



# Earthworks

## What is Earthworks?

Earthworks refers to the excavation or filling of land resulting in a change to natural contour levels. It can include, but is not limited to the following:

- Terracing of land
- Trails
- Access tracks for maintenance of land (eg; clearance of vegetation)
- Landscaping
- Dams
- Swimming pools
- Driveways
- Fire access tracks
- Benching for a water tank (or other structures)
- Filling of quarries



## When do I need approval?

Development Approval is required when the volume of earthworks (cut, fill or the combination of both) exceeds 9 cubic metres within the Hills Face Zone, Residential Foothills (Bedford Park), Residential Hills Zone and any State or Local Heritage Place.

Suburbs located within the above zones include Belair, Bellevue Heights, Blackwood, Brownhill Creek, Coromandel Valley, Crafers West, Eden Hills, Glenalta, Hawthorndene, Leawood Gardens, Upper Sturt, and some properties within St Marys, Pasadena, Panorama, Lynton, Torrens Park, Mitcham and Urrbrae.

Depending on the scale and location of the proposed earthworks, the Development Application may be non-complying or require public notification.

Other actions associated with modifying land may not require Development Approval from the Council but may require a permit or other approval from the State Government. These can include the removal of native vegetation, or altering of watercourses or natural drainage channels.

## How do I know when I am exceeding 9 cubic metres?

9 cubic metres of fill is approximately equivalent to seven full 6x4 trailers.



## **Development Application Information Required**

When you lodge a development application for a swimming pool or spa, the following should be submitted to Council:

- A completed Development Application Form with relevant fees.
- A signed Powerline Declaration Form.
- A copy of the current Certificate of Title (both pages).
- A copy of the Builder's Indemnity Insurance (if work exceeds \$12,000).
- Evidence of payment of the Construction Industry Training Levy (if work exceeds \$40,000).

One copy of plans showing the proposal. These plans should be to scale (metric), and should clearly show the following information where applicable:

### **Site Plan**

- Minimum scale 1:200, with 1:100 preferred
- North point
- Boundaries and dimensions of the site
- Location, size and nature of existing structures, showing setbacks from boundaries and other buildings on the site.
- Location of any significant trees on site or on adjoining land that may be affected by the work, or that might affect the work proposed
- The extent and location of proposed earthworks
- Existing ground level (contours) and proposed bench levels

### **Elevation Plan**

- Elevations or section plans showing natural and proposed ground levels

### **Supporting Details**

- Volumes calculations (cumulative, ie; fill plus cut)
- Details of fill (if applicable) – where has it come from?
- Excavation (if applicable) – where is it going?
- If constructing on top, a Compaction Certificate may be required
- Details on method of retaining and/or stabilization of batter slopes indicating top and bottom levels.
- With regard to access tracks, details of surface treatment and evidence that the proposed depth of fill and depth of cut is sufficient to prevent erosion and slippage

### **Building Information**

- An engineer's structural design and calculations (if applicable).

**The information provided in this brochure is only intended as a guide. All applications will be considered on their individual merits and therefore situations may vary. If you have any development enquiries please contact City of Mitcham, Development Services on 8372 8888 or email [development@mitchamcouncil.sa.gov.au](mailto:development@mitchamcouncil.sa.gov.au)**