

**9.4.4 Excavation and filling code**

**9.4.4.1 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.

**9.4.4.2 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.

**9.4.4.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.4.4.3.a – Excavation and filling code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Amenity and slope stability</b>	
<p><b>PO1</b> Excavation or filling:</p> <ul style="list-style-type: none"> <li>(a) avoids adverse impacts on the amenity, safety, privacy, stability or function of the site or adjoining premises;</li> <li>(c) is not visually intrusive;</li> <li>(d) does not rely on complex engineering solutions;</li> <li>(e) incorporates landscaping to visually soften built form elements;</li> <li>(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.</li> </ul>	<p><b>AO1.1</b> Excavation or fill:</p> <ul style="list-style-type: none"> <li>(a) is not more than 1.8 metres in height for each batter or retaining wall;</li> <li>(b) is set back a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping;</li> <li>(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.</li> </ul> <p><small>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.</small></p> <p><b>AO1.2</b> 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> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage.</li> </ul>

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

Performance outcomes	Acceptable outcomes
	<p>Excavation or filling does not occur:</p> <ul style="list-style-type: none"> <li>(a) within a waterway; or</li> <li>(b) within a riparian corridor.</li> </ul> <p>Note – Planning scheme policy - FNQROC Regional Development Manual provides design guidelines for excavation and filling.</p>
<p><b>PO5</b> Excavation or filling does not result in a reduction of the water quality of receiving waters.</p>	<p><b>AO5.1</b> 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><b>PO6</b> Excavation or filling does not result in any contamination of land.</p>	<p><b>AO6.1</b> No contaminated material is:</p> <ul style="list-style-type: none"> <li>(a) used as fill;</li> <li>(b) excavated or disturbed.</li> </ul>
Protection of public utilities	
<p><b>PO7</b> Excavation and filling does not have a detrimental impact on Public Utilities.</p>	<p><b>AO7.1</b> Excavation and filling is clear of the zone of influence of public utilities.</p>