
From: Brett Manders Irrelevant and Sensitive
Sent: Wed 4/30/2025 4:11:08 PM (UTC+10:00)
To: Submissions (McCrae Inquiry)[submissions@mccraeinquiry.vic.gov.au]
Subject: My recent observations prior to the landslip

Hello,

I just thought I'd pass on my observations from being a nearby local to the immediate area of the Penny Lane house landslip.

I live nearby in Irrelevant and Sensitive McCrae about 250m from the affected area. Prior to the landslip in January, I was Irrelevant and Sensitive walking up a pedestrian access way from the end of Margaret Street, which runs off Point Nepean Road, and would connect uphill, onto View Point Road, which is the predominant overhead "bluff area" above the house that slipped. I used to walk our dog every couple of days for the last seven or so years. From the period of those earlier years, from around 2016 to 2022, through that area I would note that the roadside drains along the entirety of View Point Road would always be brim full of water, with overflow always slowly running all along the road edge gutters and across the bitumen road bends at the street's lower end. This flow was constant always, not being caused by any rainfall.

I think it was around 2022-23, major storm water works were carried out along the whole length of View Point Road. I imagined at the time that this was to allow proper release of the previously inadequate drainage infrastructure. I continued to pass through the area over that half a year or so and noted their completion. At that point, the overflow of water from the stormwater pits disappeared. This was except for one location. At the very end of View Point Road at the turnaround, the pedestrian walking track follows downhill through a bush easement for around 150m to the lower end area at Margaret Street. At the top of this track, there is a concrete water run within 10m of View Point Road that continued to run water after the stormwater construction works were complete. Again, this was constant, even during extended non-rain periods. It presented as an indicator, that even in dry conditions the general area was oozing water.

I don't know if this helps, but my opinion of the situation is that the neighbourhood would have been highly saturated after years of displaying symptoms of the sub-soil being very wet to the point of exuding water. I remember wondering after the stormwater reconstruction works, where is all the water now going? Is there a properly engineered outfall system running out of the neighbourhood, eventually under Point Nepean Road to the bay, as in other nearby locations, such as The Eyrie steps, a few hundred metres to the north? Was it simply a need for the new barrel drain pipes along View Point Road? Is the water that continues to run down the small water run at the described bush track, an indicator of excess spring water still showing that the hydrology continues to saturate the sub-soil.

Ironically, our own property which is located at the intersection of Irrelevant and Sensitive also has a drain that overflows at the first sign of Irrelevant and Sensitive 15m of this drain and is on a lesser "bluff" which rises 1:1 with 10m drop over 10m. Coburn Creek runs across our neighbourhood about 200m uphill from where we live. We have notified Council a few times over the last four months, but it cont Irrelevant and Sensitive ny time of rain and innondate our opposite side of the street where we are at Irrelevant and Sensitive Our neighbour at

number — has also reported it. A Council maintenance vehicle checked it out some months ago, armed with a couple of shovels. They couldn't determine what was blocking the pipe at the time.

All the best with it,

Brett Manders.