

06/04/2017  
C115**SCHEDULE 2 TO THE EROSION MANAGEMENT OVERLAY**Shown on the planning scheme map as **EMO2**.**1.0**06/04/2017  
C115**Permit requirement**

A permit is required to construct a building or construct or carry out works.

**2.0**06/04/2017  
C115**Exemptions from permit requirements**

No permit is required to construct or carry out any of the following buildings or works.

- Earthworks, either separately or as part of a buildings and works proposal provided:
  - No cut or fill greater than 0.6 metres in height or depth is required; and
  - No change is made to constructed drainage or fixed irrigation systems.
- A fence of:
  - Post and wire construction; or
  - Paling construction, supported by posts and rails, where the base of the fence is at least 75mm above the ground surface.
- Extensions or internal alterations to an existing building provided:
  - There is no increase in the ground surface area covered by roofed buildings or structures greater than 10 square metres; and
  - The internal floor area of any building is not increased by more than 10 square metres.
- Minor structures ancillary to a dwelling, including garden sheds, provided:
  - The ground surface area occupied by the structure does not exceed 10 square metres; and
  - The development would result in no more than two such structures existing on the subject property.
- A rainwater tank with a capacity of not more than 4,500 litres provided it is constructed at ground level or above.
- A building:
  - Used for the storage of building materials and equipment; and not exceeding 10 square metres in floor area; and
  - Temporarily located on the subject property for the duration of building construction works allowed or approved under this scheme.
- A retaining wall that:
  - Does not exceed one metre in height; and
  - Is not associated with other building construction work.
- Landscaping water features provided they do not entail ponding of more than 500 litres of water and the pond is lined to prevent seepage or leakage to the subsurface soils.

No permit is required for the removal, destruction or pruning of the following vegetation:

- Removal or destruction of any vegetation, either separately or as part of a buildings and works proposal, provided it is:
  - Having a trunk circumference less than 0.35 metres at one metre above the ground, or the circumference of combined stems; or
  - Dead vegetation subject to the roots below ground level being retained.
- Pruning provided it is for the purpose of improving a tree or shrubs health or structural stability in accordance with normal horticultural practice for the species involved.

**3.0**06/04/2017  
C115**Application requirement**

An application to construct a building or construct or carry out works must be accompanied by the following information:

- A geotechnical engineering report prepared by a suitably qualified geotechnical engineer, engineering geologist or geologist with experience in slope stability. The report must include the following:
  - A review of available information on instability, seepage and building distress on the site or adjoining land.
  - Documentation of existing conditions including buildings and works, vegetation, geological strata, soil and rock exposures, groundwater, evidence of seepage, soil creep and slumping and an assessment of their impact on the stability of the site.
  - An assessment of the impact of the proposed buildings and work on site stability and recommendations on siting and construction techniques to minimise the risk of soil movement.
  - If appropriate, recommendations on building design and footings.
  - Recommendations about the need for any additional investigations, including a landslide risk assessment. Any landslide risk assessment must be undertaken in accordance with Australian Geomechanics Society, Landslide Risk Management, March 2007.
- Any other report which was prepared in accordance with the recommendations of the geotechnical engineering report.
- A plan of the land, including relevant stabilisation works and data points used.
- A plan of the proposed buildings and works.