

## EARTHWORKS (SITE WORKS) CHECKLIST

The following checklist is an assessment of the requirements for accepted development for earthworks against the requirements of the Livingstone Planning Scheme 2018.

### How to complete this checklist

Complete Part A first. Part A includes the requirements for accepted development. If you answer 'yes (complies)' to all applicable requirements for accepted development, the access works are considered accepted development and does not require a planning application to commence works – the development complies with, or meets the requirements.

If you answer 'no (does not comply)' to one or more applicable requirements for accepted development, a planning application, called Operational Works is required. Part B must be completed and provided as supporting information to the application.

### Part A – Requirements for Accepted development

Acceptable Outcome	Requirement for accepted development	Yes/No/NA	Notes / Comments
AO8.1	The volume of fill material added to the natural ground level on any lot does not exceed a net increase of two-hundred (200) cubic metres calculated cumulatively, with the only exception being the addition of fill material for a lawfully undertaken use from within the rural activities group if located in the rural zone.		
AO8.2	The development does not involve construction of a retaining wall having a height exceeding two (2) metres, or terraced retaining walls having a combined height exceeding two (2) metres unless the following: a) the wall is part of a split level building design and it is concealed in its entirety; or b) no more than forty (40) square metres of total wall face area is visible from a location at any boundary of the lot on which the wall is located.		
AO8.3	The bulk of a retaining wall or terraced retaining walls having a combined total wall face area greater than forty (40) square metres, is broken up by the following: a) the planting of vegetation so that the vegetation screens at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located; or b) buildings or other non-retaining wall structures so that they screen at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located.		
AO9.1	Earthwork does not involve the use of material for structural fill which includes: a) organic soils, such as many topsoils, severely root affected subsoils and peat; or b) materials contaminated through past site usage which may contain toxic substances or soluble compounds harmful to water supply or agriculture; or c) materials containing substances which can be dissolved or leached out in the presence of moisture (for example, gypsum), or which undergo volume change or loss of strength when disturbed and exposed to moisture (for example, some shales and sandstones), unless these matters are specifically addressed in the design; or		

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	<ul style="list-style-type: none"> <li>d) silts or materials that have the deleterious engineering properties of silt; or</li> <li>e) other materials with properties that are unsuitable for the forming of structural fill; or</li> <li>f) fill which contains wood, metal, plastic, boulders or other material that may decompose or cause the creation of voids.</li> </ul>		
AO9.2	If the development involves filling in of a dam or detention basin, sludge lining is removed and filling consists of clean fill material, which is compacted to a Level 2 standard in accordance with Australian Standard AS3798-2007.		
AO9.3	The development does not require earthwork that results in batter slopes, which exceed twenty-five (25) per cent, unless the earthwork has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.		
AO9.4	If the development involves construction of a retaining wall having a height exceeding one (1) metre, the retaining wall has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.		
AO10.1	<p>Earthwork or a retaining wall is designed to ensure that any stormwater drainage achieves lawful discharge of surface water flows or ground water flows to or from adjoining land by:</p> <ul style="list-style-type: none"> <li>a) not unreasonably interfering with or redirecting the site's natural stormwater drainage characteristics; or</li> <li>b) ensuring that water is conveyed to kerb and channel in a road reserve; or</li> <li>c) ensuring that water is conveyed to an approved inter-allotment drainage system; or</li> <li>d) ensuring that water is conveyed to an approved drainage reserve; or</li> <li>e) ensuring that water is conveyed to an approved and secured drainage easement.</li> </ul>		
AO10.2	The development does not involve earthwork or the construction of a retaining wall within a wetland or within ten (10) metres of the top of a bank of a waterway of any stream order.		
AO10.3	<p>Earthwork occurs in accordance with an erosion and sediment control plan and the plan ensures that the erosion and sediment control measures are in accordance with best practice.</p> <p>Editor's note: Queensland Development Code Mandatory Part MP1.4 – Building over or near relevant infrastructure contains mandatory requirements for particular buildings and structures in proximity to relevant infrastructure.</p>		

## Overlays

The site is located within:

- a) Biodiversity – works require a code assessable development application;
- b) Landslide hazard and either:
  - involving excavation or filling of greater than 50 cubic metres of material on the premises – works require a code assessable development application; and/or
  - involving excavation or filling which results in the need for a retaining wall equal to or greater than one (1) metre in height – works require a code assessable development application.
- c) Stormtide hazard – accepted, subject to complying with AO4.1 of the Coastal hazard overlay code;
- d) Flood hazard – accepted, subject to complying with AO4.1 of the Flood hazard overlay code.
- e) Scenic amenity - (involving excavation or filling which results in the need for a retaining wall) – accepted, subject to complying with all Acceptable Outcomes listed in Table 8.2.10.4.1 the Scenic amenity overlay code;
- f) Heritage place – if located within the boundary of a State or Local heritage site, or within either five, ten, twenty or fifty metres of a specific heritage place (refer to the table of assessment in part 5 of the Planning Scheme) – works require a code assessable development application.

Refer to Council's interactive planning scheme mapping online to confirm overlays that may affect the site.

Where the site is affected by an overlay and it has been determined that the development cannot comply with the requirements for accepted development, a code assessable development application is required.

## Part B – Requirements for assessable development

Where a question was answered 'no' in PART A it has been determined that the development cannot comply with the requirements for accepted development and a code assessable planning application is required.

The planning application must address the following Performance Outcome. Part A and Part B can be completed and provided as supporting information to the application.

### Performance Outcome (P08)

Earthwork or the construction of any retaining wall occurs only if it results in the following:

- a) minimal modification of the natural slope of the land;
- b) minimal increase of the elevation of land due to the placement of fill material;
- c) no unsightly scarring of the landscape;
- d) retaining walls which are not prominent; and
- e) no significant adverse impacts on the character or visual amenity of the streetscape or neighbourhood.

**Response:**

### Performance Outcome (P09)

Earthwork or the construction of any retaining wall occurs only if it results in structurally stable and safe development sites.

**Response:**

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## Performance Outcome (P10)

Earthwork or the construction of any retaining wall occurs only if it results in the following:

- (a) lawful discharge of stormwater;
- (b) no substantial damage to buildings, structures, infrastructure, or land;
- (c) no adverse impacts on the natural environment; and

erosion and sediment control in accordance with best practice.

### Response:

A statement addressing the relevant Performance Outcome of the relevant overlay code must be provided.

### Overlay Code (please circle)

- Biodiversity overlay
- Landslide hazard overlay
- Stormtide hazard overlay
- Flood hazard overlay
- Scenic amenity overlay
- Heritage place overlay

### Response: