

9.4.3 Excavation and filling code

9.4.3.1 Application

- (1) This code applies to development identified as requiring assessment against the Excavation and filling code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.4.3.2 Purpose

- (1) The purpose of the Excavation and filling code is to ensure that excavation and filling occurs in a manner that does not adversely impact upon character and amenity, environmental values, flooding and drainage and land stability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the character and amenity of the site and the surrounding area is protected;
 - (b) works do not detrimentally impact upon the environment;
 - (c) flooding and drainage problems do not result as a consequence of the works;
 - (d) works do not create land instability;
 - (e) works do not involve complex engineering solutions.

9.4.3.3 Criteria for assessment

Part A - Criteria for assessable development

Table 9.4.3.3.a – Excavation and filling code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity and slope stability	
<p>PO1 Excavation or filling:</p> <ol style="list-style-type: none"> (a) avoids adverse impacts on the amenity, safety, privacy, stability or function of the site or adjoining premises; (c) is not visually intrusive; (d) does not rely on complex engineering solutions; (e) incorporates landscaping to visually soften built form elements; (f) avoids adverse impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure. 	<p>AO1.1 Excavation or fill:</p> <ol style="list-style-type: none"> (a) is not more than 1.8 metres in height for each batter or retaining wall; (b) is set back a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping; (d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot. <p>Note – Planning Scheme Policy - FNQROC Regional Development Manual contains requirements for the design and specification for excavation and filling associated with batters and retaining walls.</p> <p>AO1.2 Soil used for filling or spoil from excavation is not stockpiled for a period exceeding one month from the commencement of the excavation or filling, in locations that can be viewed from:</p> <ol style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage.

Performance outcomes	Acceptable outcomes
	<p>AO1.3 Retaining walls:</p> <ul style="list-style-type: none"> (a) do not exceed 1.8 metres in height except where incorporated within a level change within a building; (b) do not exceed 20 metres in cumulative length, where not incorporated within a level change within a building; (c) where multiple retaining walls are used a landscaped separation of at least 2 metres is used between retaining walls. <p>Note – Cumulative is calculated upon the total length of retaining walls on site.</p>
<p>PO2 Excavation or filling does not result in the instability of a site or adjacent land.</p>	<p>AO2.1 All earthworks batters steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.</p> <p>AO2.2 Excavation or filling does not exceed 40% of the site area or 500m² whichever is the lesser.</p>
<p>For assessable development</p>	
<p>Amenity</p>	
<p>PO3 Excavation and filling incorporates construction materials and external finishes that are compatible with the landscape values and amenity of the locality.</p>	<p>AO3.1 The surface treatment of retaining walls has a subdued and non-reflective palette.</p> <p>Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>
<p>Environmental performance</p>	
<p>PO4 Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.</p>	<p>AO4.1 Stormwater drainage flows are taken to a lawful point of discharge and have a no worsening effect on downstream or upstream properties.</p> <p>AO4.2 Excavation or filling does not result in:</p> <ul style="list-style-type: none"> (a) the ponding of water; or (b) an erosive velocity of overland flow, on the site or adjoining premises. <p>AO4.3 All berms:</p> <ul style="list-style-type: none"> (a) are graded towards the upwards slope; (b) contain adequate drainage infrastructure to accommodate the changed drainage flows. <p>AO4.4 Excavation or filling does not result in an increase in the volume of water or concentration of water in:</p> <ul style="list-style-type: none"> (a) overland flow paths of the site and other sites; (b) waterways. <p>AO4.5</p>

Performance outcomes	Acceptable outcomes
	<p>Excavation or filling does not occur:</p> <ul style="list-style-type: none"> (a) within a waterway; or (b) within a riparian corridor. <p>Note – Planning scheme policy - FNQROC Regional Development Manual provides design guidelines for excavation and filling.</p>
<p>PO5 Excavation or filling does not result in a reduction of the water quality of receiving waters.</p>	<p>AO5.1 Water quality is maintained by compliance with the Design guidelines set out in section D5 of the Planning scheme policy - FNQROC Regional Development Manual.</p> <p>Note – An Environmental Management Plan may be required to demonstrate how the impacts of works are controlled.</p>
Environmental considerations and public amenity	
<p>PO6 Excavation or filling does not result in any contamination of land.</p>	<p>AO6.1 No contaminated material is:</p> <ul style="list-style-type: none"> (a) used as fill; (b) excavated or disturbed.
Protection of public utilities	
<p>PO7 Excavation and filling does not have a detrimental impact on Public Utilities.</p>	<p>AO7.1 Excavation and filling is clear of the zone of influence of public utilities.</p>