

Information required to be provided for cut and fill raft slab floors on sloping allotments is as follows:

1. Where the amount of fill is 600mm or greater, any remaining portion of fill is to be retained by a dropped edge beam. The extent of cut and fill is to be generally in equal proportions. The fill platform is to be drained and retained at a maximum height of 600mm at the side boundary.

Construction Certificate applications will be considered on a merit determination basis in any cut and fill instance where the natural ground level to finished floor level will exceed 1.2 metres and a suspended slab or bearer/joist construction may be required. In either of these alternatives cut and/or fill will not be permitted in order to maintain the general natural topography of the site.

- (a) The maximum depth of cut any portion of the allotment is 900mm and the extent of excavation cannot extend any closer from 450mm from the side boundary. The wall of the dwelling on the excavated site is to be 1.5 metres minimum from the side boundary if the excavation exceeds 600mm in depth
  - (b) The extent of any cut or fill is limited to a maximum of 2.0 metres around the perimeter of the building and any cut or fill beyond this limit is subject to separate application and approval and will be determined on an individual merit basis
  - (c) Should the requirement not be complied with, an immediate "Stop-Work" Order will be issued.
2. An undisturbed fill platform of 1.0 metre minimum is to be provided between the wall of the dwelling and the closest portion of the retaining wall/drainage, in order to satisfy the requirements of AS 2870.1-1988 "Residential Slabs and Footings Part 1 – Construction – Clause 6.1.3(c)(iii).
  3. The following will be required to be submitted to Council prior to approval of a Construction Certificate Application:
    - (a) Registered Survey verified levels of the existing ground, proposed finish floor and cut and fill platform, except where otherwise authorised by Council's Environmental Health & Building Surveyor, in respect to relatively level allotments
    - (b) Details of proposed method of retaining and draining cut and fill portions
    - (c) Acknowledgement from the owner/s and the builder that they understand that Council will not permit the placement of internal linings to the dwelling until the retaining and drainage is satisfactorily completed.
  4. Final Surveyor's Reports may be required to clarify that retaining walls and drainage are located within the confines of the allotment.
  5. Any fencing should be maximum 1.8 metres high above the natural ground surface level of the adjoining property, however, for safety purposes 900mm minimum above finished ground level and is to be independent of the retaining walls.
  6. The finished floor level of the dwelling is to be 300mm minimum above the finished ground level.
  7. Variations to any part of the guidelines will be considered on an individual merit determination basis.