



4.6.2 Filling and Excavation Code

Purpose

The purpose of this Code is to ensure that filling and excavation do not:

- affect visual/scenic amenity values of the Shire;
- cause flooding and drainage problems;
- impact upon the environment of an area;
- cause land instability; or
- adversely impact upon utility services.

Applicability

This Code applies to assessable development for:

- Material Change of Use:

Except for the following Uses in all Localities:

- Business Facilities – using and existing Building
 - Home Activity
 - Off Premises Advertising Device
 - Primary Industry
 - Private Forestry
 - Restaurant – using and existing Building
 - Shopping Facility – using an existing Building
- Operational Work Associated with Reconfiguring a Lot;
 - Operational Work – Filling or Excavation not associated with a Material Change of Use; and
 - Operational Work – Engineering Works not associated with a Material Change of Use;



Elements of the Code

Filling and Excavation – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.</p>	<p>A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p style="text-align: center;">AND</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.</p> <p>A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> <p>A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p> <p>A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p>



Visual Impact and Site Stability

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P2	Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	A2.1	The extent of filling or excavation does not exceed 40% of the Site area or 500 m ² whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.
		A2.2	Filling and excavation does not occur within 2 metres of the Site boundary.

Flooding and Drainage

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P3	Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	A3.1	Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.
		A3.2	Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.
		A3.3	Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.
		A3.4	Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.

Water Quality

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P4	Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1	Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.