

# First Floor Addition and Alterations

## Supporting Information

### **-Clause 4.1.8 Development on sloping sites**

Objective 1) To ensure that Council and the community are aware of, and appropriately respond to all identified potential landslip & subsidence hazards.

Objective 2) To provide a framework and procedure for identification, analysis, assessment, treatment and monitoring of landslip and subsidence risk and ensure that there is sufficient information to consider and determine DAs on land which may be subject to slope instability.

Objective 3) To encourage development and construction this is compatible with the landslip hazard and to reduce the risk and costs of landslip and subsidence to existing areas.

### **Requirements**

a) The design of development must respond to the slope of the site, to minimise loss of views and amenity from public and private spaces.

b) Developments on sloping sites must be designed to:

i) generally step with the topography of the site; and

ii) avoid large undercroft spaces and minimise supporting undercroft structures by integrating the building into the slope whether to the foreshore or a street.

a) Site Stability Report may be required in Geotechnical Areas G2, G3 and G4

i) The applicant should complete Council's Checklist for Preliminary Assessment of Site Conditions (Landslip) at Schedule 11 of this plan to determine whether a Site Stability Report is required. All development involving load bearing building works must complete the checklist for Preliminary Assessment of Site Conditions (Landslip) to ensure developments follows good engineering practice.

d) Area G4 – Potential Hazards and Requirements

i) Geotechnical assessment may be required depending on location and nature of development and man-made cut and fill

ii) Residential footings are to be in accordance with As2870.

iii) Potential hazards for this land include rock falls & minor slumping of soil and fill materials from top of unsupported cuts onto public and private pathways, roadways and building platforms. There is little to moderate typical consequences of failure involving damage of some or part of structures (for example, to a dwelling or roadway), with part of site requiring some stabilisation works. Large scale stabilisation works are unlikely to be required in Area G4.

### **comment:**

Positioning of the existing dwelling is located on fairly flat stable ground. No major or recent ground works have been undertaken to adjacent properties that have stood in place for an extended period of time.

No major earthworks or cut and fill works are to be undertaken as the Proposed addition is to be built upon an existing dwelling with structural loads spread out over the existing home and structures.

The Proposed Development is for a timber framed First floor addition above an existing and well established Brick Home with landscaped gardens, swimming pool to the rear of the land with timber decking to the sides and front of the home. A double car space hard stand area is located along the front of the property bordering Benelong Street which has been set into the land with rendered retaining walls.

The proposed development shall maintain the general topography and not require significant landform modification works and the likelihood of any substantial landslip risks are minimal.