

9.3 Recommendations to Authorities

The reduction of risk at a sub-division scale should be considered by Local and State authorities.

- Mornington Peninsula Shire Council:
 - Consider the broader implications of this report, in particular the frequency and impact of landslide events, on other dwellings of similar age and in similar settings on the escarpment
 - Inspect properties with potential building breaches
 - Review existing stormwater infrastructure including the appropriateness of the system given that semi-permanent seepage points may be present that discharge to the stormwater system either directly or through private property Legal Point of Discharge (LPOD)
 - Assess the adequacy of private stormwater systems including surcharged stormwater systems
 - Audit aging council-managed or owned infrastructure

- Evaluate the effectiveness of existing planning controls including Planning Overlay DD03, Inset 57
- Review planning tools intended to trigger a LRA with a focus on how they:
- Ensure recommended risk mitigation measures are actually built
- Ensure third-party technical reviews do not have a conflict of interest (for example, where a multi-disciplinary engineer for a development conducts a review themselves)
- Maintain and update the landslide database and notify geotechnical practitioners of any revisions
- Develop an appropriate Erosion Management Overlay to regulate residential development, civil bulk earthworks and trenching by major asset owners that have the potential to trigger landslides.

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22/07/2021

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Design objectives

To ensure that the design of subdivision and housing is responsive to the environment, landform, site conditions and character of coastal villages, hillsides and clifftop areas.

To avoid higher densities of development in areas subject to instability, erosion or potential fire hazard and to minimise the extent of required earthworks.

Inset 57: Excerpt from DD03 planning scheme.

- South East Water:
 - Assess condition and adequacy of aging infrastructure
 - Carry out a detailed risk assessment related to:
 - Water main failures.
 - Trench backfills that might act as conduits for groundwater flow.
 - Alarm systems and response time in the event of a failure. Unique hazards are presented by:
 - Ageing water main infrastructure such as the asphaltic cement water mains in View Point Road and the 900 mm diameter trunk Portsea water main adjacent to Coburn Avenue.
 - Difficult access water mains such as the DTP easements of the Mornington Peninsula Motorway.
 - The 900 mm water main transitioning across major gullies, suspended and with difficult access (very few easements, access via private property).
 - The sewer system consistently presents the deepest trenched asset in the community, and with direct evidence of high permeability bedding. These systems will act in principle as informal French drains (also known as sub-surface cut off drains) that as far as we are aware, do not have formal drainage discharge points.
- Department of Transport and Planning (DTP):
 - Asses any legacy impacts of the Mornington Peninsula Motorway focussing on the adequacy and condition of drainage systems that were implemented where major gully lines were backfilled including fill quality, trench backfill and culverts.
 - Review the updated landslide database and assess the implications for road user safety, particularly adjacent to Point Nepean Road and the area known as Anthony's Nose.