

3 Penny Lane and 10-12 View Point Rd

From: Matt Glover <matt.glover@mornpen.vic.gov.au>
To: Renae Littlejohn <renae.littlejohn@mornpen.vic.gov.au>, Rory MacDonald <rory.macdonald@mornpen.vic.gov.au>, Claudio Flores <claudio.flores@mornpen.vic.gov.au>
Cc: Davey Smith <davey.smith@mornpen.vic.gov.au>, Samantha Dalla Santa <samantha.dallasanta@mornpen.vic.gov.au>, Claims and Insurance <claimsandinsurance@mornpen.vic.gov.au>, Jack Alford <jack.alford@mornpen.vic.gov.au>, Dale Gilliatte <dale.gilliatte@mornpen.vic.gov.au>
Date: Wed, 08 Jan 2025 08:29:06 +1100

Morning Renae, As per last night's update, I consider the action below reasonable to protect the life and safety of the surrounding property.

I will talk about the recommendation to address the current situation and the additional head scrap failure with both affected owners.

Yesterday's trace die exercise indicates that the water source is not coming from the Council's drainage assets. No further action in this regard.

Should the recommended works be undertaken to reduce the ALARP, the occupiers of 607 Point Nepean Road could remain in their dwelling.

I have also notified legal of the landslip due to other legal matters occurring. I have also included Governance (Claims and Insurance) regarding possible claims arising.

I will let you brief the Mayor and ELT regarding the current situation and proposed actions.

Happy to discuss further.

MG

MBS Actions

Step 1

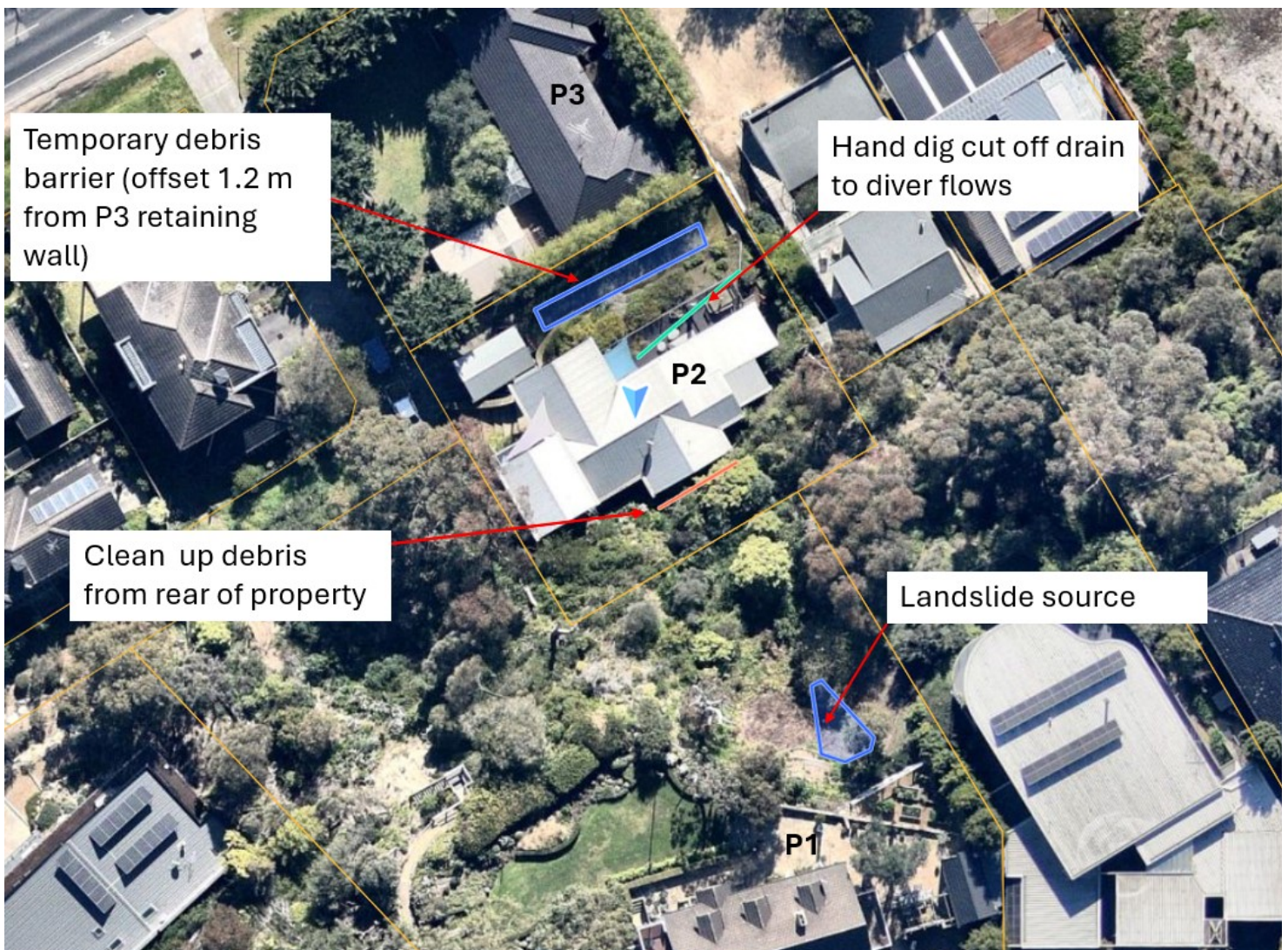
Discussion items for the two Property owners for course action.

A preliminary risk assessment has been completed for volumes in the order of 5 to 10 m³. These volumes represent unstable volumes observed on site and do not reflect long-term volumes that are assessed for the life of the properties. The results indicate, over the immediate short term (where temporary controls are introduced and repairs are made):

- Risk to life for P1 is tolerable.
- Risk to life for P2 is unacceptable. PSM supports the actions/advice of the MPSC Building Surveyors that the house must not be occupied.
- Risk to life for P3 varies from unacceptable to tolerable depending on the conditions of the Landslide and with what energy it strikes the dwelling.

To mitigate the risk of further landslide activity while the cause/repairs are investigated further and insurers respond, the owners of the affected properties need to address the below. Each property owner should do so with the support of Geotechnical Engineers who are experienced in mitigation of landslide hazards.

Property	Actions
P1	<ul style="list-style-type: none"> • Monitor slopes immediately behind the failure for signs of change and or deterioration. • Cease all garden watering in the vicinity of the Landslide. • Surficial cut off bund with Coir logs or sandbags behind the retaining wall to direct surface water away from the head scarp. • Seek advice from their engaged Geotechnical engineer to make safe as best as is practical.
P2	<ul style="list-style-type: none"> • Monitor slopes immediately behind the house for signs of change and or deterioration. • Remove mud from between the house and the rear retaining wall. Do not disturb mud upslope of the retaining wall unless cutting temporary cut off drains. If the retaining wall has collapsed, seek further advice. Caution in areas of potentially unstable walls of the dwelling. This may require a spotter to monitor uphill slope behaviour. • Divert surface water around the dwelling (use hand cut off drains, Coir logs/sand bags). • Install a secondary cut off drain under the deck (hand dig, divert to east, Figure 1 • Install weep holes in northern most retaining wall as required (following installation and assessment of hand dug cut off drains/Coir logs) • Install one to two x ballasted shipping containers (2 x 20 ft or 1 x40 ft containers), 2.44 m wide) in the northern most section of lawn, Figure 1. These should be offset from the P3 retaining wall by at least the height of that retaining wall (~1.2m) and be aligned to protect P3. Ballast may be soil, F type barriers or plastic crash barriers filled with water. Temporary tie downs may be required (screw piles or equivalent). The containers should be back tilted into the slope without undercutting the existing retaining walls. This may require local cut/fill to achieve a 5 to 10% back tilt. Where bulk earthworks or retaining wall loading constraints apply, the containers may need to sit on screw piles or equivalent. Further advice should be sought to detail the design.
P3	<ul style="list-style-type: none"> • No Actions.





Step 2

- Issue the necessary enforcement/s on 10-12 View Point Rd for constructing a retaining structure without a Building Permit exceeding 1m in height. This may include Emergency Orders.
- Issue enforcement action on 3 Penny Lane to undertake preliminary works and to protect Life and safety at 3 Penny Lane and 607 Point Nepean Rd. This may include Emergency Order's.
- Notify planning compliance with works undertaken and placement of fill at 10-12 View Point Rd for investigation.



MATT GLOVER | Team Leader - Municipal Building Surveyor

Email: matt.glover@mornpen.vic.gov.au

Phone: 03 5950 1060

Private Bag 1000, Rosebud VIC 3939 | 2 Queen Street, Mornington VIC 3931

Follow us on social media!



Discover
Your Local
Connection Point

Register your pet.
Pay your rates.
Connect with services.

is better
connection

Mornington Peninsula Shire acknowledges and pays respect to the Bunurong people, the Traditional Custodians of these lands and waters.
[We are committed to carbon neutrality.](#)