

*Brisbane City Plan 2014  
Filling and Excavation Code*

*Performance Criteria and  
Acceptable Solutions Table*

Performance Criteria	Acceptable Solution	Solutions*	Comments	Council Use
<p><b>PO1</b> Development for <a href="#">filling or excavation</a> minimises visual impacts from retaining walls and earthworks.</p>	<p><b>AO1</b> Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.</p>	<p>A/S</p>	<p>The proposed retaining walls associated with the approved earthworks have been designed to be fit for purpose and will be certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the relevant structural and building requirements.</p> <p>The retaining wall arrangement includes graded sections to respond to the site topography and minimise bulk and visual impact where practicable. Surface and subsoil drainage provisions are incorporated within the retaining wall design to ensure structural performance and ongoing maintenance capability.</p> <p>The retaining structures are wholly contained within the subject site and are not expected to adversely impact adjoining properties, significant vegetation, or local amenity.</p>	

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<p><b>PO2</b> Development of a retaining wall proposed as a result of <a href="#">filling or excavation</a>: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance.</p> <p>Editor’s note—A retaining wall also needs to comply with the <a href="#">Building Regulation</a> and embankment gradients will need to comply with the <a href="#">Building Regulation</a>.</p> <p>Note—Guidance on the protection of native vegetation is included in the <a href="#">Biodiversity areas planning scheme policy</a>.</p>	<p><b>AO2.1</b> Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.</p>	A/S	<p>The proposed retaining walls associated with the approved earthworks have been designed to be fit for purpose and will be certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the relevant structural and building requirements.</p> <p>The retaining wall arrangement includes graded sections to respond to the site topography and minimise bulk and visual impact where practicable. Surface and subsoil drainage provisions are incorporated within the retaining wall design to ensure structural performance and ongoing maintenance capability.</p> <p>The retaining structures are wholly contained within the subject site and are not expected to adversely impact adjoining properties, significant vegetation, or local amenity.</p>	

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	<b>AO2.2</b> Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the <a href="#">Infrastructure design planning scheme policy</a> and certified by a <a href="#">Registered Professional Engineer Queensland</a> .	A/S	The retaining structures are wholly contained within the subject site and are not expected to adversely impact adjoining properties, significant vegetation, or local amenity. Accordingly, the proposal is considered to achieve the intent of PO2 on a performance basis.	
	<b>AO2.3</b> Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	A	Where retaining walls present to neighbouring properties, they will be constructed such that they have a maintenance free finish	
	<b>AO2.4</b> Development for filling only uses clean fill that does not include any construction rubble or debris.	A	All imported fill required will be clean and free of any construction rubble or debris.	
<b>PO3</b>	<b>AO3</b>	N/A	No such works are proposed.	

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Development ensures that a rock anchor is designed and constructed to be fit for purpose.	Development ensures that a rock anchor: (a) is constructed in accordance with the standards in the <a href="#">Infrastructure design planning scheme policy</a> ; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.			
<b>PO4</b> Development protects all services and public utilities.	<b>AO4</b> Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	A	Any alteration of existing services within the property will be completed by appropriately qualified personnel. Public utilities in the road reserve will be protected during construction.	
<b>PO5</b> Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	<b>AO5</b> Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the <a href="#">Infrastructure design planning scheme policy</a> .	A	The proposed development is able to discharge stormwater runoff to the lawful point of discharge.	

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<p><b>PO6</b> Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems.</p> <p>Editor’s note—Guidance on natural channel design principles can be found in the Council’s publication <a href="#">Natural channel design guidelines</a>.</p>	<p><b>A06</b> <a href="#">Filling or excavation</a> does not involve the construction of open drainage.</p>	N/A	No such works are proposed.	
<p><b>PO7</b> Development for <a href="#">filling or excavation</a>: (a) does not degrade water quality or adversely affect environmental values in receiving waters;</p>	<p><b>A07.1</b> Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the <a href="#">Infrastructure design planning scheme policy</a>.</p>	N/A	Due to the size and nature of the development, no such works are proposed.	

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(b) ensures site sediment and erosion control standards are best practice.	<b>A07.2</b> Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the <a href="#">Infrastructure design planning scheme policy</a> .	A	An erosion and sediment control strategy will be developed during detailed design, for implementation during construction if required.	
<b>PO8</b> Development for <a href="#">filling or excavation</a> is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.  Note—A noise and dust impact management plan prepared in accordance with the <a href="#">Management plans planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.	<b>A08.1</b> Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	A	Erosion and sediment control best practices will be undertaken to limit dust emissions.	
	<b>A08.2</b> Development for <a href="#">filling or excavation</a> activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	A	Filling or excavation will be limited to the identified work hours.	
<b>PO9</b> Development ensures that vibration generated by the <a href="#">filling or excavation</a> operation does not exceed the vibration	<b>A09</b> Development involving <a href="#">filling or excavation</a> does not cause a ground-borne vibration beyond the boundary of the site.	A	Earthworks will be monitored during construction so as to not cause ground borne vibration beyond site. The contractor’s management plans is to address these requirements, if required.	

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<p>criteria in <a href="#">Table 9.4.3.3.B</a>, <a href="#">Table 9.4.3.3.C</a>, <a href="#">Table 9.4.3.3.D</a> and <a href="#">Table 9.4.3.3.E</a>.</p> <p>Note—A noise management report prepared in accordance with the <a href="#">Noise impact assessment planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>				
<p><b>PO10</b> Development ensures that heavy trucks hauling material to and from the site do not affect the <a href="#">amenity</a> of established areas and limits environmental nuisance impact on adjacent land.</p>	<p><b>AO10</b> Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.</p>	A	Where heavy vehicles attend site, the contractor’s management plan is to address these requirements.	
<p><b>PO11</b> Development for filling or excavation protects the environment and</p>	<p><b>AO11</b> Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the <a href="#">Environmental</a></p>	A	There is no evidence of previous notifiable activity having occurred on site as this is a residential in nature.	

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community health and wellbeing from exposure to contaminated land and contaminated material.	<a href="#">Management Register</a> or the <a href="#">Contaminated Land Register</a> ; (b) filling with material containing a contaminant.		All imported fill required will be clean and free of any construction rubble or debris.	
<b>PO12</b> Development provides for: (a) landscaping for water conservation purposes; (b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	<b>AO12.1</b> Development provides landscaping which is designed using the standards in the <a href="#">Landscape design guidelines for water conservation planning scheme policy</a> .	N/A	Due to the size and nature of the development, no such works are proposed.	
	<b>AO12.2</b> Development ensures that the design and requirements for irrigation are in compliance with the standards in the <a href="#">Landscape design guidelines for water conservation planning scheme policy</a> .	N/A	Due to the size and nature of the development, no such works are proposed.	
	<b>AO12.3</b> Development provides areas of pavement, turf and mulched garden beds which are drained.  Note—This may be achieved through the provision and/or treatment of swales,	N/A	Due to the size and nature of the development, no such works are proposed.	

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	spoon drains, field gullies, sub-surface drainage and stormwater connections.			
<b>PO13</b> Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	<b>AO13</b> Development does not involve the creation of canals or artificial waterways.	N/A	No such works are proposed.	