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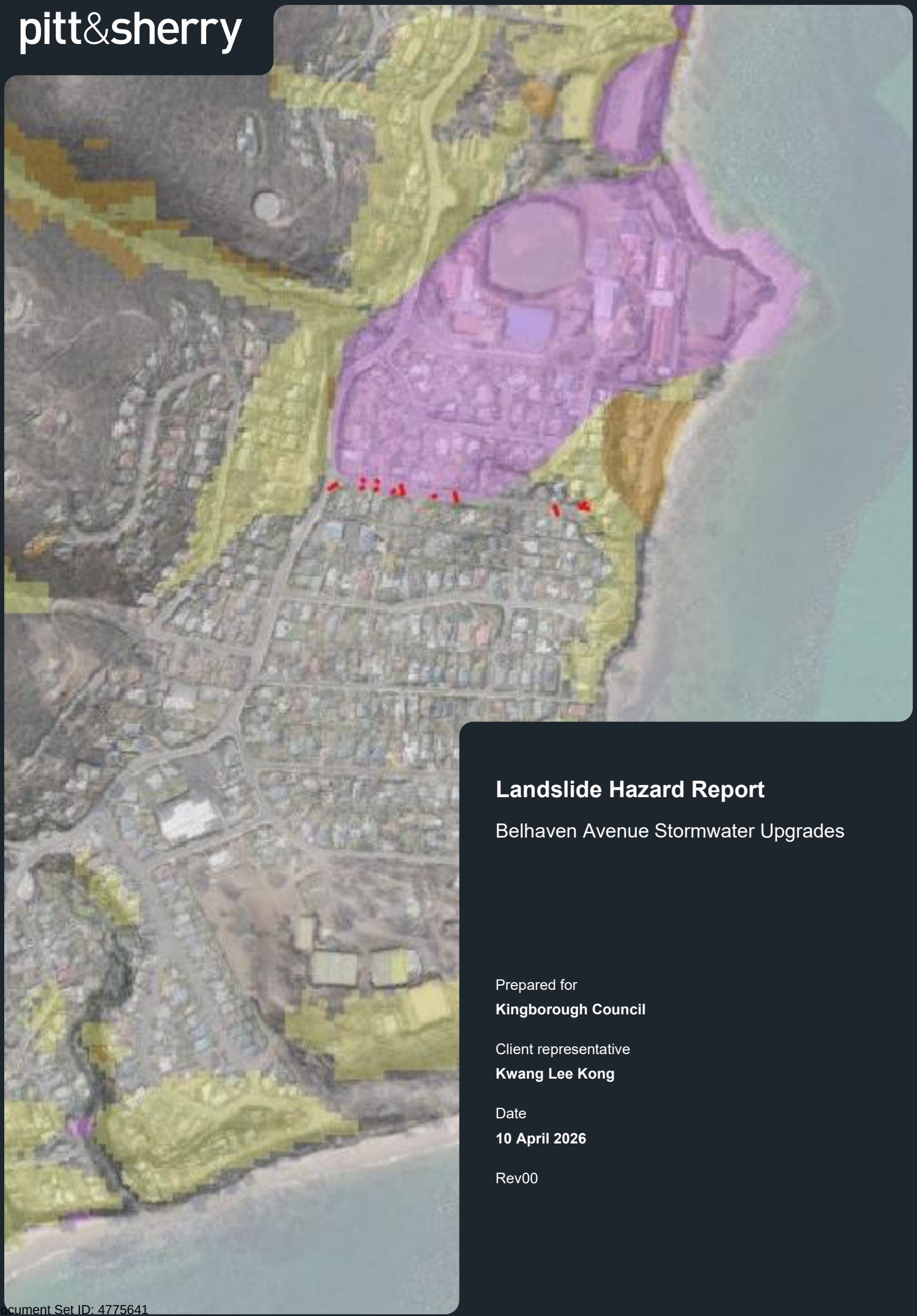

Landslide Hazard Report

Belhaven Avenue Stormwater Upgrades

Prepared for
Kingborough Council

Client representative
Kwang Lee Kong

Date
10 April 2026

Rev00

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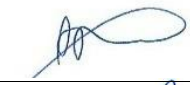
Prepared by — Andrew Tyson		**Date —** 10 April 2026
Reviewed by — Nicky Pollington		**Date —** 10 April 2026
Authorised by — Nicky Pollington		**Date —** 10 April 2026

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Landslide Hazard Report	AT	NP	NP	10/04/2026

1. Purpose

The purpose of this Landslide Hazard Report is to demonstrate the proposed stormwater upgrades along the Belhaven Avenue comply with the applicable provisions of the Kingborough Interim Planning Scheme 2015's Landslide Code.

The proposed stormwater upgrades are located in Low and Medium-Active Landslide Hazard Bands (see Figure 1 below).

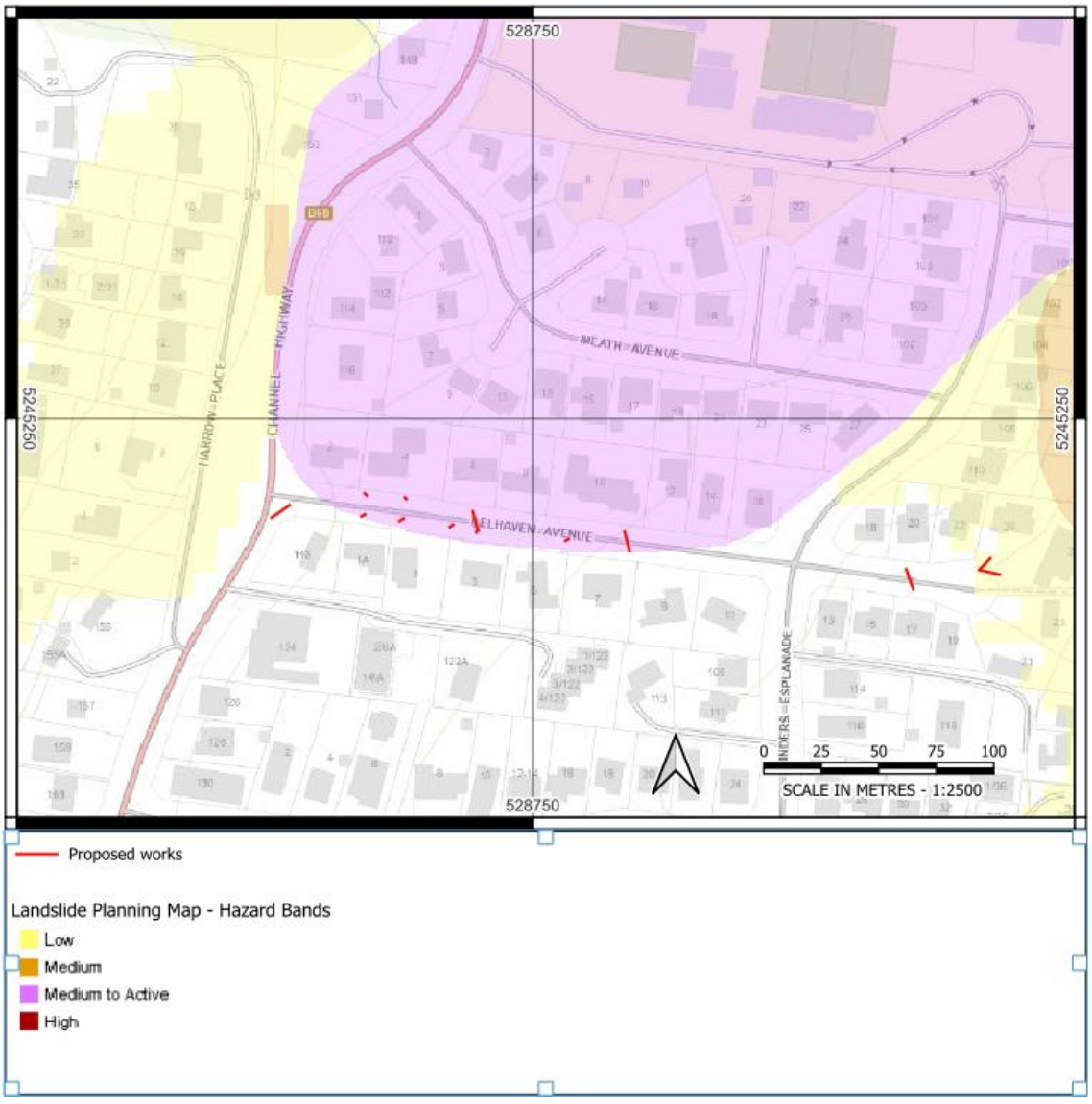


Figure 1: Landslide hazard bands and indicative location of works

The works to be undertaken involve the extension of property connections to the stormwater system, the installation of new pits in the gutters and connection from the pits to the existing stormwater main. The intended construction is primarily reinforced concrete, to be in trenches based with 20mm FCR and with associated subsoil drains to catch any leakage and connect it into the stormwater system. Some of the smaller property extensions will use PVC pipes.

2. Landslide risk

The works involved in these proposed upgrades are minor and present a reduction in risk compared to the current situation.

The deep-seated slide scenario associated with the Taroona Landslide Complex has the potential to affect stormwater infrastructure.

Currently the drainage in the area is primarily through concrete kerb and gutters that are laid end to end and show significant cracking.

Figure 2: Cracking in the current drainage; image from Google Street View

The new drainage will add extra pits to the system, removing water from the gutter areas in a more efficient manner. The water will be directed into new pipes linking to the stormwater main. The construction is to involve a bed of FCR and an associated subsoil drain that will also link to the stormwater main, such that any subsequent leaks will be captured and redirected.

As such, the consequences of failure of the new sections of stormwater pipe is low, as leakage is likely to be captured by the adjacent subsoil drain.

It is assessed that the installation of improved stormwater services will reduce the likelihood of a landslide trigger event occurring from any given rain event, as compared to the current situation, and as such is an improvement to the overall landslide risk.

3. Landslide code

As the assessment above demonstrates the proposed stormwater upgrades are assessed to reduce the landslide risk in the area, compared to the current situation, the proposal can reasonably be considered to be consistent with the purpose of the code. The purpose of the code is to ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides.

4. Use standards

The following standards do not apply:

- Clause E3.6.1 Hazardous Use (the proposed Utilities use does not involve hazardous chemicals); and
- Clause E3.6.2 Vulnerable Use (the proposed Utilities use is not categorised as a vulnerable use).

There are no other use standards in this code.

5. Development standards

The following development standards do not apply:

- E3.7.2 Minor Extensions (the proposed stormwater upgrades are not categorised as minor extensions); and
- E3.8 Development Standards for Subdivision (the proposal does not include subdivision).

E3.7.1 Buildings and Works, Other Than Minor Extensions

Objective: To ensure that landslide risk associated with buildings and works for buildings and works, other than minor extensions, in a Landslide Hazard Areas, is:

a) acceptable risk; or
b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.

Acceptable Solution	Performance Criteria
A1 No acceptable solution.	**P1** Buildings and works must satisfy all of the following: a) no part of the buildings and works is in a High Landslide Hazard Area; b) the landslide risk associated with the buildings and works is either: i. acceptable risk; or ii. capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

Assessment

The proposed stormwater upgrades satisfy P1 for the following reasons:

a) the development is located in Low and Medium-Active Landslide Hazard Areas; and
b) the works are assessed to reduce the landslide risk in the area.

E3.7.3 Major Works

Objective: To ensure that landslide risk associated with major works in Landslide Hazard Areas, is:

a) acceptable risk; or
b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.

Acceptable Solution	Performance Criteria
A1 No acceptable solution.	P1 Major works must satisfy all of the following: a) no part of the works is in a High Landslide Hazard Area; b) the landslide risk associated with the works is either: i. acceptable risk; or ii. capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

Assessment

The proposed stormwater upgrades satisfy P1 for the following reasons:

a) the development is located in Low and Medium-Active Landslide Hazard Areas; and
b) the works are assessed to reduce the landslide risk in the area.

6. Landslide assessor's credentials

The landslide assessment was undertaken by Andrew Tyson, an associate Engineering Geologist with over 20 years' experience in geotechnical consulting work, specialising in slope stability issues.

Important information about your report

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

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Landslide Hazard Report

Belhaven Avenue Stormwater Upgrades

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