

ROCK SOLID GEOTECHNICS PTY LTD

27/5/2026

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Geotechnical Assessment - 16 Victoria Avenue, Dennes Point (C.T.23731/4)

INTRODUCTION

It is proposed to change the use of the property at 16 Victoria Avenue, Dennes Point from Residential to Visitor Accommodation.

This report addresses a request for further information from the Kingborough Council, namely:

- The proposed change of use is located in a Low Landslide Hazard Area shown on the planning scheme maps and as such Code E3.0 of the *Kingborough Interim Planning Scheme 2015* applies to the assessment of the application.
- Under Code E3.0, Visitor Accommodation meets the definition of a Vulnerable Use and therefore the proposal must satisfy the following performance criteria of Clause E3.6.2 (P2):
 - (a) No part of the vulnerable use is in a High Landslide Hazard Area;
 - (b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:
 - (i) Acceptable risk; or
 - (ii) Capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.
 - (c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:
 - (i) Protect themselves and defend property from landslide;
 - (ii) Evacuate in an emergency;
 - (iii) Understand and respond to instructions in the event of a landslide whilst minimising risk to emergency personnel.

A site visit and associated assessment was completed in the presence of Mr Glen Coombe on Wednesday 30 November, 2024.

The property runs between Victoria Avenue and Florence Road. The residence is located to the immediate north of Victoria Avenue (Figure 1). The current residence lies over the boundary with the property upslope and to the east (Figure 2), and is the subject of a boundary adjustment application.

The planning scheme maps, Low Landslide Hazard Area, and Landslide Polygon Area are presented as Figures 3 & 4.

The northern portion of the site (adjacent to a natural drainage line running east to west adjacent to the northern property boundary) is documented as hosting an active landslip, as defined on the Landslide Polygon Area plan (Figure 4). The landslip slip extends to the east, with the 'head' of the slip terminating on the neighbouring block C.T.23731/5.

There is very little evidence of the existence of a landslip on Number 16 (C.T.23731/4). It appears that there has been a significant amount of quarrying (sand mining) in the area, with the historical slip material (rubble) having been removed from the site. The presence of semi-mature regrowth trees within the slip site indicates that there has not been any active movement on this block for many (30+ minimum) years.

A small (1.5m maximum in height differential) can be observed at the base of the slope adjacent to the natural drainage line, and is the only evidence of any historic slip movement.

The site is well drained and there are no areas of surface or retained water.

The residence is situated in the upper, southeastern portion of the property, with the onsite wastewater system located downslope from the dwelling in the centre of the block. No portion of the residence and associated services are located within the defined Low Landslide Hazard Area.

There are no signs of present instability on the site.

LANDSLIP RISK ASSESSMENT - RESIDENCE

The proposal must satisfy the following performance criteria of Clause E3.6.2 (P2):

- (a) No part of the vulnerable use is in a High Landslide Hazard Area:
No portion of the residence or accompanying land lies in a defined High Landslide Hazard Area.
- (b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:
 - (iii) Acceptable risk; or
 - (iv) Capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

The residence and its associated services are not situated in any Landslide Hazard Area.

Although the northern portion of the land lies in a defined Low Landslide Hazard Area the site has been extensively modified many years ago, and there is no evidence of current slip movement.

There is no landslide risk to occupants, staff, visitors, or emergency personnel.

- (c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:
 - (iv) Protect themselves and defend property from landslide;
 - (v) Evacuate in an emergency;
 - (vi) Understand and respond to instructions in the event of a landslide whilst minimising risk to emergency personnel.

The residence and its associated services are not situated in any Landslide Hazard Area.

There is no evidence of current slip movement.

Any evacuation of the site would be undertaken to the south – away from the defined Low Landslide Hazard Area.

There is no landslide risk to occupants, staff, visitors, or emergency personnel.

The house site has a Landslip Risk Assessment (Appendix 1) of:

- **D** (Unlikely) The event might occur under very adverse conditions (Indicative Annual Probability <10⁻⁴).
- **4** (Minor) Limited Damage to part of structure, or part of the site requiring some stabilisation works.
- **L - VL** Low to Very Low Risk

Risk Level Implications – ACCEPTABLE TO REGULATORS.

The site access driveway and Victoria Avenue are not in a defined Landslip Area enabling easy access and evacuation routes.

The landslide risk associated with the change of use of the residence to visitor accommodation on 16 Victoria Avenue, Dennes Point (C.T.23731/4) is 'ACCEPTABLE' as defined in Clause E3.6.2 (P2) of the Scheme.

LANDSLIP RISK ASSESSMENT – OUTBUILDING / GYM

It is proposed to construct a small outbuilding / gym (6m x 3m plus 6m x 3m veranda) on the lower, northern portion of the site (Figure 5). The proposal to construct a small outbuilding / gym (6m x 3m plus 6m x 3m veranda) must satisfy the following performance criteria of Clause E3.6.2 (P2):

- (a) No part of the vulnerable use is in a High Landslide Hazard Area:
No portion of the outbuilding / gym lies in a defined High Landslide Hazard Area.
- (b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:
 - (v) Acceptable risk; or

- (vi) Capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

The outbuilding / gym is situated in a Low Landslide Hazard Area.

Although the outbuilding / gym lies in a defined Low Landslide Hazard Area the site has been extensively modified many years ago, and there is no evidence of current slip movement.

There is no landslide risk to occupants, staff, visitors, or emergency personnel.

- o (c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:
 - (vii) Protect themselves and defend property from landslide;
 - (viii) Evacuate in an emergency;
 - (ix) Understand and respond to instructions in the event of a landslide whilst minimising risk to emergency personnel.

There is no evidence of current slip movement.

Any evacuation of the outbuilding / gym would be undertaken to the west – good access.

There is no landslide risk to occupants, staff, visitors, or emergency personnel.

The outbuilding / gym site has a Landslip Risk Assessment (Appendix 1) of:

- **D** (Unlikely) The event might occur under very adverse conditions (Indicative Annual Probability 10^{-4}).
- **4** (Minor) Limited Damage to part of structure, or part of the site requiring some stabilisation works.
- **L - VL** Low to Very Low Risk

Risk Level Implications – ACCEPTABLE TO REGULATORS.

The landslide risk associated with the construction of a small outbuilding / gym at 16 Victoria Avenue, Dennes Point (C.T.23731/4) is 'ACCEPTABLE' as defined in Clause E3.6.2 (P2) of the Scheme.

CONCLUSION

The landslide risk associated with the change the use of the property at 16 Victoria Avenue, Dennes Point (C.T.23731/4) from Residential to Visitor Accommodation is 'ACCEPTABLE' as defined in Clause E3.6.2 (P2) of the *Kingborough Interim Planning Scheme 2015*.



PETER HOFTO
ROCK SOLID GEOTECHNICS P/L

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It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

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PETER HOFTO
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FIGURE 1



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property

GDA94 MGA55 : 528447E, 5231207N 1:846 Disclaimer and Copyright Notice

FIGURE 4
LANDSLIDE POLYGON AREA



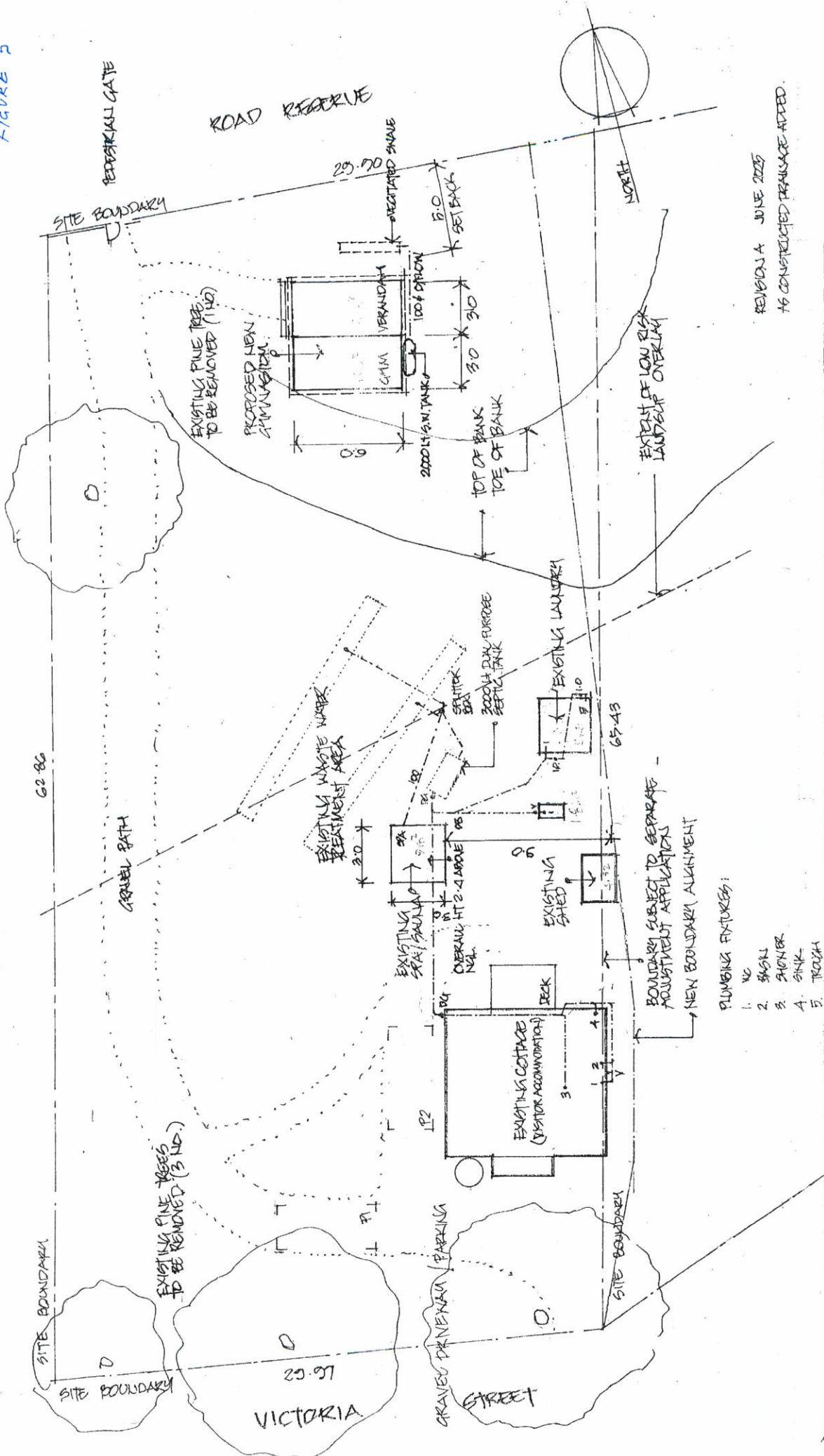
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FIGURE 5



REVISION A JUNE 2025
AS CONSTRUCTED DRAINAGE ADDED.

gary reed building design
 residential, commercial and industrial building design,
 plumbing and drainage design, construction management,
 housing energy rating, thermal performance efficiency
 accreditation no. CC841f
 103 bayview road
 tasmania
 abn
 mob
 email
 lauderdale
 7021
 74 399 247 462
 0418 526 785
 greedesign@bigpond.com

Coombe Visitor Accommodation Gym
 16 Victoria Street,
 Dennes Point
 Bruny Island.
 Drawn: Gary Reed Date: Dec 2025 Scale: 1:200 at A3
 Project No:25.007 Drawing No: A.01 of 2

Site Plan