

## Inspection of a proposed subdivision at Windermere

*by B. D. Weldon*

A proposed subdivision on the southern side of Windermere Road (fig. 1) was inspected. The proposal consists of the subdivision of six lots from the balance of the title. Three lots are 'internal' with frontages to Nelsons Shoal on the River Tamar. The lots are located on an undulating to rolling mid-slope segment and on the floodplain of the River Tamar. The floodplain segment is classified as landslip Zone II (i.e. stable ground but on soft rocks) on the advisory Tamar Valley Landslip Zone Map. The mid-slope segment is classified as landslip Zone III (i.e. potential landslip area).

The floodplain area, which encompasses about a third of the area to be subdivided, is unsuitable for housing as it is susceptible to flooding and water logging.

Relatively gentle sloping areas occur on all lots as well as steeper sloping parts. House sites should be selected on the flatter areas and not the steeper land. Housing should not be permitted on the steep slope subsegment (16–21°), which roughly parallels the boundary between landslip zones III and II on lots 5 and 6. Removal of trees from this steep slope subsegment is considered to be dangerous as it will detract from the stability of the slope subsegment and may initiate erosion and remove toe support to the slope above. Excavations on all lots should be kept to a minimum in height and any unsupported excavation should be made at a shallow angle and provided with drainage at the toe of the excavation.

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. As lots 1, 2 and 3 are relatively narrow, this may be difficult to achieve depending on the actual house site. It would be preferable to split lot 2 and combine the area with each of lots 1 and 3, thereby making two lots with a greater width along the slope. These lots could be correspondingly shortened in depth if desired. The advice of the local Health Inspector should be sought in relation to this matter. Trees planted in the discharge areas should assist in maintaining stability.

Individual house sites should be examined when detailed development proposals are prepared.

*[2 January 1986]*

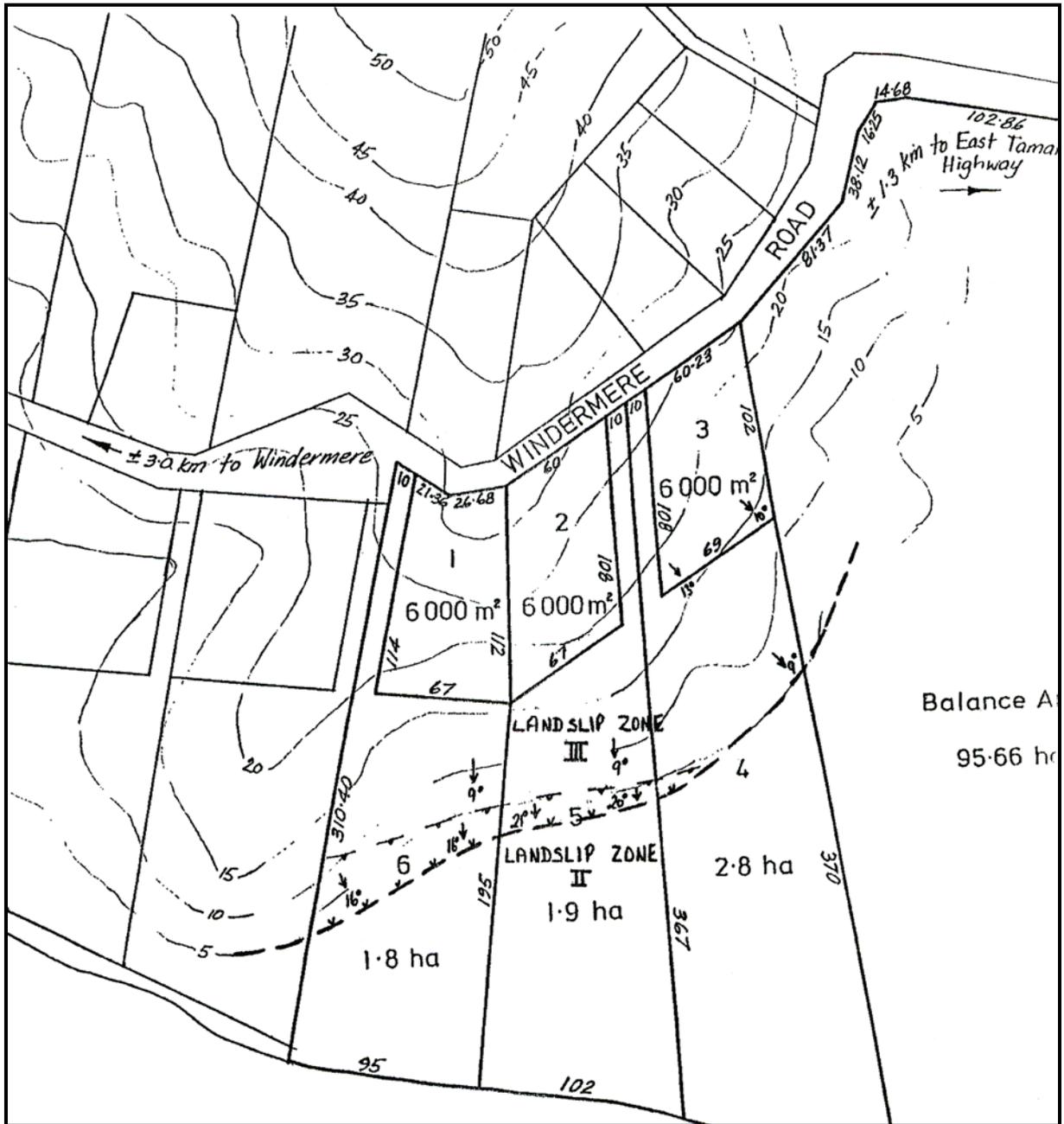


Figure 1