



Inspection of a property at Pheasant Place, Legana

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A property at 9 Pheasant Place, Legana, was inspected. The property is located on relatively flat land which is classified as Class II on the Tamar Valley Landslip Zone Maps, i.e. stable ground but on soft rock. The property should not be at risk from landslide movements.

The examination revealed some cracking in a concrete footpath along the north-facing side of the property. The cause of the cracking cannot be clearly ascertained but may be due to the concrete being relatively thin, or to movements of the soil in this area brought about by volume changes as the clay content of the soil responds to varying moisture contents.

It is well known that some soils in the Launceston area will swell up when wet and shrink during prolonged periods of drought. The footpath has a northerly aspect, and as such receives a large amount of solar radiation which may have caused the soil in this area to dry out at some period.

A sensible house and site maintenance program should involve protecting the soil near the house foundations from changes in moisture content. Some protection can be achieved by paths 1 to 1.5 m wide adjacent to the foundations, or by carefully planned gardens. Such gardens should include large areas sealed with sheeting and covered by gravel or similar materials. Small shrubs can be planted at a reasonable spacing.

The property at 9 Pheasant Place is not at risk from landslide movements. Possible soil movements due to clays responding to changing moisture content can be minimised by a sensible home and site maintenance program.

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