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CIVIL STRUCTURAL

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2nd May, 2026
Project No.2025/309

Mr. Dennis Cantwell,
Canditt Constructions.
21 Steeles Road,
Nicholls Rivulet. TAS. 7112

Dear Sir,

RE: LANDSLIDE RISK ASSESSMENT FOR LOT 4, SNUG TIERS ROAD, SNUG, TASMANIA 7112.

I attended the site on the 10th October, 2025, and inspected the property.

A geotechnical report had been carried out by Geo-Environmental Solutions Pty Ltd in April, 2013.

The results of that investigation remain valid today.

- Map: Mineral Resources of Tasmania 1:50000 Kingborough Sheet.
- Rock type: Jurassic Dolerite
- Soil Depth: Variable 0.2M to 1.1M
- Landslide zoning: Unknown at the time of the report.
- Annual rainfall: 600mm
- Local services: Tank water and power

Profile summary:

- 0.00 – 0.40M Brown SAND (SW)
- 0.40 – 0.90M Strong Brown SANDY CLAY (CL) strong polyhedral structure
- 0.90 – 1.10M Strong Brown SANDY CLAY (CL) moderate polyhedral structure
- Auger refusal on slightly weathered dolerite.

No evidence of water or a water table was noted.

Geo-Environmental Services Pty Ltd classified the site in the house construction area as Class 'M' to AS2870-2011.

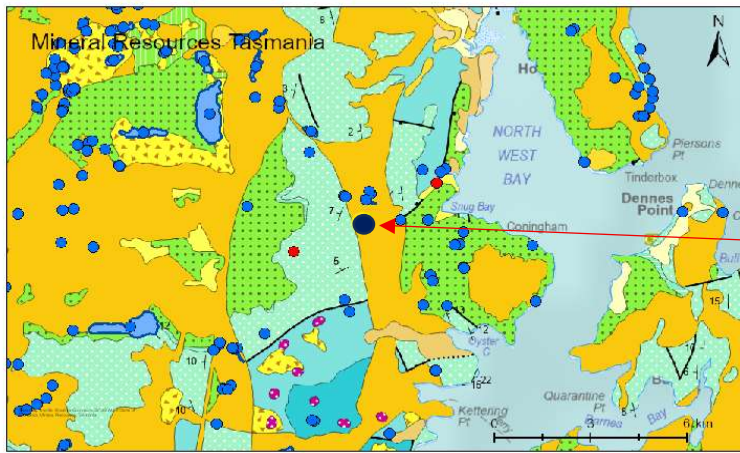
Soil profile notes: Soils on the site are developing from clay deposits overlying dolerite and are moderately plastic. Clays will lose bearing capacity with increasing moisture content and this, combined with their plasticity, will give rise to significant ground surface movements with soil moisture fluctuations.

SITE MAPPING

The MRT 1:250000 Mineral Resources of Tasmania (MRT) Geology of Tasmania (Map Sheet : SE) the site geology comprises the following geological unit:

- Jurassic Dolerite (tholeiitec) with locally developed granophyre.

Landslide Risk Assessment,
281 Snug Tiers Road,
Snug, TAS (Cont.):



LOCATION OF SITE ON DOLERITE UNIT
SHOWING BLUE LANDSLIPS KNOWN
OR INFERRED LOCATIONS

SITE GEOMORPHOLOGY



LOCATION OF THE SOUTHERN
BOUNDARY ALONG SNUG CREEK

LOCATION OF THE PROPOSED
DWELLING ON THE SITE

Snug Tiers Road runs east west along a ridge and the site is located on the southern side running down to Snug Creek, approximately 120M to the south from the Garwoods Road intersection.

The site ranges in elevation from approximately RL133 at the Garwoods Road intersection near where the house is to be located down to the creek at about RL90.

A driveway entry to the site is piped with headwalls and road drainage is generally collected in a drainage swale and take past the cleared portion of the site to the east.

There is an existing shack and water tanks and solar panel array in the cleared and levelled and benched north west corner of the site, with grass and weeds.

Ninety percent of the site is densely vegetated with mature trees.

There are no indications of prior land slips, possible due to the shallow soils over the dolerite bedrock.

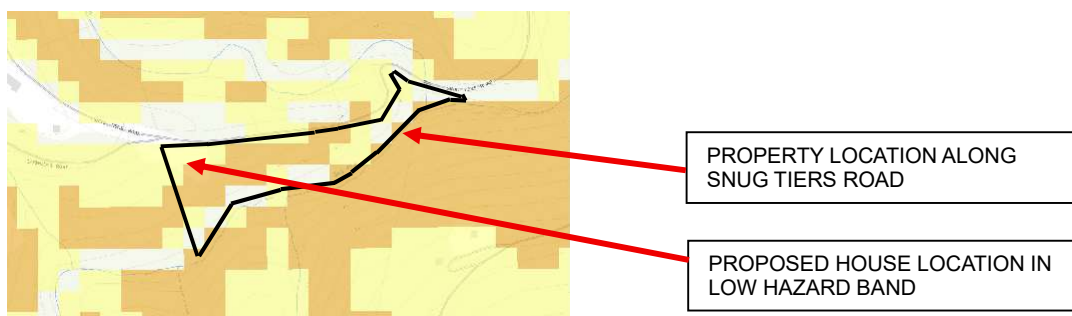
In the area of the proposed dwelling the general land slope varies approximately 20% to 30%.

Landslide Risk Assessment,
281 Snug Tiers Road,
Snug, TAS (Cont.):



VIEW AT THE DRIVEWAY ENTRY SHOWING THE SHACK AND THE GENERAL GRADIENTS IN THE CORNER OF THE SITE

LANDSLIDE HAZARD BANDS:



The bands cover most of the site with Low in yellow and Medium a brown hazard band along the steepest sloping area of the site.

The area beside the creek on both banks is not considered to be at any risk, i.e. no hazard band applies.

Landslide Risk Assessment,
281 Snug Tiers Road,
Snug, TAS (Cont.):

LANDSLIDE HAZARD ANALYSIS:

Based on the slope characteristics, including site geology, and gradients, MRT landslide inventory and mapping and the observations on site, the potential scenarios for slope failure have been identified:

- Initial small/medium slide or flow failure from water concentrations and from sides of embankments.
- Shallow rotational failure from any cut batters.

The existing depth of cut and fill batters are quite small.

All building works are to be founded on the shallow dolerite bedrock and all stormwater flows are to be directed around the development and discharged well away from batters and embankments using level spreaders discharging over vegetated areas.

All stormwater discharges are to be prevented from running down fill batters, by kerbing or by sloping the surfaces away from the fill batters.

Such discharges, from the areas around the proposed dwelling and the driveway and parking area, should be located approximately 10M clear and downslope.

Any retaining walls should be founded and socketed into the bedrock with appropriate agg drainage to control any seepage and subsoil flows.

Earthworks should preferably be carried out in the drier summer months.

All earthworks should be carried out in accordance with AS3798-2007.

Good hillside construction practices should be adopted in accordance with the Australian Geoguide LR8.

RISK TO PROPERTY:

I have considered all aspects and consider the risk to property to be low.

RISK TO LIFE:

Due to the shallow soils and the recommendations to bear all structural works onto bedrock, I consider the risk to life from any potential landslide event, to be minor to negligible.

Yours faithfully,



R. D. Williams,
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