

41. ECO-INFO –

CUT AND FILL

November 2002

DEFINITIONS

“BENCHING” is a construction technique, which involves altering the natural slope and drainage of a site through cutting and/or filling and/or retention of the foundation material in order to accommodate construction of concrete slab footings and/or level areas external to a dwelling house, or ancillary structure;

“HEIGHT” of a retaining wall is the vertical distance between the top of the wall and finished ground level on the lower side. This includes works for dwelling houses, swimming pools and ancillary domestic buildings such as a separate outbuilding or garage.

SPECIFIC OUTCOMES SOUGHT

- To accommodate the proposed development on site, without the need for excessive cutting and filling of the site or construction of high retaining walls.
- To control surface water and/or stormwater on the subject land with any changes to water flows, as a result of the cut or fill, not impacting upon adjoining properties.
- To ensure that the building design is appropriate for site conditions with consideration given to the slope, stability of the land and the privacy/overlooking of adjoining properties.
- To ensure all boundary fencing is erected at natural ground level, permitting light and ventilation to ensure reasonable amenity to the adjacent dwelling.

DEEMED - TO - SATISFY REQUIREMENTS

Any proposal to provide cut and fill or retaining walls exceeding the following requirements would be subject to a merit consideration of a Development Application, supported by appropriate details which may include certification by a structural engineer (Refer to the *Performance Standards* section below).

Notes:

- the height of cut referred to is a measured at the cut itself and not at the external face of the wall of the dwelling; and
- consideration should be given in the selection of an appropriate dwelling design to the proposed finished levels of court and yard areas, as cost savings may be made utilising a drop edged beam in dwelling design, rather than future external retaining walls and drainage works.

RESTRICTIONS ON CUT

- No boundary retaining wall for cut is permitted to exceed 900mm in height. The relevant controls are:
- Where any adjacent wall of the dwelling is setback less than 1300mm from the side boundary, the height of cut at that boundary is restricted to a maximum of 600mm and the area between the wall of the building and the boundary retaining wall is to be provided as a level surface; and

- Where any adjacent wall of the dwelling is setback 1300mm or greater from the side boundary, the height of cut at the boundary is restricted to a maximum of 900mm and the area between the wall of the building and the boundary retaining wall is to be provided as a level surface.

RESTRICTIONS ON FILL

- All fill for the slab(s) is to be contained within the footprint of the building by the use of drop edge beams to natural ground level, such that a generally level area is created in the 900mm between the wall of the building and the boundary;
- No battered fill or retaining walls within areas such as front or rear yards and courtyard areas external to the dwelling footprint are to exceed 600mm in height;
- All exposed fill, e.g., for courtyard areas, is to be graded at a batter not exceeding 1:4, or retained to a maximum height of 600mm, such that natural ground level is achieved at a distance of 900mm from the side boundary; and
- The grading of fill, at a batter not exceeding 1:4, within the rear yard or front setback area to existing ground level at these boundaries is acceptable.

GENERAL REQUIREMENTS

No cut, fill or retaining works shall be permitted within the sewer, drainage or interallotment easements of the property;

The placement of any fill on the land in excess of 100mm (topdressing) requires development consent. Separate consent is not required to backfill a retaining wall where appropriate details have been considered and approved as part of a development consent for the dwelling or retaining wall;

Where deemed necessary to control potential soil erosion or to protect adjoining lands, the construction of any approved retaining wall is to be completed prior to the erection of the dwelling's framework. Note: A decision as to whether the early construction of a retaining wall is necessary will be made at a joint site inspection with the Principal Certifying Authority and the building site manager prior to the pouring of the slab. Alternatively, all approved retaining walls are to be completed within 8 weeks of building occupation.

Retaining walls where viewed from the street or a public place are to be of a masonry product;

If treated pine is to be used for retaining walls not visible from the street or a public place, it shall be of minimum H4 standard;

Retaining walls are to be constructed in accordance with the manufacturer's specifications, or in accordance with an approved engineering design, and are to be:

lined with sediment cloth, geotextile fabric or similar;

suitably back-filled with aggregate;

provided with a sub-surface drainage system, connected to an approved disposal point; and

each of the above elements are to be wholly contained within the subject allotment;

The construction of any retaining wall or associated drainage work adjacent to a common boundary shall not impede the structural integrity of any existing retaining walls; and

All dividing fencing is to be erected on natural ground level.

The diagrams on the following pages depict designs in compliance with the Deemed – to – Satisfy provisions of DCP 100.

PERFORMANCE STANDARDS (for Cut and Fill)

The use of this section is only permitted after the applicant has explored the use of dropped edge beams, alternative designs including split levelling of residences, lowering of the garage floor, etc., and has determined that these alternatives are impractical.

After exploring the above, Council recognises that as a result of existing development or site constraints, there will be certain sites that will not be able to achieve the prescriptive requirements. Council's first consideration will be for a dwelling design that suits the site, but where this is not considered possible the site will be subject to a *merits* based assessment, where the applicant will be required to provide appropriate details to justify the design proposed. Such details would include, but not be limited to, the following considerations:

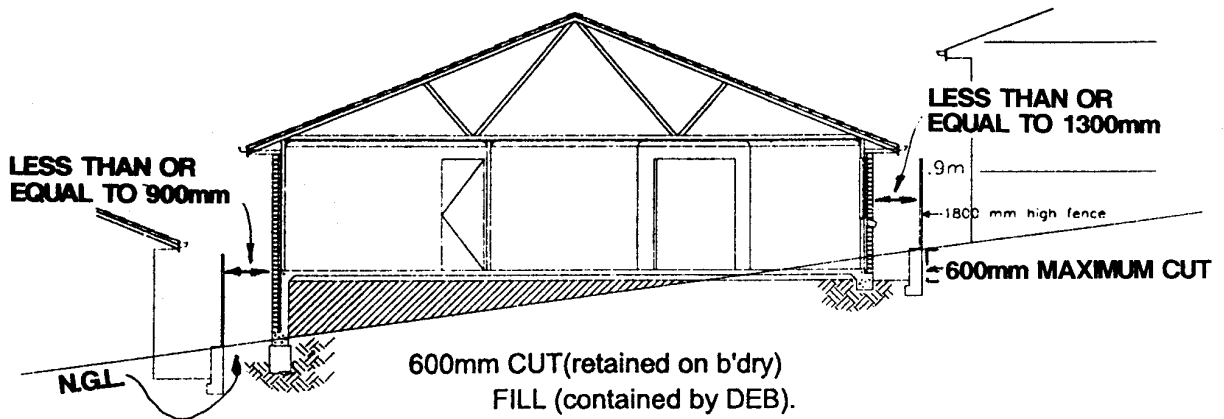
- Solar access, including impact upon light and ventilation;
- Privacy/overlooking;
- Structural integrity/Engineering details;
- The timing of construction of retaining walls;
- Fencing details, including total height;
- The use of terracing;
- The impact upon adjoining allotments; and
- The location and finished heights of sewer manholes or drainage pits.

WHERE CAN I GET ADDITIONAL INFORMATION?

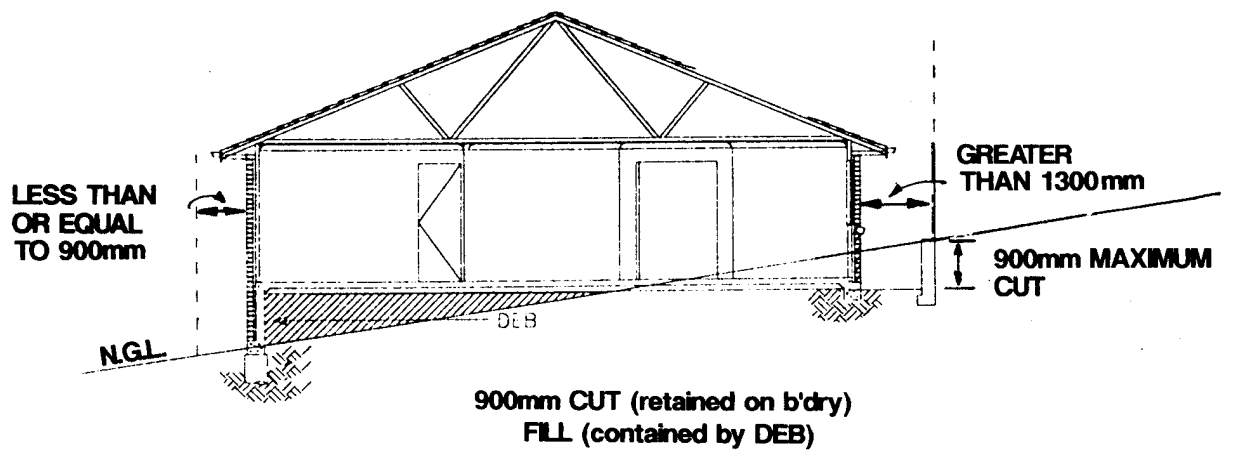
Enquiries about cut and fill requirements in Wyong Shire can be directed to Council's Customer Service Centre on ph: 4350 5555.

DIAGRAMS DEPICTING DESIGNS IN COMPLIANCE WITH THE DEEMED TO SATISFY PROVISIONS

DWELLING SETBACK LESS THAN 1300mm.

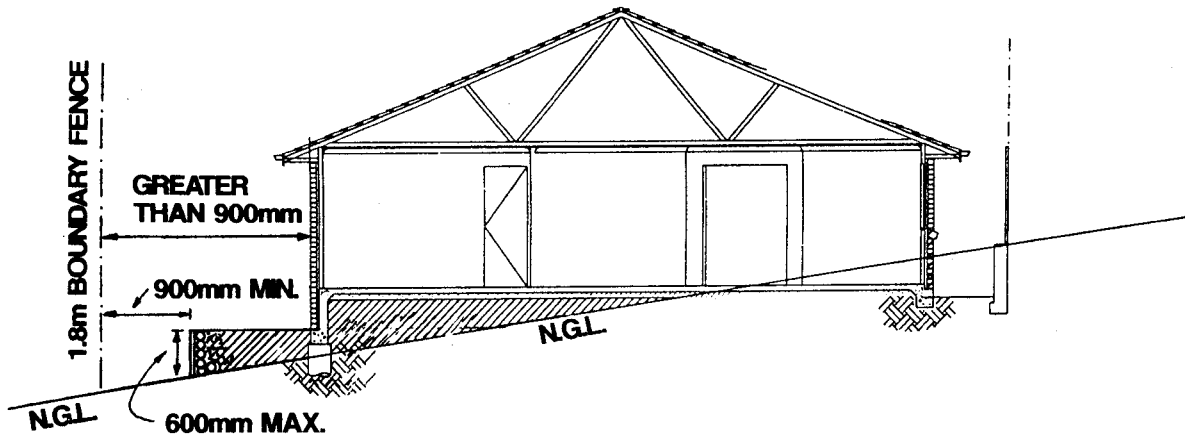


DWELLING SETBACK GREATER THAN 1300mm.



DIAGRAMS DEPICTING DESIGNS IN COMPLIANCE WITH THE DEEMED TO SATISFY PROVISIONS

TREATMENT OF REAR YARD / COURTYARD - RETAINED.



TREATMENT OF REAR YARD / COURTYARD - BATTERED.

