



REPORT TO
ANGELA AND PAUL WINTER

ON
GEOTECHNICAL STABILITY ASSESSMENT

FOR
PROPOSED NEW HOUSE

AT
1 TUTUS STREET, BALGOWLAH HEIGHTS, NSW

Date: 21 May 2021

Ref: 33920Zrpt

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Figure 1: Site Location Plan

Figure 2: Geotechnical Sketch Plan

Figure 3: Geotechnical Mapping Symbols

Appendix A: Landslide Risk Management Terminology

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1 INTRODUCTION

This report presents the results of our geotechnical assessment of the site at 1 Tutus Street, Balgowlah Heights, NSW. The location of the site is shown in Figure 1. The assessment was commissioned by Achilles Apostollellis Architecture, on behalf of Paul and Angela Winter by letter dated 5 March 2021. The commission was on the basis of our proposal (ref: P53430Z) dated 28 January 2021. The site was inspected by the undersigned on 24 March 2021, in order to assess the existing stability of the site and the effect on stability of the proposed new house.

We understand from the provided architectural drawings (SK 01 to SK 08, all Revision No P1) prepared by Achilles Apostollellis Architecture that following demolition of existing improvements, it is proposed to construct a four-level house (comprising Basement, Lower Ground Floor, Ground Floor and First Floor) which will be built in stepped fashion into the hillside. Lift and stair access will be provided between the basement garage and the first-floor level. A maximum excavation depth of approximately 7m (+ depth of lift over-run pit) will be required to achieve the basement finished floor at Reduced Level (RL) 51.03m. Shallower excavations of approximately 3m will be required to achieve the lower ground finished floor at RL54.94m. The former excavation will be within about 3m of the northern site boundary and the latter excavation will be within about 1.5m of the southern site boundary. A plunge pool and a lap pool will be located within the rear (western) yard and will require excavations to depths of about 1.8m, set back 1.5m from the northern site boundary. We have assumed that typical structural loads for this type of development apply.

This report has been prepared in accordance with the Manly DCP - Landslip & Subsidence (2013) because the site is located in Potential Geotechnical Landslip Hazard Area G2, and the proposed development is associated with excavations deeper than 2m.

2 ASSESSMENT METHODOLOGY

This stability assessment is based upon a detailed inspection of the topographic, surface drainage and geological conditions of the site and its immediate environs. These features were compared to those of other similar lots in neighbouring locations to provide a comparative basis for assessing the risk of instability affecting the proposed development. The attached Appendix A defines the terminology adopted for the risk assessment together with a flowchart illustrating the Risk Management Process based on the guidelines given in AGS 2007c (Reference 1).

A summary of our observations is presented in Section 3 below. Our specific recommendations regarding the proposed development are discussed in Section 6 following our geotechnical assessment.

The attached Figure 2 presents a geotechnical sketch plan showing the principal geotechnical features present at the site. Figure 2 is based on the survey plan prepared by CMS Surveyors (Drawing 19860detail, Issue 2, dated 03/12/2020). Additional features on Figure 2 have been measured by hand held inclinometer and tape measure techniques and hence are only approximate. Should any of the features be critical to the

proposed development, we recommend they be located more accurately using instrument survey techniques. Figure 3 presents the geotechnical mapping symbols.

3 SUMMARY OF OBSERVATIONS

We recommend that the summary of observations which follows be read in conjunction with the attached Figure 2.

The site straddles a north-south trending ridge in the local topography, with most of the site located over the east facing slope. The site itself is rectangular in plan, being about 67m deep (east to west) by 19m wide (north to south), and has an eastern frontage onto Tutus Street.

At the time of our inspection, the eastern portion of the site was occupied by a one and two storey brick house with tiled roof. The house appeared in good structural condition based on a cursory inspection. A single car brick garage, with terrace roof, was located at the north-eastern corner of the house. The garage floor slab was about 5.5m above street level, and the ground floor of the house was just above garage terrace roof level. Sandstone bedrock was visible within the subfloor adjacent to the ground floor which underlay the north-eastern portion of the house footprint. A concrete driveway sloped up at approximately 12° off Tutus Street, adjacent to the northern site boundary, to the garage. Steps led up from the driveway adjacent to the garage to the front door of the house at ground floor level. Groundwater was observed to be seeping from a joint over the lower portion of the driveway.

A number of sandstone block retaining walls between 0.3m and 0.8m high extended in a roughly north-south direction from the edge of Tutus Street across the Council nature strip and the central portion and southern end of the front yard. The front yard sloped down towards the east at an overall grade of approximately 12°, except over the extreme western portion which had a slope of 42° and contained several sandstone outcrops. Except for the driveway area, the front yard between the retaining walls and outcrops, was generally covered with lawn and shrubs.

The rear yard sloped up to a poorly defined crest of the ridge at approximately 6°. Sandstone bedrock was exposed over the slope, with intermediate lawn areas and two low height sandstone retaining walls (0.3m and 0.4m high).

Sandstone bedrock outcropped extensively over the western side of the ridge and the ground between the outcrops sloped down to the western site boundary at an overall slope of 4°.

A densely vegetated Council reserve was located beyond the southern site boundary. Ground levels across the common boundary were essentially similar. The outcrops within the subject site extended into the reserve.

A multi-storey rendered house was located a minimum of about 1.5m beyond the northern site boundary. Ground levels across the eastern half of the common boundary generally appeared to be similar. However, along the western half, the neighbouring property was up to 1m lower than the adjacent levels on the subject site, which was supported by a raised planter.

Improvements over the neighbouring site to the west were not visible from within the subject site. The ground levels across the common boundary appeared similar, however the neighbouring property appeared to step down significantly an estimated 5m beyond the western site boundary. Within the estimated 5m beyond the site boundary the neighbouring property was covered with grasses and tall trees.

4 SUBSURFACE CONDITIONS

The published 1:100,000 geological map of Sydney indicates that the site is underlain by Hawkesbury Sandstone. The presence of sandstone bedrock was confirmed by the extensive sandstone outcrops on site, particularly within the rear (western) yard. The sandstone exposures were assessed to generally be of medium strength. Based on previous geotechnical investigations and inspections in the immediate vicinity, where sandstone is not outcropping at surface, it is anticipated at shallow depth, and to be overlain by a residual clayey sand/sandy clay. Slightly deeper soil cover is expected in areas of backfill behind retaining walls.

Groundwater seepage over the soil-rock interface is anticipated locally.

5 GEOTECHNICAL ASSESSMENT

The site is located over a moderately steep hillside slope, which appeared to be well drained. Where sandstone bedrock is not exposed at surface it is expected to be covered by a relatively shallow soil cover. Our inspection indicated no evidence of any recent mass soil and/or rock slope instability or downslope soil creep.

5.1 Potential Landslide Hazards

We consider that the potential landslide hazards associated with the site to be the following:

- A Stability of existing retaining walls.
- B Stability of the natural hillside slope.
- C Stability of proposed cut rock faces.
- D Stability of proposed retaining walls.

5.2 Risk Analysis

We have carried out a qualitative assessment of each potential landslide hazard and of the consequences to property should the landslide hazard occur. Based on the above, the qualitative risks to property have been determined. The terminology adopted for this qualitative assessment is in accordance with Table A1 given in Appendix A. Our assessment indicates that during and following the proposed works, the risk to property will vary between Very Low and Low, which would be considered 'acceptable' in accordance with the criteria given in Reference 1.

We have also used the indicative probabilities associated with the assessed likelihood of instability to calculate the risk to life. Temporal, vulnerability, spatial and evacuation factors have been adopted and during and following the works, the risk to life for the person most at risk is less than about 10^{-6} . This would be considered to be 'acceptable' in relation to the criteria given in Reference 1.

5.3 Risk Assessment

It must be recognised that, due to the many complex factors that can affect a site, the subjective nature of a risk analysis, and the imprecise nature of the science of geotechnical engineering, the risk of instability for a site and/or development cannot be completely removed. It is, however, essential that risk be reduced to at least that which could be reasonably anticipated by the community in everyday life and that landowners are made aware of reasonable and practical measures available to reduce risk as far as possible.

Our assessment of the probability of failure of existing structural elements such as retaining walls (where applicable) is based upon a visual appraisal of their type and condition at the time of our inspection. Where existing structural elements such as retaining walls will not be replaced as part of the proposed development, where appropriate we identify the time period at which reassessment of their longevity seems warranted.

In preparing our recommendations given below we have adopted the above interpretations. We have also assumed that no activities on surrounding land which may affect the risk on the subject site would be carried out. We have further assumed that all Council's buried services are, and will be regularly maintained to remain, in good condition.

6 COMMENTS AND RECOMMENDATIONS

6.1 Stability

We consider that our risk analysis has shown that the site and proposed development can achieve 'acceptable' risk levels, provided that the recommendations presented below are adopted. These recommendations form an integral part of the Landslide Risk Management Process.

6.2 Geotechnical Issues

The principal geotechnical issues associated with the proposed development at the subject site are considered to be the following:

- The need to maintain stability of the site and of surrounding buildings and structures.
- The need to control ground vibrations during rock excavation.

The above issues are discussed in further detail in the sections which follow.

6.3 Excavation Conditions

6.3.1 Excavation Methods

The results of our inspection indicated that the site area is characterised by moderately sloping terrain which mainly grades down to the east. The site is covered with soil and, where not exposed at surface, sandstone bedrock is inferred to be at shallow depth.

The soil cover should be readily excavatable using conventional earthworks equipment (eg. hydraulic excavators). Some of the underlying weathered sandstone of extremely or very low strength, if encountered, may also be excavated by a large bucket excavator, possibly with some ripping. However, we expect excavation of low to medium and higher strength sandstone would be most effectively excavated using hydraulic impact rock hammers, preferably in tandem with rock saws to cut the perimeter faces of the excavation (refer Section 6.3.2 below). This equipment would also be required for breaking up boulders or blocks, for trimming rock excavation side slopes, and for detailed rock excavations (such as for footings or buried services).

Particular care is required to avoid over-excavating and encroaching into surrounding properties. In this regard, we recommend that bulk excavation adjacent to the western half of the northern site boundary (ie. for the proposed lap pool) be paused when the level of the base of the retention is achieved. The excavation should only proceed following approval from the geotechnical engineer confirming that the stability of the neighbouring property will not be compromised.

6.3.2 Excavation Techniques

We recommend that considerable caution be taken during rock excavation on this site as there will likely be direct transmission of ground vibrations to adjoining buildings and structures. The proposed excavation will be a minimum of approximately 4m from the neighbouring house to the north. Prior to excavation commencing, a detailed dilapidation report should be compiled on this neighbouring property and the owner asked to confirm that the report presents a fair record of existing conditions. The dilapidation report may then be used as a benchmark against which to assess possible future claims for damage as a result of the works. The excavation procedures and the dilapidation report should be carefully reviewed so that appropriate equipment and techniques are used.

Prior to rock excavation commencing, a vertical saw cut slot should be provided along the perimeter of the excavation. The base of the slot should be maintained at a lower level than the adjoining rock excavation at all times. The rock excavation should commence using a moderately sized excavator fitted with a relatively low energy hydraulic hammer no larger than a Krupp 900 size or equivalent.

We recommend that continuous quantitative vibration monitoring be carried out during rock excavations. Subject to review of the dilapidation report, we recommend that vibrations, measured as Peak Particle Velocity (PPV), be limited to no higher than 5mm/sec along the northern site boundary, subject to confirmation by the structural engineer following their review of the dilapidation reports so that any particular sensitivities of the structures can be taken into account.

If higher vibrations are measured, they should be assessed against the attached Vibration Emission Design Goals sheet, as higher vibrations may be acceptable, depending on the associated vibration frequency. If excessive vibrations are confirmed, that it would be necessary to use a significantly smaller rock hammer and/or to use alternative excavation techniques. Alternative low vibration excavation techniques include a rotary grinder or grid sawing in conjunction with ripping and hammering. When using the rock saw or rotary grinder, the resulting dust must be suppressed by spraying with water.

The following procedures are recommended if rock hammers are used:

- Maintain rock hammer orientated towards the face and enlarge excavation by breaking small wedges off the face.
- Operate hammer one hammer at a time and in short bursts only to reduce amplification of vibrations.
- Use excavation contractors with experience in confined work with a competent supervisor who is aware of vibration damage risks, possible rock face instability issues, etc. The contractor should be provided with a copy of this report and have all appropriate statutory and public liability insurances.

6.3.3 Seepage

We would expect that some groundwater seepage flows may occur at the soil-rock interface and through joints and bedding planes within the completed cut rock faces, particularly after periods of heavy rain. Seepage, if any, during excavation is expected to be localised and of limited volume and thus satisfactorily controlled by conventional sump pumping or gravity drainage systems.

We recommend that a toe drain be formed at the base of all cut rock faces to collect groundwater seepage and direct it to a sump for pumped or gravity disposal. We further recommend that groundwater seepage into the bulk excavation be monitored by site personnel and the results (volume, source, location, etc) be reported to the geotechnical engineer, so that any unexpected conditions can be timeously addressed.

6.4 Excavation Support

Where space permits, excavations in the soils may be temporarily battered to a side slope no steeper than 1 Vertical (V) in 1 Horizontal (H). On the basis of our site inspection, survey drawing and architectural drawings, it would appear that temporary batters may be feasible, however, this should be confirmed by geotechnical investigation (refer Section 6.8 below) prior to the detailed structural design being completed. Where temporary batters cannot be accommodated or where they are not preferred, a retention system would be required and possibly installed prior to excavation commencing.

We expect that good quality sandstone or low or higher strength may be cut vertically. However, localised stabilisation measures may be necessary if adverse defects (such as inclined joints or bedding) are found. Treatment for zones requiring stabilisation may include rock bolting, shotcreting, underpinning, etc. Clay seams occurring in permanently exposed sandstone cut faces may also require 'dental' treatment. We therefore recommend that the rock face be progressively inspected by a geotechnical engineer at approximately 1.5m vertical depth intervals as excavation proceeds, to identify adverse defects and to propose appropriate stabilisation measures. Provision must be made in the project budget for the above inspections and possible stabilisation measures.

6.5 Retaining Walls

Preliminary design of retaining walls can be based on the following parameters (which should be confirmed following the geotechnical investigation described in Section 6.8 below):

- Conventional free-standing cantilever walls which support areas where movement is of little concern, eg. landscape walls, may be designed using a triangular lateral earth pressure distribution and an 'active' earth pressure coefficient, K_a , of 0.3, for the soil and extremely weathered rock profile, assuming a horizontal retained surface.
- Cantilever walls, the tops of which will be propped by the permanent structure or which support movement sensitive elements, should be designed using a triangular lateral earth pressure distribution and an 'at rest' earth pressure coefficient, K_o , of 0.55, for the soil and extremely weathered rock profile, assuming a horizontal retained surface.

- A bulk unit weight of 20kN/m³ should be adopted for the soil and extremely weathered rock profile.
- All surcharge loads affecting the walls (eg. adjacent high-level footings, construction loads, traffic loads, etc) should be taken into account in the wall design using the appropriate earth pressure coefficient from above.
- Retaining walls should be designed as drained and measures taken to provide permanent and effective drainage of the ground behind the walls. Subsoil drains should incorporate a non-woven geotextile fabric (eg. Bidim A34) to act as a filter against subsoil erosion.
- Lateral toe restraint may be achieved by keying the footing into bedrock of at least low strength below bulk excavation level, using an allowable lateral stress of 200kPa for key depth design. Alternatively, if the wall is founded in bedrock above bulk excavation level, toe restraint may be achieved using rock bolts or by the concrete footing to bedrock friction. An allowable bond stress of 200kPa should be adopted for rock bolts and an angle of friction between concrete and sandstone bedrock of 35° is recommended.

6.6 Footings

The proposed new footings should be uniformly founded in sandstone bedrock of at least low strength, where an allowable bearing pressure of 800kPa may be adopted. Conventional pad or strip footings will generally be appropriate. However, over the eastern portion of each cut platform, the depth of sandstone may require that pile footings be adopted. Bucket piles will probably be the most practical pile type.

All footing excavations/pile holes must be inspected by geotechnical engineer to confirm that satisfactory founding material has been exposed.

6.7 On-Grade Floor Slabs

Where the floor slabs will directly overlie sandstone bedrock, underfloor drainage is required and should comprise a strong, durable, single sized washed aggregate (eg. 'blue metal' gravel).

Should the floor slabs, or portions thereof, overlie a soil subgrade, consideration should be given to designing the slabs as suspended between footings founded in bedrock, particularly where brittle floor finishes are proposed.

6.8 Geotechnical Investigation

We recommend that once demolition has been completed and rig access to the rear of the site becomes available, a borehole should be core drilled at the location of the deepest cut (ie. for the proposed lift) to at least 2m below proposed bulk excavation level. In addition, a number of DCP tests should be carried out along the alignment of the proposed basement passage/lift lobby excavation and other cut areas. The purpose of the above is to establish the quality of the bedrock and the variation of the bedrock surface across

the site. This will inform the proposed retaining wall design and will assist prospective contractors with pricing of, and planning for, the proposed bulk excavation.

6.9 Further Geotechnical Input

The following summarises the further geotechnical input which is required, and which has been detailed in the preceding sections of this report:

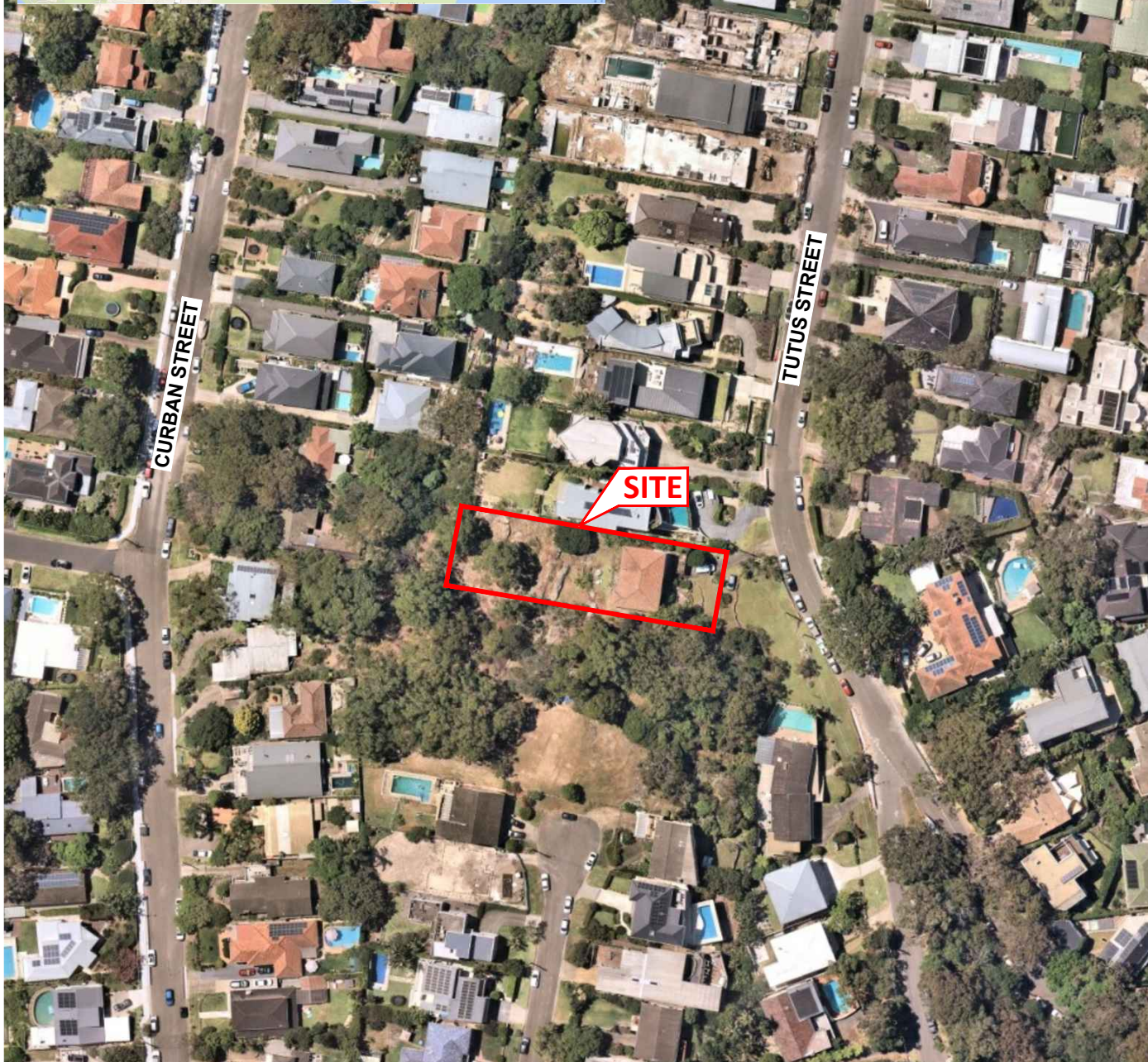
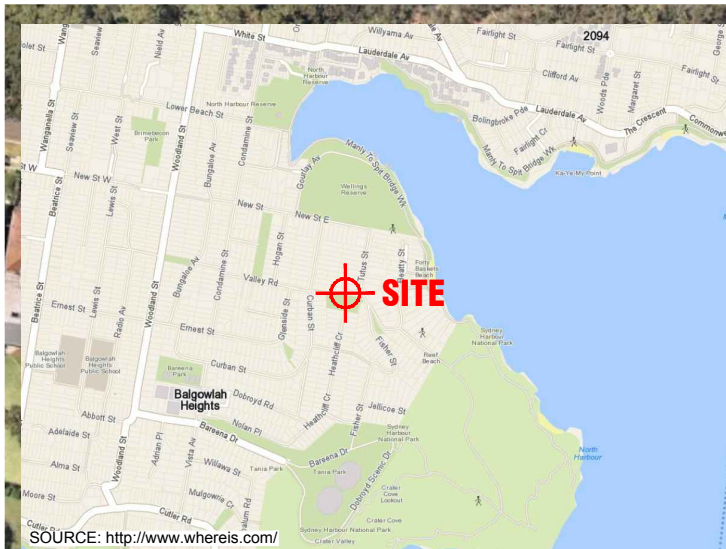
- Geotechnical Investigation.
- Dilapidation survey of neighbouring buildings and structures to the north.
- Geotechnical inspection when depth of bulk excavation for lap pool reaches the base of the retention along the western end of the northern boundary.
- Continuous quantitative vibration monitoring during rock excavations.
- Progressive geotechnical inspections of the cut rock face.
- Geotechnical inspection of footing excavations/pile holes.
- Monitoring of groundwater seepage into bulk excavation.

7 OVERVIEW

It is possible that the subsurface soil, rock or groundwater conditions encountered during construction may be found to be different (or may be interpreted to be different) from those inferred from our surface observations in preparing this report. Also, we have not had the opportunity to observe surface run-off patterns during heavy rainfall and cannot comment directly on this aspect. If conditions appear to be at variance or cause concern for any reason, then we recommend that you immediately contact this office.

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Reference 1: Australian Geomechanics Society (2007c) *'Practice Note Guidelines for Landslide Risk Management'*, Australian Geomechanics, Vol 42, No 1, March 2007, pp63-114.



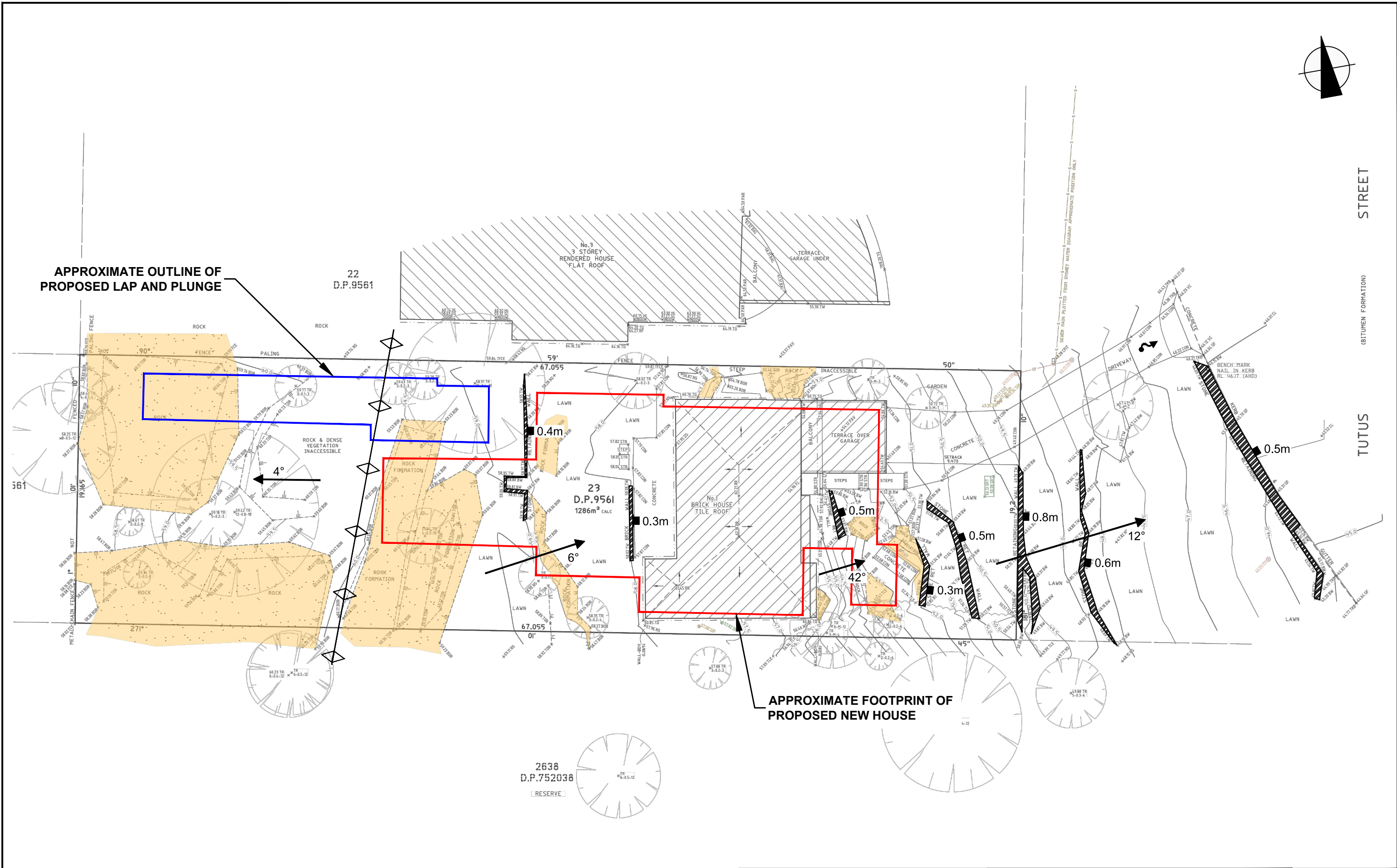
AERIAL IMAGE SOURCE: MAPS.AU.NEARMAP.COM

Title: SITE LOCATION PLAN	
Location: 1 TUTUS STREET, BALGOWLAH HEIGHTS, NSW	
Report No: 33920Z	Figure No: 1
JKGeotechnics	



This plan should be read in conjunction with the JK Geotechnics report.

PLOT DATE: 24/05/2021 12:32:12 PM DWG FILE: Z:\6 GEOTECHNICAL\6F GEOTECHNICAL JOBS\33920Z BALGOWLAH HEIGHTS\33920Z.DWG



TOPOGRAPHY

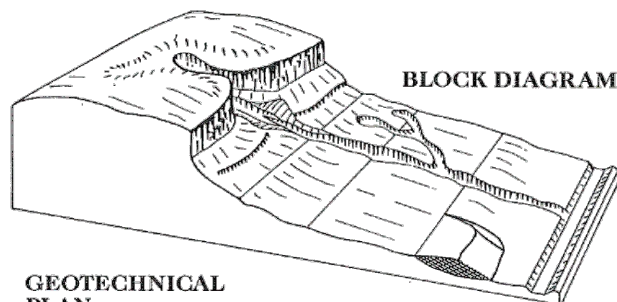
Symbol Ground Profile

		convex	} well defined or angular break of slope
		concave	
		convex	} poorly defined or smooth change of slope
		concave	
		breaks of slope	} convex and concave too close together to allow the use of separate symbols
		changes of slope	
		sharp	} ridge crest
		rounded	
		Cliff or escarpment or sharp break 40° or more (estimated height in metres)	
		Uniform Slope	} Slope direction and angle (Degrees)
		Concave Slope	
		Convex Slope	
		Top	} Cut or fill slope, arrows pointing down slope
		Bottom	
		Hummocky or irregular ground	

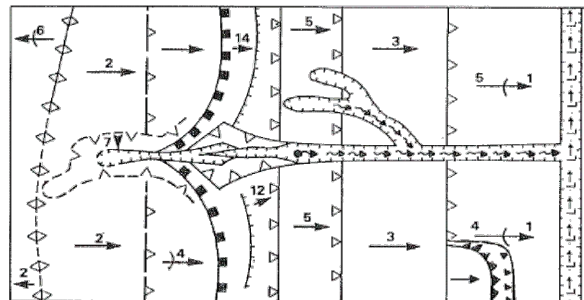
OTHER FEATURES

	Boulder
	Seepage/spring
	Swallow hole for runoff
	Natural water course
	Open drain, unlined
	Open drain, lined
	Fenceline
	Property boundary
	Dry Stone Wall
	Major joint in rock face (opening in millimetres)
	Tension crack (opening in millimetres)
	Masonry or concrete wall
	Ponding water
	Boggy or swampy area

EXAMPLE OF USE OF TOPOGRAPHIC SYMBOLS:

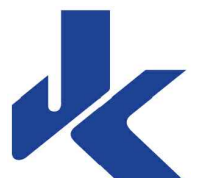


GEOTECHNICAL PLAN



(After Gardiner, V & Dackombe, R. V. (1983), Geomorphological Field Manual; George Allen & Unwin).

Title:	GEOTECHNICAL MAPPING SYMBOLS	
Location:	1 TUTUS STREET, BALGOWLAH HEIGHTS, NSW	
Report No:	33920Z	Figure No: 3
JKGeotechnics		



This plan should be read in conjunction with the JK Geotechnics report.



APPENDIX A

**LANDSLIDE RISK
MANAGEMENT
TERMINOLOGY**

LANDSLIDE RISK MANAGEMENT

Definition of Terms and Landslide Risk

Risk Terminology	Description
Acceptable Risk	A risk for which, for the purposes of life or work, we are prepared to accept as it is with no regard to its management. Society does not generally consider expenditure in further reducing such risks justifiable.
Annual Exceedance Probability (AEP)	The estimated probability that an event of specified magnitude will be exceeded in any year.
Consequence	The outcomes or potential outcomes arising from the occurrence of a landslide expressed qualitatively or quantitatively, in terms of loss, disadvantage or gain, damage, injury or loss of life.
Elements at Risk	The population, buildings and engineering works, economic activities, public services utilities, infrastructure and environmental features in the area potentially affected by landslides.
Frequency	A measure of likelihood expressed as the number of occurrences of an event in a given time. See also 'Likelihood' and 'Probability'.
Hazard	A condition with the potential for causing an undesirable consequence (the landslide). The description of landslide hazard should include the location, volume (or area), classification and velocity of the potential landslides and any resultant detached material, and the likelihood of their occurrence within a given period of time.
Individual Risk to Life	The risk of fatality or injury to any identifiable (named) individual who lives within the zone impacted by the landslide; or who follows a particular pattern of life that might subject him or her to the consequences of the landslide.
Landslide Activity	The stage of development of a landslide; pre failure when the slope is strained throughout but is essentially intact; failure characterised by the formation of a continuous surface of rupture; post failure which includes movement from just after failure to when it essentially stops; and reactivation when the slope slides along one or several pre-existing surfaces of rupture. Reactivation may be occasional (eg. seasonal) or continuous (in which case the slide is 'active').
Landslide Intensity	A set of spatially distributed parameters related to the destructive power of a landslide. The parameters may be described quantitatively or qualitatively and may include maximum movement velocity, total displacement, differential displacement, depth of the moving mass, peak discharge per unit width, or kinetic energy per unit area.
Landslide Risk	The AGS Australian GeoGuide LR7 (AGS, 2007e) should be referred to for an explanation of Landslide Risk.
Landslide Susceptibility	The classification, and volume (or area) of landslides which exist or potentially may occur in an area or may travel or retrogress onto it. Susceptibility may also include a description of the velocity and intensity of the existing or potential landsliding.
Likelihood	Used as a qualitative description of probability or frequency.
Probability	<p>A measure of the degree of certainty. This measure has a value between zero (impossibility) and 1.0 (certainty). It is an estimate of the likelihood of the magnitude of the uncertain quantity, or the likelihood of the occurrence of the uncertain future event.</p> <p>These are two main interpretations:</p> <ul style="list-style-type: none"> (i) Statistical – frequency or fraction – The outcome of a repetitive experiment of some kind like flipping coins. It includes also the idea of population variability. Such a number is called an 'objective' or relative frequentist probability because it exists in the real world and is in principle measurable by doing the experiment.

Risk Terminology	Description
Probability (continued)	(ii) Subjective probability (degree of belief) – Quantified measure of belief, judgment, or confidence in the likelihood of an outcome, obtained by considering all available information honestly, fairly, and with a minimum of bias. Subjective probability is affected by the state of understanding of a process, judgment regarding an evaluation, or the quality and quantity of information. It may change over time as the state of knowledge changes.
Qualitative Risk Analysis	An analysis which uses word form, descriptive or numeric rating scales to describe the magnitude of potential consequences and the likelihood that those consequences will occur.
Quantitative Risk Analysis	An analysis based on numerical values of the probability, vulnerability and consequences and resulting in a numerical value of the risk.
Risk	A measure of the probability and severity of an adverse effect to health, property or the environment. Risk is often estimated by the product of probability x consequences. However, a more general interpretation of risk involves a comparison of the probability and consequences in a non-product form.
Risk Analysis	The use of available information to estimate the risk to individual, population, property, or the environment, from hazards. Risk analyses generally contain the following steps: scope definition, hazard identification and risk estimation.
Risk Assessment	The process of risk analysis and risk evaluation.
Risk Control or Risk Treatment	The process of decision-making for managing risk and the implementation or enforcement of risk mitigation measures and the re-evaluation of its effectiveness from time to time, using the results of risk assessment as one input.
Risk Estimation	The process used to produce a measure of the level of health, property or environmental risks being analysed. Risk estimation contains the following steps: frequency analysis, consequence analysis and their integration.
Risk Evaluation	The stage at which values and judgments enter the decision process, explicitly or implicitly, by including consideration of the importance of the estimated risks and the associated social, environmental and economic consequences, in order to identify a range of alternatives for managing the risks.
Risk Management	The complete process of risk assessment and risk control (or risk treatment).
Societal Risk	The risk of multiple fatalities or injuries in society as a whole: one where society would have to carry the burden of a landslide causing a number of deaths, injuries, financial, environmental and other losses.
Susceptibility	See 'Landslide Susceptibility'.
Temporal Spatial Probability	The probability that the element at risk is in the area affected by the landsliding, at the time of the landslide.
Tolerable Risk	A risk within a range that society can live with so as to secure certain net benefits. It is a range of risk regarded as non-negligible and needing to be kept under review and reduced further if possible.
Vulnerability	The degree of loss to a given element or set of elements within the area affected by the landslide hazard. It is expressed on a scale of 0 (no loss) to 1 (total loss). For property, the loss will be the value of the damage relative to the value of the property; for persons, it will be the probability that a particular life (the element at risk) will be lost, given the person(s) is affected by the landslide.

NOTE: Reference should be made to Figure A1 which shows the inter-relationship of many of these terms and the relevant portion of Landslide Risk Management.

Reference should also be made to the paper referenced below for Landslide Terminology and more detailed discussion of the above terminology.

This appendix is an extract from **PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT** as presented in **Australian Geomechanics, Vol 42, No 1, March 2007**, which discusses the matter more fully.

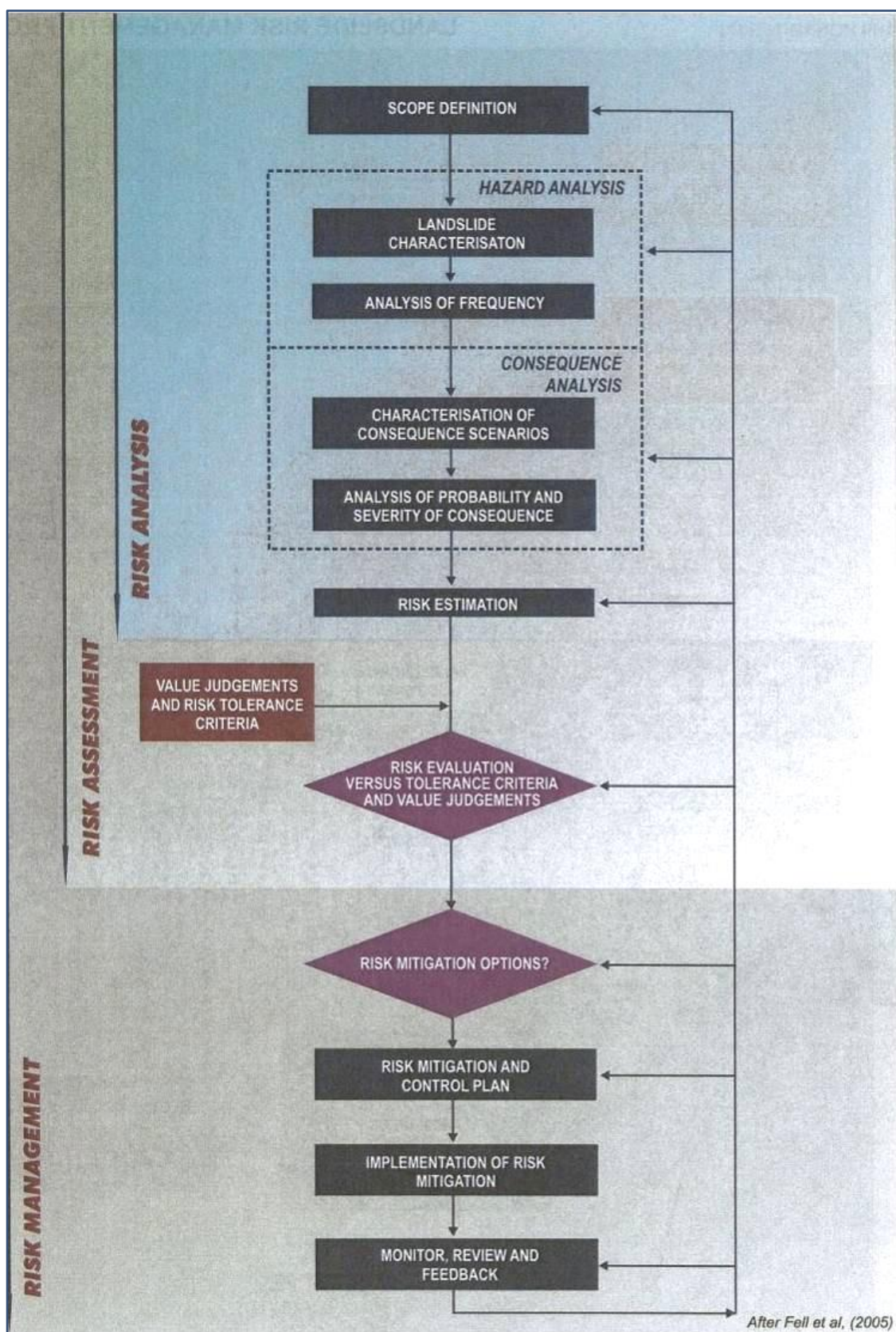


FIGURE A1: Flowchart for Landslide Risk Management.

This figure is an extract from GUIDELINE FOR LANDSLIDE SUSCEPTIBILITY, HAZARD AND RISK ZONING FOR LAND USE PLANNING, as presented in Australian Geomechanics Vol 42, No 1, March 2007, which discusses the matter more fully.

TABLE A1: LANDSLIDE RISK ASSESSMENT
QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10 ⁻¹	5×10 ⁻²	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10 ⁻²		100 years		The event will probably occur under adverse conditions over the design life.	LIKELY	B
10 ⁻³	5×10 ⁻³	1000 years	200 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10 ⁻⁴	5×10 ⁻⁴	10,000 years	2000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10 ⁻⁵	5×10 ⁻⁵	100,000 years	20,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10 ⁻⁶	5×10 ⁻²	1,000,000 years	200,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%		Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	40%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	10%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%	1%	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not *vice versa*.

Extract from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in Australian Geomechanics, Vol 42, No 1, March 2007, which discusses the matter more fully.

TABLE A1: LANDSLIDE RISK ASSESSMENT
QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (continued)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B – LIKELY	10^{-2}	VH	VH	H	M	L
C – POSSIBLE	10^{-3}	VH	H	M	M	VL
D – UNLIKELY	10^{-4}	H	M	L	L	VL
E – RARE	10^{-5}	M	L	L	VL	VL
F – BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

Notes: (5) Cell A5 may be subdivided such that a consequence of less than 0.1% is Low Risk.
(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Extract from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in Australian Geomechanics, Vol 42, No 1, March 2007, which discusses the matter more fully.

AUSTRALIAN GEOGUIDE LR2 (LANDSLIDES)

What is a Landslide?

Any movement of a mass of rock, debris, or earth, down a slope, constitutes a “landslide”. Landslides take many forms, some of which are illustrated. More information can be obtained from Geoscience Australia, or by visiting its Australian landslide Database at www.ga.gov.au/urban/factsheets/landslide.jsp. Aspects of the impact of landslides on buildings are dealt with in the book “Guideline Document Landslide Hazards” published by the Australian Building Codes Board and referenced in the Building Code of Australia. This document can be purchased over the internet at the Australian Building Codes Board’s website www.abcb.gov.au.

Landslides vary in size. They can be small and localised or very large, sometimes extending for kilometres and involving millions of tonnes of soil or rock. It is important to realise that even a 1 cubic metre boulder of soil, or rock, weighs at least 2 tonnes. If it falls, or slides, it is large enough to kill a person, crush a car, or cause serious structural damage to a house. The material in a landslide may travel downhill well beyond the point where the failure first occurred, leaving destruction in its wake. It may also leave an unstable slope in the ground behind it, which has the potential to fall again, causing the landslide to extend (regress) uphill, or expand sideways. For all these reasons, both “potential” and “actual” landslides must be taken very seriously. They present a real threat to life and property and require proper management.

Identification of landslide risk is a complex task and must be undertaken by a geotechnical practitioner (GeoGuide LR1) with specialist experience in slope stability assessment and slope stabilisation.

What Causes a Landslide?

Landslides occur as a result of local geological and groundwater conditions, but can be exacerbated by inappropriate development (GeoGuide LR8), exceptional weather, earthquakes and other factors. Some slopes and cliffs never seem to change, but are actually on the verge of failing. Others, often moderate slopes (Table 1), move continuously, but so slowly that it is not apparent to a casual observer. In both cases, small changes in conditions can trigger a landslide with serious consequences. Wetting up of the ground (which may involve a rise in groundwater table) is the single most important cause of landslides (GeoGuide LR5). This is why they often occur during, or soon after, heavy rain. Inappropriate development often results in small scale landslides which are very expensive in human terms because of the proximity of housing and people.

Does a Landslide Affect You?

Any slope, cliff, cutting, or fill embankment may be a hazard which has the potential to impact on people, property, roads and services. Some tell-tale signs that might indicate that a landslide is occurring are listed below:

- Open cracks, or steps, along contours
- Groundwater seepage, or springs
- Bulging in the lower part of the slope
- Hummocky ground
- trees leaning down slope, or with exposed roots
- debris/fallen rocks at the foot of a cliff
- tilted power poles, or fences
- cracked or distorted structures

These indications of instability may be seen on almost any slope and are not necessarily confined to the steeper ones (Table 1). Advice should be sought from a geotechnical practitioner if any of them are observed. Landslides do not respect property boundaries. As mentioned above they can “run-out” from above, “regress” from below, or expand sideways, so a landslide hazard affecting your property may actually exist on someone else’s land.

Local councils are usually aware of slope instability problems within their jurisdiction and often have specific development and maintenance requirements. **Your local council is the first place to make enquiries if you are responsible for any sort of development or own or occupy property on or near sloping land or a cliff.**

TABLE 1 – Slope Descriptions

Appearance	Slope Angle	Maximum Gradient	Slope Characteristics
Gentle	0° - 10°	1 on 6	Easy walking.
Moderate	10° - 18°	1 on 3	Walkable. Can drive and manoeuvre a car on driveway.
Steep	18° - 27°	1 on 2	Walkable with effort. Possible to drive straight up or down roughened concrete driveway, but cannot practically manoeuvre a car.
Very Steep	27° - 45°	1 on 1	Can only climb slope by clutching at vegetation, rocks, etc.
Extreme	45° - 64°	1 on 0.5	Need rope access to climb slope.
Cliff	64° - 84°	1 on 0.1	Appears vertical. Can abseil down.
Vertical or Overhang	84° - 90±°	Infinite	Appears to overhang. Abseiler likely to lose contact with the face.

Some typical landslides which could affect residential housing are illustrated below:

Rotational or circular slip failures (Figure 1) - can occur on moderate to very steep soil and weathered rock slopes (Table 1). The sliding surface of the moving mass tends to be deep seated. Tension cracks may open at the top of the slope and bulging may occur at the toe. The ground may move in discrete "steps" separated by long periods without movement. More rapid movement may occur after heavy rain.

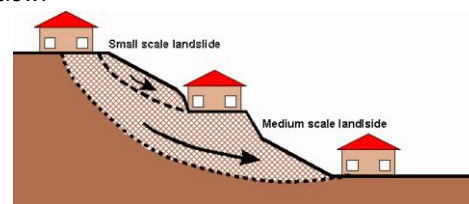


Figure 1

Translational slip failures (Figure 2) - tend to occur on moderate to very steep slopes (Table 1) where soil, or weak rock, overlies stronger strata. The sliding mass is often relatively shallow. It can move, or deform slowly (creep) over long periods of time. Extensive linear cracks and hummocks sometimes form along the contours. The sliding mass may accelerate after heavy rain.

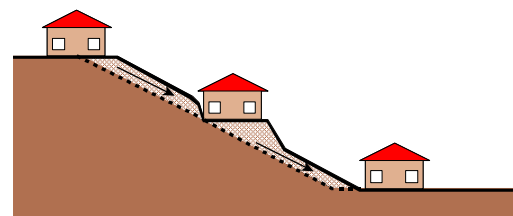


Figure 2

Wedge failures (Figure 3) - normally only occur on extreme slopes, or cliffs (Table 1), where discontinuities in the rock are inclined steeply downwards out of the face.

Rock falls (Figure 3) - tend to occur from cliffs and overhangs (Table 1).

Cliffs may remain, apparently unchanged, for hundreds of years. Collections of boulders at the foot of a cliff may indicate that rock falls are ongoing. Wedge failures and rock falls do not "creep". Familiarity with a particular local situation can instil a false sense of security since failure, when it occurs, is usually sudden and catastrophic.

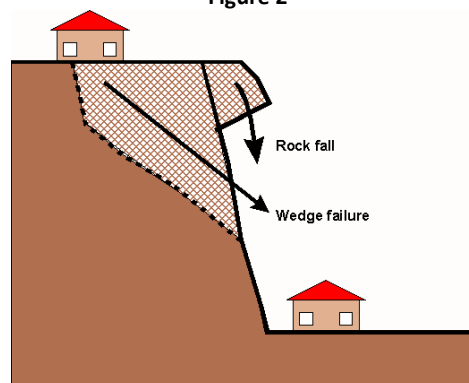


Figure 3

Debris flows and mud slides (Figure 4) - may occur in the foothills of ranges, where erosion has formed valleys which slope down to the plains below. The valley bottoms are often lined with loose eroded material (debris) which can "flow" if it becomes saturated during and after heavy rain. Debris flows are likely to occur with little warning; they travel a long way and often involve large volumes of soil. The consequences can be devastating.

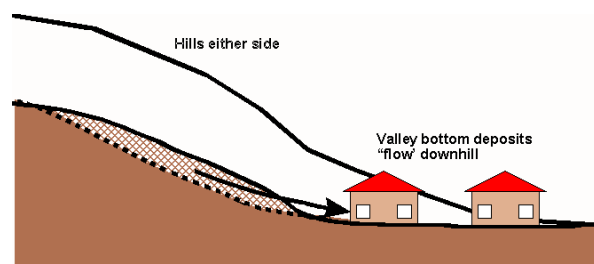


Figure 4

More information relevant to your particular situation may be found in other Australian GeoGuides:

- GeoGuide LR1 - Introduction
- GeoGuide LR3 - Soil Slopes
- GeoGuide LR4 - Rock Slopes
- GeoGuide LR5 - Water & Drainage
- GeoGuide LR6 - Retaining Walls
- GeoGuide LR7 - Landslide Risk
- GeoGuide LR8 - Hillside Construction
- GeoGuide LR9 - Effluent & Surface Water Disposal
- GeoGuide LR10 - Coastal Landslides
- GeoGuide LR11 - Record Keeping

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the [Australian Geomechanics Society](#), a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.

AUSTRALIAN GEOGUIDE LR7 (LANDSLIDE RISK)

Concept of Risk

Risk is a familiar term, but what does it really mean? It can be defined as *"a measure of the probability and severity of an adverse effect to health, property, or the environment."* This definition may seem a bit complicated. In relation to landslides, geotechnical practitioners (see GeoGuide LR1) are required to assess risk in terms of the likelihood that a particular landslide will occur and the possible consequences. This is called landslide risk assessment. The consequences of a landslide are many and varied, but our concerns normally focus on loss of, or damage to, property and loss of life.

Landslide Risk Assessment

Some local councils in Australia are aware of the potential for landslides within their jurisdiction and have responded by designating specific **"landslide hazard zones"**. Development in these areas is normally covered by special regulations. If you are contemplating building, or buying an existing house, particularly in a hilly area, or near cliffs, then go first for information to your local council.

Landslide risk assessment must be undertaken by a geotechnical practitioner. It may involve visual inspection, geological mapping, geotechnical investigation and monitoring to identify:

- potential landslides (there may be more than one that could impact on your site);
- the likelihood that they will occur;
- the damage that could result;
- the cost of disruption and repairs; and
- the extent to which lives could be lost.

Risk assessment is a predictive exercise, but since the ground and the processes involved are complex, prediction tends to lack precision. If you commission a landslide risk assessment

for a particular site you should expect to receive a report prepared in accordance with current professional guidelines and in a form that is acceptable to your local council, or planning authority.

Risk to Property

Table 1 indicates the terms used to describe risk to property. Each risk level depends on an assessment of how likely a landslide is to occur and its consequences in dollar terms. "Likelihood" is the chance of it happening in any one year, as indicated in Table 2. "Consequences" are related to the cost of the repairs and temporary loss of use if the landslide occurs. These two factors are combined by the geotechnical practitioner to determine the Qualitative Risk.

TABLE 2 – LIKELIHOOD

Likelihood	Annual Probability
Almost Certain	1:10
Likely	1:100
Possible	1:1,000
Unlikely	1:10,000
Rare	1:100,000
Barely credible	1:1,000,000

The terms "unacceptable", "may be tolerable" etc. in Table 1 indicate how most people react to an assessed risk level. However, some people will always be more prepared, or better able, to tolerate a higher risk level than others.

Some local councils and planning authorities stipulate a maximum tolerable risk level of risk to property for developments within their jurisdictions. In these situations the risk must be assessed by a geotechnical practitioner. If stabilisation works are needed to meet the stipulated requirements these will normally have to be carried out as part of the development, or consent will be withheld.

TABLE 1 – RISK TO PROPERTY

Qualitative Risk		Significance - Geotechnical engineering requirements
Very high	VH	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low. May be too expensive and not practical. Work likely to cost more than the value of the property.
High	H	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to acceptable level. Work would cost a substantial sum in relation to the value of the property.
Moderate	M	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as possible.
Low	L	Usually acceptable to regulators. Where treatment has been needed to reduce the risk to this level, ongoing maintenance is required.
Very Low	VL	Acceptable. Manage by normal slope maintenance procedures.

Risk to Life

Most of us have some difficulty grappling with the concept of risk and deciding whether, or not, we are prepared to accept it. However, without doing any sort of analysis, or commissioning a report from an "expert", we all take risks every day. One of them is the risk of being killed in an accident. This is worth thinking about, because it tells us a lot about ourselves and can help to put an assessed risk into a meaningful context. By identifying activities that we either are, or are not, prepared to engage in, we can get some indication of the maximum level of risk that we are prepared to take. This knowledge can help us to decide whether we really are able to accept a particular risk, or to tolerate a particular likelihood of loss, or damage, to our property (Table 2).

In Table 3, data from NSW for the years 1998 to 2002, and other sources, is presented. A risk of 1 in 100,000 means that, in any one year, 1 person is killed for every 100,000 people undertaking that particular activity. The NSW data assumes that the whole population undertakes the activity. That is, we are all at risk of being killed in a fire, or of choking on our food, but it is reasonable to assume that only people who go deep sea fishing run a risk of being killed while doing it.

It can be seen that the risks of dying as a result of falling, using a motor vehicle, or engaging in water-related activities (including bathing) are all greater than 1:100,000 and yet few people actively avoid situations where these risks are present. Some people are averse to flying and yet it represents a lower risk than choking to death on food. The data also indicate that, even when the risk of dying as a consequence of a particular event is very small, it could still happen to any one of us today. If this were not so, there would be no risk at all and clearly that is not the case.

In NSW, the planning authorities consider that 1:1,000,000 is the maximum tolerable risk for domestic housing built near an obvious hazard, such as a chemical factory. Although not specifically considered in the NSW guidelines there is little difference between the hazard presented by a neighbouring factory and a landslide: both have the capacity to destroy life and property and both are always present.

TABLE 3 – RISK TO LIFE

Risk (deaths per participant per year)	Activity/Event Leading to Death (NSW data unless noted)
1:1,000	Deep sea fishing (UK)
1:1,000 to 1:10,000	Motor cycling, horse riding, ultra-light flying (Canada)
1:23,000	Motor vehicle use
1:30,000	Fall
1:70,000	Drowning
1:180,000	Fire/burn
1:660,000	Choking on food
1:1,000,000	Scheduled airlines (Canada)
1:2,300,000	Train travel
1:32,000,000	Lightning strike

More information relevant to your particular situation may be found in other Australian GeoGuides:

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APPENDIX B

SOME GUIDELINES FOR HILLSIDE CONSTRUCTION



SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

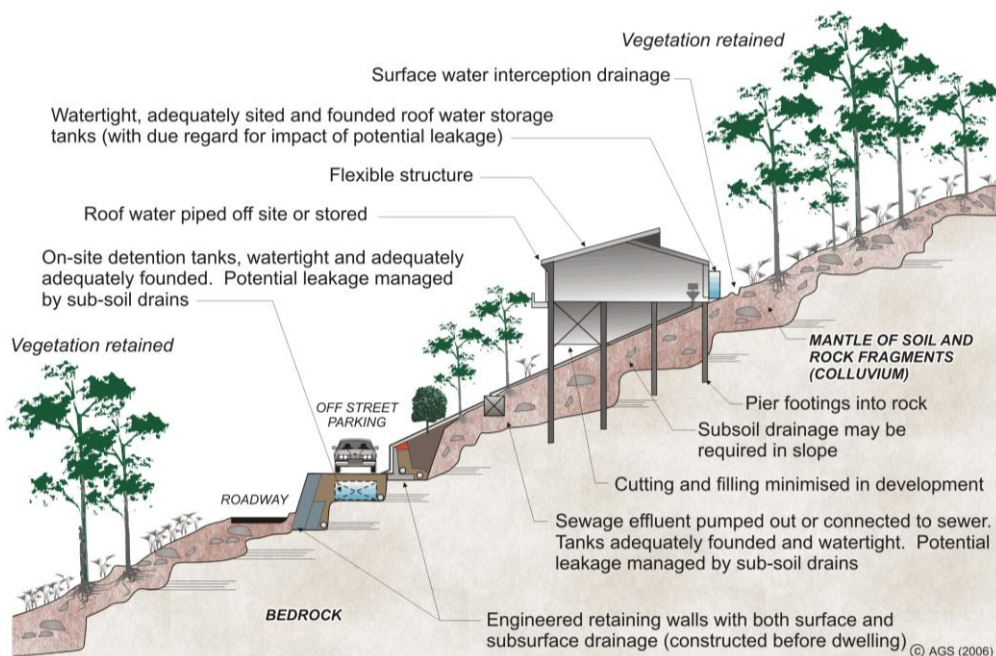
GOOD ENGINEERING PRACTICE		POOR ENGINEERING PRACTICE
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical consultant at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminant bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements.
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance (including onto properties below). Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc. in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on bedrock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within bedrock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide generous falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge of roof run-off into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use of absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by a geotechnical consultant.	
SITE VISITS	Site visits by consultant may be appropriate during construction.	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident seek advice. If seepage observed, determine cause or seek advice on consequences.	

This table is extracted from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in *Australian Geomechanics*, Vol 42, No 1, March 2007 which discusses the matter more fully.

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES FOR **GOOD** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that due to level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfill the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

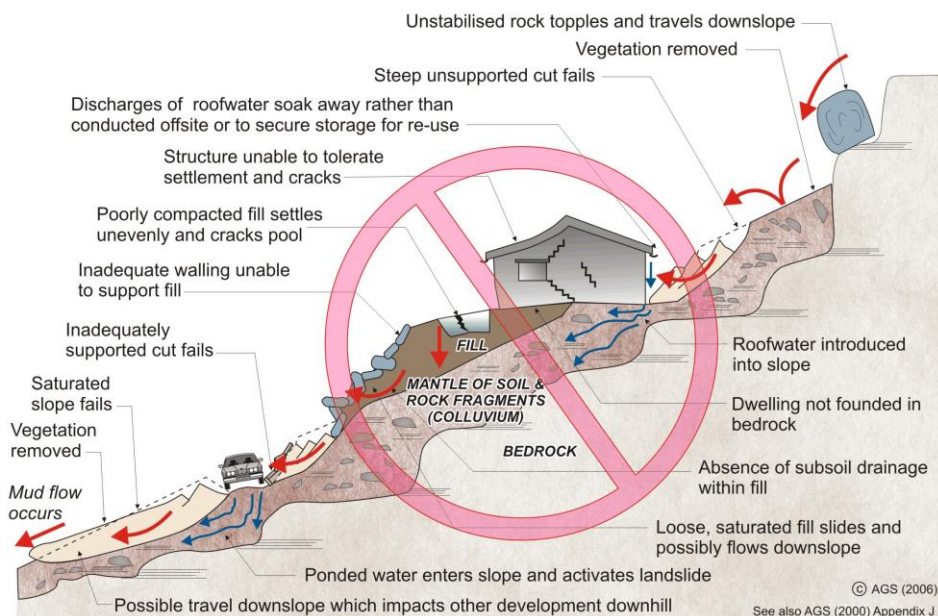
Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

EXAMPLES FOR **POOR** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soaks into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herringbone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

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|-----------------------------------|--|
| • GeoGuide LR1 - Introduction | • GeoGuide LR7 - Landslide Risk |
| • GeoGuide LR3 - Soil Slopes | • GeoGuide LR8 - Hillside Construction |
| • GeoGuide LR4 - Rock Slopes | • GeoGuide LR9 - Effluent & Surface Water Disposal |
| • GeoGuide LR5 - Water & Drainage | • GeoGuide LR10 - Coastal Landslides |
| • GeoGuide LR6 - Retaining Walls | • GeoGuide LR11 - Record Keeping |

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the [Australian Geomechanics Society](#), a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.