

## **Incorporated document**

# **Requirements for a Geotechnical Assessment or Landslide Risk Assessment prepared in support of a planning permit application under Schedule 1 to the Erosion Management Overlay**

February 2023

Alpine Resorts Planning Scheme  
Amendment C31alpr

## 1. INTRODUCTION

This document is an Incorporated document to Schedule 1 to Clause 44.01 of the Alpine Resorts Planning Scheme (the Scheme), pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* (the Act).

This document sets out the requirements for geotechnical assessment and reporting in support of planning applications required under the provisions of Schedule 1 to Clause 44.01 Erosion Management Overlay.

The documentation described in this incorporated document is to be prepared by a Geotechnical practitioner, being an Engineer or Engineering Geologist who has experience in the management of slope stability problems and Landslide risk management as a core competence, is degree qualified, and who has current professional status as a:

- Chartered Professional Engineer (CPEng); or
- Registered Professional Engineer (RPEng); or
- Registered Professional Geologist (RPGeo).

The geotechnical documentation requirements set out in this document are for Buildings or Works as specified in the *Planning and Environment Act 1987*. If there is any inconsistency between the specific controls in this document and the general provisions of the Scheme, the specific controls will apply.

## 2. THE LAND

This Incorporated Document applies to all land covered by the Erosion Management Overlay (EMO) in the Alpine Resorts Planning Scheme.

## 3. PURPOSE

The purpose of this document is to provide information on the requirements for Geotechnical Assessments and Landslide Risk Assessments provided in accordance with the requirements of Clause 44.01-6 Erosion Management Overlay and Clause 4.0 of Schedule 1 to the Erosion Management Overlay.

## 4. LANDSLIDE RISK ASSESSMENT AND REPORTING REQUIREMENTS

### 4.1. Reporting Requirements

A Geotechnical Assessment accompanied by a Landslide Risk Assessment, prepared in accordance with the requirements set out in Section 4.2 and 4.3 is required for all applications that trigger a Landslide Risk Assessment under the provisions of the EMO. A Geotechnical Assessment only, prepared in accordance with the requirements set out in Section 4.2 and without an accompanying Landslide Risk Assessment, may be permitted in exceptional circumstances and only where all of the following apply:

- Detailed site survey or other landform data of similar resolution indicates there are no natural slopes steeper than 26 degrees (67 per cent) on or immediately adjacent to the subject lot;
- There is no evidence of possible active or past landsliding on or immediately adjacent to the site;
- The proposed development can be carried out in a manner which will not adversely increase the landslide risk to life or property affecting the subject lot, adjoining or nearby land; and
- There are no credible landslide hazards that present an unacceptable risk.

Where the above conditions are met and Geotechnical assessment only is undertaken, it must include a statement that in the opinion of the Geotechnical Practitioner, the proposed new development is not subject to significant landslide hazards and is not expected to be subject to significant landslide hazards over the design life of the development that could lead to an unacceptable risk, requiring a Landslide Risk Assessment (as described in Section 4.3). Where landslide hazards are identified and this statement

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cannot be made, the Geotechnical Assessment must be accompanied by a Landslide Risk Assessment undertaken in accordance with the requirements of Section 4.3.

The Geotechnical Assessment and Landslide Risk Assessment must be based on field survey measurements taken not more than 12 months prior to the relevant applications for development unless the geotechnical practitioner provides written advice that the field survey measurements and those assessments remain valid for the application.

### 4.2. Geotechnical Assessment

A Geotechnical Assessment must be prepared in accordance with the methodology described below and with reference to the Australian Geomechanics Society Practice Note Guidelines for Landslide Risk Management 2007. The Geotechnical Assessment must be for the development proposed in the application, and include:

- Details of the Geotechnical Practitioner and their qualifications and experience including but not limited to experience in the management of slope instability problems and Landslide risk management.
- A detailed site description.
- Site assessment plans and cross-sections of the subject lot within and relevant to the development area potentially subject to landslide hazards. Plans and cross sections are to be based on field measurements, with measured ground slopes shown and drawn to scale and dimensioned.
- A detailed assessment of subsurface conditions, including the underlying geology.
- A statement indicating whether there are natural slopes on or immediately adjacent to the subject lot which exhibit evidence of possible or past landslide.
- Details of all site investigations and any other information used in preparation of the geotechnical report.
- A statement indicating whether subsurface investigation involving boreholes and/or test pit excavations or other methods is necessary to assess the geotechnical/geological model for the subject lot and details of all such investigations, boreholes, test pits or other methods.
  - A statement indicating whether or not new development should only be approved subject to conditions, and if so, recommend what conditions are required including, but without limitation conditions relating to:
    - The determination of appropriate footing levels and foundation materials in any structural works, including all footings and retaining walls.
    - The location/s of and depth/s of earth and rock cut and fill.
    - The construction of any excavations and fill and the method of retention of such works.
    - Any details of surface and sub-surface drainage.
    - The selection and design of a building structure system.
    - Retention, replanting and new planting of vegetation.
    - Any drainage and effluent discharge.
    - Any necessary ongoing mitigation and maintenance measures and any recommended periodic inspections, including performance measures.
    - The time within which works must be completed after commencement and the location/s and period in which materials associated with the development can be stockpiled.
    - Any requirements for geotechnical inspections and approvals to be incorporated into a construction work plan for building approval.

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- Be accompanied by a Geotechnical Declaration and Verification Form (Form A).

### 4.3. Landslide Risk Assessment

Unless not required based on the criteria set out in Section 4.1 the Geotechnical Assessment must be accompanied by a written Landslide Risk Assessment, prepared by a suitably qualified and experienced Geotechnical Practitioner in accordance with the methodology set out in Australian Geomechanics Society Practice Note Guidelines for Landslide Risk Management 2007. The Landslide Risk Assessment must be for the new development proposed in the application and include:

- An accompanying Geotechnical Assessment including all of the requirements as set out in Section 4.2.
- For all reasonably identified landslide and slope degradation hazards which could impact or be caused by the new development, a Landslide Risk Assessment prepared in accordance with the AGS Guidelines 2007, and including:
  - A full quantitative assessment of the risk posed to life, and;
  - A full qualitative assessment of the risk posed to property.
- An assessment of the risk posed by future vegetation removal, including by bushfire or for bushfire protection if undertaken to the maximum extent permissible under the conditions of any planning permit and under permit exemptions in the Planning Scheme.
- A statement indicating that in the opinion of the Geotechnical Practitioner, the proposed new development can be undertaken such that the risk to life and property does not exceed a tolerable level and is not expected to exceed a tolerable level over the life of the proposed development.

### 5. EXPIRY

No expiry provisions apply.

### 6. REFERENCES

- Practice Note Guidelines for Landslide Risk Management 2007, Journal of Australian Geomechanics Society, Vol. 42: No 1, March 2007.
- Commentary on Practice Note Guidelines for Landslide Risk Management 2007, Journal of Australian Geomechanics Society, Vol 42; No 7, March 2007.