

LUP 8 – Cut & Fill Policy

1 Objectives

The aim of the Shire of Bridgetown-Greenbushes Cut & Fill Policy is:

To preserve the natural topography of the Scheme Area by restricting the level of cut and fill development specifically on steep slopes.

2 Definitions

2.1 Terrace

for the purpose of this policy a “terrace” is a series of flat platforms (or steps) on the side of a hill, rising one above the other. The base of the terrace is taken to be the bottom of the lowest step with the top being the highest point of the highest step.

2.2 Topsoil

for the purpose of this policy “topsoil” is taken to be the soil zone containing decomposed organic matter and seed source, generally not to exceed 150mm in depth.

2.3 Unprotected Embankment

for the purpose of this policy an “unprotected embankment” is taken to be the face area of a section of fill that is not subject to retaining or other forms of stabilisation.

3 Policy

3.1 Introduction

The natural topography of the Shire of Bridgetown-Greenbushes provides a number of challenges to developers, in particular finding level building sites in some areas.

To create these level sites cut and fill techniques are often used, however, it is becoming increasingly apparent that the management of these forms of development has not been sufficient.

Inappropriate cut and fill development can represent a scar on the landscape. There are numerous examples of inappropriate cut and fill development in the Shire, particularly within the Bridgetown Townsite and Council has received numerous complaints from local residents about the unsightliness of such form of development. Cut and fill can also cause erosion and land slip implications on steep slopes to the detriment of the landowner.

3.2 Requirements

The specific policy requirements that apply to all land within Town Planning Scheme No. 3 and all land zoned ‘Residential’, ‘Special Residential’, ‘Special Rural’, ‘Special Use’ or ‘Rural-2’ and ‘Rural-3’ where the lot is less than 4ha in area within Town Planning Scheme No. 4 are set out below:

- 3.2.1 Where the Shire suspects that unstable soil and site conditions occur, or the slope is greater than 20%, the Shire will require a geotechnical report and a structural engineer’s report to determine building construction requirements.
- 3.2.2 No land over 25% slope prior to grading shall be developed, using cut & fill construction techniques, except at the specific discretion of Council and where it can be shown that a

minimum amount of development is in the spirit and not incompatible with the objectives of this policy.

- 3.2.3 A site plan showing the main topographical features of the site including slopes, contours, drainage lines, vegetation, dams, water courses, rock outcrops, soil type, fences, buildings and other items determined at the time of application.
- 3.2.4 Fill is not to exceed 2.0m at any given point on the site and the top level of the fill is not to exceed 3.5m from the base of the fill.
- 3.2.5 Access tracks are to be located in such a manner as to minimise the required earthworks.
- 3.2.6 All exposed fill embankments are to be stabilised to prevent erosion using retaining walls or landscaping, with a post-landscaping plan detailing the type and location of planting, to be submitted to the Shire once completed.
- 3.2.7 Topsoil is to be stripped separately and stockpiled on site, to be respreads during landscaping.
- 3.2.8 Water discharge from the site during development is to be controlled by the use of ripping, contour banks or grade banks and sumps to attenuate turbid and/or nutrient rich water leaving the site.
- 3.2.9 Where a residence is to be constructed partially on cut and partially on fill, the excavated material is to be placed outside the building area to form batters and embankments and the platform is to be filled with sand. As an alternative, pile and beam foundations into natural uncut ground in the fill area are acceptable.
- 3.2.10 Unless otherwise provided for within this policy, retaining walls may be required where fill is equal to, or in excess, of 1.0 metre. Where it is proposed to terrace a portion of a lot the policy provisions set out above apply in so far that where a step is in excess of 1.0 metre retaining will be required and the top level of the terrace is not to exceed 3.0 metres from the base of the terrace.
- 3.2.11 Where an unprotected embankment is proposed no retaining will be required where it is in accordance with BCA Volume 2 Part 3.1.1 – Earthworks.
- 3.2.12 Where a retaining wall is required at the preliminary stage and integral to the type of development, the retaining wall shall be constructed prior to the commencement of the construction of the building.
- 3.2.13 Where a retaining wall or landscaping is required for the purposes of managing fill post construction of the building, an 'earthworks bond' of \$500 shall be required as a condition of development approval. This bond shall be lodged prior to the issue of a building permit application.

3.3 Application Details

Where cut and fill is proposed the following information should be submitted with the proposed plans:

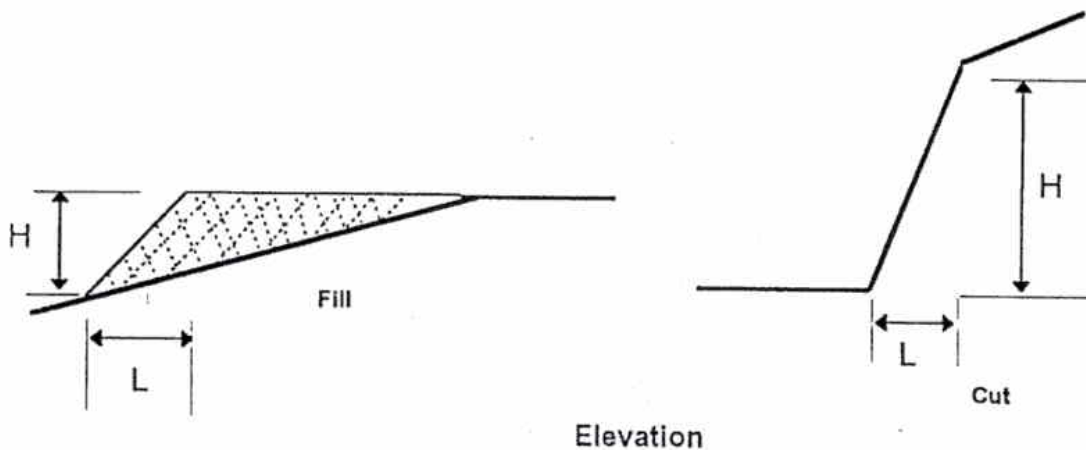
- Contours of site
- Level of top of sand pad/fill
- Finished floor level
- Cut and fill section showing sub soil drainage and cut off drains

- Cut and fill section (of greatest cut and fill) showing method of retention
- Design and construction details of any retaining walls (if required). These are to be prepared by a suitably qualified structural engineer.
- Other details required elsewhere within this policy

UNPROTECTED EMBANKMENTS

Notes: For the purposes of this Table:

1. Retaining walls or other types of soil retaining methods must be installed where -
 - (a) the slope ratio is more than that described in Table 3.1.1.1; or
 - (b) the soil type is not described in this Table.
2. Embankments that are to be left exposed at the end of the construction works must be stabilised by vegetation or similar works to prevent soil erosion.



SOIL TYPE (*see Part 3.2.4 for material description)		EMBANKMENT SLOPES H:L	
		Compacted fill (see Part 3.2)	Cut
Stable rock (A*)		2:3	8:1
Sand (A*)		1:2	2:3
Silt (P*)		1:4	1:4
Clay	Firm clay	1:2	1:1
	Soft clay	Not suitable	2:3
Soft soils (P*)		Not suitable	Not suitable

4 Applicable Legislation and Documents

Act	Part 5 <i>Planning and Development Act 2005</i> – Local planning schemes s.6.7.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 3 and s 7.6.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 4 – In order to assist in the implementation of the Scheme, the Council may make Town Planning Scheme Policies relating to one or more of the aspects of the control of development and land use.
Regulation	N/A
Local Law	N/A
Shire Policies	N/A
Related Documents	N/A
Related Procedure	N/A

5 Administration

Original Adoption Date	26 September 2002
Last Reviewed	26 November 2020
Scheduled Reviewed Date	30 June 2023