarding the assessment of C2.5.1, please indicate how many tertiary students would be expected on site to enable complete assessment of parking requirements (this includes on the other parts of the same site as indicated in the site plan requested under #1). If there are no tertiary students, please explain how to the proposed use remains Education and	We acknowledge Council's position that the parking spaces partially within the road reserve are not counted as onsite car parking spaces. The proposed use remains Educational and Occasional Care and a further explanation is included within this letter. Tertiary students participating in placement, industry engagement and training activities will be users of the site. The number of tertiary students

RFI no.	Information requested	Response
	Occasional Care, rather than Research and Development?	using the site will vary throughout the year. Notwithstanding, students will consistently use the site as part of the AMC course requirements and will primarily be transported to and from the site by coach from the AMC Newnham campus and are not anticipated to generate additional parking demand. The assessment against C2.5.1 in the planning report has been revised to reflect the above.
4	The planning report assessment of bike parking need (C2.5.2) is not supported. In an urban location such as Beauty Point town, it is appropriate to improve bicycle facilities and encourage sustainable transport options wherever possible. Please update the site plan to show two bike parking spaces (one hoop) or more as required by the number of tertiary students not previously accounted for.	A bicycle hoop has been added to the plans to reflect Council's position. Students will primarily be transported to and from the site by coach from the AMC Newnham campus and are not anticipated to generate parking demand. The assessment against C2.5.2 in the planning report has been revised to reflect the above.
5	The site is likely to be affected by historic and ongoing port activities (Boat/ship building, marinas, slip ways and associated boat yards or petroleum or oil storage). Please address C14 Potentially Contaminated Land Code. <i>Advice: you may meet the Acceptable Solution of no more than 250m³ of soil disturbance, or you may contact Council's Environmental Health Officer for more details of what is expected to meet the Code.</i>	The planning report has been revised to include an assessment against the Potentially Contaminated Land Code. We confirm that there is no more than 250 m³ of soil disturbance proposed and the proposal meets the acceptable solution for clause C14.6.1.

Use class assessment

The use falls within the Educational and Occasional Care use class. The site has been used continuously for tertiary education, research and applied maritime activity since the establishment of the Australian Maritime College (AMC) in the late 1970s and early 1980s. The site has long supported specialist maritime education that is inherently practical and applied in nature. This has included the use of training vessels, specialist infrastructure and facilities that facilitate hands-on learning, research, testing and operational activities.

AMC, as part of the University of Tasmania, has a well-established history of collaboration with government agencies, research organisations and industry partners, with these partnerships forming an integral component of its teaching, research and training functions rather than constituting separate commercial activities. The proposed lease to SubSea Craft (SSC) is consistent with this longstanding operating model and will not alter the primary educational and research purpose of the site. Rather, SSC's co-location with AMC will directly support practical educational outcomes by providing opportunities for industry engagement, applied learning and exposure to emerging maritime technologies.

AMC's undergraduate engineering degrees require students to complete 12 weeks of industry work placements or internships prior to graduation, and SSC's establishment of its Australian business and

global research and development facility at Beauty Point will provide an ideal opportunity for students to undertake these placements within a leading maritime technology environment. The presence of SSC will also support facility tours, student presentations and direct exposure to contemporary industry practice as part of AMC coursework.

Furthermore, AMC delivers specialist training to the Royal Australian Navy and offers the only endorsed Certificate III training package in Autonomous Maritime Systems, including Uncrewed Surface Vessels (USVs). SSC intends to base MARS USVs at the facility, providing students with direct exposure to operational autonomous maritime technology as part of their training.

The proposal will also facilitate collaboration and knowledge transfer between SSC personnel and AMC academic staff, assisting in maintaining contemporary, industry-relevant course content and research capability.

Accordingly, SSC's occupation of the building is ancillary to and supportive of AMC's tertiary education, training and research functions and represents a continuation and evolution of the site's longstanding role as a specialist maritime education, research and training facility, rather than the introduction of a separate use.

The planning scheme specifically excludes research and development undertaken as part of an educational use from the Research and Development use class. The Australian Maritime College is a tertiary institution and the proposed lease to SubSea Craft is directly linked to AMC's teaching, training and research functions. The partnership will facilitate student placements, industry engagement, specialist training, collaborative research and knowledge transfer between industry and academic staff. Accordingly, any research and development activities occurring within the building are properly characterised as occurring as part of the site's established educational use, rather than constituting a separate Research and Development use.

I trust this information satisfies Council's further information requests, and the application can proceed to advertising.

Yours sincerely,

Grace Elliott
Planner

Attachments *Revised planning application package*

AMC Seamanship Centre Workshop Refurbishment

Supporting planning report

era

Council submission V2 | August 2026

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

Era Advisory Pty Ltd	
ABN 21 681 443 103	
Level 1, 125A Elizabeth St Hobart 7000 (03) 6165 0443	
enquiries@era-advisory.com.au era-advisory.com.au	
This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited	
Project	112 Flinders Street
Document version	Council submission V2
Date	August 2026
Author	Grace Elliott
Reviewer	Clare Hester
Job number	2526-082

Permit overview

Permit application details

Applicant	Era Advisory on behalf of Australian Maritime College
Owner	University of Tasmania
Address	'Australian Maritime College' - 112 Flinders Street, Beauty Point TAS 7270 Road reserve (Wharf Road)
Lot description	Folio of the Register 69721, Lot 1
Description of proposal	Redevelopment of the existing Seamanship Centre Workshop.

Relevant Planning Provisions

Applicable planning scheme	<i>Tasmanian Planning Scheme – West Tamar</i>
Zone(s)	Port and Marine Zone
Codes	• Signs Code • Parking and Sustainable Transport Code • Road and Railway Assets Code • Natural Assets Code • Potentially Contaminated Land Code • Landslip Hazard Code
Discretions	• C16.1 Design and siting of signs P1 • C16.1 Design and siting of signs P3 • C2.5.1 Car parking numbers P1 • C2.5.2 Bicycle parking numbers P1 • C7.6.1 Waterway and coastal protection area P1 • C15.5.1 Use within a landslip hazard area P1 • C15.6.1 Development within a landslip hazard area P1

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1 Introduction

1.1 Purpose

Era Advisory has been engaged by Australian Maritime College (AMC) to provide a supporting planning report for a proposed refurbishment of the Seamanship Centre Workshop at 112 Flinders Street, Beauty Point. This planning report provides relevant background material, proposal details and an assessment against the relevant planning scheme provisions.

1.2 Enquiries

Enquiries relating to this planning application should be directed to:

Grace Elliott
Planner
Era Advisory
grace@era-advisory.com.au
0477 488 670

1.3 Planning authority

The relevant planning authority is West Tamar Council.

1.4 Planning scheme

The relevant planning scheme is the *Tasmanian Planning Scheme – West Tamar*.

1.5 Title documentation

The project site consists of the following lots. Title documentation is provided in Appendix A.

Table 1 - Land comprising the subject site

Address	Owner	Title reference
'Australian Maritime College' - 112 Flinders Street, Beauty Point TAS 7270	University of Tasmania	69721/1
Road (Wharf Road)	West Tamar Council	N/A

2 Project description

2.1 Overview

The proposal is for a refurbishment of the AMC (Australian Maritime College) Seamanship Centre Workshop at 112 Flinders Street, Beauty Point, comprising demolition and alterations to the existing building. The refurbishment will enable AMC to lease the building to SubSea Craft as part of a research and education partnership.

2.2 Use

The site has been used continuously for tertiary education, research and applied maritime activity since the establishment of the AMC in the late 1970's and early 1980's. From its inception, the site has supported specialist maritime education that is inherently practical and applied in nature. This has included the use of training vessels, specialist infrastructure and facilities supporting hands-on learning, research and operational activity. The site is best understood as specialist tertiary education incorporating applied research, training and maritime operations.

The proposal includes a refurbishment to support a new partnership at the site. The building will be leased to SubSea Craft, bringing together SubSea Craft's advanced maritime expertise with AMC's research and testing capabilities. The proposed lease will not alter the primary educational and research purpose of the site. There is no introduction of an unrelated industrial activity, no separation of use from education, and no substantive change to the nature of activities historically undertaken at the site. The use remains centred on education, research, testing and development of maritime and ocean technologies in direct support of the University's academic objectives.

There is no change of use required for this proposal.

2.3 Development and built form

2.3.1 Demolition

The proposal includes demolition works including:

- Internal demolition (exempt from the planning scheme)
- Minor alterations (exempt from the planning scheme)
- Removal of existing security gate (exempt from the planning scheme)
- Removal of existing drainage channel and batter
- Removal of existing retaining wall
- Removal of existing concrete ramp
- Demolition of addition on the northern side of the building
- Removal of shipping container

- Removal of existing door, concrete platform and stairs

A demolition plan is provided at Appendix B.

2.3.2 Built form

The proposal comprises a refurbishment of the existing workshop building. Elements of proposed built form include:

- Security fence and gate (exempt from the planning scheme)
- New driveway, retaining wall and gate
- New retaining walls to accommodate landscaping
- Four additional car parking spaces
- Maintenance of existing car parking and pedestrian access (exempt from planning scheme)

Proposal plans are provided at Appendix B.

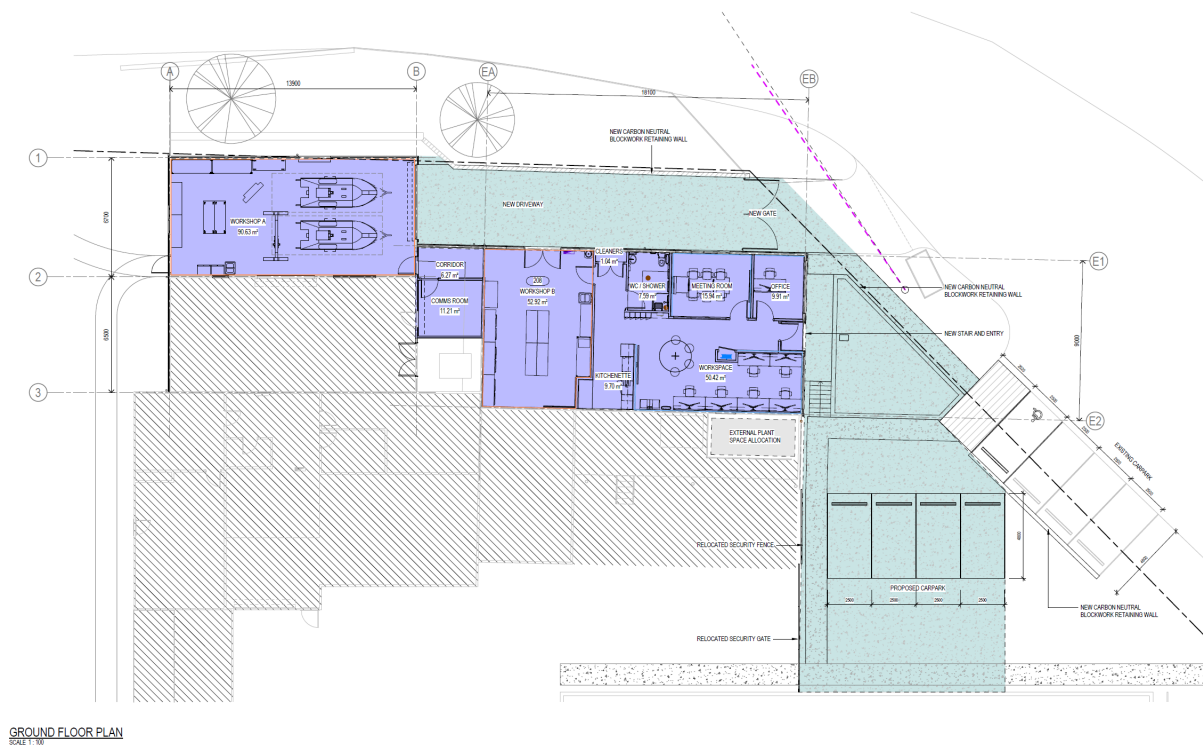


Figure 1 Proposed site plan (Source: GHD)

3 Site and surrounds

3.1 The site

The subject site is located at 112 Flinders Street, Beauty Point. The site is irregular in shape and has access via Wharf Road. It is currently used by AMC for tertiary education purposes as the Seamanship Centre Workshop. The building is used for general teaching, as an informal learning/student lunchroom, and as a technical workshop for welding.

The proposal also includes works within the Wharf Road road reserve (landscaping and works within the existing car park which are exempt from the planning scheme pursuant to section 4.2.7).



Figure 2 Aerial image of site and surrounds (Source: LISTmap)

3.2 Surrounding area

The site is located within the township of Beauty Point, a low-density coastal settlement characterised by a mix of residential and small-scale institutional and marine-related uses. The locality is defined by its proximity to the Tamar River and associated coastal environment, with foreshore areas, marinas, and marine facilities forming a key feature of the broader setting.

The site adjoins the Port and Marine Zone to the north, northwest, east and southeast. It adjoins the Utilities Zone to the southwest which accommodates the Flinders Street road corridor. It adjoins the General Residential Zone to the south.

4 Planning scheme controls

4.1 Zoning and overlays

The site is within the Port and Marine Zone, as shown in Figure 3.

It is subject to the following overlays:

- Landslip hazard
- Coastal inundation hazard
- Coastal erosion area
- Waterway and coastal protection area

It is not on the Tasmanian Heritage Register.

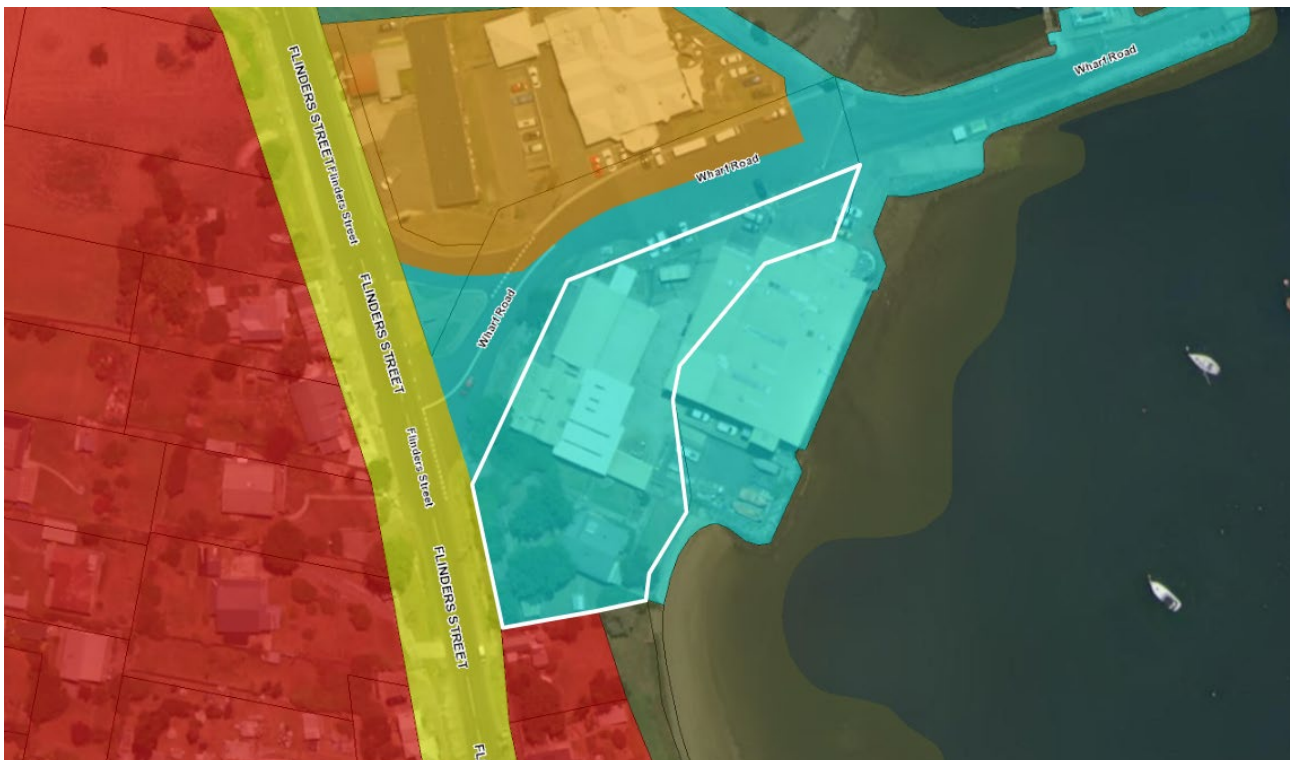


Figure 3 Zoning of site and surrounds (Source: LISTmap)

4.2 Relevant codes

The following codes from the planning scheme are applicable to the application:

- C1.0 Signs Code

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C14.0 Potentially Contaminated Land Code
- C15.0 Landslip Hazard Code

4.3 Exemptions

Several exemptions apply to this proposal.

Table 2 - Applicable exemptions

Exemption	Outcome
4.2.7 minor infrastructure	The maintenance of the car parking spaces that are partially located on the site and the adjoining road reserve together with the provision of the footpath will be undertaken on behalf of Council.
4.3.2 internal building and works	All proposed internal works are exempt from the planning scheme.
4.3.4 minor alterations	The Local Historic Heritage Code does not apply. Several elements of the proposal fit within the definition of minor alterations and are exempt from the planning scheme. These are: • Remove existing roof cladding and replace • Remove existing roof structure and sheeting and replace • Remove existing wall cladding and replace • Existing windows to be replaced
4.3.5 temporary buildings or works	The proposed relocation of the existing air compressor for the duration of construction fits within the definition of temporary works and is exempt from the planning scheme.
4.3.10 demolition of exempt buildings	Removal of the existing security gate at the driveway is exempt from the planning scheme as it would be exempt under Clause 4.6.5.
4.4.2 landscaping and vegetation management	The proposed landscaping is exempt from the planning scheme.
4.6.5 fences for security purposes	Removal of the existing security gate at the driveway is exempt from the planning scheme. The proposed fencing is security fencing and is exempt from the planning scheme.

4.4 Use class and status

4.4.1 Use class

The proposal is classed as Educational and Occasional Care, which is defined as:

use of land for educational or short-term care purposes. Examples include a childcare centre, day respite centre, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

The use falls into the subclass of a tertiary institution. The use comprises a partnership with the AMC, which is part of the University of Tasmania.

AMC has a long-standing and well-documented history of collaboration with government agencies, research institutions and industry partners. These partnerships are not independent commercial activities; rather they are integral to AMC's teaching, research and national capability role. Industry collaboration enables students, academic staff and researchers to engage with advanced technologies, apply theory in real-world contexts and contribute to high-impact research outcomes. The proposed lease to SubSea Craft reflects this established model and is explicitly linked to the University's academic mission.

4.4.2 Use status

Educational and Occasional Care, if for training in marine, port, shipping and transport purposes, is a Permitted use in the Port and Marine Zone. As the proposed use is associated with maritime training, the proposed use is Permitted.

4.5 Machinery provisions

Section 6 of the planning scheme outlines the correct procedure for assessment of use and development against the planning scheme.

4.5.1 Assessment against standards

Regarding assessment against use or development standards clause 5.6 requires that the Project must comply with each applicable standard and that compliance with the standard can be achieved by way of either complying with the acceptable solution or satisfying the performance criteria.

In the following sections each applicable zone, code and specific area plan is addressed. At the front part of the assessment against each of these, applicable standards are identified in a table. A response to the applicable standards follows, identifying if the acceptable solution is achieved or the performance criteria is satisfied. The conclusion at Section 12 of the report summarises all applicable standards.

5 Port and Marine Zone

5.1 Zone purpose

The purpose of the Port and Marine Zone is:

25.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.

25.1.2 To provide for use or development that supports and does not adversely impact on port and marine activities.

As the proposed use is Permitted in the Port and Marine Zone, the proposal is consistent with the zone purpose.

5.2 Applicable standards

Clause	Applicability
Development Standards for Buildings and Works	
25.4.1 Building height	A1/P1 Applicable.
Development Standards for Buildings and Works	
25.5 Development Standards for Subdivision	Not applicable. No subdivision proposed.

5.3 Clause 25.4.1 Building height

Acceptable Solutions	Performance Criteria
Objective To provide for a building height that: (a) is necessary for the operation of the use; and (b) does not cause unreasonable loss of amenity on adjoining properties.	
A1 Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must be not more than 20m.	P1 Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must: (a) be necessary for the operation of the use; and (b) not cause unreasonable loss of amenity to adjoining properties, having regard to:

-
- (i) the bulk and form of the building;
 - (ii) separation from existing use on adjoining sites;
and
 - (iii) any buffers created by natural or other features.
-

Planner Response

Building height will be no more than 20 m.

The acceptable solution (A1) is met.

6 Signs Code

6.1 Application of the Code

The Signs Code applies to all development for signs, except where an exemption applies. As there is no applicable exemption, the Signs Code is applicable.

6.2 Applicable standards

The following standards in the Signs Code apply to the proposed use and development.

Clause	Applicability	
Development Standards for Buildings and Works		
C1.6.1 Design and siting of signs	A1/P1	Applicable.
	A2/P2	Applicable.
	A3/P3	Applicable.
C1.6.2 Illuminated signs	Not applicable. No illuminated sign proposed.	
C1.6.3 Third party sign	Not applicable. No third party sign proposed.	
C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts	Not applicable. Site is not a local heritage place or within a local heritage precinct or local historic landscape precinct.	

6.3 Development standards

6.3.1 Clause C1.6.1 Design and siting of signs

Acceptable Solutions	Performance Criteria
Objective	
That:	
(a) signage is well designed and sited; and	
(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.	

A1

A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and
- (b) meet the sign standards for the relevant sign type set out in Table C1.6,
- (c) excluding for the following sign types, for which there is no Acceptable Solution:
 - (i) roof sign;
 - (ii) sky sign; and
 - (iii) billboard.

P1.1

A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and
- (b) be compatible with the streetscape or landscape, having regard to:
 - (i) the size and dimensions of the sign;
 - (ii) the size and scale of the building upon which the sign is proposed;
 - (iii) the amenity of surrounding properties;
 - (iv) the repetition of messages or information;
 - (v) the number and density of signs on the site and on adjacent properties; and
 - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

P1.2

If a roof sign, sky sign or billboard, the sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table C1.6;
- (b) meet the sign standards for the relevant sign type in Table C1.6; and
- (c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:
 - (i) the size and dimensions of the sign;
 - (ii) the size and scale of the building upon which the sign is proposed;
 - (iii) the amenity of surrounding properties;
 - (iv) the repetition of messages or information;
 - (v) the number and density of signs on the site and on adjacent properties; and
 - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

Planner Response

The proposal includes two signs described as follows:

- Custom Graphics 1: Exterior-grade vinyl film SSC logo, 2750mm diameter.
- Custom Graphics 2: Attached AMC SSC signboard, 810mm x 3100mm.

The two signs proposed are considered to be wall signs under the planning scheme.

Wall signs are applicable within the Port and Marine Zone. A1(a) is met.

Under Table C1.6, a wall sign must:

- (a) must not extend beyond the wall or above the top of the wall to which it is attached;
- (b) have a maximum area of 4.5m²; and
- (c) must not occupy more than 25% of the wall area.

Each graphic will not extend beyond the wall or above the top of the wall to which is attached, or occupy more than 25% of the wall area. Custom Graphic 2 is approximately 2.5 m² and meets the acceptable solution. Custom Graphic 1, as a 2750 mm diameter circle, equates to approximately 5.94 m², triggering the performance criteria.

Custom Graphic 1 is integrated into the building façade and is proportionate to the scale of the workshop building and roller door on which it is displayed. The sign functions as identification signage associated with the approved use and presents a single, simple message without the repetition of information. While the logo is visible from surrounding areas, it does not project beyond the building, create visual clutter, or detract from the amenity of surrounding properties. The site contains a limited number of identification, wayfinding and statutory signs, and the addition of the logo does not result in an excessive density of signage on the site or in the locality. As the graphic is affixed to the building envelope and does not obstruct sightlines or encroach into pedestrian or vehicle circulation areas, it will not adversely affect the safe and efficient movement of vehicles or pedestrians. The sign is therefore compatible with the character of the surrounding maritime and training precinct and the existing streetscape. P1.1 is satisfied.

P1.2 is not applicable as no roof sign, sky sign or billboard is proposed.

The performance criteria (P1) are satisfied.

A2

A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.

P2

A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:

- (a) the topography of the site and the surrounding area;
 - (b) the relative location of buildings, habitable rooms of dwellings and private open space;
 - (c) any overshadowing; and
 - (d) the nature and type of the sign.
-

Planner Response

The signs will be more than 2 m from the boundary with the General Residential Zone.

The acceptable solution (A2) is met.

A3

The number of signs for each business or tenancy on a road frontage of a building must be no more than:

- (a) 1 of each sign type, unless otherwise stated in Table C1.6;
- (b) 1 window sign for each window;
- (c) 3 if the street frontage is less than 20m in length; and
- (d) 6 if the street frontage is 20m or more,

excluding the following sign types, for which there is no limit:

- (i) name plate; and
 - (ii) temporary sign.
-

P3

The number of signs for each business or tenancy on a street frontage must:

- (a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and
 - (b) not involve the repetition of messages or information.
-

Planner Response

The graphics will both be seen from the Wharf Road frontage. Assessment against the performance criteria is required.

The signage provides complementary business identification and branding and is limited to two signs associated with a single tenancy. The number of signs is modest relative to the scale of the site and building and does not result in an unreasonable increase in visual clutter within the streetscape. The signs are integrated with the building façade and provide clear identification of the Subsea Craft facility without dominating the appearance of the development. While both signs relate to the same business, they perform different functions, comprising a corporate logo and site identification signage, and do not result in excessive repetition of information. The proposal therefore maintains an orderly streetscape presentation and is consistent with the intent of the performance criterion.

The performance criteria (P3) are satisfied.

7 Parking and Sustainable Transport Code

7.1 Application of the code

The Parking and Sustainable Transport Code applies to all use and development.

7.2 Applicable standards

The following standards in the Parking and Sustainable Transport Code apply to the proposed use and development.

Clause	Applicability	
Use Standards		
C2.5.1 Car parking numbers	A1/P1	Applicable.
C2.5.2 Bicycle parking numbers	A1/P1	Applicable.
C2.5.3 Motorcycle parking numbers	A1/P1	Applicable.
C2.5.4 Loading bays	A1/P1	Not applicable pursuant to clause C2.2.3.
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	A1/P1	Not applicable. Not within the General Residential Zone or Inner Residential Zone.
Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	A1/P1	Applicable.
C2.6.2 Design and layout of parking areas	A1/P1	Applicable.
C2.6.3 Number of accesses for vehicles	A1/P1	Applicable.
	A2/P2	Not applicable. Not within the Central Business Zone or in a pedestrian priority street.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	A1/P1	Not applicable. Not within the General Business Zone or Central Business Zone.
C2.6.5 Pedestrian access	A1/P1	Not applicable. Less than ten car parking spaces proposed.

Clause	Applicability	
C2.6.6 Loading bays	A1/P1	Not applicable. No loading bay proposed.
	A2/P2	Not applicable. No loading bay proposed.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	A1/P1	Not applicable. Not within the General Business Zone or Central Business Zone.
	A2/P2	Not applicable. Not within the General Business Zone or Central Business Zone.
C2.6.8 Siting of parking and turning areas	A1/P1	Not applicable. Not in a relevant zone.
	A2/P2	Not applicable. Not within the Central Business Zone.
Parking Precinct Plan		
C2.7.1 Parking precinct plan	A1/P1	Not applicable. No parking precinct plan.

7.3 Use standards

7.3.1 Clause C2.5.1 Car parking numbers

Acceptable Solutions	Performance Criteria
Objective That an appropriate level of car parking spaces are provided to meet the needs of the use.	
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard

development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

to the scale and nature of the use and development.

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (a) the nature and intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the surrounding area.

Planner Response

Table C2.1 requires one space per employee and one space per six tertiary education students. It is anticipated that there will be a maximum of ten researchers on site at any time. The researchers are considered employees for the purposes of this assessment, generating a requirement of ten car parking spaces. Additionally, tertiary students participating in placement, industry engagement and training activities will be users of the site. The number of tertiary students using the site will vary throughout the year.

A total of four entirely on-site car parking spaces are proposed. The proposal therefore requires assessment against the performance criteria.

The number of on-site car parking spaces will meet the reasonable needs of the use. Ten represents the maximum anticipated staff occupancy, with typical demand expected to be lower, comprising approximately 6-8 resident researchers and 1-2 visiting researchers at any one time. Car parking will be accommodated within the four onsite car parking spaces and the four existing spaces (inclusive of an accessible space) that are partially on the site and partially in the road reserve. The car parking spaces partially within the road reserve will continue to be used only by the researchers. Parking demand will vary over time due to differing work schedules, research activities, and the intermittent presence of visiting researchers. This variation enables a degree of shared use of spaces and reduces peak demand. The site accommodates a relatively small-scale research use with low turnover and limited visitor demand. As such, the likelihood of all researchers requiring individual parking simultaneously is low. The proposed provision of four onsite spaces together with the four partially onsite spaces is therefore considered sufficient to meet anticipated staff demand without resulting in oversupply.

Tertiary students are expected to be transported to and from the site by coach from the AMC Newnham campus and are not anticipated to generate parking demand.

The proposed car parking layout responds to site constraints, including the need to accommodate access arrangements. The reduced number of spaces avoids unnecessary hardstand areas and associated impacts on site layout and landscaping. There is no anticipated adverse impact on the surrounding streetscape, as the scale of parking is modest and integrated within the site.

Having regard to the scale and nature of the use, the expected variation in demand, and the characteristics of the site, the proposed number of car parking spaces is considered to satisfy the reasonable needs of the use.

The performance criteria (P1) are satisfied.

7.3.2 Clause C2.5.2 Bicycle parking numbers

Acceptable Solutions

Performance Criteria

Objective

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

A1

Bicycle parking spaces must:

- (a) be provided on the site or within 50m of the site; and

P1

Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

-
- | | |
|---|---|
| (b) be no less than the number specified in Table C2.1. | (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and
(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area. |
|---|---|
-

Planner Response

Table C2.1 requires 1 bicycle parking space per 5 employees and tertiary education students.

It is anticipated that there will be a maximum of ten researchers onsite, generating a requirement for two bicycle parking spaces. One bicycle hoop will be provided, equalling two bicycle parking spaces.

Additionally, tertiary students participating in placement, industry engagement and training activities will be users of the site. The number of tertiary students using the site will vary throughout the year.

Tertiary students are expected to be transported to and from the site by coach from the AMC Newnham campus and are not anticipated to generate bicycle parking demand. The two bicycle parking spaces provided for staff therefore meet the reasonable needs of the use.

The performance criteria (P1) are satisfied.

7.3.3 Clause C2.5.3 Motorcycle parking numbers

Acceptable Solutions

Performance Criteria

Objective

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

A1

The number of on-site motorcycle parking spaces for all uses must:

- (a) be no less than the number specified in Table C2.4; and
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.

P1

Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;
 - (b) the topography of the site;
 - (c) the location of existing buildings on the site;
 - (d) any constraints imposed by existing development; and
 - (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
-

Planner Response

Under Table C2.4, no motorcycle parking spaces are required.

The acceptable solution (A1) is met.

7.4 Development standards

7.4.1 Clause C2.6.1 Construction of parking areas

Acceptable Solutions

Performance Criteria

Objective

That parking areas are constructed to an appropriate standard.

A1

All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all weather pavement;
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

P1

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
 - (b) the topography of the land;
 - (c) the drainage system available;
 - (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
 - (e) the likelihood of generating dust; and
 - (f) the nature of the proposed surfacing.
-

Planner Response

It is recommended that a condition is added to the permit to ensure the A1 is satisfied.

The acceptable solution (A1) is met subject to permit condition.

7.4.2 Clause C2.6.2 Design and layout of parking areas

Acceptable Solutions**Performance Criteria**

Objective

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
 - (iii) have an access width not less than the requirements in Table C2.2;
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
 - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or
- (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

P1

(a) All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:

- (b) the characteristics of the site;
- (c) the proposed slope, dimensions and layout;
- (d) useability in all weather conditions;
- (e) vehicle and pedestrian traffic safety;
- (f) the nature and use of the development;
- (g) the expected number and type of vehicles;
- (h) the likely use of the parking areas by persons with a disability;
- (i) the nature of traffic in the surrounding area;
- (j) the proposed means of parking delineation; and
- (k) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off- -street commercial vehicle facilities.

A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

- (a) be located as close as practicable to the main entry point to the building;

-
- (b) be incorporated into the overall car park design; and
 - (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.
-

Planner Response

It is recommended that a condition is added to the permit to ensure A1 is satisfied.

The acceptable solution (A1) is met subject to permit condition.

7.4.3 Clause C2.6.3 Number of accesses for vehicles

Acceptable Solutions

Performance Criteria

Objective

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
 - (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
 - (c) the number of accesses minimise impacts on the streetscape.
-

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses,
- (c) whichever is the greater.

P1

The number of accesses for each frontage must be minimised, having regard to:

- (a) any loss of on-street parking; and
 - (b) pedestrian safety and amenity;
 - (c) traffic safety;
 - (d) residential amenity on adjoining land; and
 - (e) the impact on the streetscape.
-

Planner Response

No new vehicle accesses are proposed.

The acceptable solution (A1) is met.

8 Road and Railway Assets Code

8.1 Application of the code

This code applies to a use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

The proposal is anticipated to increase the amount of vehicular traffic using the existing vehicle crossing as four new car parks are proposed onsite.

8.2 Applicable standards

The following standards in the Road and Railway Assets Code apply to the proposed use and development.

Clause		Applicability
Use Standards		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	A1/P1	Applicable.
Development Standards for Buildings and Works		
C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	A1/P1	Not applicable. No sensitive use proposed.
Development Standards for Subdivision		
C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area	A1/P1	Not applicable. No subdivision proposed.

8.3 Use standards

8.3.1 Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Acceptable Solutions

Performance Criteria

Objective

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

A1.1

For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) a new junction;
- (b) a new vehicle crossing; or
- (c) a new level crossing.

A1.2

For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

A1.3

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

P1

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

Planner Response

Wharf road is not a category 1 road or limited access road. A1.1 is not applicable.

The proposal does not involve a new vehicle crossing. A1.2 is not applicable.

The proposal does not affect the rail network. A1.3 is not applicable.

The proposal will not increase the vehicular traffic to and from the site by more than 40 vehicle movements per day for vehicles up to 5.5 m long or 5 vehicle movements per day for vehicles longer than 5.5 m long.

Wharf Road is not a major road. A1.5 is not applicable.

The acceptable solution (A1) is met.

9 Natural Assets Code

9.1 Application of the code

The proposal includes works within a waterway and coastal protection area. The Natural Assets Code is applicable.

9.2 Applicable standards

The following standards in the Natural Assets Code apply to the proposed use and development.

Clause	Applicability	
Development Standards for Buildings and Works		
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1/P1	Applicable.
	A2/P2	Not applicable. Not within a future coastal refugia area.
	A3/P3	Applicable.
	A4/P4	Not applicable. No dredging or reclamation proposed.
	A5/P5	Not applicable. No coastal protection works or watercourse erosion or inundation protection works proposed.
C7.6.2 Clearance within a priority vegetation area	A1/P1	Not applicable. Not within a priority vegetation area.
Development Standards for Subdivision		
C7.1 Development Standards for Subdivision	Not applicable. No subdivision proposed.	

9.3 Development standards

9.3.1 Clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Acceptable Solutions	Performance Criteria
Objective	

That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

A1

Buildings and works within a waterway and coastal protection area must:

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

P1.1

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;
- (b) impacts on riparian or littoral vegetation;
- (c) maintaining natural streambank and streambed condition, where it exists;
- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- (e) the need to avoid significantly impeding natural flow and drainage;
- (f) the need to maintain fish passage, where known to exist;
- (g) the need to avoid land filling of wetlands;
- (h) the need to group new facilities with existing facilities, where reasonably practical;
- (i) minimising cut and fill;
- (j) building design that responds to the particular size, shape, contours or slope of the land;
- (k) minimising impacts on coastal processes, including sand movement and wave action;
- (l) minimising the need for future works for the protection of natural assets, infrastructure and property;
- (m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and
- (n) the guidelines in the Tasmanian Coastal Works Manual.

P1.2

Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;
- (b) the need to operate a marine farming shore facility;
- (c) the need to access infrastructure available in a coastal location;
- (d) the need to service a marine or coastal related activity;
- (e) provision of essential utility or marine infrastructure; or
- (f) provisions of open space or for marine-related educational, research, or recreational facilities.

Planner Response

The proposal does not meet the acceptable solution. Assessment against the performance criteria is required.

It is recommended that a condition on the planning permit is provided to address this standard, requiring a soil and water management plan to be implemented prior to works commencing onsite.

The performance criteria (P1) are satisfied subject to permit condition.

A3

Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

P3

Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) the need to minimise impacts on water quality; and
- (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Planner Response

The proposal does not involve a new stormwater point discharge into a watercourse, wetland or lake.

The acceptable solution (A3) is met.

10 Potentially Contaminated Land Code

10.1 Application of the code

The Potentially Contaminated Land Code is applicable as the site may have been used for a potentially contaminating activity (boat/ship building, marinas, slip ways and associated boat yards or petroleum or oil storage), as identified by the planning authority.

10.2 Applicable standards

The following standards in the Potentially Contaminated Land Code apply to the proposed use and development.

Clause		Applicability
Use standards		
C14.5.1 Suitability for intended use	A1/P1	Not applicable. No sensitive use proposed.
Development Standards for Buildings and Works		
C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012	A1/P1	Applicable.
C14.6.2 Redevelopment on land subject to the Macquarie Point Development Corporation Act 2012	A1/P1	Not applicable. Not subject to the <i>Macquarie Point Development Corporation Act 2012</i> .
Development Standards for Subdivision		
C14.7 Development Standards for Subdivision		Not applicable. No subdivision proposed.

10.3 Development standards for Buildings and Works

10.3.1 Clause C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012

Acceptable Solutions

Performance Criteria

Objective

That works involving excavation of potentially contaminated land, excluding on land subject to *the Macquarie Point Development Corporation Act 2012*, do not adversely impact on human health or the environment.

A1

Excavation, excluding on land subject to the *Macquarie Point Development Corporation Act 2012*, must involve less than 250m³ of site disturbance.

P1

Excavation, excluding on land subject to the *Macquarie Point Development Corporation Act 2012*, must not have an adverse impact on human health or the environment, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated;
 - (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
 - (c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes:
 - (i) any specific remediation and protection measures required to be implemented before excavation commences; and
 - (ii) a statement that the excavation does not adversely impact on human health or the environment.
-

Planner Response

The proposal involves less than 250 m³ of site disturbance.

The acceptable solution (A1) is met.

11 Landslip Hazard Code

11.1 Application of the code

The site is within a medium landslip hazard band overlay.

As Educational and Occasional Care is a 'vulnerable use' under the planning scheme, the proposed use does not meet the exemption criteria and requires assessment against the Landslip Hazard Code. Similarly not all works are related to building and plumbing work.

11.2 Applicable standards

The following standards in the Landslip Hazard Code apply to the proposed use and development.

Clause	Applicability	
Use standards		
C15.5.1 Use within a landslip hazard area	A1/P1	Applicable.
	A2/P2	Not applicable. No critical use proposed.
	A3/P3	Not applicable. No hazardous use proposed.
	A4/P4	Applicable.
Development Standards for Buildings and Works		
C15.6.1 Building and works within a landslip hazard area	A1/P1.1	Applicable
Development Standards for Subdivision		
C15.7.1 Subdivision within a landslip hazard area	A1/P1	Not applicable. No subdivision proposed.

11.3 Use standards

11.3.1 Clause C15.5.1 Use within a landslip hazard area

Acceptable Solutions	Performance Criteria
----------------------	----------------------

Objective

That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.

A1

No Acceptable Solution.

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, having regard to:

- (a) the type, form and duration of the use; and
- (b) a landslip hazard report that demonstrates that:
 - (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or
 - (ii) the use can achieve and maintain a tolerable risk for the intended life of the use.

P1.2

If landslip reduction or protection measures are required on land 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 landslip reduction or protection measures.

Planner Response

There is no acceptable solution. Assessment against the performance criteria is required.

A landslide risk assessment has been prepared by GeoTon and provides an assessment against the performance criteria. The report concludes that an acceptable level of risk can be achieved for the proposed use, and no landslip reduction or protection measures are required

The performance criteria (P1) are satisfied.

A4

No Acceptable Solution.

P4

In addition to the requirements in clause C15.5.1 P1.1, a vulnerable use within a landslip hazard area must be protected from landslip, having regard to:

- (a) any protection measures, existing or proposed;
 - (b) the ability and capability of people in a landslip event who may live, work or visit the site, to:
 - (i) protect themselves;
 - (ii) evacuate in an emergency; and
 - (iii) understand and respond to instructions in the event of an emergency;
 - (c) any emergency evacuation plan;
 - (d) the advice contained in a landslip hazard report; and
 - (e) any advice from a State authority, regulated entity or a council.
-

Planner Response

There is no acceptable solution. Assessment against the performance criteria is required.

A landslide risk assessment has been prepared by GeoTon and provides an assessment against the performance criteria. The report concludes that no landslip-specific requirements need to be implemented in regard to any protection measure or emergency evacuation plan, other than the standard requirements pursuant to the *Building Act 2016* and the planning scheme.

The performance criteria (P4) are satisfied.

11.3.2 Clause C15.6.1 Building and works within a landslip area

Acceptable Solutions	Performance Criteria
Objective That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.	
A1 No Acceptable Solution.	P1.1 Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslip hazard report. P1.2 A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure. P1.3 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.

Planner Response

There is no acceptable solution. Assessment against the performance criteria is required.

A landslide risk assessment has been prepared by GeoTon and provides an assessment against the performance criteria. The report concludes that works within the landslip hazard area can minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip both on the site and adjacent land.

The performance criteria (P1.1 and P1.2) are satisfied. P1.3 is not applicable.

12 Conclusion

The proposal is for a refurbishment of the AMC (Australian Maritime College) Seamanship Centre Workshop at 112 Flinders Street, Beauty Point, comprising demolition and alterations to the existing building. The refurbishment will enable AMC to lease the building to SubSea Craft as part of a research and education partnership.

An assessment against all relevant standards of the planning scheme is contained in section 5 through to section 11. The Project is for a permitted use within the Port and Marine Zone.

In addition, a total of 12 different use and development standards are applicable to the Project. The relevant standards and whether the Project complies with the acceptable solution or relies on the performance criteria is outlined in Table 3.

Table 3 - Summary of the applicable standards and whether the proposal relies on the acceptable solution or performance criteria

Clause	Acceptable solution or performance criteria	
Port and Marine Zone		
25.4.1 Building height	A1/P1	Complies with A1
Signs Code		
C1.6.1 Design and siting of signs	A1/P1	Relies on P1
	A2/P2	Complies with A1
	A3/P3	Relies on P3
Parking and Sustainable Transport Code		
C2.5.1 Car parking numbers	A1/P1	Relies on P1
C2.5.2 Bicycle parking numbers	A1/P1	Relies on P1
C2.6.1 Construction of parking areas	A1/P1	Complies with A1 (subject to condition)
C2.6.2 Design and layout of parking areas	A1/P1	Complies with A1 (subject to condition)
Road and Railway Assets Code		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	A1/P1	Complies with A1

Clause	Acceptable solution or performance criteria	
Natural Assets Code		
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1/P1	Relies on P1
	A3/P3	Complies with A3
Potentially Contaminated Land Code		
C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012	A1/P1	Complies with A1
Landslip Hazard Code		
C15.5.1 Use within a landslip hazard area	A1/P1	Relies on P1
	A4/P4	Relies on P4
C15.6.1 Development within a landslip hazard area	A1/P1	Relies on P1

Appendix A Title documentation

Appendix B Proposal drawings

Appendix C Landslide risk assessment

UTAS / AMC / SUBSEA CRAFT AMC SEAMANSHIP CENTRE WORKSHOPS

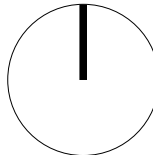
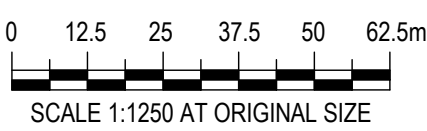
12689911



LOCATION PLAN
SCALE 1: 1250

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DRAWING No.	DRAWING TITLE
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GHD-00-00-DRG-AR-00005	ARCHITECTURAL LEGEND AND NOTES
GHD-00-00-DRG-AR-00010	SITE PLAN
GHD-00-00-DRG-AR-00035	DEMOLITION PLAN
GHD-00-00-DRG-AR-00036	DEMOLITION REFLECTED CEILING PLAN
GHD-00-00-DRG-AR-00037	DEMOLITION BUILDING ELEVATIONS
GHD-00-00-DRG-AR-00038	DEMOLITION ROOF PLAN
GHD-00-00-DRG-AR-00070	PERFORMANCE PLANS
GHD-00-00-DRG-AR-00100	GENERAL ARRANGEMENT PLAN
GHD-00-00-DRG-AR-00180	ROOF PLAN
GHD-00-00-DRG-AR-00200	PARTITION PLAN
GHD-00-00-DRG-AR-00250	REFLECTED CEILING PLAN
GHD-00-00-DRG-AR-00300	FINISHES PLAN
GHD-00-00-DRG-AR-00350	FURNITURE PLAN
GHD-00-00-DRG-AR-00400	BUILDING ELEVATIONS
GHD-00-00-DRG-AR-00450	BUILDING SECTIONS
GHD-00-00-DRG-AR-00451	BUILDING SECTIONS
GHD-00-00-DRG-AR-00630	WALL TYPE SCHEDULE
GHD-00-00-DRG-AR-00631	CONSTRUCTION DETAILS
GHD-00-00-DRG-AR-00632	CONSTRUCTION DETAILS
GHD-00-00-DRG-AR-00700	INTERNAL ELEVATIONS
GHD-00-00-DRG-AR-00701	INTERNAL ELEVATIONS
GHD-00-00-DRG-AR-00702	INTERNAL ELEVATIONS
GHD-00-00-DRG-AR-00703	INTERNAL ELEVATIONS
GHD-00-00-DRG-AR-00750	JOINERY - SHEET 1
GHD-00-00-DRG-AR-00751	JOINERY - SHEET 2
GHD-00-00-DRG-AR-00770	JOINERY TYPICAL DETAILS
GHD-00-00-DRG-AR-00800	DOOR SCHEDULE
GHD-00-00-DRG-AR-00805	DOOR ELEVATIONS
GHD-00-00-DRG-AR-00810	WINDOW SCHEDULE
GHD-00-00-DRG-AR-00830	FINISHES SCHEDULES
Total No. of Drawings: 31	

P03	DESIGN DEVELOPMENT	CE	BW	03.05.2026
P02	PLANNING ISSUE	CE	BW	26.05.2026
P01	SCHEMATIC DESIGN	CE	BW	06.05.2026
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Project No.
12689911

Client	UTAS / AMC / SUBSEA CRAFT
Project	AMC SEAMANSHIP CENTRE WORKSHOPS
Status	PRELIMINARY

Drawing Title	ARCHITECTURAL DRAWING INDEX
Drawing No.	12689911-GHD-00-00-DRG-AR-00000
Rev	P03

Size
A1

DOCUMENTATION PACKAGE 01
EXTERNAL WALLS, ROOF, DOORS AND WINDOWS

DOCUMENTATION PACKAGE 02
INTERIOR FITOUT

DOCUMENTATION PACKAGE 03
DRIVEWAY, RETAINING WALL, CAR PARKING, FENCING AND LANDSCAPING

NOTES

VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

REFER TO SURVEY INFORMATION FOR EXISTING SITE CONDITIONS AND SERVICE LOCATIONS.

LOCATE AND PROTECT EXISTING SERVICES. RETAIN, MODIFY OR REPLACE AS REQUIRED TO SUIT THE WORKS.

PREPARE SITE FOR NEW WORKS INCLUDING EXCAVATION, LANDSCAPING, PAVING AND RETAINING WALLS AS INDICATED.

SET OUT ALL WORKS FROM SURVEYED BOUNDARIES. CONTRACTOR TO VERIFY BOUNDARY LOCATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR TO MAINTAIN SAFE ACCESS TO ADJOINING PROPERTIES AND OCCUPIED FACILITIES DURING CONSTRUCTION.

MANAGE STORMWATER RUNOFF AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

EXCAVATE AND FILL AS REQUIRED TO ACHIEVE NOMINATED LEVELS AND GRADES.

MAKE GOOD ALL SURFACES, LANDSCAPING AND INFRASTRUCTURE DISTURBED BY THE WORKS.

COORDINATE ALL CIVIL, STRUCTURAL, ARCHITECTURAL AND SERVICES WORKS.

REFER TO CIVIL, STRUCTURAL, LANDSCAPE AND SERVICES DRAWINGS FOR ADDITIONAL REQUIREMENTS.

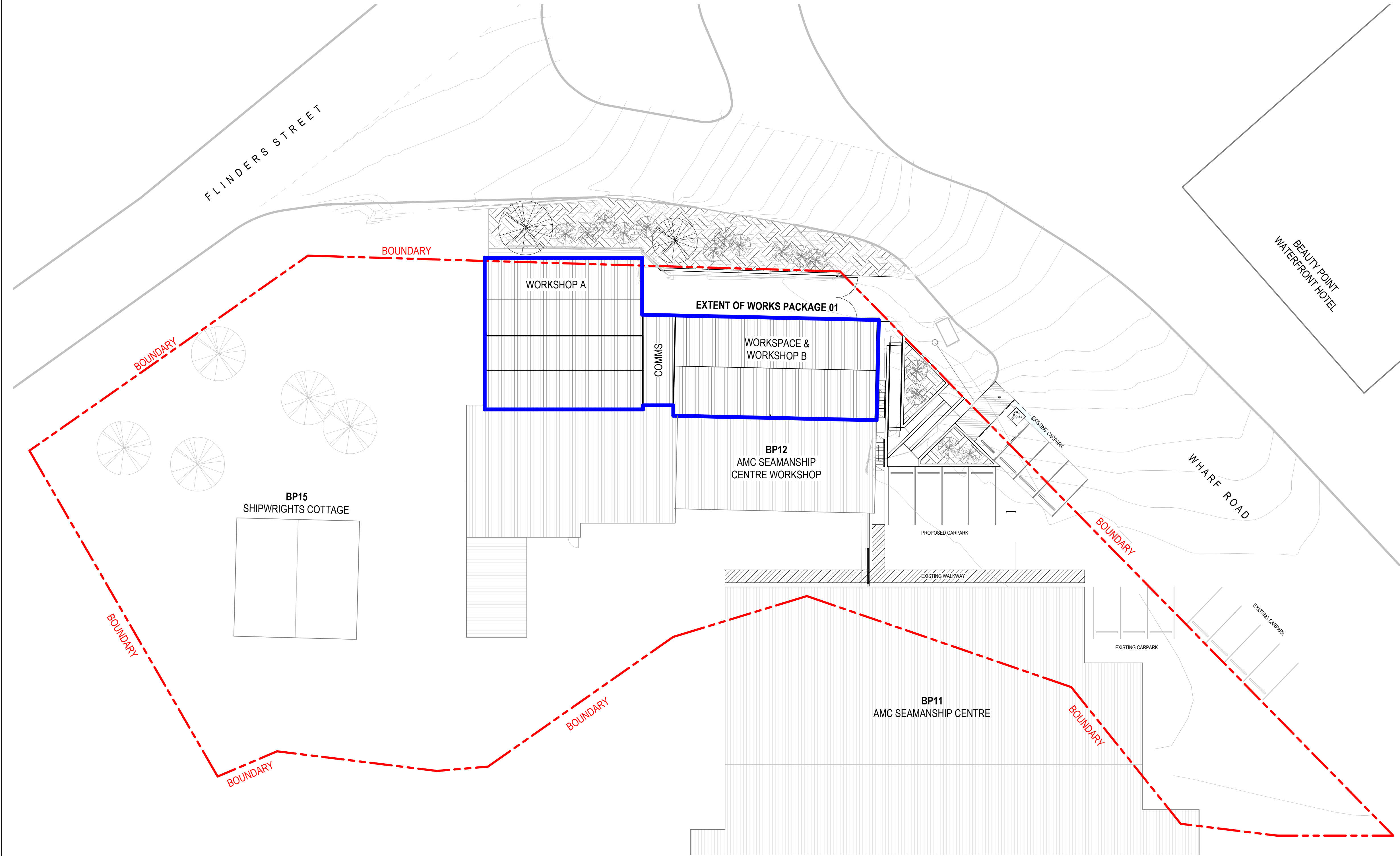
ANY UNFORESEEN SITE CONDITIONS ENCOUNTERED DURING CONSTRUCTION ARE TO BE REPORTED TO THE SUPERINTENDENT PRIOR TO PROCEEDING.

CONFIRM PRESENCE OF ASBESTOS-CONTAINING MATERIALS PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION WORKS.

ALL WORKS TO COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, AUSTRALIAN STANDARDS, AND THE PROJECT SPECIFICATION.

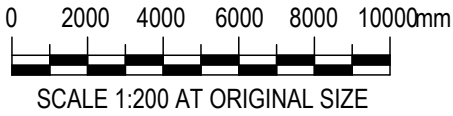
EXISTING WATER, SEWER, ELECTRICAL AND COMMUNICATIONS SERVICES WITHIN THE EXCAVATION AREA ARE TO BE RETAINED AND MODIFIED AS REQUIRED TO SUIT THE WORKS.

RETAINING WALL LOCATIONS ADJACENT BOUNDARIES ARE TO BE SURVEYED AND SET OUT BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION.



SITE PLAN
SCALE 1 : 200

P07	DA RFL01	CE	BW	31.07.2026
P06	CONTRACT DOCUMENTATION PACKAGE 03	CE	BW	29.07.2026
P04	CONTRACT DOCUMENTATION PACKAGE 1	CE	BW	09.07.2026
P03	DESIGN DEVELOPMENT	CE	BW	03.05.2026
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P01	SCHEMATIC DESIGN	CE	BW	06.05.2026
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Author	CE	Drafting Check	BW	
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Project **AMC SEAMANSHIP CENTRE WORKSHOPS**

Status **PRELIMINARY**

Drawing No.
Title **SITE PLAN**

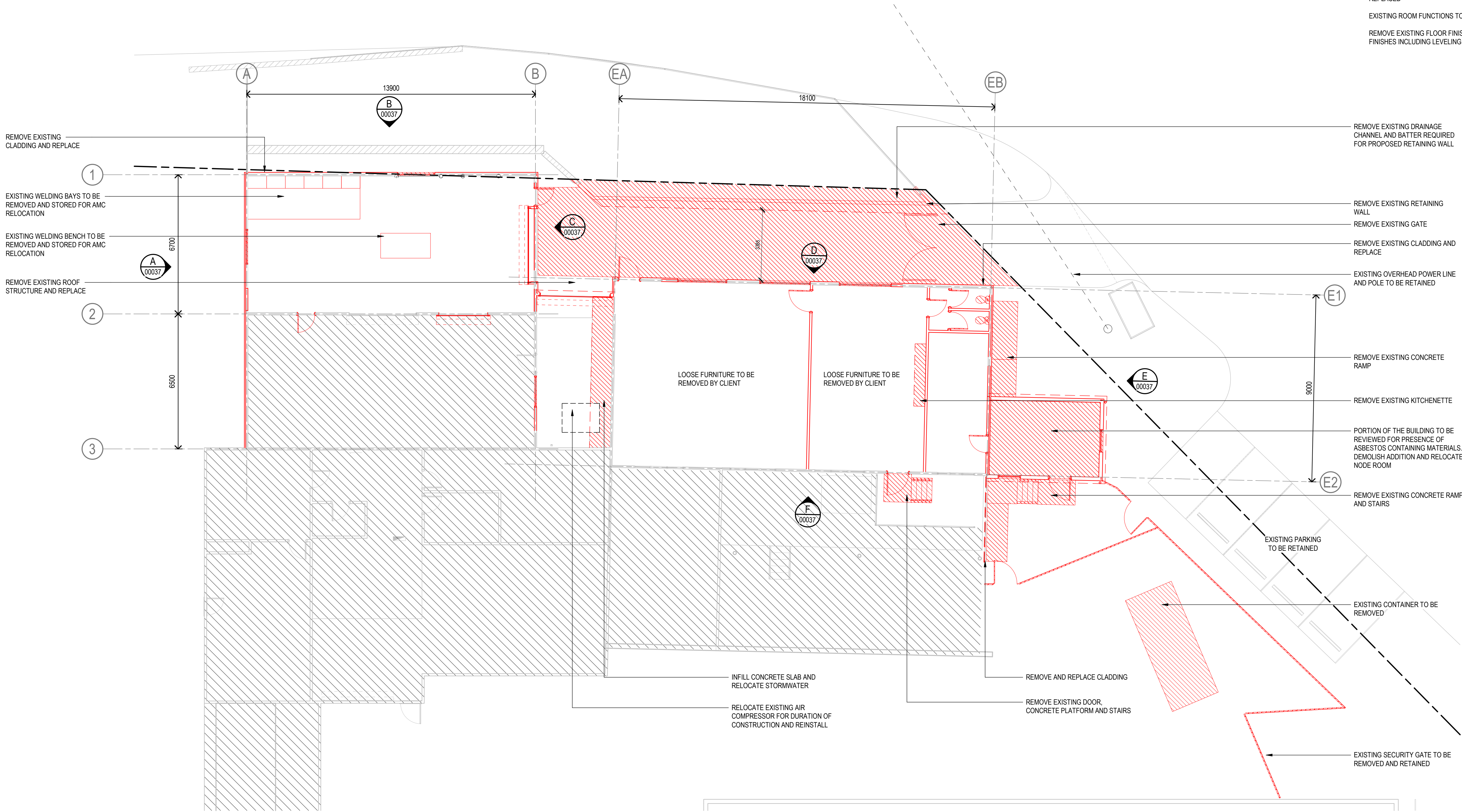
12689911-GHD-00-00-DRG-AR-00010

Size
A1

Rev
P07

- LEGEND**
- TO BE DEMOLISHED
 - EXISTING
 - NO WORKS
 - BOUNDARY LINE

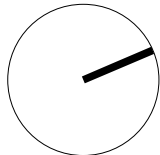
- NOTES**
- THE PRESENCE OF ASBESTOS CONTAINING MATERIALS SHOULD BE INVESTIGATED AND CONFIRMED PRIOR TO UNDERTAKING WORKS.
- ASBESTOS CONTAINING MATERIALS ARE TO BE REMOVED.
- ALL EXTERNAL CLADDING, ROOF SHEETING, GUTTERS AND DOWNPIPES TO BE REMOVED AND REPLACED
- EXISTING ROOM FUNCTIONS TO BE RELOCATED BY CLIENT
- REMOVE EXISTING FLOOR FINISHES INCLUDING CARPET AND VINYL, PREPARE FOR NEW FLOOR FINISHES INCLUDING LEVELING WHERE REQUIRED.



GROUND FLOOR DEMOLITION PLAN
SCALE 1:100

Rev	Description	Checked	Approved	Date
P03	DESIGN DEVELOPMENT	CE	BW	03.05.2026
P02	PLANNING ISSUE	CE	BW	26.05.2026
P01	SCHEMATIC DESIGN	CE	BW	06.05.2026
Author	CE	Drafting Check	BW	
Designer	CE	Design Check	BW	

0 1000 2000 3000 4000 5000 mm
SCALE 1:100 AT ORIGINAL SIZE



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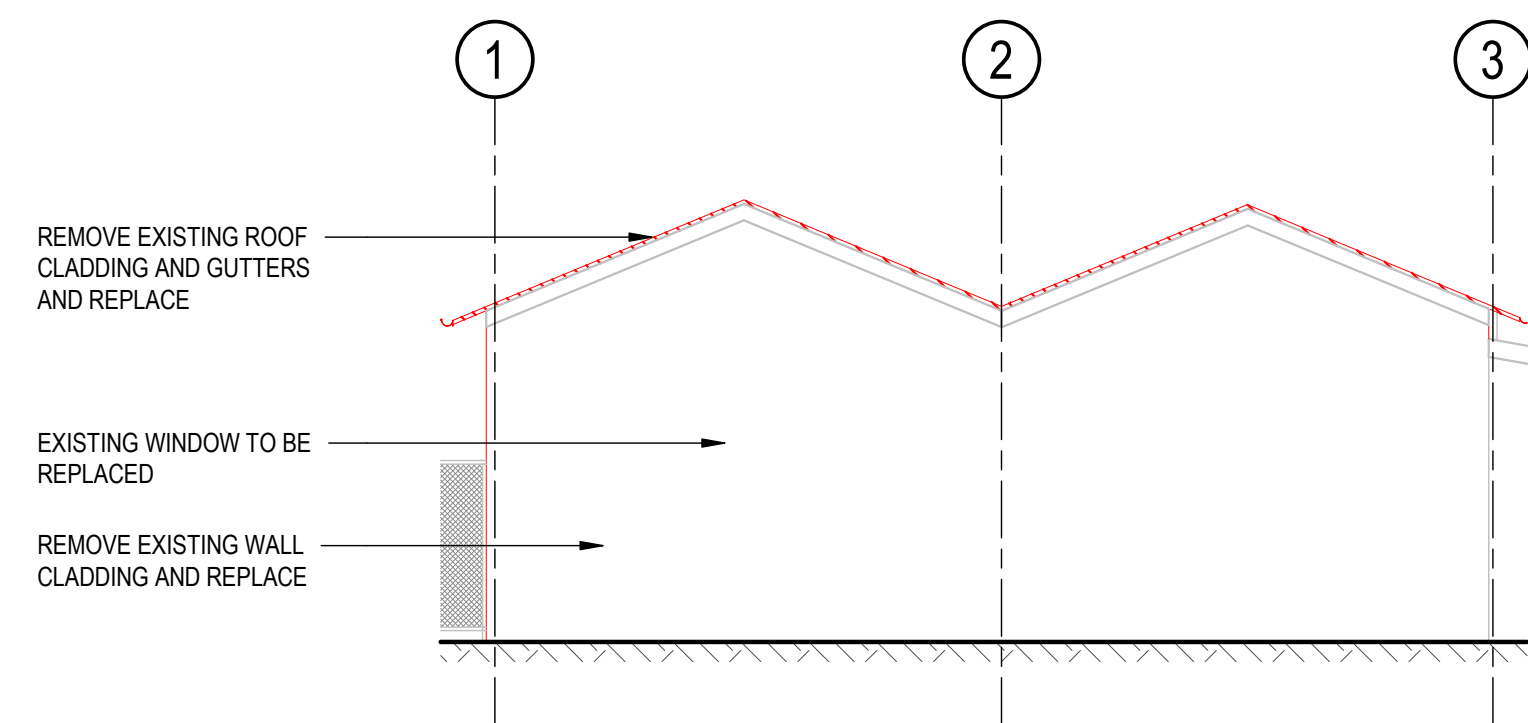
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Project **AMC SEAMANSHIP CENTRE WORKSHOPS**
Status **PRELIMINARY**

Drawing Title **DEMOLITION PLAN**

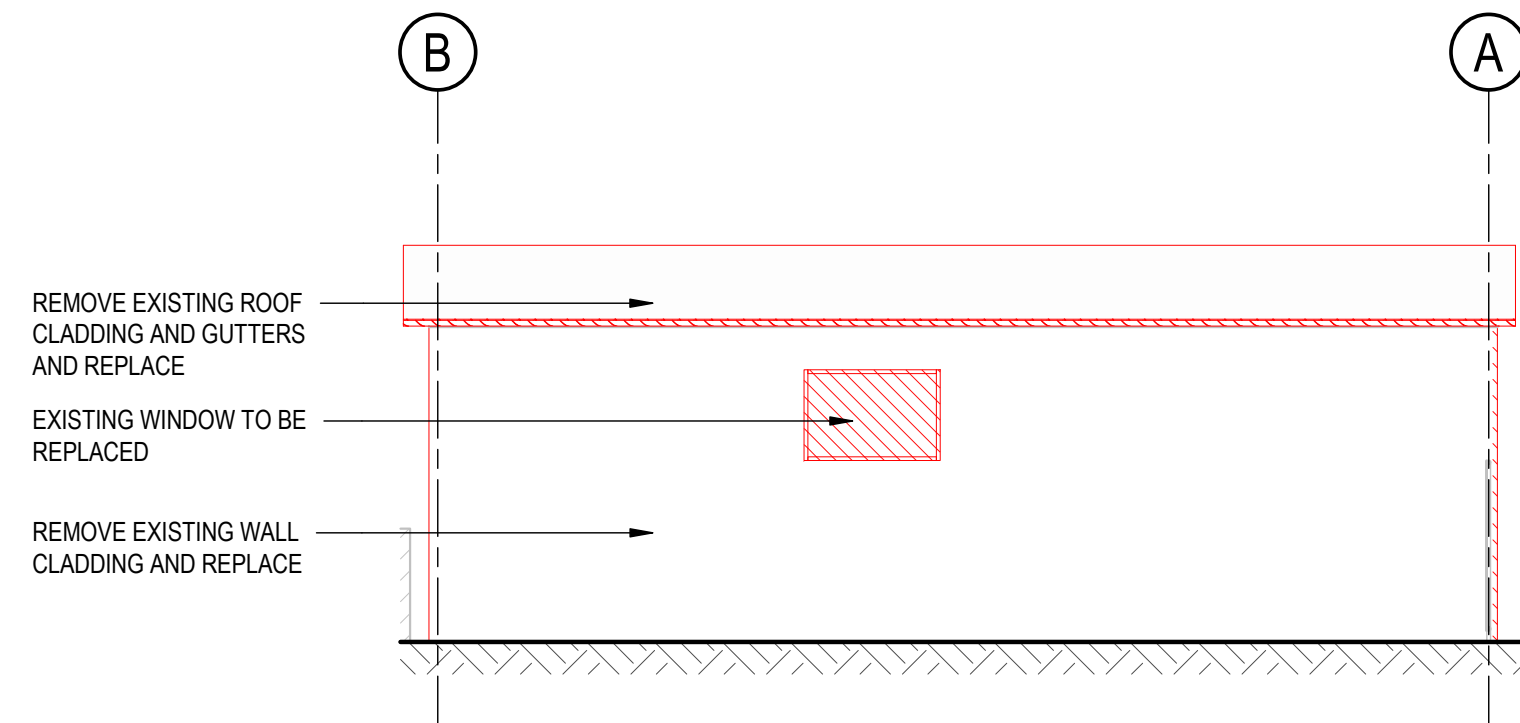
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Size **A1**

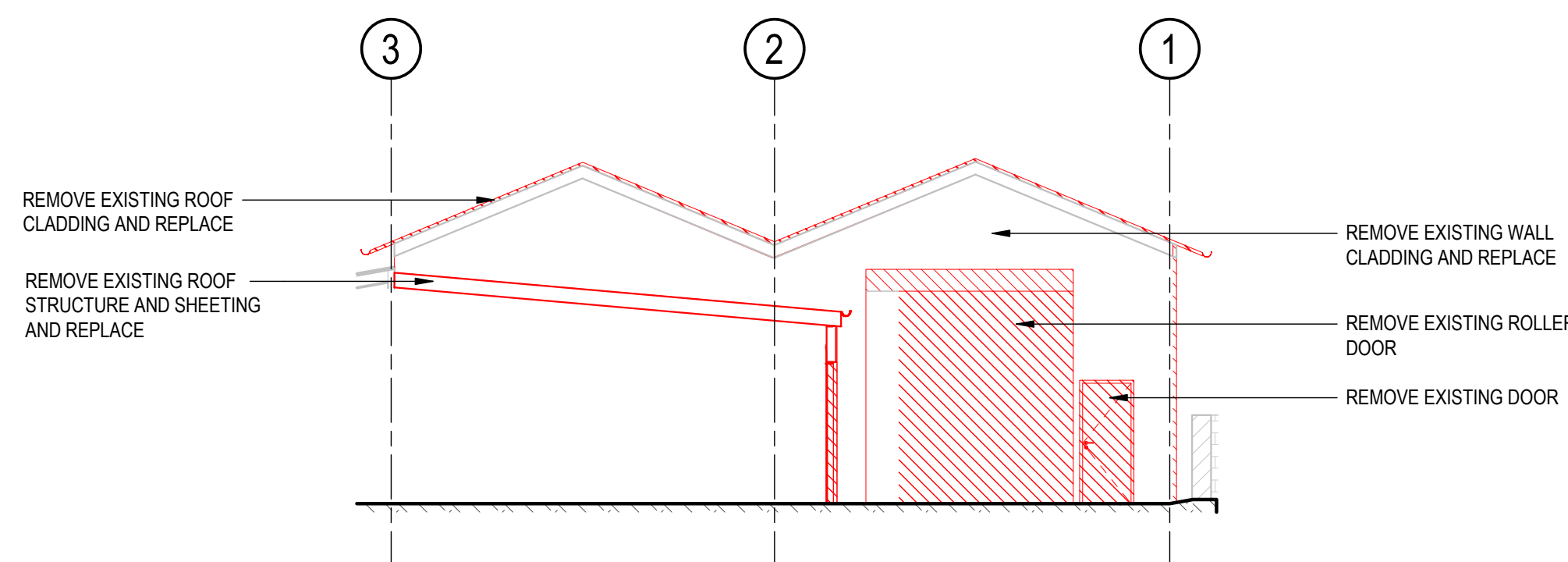
Rev **P03**



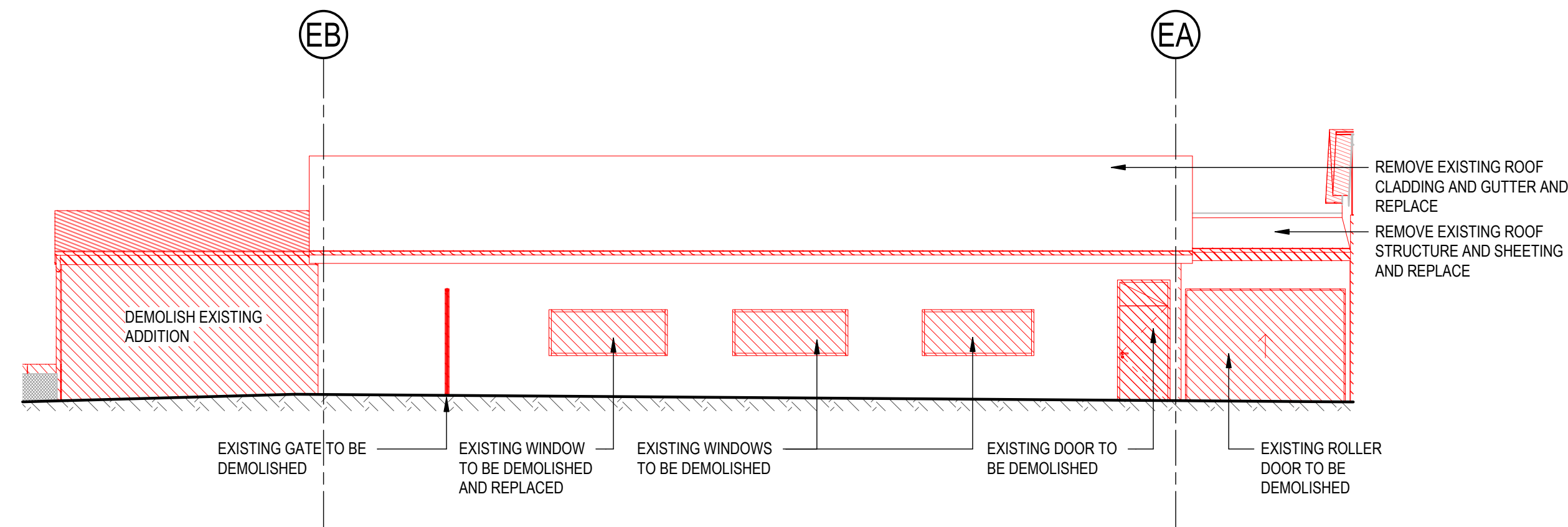
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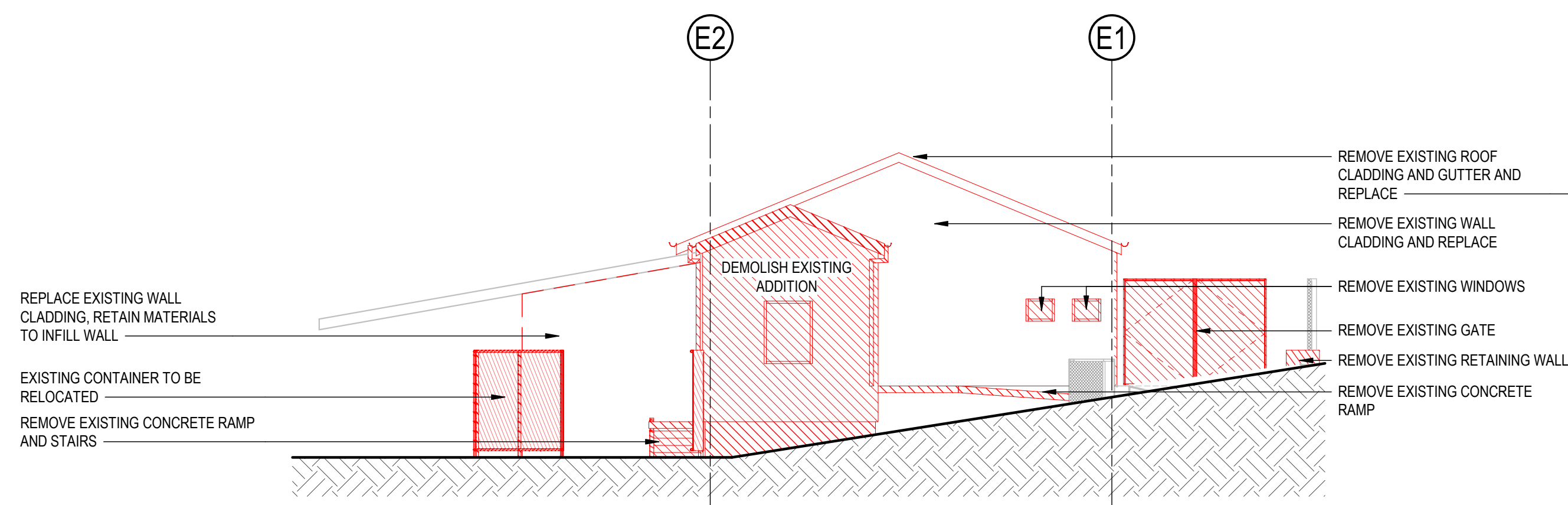
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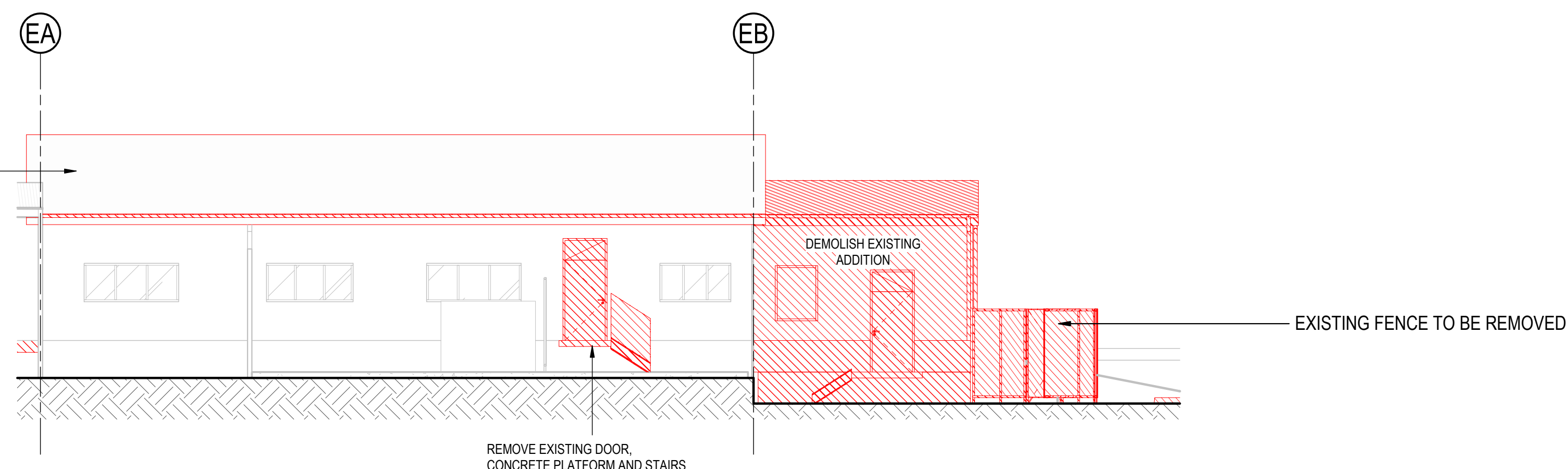
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00035 SCALE 1:100



D ELEVATION
00035 SCALE 1:100



E ELEVATION
00035 SCALE 1:100



F ELEVATION
00035 SCALE 1:100

LEGEND

- TO BE DEMOLISHED
- EXISTING
- NO WORKS
- BOUNDARY LINE

NOTES

THE PRESENCE OF ASBESTOS CONTAINING MATERIALS SHOULD BE INVESTIGATED AND CONFIRMED PRIOR TO UNDERTAKING WORKS.

ASBESTOS CONTAINING MATERIALS ARE TO BE REMOVED.

ALL EXTERNAL CLADDING, ROOF SHEETING, GUTTERS AND DOWNPIPES TO BE REMOVED AND REPLACED

EXISTING ROOM FUNCTIONS TO BE RELOCATED BY CLIENT

REMOVE EXISTING FLOOR FINISHES INCLUDING CARPET AND VINYL, PREPARE FOR NEW FLOOR FINISHES INCLUDING LEVELING WHERE REQUIRED.

Rev	Description	Checked	Approved	Date
P03	DESIGN DEVELOPMENT	CE	BW	03.05.2026
P02	PLANNING ISSUE	CE	BW	26.05.2026
P01	SCHEMATIC DESIGN	CE	BW	06.05.2026
Author	CE	Drafting Check	BW	
Designer	CE	Design Check	BW	

0 1000 2000 3000 4000 5000 mm
SCALE 1:100 AT ORIGINAL SIZE



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Project **AMC SEAMANSHIP CENTRE WORKSHOPS**

Status **PRELIMINARY**

Drawing Title **DEMOLITION BUILDING ELEVATIONS**

Drawing No. **12689911-GHD-00-00-DRG-AR-00037**

Size
A1

Rev
P03

LEGEND

- NO WORKS
- EXISTING
- PROPOSED

NOTES

EXISTING WALLS TO REMAIN SHALL BE MADE GOOD AND PREPARED FOR NEW FINISHES IN ACCORDANCE WITH THE FINISHES SCHEDULE. PAINT FINISH TO BE PA.01 UNLESS NOTED OTHERWISE. ALL DISTURBED WALLS, FLOORS AND CEILINGS SHALL BE MADE GOOD TO MATCH ADJACENT EXISTING CONDITIONS.

VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

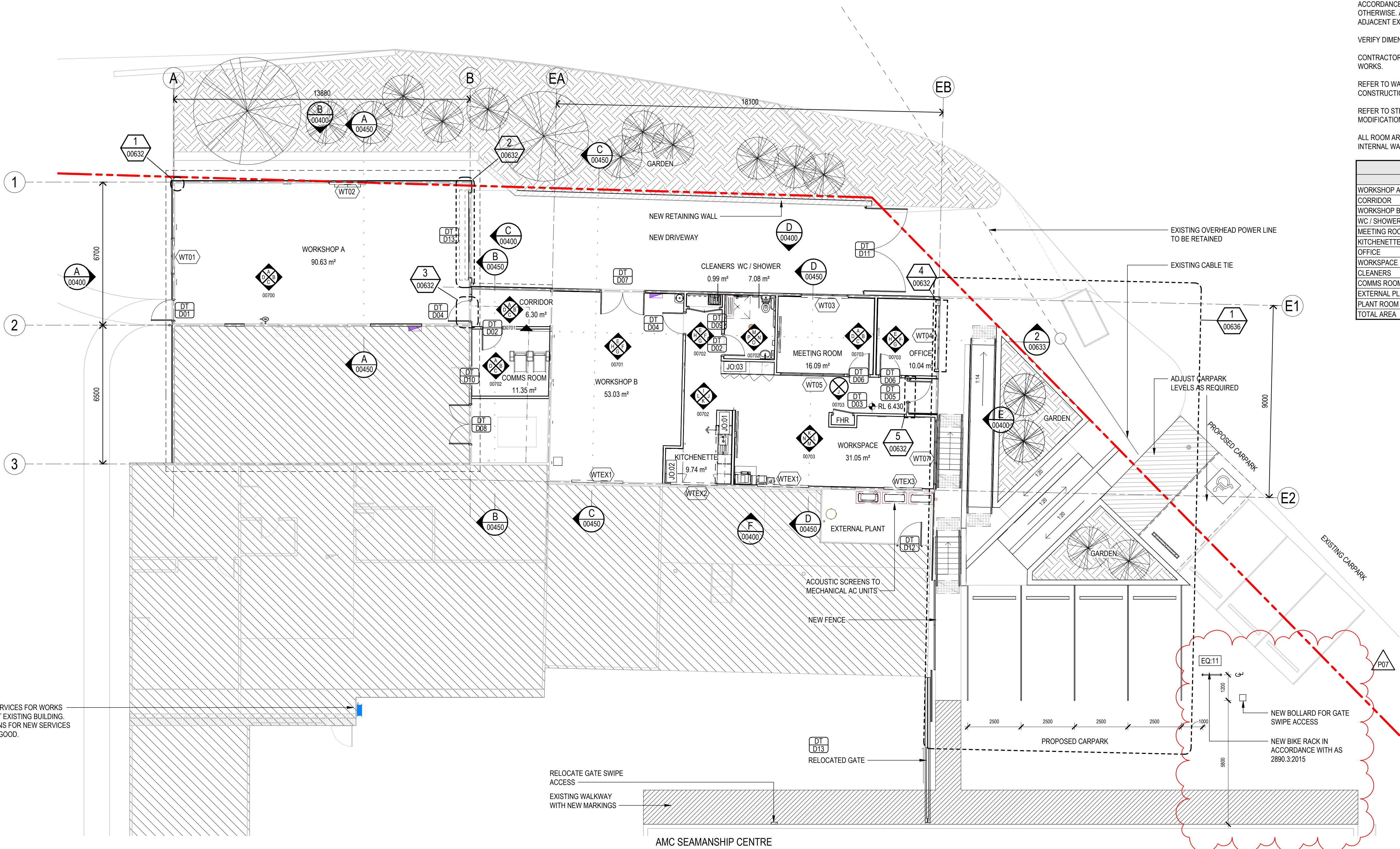
CONTRACTOR TO VERIFY THE LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.

REFER TO WALL SCHEDULES, DOOR SCHEDULES AND FINISHES DOCUMENTATION FOR CONSTRUCTION REQUIREMENTS.

REFER TO STRUCTURAL AND SERVICES DOCUMENTATION FOR ALL PENETRATIONS, FRAMING MODIFICATIONS AND BUILDER'S WORK REQUIREMENTS.

ALL ROOM AREAS SHOWN ARE INDICATIVE ONLY AND HAVE BEEN MEASURED TO THE FACE OF INTERNAL WALLS UNLESS NOTED OTHERWISE.

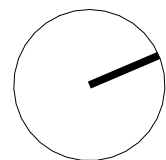
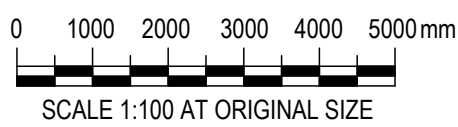
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ROOM NAME	AREA
WORKSHOP A	90.63 m ²
CORRIDOR	6.30 m ²
WORKSHOP B	53.03 m ²
WC / SHOWER	7.08 m ²
MEETING ROOM	16.09 m ²
KITCHENETTE	9.74 m ²
OFFICE	10.04 m ²
WORKSPACE	31.05 m ²
CLEANERS	0.99 m ²
COMMS ROOM	11.35 m ²
EXTERNAL PLANT	12.83 m ²
PLANT ROOM	10.74 m ²
TOTAL AREA	259.89 m ²



GROUND FLOOR PLAN

SCALE 1:100

P07	DA RFL01	CE	BW	31.07.2026
P06	CONTRACT DOCUMENTATION PACKAGE 03	CE	BW	29.07.2026
P04	CONTRACT DOCUMENTATION PACKAGE 1	CE	BW	09.07.2026
P03	DESIGN DEVELOPMENT	CE	BW	03.05.2026
P01	SCHEMATIC DESIGN	CE	BW	06.05.2026
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Designer	CE	Design Check	BW	



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Project **AMC SEAMANSHIP CENTRE WORKSHOPS**

Status **PRELIMINARY**

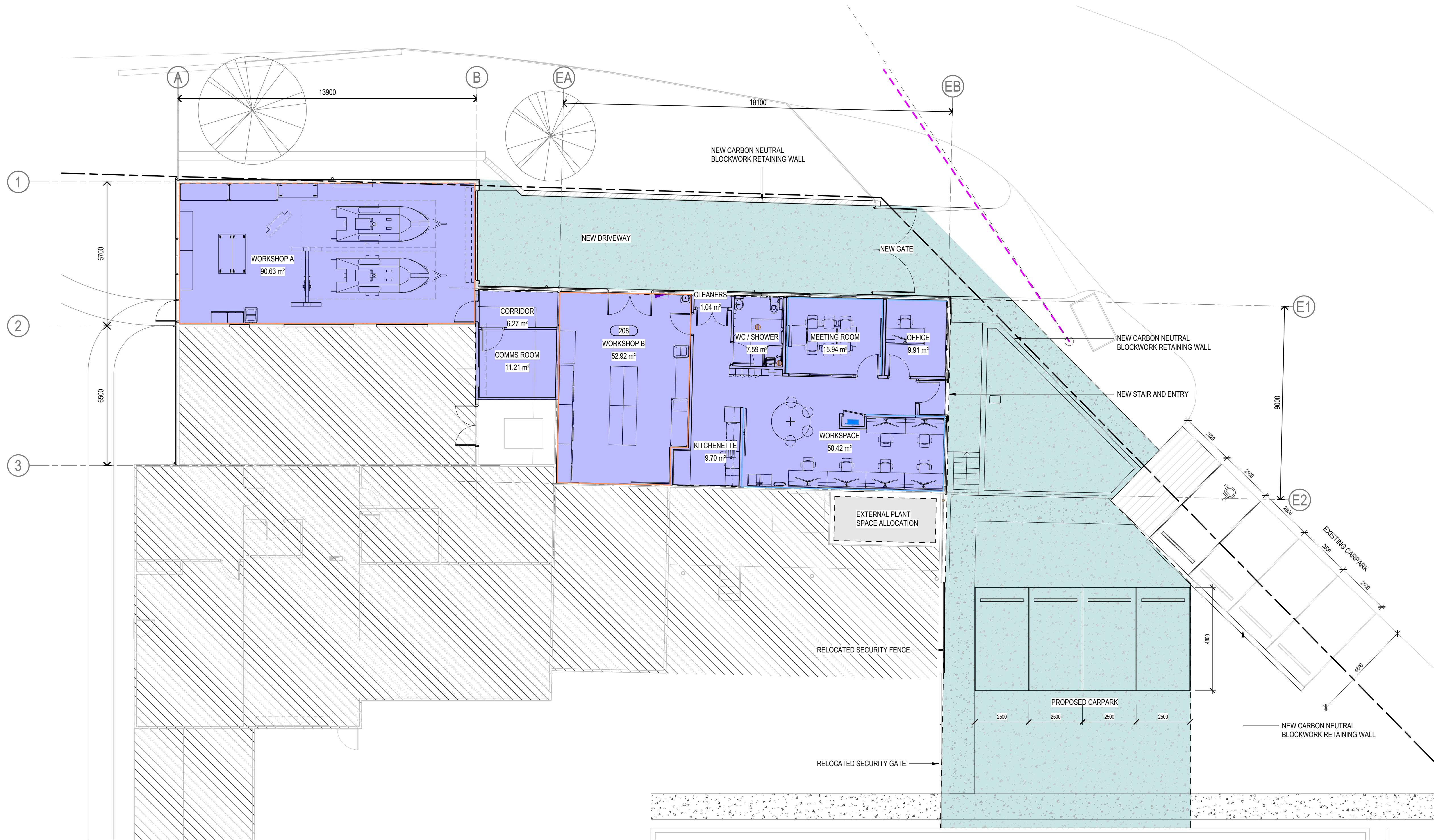
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Drawing No.
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Size
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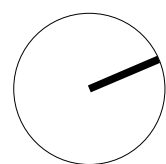
Rev
P07

- LEGEND
- INTERNAL TENANCY AREA
 - EXTERNAL TENANCY AREA
 - EXISTING
 - PROPOSED
 - BOUNDARY
 - EXISTING OVERHEAD POWER LINE
 - WL:01 | FIBRE CEMENT LINING
 - AC:01 | ACOUSTIC PANEL LINING



GROUND FLOOR PLAN
SCALE 1:100

P01	PLANNING ISSUE	CE	BW	26.05.2026
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Designer	CE	Design Check	BW	



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Project No.
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Project **AMC SEAMANSHIP CENTRE WORKSHOPS**
Status **PRELIMINARY**

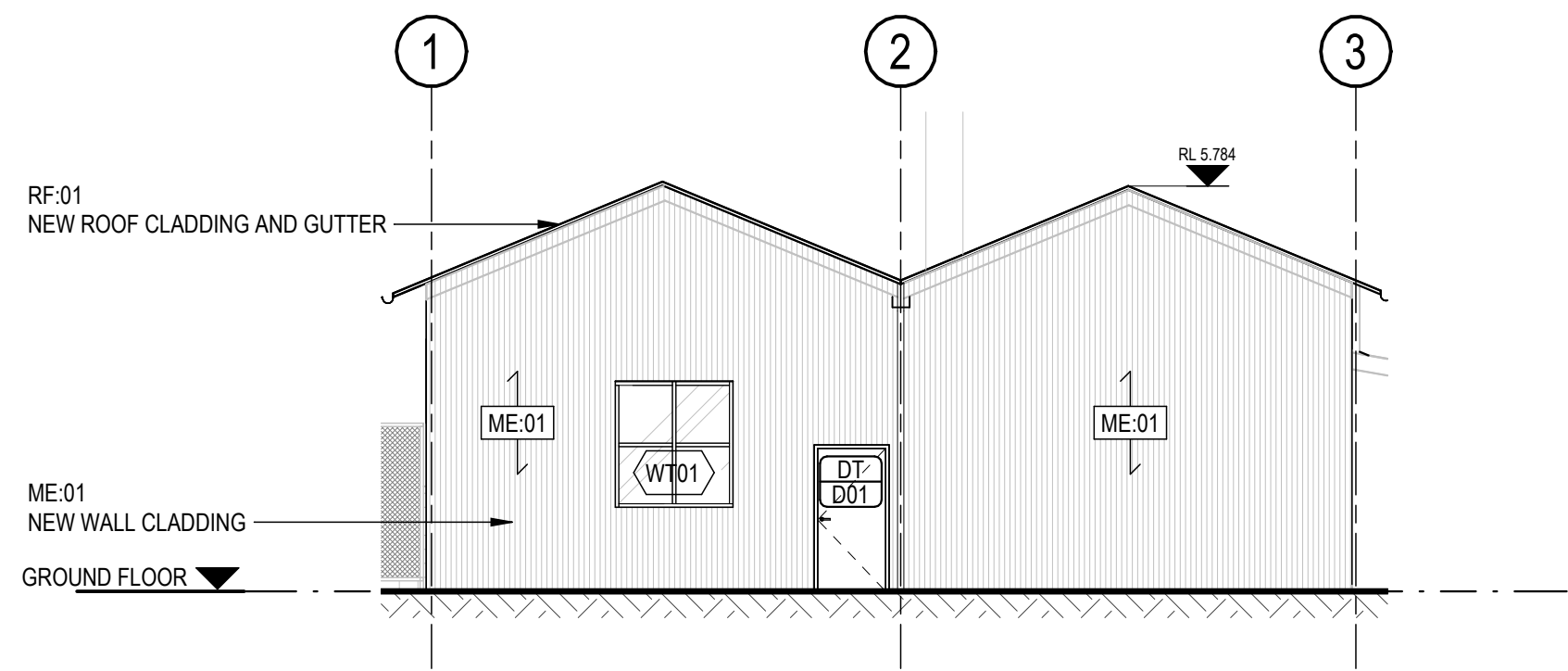
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12689911-GHD-00-00-DRG-AR-00101

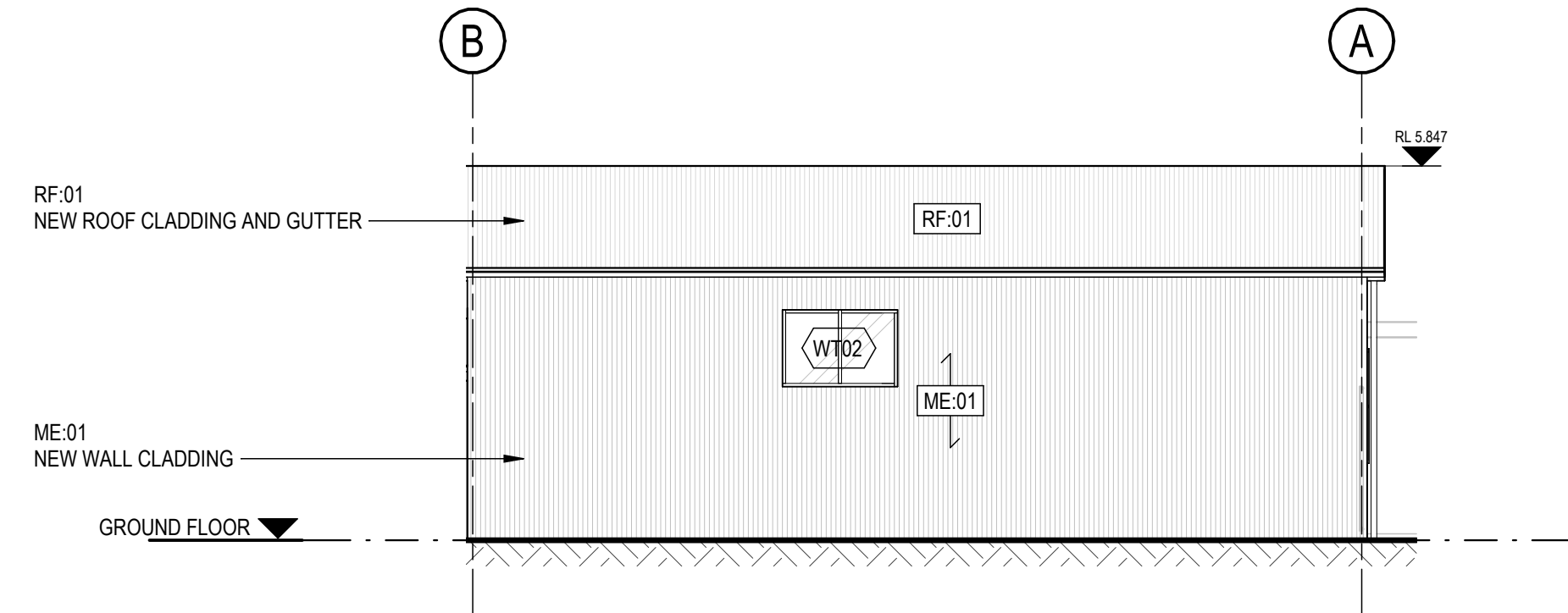
Size
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Rev
P01

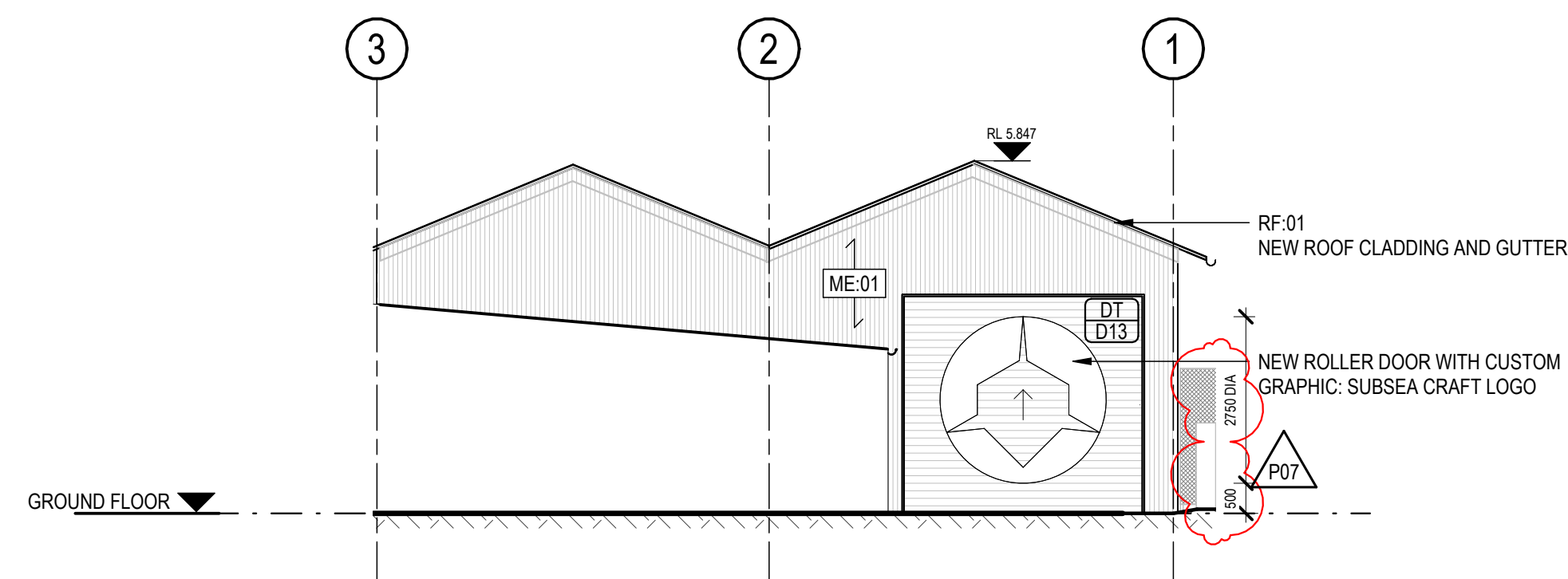
KEYNOTES ABBREVIATION SCHEDULE	
CODE	DESCRIPTION
ME:01	COLORBOND ULTRA SPANDEK PROFILE SURFMIST
RF:01	COLORBOND ULTRA SPANDEK PROFILE SURFMIST



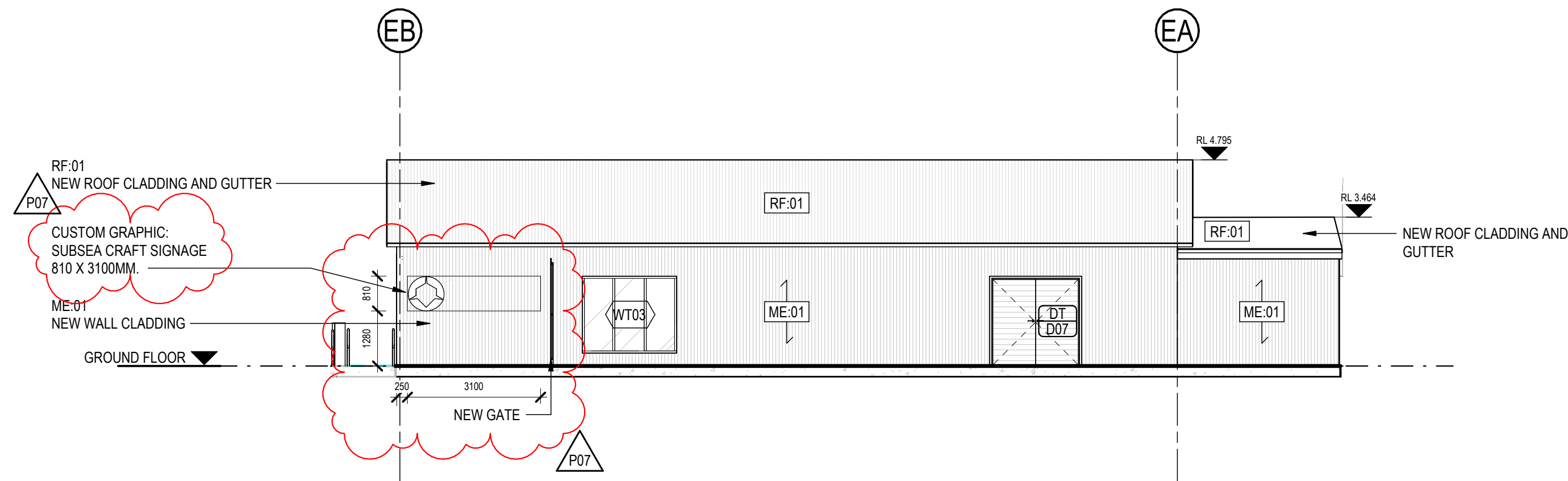
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00100 SCALE 1:100



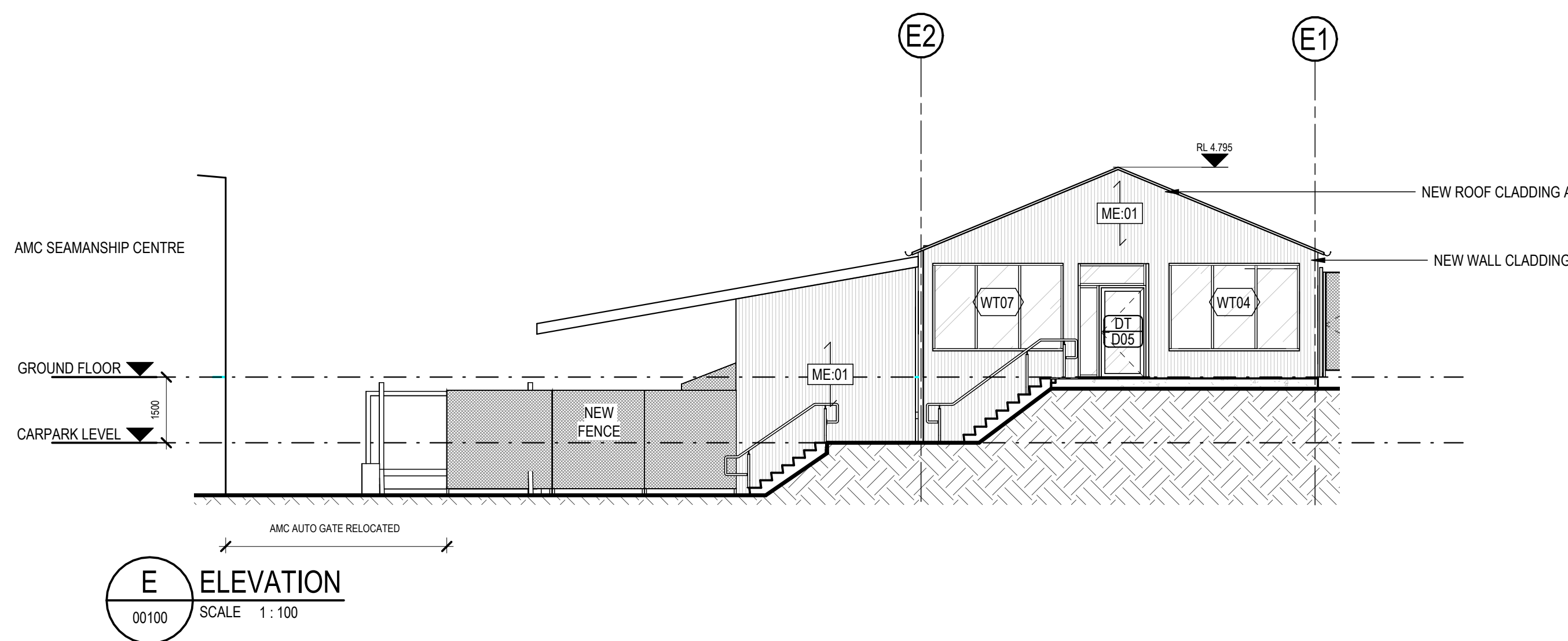
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00100 SCALE 1:100



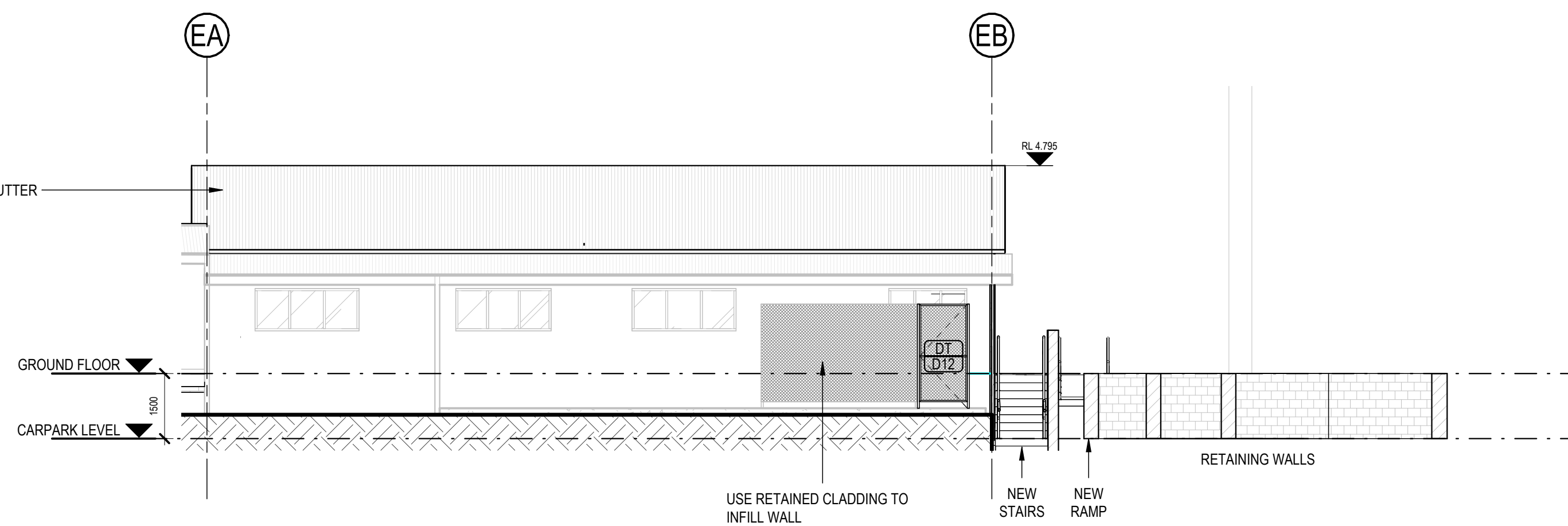
C ELEVATION
00100 SCALE 1:100



D ELEVATION
00100 SCALE 1:100



E ELEVATION
00100 SCALE 1:100



F ELEVATION
00100 SCALE 1:100

P07	DA RFL01	CE	BW	31.07.2026
P06	CONTRACT DOCUMENTATION PACKAGE 03	CE	BW	29.07.2026
P04	CONTRACT DOCUMENTATION PACKAGE 1	CE	BW	09.07.2026
P03	DESIGN DEVELOPMENT	CE	BW	03.05.2026
P02	PLANNING ISSUE	CE	BW	26.05.2026
P01	SCHEMATIC DESIGN	CE	BW	06.05.2026
Rev	Description	Checked	Approved	Date
Author	CE	Drafting Check	BW	
Designer	CE	Design Check	BW	

0 1000 2000 3000 4000 5000 mm
SCALE 1:100 AT ORIGINAL SIZE



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Project No.
12689911

Client **UTAS / AMC / SUBSEA CRAFT**
Project **AMC SEAMANSHIP CENTRE WORKSHOPS**
Status **PRELIMINARY**

Drawing Title **BUILDING ELEVATIONS**

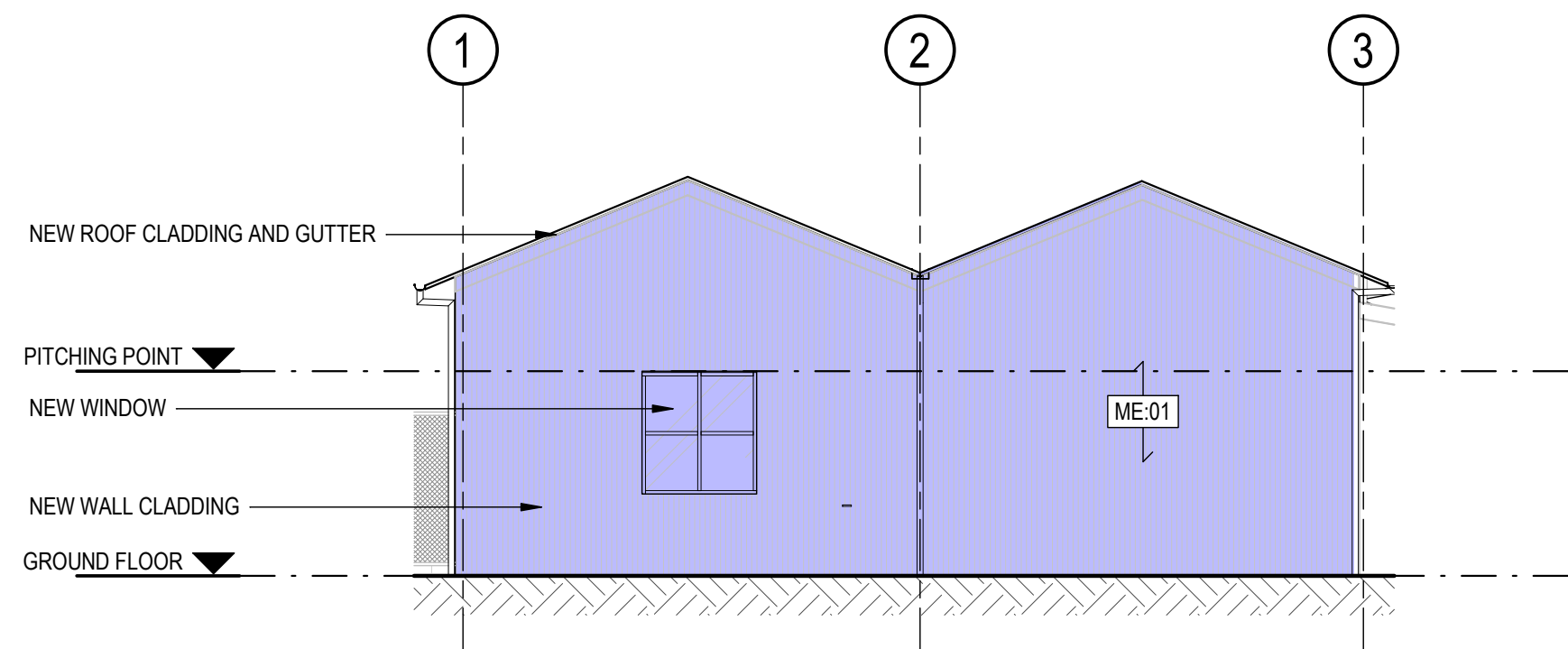
12689911-GHD-00-00-DRG-AR-00400

Size
A1

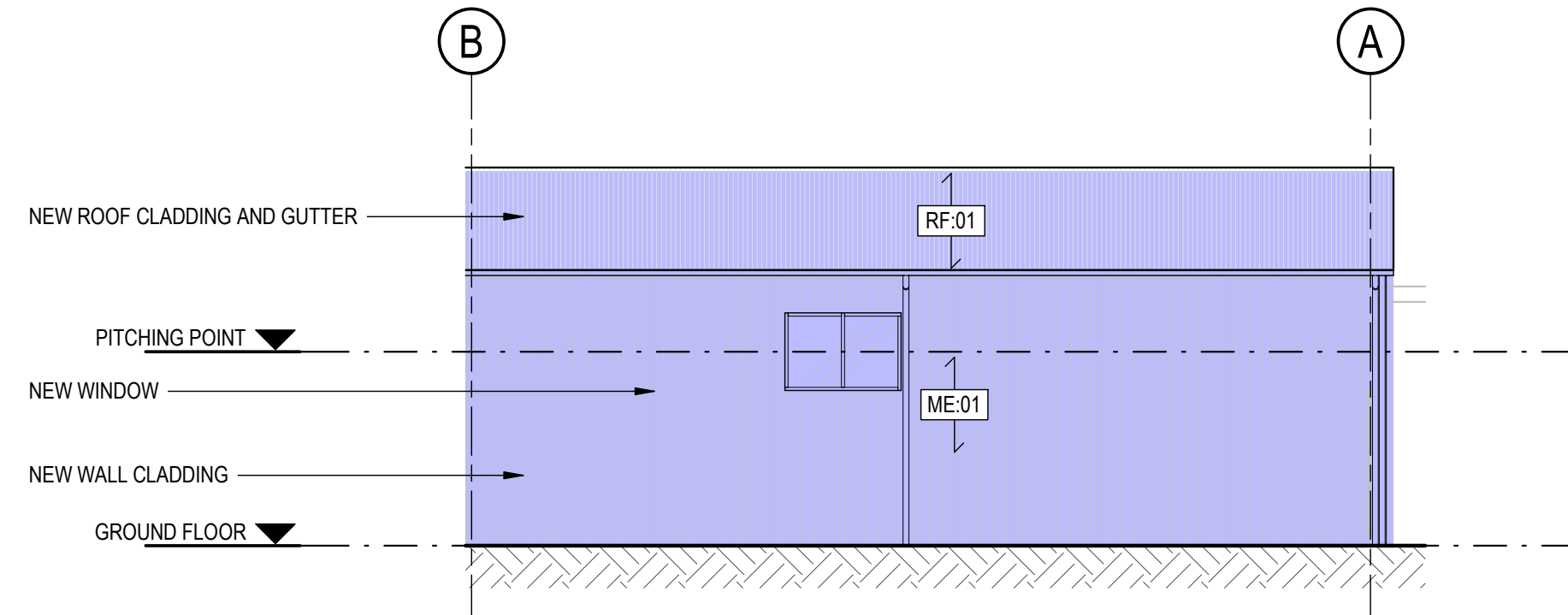
Rev
P07

KEYNOTES ABBREVIATION SCHEDULE	
CODE	DESCRIPTION
ME-01	COLORBOND ULTRA PANEL RIB PROFILE SURFMIST
RF-01	COLORBOND ULTRA PANEL RIB PROFILE SURFMIST

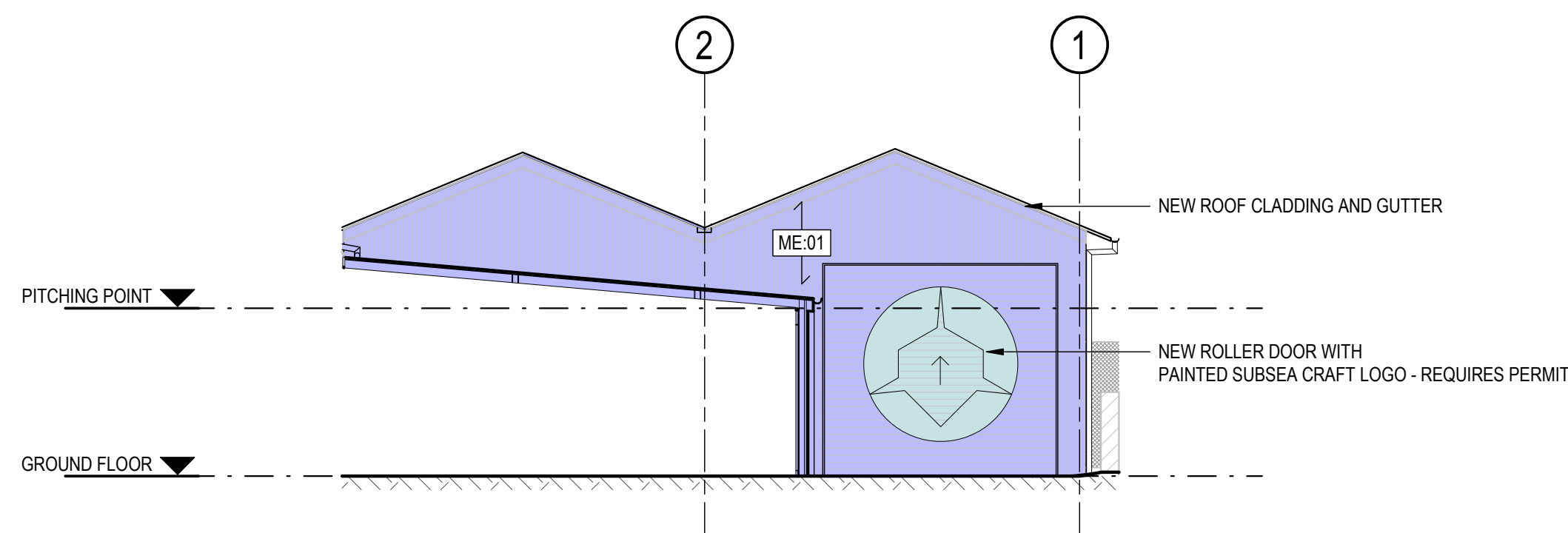
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- EXISTING
 - PLANNING EXEMPT WORKS
 - NON-EXEMPT DEVELOPMENT
 - NO WORKS
 - BOUNDARY LINE



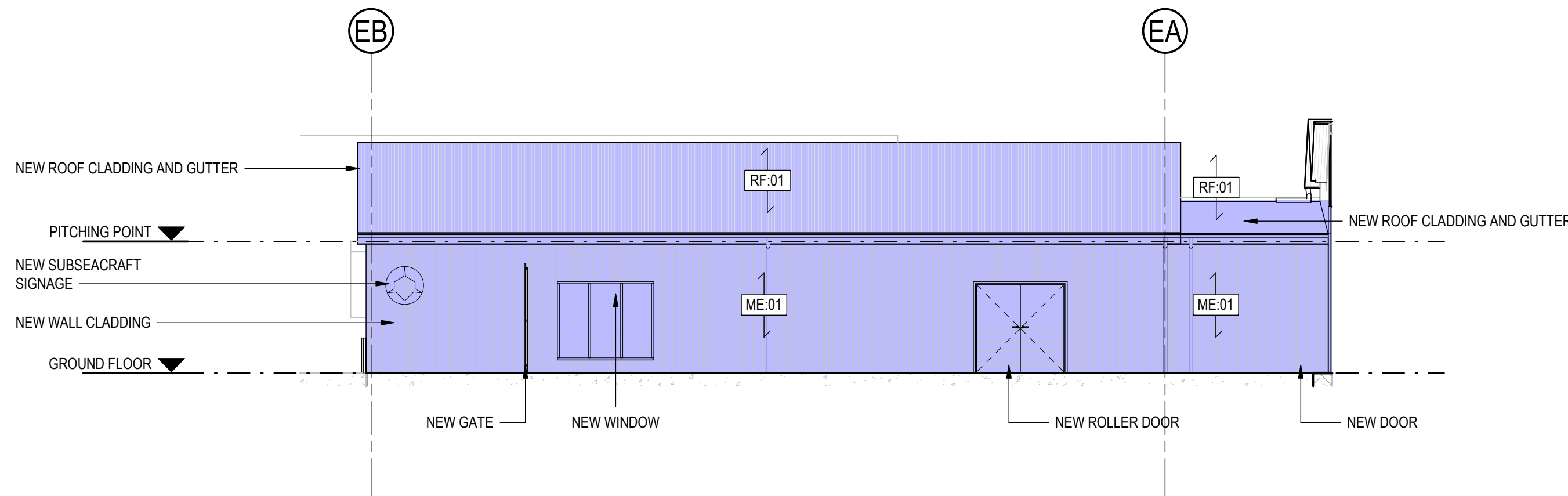
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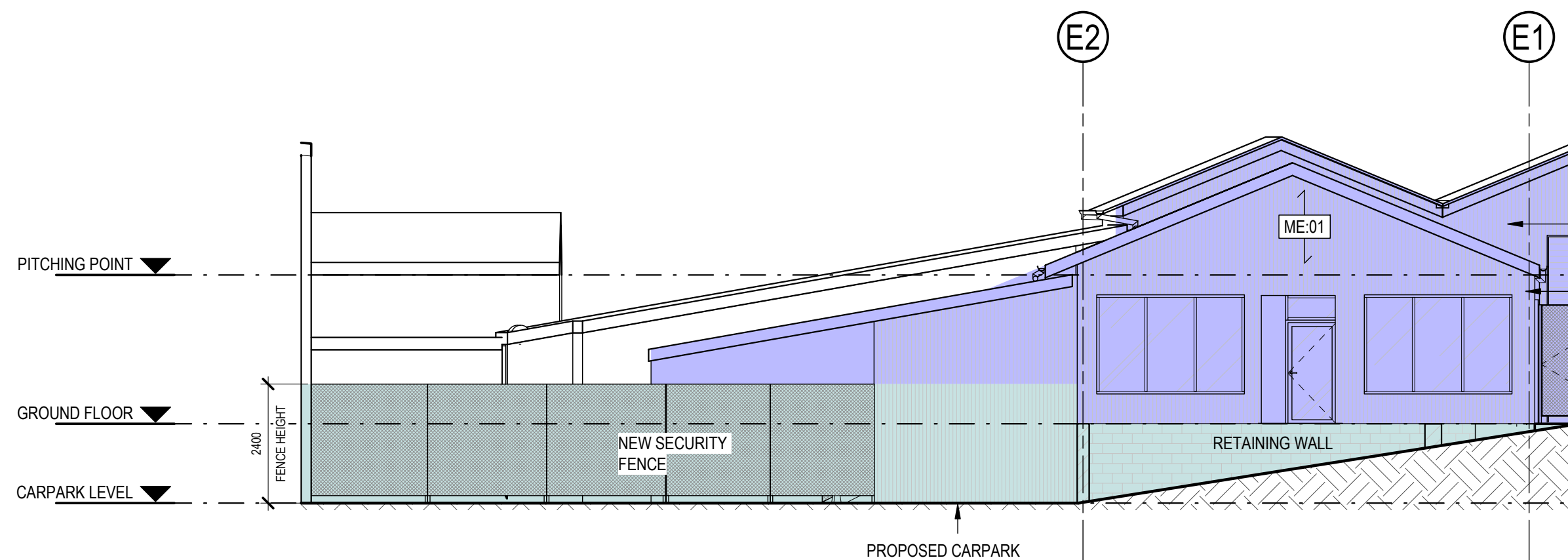
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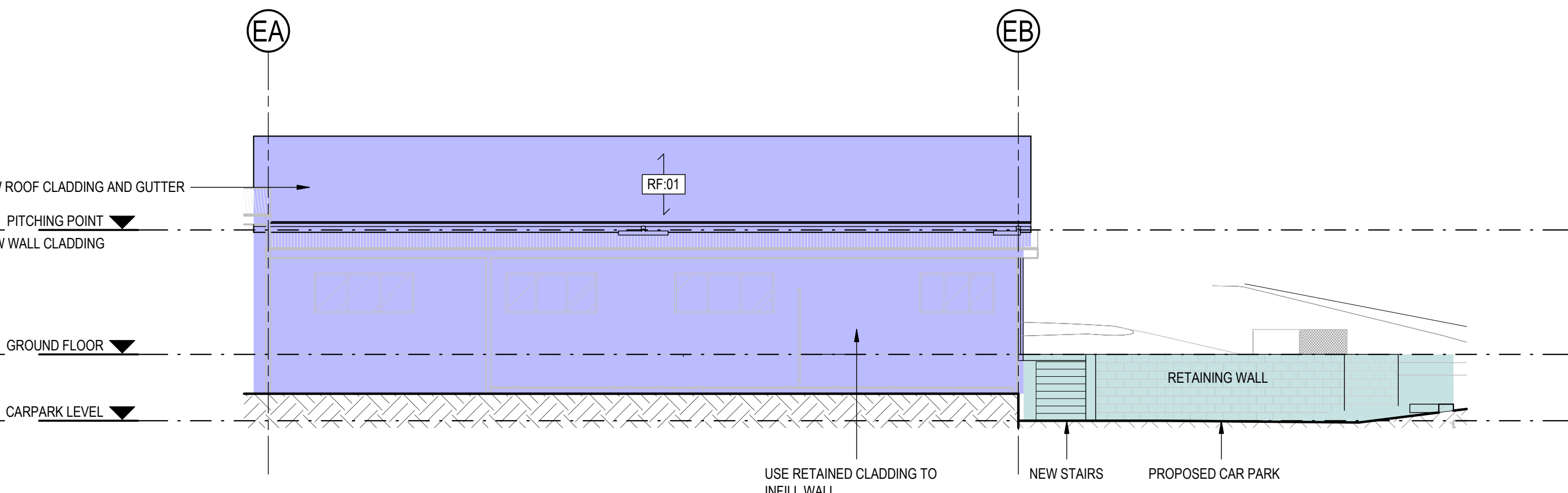
C ELEVATION
00701 SCALE 1:100



D ELEVATION
00700 SCALE 1:100



E ELEVATION
SS00100 SCALE 1:100



F ELEVATION
SS00100 SCALE 1:100

P01	PLANNING ISSUE	CE	BW	26.05.2026
Rev	Description	Checked	Approved	Date
Author	CE	Drafting Check	BW	
Designer	CE	Design Check	BW	



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Responsible Architect
Bec Wilke TAS 990

Project No.
12689911

Client	UTAS / AMC / SUBSEA CRAFT
Project	AMC SEAMANSHIP CENTRE WORKSHOPS
Status	PRELIMINARY

Drawing Title **BUILDING ELEVATIONS PLANNING**

12689911-GHD-00-00-DRG-AR-00401

Size
A1

Rev
P01

FURNITURE SCHEDULE - OVERALL								
ITEM DETAILS			PRODUCT INFORMATION/ SPECIFICATION					
ITEM CODE	DESCRIPTION	QTY	SUPPLIER	MODEL	FINISH	POWER REQUIRED	NOTES	CONTRACT GROUP
BN:02	BIN - GENERAL 120L	6	CLIENT SUPPLIED				120L MOBILE WASTE BINS (BRUTE)	3
BN:03	BIN - COSSH 240L	2	CLIENT SUPPLIED				COSHH WASTE BINS	3
BN:04	BIN - PAPER 60L	2	CLIENT SUPPLIED	METHOD RECYCLING, PAPER				3
BN:04A	BIN - RECYCLE 60L	1	ZENITH INTERIORS	METHOD RECYCLING, MIXED RECYCLING				3
BN:04B	BIN - ORGANICS 60L	1	ZENITH INTERIORS	METHOD RECYCLING, ORGANICS				3
BN:04C	BIN - LANDFILL 60L	1	ZENITH INTERIORS	METHOD RECYCLING, LANDFILL				3
CH:01	ERGONOMIC TASK CHAIR	7	HUMANSCALE	DIFFERENT WORLD CHAIR	BLACK		10-12 WEEKS LEAD TIME	3
CH:02	MEETING ROOM CHAIR	6	HUMANSCALE	DIFFERENT WORLD CHAIR	BLACK		10-12 WEEKS LEAD TIME	3
CH:03	DINING CHAIR	4	BEING	BORA BISTROT	AGAVE		2-4 WEEKS LEAD TIME	3
SG:03	OPEN METAL SHELVING UNIT	3	MAXIM	2100MM W X 760MM D X 2200MM H				3
SG:04	STORAGE CABINET	2	MAXIM	36" STANDARD SIZE CABINET				3
SG:05	POL STORAGE CABINET 170L	1	STOREMASTA	SC170 - 170L FLAMMABLE LIQUID STORAGE CABINET			PROVIDE STEEL POL STORAGE CABINETS WITH LOCKABLE DOORS AND INTEGRATED SPILL CONTAINMENT TRAY/BUND FOR STORAGE OF OILS, GREASES AND MAINTENANCE FLUIDS.	3
SG:06	4 DRAWER UNDERBENCH CABINET	8	MAXIM	MAXIM HD 4 DRAWER TIMBER ROLL CABINET				3
SG:07	2 DOOR UNDERBENCH CABINET	2	MAXIM	MAXIM HD 2 DOOR TIMBER TOP ROLL CABINET			MAXIM HD 2 DOOR TIMBER TOP ROLL CABINET	3
TB:01	MEETING ROOM TABLE	1	BEING	3200MM L X 900MM W X 720MM H	TO MATCH TB:02			3
TB:02	MEETING TABLE - ROUND, 1500D	1	KOSKELA	PBS ROUND TABLE 1200 DIAMETER 720 HIGH LARGE FOUR STAR BASE	NORDIC OAK LAMINATE AND SALT BUSH GREY POWDERCOAT		6 PERSON	3
WB:01	STAINLESS STEEL TOP ADJUSTABLE HEIGHT WORK BENCH	8	MAXIM	MAXIM HD STAINLESS STEEL TOP ADJUSTABLE HEIGHT WORK BENCH 975(H) x 1830(W) x 630mm(D)				3
WB:02	TIMBER TOP ADJUSTABLE HEIGHT WORK BENCH	5	MAXIM	MAXIM HD TIMBER TOP ADJUSTABLE HEIGHT WORK BENCH 975(H) x 1830(W) x 630mm(D)				3
WL:02	WALL MOUNTED WHITEBOARD	3	BEING	REFER TO INTERNAL ELEVATION FOR DIMENSIONS				3
WS:01	ADJUSTABLE HEIGHT WORKSTATION	7	BEING	1800MM L X 750MM W X 720MM H	LAMINEX ABSOLUTE MATTE WHITE BENCHTOP AND WHITE POWDERCOAT.	Yes		3
WS:01A	DUAL MONITOR ARMS	7	CLIENT SUPPLIED					3

FIXTURES & EQUIPMENT SCHEDULE - OVERALL								
ITEM DETAILS			PRODUCT INFORMATION/ SPECIFICATION					
ITEM CODE	DESCRIPTION	QTY	SUPPLIER	MODEL	FINISH	POWER REQUIRED	NOTES	CONTRACT GROUP
AC:01	ROLLER BLINDS - PRIVACY	2	VEROSOL	R200.0 AMBIENCE ROLLER BLIND, STAINLESS STEEL CHAIN OPERATION	710 ASPECT BLOCKOUT - BLACK/CHARC OAL		PRIVACY BLINDS. WORKSHOP A EXTERNAL WINDOWS. ALL BLIND HARDWARE AND ACCESSORIES TO BE BLACK.	1
AC:02	ROLLER BLINDS - GLARE CONTROL	6	VEROSOL	R200.0 AMBIENCE ROLLER BLIND, STAINLESS STEEL CHAIN OPERATION	203 SILVERSCREEN PERFORMANCE - BLACK		GLARE CONTROL BLINDS. ALL OTHER EXTERNAL WINDOWS. ALL BLIND HARDWARE AND ACCESSORIES TO BE BLACK.	1
EQ:02	ESD CLEAN AREA (ELECTROSTATIC - WRISTBANDS, BENCH & MATTING)	1	CLIENT SUPPLIED	ESD CLEAN AREA (WRISTBANDS, BENCH & MATTING) 1500mmW x 750mmD				3
EQ:05	COMPRESSOR	1	EXISTING	EXISTING			RELOCATE AND PROTECT EXISTING COMPRESSOR DURING CONSTRUCTION. REINSTATE TO FULL OPERATIONAL CONDITION ON COMPLETION OF WORKS.	2
EQ:07	DISHWASHER	1	BOSCH	SERIES 6 BUILT-UNDER DISHWASHER 45cm	STAINLESS STEEL	Yes	DISHWASHER TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. PROVIDE ALL REQUIRED SERVICES, INCLUDING WATER, WASTE AND POWER CONNECTIONS	1
EQ:08	SPILL KITS	2	CLIENT SUPPLIED				SPILL KITS IN EACH WORKSHOP.	3
EQ:09	MOBILE GANTRY CRANE	1	CLIENT SUPPLIED	CLIENT SUPPLIED				3
EQ:10	3D PRINTER	1	CLIENT SUPPLIED	BAMBU LAB X2D			INSTALL TO MANUFACTURER'S REQUIREMENTS, INCLUDING ADEQUATE BENCH SUPPORT, VENTILATION CLEARANCES AND COMPLIANT ELECTRICAL CONNECTIONS.	3
EQ:11	BIKE RACK	1	SAFETY XPRESS	BIKE RACK - STAINLESS STEEL HOOP SURFACE MOUNT 316 GRADE	STAINLESS STEEL 316 MARINE GRADE		INSTALL TO MANUFACTURER'S REQUIREMENTS AND IN ACCORDANCE WITH AS 2890.3.2015.	1
FR:01	BAR FRIDGE	1	HISENSE	BLACK 129L BAR FRIDGE MODEL NO: HRBF125B	BLACK	Yes		3
MW:01	MICROWAVE	1	WESTINGHOUSE	29L COUNTERTOP MICROWAVE OVEN	BLACK	Yes		3
PR:01	PRINTER	1	CLIENT SUPPLIED	LOW EMISSIONS PRINTER		Yes		3
SC:01	TV MONITOR SCREEN, MOBILE FRAME - 70"	1		TV SCREEN 70" ON MOBILE FRAME		Yes	PROVIDE CABLE MANAGEMENT TO MOBILE TV MONITOR FRAME. ALL LEADS AND PLUGS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BE INSTALLED TO ELIMINATE TRIP HAZARDS.	3
SC:02	TV MONITOR SCREEN, WALL MOUNTED - 80"	1		TV SCREEN 75", WALL MOUNTED		Yes	PROVIDE ADEQUATE WALL FRAMING, NOGGINGS AND STRUCTURAL SUPPORT FOR TV MOUNT INSTALLATION. TV BRACKET AND MOUNTING TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDE.	3
SC:03	TV MONITOR SCREEN, WALL MOUNT - 75"	1		TV SCREEN 80", WALL MOUNTED		Yes	PROVIDE ADEQUATE WALL FRAMING, NOGGINGS AND STRUCTURAL SUPPORT FOR TV MOUNT INSTALLATION. TV BRACKET AND MOUNTING TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDE.	3
SG:02	PEGBOARD	17	MAXIM	MAXIM HD STEEL PEGBOARD AND PEG KIT 610 X 610MM	BLACK		MAXIM BLACK STEEL PEGBOARD (610 x 610) TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ALL REQUIRED FIXINGS, BRACKETS AND SUPPORTS FOR A SECURE AND DURABLE INSTALLATION.	3
SR:01	SHREDDER	1	CLIENT SUPPLIED			Yes		3
TC:01	TACTILE INDICATOR	6					EXTERNAL TGSs TO BE SUITABLE FOR MARINE ENVIRONMENTS AND INSTALLED TO AS/NZS 1428.4.1. ENSURE COMPLIANCE LUMINANCE CONTRAST.	1

SANITARY FIXTURES & EQUIPMENT SCHEDULE - OVERALL								
ITEM DETAILS			PRODUCT INFORMATION/ SPECIFICATION					
ITEM CODE	DESCRIPTION	QTY	SUPPLIER	MODEL	FINISH	POWER REQUIRED	NOTES	CONTRACT GROUP
BA:01	BASIN - WALL HUNG ACCESSIBLE	1	CAROMA	CARE 700 WALL BASIN	WHITE		WITH SHELF	1
BN:01	BIN - SANITARY DISPOSAL, NO-TOUCH	1						3
BR:01	RACK - BROOM/MOP	1	BRITEX	BRITEX MOP AND BROOM RACK - BTX 10 SS	STAINLESS STEEL		LEAD TIME 4-5 BUSINESS DAYS	1
CH:01	HOOK - BATHROOM, CONCEALED FIXING, COLLAPSIBLE	2	REECE	MIZU SILK ROBE HOOK - 9506617	CHROME			1
DI:01	DISPENSER - AUTOMATIC SOAP	2	KIMBERLY-CLARK PROFESSIONAL	ICON 53944 AUTOMATIC SOAP AND SANITISER DISPENSER	WHITE		STOCKED AT OFFICEWORKS	1
DI:02	DISPENSER - PAPER HAND TOWEL	1	KIMBERLY-CLARK PROFESSIONAL	AQUARIUS MULTI-FOLD 70220	WHITE			1
GR:01	GRAB RAIL - STRAIGHT	1	CAROMA	CARE SUPPORT GRAB RAIL - 300MM STRAIGHT	STAINLESS STEEL		LEAD TIME 10 BUSINESS DAYS	1
GR:02	GRAB RAIL - 140 DEGREE ANGLED	1	CAROMA	CARE SUPPORT GRAB RAIL - 140 DEGREE ANGLED 870X700 LH	STAINLESS STEEL		LEAD TIME 10 BUSINESS DAYS	1
HD:01	HAND DRYER	1	DYSON	AIRBLADE V	NICKEL	Yes	2-3 DAYS TO DISPATCH	1
MR:01	MIRROR - ACCESSIBLE BATHROOM	1	-	WAL HUNG ACCESSIBLE	MIRROR			1
SF:01	SHELF - ACCESSIBLE BATHROOM	1	CAROMA	COSMO METAL SHELF 305006C	CHROME		LEAD TIME 10 BUSINESS DAYS	1
SF:02	SHELF - UTILITY	1	BRITEX	BRITEX 457MM STAINLESS STEEL SHELF - BTX 10 011	STAINLESS STEEL		CLEANERS UTILITY SHELF	1
SH:01	SHOWER SET - ACCESSIBLE	1	CAROMA WITH AROISAN TBC	CARE SUPPORT ACCESSIBLE SHOWER SET WITH INVERTED T-RAIL WITH AROISAN LOW FLOW SHOWER SET	CHROME		WITH OPAL BATH/SHOWER MIXER H/C. HANDLE: OPAL OPTIONAL CARE HANDLE - 99706C	1
SH:01A	SOAP HOLDER - ACCESS	1	REECE	MIZU DRIFT METAL SHELF & SOAP DISH - 2202096	CHROME		LEAD TIME 10 BUSINESS DAYS	1
SI:02	SINK - CLEANERS	1	BRITEX	CSC - WALL BRACKETS - 46 LITRE	STAINLESS STEEL		LEAD TIME 4-5 BUSINESS DAYS	1
ST:01	SHOWER SEAT - ACCESSIBLE	1	BRITEX	ACCESSIBLE FOLDING SHOWER SEAT BTX-11-024	WHITE COMPACT LAMINATE SEAT / STAINLESS STEEL FRAME		LEAD TIME 10 BUSINESS DAYS	1
TA:01	TAP - ACCESSIBLE BASIN MIXER	1	CAROMA	OPAL SINK MIXER H/C - LF HANDLE: OPAL OPTIONAL CARE HANDLE H/C CHROME 99706C	CHROME - 99702C46AF		LEAD TIME 10 BUSINESS DAYS	1
TA:02	TAP - CLEANERS SINK	1	BRITEX	WALL MOUNTED SINK SET TW-SET-01	STAINLESS STEEL		LEAD TIME 4-5 BUSINESS DAYS	1
TA:03	TAP - GOOSENECK, KITCHEN	1	BILLI	BILLI QUADRA PLUS 5 WITH XL LEVERED DISPENSER & GOOSENECK MIXER	BLACK	Yes	LEAD TIME 4-5 BUSINESS DAYS. A SET WITH TA:04	1
TA:04	TAP - BOILING / CHILLED WATER UNIT	1	BILLI	BILLI QUADRA PLUS 5 WITH XL LEVERED DISPENSER & GOOSENECK MIXER	BLACK	Yes	LEAD TIME 4-5 BUSINESS DAYS. A SET WITH TA:03	1
TA:05	TAP - SHOWER MIXER, ACCESSIBLE	1	CAROMA	OPAL BATH / SHOWER MIXER H/C. HANDLE: OPAL OPTIONAL CARE HANDLE H/C CHROME - 99706C.	CHROME - 99707C			
TP:01	DISPENSER - TOILET PAPER	1	CAROMA	CIRCIOT SINGLE TOILET ROLL HOLDER - 0962C	CHROME		LEAD TIME 10 BUSINESS DAYS	1
WC:01	TOILET SUITE - ACCESSIBLE	1	CAROMA	CARE 200 V2 CONNECTOR SUITE WITH BACKREST	982910BAG-ANTHRACITE GREY		LEAD TIME 10 BUSINESS DAYS	1

P07	DA RFI-01	CE	BW	31.07.2026
P05	CONTRACT DOCUMENTATION PACKAGE 2	CE	BW	16.07.2026
Rev	Description	Checked	Approved	Date
Author	CE & AS	Drafting	Check	BW
Designer	CE & AS	Design	Check	BW

Plot Date: 31/07/26 9:35:38 AM
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Responsible Architect
Bec Wilkie TAS 990

Project No.
12689911

Client	UTAS / AMC / SUBSEA CRAFT
Project	AMC SEAMANSHIP CENTRE WORKSHOPS
Status	

Drawing Title	FF&E SCHEDULES
Drawing No.	12689911-GHD-00-00-DRG-AR-00833
Rev	P07

Size
A1

LEGEND

- NO WORKS
- EXISTING
- PROPOSED

NOTES

REFER DOOR DRAWINGS FOR GLAZING DECAL REQUIREMENTS

SUBMIT SHOP DRAWINGS, SAMPLES AND GRAPHIC ARTWORK FOR ALL SIGNAGE TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION

STATUTORY SIGNAGE:

1. ACCESSIBLE TOILET / SHOWER (BRAILLE & TACTILE)
2. FHR CUPBOARD
3. ACCESSIBLE PARKING SIGNAGE

WAYFINDING SIGNAGE:

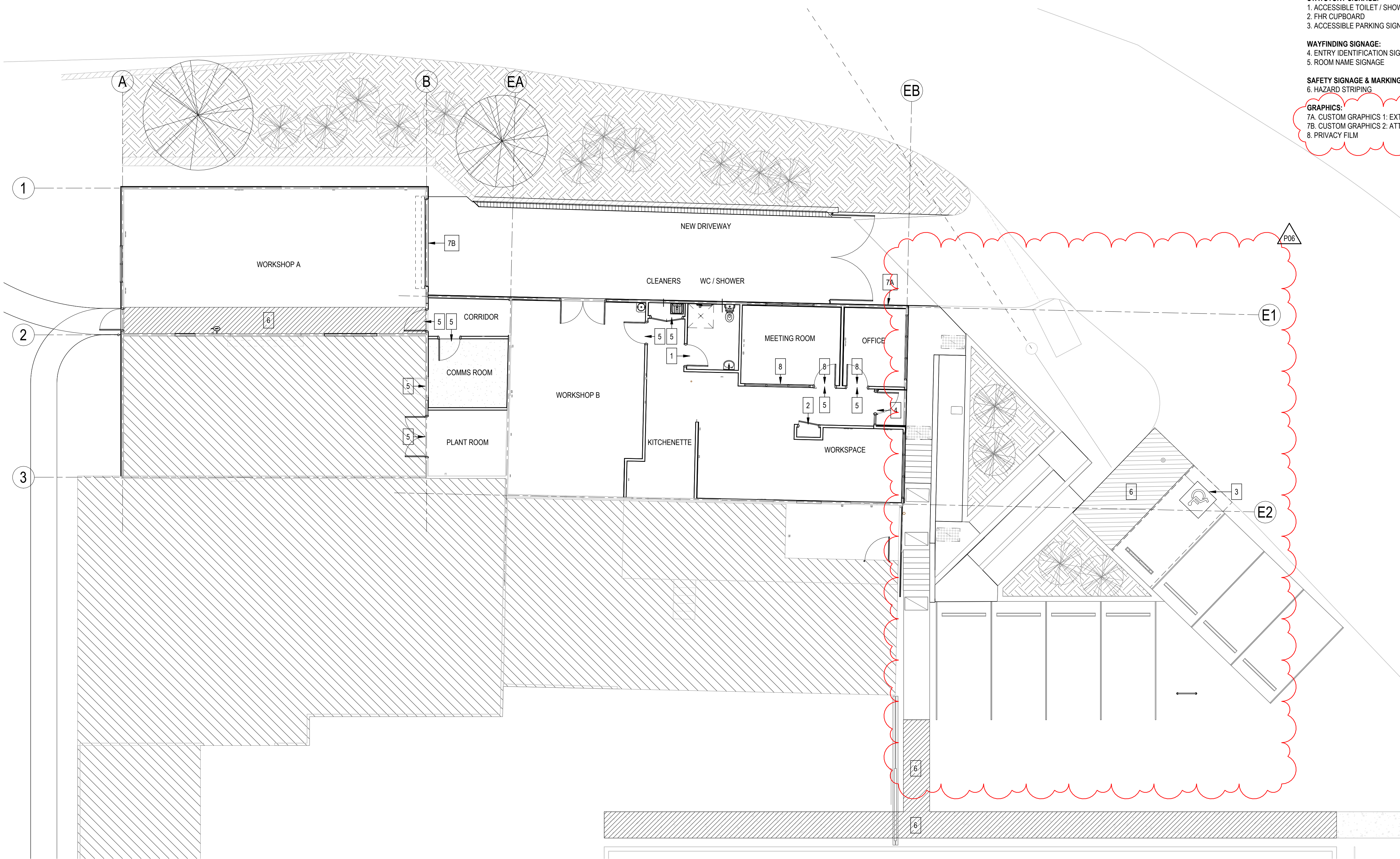
4. ENTRY IDENTIFICATION SIGNAGE
5. ROOM NAME SIGNAGE

SAFETY SIGNAGE & MARKINGS:

6. HAZARD STRIPING

GRAPHICS:

- 7A. CUSTOM GRAPHICS 1: EXTERIOR-GRADE VINYL FILM SSC LOGO, 2750MM DIAMETER.
- 7B. CUSTOM GRAPHICS 2: ATTACHED ACM SSC SIGNBOARD, 810MM X 3100MM.
8. PRIVACY FILM



SIGNAGE PLAN
SCALE 1 : 100

Rev	Description	Checked	Approved	Date
P07	DA RFI-01	CE	BW	31.07.2026
P06	CONTRACT DOCUMENTATION PACKAGE 03	CE	BW	29.07.2026
P05	CONTRACT DOCUMENTATION PACKAGE 2	CE	BW	16.07.2026
	PRELIMINARY	SD	BW	02.05.2025
Author	CE & AS	Drafting Check	BW	
Designer	CE & AS	Design Check	BW	



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Status	

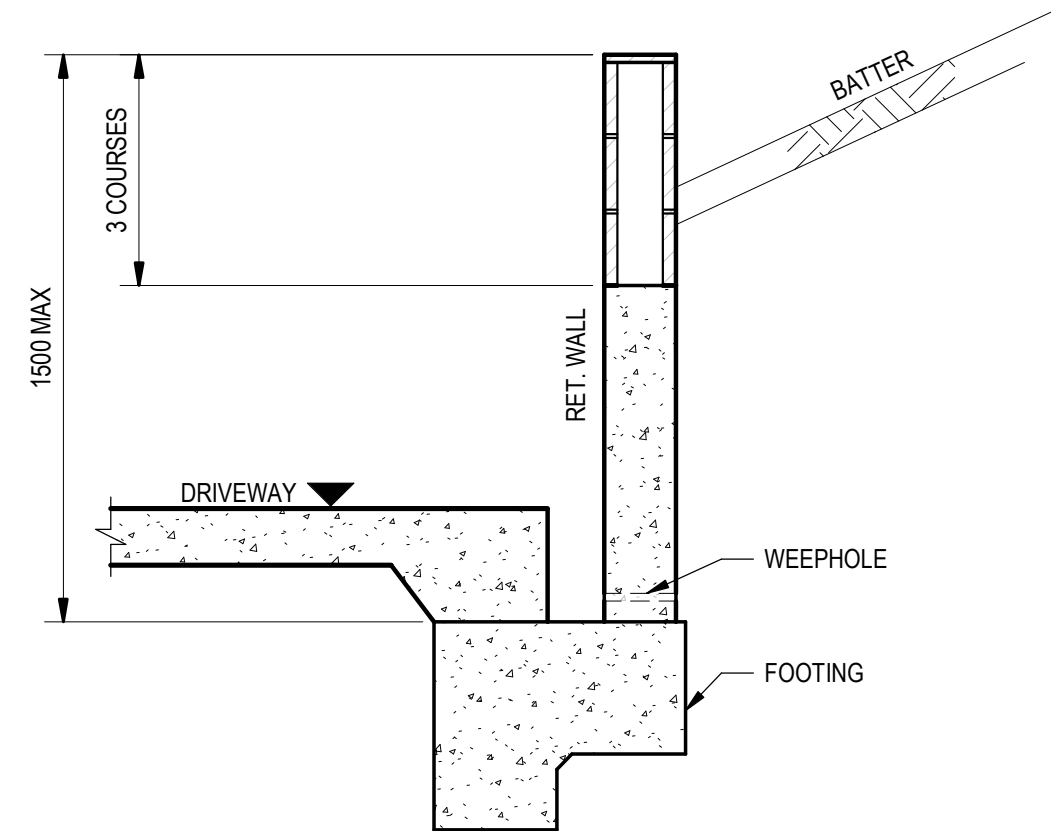
Drawing Title
SIGNAGE SCHEDULE

12689911-GHD-00-00-DRG-AR-00860

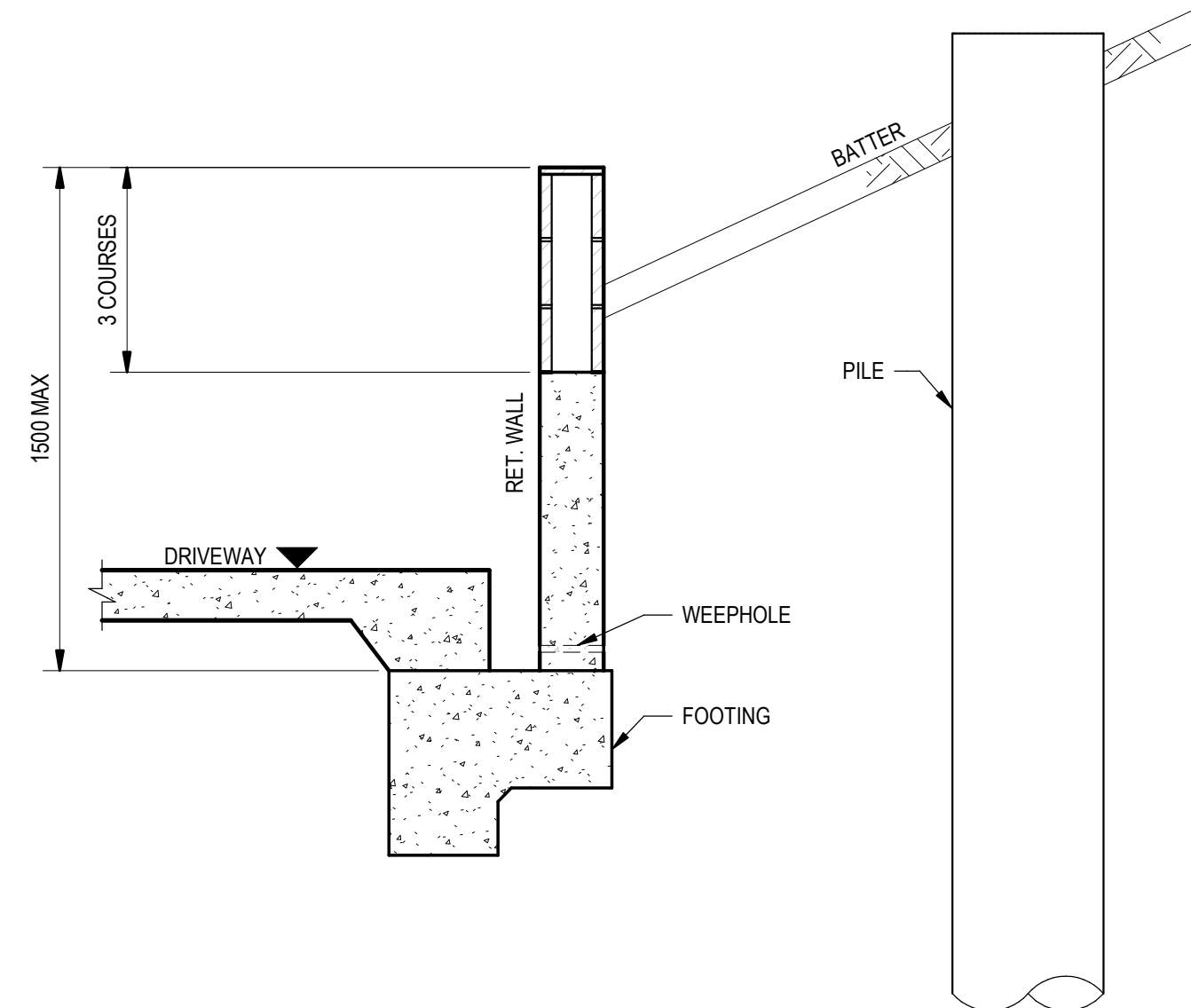
Drawing No.

Size
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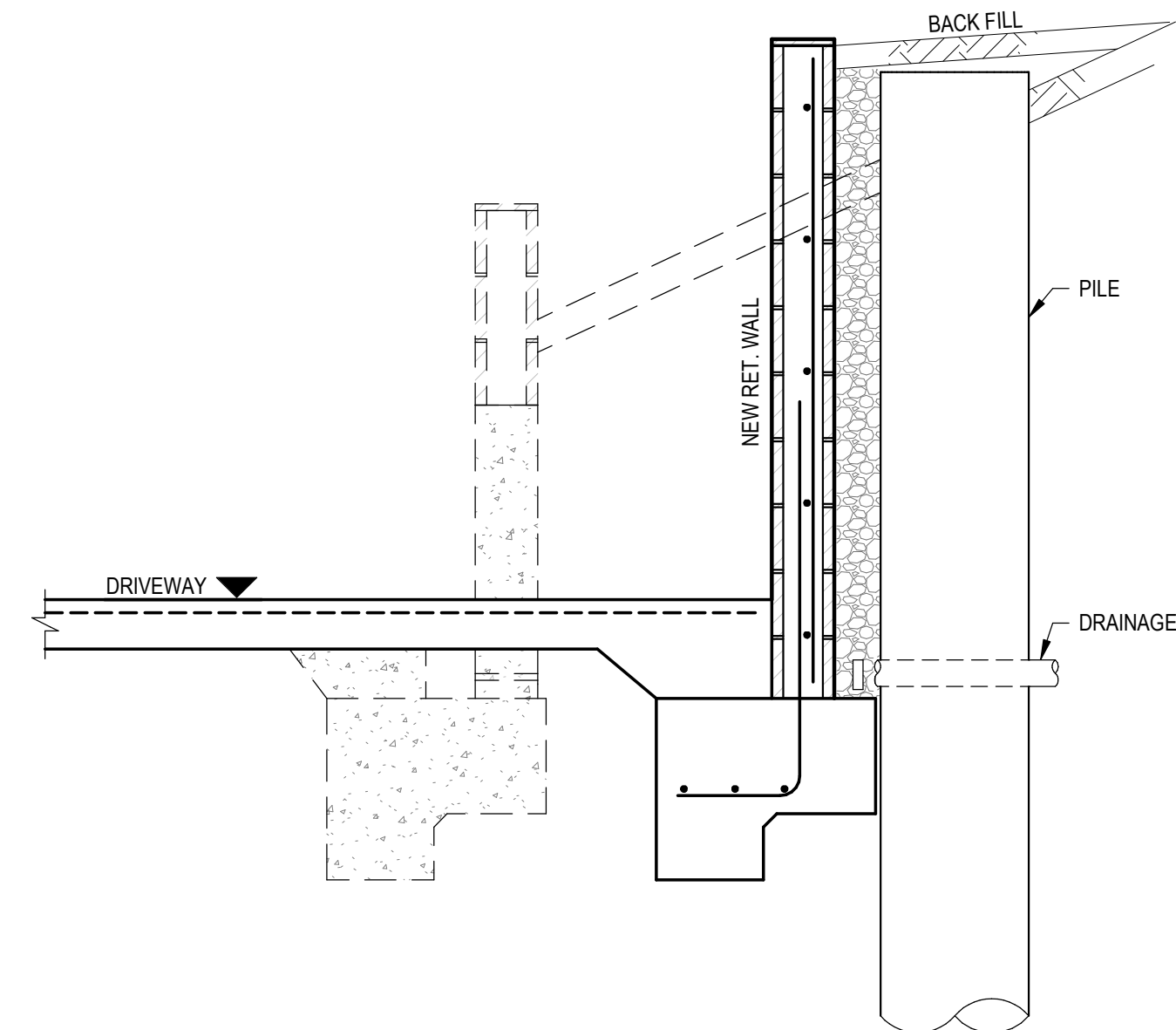
Rev
P07



SECTION - STAGE 1
SCALE 1:20
(EXISTING)



SECTION - STAGE 2
SCALE 1:20
(PILE TO SUPPORT BATTER)



SECTION - STAGE 3
SCALE 1:20
(RELOCATE RET. WALL)

Rev	Description	Checked	Approved	Date
Author	Author			
Designer	Designer			

Plot Date: 5/05/2026 2:59:10 PM File Name: C:\Users\mgjoca\OneDrive - GHD\Desktop\AMC Seamanship Centre Workshops.rvt



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Status

Drawing Title
STRUCTURAL SECTIONS

Drawing No.
<1250000>-GHD-00-00-DRG-ST-00050

Size
A1

Rev

Project No. 12689911

AMC Seamanship Centre Workshops

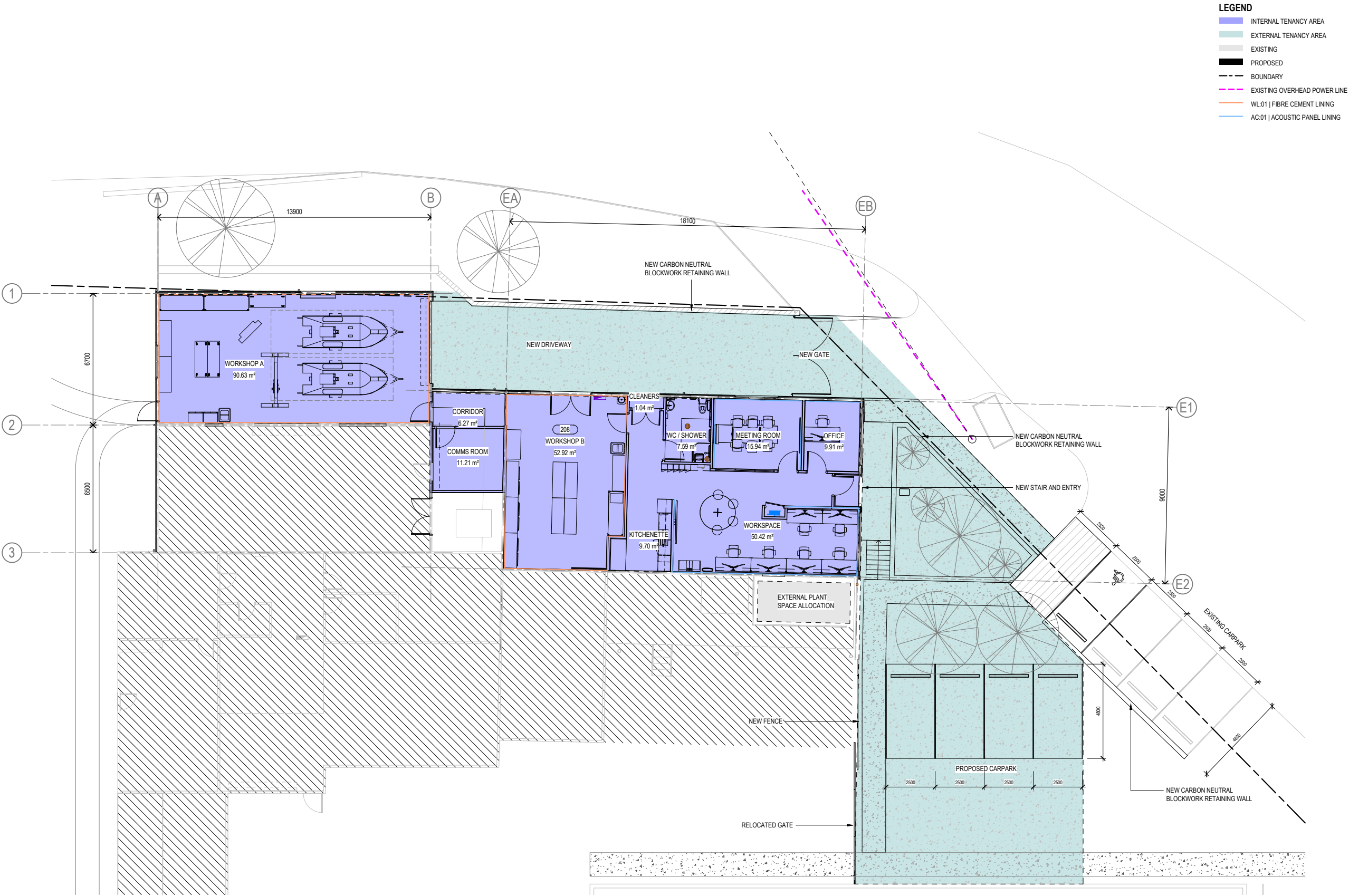
UTAS / AMCS / SubSea Craft

Materials Package

03.06.2026

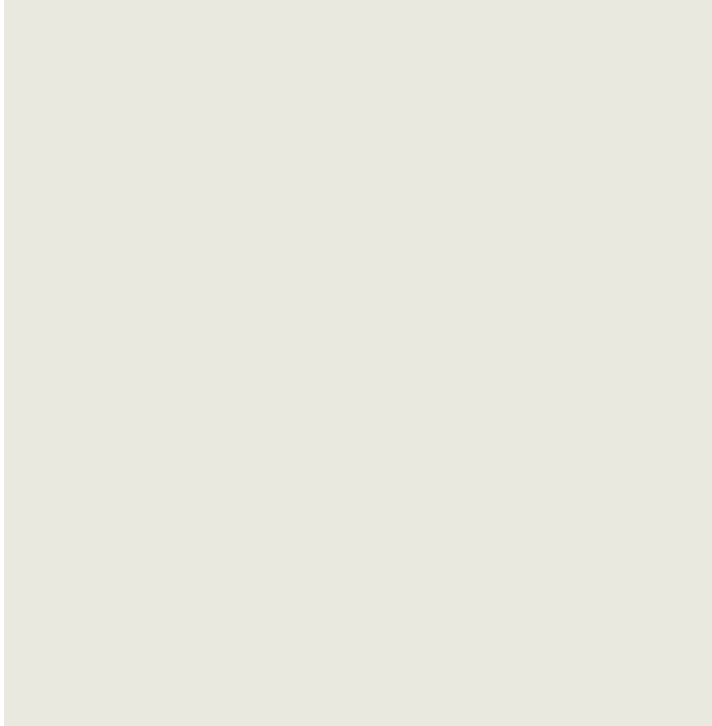


Design Development Plan



Look and feel

Exterior



CLADDING:
COLORBOND ULTRA PANEL RIB PROFILE SURFMIST



RETAINING WALLS:
CARBON NEUTRAL TECH-DRY BLOCKWORK RETAINING WALL, NATURAL GREY SMOOTH FINISH



SIGNAGE AND FENCING:
DULUX MONUMENT

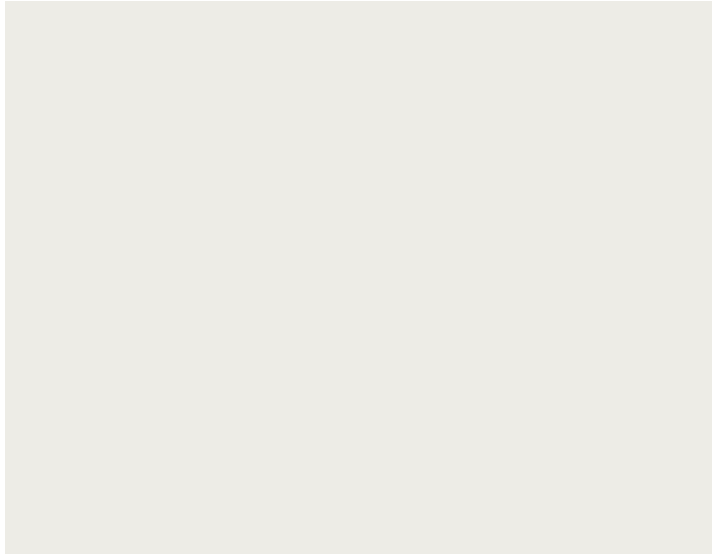


Look and feel

Workshops A and B



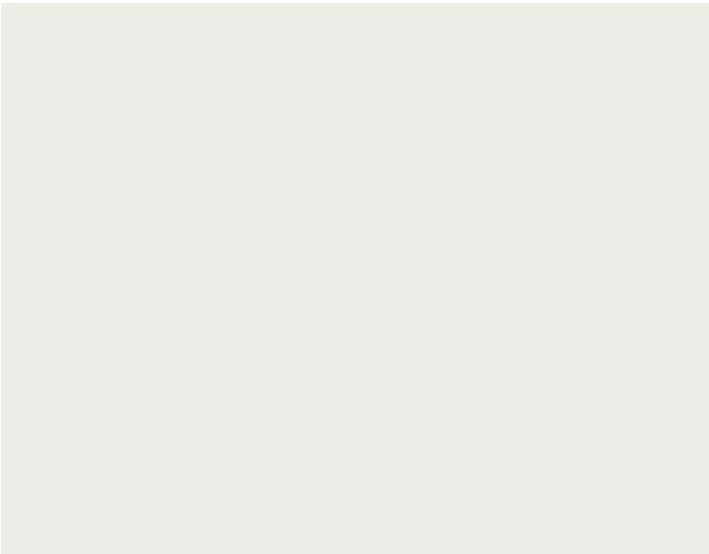
WORKSHOP A - CEILING:
OSB



WORKSHOP A - WALLS:
PAINTED CEMENT SHEET DULUX CASPER WHITE



WORKSHOP A - FLOOR:
DULUX CONCRETE SEALER - WATERBASED



WORKSHOP B - CEILING / WALLS:
PAINTED PLASTERBOARD DULUX CASPER WHITE



WORKSHOP B - FLOOR:
ANTI-STATIC VINYL - MARMOLEUM OHMEX GRAPHITE



WORKBENCH: SOLID TIMBER WORKBENCH TOP



WORKBENCH: STAINLESS STEEL WORKBENCH TOP



Finishes: Robust finishes and by-product timber panels, with a durable floor finish.



Precedent: Melbourne Uni Forum – Industrial, durable



Ceiling: Exposed trusses



Precedent: Monash Robotics Lab

Look and feel

Workspaces, Meeting Room, Kitchenette and Bathroom



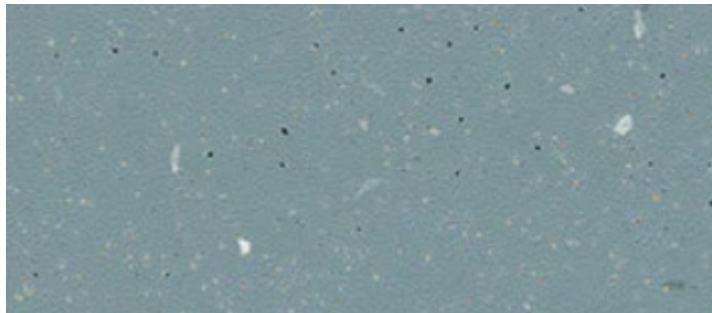
CARPET:
INTERFACE EMBODIED BEAUTY SHISHU STITCH ASH



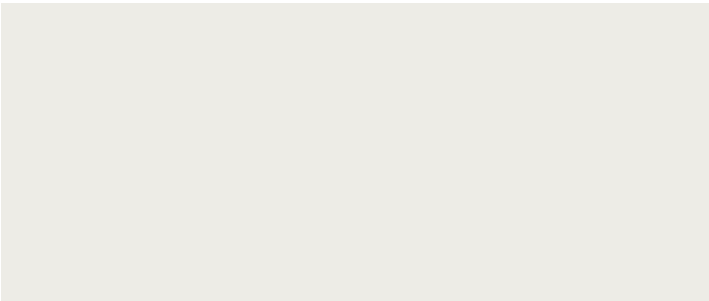
JOINERY: LAMINEX TRUESCALE WOODGRAIN TAS OAK



BENCHTOP: STAINLESS STEEL



RESILIENT FLOORING:
MARMOLEUM ETERNAL STEP REEF GREEN



CEILING:
PAINTED PLASTERBOARD DULUX CASPER WHITE



WALLS:
OSB



WALLS:
AUTEX ACOUSTIC PANEL COLOUR SAVOYE



Walls: OSB



Kitchenette: Warm timber, stainless steel sink and splashback



Workspace: Resilient flooring, light ceiling



Colour: Half height resilient finish and wall accent

Materials

FINISH SCHEDULE - FLOORS						
CODE	DESCRIPTION	MODEL	SUPPLIER	SKIRTING	ESD CERTIFICATION	PERFORMANCE CRITERIA
CA-01	CARPET TILES WITH ACOUSTIC UNDERLAY	EMBODIED BEAUTY SHISHU STITCH ASH	INTERFACE	SK-01	GREENCIRCLE CERTIFIED. NSF/ANSI 140 PLATINUM. GREEN LABEL PLUS. CARBON NEGATIVE EMBODIED CARBON. TOTAL RECYCLED CONTENT 27.63%	
CO-01						
EP-01	EPOXY FLOORING	AVISTA CONCRETE SEALER - WATERBASED	DULUX			MIN. P3/R10 SLIP RATING
FL-01	ENTRY MAT	ULTRAMAT 75 -BLACK ANODISED FINISH. CHARCOAL GREEN TAG CERTIFIED LOOP PILE INSERT.	BIRRUS	SK-01	GLOBAL GREENTAG LEVEL A QUALIFIES FOR THE ACCREDITED COOL CARPET PROGRAM OPTION WITH ZERO NET GREEN HOUSE GAS EMISSIONS ASSOCIATED WITH THE LIFE CYCLE OF THE PRODUCT.	MIN. P4/R10 SLIP RATING
RE-01	ANTI-STATIC VINYL	MARMOLEUM OHMEX GRAPHITE	FORBO		GECA CERTIFICATION. DECLARE LBC RED LIST FREE. 43% TOTAL RECYCLED CONTENT.	MIN. P3/R10 SLIP RATING
RE-02	RESILIENT FLOORING	MARMOLEUM ETERNAL STEP REEF GREEN	FORBO	SK-03	GECA CERTIFICATION. DECLARE LBC RED LIST FREE. 43% TOTAL RECYCLED CONTENT.	MIN. P3/R10 SLIP RATING

FINISH SCHEDULE - APPLIED WALL LININGS					
CODE	DESCRIPTION	MODEL	SUPPLIER	PERFORMANCE CRITERIA	ESD CERTIFICATION
L02	2mm VINYL WALL COVERING	MARMOLEUM ETERNAL STEP REEF GREEN	FORBO		
L07	1 LAYER OF 13mm EC08 PLASTERBOARD ON ONE SIDE	13mm EC08 PLASTERBOARD	GYPROCK		
L01	AUTEX ACOUSTIC PANEL COMPOSITION SMOOTH VELOUR COLOUR SAVOYE	AUTEX ACOUSTIC PANEL	AUTEX		
L03	1 LAYER OF 9mm PAINTED FIBRE CEMENT SHEET				

FINISHES SCHEDULE - PAINTS				
CODE	COLOUR / FINISH / DESCRIPTION	LOCATION	SUPPLIER	COMMENTS
PA-03	CASPER WHITE QUARTER	WET AREA - CEILING	DULUX	
PA-04	CLEAR WATER BASED SATIN	CLEAR TIMBER FINISH	DULUX/CABOTS	

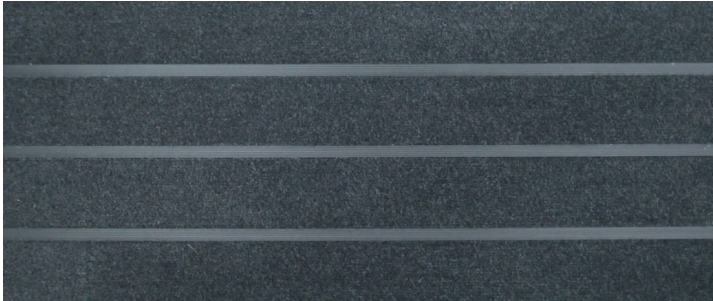
FINISHES SCHEDULE - CEILINGS								
CODE	DESCRIPTION	MODEL	SUPPLIER	FIRE RESISTANCE	INSULATION	FINISH	REQUIRED ACOUSTIC RATING	COMMENTS
CE-01	EXISTING SUSPENDE PLASTERBOARD CEILING	PATCH AND MAKE GOOD						
CE-02	ORIENTED STRAND BOARD	1 LAYER OF 10mm OSB BETWEEN TRUSSES DIRECT FIXED TO EXISTING STRUCTURE						
CE-03	SUSPENDE FLUSH MOISTURE RESISTANT PLASTERBOARD CEILING	1 LAYER OF 13mm AQUACHECK ON SUSPENSION GRID						
CE-04	SUSPENDE FLUSH PAINTED FIBRE CEMENT SHEET SOFFIT	1 LAYER OF 9mm CEMENT SHEET						



CA:01



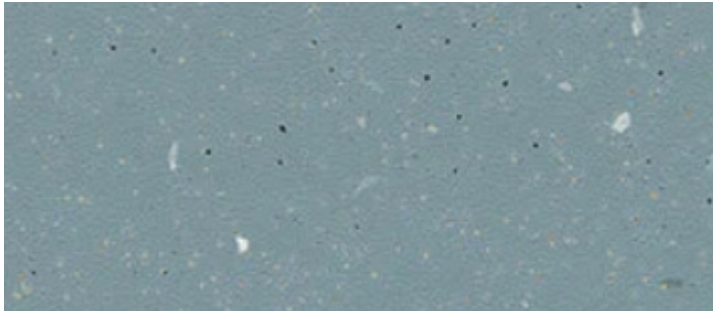
EP:01



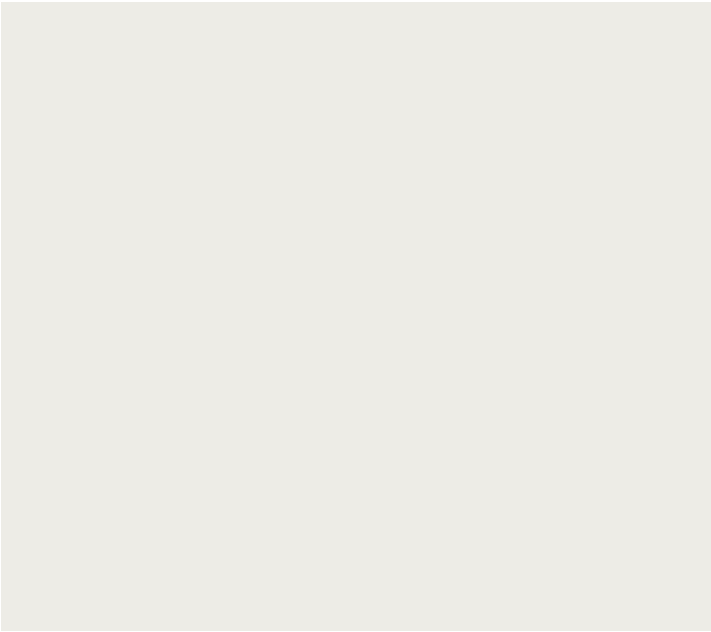
FL:01



RE:01



RE:02



PA:01



CE:02



L01

Project name		AMC Seamanship Centre Workshops					
Document title		Materials Package					
Project number		12689911					
File name		12689911 – AMC Seamanship Centre Workshops – Materials Package					
Revision	Author	Reviewer			Approved for Issue		
		Name	Signature		Name	Signature	Date
01	Christian Edwards	Bec Wilkie			Bec Wilkie		03.06.2026

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Responsible Architect – Bec Wilkie TAS 990

**GEOTECHNICAL INVESTIGATION
AND LANDSLIDE RISK
ASSESSMENT**

AMC SEARCH

Wharf Road, Beauty Point

GL26013Ab
26 March 2026

26 March 2026

Reference No. GL26013Ab

AMC SEARCH
PO Box 2036
NEWNHAM TAS 7248

Attention: Mr Chris White

Dear Sir

**RE: Geotechnical Investigation and Landslide Risk Assessment
Proposed Upgrades to AMC Building
Wharf Road, Beauty Point**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Bassam AL-Sinayyid on (03) 6326 5001.

For and on behalf of Geoton Pty Ltd



Tony Barriera

Director ±Principal Geotechnical Engineer

Document History and Status

Rev	Date	Written By	Reviewed By	Revision Details
0	26 March 2026	S Shahandeh/ B AL-Sinayyid	T Barriera	

File Name: GL26013Ab

Author: S Shahandeh/B AL-Sinayyid

Client: AMC SEARCH

Project: Wharf Road, Beauty Point

Subject: Geotechnical Investigation and Landslide Risk Assessment

Document Report

Document Version 0

Job No. GL26013Ab

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Drawing 1: Site Plan

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Appendix A: Borehole Logs

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Appendix E: Some Guidelines for Hillside Construction

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1 INTRODUCTION

At your request, Geoton Pty Ltd has carried out a geotechnical investigation and landslide risk assessment for proposed renovations and upgrades to the AMC Beauty Point site.

The purpose of the investigation is to assess the subsurface conditions at the site and provide recommendations and geotechnical parameters for footing and retaining wall design.

In addition, as the site is located within a mapped medium landslide hazard band and a Proclaimed Landslip B area, a landslide risk assessment will be required to address the planning scheme requirements.

1.1 Proposed development

Preliminary plans for the proposed development were provided, prepared by GHD, Ref. No. 12667457, dated 14.05.2025.

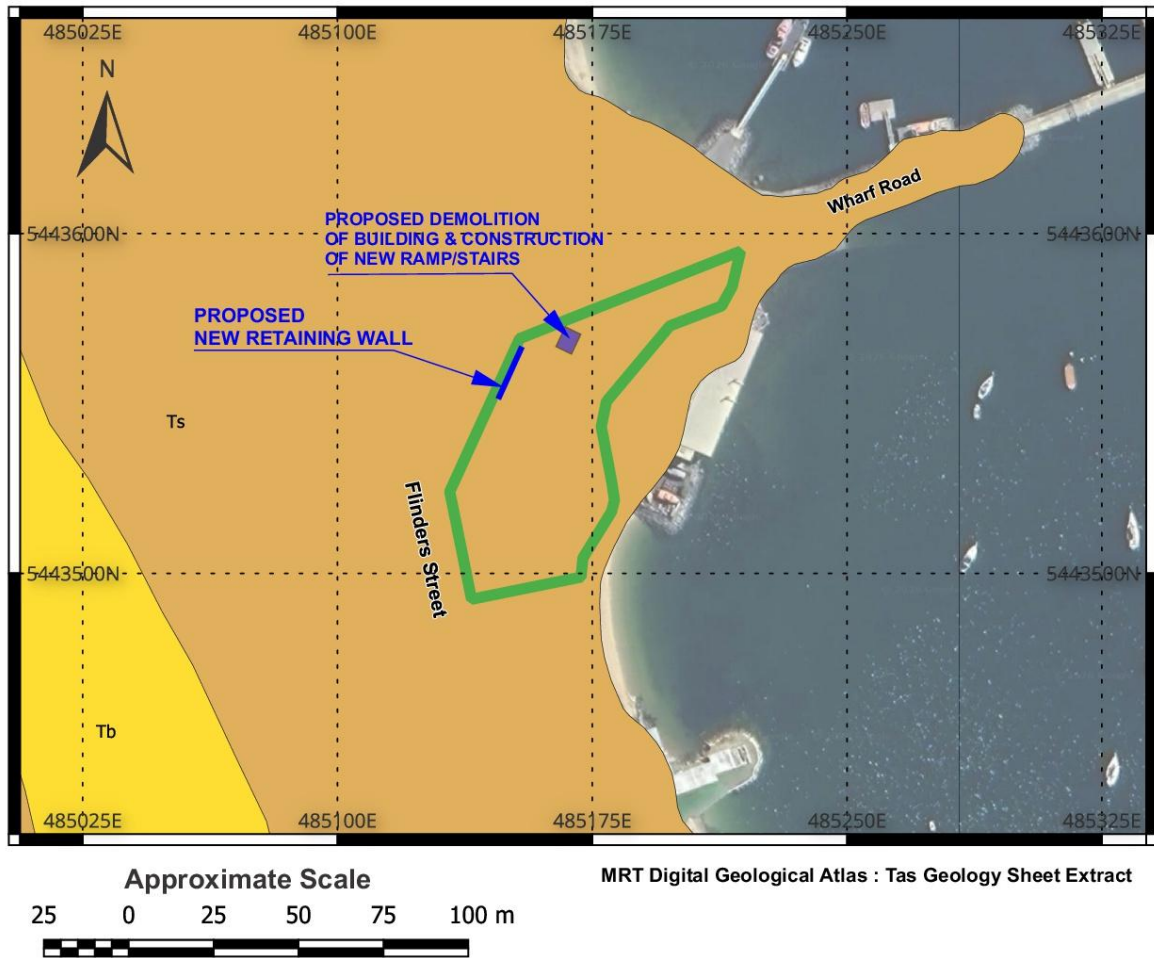
We understand that the proposed development will comprise partial demolition of the Seamanship Centre Workshop, together with refurbishments and additions to the building and access upgrades. The existing driveway is to be widened from 3.3m to 4.05m by removing the existing retaining wall and constructing a new retaining wall along the western boundary. Furthermore, the northern portion of the building (where the existing ramp is) is to be removed, and a new ramp and stairs are to be constructed.

2 BACKGROUND INFORMATION

2.1 Geology

The Mineral Resources Tasmania (MRT) Digital Geological Atlas, 1:25,000 Series, indicates that the site is underlain by Cretaceous to Quaternary period sediments comprising dominantly non-marine sequences of gravel, sand, silt, clay and regolith.

An extract of the MRT geology sheet is provided as Figure 1, below.



1:25,000 Scale Geology Units

Legend

- Ts Cretaceous-Quaternary dominantly non-marine sequences of gravel, sand, silt, clay and regolith.
- Tb Cretaceous-Neogene - Basalt

Figure 1: MRT Digital Geology Map Scale 1:25,000 Extract

2.2 Landslide Hazards

2.2.1 Land Information System Tasmania (LIST) Landslide Hazard Bands

Examination of the LIST Landslide Planning Map $\pm$ Hazard Bands Overlay indicates that the majority of the site, including the proposed development area, is within a medium landslide hazard band and a Proclaimed Landslip B area. The southern portion of the site (outside the development area) is mapped as a high landslide hazard band and Proclaimed Landslip A area. The landslide hazard bands are shown as Figure 2, below.

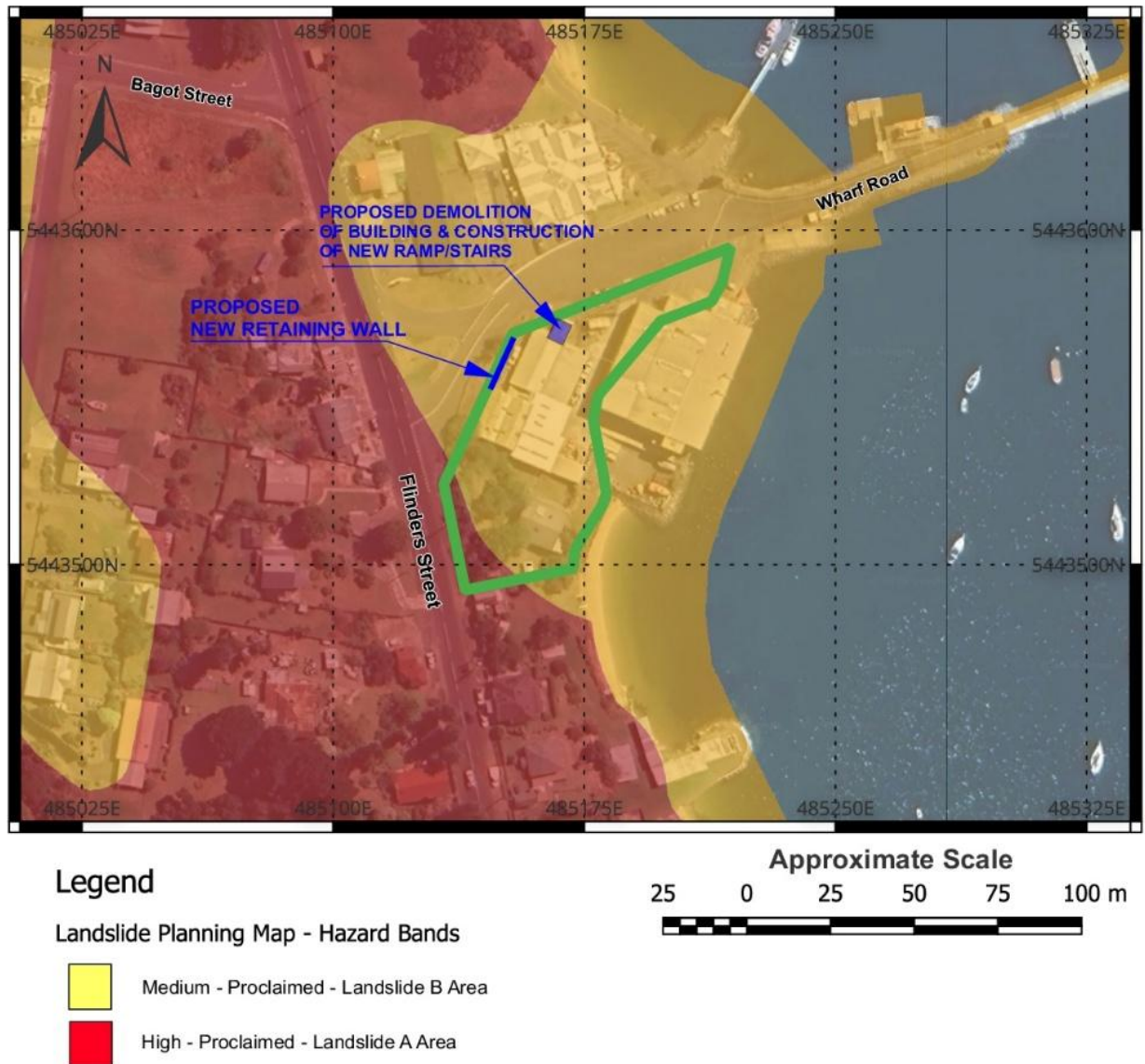


Figure 2: LIST Landslide Hazard Bands

2.2.2 Landslide Inventory

Examination of the MRT LIST Landslide Polygon overlay and MRT Landslide Inventory Deviot sheet, 1:25,000 scale, indicates that the site is mapped within an existing soil slide of unknown activity, Landslide I.D. No. 1021. Four recent or active soil slides, with activity recorded since 1906 (Landslide I.D. Nos. 1025, 1027, 1028 and 1029), are located between 150m and 550m to the north and south of the site along the Tamar River foreshore. Numerous reports of property damage have been made pertaining to these active landslides.

An extract of the MRT Deviot Landslide Inventory Sheet is provided as Figure 3, below.

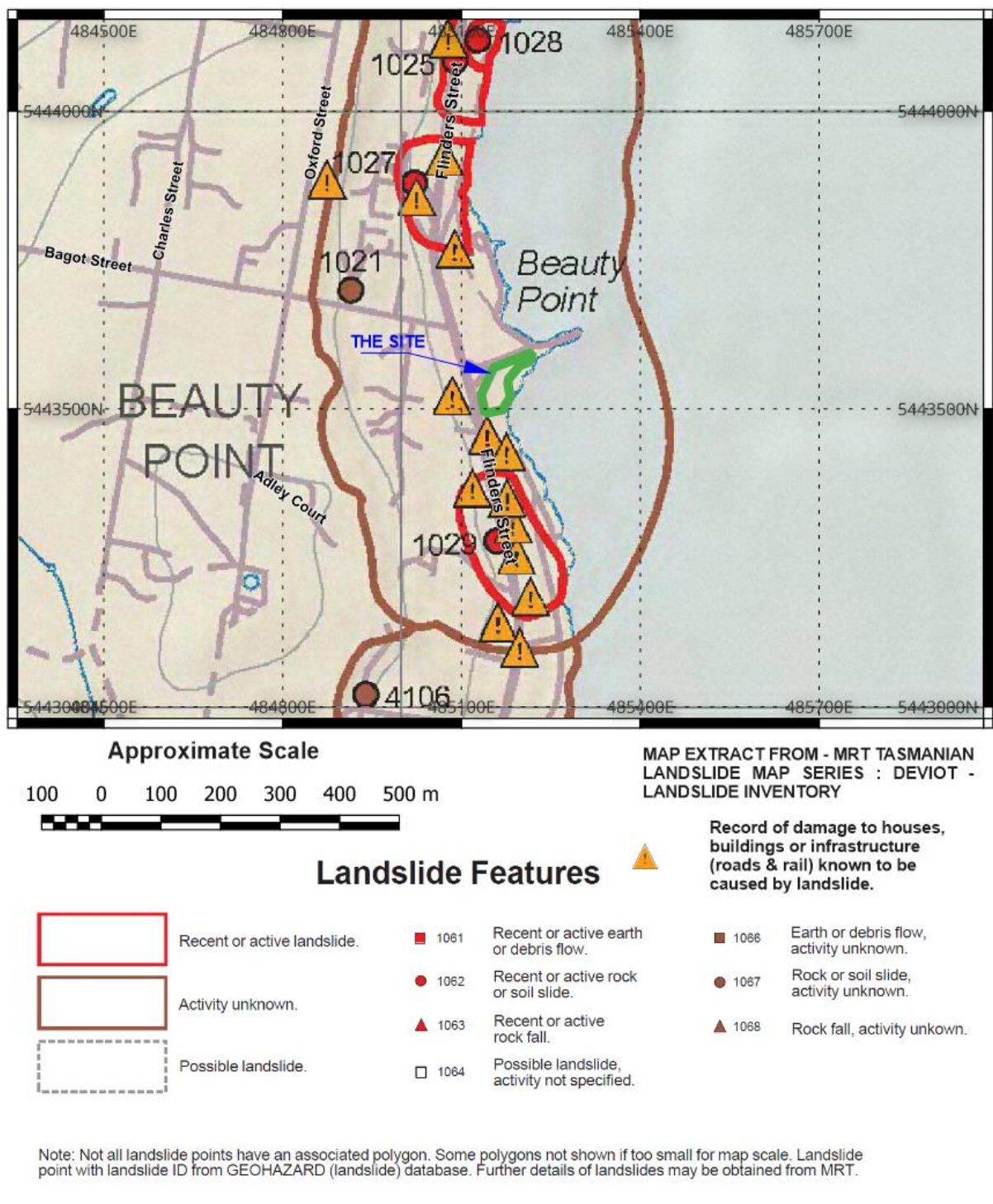


Figure 3: MRT Landslide Inventory 1:25,000 Scale Deviot Sheet Extract

2.2.3 Geomorphology

Examination of the MRT Geomorphology Deviot sheet, 1:25,000 scale, indicates that the site is mapped with slope angles of between 7° and 35°, being steepest upslope to the west. The site is mapped within the erosional slope of an existing landslide.

An extract of the MRT Deviot Geomorphology Sheet is provided as Figure 4, below.

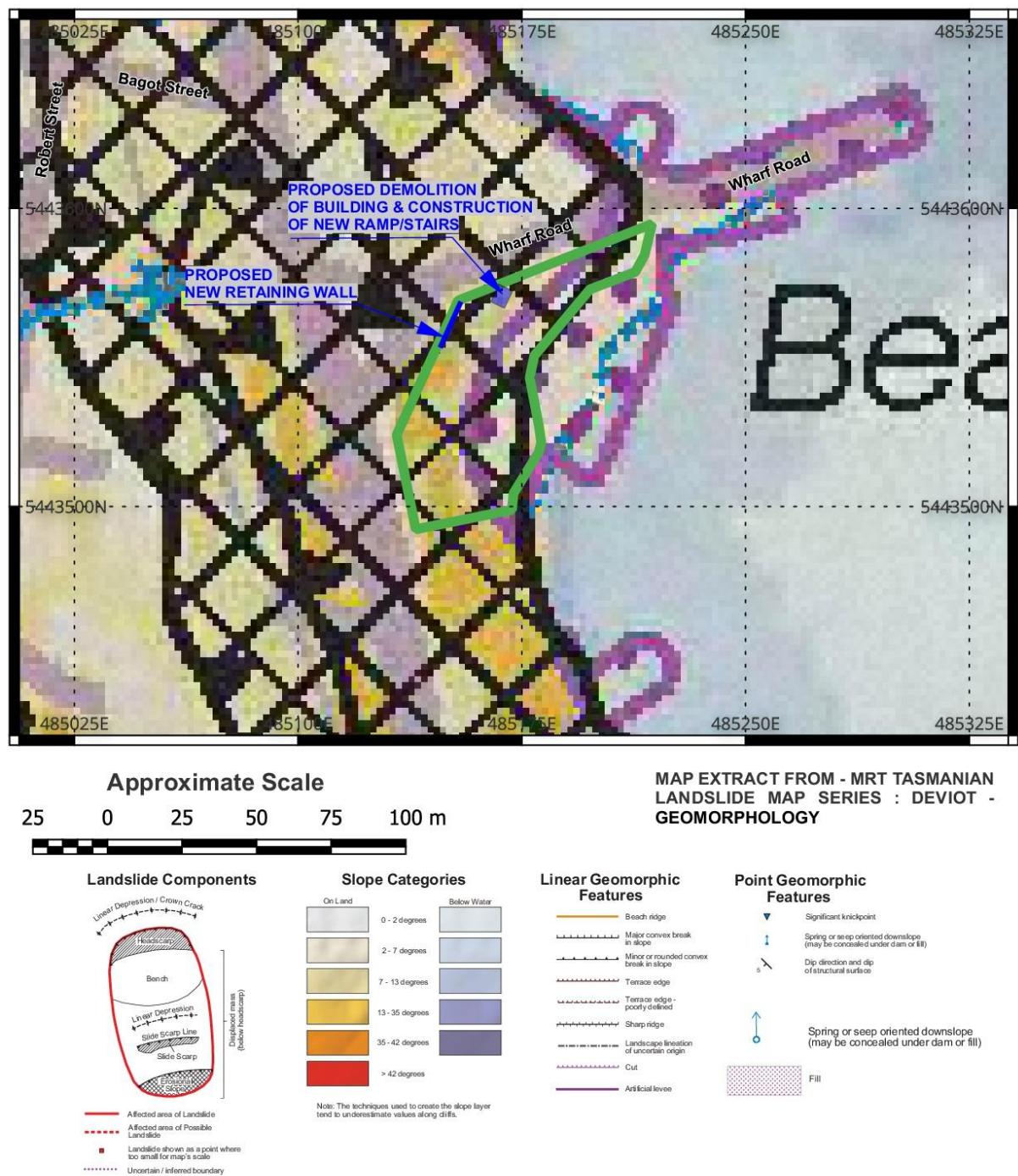


Figure 4: MRT Geomorphology 1:25,000 Scale Deviot Sheet Extract

2.2.4 Slide Susceptibility

Examination of the MRT Slide Susceptibility Deviot sheet, 1:25,000 scale, indicates that the site is mapped as being located within a landslide with unknown activity. The steep fill batter within the western portion of the site and the proposed retaining wall is mapped as a source

area for first time failures. Furthermore, the proposed new stairs/ramp is mapped within a
UXQRXW DUHD L H μDQ DUHD GRZQVORSH RI D VRXUFH DUHD
FDQ SRWHQWLDQ\ WUDYHO¶

An extract of the MRT Deviot Slide Susceptibility Sheet is provided as Figure 5, below.

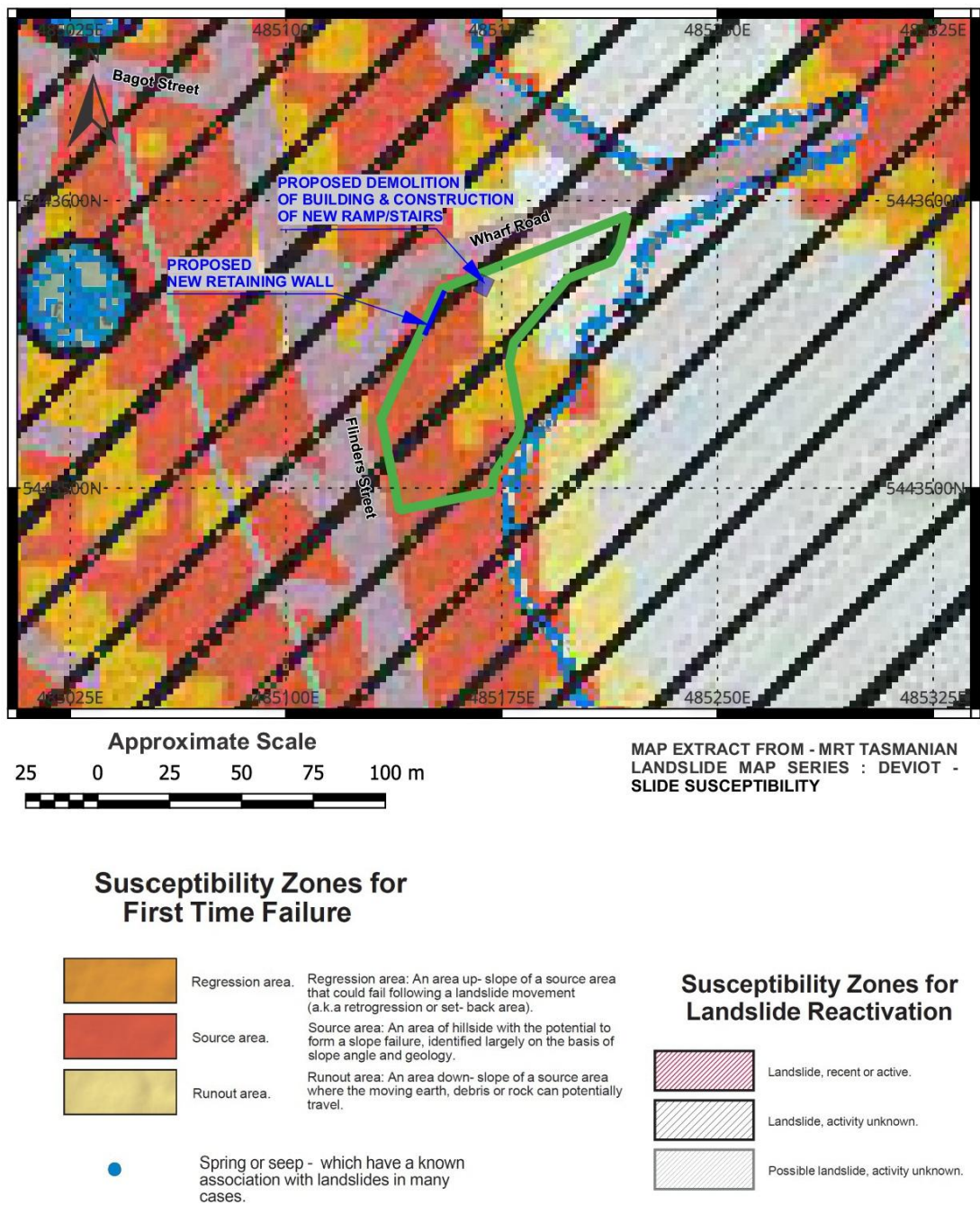


Figure 5: MRT Slide Susceptibility 1:25,000 Scale Deviot Sheet Extract

2.3 MRT Reports

While no reports are available on the MRT website pertaining to the subject site, a number of reports are available regarding landslide activity and slope stability at Beauty Point.

Reports within areas of Beauty Point have concluded that the hummocky nature of the surrounding land is indicative of past slope instability. The original large area of mass movement has been identified as being approximately 1200m long parallel to the shoreline and extending inland about 200m (Stevenson, 1975).

Jennings (1964) considered that this significantly sized landslide is a coalescence of several slips, with the mode of failure being presumed to be rotational. More recent destruction of property is the result of secondary creep movement of the primary slip (Stevenson, 1972).

Subsurface conditions at Beauty Point have been described in many of the published reports. The generalised geology of Beauty Point is described as Tertiary period clay, lignite, silt and sand overlain by a more pervious layer of Tertiary period quartz gravel and sand deposits located on the upper slopes and plateau with a mantle of Quaternary period clay talus soil from past landslide activity on the hill slopes. A discontinuous 10m to 15m thick layer of basalt is also described overlying the Tertiary period clay, lignite, silt and sand soils on the upper slope.

A report by Sloane (1985) indicated that slope failures, both active and recently active, are present in the area. Slopes with similar geology and slope angles to active movement must by analogy be considered to have marginal stability. The steeply sloping foreshore region is essentially prohibits building in the area.

Geomorphological features of Beauty Point were mapped by MRT and presented in a plan that there may be some offset in the location of some features due to inadequate contour and survey plans of the time.

2.4 Aerial Photography and Satellite Imagery

A review of historical aerial photographs and satellite images covering the site was conducted using Google Earth, LISTMap. Historical aerial photographs from 2003 up to 2025 were available for review. The review of the photos was to primarily look for any recent spring and landslide activities, in addition to gaining a general understanding of the recent history of the site. The review indicates that there is no obvious distinct landslide or spring activity in the immediate vicinity of the site during the period from 2003 to 2025.

3 FIELD INVESTIGATION

A site visit was carried out prior to undertaking the fieldwork to mark out the proposed borehole locations to ensure that they were accessible for the drill rig and to clear the borehole locations of underground services.

The field investigation was carried out on 19, 23 and 24 February 2026 and comprised the following:

- A site walkover;
- Marking of borehole locations clear of underground services;
- The drilling of 2 boreholes by hollow flight auger track-mounted drill rig to the investigated depths of 13.5m to 15.0m; and
- Additionally, one borehole was drilled by hand auger to the investigated depth of 1.7m.

Borehole BH1 and BH3 were backfilled with borehole-won spoil, and Borehole BH2 was backfilled with borehole-won spoil and fine crushed rock and reinstated with concrete pavement.

Dynamic Cone Penetration (DCP) tests, insitu vane shear strength tests, Standard Penetration Tests (SPTs) and pocket penetrometer tests were carried out within the encountered soil layers at regular depth intervals within the boreholes, with samples of these soils obtained for subsequent laboratory analysis.

The locations of the boreholes are shown on Drawing 1, attached.

The logs of the boreholes are provided in Appendix A, and photographs of the core returns from the hollow flight auger drilling are provided in Appendix B.

3.1 Site Description

The site is located on the lower-third zone of the easterly facing hillslope and is developed with existing buildings and a driveway.

The site is generally on a moderate easterly-facing slope of 8° to 10°. A retaining wall with a height of 0.8m to 1.4m is located along the existing driveway. Upslope of the wall, there is a steep fill batter of about 25° with tree stumps and a young tree (Plate 1).

The existing buildings, retaining walls, as well as the road and footpaths are generally in good condition, showing no obvious signs of movement indicative of landslide activity. The slopes within and surrounding the site are generally smooth convex slopes showing no signs of recent landslide activity (Plate 2).



Plate 1: View of the site during Borehole BH2 drilling, showing the existing driveway and retaining wall (to be replaced), looking towards northwest, 24.02.2026.



Plate 2: View of Flinders Street and existing driveway during Borehole BH2 drilling.

3.2 Subsurface Conditions

The investigation indicated that the soil profile varies across the site.

Boreholes BH1 and BH3 generally encountered gravelly to sandy silt and silty sand fill with broken glass, trace wood chips, roots, concrete wash to depths of 1.0m to 1.2m, overlying natural sandy silt to depths of 1.2m to 1.5m, underlain by silty to sandy clay to the investigated depth of 1.7m to 13.5m.

Borehole BH2 encountered 150mm thick concrete, overlying fill comprising gravelly sand to sandy silt to a depth of 0.4m, overlying natural sandy silt to a depth of 0.6m, underlain by silty to sandy clay to the investigated depth of 15m.

The clay soils typically had a stiff consistency; however, a thin, loose saturated clayey sand layer was encountered within Borehole BH1 between depths of 2.7m and 2.9m.

Groundwater seepage was encountered within Borehole BH1 at a depth of 2.7m, and Borehole BH2 at depths 1.2m and 5.5m, respectively, either during drilling or a short time after the boreholes were drilled.

The SPT values varied slightly with depth within the boreholes, generally indicating stiff clay soils at depth, with no significant variation across the investigated profile.

Full details of soil conditions encountered are presented on the borehole logs.

4 LABORATORY TESTING

The laboratory test results are summarised below:

Table 1: Summary of Laboratory Test Results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	Moisture Content (%)	Classification
BH1 4.0m ± 4.5m	61	29	32	13	40.7	CH
BH1 13.0m-13.45m	52	31	21	10	42.0	CH
BH2 1.0m ± 1.45m	35	17	18	9	22.0	CI
BH2 5.5m ± 5.95m	75	34	41	16	42.0	CH

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a **high to very high** shrink/swell potential.

Empirical correlations sourced from Figure D1 of AS 4678 ±2002 Earth-retaining Structures indicate that the high plasticity silty to sandy clay soils at the site would generally have an effective internal friction angle (- “ Y D O X 1 to 20° (for undisturbed clays), and a remoulded friction angle of 18° to 21°.

The laboratory test certificates are provided in Appendix C.

5 GEOLOGICAL MODEL

From a review of available reports, geological maps, site observations and the subsurface investigation, a general geological model of the site has been inferred. Generally, the site comprises fill (locally deep in areas), underlain by Cretaceous to Quaternary period sediments (Ts) at depth.

Groundwater was encountered at depths of between 1.2m and 2.7m in the investigation.

A geological model is presented as Drawing 2, attached.

6 LANDSLIDE RISK ASSESSMENT

6.1 Landslide Assessment Methodology

The landslide assessment presented herein is based on the methodology promoted by the Australian Geomechanics Society, AGS (2007) Landslide Risk Management.

% \ Z D \ R I D Q H [W U D F W I U R P \$ * 6 ^ D 3 * X L G H O L Q H I R U / D Q G V O 5 L V N = R Q L Q J I R U / D Q G 8 V H 3 O D Q Q L Q J ' ,

3 / D Q G V O L G H 5 L V N = R Q L Q J I R U / D Q G 8 V H 3 O D Q Q L Q J ' , takes the outcomes of hazard mapping and assesses the potential damage to persons (annual probability the person most at risk loses his or her life) and to property (annual value of property loss) for the elements at risk, accounting for probability and vu O Q H U D E L O L W \ ' .

The methodology adopted for this assessment was to:

- Develop a landslide inventory for the site, employing the publicly available landslide mapping carried out by the Mineral Resources Tasmania (MRT);
- Undertake assessments of potential landslides relating to the site in terms of historical likelihood; and
- Undertake risk assessments, in terms of both risk-to-property and risk-to-life for critical structures within the site and relevant surrounding areas.

6.2 Landslide Risk Assessment

A site-specific landslide risk assessment has been carried out.

Based on the geological and geomorphological settings of the site, the following possible landslide scenarios are identified for the site:

- Reactivation of the large landslide ID 1021 affecting the proposed development;

- Shallow/small-scale landslide occurs within the Cretaceous to Quaternary period sediments affecting the proposed development; and
- Runout failure occurs within the steeper fill slope affecting the proposed development.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix D. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables and terms and the comments on response to risk in Appendix D are intended to help explain the risk assessment and management process.

In light of the findings of this investigation (topography, stiff soils, slope angles and no observed recent landslide activity), the likelihood of large-scale failures occurring on the site affecting a proposed development at this site is considered RARE, whilst a small-scale failure occurring is considered UNLIKELY. Likewise, the likelihood of a runout failure affecting a proposed development is considered UNLIKELY.

Accordingly, the likelihoods estimated for the possible landslide scenarios are summarised in Table 2 as follows.

Table 2: Summary of Estimated Pre-existing Landslide Hazard

Possible Landslide Scenarios	Indicative Annual Probability (pa)	Indicative Recurrence Interval (yrs)	Descriptor (AGS 2007c)
Reactivation of the large landslide ID 1021 affecting the proposed development	10 ⁻⁵	100,000	Rare
Shallow/small-scale landslide occurs within the Cretaceous to Quaternary period sediments affecting the proposed development	10 ⁻⁴	10,000	Unlikely
Runout failure occurs within the steeper fill slope affecting the proposed development	10 ⁻⁴	10,000	Unlikely

6.3 Incremental Landslide Hazards

The alterations to the site as a result of the proposed development can generally be classified into two categories:

- Disturbance to the site due to the proposed development; and
- Introduction of additional water into the ground affecting the groundwater regime.

It is considered that the proposed development would not adversely impact on the site and immediate surrounds nor significantly increase the pre-existing landslide hazard, provided that

the development adheres to the principles of good hillside practice and the recommendations provided below.

Additionally, the site is fully serviced, and as such, no additional water should be introduced into the ground at the site.

6.4 Landslide Consequences

The proposed development is the element at risk for this assessment. The landslide consequences for different scenarios are summarised in Table 3 as follows.

Table 3: Summary of Consequences for Different Landslide Scenarios

Possible Landslide Scenarios	Assessed Landslide Consequences	Descriptor (AGS 2007c)
Reactivation of the large landslide ID 1021 affecting the proposed development	The landslide may significantly displace the footing system of the proposed development, causing major damage	Major
Shallow/small-scale landslide occurs within the Cretaceous to Quaternary period sediments affecting the proposed development	The landslide may displace the footing system of the proposed development, causing minor to medium damage	Minor to Medium
Runout failure occurs within the steeper fill slope affecting the proposed development	The runout failure occurring on the steeper slopes may displace the footing system of the proposed development, causing Minor damage	Minor

6.5 Landslide Risk to Property

Based on the outcomes of the landslide hazard and landslide consequence assessments detailed above, the assessed landslide risks to property are summarised in Table 4 as follows.

Table 4: Summary of Assessed Landslide Risks to Property (AGS 2007c)

Possible Landslide Scenarios	Assessed Landslide Hazards	Assessed Landslide Consequences	Qualitative Landslide Risk to Property
Reactivation of the large landslide ID 1021 affecting the proposed development	Unlikely	Major	Low
Shallow/small-scale landslide occurs within the Cretaceous to Quaternary period sediments affecting the proposed development	Unlikely	Minor to Medium	Low
Runout failure occurs within the steeper fill slope affecting the proposed development	Unlikely	Minor	Low

The **acceptable** qualitative risk to property criteria suggested by AGS is **LOW**, given that the element at risk is a proposed low-rise development.

6.6 Landslide Risk to Life

The person most at risk is considered to be one attending the existing research facility. The landslide risk to life for the identified person most at risk is calculated in Table 5 as follows.

Table 5: Landslide Risk to Life for Person Most at Risk

Possible Landslide Scenarios	Adopted Annual Landslide Probability, P(H)	Spatial Probability of Landslide Impacting Buildings at Risk, P(S:H)	Temporal Spatial Probability of Person Most at Risk at Buildings at Risk, P(T:S)	Vulnerability of Person Most at Risk, V(D:T)	Risk to Life, R(LoL)
Reactivation of the large landslide ID 1021 affecting the proposed development	10 ⁻⁵	1.0 (Spatial Probability has been considered in the landslide hazards)	0.33 (8hrs/day)	0.5 (Building suffers major damage but is unlikely to collapse; may cause injury but death is unlikely)	1.65 x 10 ⁻⁶
Shallow/small-scale landslide occurs within the Cretaceous to Quaternary period sediments affecting the proposed development	10 ⁻⁴			0.005 to 0.05 (Building suffers minor to medium damage but is highly unlikely to collapse; may cause injury but death is highly unlikely)	1.65 x 10 ⁻⁶ to 1.65 x 10 ⁻⁷
Runout failure occurs within the fill affecting the proposed development	10 ⁻⁴			0.005 (Building suffers minor damage; injury and death is highly unlikely)	1.65 x 10 ⁻⁷
Total: 1.98 x 10 ⁻⁶ to x 3.46 10 ⁻⁶					

The tolerable risk to life criteria for the person most at risk, as suggested by AGS, is 10^{-4} , given that the development is an existing development located on an existing slope. Acceptable risks are usually considered to be one order of magnitude lower than the tolerable risks, which in this case is 10^{-5} .

Therefore, subject to compliance with the recommendations within Section 8 of this report, the landslide risks to life are assessed as **acceptable** for the identified person most at risk.

7 DISCUSSION AND RECOMMENDATIONS

7.1 General

The outcomes of the assessments for landslide risk to property and life provided above only apply if the principles of good hillside practice and the recommendations provided herein are adhered to.

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Journal of the Australian Geomechanics Society, volume 42, Number 1, dated March 2007,
are presented in Appendix E.

Therefore, provided the development of the site is in accordance with good hillside practice and the recommendations within our report, we consider that a tolerable level of risk can be achieved in accordance with Section C15.6.1 (Building and works within a landslip hazard area) and with Section C15.5.1 (Use within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme ±West Tamar with the following Performance Criteria:

- **C15.6.1 - P1.1** - Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip:

An acceptable level of risk can be achieved for the proposed works, provided the works on the site are in accordance with the recommendations provided below;

- **C15.6.1 - P1.2** - A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure:

It is considered that the works would not adversely impact on the site and immediate surrounds, including land or public infrastructure, provided that the development adheres to the principles of good hillside practice and the recommendations provided below;

- **C15.6.1 - P1.3** - 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.

- **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:

An acceptable level of risk can be achieved for the use of the development.

- **C15.5.1 - P1.2** - If landslip reduction or protection measures are required on land 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 landslide reduction or protection measures:

Will not be required; and

- **C15.5.1 ±P4** - In addition to the requirements in clause C15.5.1 P1.1, a vulnerable use within a landslide hazard area must be protected from landslide:

No landslide-specific requirements need to be implemented in regard to any protection measure or emergency evacuation plan, other than the standard requirements by the Building Act 2016 and Tasmanian Planning Scheme.

An Engineering Certificate addressing the Landslide Hazard Code is provided in Appendix F.

7.2 Cuts and Fills

- Permanent Cuts and fills where less than 1.5m in height may be battered at slope angles no steeper than 1 vertical to 3 horizontal (1V:3H) for fill and 1V:2.5H for cuts, or alternatively these should be retained;
- Temporary cuts within stiff natural clay may be battered at 1V:1.5H;
- Surface water runoff should be directed away from cut faces;
- All retaining walls greater than 1m in height shall be designed by a suitably qualified structural engineer;
- Adequate subsurface and surface drainage should be provided behind all retaining walls;
- Excavations for the construction of retaining walls may result in a temporary reduction in the stability of the adjacent area particularly during wet weather until the wall is complete. This increased risk can be managed or reduced by appropriate construction planning, using temporary support, staged excavation and control of drainage;
- The encountered natural clayey and sandy materials are suitable for use as fill; and
- The encountered uncontrolled fill is not suitable for reuse.

7.3 Drainage

- It is recommended that the drainage channel of the road's concrete retaining wall be cleaned and maintained; currently, the stormwater may overflow the channel and flow into the existing slope;
- Collected stormwater drainage should be piped to the stormwater system; and
- Should any seepage or groundwater be encountered during site or footing excavations, it is recommended that subsoil drainage be provided to connect to the stormwater system.

8 SITE CLASSIFICATION

In so far as may be applicable, after allowing due consideration of the site geology, drainage and soil conditions, and the presence of fill to depths greater than 0.4m, the site has been classified as follows:

CLASS P (AS 2870)

However, if all footings are founded through the fill to found uniformly on the natural silty to sandy clay, sand or clayey sand, footings may be proportioned to a **CLASS H1**.

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations section below.

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

8.1 Deep Pad Footings

For the new ramp/stairs, an ultimate bearing pressure of $q_{ult} = 300\text{kPa}$ is available, and an allowable bearing pressure of $q_{all} = 120\text{kPa}$ would be available for deep pad and strip footings, pier and beam footings, where founded on natural ground as below:

Sandy CLAY (CH) $\pm$ high plasticity, brown, orange, mottled grey, stiff or better encountered beneath the fill below 1.5m from the existing ground surface.

No structure should be founded on fill without the footings extending through the fill to the natural soils. Where the soil is disturbed by the demolition of the existing building, the footings shall be deepened to penetrate the disturbed soil and found on the natural undisturbed soil beneath.

8.2 Piled Foundations

Based on the findings of the investigation and the applied structural loads, it is considered that bored and driven piles may be suitable for this site. However, bored piers will require casing due to groundwater and potentially collapsible soils.

An appropriate undrained shear strength of $C_u = 60\text{kPa}$ for stiff clays has been adopted for the calculations of pile parameters.

Bored and driven piles founded through the fill and into the stiff natural sandy clay may be designed for an ultimate end bearing of **540kPa** and allowable (design) end bearing pressure of **220kPa** below depths of at least 4 times the pile diameter into the natural clay soils.

Furthermore, an allowable skin adhesion of **15kPa** may be considered below depths of at least 2 times the pile diameter into the natural clay soils.

The above-mentioned allowable skin adhesion values are for reinforced concrete, timber, and corrugated steel piles; in the case of using smooth steel piles, a **20%** reduction in allowable skin adhesion should be considered.

Where a group of piles is considered, a pile group placed within a cohesive soil (clays) has a collective strength that is less than the summation of the individual pile strengths which compose it. Model tests indicate that where piles are spaced 2 to 3 diameters apart, an efficiency of 0.7 is generally applied for the summation of the pile strengths of the group.

9 PLUMBING

& O D V V L I L F D W L R Q I R U I R X Q G D W L R Q V Z D V 3 & O B L A N D S L I P X H W R W K H
Hazard Areas and the presence of fill to depths greater than 0.4m. Provided there is no loading around the plumbing pipework, the plumbing can be installed proportioned to **Class H1** for soil reactivity purposes.

If during plumbing trench excavations, soft or loose ground is encountered, it is recommended the plumbing trenches be excavated to natural stiff or medium dense ground and backfilled with granular material to the invert level of the pipework.

10 RETAINING WALL DESIGN PARAMETERS

We understand that the new retaining wall is to be located along the western site boundary.

The footings for the retaining wall are required to extend through the fill. Footings founded **within the stiff natural sandy clay** at depths below **1.4m (BH3) and 1.5m (BH2)** from the existing ground surface may be assigned an allowable bearing pressure of **120 kPa**.

Based on soil parameters sourced from Figure D1 and Table D4 of AS 4678 ±2002 (Earth-retaining structures), an effective internal friction angle (- " Y D O 2 6 °) and remoulded friction angle of **19°** and cohesion (C') value of **5 kPa** are considered appropriate for the **natural undisturbed sandy clay** soils encountered in this investigation.

Based on the adopted remoulded friction angle, the following earth pressure coefficients are recommended:

- Lateral earth pressure coefficient at rest (K_0) §0.67
- Active earth pressure coefficient (K_a) §0.51
- Passive earth pressure coefficient (K_p) §1.97

It is recommended that a **surcharge load be placed upslope of the wall of the 25° slope ($\beta = 25^\circ$)** be considered for the design of the retaining wall for the terrain shape.

Drainage is essential for the long-term stability of a retaining wall and therefore, it is recommended that a well-draining cohesionless granular fill and subsoil drains be placed immediately behind the wall.

A cohesionless granular fill, such as 20mm angular gravel, would typically have an effective internal friction angle value of approximately 34° with an effective cohesion value of 0kPa.

Placing a geofabric between the soil and the granular backfill is also recommended to prevent silting up of the drainage gravel.

Any imported backfill material or other types of excavated soil should be tested and further assessed to determine appropriate strength parameters.

The existing batter consists of very loose to loose gravelly to sandy silt behind the existing retaining wall. Excavations for the construction of retaining walls may result in a temporary reduction in the stability of the adjacent area, particularly during wet weather until the wall is complete. This increased risk can be managed or reduced by appropriate construction planning, using temporary support, staged excavation, and control of drainage.

11 EARTHQUAKE CLASSIFICATION

The following details the seismic design in accordance with the procedure outlined in AS 1170.4 ±2024 Structural design actions' Part 4: Earthquake actions in Australia'.

a) Structure Importance Level:

Based on Tables 3.1 and 3.2 of AS 1170.0, the adopted structure importance level may be

Level 2- medium consequence for loss of human life, or considerable economic, social or

a) Probability factor (k_p) and the hazard factor (Z):

Level 2 - The annual probability of exceedance for ultimate limit states for Importance Level 2 structures with a design life of 50 years is 1/500 years; correlating the return period with Table 3.1 from AS 1170.4, the probability factor (k_p) is 1.0. Furthermore, from AS 1170.4, Figure 3.2 (A), the hazard factor (Z) for Beauty Point is 0.09.

b) The structure does not comply with the definition of domestic structures (housing)

c) Site sub-soil class:

The determination of site sub-soil class has been done using borehole logs, including measurement of geotechnical properties. The site has been classified as D_e (deep or soft soil site).

d) Earthquake design category (EDC):

From Table 2.1 of AS 1170.4, the **EDC for an Importance Level 2 structure <25m high is II. Static analysis is required.**

12 LIMITATIONS

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all foundation excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

The findings contained within the report are the result of discrete/specific sampling methodologies used in accordance with normal practices and standards, with some variations as indicated in the report. To the best of our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

13 REFERENCES

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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

- BH 1

● Approximate Borehole Location

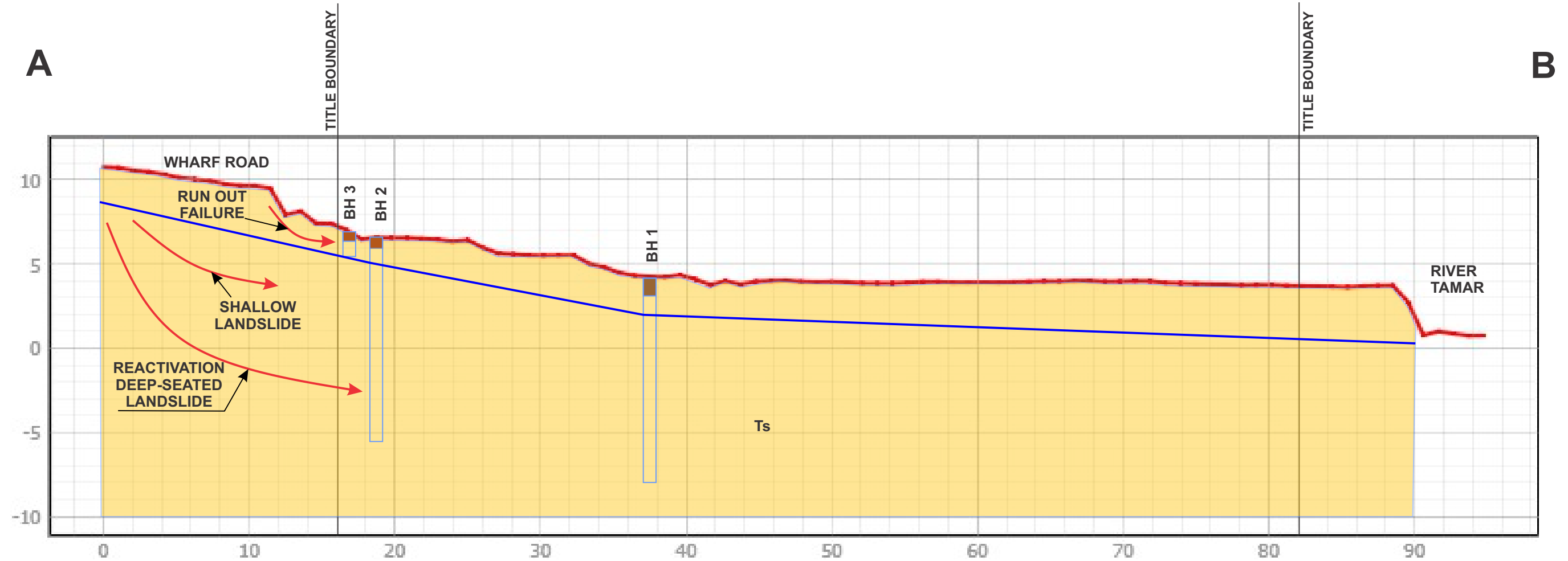
0.8 Approximate Depth of FILL (m)

5° Approximate Slope angle in Degrees

— Contour in Metres (LiDAR Derived)
- Change in Slope

— Cadastral Parcels

GEOTON Pty Ltd				Client: AMC SEARCH	
				Project: WHARF ROAD BEAUTY POINT	
Date	20/03/2026	Drawn	BA	Title: SITE PLAN	
Scale	As Shown	Approved	TB		
Original size	A3	Rev		Project no: GL26013A	Drawing no. 1



Legend

- Fill - Man made deposits
- Groundwater
- Ts Cretaceous-Quaternary dominantly non-marine sequences of gravel, sand, silt, clay and regolith.
- Potential Landslide Scenario

GEOTON Pty Ltd				Client: AMC SEARCH	
				Project: WHARF ROAD BEAUTY POINT	
Date	20/03/2026	Drawn	BA	Title: GEOLOGICAL MODEL	
Scale	As Shown	Approved	TB		
Original size	A3	Rev		Project no: GL26013A	Drawing no. 2

Appendix A

Borehole Logs

Client : AMC Search

Project : Geotechnical Investigation and Landslide Risk Assessment

Location : Wharf Road, Beauty Point

Easting : 0.00

Northing : 0.00

Inclination : N/A

Azimuth : 0

Sheet : 1 OF 3

Job No : GL26013A

Logged : BA

Logged Date : 23/02/2026

Drill Rig : D&B-8D

Method	Drilling	Water	Samples	Testing			Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)							
ADV							0.25		.	FILL - Silty SAND - fine to coarse grained, dark grey, with fine to coarse gravel, trace broken glass, roots, root fibres	M-D	L	FILL
							0.50						
							0.75						
							1.00		.	trace wood chips	M-D	L	
							1.25						
						3,5,7 (N=12)	1.25		ML	Sandy SILT - low plasticity, dark grey, trace high plasticity clay,	M	St	NATURAL
						90	1.50		CH	Sandy CLAY - high plasticity, brown orange mottled grey, fine to medium grained sand,	M	St	W>PL
							1.75						
							2.00						
							2.25						
							2.50						
							2.75		CH	becoming pale grey mottled brown,	M	St	
							2.75		SC	Clayey SAND - fine to medium grained, grey,	M	L	
							3.00		CH	Silty CLAY - high plasticity, pale grey,	M	St	
							3.25						
							3.50						
							3.75		CH	becoming grey brown,	M	St	
							4.00						
							4.25						
							4.50		CH	trace fine gravel,	M	St	
							4.75						
							5.00		CH	trace fine grained sand slight decrease in moisture	M	St	
							5.25						
							5.50		CH	becoming pale grey, no trace sand	M	St	
							5.75						
							6.00		CH	slight increase in moisture	M	St	

Client : AMC Search
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Wharf Road, Beauty Point

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth : 0

Sheet : 2 OF 3
Job No : GL26013A
Logged : BA
Logged Date : 23/02/2026
Drill Rig : D&B-8D

Method	Drilling	Water	Samples	Testing			Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)							
ADV							6.25		CH	slight increase in moisture (continued)	M	St	
							6.50						
							6.75		CH	becoming brown orange grey,	M	St	
					160		7.00		CH	becoming pale grey, trace fine grained sand	M	St	
						3,4,7 (N=11)	7.25						
							7.50		CH	becoming orange brown grey, decrease in moisture	M	St	
							7.75						
							8.00						
							8.25						
							8.50						
							8.75						
							9.00						
					200		9.25						
							9.50						
							9.75						
						3,4,6 (N=10)	10.00						
							10.25						
							10.50						
							10.75						
							11.00		CH	becoming dark grey dark brown,	M	St	
							11.25						
							11.50						
					120		11.75						
							12.00						
							12.25						

Client : AMC Search
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Wharf Road, Beauty Point

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth : 0

Sheet : 3 OF 3
Job No : GL26013A
Logged : BA
Logged Date : 23/02/2026
Drill Rig : D&B-8D

Method	Drilling	Water	Samples	Testing			Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)							
ADV					120		12.50		CH	becoming dark grey dark brown, (continued)	M	St	
							12.75						
							13.00						
							13.25						
										BH1 Terminated at 13.5 m			

Client : AMC Search

Project : Geotechnical Investigation and Landslide Risk Assessment

Location : Wharf Road, Beauty Point

Easting : 0.00

Northing : 0.00

Inclination : N/A

Azimuth : 0

Sheet : 1 OF 3

Job No : GL26013A

Logged : BA

Logged Date : 24/02/2026

Drill Rig : D&B-8D

Method	Drilling	Water	Samples	Testing			Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)							
ADV							0.00		PA	CONCRETE			
							0.25		V	FILL - Gravelly SAND - fine to coarse grained, dark grey, fine to coarse sub-angular to angular gravel,	M	L	FILL
							0.50		ML	Sandy SILT - low plasticity, dark grey, fine to coarse grained sand, trace low plasticity clay,	M	F	NATURAL W>PL
							0.75		CI	Sandy CLAY - medium plasticity to high plasticity, dark grey, trace fine gravel,	M	F	
						38	1.00						
							1.25		CH	becoming brown orange mottled grey,	M	F	
							1.50						
							1.75						
							2.00						
							2.25						
							2.50						
							2.75						
							3.00						
							3.25						
							3.50						
							3.75						
							4.00						
							4.25						
							4.50						
							4.75						
							5.00						
							5.25						
							5.50						
							5.75						
							6.00						

Client : AMC Search
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Wharf Road, Beauty Point

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth : 0

Sheet : 2 OF 3
Job No : GL26013A
Logged : BA
Logged Date : 24/02/2026
Drill Rig : D&B-8D

Method	Drilling	Water	Samples	Testing				Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)	SPT							
ADV								6.25		CH	increase in moisture (continued)	M	St	W>PL < LL
								6.50						
								6.75						
								7.00						
							3,4,6 (N=10)	7.25						
								7.50		CH	becoming pale grey,	M	St	
								7.75						
								8.00						
								8.25		CH	becoming brown orange grey, trace fine to coarse gravel,	M	St	
								8.50						
							1,4,4 (N=8)	8.75						
								9.00		CH	trace fine sand	M	St	
								9.25						
								9.50						
								9.75		CH	becoming pale grey,	M	St	
								10.00						
							3,4,6 (N=10)	10.25						
								10.50						
								10.75						
								11.00						
								11.25						
								11.50		CH	becoming dark grey dark brown, trace lignite (plant fossils)	M	St	
							2,4,8 (N=12)	11.75						
								12.00						
								12.25						

Client : AMC Search
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Wharf Road, Beauty Point

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth : 0

Sheet : 3 OF 3
Job No : GL26013A
Logged : BA
Logged Date : 24/02/2026
Drill Rig : D&B-8D

Method	Drilling	Water	Samples	Testing				Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)	SPT							
ADV								12.50		CH	becoming dark grey dark brown, trace lignite (plant fossils) (continued)	M	St	W>PL < LL
								12.75						
								13.00						
							3,6,7 (N=13)	13.25						
								13.50						
								13.75						
								14.00						
								14.25						
								14.50						
							4,4,7 (N=11)	14.75						
											BH2 Terminated at 15 m			

Client : AMC Search
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Wharf Road, Beauty Point

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth : 0

Sheet : 1 OF 1
Job No : GL26013A
Logged : BA
Logged Date : 24/02/2026
Drill Rig : Hand Auger - 100mm

Method	Drilling	Water	Samples	Testing				Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP	PP (kPa)	V (kPa)	SPT							
HA								0.25		.	FILL - Gravelly to Sandy SILT - non plastic, dark grey, fine to coarse sub-angular to angular fine to coarse grained sand, trace cobbles/trace broken glass, trace wood chips, roots, concrete wash	D	VL-L	FILL
				2				0.50						
				3				0.75						
				3				1.00						
				2				1.25		ML	Sandy SILT - low plasticity, dark grey, fine to coarse grained sand, trace fine to coarse gravel,	M	F	NATURAL W>PL
				2				1.50		CH		M	F	
				2		40								
				3										
				8										
				11						CH	Sandy CLAY - high plasticity, dark grey, becoming trace fine to coarse gravel,	M	St	
											BH3 Terminated at 1.7 m			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator
HT	Hand Tools

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
U ₈₁	Undisturbed sample 81 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B _s	Bulk sample
E	Environmental Sample
R	Refusal – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour.
Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	>5, ≤ 12	>15, ≤ 30	>15, ≤ 30	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely Weathered material	Material is weathered to such an extent that it has soil properties. Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
				Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
				Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm		IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
	Low to Medium		Slow	Low	OL	ORGANIC SILT	
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT	
		High to Very High	None	High	CH	CLAY	
		Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY	
	Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT	
	• LL – Liquid Limit.						

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

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PHOTO 1- Core Photo BH 1 0.0m to 13.5m

GEOTON Pty Ltd				Client: AMC SEARCH	
				Project: WHARF ROAD BEAUTY POINT	
Title: PHOTOGRAPH					
Date:	23/02/2026	Original Size	A4	Project no: GL26013A	Figure no. PHOTO 1



PHOTO 2 - Core Photo BH 2 0.0m to 15m.

GEOTON Pty Ltd				Client: AMC SEARCH	
				Project: WHARF ROAD BEAUTY POINT	
Title: PHOTOGRAPH					
Date:	24/02/2026	Original Size	A4	Project no: GL26013A	Figure no. PHOTO 2

Appendix C

Laboratory Results

Material Test Report

Report Number: RE26/637-18
Issue Number: 1
Date Issued: 12/03/2026
Client: Geoton Pty Ltd
25, 16-18 Goodman Court, Invermay TAS 7248
Contact: Bassam
Project Number: RE26/637
Project Name: Material Evaluation
Project Location: Various
Client Reference: GL26013A
Work Request: 3920
Sample Number: S3920A
Date Sampled: 26/02/2026
Dates Tested: 26/02/2026 - 11/03/2026
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: In accordance with the test method
Sample Location: BH # 2, Depth: 1.0-1.45m
Material: Brown Silty Clay

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	35		
Plastic Limit (%)	17		
Plasticity Index (%)	18		
Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	9.0		
Cracking Crumbling Curling	Cracking		

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Rare Earth CMT Laboratories Pty Ltd

Launceston Laboratory

23/16 - 18 Goodman Court Invermay Tasmania 7248

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Email: arlen@rareearthcmt.com.au

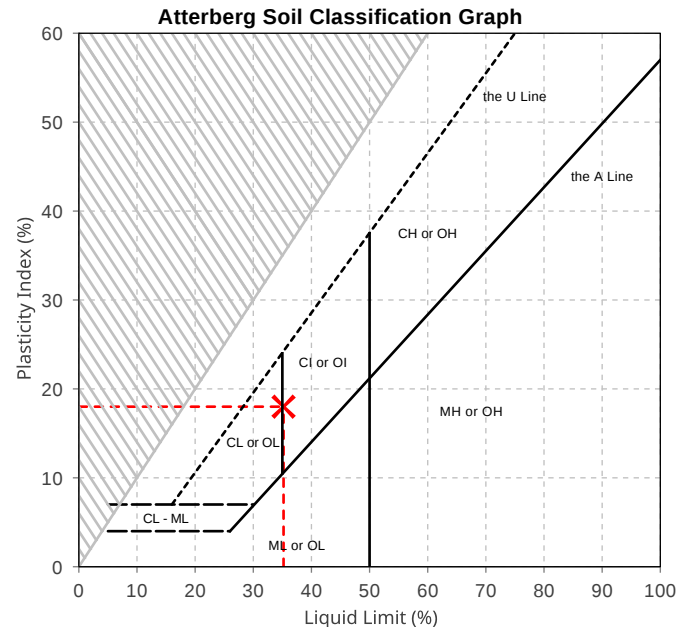
Accredited for compliance with ISO/IEC 17025 - Testing



B. Cuthbertson

Approved Signatory: Brett Cuthbertson
Laboratory Manager

Laboratory Number: 20328



Material Test Report

Report Number: RE26/637-18
Issue Number: 1
Date Issued: 12/03/2026
Client: Geoton Pty Ltd
25, 16-18 Goodman Court, Invermay TAS 7248
Contact: Bassam
Project Number: RE26/637
Project Name: Material Evaluation
Project Location: Various
Client Reference: GL26013A
Work Request: 3920
Sample Number: S3920B
Date Sampled: 26/02/2026
Dates Tested: 26/02/2026 - 11/03/2026
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: In accordance with the test method
Sample Location: BH # 1, Depth: 13-13.45m
Material: Dark Brown Clayey Silt

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	52		
Plastic Limit (%)	31		
Plasticity Index (%)	21		
Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	10.0		
Cracking Crumbling Curling	Cracking		

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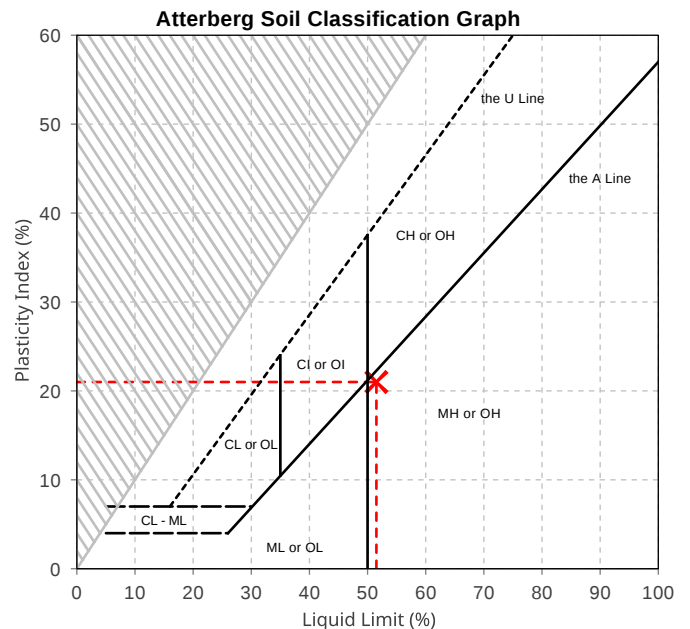
Accredited for compliance with ISO/IEC 17025 - Testing



B. Cuthbertson

Approved Signatory: Brett Cuthbertson
Laboratory Manager

Laboratory Number: 20328



Material Test Report

Report Number: RE26/637-18
Issue Number: 1
Date Issued: 12/03/2026
Client: Geoton Pty Ltd
25, 16-18 Goodman Court, Invermay TAS 7248
Contact: Bassam
Project Number: RE26/637
Project Name: Material Evaluation
Project Location: Various
Client Reference: GL26013A
Work Request: 3920
Sample Number: S3920C
Date Sampled: 26/02/2026
Dates Tested: 26/02/2026 - 11/03/2026
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: In accordance with the test method
Sample Location: BH # 1, Depth: 4.0-4.5m
Material: Brown Silty Clay

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	61		
Plastic Limit (%)	29		
Plasticity Index (%)	32		
Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	13.0		
Cracking Crumbling Curling	Cracking		

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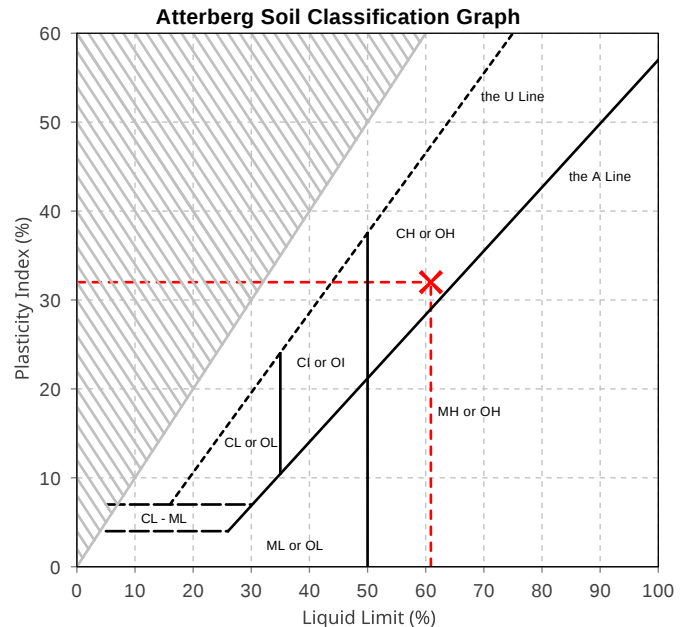
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B. Cuthbertson

Approved Signatory: Brett Cuthbertson
Laboratory Manager

Laboratory Number: 20328



Material Test Report

Report Number: RE26/637-18
Issue Number: 1
Date Issued: 12/03/2026
Client: Geoton Pty Ltd
25, 16-18 Goodman Court, Invermay TAS 7248
Contact: Bassam
Project Number: RE26/637
Project Name: Material Evaluation
Project Location: Various
Client Reference: GL26013A
Work Request: 3920
Sample Number: S3920D
Date Sampled: 26/02/2026
Dates Tested: 26/02/2026 - 11/03/2026
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: In accordance with the test method
Sample Location: BH # 2, Depth: 5.5-5.95m
Material: Brown Silty Clay

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	75		
Plastic Limit (%)	34		
Plasticity Index (%)	41		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	16.0		
Cracking Crumbling Curling	Cracking		

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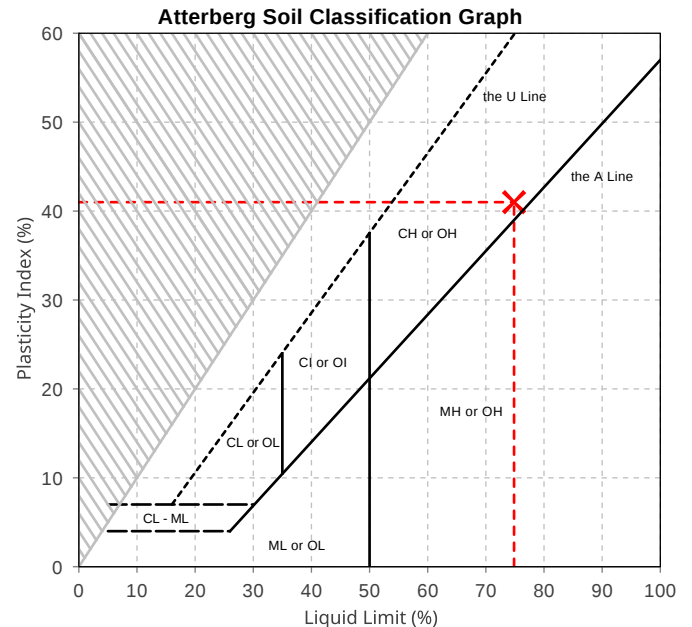
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B. Cuthbertson

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Laboratory Manager

Laboratory Number: 20328



Material Test Report

Report Number: RE26/637-18
Issue Number: 1
Date Issued: 12/03/2026
Client: Geoton Pty Ltd
25, 16-18 Goodman Court, Invermay TAS 7248
Contact: Bassam
Project Number: RE26/637
Project Name: Material Evaluation
Project Location: Various
Client Reference: GL26013A
Work Request: 3920
Dates Tested: 26/02/2026 - 27/02/2026
Location: Beauty Point



Rare Earth CMT Laboratories Pty Ltd

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23/16 - 18 Goodman Court Invermay Tasmania 7248

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Accredited for compliance with ISO/IEC 17025 - Testing



Approved Signatory: Brett Cuthbertson
Laboratory Manager

Laboratory Number: 20328

Moisture Content AS 1289 2.1.1

Sample Number	Sample Location	Moisture Content (%)	Min	Max	Material
S3920A	BH # 2, Depth: 1.0-1.45m	22.0 %	**	**	Brown Silty Clay
S3920B	BH # 1, Depth: 13-13.45m	40.9 %	**	**	Dark Brown Clayey Silt
S3920C	BH # 1, Depth: 4.0-4.5m	40.7 %	**	**	Brown Silty Clay
S3920D	BH # 2, Depth: 5.5-5.95m	42.0 %	**	**	Brown Silty Clay

Appendix D

Qualitative Terminology for Use in Assessing Risk to Property

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10 ⁻¹	5x10 ⁻²	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10 ⁻²		100 years		The event will probably occur under adverse conditions over the design life.	LIKELY	B
10 ⁻³	5x10 ⁻³	1000 years	200 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10 ⁻⁴	5x10 ⁻⁴	10,000 years	2000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10 ⁻⁵	5x10 ⁻⁵	100,000 years	20,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10 ⁻⁶	5x10 ⁻⁶	1,000,000 years	200,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%		Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	40%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	10%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%	1%	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

- Notes:**
- (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
 - (3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilization works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
 - (4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not *vice versa*

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B - LIKELY	10^{-2}	VH	VH	H	M	L
C - POSSIBLE	10^{-3}	VH	H	M	M	VL
D - UNLIKELY	10^{-4}	H	M	L	L	VL
E - RARE	10^{-5}	M	L	L	VL	VL
F - BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

- Notes:**
- (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
 - (6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

- Note:**
- (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

Appendix E

Some Guidelines for Hillside Construction

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

ADVICE		GOOD ENGINEERING PRACTICE	POOR ENGINEERING PRACTICE
GEOTECHNICAL ASSESSMENT		Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING			
SITE PLANNING		Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION			
HOUSE DESIGN		Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING		Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
EARTHWORKS		Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS		Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS		Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS		Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS		Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS		Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS		Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE			
SURFACE		Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE		Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE		Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING		Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION			
DRAWINGS		Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS		Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER			
OWNER'S RESPONSIBILITY		Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

Vegetation retained

Surface water interception drainage

Watertight, adequately sited and founded roof water storage tanks (with due regard for impact of potential leakage)

Flexible structure

Roof water piped off site or stored

On-site detention tanks, watertight and adequately founded. Potential leakage managed by sub-soil drains

Vegetation retained

OFF STREET PARKING

ROADWAY

MANTLE OF SOIL AND ROCK FRAGMENTS (COLLUVIUM)

Pier footings into rock

Subsoil drainage may be required in slope

Cutting and filling minimised in development

Sewage effluent pumped out or connected to sewer. Tanks adequately founded and watertight. Potential leakage managed by sub-soil drains

Engineered retaining walls with both surface and subsurface drainage (constructed before dwelling)

BEDROCK

(c) AGS (2006)

Discharges of roofwater soak away rather than conducted off site or to secure storage for re-use

Structure unable to tolerate settlement and cracks

Poorly compacted fill settles unevenly and cracks pool

Inadequate walling unable to support fill

Loose, saturated fill slides and possibly flows downslope

Inadequately supported cut fails

Saturated slope fails

Vegetation removed

Mud flow occurs

Ponded water enters slope and activates landslide

Possible travel downslope which impacts other development downhill

Absence of subsoil drainage within fill

Dwelling not founded in bedrock

Roofwater introduced into slope

MANTLE OF SOIL & ROCK FRAGMENTS (COLLUVIUM)

BEDROCK

Unstabilised rock topples and travels downslope

Vegetation removed

Steep unsupported cut fails

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See also AGS (2000) Appendix J

Appendix F

Certificate Forms

FORM	A	Page 1 of 2																	
Office Use Only		Geotechnical Declaration and Verification Development Application																	
		Regulator: West Tamar Council																	
To be submitted with a development application. If this form is not submitted with the geotechnical report the report will be refused. This form is essential to verify that the geotechnical report has been prepared in accordance with <Regulator's geotechnical DCP> and that the author of the geotechnical report is a geotechnical engineer or engineering geologist as defined by <Regulator's geotechnical DCP>. Alternatively, where a geotechnical report has been prepared for subdivision or is greater than two years old or by a professional person not recognised by <Regulator's geotechnical DCP>, then this form may be used as technical verification of the geotechnical report if signed by a geotechnical engineer or engineering geologist as defined by <Regulator's geotechnical DCP>.																			
Section 1 Related Application																			
Reference		What is the Council development application number?																	
DA Site Address		Wharf Road, Beauty Point																	
DA Applicant		AMC SEARCH																	
Section 2 Geotechnical Report																			
Details		Title: Geotechnical Investigation and Landslide Risk Assessment																	
		Author's Company/ Organisation Name: Geoton Pty Ltd																	
		Report Reference No: GL26013A																	
		Author: Tony Barriera/ Sean Shahandeh Dated: 26 / 03 / 2026																	
Section 3 Checklist																			
Geotechnical Requirements (Tick as appropriate, either Yes or No)		The following checklist covers the minimum requirements to be addressed in a geotechnical report. This checklist is to accompany the report. Each item is to be cross-referenced to the section or page of the geotechnical report which addresses that item.																	
<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>		Yes	No	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐	☐	☒	A review of readily available history of slope instability in the site or related land An assessment of the risk posed by all reasonably identifiable geotechnical hazards Plans and sections of the site and related land Presentation of a geological model Photographs and/or drawings of the site A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally If any items above are ticked No, an explanation is to be included in the report to justify why. N/A	
Yes	No																		
☒	☐																		
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<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td style="text-align: center;">☐ N/A</td> <td style="text-align: center;">☒</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>		Yes	No	☒	☐	☒	☐	☒	☐	☒	☐	☐	☒	☐ N/A	☒	☒	☐	Subject to recommendations and conditions relevant to: selection and construction of footing systems, earthworks, surface and sub surface drainage, recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk, any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal, from a geotechnical viewpoint, highlighting and detailing the inspection regime to provide the council and builder with adequate notification for all necessary inspections. State Design life adopted: 50 Years	
Yes	No																		
☒	☐																		
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☐ N/A	☒																		
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Note: <Add reference>: Add in the relevant section or page number of the listed geotechnical report which addresses each item.

FORM	A	Page 2 of 2			
Geotechnical Declaration and Verification Development Application					
Section 4 List of Drawings referenced in Geotechnical Report					
Design Documents	Description	Plan or Document No.	Revision or Version No.	Date	Author
	Site Plans	12667457	-	14.05.2025	GHD
Section 5 Declaration					
Declaration (Tick all that apply) Yes ☒ No ☐ ☒ No ☐ ☒ No ☐ ☒ No ☐ ☐ N/A ☒ ☒ No ☐	I am a geotechnical engineer or engineering geologist as defined by the <Regulator's geotechnical DCP> and on behalf of the company below, I: am aware that the geotechnical report I have either prepared or am technically verifying (referenced above) is to be submitted in a support of a development application for the proposed development site (referenced above) and its findings will be relied upon by West Tamar Council in determining the development application. prepared the geotechnical report referenced above in accordance with the AGS (2007c) as amended and Tasmanian Planning Scheme – West Tamar. am willing to technically verify that the Geotechnical Report referenced above has been prepared in accordance with the AGS (2007c) as amended and Tasmanian Planning Scheme (TPS) – West Tamar. am willing to technically verify that the geotechnical report prepared for the development application for the site confirms the land will achieve the level of <tolerable risk> of slope instability as a result of the considerations described in West Tamar Council Planning Scheme taking into account the total development and site disturbances proposed. am willing to technically verify that the geotechnical report prepared for the site and related land being greater than two years old confirms the land will achieve the level of <tolerable risk> of slope instability as a result of the considerations described in Section C15.6.1 of Tasmanian Planning Scheme – West Tamar taking into account the total development and site disturbances proposed. have professional indemnity insurance in accordance with Tasmanian Planning Scheme – West Tamar of not less than \$5 million, being in force for the year in which the report is dated, with retroactive cover under this insurance policy extending back to the engineer's first submission to West Tamar Council.				
Section 6 Geotechnical Engineer or Engineering Geologist Details					
Company/ Organisation Name	Geoton Pty Ltd				
Name (Company Representative)	Surname: Barriera		Mr /Mrs /Other: Mr		
	Given Names: Antonio Jose				
	Chartered Professional Status: CPEng, NER		Registration No: 471929		
			Dated: 26/03/2026		

Reference: AGS (2007c) "Practice Note Guidelines for Landslide Risk Management". Australian Geomechanics Society, Australian Geomechanics, V42, N1, March 2007.

Note: N/A = Not Applicable.

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