

**TASMANIA DEPARTMENT OF MINES
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Examination of a proposed subdivision at Windermere

by W. L. Matthews

A proposed subdivision, adjacent to Windermere Road 2.5 km east of Windermere, has been examined. The land is underlain by Tertiary sediments made up mainly of clayey beds. Basalt boulders derived from outcrops upslope occur on the higher parts of the land. The land is undulating and varies from comparatively low sloping sections to quite steeply sloping parts. Most of the steeper undulating areas appear to have been subject to landslips in the past. Recently active movements have taken place along the western boundary of the land and mainly in lot 3.

The subdivision outline has been transferred to the landslip zone map of the area (fig. 1). Much of the steeper land has been placed in class IV on the zone map, with most of the lower sloping land in Class III. It is not recommended that the Class IV areas be developed without detailed subsurface investigations. Development of the Class III areas appears reasonably safe provided that the flatter areas are developed and houses are not sited close to the steeper slopes. It is recommended that the landslip B building regulations be used as a guide in developing the Class III areas. An additional small area of Class III land (previously Class IV) has been outlined along the top of the ridge and occurs mainly on lot 4 but extends just on to lot 3.

Lot 1 already has a house on it. The best house site for lot 2 is the middle of the ridge on the western side. Lot 3 has a site large enough for a house site in the new Class III area. There is also some Class III land on the southern end of the lot in which it may be possible to site a house. Lot 4 has the major part of the new Class III area and if a house is proposed on it a site on the crest of the ridge should be selected. There is also Class III land on the southern end of this lot on which a site could be selected.

Lot 5 has an existing house. Lot 6 is all in Class III but is fairly steep over all of the block. Particular attention should be taken to ensure very good surface drainage and deep cuttings around the slopes should be avoided. Lots 7, 8, 9 and 10 have fairly flat areas as well as steeper sloping parts. House sites should be selected on the flatter areas and not near the steeper land.

Stormwater, sullage and septic tank water should not be allowed to discharge directly downslope and near to the house sites. Ideally this water should be piped around the slope from the houses and allowed to discharge some 25–40 m from them. This applies particularly to lot 6.

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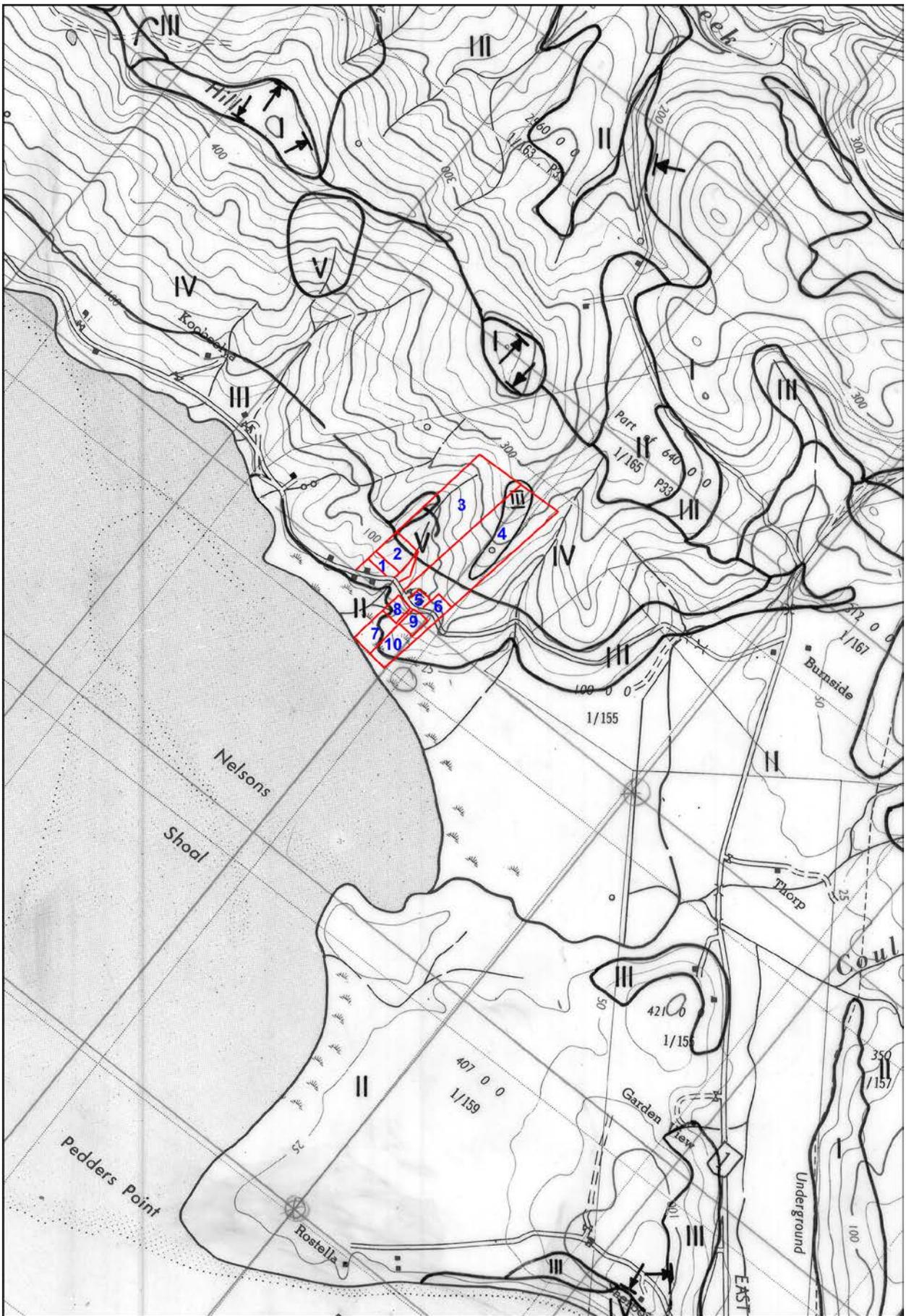


Figure 1