

**22.01-2 MANAGEMENT OF GEOTECHNICAL HAZARD LOCAL PLANNING POLICY**

This policy applies to all land in the Alpine Resorts Planning Scheme.

**Policy Basis**

The geotechnical stability of land in Victoria's Alpine Resorts is an important environmental and safety issue.

This policy:

- builds on the Strategic Statement sections in Clause 21.01 relating to Geotechnical Context and Management of Geotechnical Hazard; and
- provides guidance in determining applications made under Clause 44.01 Erosion Management Overlay – Schedule 1.

**Policy Objectives**

To ensure that applications for development are supported by adequate investigation and documentation of geotechnical hazards and related structural matters.

To ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those geotechnical and related structural investigations.

To ensure that development is only carried out if identified geotechnical and related structural engineering risks are effectively addressed.

**Policies**

It is policy to:

- Encourage applicants to consult with the relevant Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.
- Not support development, on geotechnical grounds, if the Preliminary Geotechnical Report demonstrates a risk greater than low. In such cases, the preparation of a Quantitative or Semi-Quantitative Risk Assessment is required.
- Discourage development where the risk for loss of life exceeds the following levels:
  - Existing slopes –  $10^{-5}$  for the person most at risk, and  $10^{-6}$  for the average of persons at risk;
  - New slopes –  $10^{-6}$  for the person most at risk, and  $10^{-7}$  for the average of persons at risk.
- Not support development where the risk, after all feasible measures to reduce the risk have been considered, is greater than moderate.
- Discourage development that results in an increase in risk to property or persons.
- Discourage development that requires for geotechnical purposes excessive earthworks, drainage works or removal of vegetation to achieve a moderate, low or very low level of risk.
- Ensure that the recommendations of the relevant Preliminary Geotechnical Assessment and/or Quantitative Risk Assessment are included in any development approval.

**References**

Australian Geomechanics Society (May 2002) *Landslide Risk Management Concepts and Guidelines*, Journal and News of the Australian Geomechanics Society, Volume 37 Number 2 (as updated).

Snowy Mountains Engineering Corporation *Alpine Resorts – Geotechnical Stability Review – Final Report*, Department of Natural Resources and Environment (as updated).