

**TASMANIA DEPARTMENT OF MINES  
UNPUBLISHED REPORT 1985/72**

**Further investigation of land at  
Windermere Road, Windermere**

*by W. R. Moore*

Lots 1 and 2 at Windermere, situated between Windermere Road and the River Tamar, have previously been inspected to determine their suitability for construction of a house (Sloane, 1984). A new proposal, to amalgamate the titles of blocks 1 and 2 with block 3, appears to be a reasonable solution to a difficult problem area in Windermere.

These blocks have been inspected twice in recent months with similar types of proposals, once on 22 November and once on 18 December.

**Block 1**

This is the block containing the house destroyed by a landslide. In spite of strong misgivings about the soundness of the construction of the wrecked dwelling, the curvature on the large concrete slab, and pattern in which the splitting of a large solid vertical pier has occurred, all indicate a considerable upward swelling, characteristic of the toe of an active landslide.

This block would be classified as a Zone V active landslide by the writer and he would not recommend it to the Council as a possible building site.

**Block 2**

Despite the blackberries and overgrowth, at least one-third of this block is part of the toe of the active landslip and would remain in Zone V. The remainder would be classified as Zone IV (adjacent to an active landslide or old landslide). As stated to a prospective purchaser, even if both blocks were purchased, the remaining part of block 2 in the Zone IV area is too small for a house and its septic tank and overflow drains.

Adding excess water on to the already active toe of an existing landslide could not be justified, unless there is basalt rock present close to the surface on which to tie a house. This is considered highly geologically unlikely in this area of Windermere. The author is sure that he would have the greatest difficulty in recommending any house site on block 2 to the Council.

The area of the block outside the active landslide is small and if the toe is going to expand this is the area which it will cover. It would be preferable that it remain unbuilt on, acting as a buffer zone, although some of its area, towards the river away from the active landslide, could be used for septic tank overflow if the three blocks were amalgamated. This presupposes that septic tank approval can be obtained from the Health Department.

**Block 3**

This is a low sloping block which would be zoned as a Zone III (potential landslide area), as is the remainder of the Windermere area below the road. There is some unevenness of the ground surface which may be associated with part of a small failure of a considerable age, although this is not clear from surface examination. A house appears as if it could be sited on the eastern margin of this block and septic tank and overflow placed on the western side of the block and adjoining area of block 2, towards the waterfront of the blocks and away from the active area.

The drain along the easement from the road should be inspected for its entire length and repaired if required, so that any water from the road is not flowing onto blocks 2 and 3, as is suspected to be happening at present.

### Reference

SLOANE, D. J. 1984. Examination of land at Windermere Road, Windermere.  
*Unpublished Report Department of Mines Tasmania 1984/89.*

[14 January 1985]

