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Sent: Tue 19/08/2025 2:17:32 PM (UTC+10:00)
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Cc: Bronwyn Borghesi Irrelevant and Sensitive
Subject: McCrae landslides - remediation and mitigation options
Attachment: Geotechnical Expert Report - 10 October 2024 - McCrae Landslide.pdf

Samantha and Rhyse

We would like to ensure our views on remediation and mitigation options are considered by the Board of Inquiry as the Board's report is finalized.

2022 Landslide area

As owners of the land, we do not agree with PSM's proposal of 1000 square meters of 'nail and netting' across an extensive area of the hillside. In the hearing block yesterday (August 18) both experts agreed that the owners must approve works conducted on private property. We reject the nail and netting proposal for the following reasons:

1. The majority of the area proposed to be 'nail and netted' has not failed, and shows no signs of significant seepage or the potential to fail since the stormwater drain was installed in View Point Road (VPR) in 2023, and a significant source of water leaching through to the escarpment has been contained and properly managed by Council
2. We do not believe the hillside needs to be repaired where it has not failed, and the most likely cause of instability has been eliminated (water seepage)
3. As this is natural and undeveloped land, there is no requirement for us to improve the stability of the natural environment
4. There are better (more sympathetic and lower cost) solutions that mitigate the risk of landslides to properties below our property.

Furthermore, nail and netting:

- a. requires extensive de-vegetation and compromises the ability to re-plant trees, which is an important landslide mitigation consideration
- b. requires maintenance in order to be a reliable long-term solution
- c. eliminates the ability to restore the hillside pathway which is a significant feature of our property
- d. negatively impacts the visual aesthetic and value of the property and the residential area in general.

Risk-to-Life (RTL) assessments conducted by PSM and CivilTest confirm that there is an acceptable RTL for our land, primarily because we do not spend any significant time on the hillside. We support solutions that are aligned with the WSP draft proposal by Darren Paul, for example, a gabion wall along Penny lane or alternatively, a heavy retaining wall on Penny Lane. We note that PSM (Dane Pope), AS James and CivilTest met in October 2024 and aligned on a landslide 'design case' for a protective barrier along Penny Lane (*refer AS James report dated 10 October 2024, attached*).

2025 Landslide area

As a principle, we believe the hillside needs to be restored as close as possible to its natural condition, as referenced in our submission to the BOI on July 27 regarding '*...the adequacy of the regulatory Framework...*'. The reason for this is it cannot be guaranteed that water will not enter the gully area of the 2025 landslide and there is evidence this area continues to be a natural drainage pathway, albeit at a very low seepage rate.

While the risk of a further landslide in this area can be mitigated by enhanced stormwater, sewage and mains water maintenance and monitoring (along with naturally occurring groundwater monitoring) a solution that restores the original scarp and gully to a natural slope and requires no maintenance is the preferable solution.

While cost is a significant factor in any proposal, the 'starting point' should be as above, which leads us to support the WSP draft proposal (providing the screening trees between 6 and 10-12 View Point Road can be restored) or a property acquisition and gully restoration proposal.

In summary, we are supportive of cost-effective solutions that restore the integrity of the immediate landslide areas, including our hillside pathway, that mitigate the risk associated with a potential landslide impacting the properties below us, and do not negatively impact the value of our or other's property. We believe the elimination of hillside saturation from failed utilities and infrastructure is the key factor to reduce the probability of landslides in this area.

We ask that the Board of Inquiry consider the importance of having landowners and Council meet in a collaborative manner to discuss alternate proposals that address the needs of all stakeholders.

Regards,

Gerry and Bronwyn Borghesi