

Significant Incident Notification

Office of the MBS

MSC.5003.0001.7156



To:	Director – Planning & Environment and Manager – Development Services
From:	Matt GLOVER – Municipal Building Surveyor
Date:	7 January 2023
Re:	Landslip and Structural Damage - 3 Penny Lane and 10-12 View Point Road McCrae
Address:	3 Penny Lane and 10-12 View Point Road McCrae

Fatality ☐ **Multi-Residential Fire** ☐ **Landslip** ☒ **Road Closure** ☐ **Other** ☐

BACKGROUND INFORMATION

The MBS received a call from the Emergency Management Co-ordinator at 21:14 hours on January 5th regarding a landslip failure causing structural damage to 3 Penny Lane McCrae. The MBS communicated with SES as the controlling agency and deployed a Building Surveyor at 21:20 to attend the site.

The affected premises (3 Penny Lane) are holiday residences that have sustained structural damage to the rear of the 3-storey dwelling, which is benched into the slope. Between 20 and 25 tonnes of material has struck the dwelling, causing moderate damage to external walls and structural piers.

The MBS attended the site with other team members for an initial safety inspection. A follow-up inspection occurred on the 6th of January during daylight hours, and council Geotechnical consultant PSM on the 5th of January. The following initial matters have been identified;

- The site area has been handed over from SES to the MBS effective 6th January 2025, circa 14:30 hours.
- Circa 20-25 tonnes of material have been dislodged.
- There are another 10-15 tonnes of material, a concern that will be let go at any time.
- This landslip differs from the previous adjacent landslip (2 Penny Lane).
- PSM consulting engineers (Geologists, geotechnical, hydrogeologists, and hydrogeologists engineers) have been engaged in assisting the MBS.
- Structural Damage to the rear of the dwelling has occurred, including movement of piers in a concentrated area.
- The rear external wall of the centre of the dwelling is unsafe and unstable.
- An underfloor inspection indicates the water problem has been an ongoing matter for some time.
- The water flow rate from 1-12 View Point is at 200ml per sec (a very rough water bottle test).
- The owners of 10-12 View Point are cooperating, making accessing the site easier.
- SEWater has taken water samples for lab testing. Test results are pending.
- The water is free from odour, and SEWater has confirmed that there are no leaks in the mains.

Contact the Mornington Peninsula Shire

☎ 1300 850 600
🌐 mornpen.vic.gov.au
✉ customerservice@mornpen.vic.gov.au

By post: Private Bag 1000,
90 Besgrove Street, Rosebud VIC 3939
ABN: 53 159 890 143

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Actions Taken

- No access to the dwelling for residential occupation.
- Water tracing is occurring by the MBS.
- Ongoing investigations by the MBS Office are occurring.
- Both owners (3 Penny Lane and 10-12 View Points) continually communicate with the MBS.
- PSM is providing a preliminary report regarding the possibility of the dwelling (3 Penny Lane) being dislodged from its piers from further impacts, causing the dwelling to collapse and affecting property along Point-Nepean Road (607 and 605).
- The site has been taped off.

Political Concerns

- The residents at 607 Point-Nepean Road are the same family that had to vacate 2 Penny Lane due to the previous landslide from 10-12 View Point.
- Media coverage and State Member enquiries.

Photos



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RESILIENCE AND RECOVERY SERVICES AND COMMUNITY SAFETY

- Details of the occupiers have been forwarded to the Council's Community Partnership Team and EHO's notification.

NO ☐ YES ☐ N/A ☐

INFRASTRUCTURE SERVICE

- Details of the incident forwarded to Council's Infrastructure Services Teams.

NO ☐ YES ☐ N/A ☐

DOCUMENTS

- Handover Scene from SES to MBS

CONTACT OFFICER

- Matt GLOVER (Municipal Building Surveyor) matt.glover@mornpen.vic.gov.au

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