
From: JP Cumming <jcumming@geosolutions.net.au>
Sent: Wednesday, February 28, 2024 2:58 PM
To: Phil Gartrell <phil@ireneinc.com.au>
Subject: RE: 6 Johnsons Beach Road (Penguin Caravan Park)

Hi Phil thanks for the email regarding the penguin caravan park coastal vulnerability assessment.

Some quick points below:

- The assessment was completed in accordance with requirements of the time for the interim planning scheme
- The interim schemes did not have a defined date as a timeline for the assessment and as such according to the NCC a 50 year building life was generally adopted
- The new statewide scheme has the arbitrary date of 2100 assigned as the timeline for assessment
- Increasing the timeline for assessment out to 2100 will increase sea level rise estimates in the vicinity of 100-150mm from the 0.8m estimated for 2070
- In terms of the erosion vulnerability assessment it was also prepared according to the scheme at the time
- A separate geotechnical site assessment was completed prior to the preparation of the coastal erosion assessment
- The site assessment confirmed the underlying geology of the site as residual Oonah formation quartzwacke turbidites overlain with man made fill deposits in places
- The residual bedrock underlying the site and the coastline in the area is clearly visible along the shoreline and in the intertidal and subtidal zones, and the rock forms a prominent reef in front of the property
- The remote DPAC mapping of costal shoreline type in the area describes it as sand backed by moderately rising bedrock, based upon field survey this is erroneous
- The only area where this shoreline type may be present is the eastern half of the small beach (johnsons beach) to the east of the site
- Based upon field survey the correct mapping for the site would be an acceptable hazard zone comprised of a gently to moderately sloping hard rock shore and in areas of rock armouring a resilient artificial shore similar to other area further to the south east towards the railway station
- In summary whilst the previous report addresses the old planning scheme and may have small areas of difference form the new scheme the underlying assessment of the natural environment and the hazards posed does not change, in particular the conclusions regarding erosion on the site. The site is under by a hard rock substrate, has visible rock reefs in the subtidal zone to attenuate wave action, and is further protected by resilient manmade rock armouring
- The coastal erosion hazard band is based upon remotely gathered information and is not ground truthed. As a result there has been a number of errors in application of the erosion hazard zones around the state as part of the implementation of the Tasmanian Planning scheme. This is a clear example of one of those cases.

I am happy to discuss further as required and talk to the commissioners on the topic

Regards

JP

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From: Phil Gartrell <phil@ireneinc.com.au>
Sent: Wednesday, February 28, 2024 11:40 AM
To: JP Cumming <jcumming@geosolutions.net.au>
Cc: GES Office <office@geosolutions.net.au>
Subject: RE: 6 Johnsons Beach Road (Penguin Caravan Park)

Hi JP,

Thanks for your time on the phone.

I have attached is a snip from the most recent submission from one of the representors, as it relates to coastal erosion.

Not sure if you might have time to prepare a brief email response to those queries, along the lines that we discussed?

Kind regards,

Phil Gartrell
Senior Planner

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