Inspection of Stage 3, Glenola subdivision, Legana

by B. D. Weldon

At the request of the consulting engineers, an inspection of the site of Stage 3 of the Glenola Subdivision, off Beach Road, Legana, was undertaken. The Beaconsfield Council had requested that a report be provided, indicating soil stability of the area, any landslip potential or evidence of expansive clays, and recommendations concerning foundation and house construction. The inspection involved lots 33 to 36 and 67 to 78 inclusive.

Lots 33 to 36, 67 to 71 and 75 to 78 inclusive comprise relatively flat to gently sloping land upon which no land instability problems are indicated.

Lots 72, 73 and 74 comprise gently sloping land, with Lot 74 the steepest at about 7°. These allotments are free of the signs of landslide activity but hummocky ground downslope of lots 73 and 74 appears indicative of past landslide activity.

This department has no objection to the subdivision of lots 33 to 36 and 67 to 78 inclusive. A cautious approach to development on lots 72 to 74 inclusive is warranted. Preferably any cuttings made into the slope on these lots will be of a minor and temporary nature to facilitate building. Special care and attention should be given to drainage on these lots.

With respect to further development of the subdivision there is some concern about the slope of the land and the shape of the contours on blocks 83 to 94 inclusive. It will be necessary to undertake a subsurface investigation program, including sampled boreholes, in this area as part of any future development approval process. It is known that buildings downslope of lots 91 to 94 inclusive (47 to 53 Beach Road) are under distress due to movement of the soil.

To facilitate the investigation, a lead-in time of at least eight weeks would be appreciated along with staking of the corner boundaries of the various lots involved.
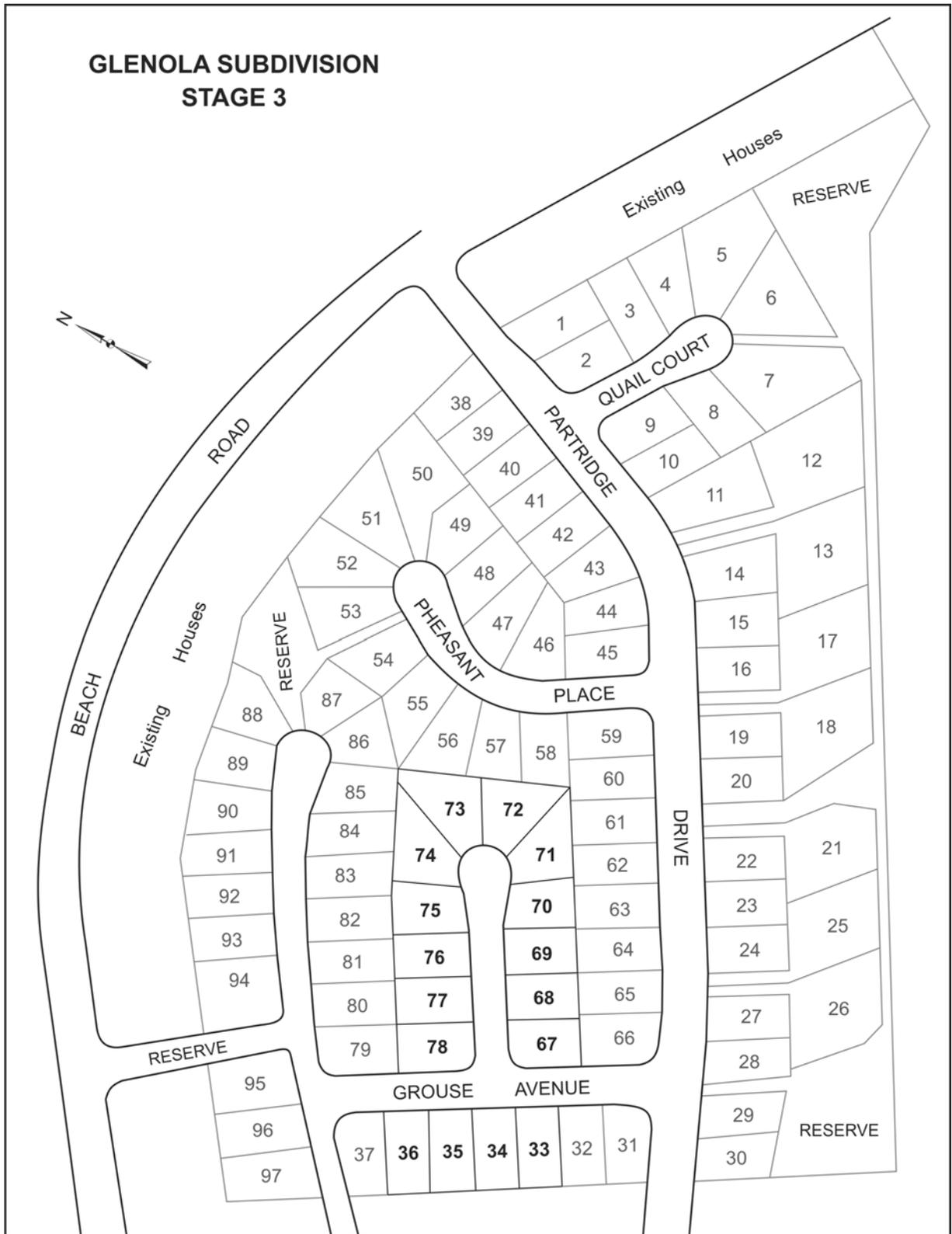
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Figure 1