

25/08/2016
C42**SCHEDULE 2 TO THE EROSION MANAGEMENT OVERLAY**

Shown on the planning scheme map as **EMO2**.

1.025/08/2016
C42**Permit requirement****Building and works**

A permit is not required to construct a building or construct or carry out buildings and works on an existing building if there is no increase in building height, no ground disturbance, no vegetation clearance and no change to stormwater runoff.

Application requirement

An application must be accompanied by the following information to the satisfaction of the responsible authority.

- Detailed plans of the proposed development drawn to scale and dimensioned, showing as appropriate
 - A site plan and building elevations, and any proposed cut and fill, retaining wall or effluent disposal system.
 - Any existing development, including buildings, water tanks and dams on both the subject lot and adjacent land, cut and fill, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines and any otherwise identified geotechnical hazard;
 - Details and location of existing vegetation, including any vegetation to be removed.
- A Preliminary Geotechnical Assessment prepared by a suitably qualified geotechnical engineer or engineering geologist with experience in landslide risk assessment and must include the following information:
 - A qualitative risk assessment of the site in accordance with the Australian Geomechanics Society Guidelines.
 - A description of any landslide hazard including the location, volume (or area), classification and velocity of any potential landslide, any resultant detached material and the probability of occurrence within a given period of time.
 - Plans and sections of the site and related land from survey and field measurements with contours and key features identified, including the locations of the proposed development, buildings/structures on both the subject site and adjoining site, stormwater drainage, sub-surface drainage, water supply and sewerage pipelines.
 - A conclusion as to whether the site is suitable for the development proposed to be carried out either with conditions to the satisfaction of the responsible authority or unconditionally. In the event that the development is only appropriate to be carried out on the site subject to conditions, recommendations must be made in respect of all the conditions which should be imposed upon the carrying out of the development, including but not limited to:
 - Footing levels and foundation materials.
 - Degree of earth and rock cut and fill, recommendations for excavations and fill construction.
 - Load bearing capacities for use in the design of all structural works including all footings, retaining walls, surface and sub-surface drainage.

- Recommendations for the selection and design of a building structure system to minimise the effects of all identified geotechnical hazards.
- Any necessary ongoing mitigation and maintenance measures.
- A statement indicating that the risks for all slope instability hazards identified, are of acceptable risk level (as defined by the Australian Geomechanics Society Guidelines) and will remain at an acceptable risk level over the design life of the development such that a Quantitative Risk Assessment is not required.
- A Geotechnical Declaration and Verification Development Application that is generally consistent with form A in the Australian Geomechanics Society Guidelines.
- Verification the level of professional indemnity that the author of the Geotechnical Assessment is a suitably qualified geotechnical engineer or engineering geologist with experience in landslide risk assessment .
- Verification that the Geotechnical Assessment is capable of being verified by a peer review by an independent and suitably qualified geotechnical engineer or engineering geologist with experience in landslide risk assessment.
- Where the risk to property or life is found to be low or very low (as defined by the Australian Geomechanics Society Guidelines) no further geotechnical analysis is required.
- Where a Preliminary Geotechnical Assessment identifies risk to property or persons as greater than low, a Quantitative or Semi Quantitative Risk Assessment prepared by a suitably qualified geotechnical practitioner must be prepared.
- The Quantitative Risk Assessment must contain all information required for the Preliminary Geotechnical Assessment and:
 - An assessment of the risks to property and risk to persons in accordance with the methodology set out in the Australian Geomechanics Society Guidelines.
 - A conclusion as to whether the subject lot is suitable for the proposed development. This must be in the form of a specific statement that the subject lot is suitable, or can be made suitable, for the proposed development and that the subject lot and/or the proposed development can meet the tolerable risk criteria, as defined by the Australian Geomechanics Society Guidelines; and
 - All conditions required to achieve the tolerable risk criteria.

Information requirements may be waived, to the satisfaction of the responsible authority. In deciding whether or not to waive any of the above requirements, the responsible authority will consider, as appropriate:

- Whether the proposed building or works generally presents a very low or low risk to life and property.
- Whether the proposed building or works are a minor extension or alteration of an existing development.
- Whether any earthworks have a depth of one metre or less from natural ground level.
- Whether a geotechnical practitioner has submitted a Declaration of Minor Impact that is generally consistent with the Australian Geomechanics Society Guidelines;
- Whether in view of any Declaration of Minor Impact, a risk assessment and Declaration requirement are considered to be generally necessary.
- The qualifications, depth and relevance of experience and professional recognition of any geotechnical practitioner who has made a declaration or assessment.