

TR14-77-79

17. Inspection of proposed subdivisions, Beauty Point

I. B. JENNINGS

In 1963 the author (Jennings, 1964) reported on the unstable slopes in the Beauty Point area and recommended that no further building should be permitted in the area liable to earth movement. Since that time the Beaconsfield Council has constructed a drainage scheme over part of the area and has requested that two areas which it is proposed to subdivide, should be re-examined.

The area was re-examined on 8-9 January 1969. At this time the whole district was very dry and covered by dense growth of dry grass and shrubs due to heavy spring rains. This vegetation inhibits close inspection of areas in detail, however it is still possible to note swampy areas and areas of internal drainage

along the heel of the main slip which is as yet undrained. Some water is issuing from the P.W.D. drains installed at the landslip on Flinders Street and local residents spoke of sudden and fairly extensive springs appearing without warning along the face of the escarpment following periods of heavy rainfall. It therefore seems clear that most of the unstable area lying to the east of Orford Street is suspect and that renewed building activities would tend to aggravate a delicately balanced situation. The drainage system which has been installed provides a measure of protection to the inhabitants but I consider that if dense housing development is permitted in the area further landslips and damage to property is inevitable.

It is suggested that the Council should give consideration to the development of a large portion of the area east of Orford Street as a Council reserve for use as caravan parks, gardens and recreation areas. This would enhance the area considerably, provide a much needed service and give protection to the existing residents. If earth movements occurred in the future in this area the damage to property would be reduced to a minimum amount as no large structures would be involved. If this scheme is adopted care should be taken to ensure that any access roads and earthworks which are carried out do not disturb the existing stability unduly and that swampy undrained areas should be properly drained. Pedders proposed subdivision lies within this area and consequently it is recommended that no building be permitted on this subdivision.

The other subdivision examined lies along the eastern side of Orford Street to the north of Crozier Street and consists of twelve allotments. Of these allotments, 2 to 9 inclusive are situated in part on the fairly flat land to the west of the escarpment whilst the remaining blocks (1, 12, 11 and 10) are on the steep face of the escarpment itself. It is recommended that no building be permitted on the latter group of allotments due to the steep nature of the ground and damage likely to be created lower down the slope by earthworks required for access, disposal of stormwater drainage and by water likely to be used for garden watering. It is considered that if suitable precautions are taken, building could be allowed on allotments 2 to 7 on this subdivision. Building on the edge of a steep escarpment is naturally subject to some risk but the presence of houses immediately south of the proposed subdivision along Orford Street indicates that the risk is acceptable. The following precautions are recommended if Council decides to approve building in this area:

- (1) The houses should be situated on the flat western portion of the blocks and not on the ground sloping away to the east.
- (2) The drainage scheme should be extended to service this area before building is permitted.
- (3) All stormwater from these houses should be conducted away along proper drains installed along Orford Street and should not be allowed to flow eastwards over the escarpment.

In connection with the above recommendation (3) it is understood that stormwater from the existing houses along Orford Street between Crozier and Bagot Streets is allowed to flow to the east over the escarpment. If this is so it is a most unsatisfactory situation and harmful to the properties lying below. Immediate steps should be taken to remedy this situation.

REFERENCE

JENNINGS, I. B. 1964. Slope stability at Beauty Point. *Tech. Rep. Dep. Mines Tasm.* 8: 92-99.