

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

- 3.3.4 Require assessment of risk to life as part of a LRM report** which, as discussed below, should be completed in a quantitative basis.
- 3.3.5 Suggest adoption of the preferred qualitative terminology given in Appendix C of this Practice Note for risk to property** so that the regulator can become accustomed to the terminology adopted and implications arising there from. If alternative terminology is to be adopted for LRM, the regulator should only accept non standard schemes where the terms have been clearly defined, the terms have been explained in relation to the preferred terminology and it can be reasonably demonstrated by the practitioner that the alternative is better suited to the particular circumstances of the assessment.
- 3.3.6 Provide the required forms** to control the submissions and approvals process.
- 3.3.7 Specify the criteria under which a decision will be made for both the scope/nature of developments and the appropriate tolerable risk criteria being adopted.**

3.4 PROCESSING REQUIREMENTS

- 3.4.1 The regulator should use a number of forms to provide appropriate QA process control and documentation records of the submitted LRM assessment and subsequent compliance with the approval conditions.**

The forms need to be appropriate to each stage of the development application, approval, detailed design, construction and maintenance of the development. Essential contents will include:

1. Name and qualification of the practitioner responsible for the LRM assessment.
2. A list of supporting documents including the architectural, civil design and structural engineering design drawings, as appropriate, to fully define the extent and scope of the proposed development.
3. A statement of compliance with the requirements of this Practice Note. In some cases the statements will be required to include details of how compliance is achieved.
4. Document reference details (date, reference number, report title) for the relevant LRM assessment submission.

A suite of example forms is given in Appendix D for modification by each regulator to be consistent with their policy. The aim of the forms is to provide appropriate documentary control of the stages required through to completion of a development.

Processing of the application by the regulator should include, amongst other aspects, confirmation that the submission is in accordance with policy requirements, and that the nature of the development complies with the requirements of the LRM assessment.

Where the regulator has specific concerns in relation to the adequacy of a submission, or the conclusions reached, or if required by a Hazard Zoning study, the submission may be subject to peer review or independent specialist advice to the regulator as an audit process or as part of mediation for an agreement. The reviewer should independently review the LRM assessment report in terms of adequacy of compliance with this Practice Note and the reasonableness of the assessment conclusions and risk control measures specified. The review should also consider the specific development proposals as defined by the design drawings.

- 3.4.2 Where the recommendations of this Practice Note have not been followed, then the regulator should either reject the application or require provision of further information before approval is given.**

It is anticipated that the forms in Appendix D will, in part, constitute a checking template for the regulator. Further discussion is given in the Commentary.

- 3.4.3 Where construction is completed but all aspects of the Approval Conditions have not been completed with appropriate documentation or justification, then the final approval by the regulator should not be given until sufficient information is provided to demonstrate compliance.**

It is anticipated that completion of Forms F and G with suitable annotation would help identify where non compliance exists. If the regulator does not have a strong procedure for enforcement of, or auditing of, compliance with consent conditions, then there may be subsequent liability issues for the regulator if non-compliance becomes an issue at a later date.

3.5 ESTABLISHMENT OF TOLERABLE RISK CRITERIA

The regulator is responsible for setting the Tolerable Risk Criteria for loss of life and property loss. Discussion of the considerations and world practice are given in the Commentary together with the AGS recommendation for consideration by the regulator.

3.6 LANDSLIDE INVENTORY

The local Council, or other regulator, should maintain an inventory of past landslide events as discussed in AGS (2007a) and make this information available to all practitioners.