

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

11.2 PART OF THE SITE NOT ACCEPTABLE

Existing or proposed development may not involve the full site area. Nonetheless, the practitioner's report must address all risks and advise the client and/or regulator of necessary works to control risks on other parts of the site or adjacent/nearby sites upslope or down slope as appropriate (as a primary duty of care issue).

Where additional development is proposed, it may be found that risks associated with the proposed development are tolerable but that landslide risks on other parts of the site are not. These other risks still must be addressed.

11.3 ADJOINING AREAS NOT UNDER RESPONSIBILITY OF THE SITE OWNER

In some cases, the risk posed by landslides in areas beyond the control of the land owner may be intolerable.

The LRM assessment report must identify these landslides and provide a preliminary assessment of appropriate risk mitigation measures, which may require further investigation to better assess the risk.

The regulator may then implement appropriate orders (as appropriate to the legal/regulatory framework) to enforce appropriate risk mitigation measures and/or investigations. Alternatively, it may not be appropriate for development to proceed in such cases.

11.4 COASTAL CLIFFS

LRM reports on coastal cliffs should include consideration of the existing slope profile, evidence of past instability, geology, defects, ground water, degradation cycles, and degradation rates and possible effects of wave attack, wave run-up and sea spray. The cliff areas should be examined from the face side as well as from the land side.

Assessment of coastal cliffs is likely to require special expertise to consider the combined effects associated with recession rates, rock mechanics and wave environment. The LRM assessment may require some input from coastal engineers to address possible effects from storm events in terms of wave heights, run-up and frequency. The most frequent hazard is often boulder falls which will have risk determined by the temporal spatial probability.

12 ACKNOWLEDGEMENTS

Development of the Practice Note and Commentary has been funded by National Disaster Mitigation Program (NDMP) in conjunction with contributions from Local Government and the Australian Geomechanics Society (AGS), including AGS members. The sponsoring body for the funding agreement has been the Sydney Coastal Councils Group (SCCG). AGS has carried out the work under the funding agreement on behalf of SCCG. The AGS Coordinator and Project Manager has been Andrew Leventhal of GHD Geotechnics.

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