

From: [Derek Pennington](#)
To: [Sorell Council](#)
Subject: Sorell Draft Local Provisions Schedule Representation
Date: Tuesday, 20 July 2021 11:57:04 AM
Attachments: [image001.png](#)

Dear Sorell Council

I wish to make a representation in respect of the Sorell Draft Local Provisions, and specifically

- Responses to Objectives of Part 2 in LUPAA (a) to require sound strategic planning and co-ordinated action by State and local government
- 7.15 Landslip Hazard Code

My interest in making this representation has arisen due to being asked to provide professional advices to the owners of a property on Shark Point Road that is being threatened by landslide. I am providing this advice PRO BONO, and hence declare no financial conflict of interest in this matter.

Neither of the sections in the Draft Local provisions listed above consider this issue which potentially impacts many property owners on Shark Point road, but possibly even more importantly, does not appear to be appreciated in the planning process for that area, or by TASWATER who require owners to connect to their water supply, but don't provide full reticulated sewerage services to all properties, resulting in the destabilising of the landslide by ground water raising influences of on site sewage treatment and disposal.

Land sliding has been occurring on properties along Shark point road for many decades. The

Tasmania Department of Mines first reported on issues in 1986^[1] and then again in 1998^[2] when Matthews introduced his report with the sentence

*"The Sorell Municipal Council **has become aware** of a number of stability and foundation problems in the Shark Point Road area at Penna, and there has been minor damage to at least one house..."*

[1]

WELDON B. D. 1986. High groundwater levels along Shark Point Road, Penna. Unpublished Report Department of Mines Tasmania 1986/80.

² Matthews W.L., Stability conditions at Shark Point Road, Penna, Tasmanian Geological Survey Record 1998/01

Matthews went on illustrate on a figure (labelled figure 2) shown below, extensive zones of "old Landslides" where it was evident that land sliding had occurred to going back at least 30 years.

One can see that more than 15 properties had houses adjacent to old landslides.

Diagram, map 2 2 Description automatically generated

Mathews concluded his report as follows:

*“Any new developments along the foreshore need to be closely controlled as far as **positioning of houses and discharge of water** is concerned. There may also be an occasional lot where any development would be inappropriate.*

Possible problems are not confined to the area near the shoreline, as some hummocky land occurs on steep slopes above the road where some development has already taken place.

*Such areas **should also require geotechnical advice** before development proceeds.”*

Yet it is apparent that this advice was possibly too late for existing developments, or not heeded since further developments have since been approved, apparently without appropriate geotechnical advice being required. And in any case it appears Sorell Council has continued to approve of and allow “on site” waste water disposal south of 453 Shark Point Road, which is the most southerly property on Shark Point road currently serviced with TASWATER reticulated sewage service. Why this sewage service was not continued south of #453 is not apparent. What is concerning, is that this information documented by Matthews, was not entered into the state landslide register in LISTMap. The information has therefore remained invisible to property purchasers who have in good faith conducted transactions in the belief that their homes are properly founded on stable land. While one cannot lay full blame at the feet of MRT who have to work within budgetary constraints, the impact of insufficient funding to enable them to document landsliding, and hence inform potential land owners, cannot be understated. This work needs to be done, and done soon so that communities can develop resilience for living with or avoiding landslides, particularly in the face of rising sea levels associated with climate change, which in turn accelerate land sliding processes adjacent to the sea.

There is a clear link and causality between onsite waste water disposal and landslides.

I request that work be carried out to address this appropriately in the LPS. The current advice referred to in ListMAP does not reflect what is known about this area. More specifically, I would hope that council would assist property owners by facilitating provision of sewerage facilities at least in these areas when landslide is an issue.

Please feel free to contact me if you would like further professional opinion on this issue.

Regards Derek

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[1]

WELDON B. D. 1986. High groundwater levels along Shark Point Road, Penna. Unpublished Report Department of Mines Tasmania 1986/80.

[2]

Matthews W.L., Stability conditions at Shark Point Road, Penna, Tasmanian Geological Survey Record 1998/01