

Purpose Of This Information Sheet

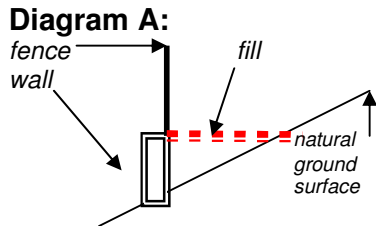
To provide general information relating to the construction of retaining wall and excavation / filling with regard to building sites for Class 1 type buildings (single detached dwellings).

Legislation / Other Information Source

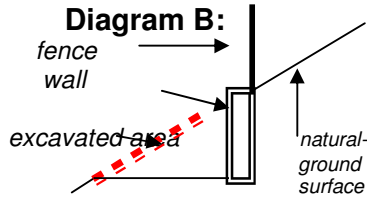
- *Building Act 1975*
- *Building Regulations 2006, Schedule 1*
- *Queensland Development Code:*
 - *Non-Mandatory Part NMP1.7* – Retaining Walls and Excavation and Filling (recommended this Part be referred to for best practice)
 - *Mandatory Part MP1.1 and 1.2* – Siting Requirements for Class 1 and 10 structures
 - *Mandatory Part MP 1.4* – Structures over or near relevant Infrastructure

General Information

1. **When is a retaining wall required?** (Also see item 6 below.) The *Building Act 1975 s75* requires that if soil conditions, ground levels, excavation or filling make it necessary to protect land, buildings or structures in the neighbourhood then
 - a) retaining walls, or other suitable methods must be used, to prevent soil movement; and
 - b) drainage of the land, buildings or structure must be provided.
2. **Is drainage required?** Yes - drainage is an integral part of retaining walls. The *Building Act 1975 s76* requires that where drainage is part of the approval of the work, it must be carried out in a way that protects land, buildings and structures in the neighbourhood. If the work is self-assessable, the work must comply with manufacturer specifications or refer to NMP1.7 of the *Queensland Development Code* for recommended acceptable solutions/performance criteria.
3. **When is a permit NOT required?** Schedule 1 of the *Building Regulations 2006* confirms retaining walls as self-assessable development (ie permit is not required) **if:**
 - a) there is no surcharge loading over the zone of influence for the wall (within 1.5m of the wall); *AND*
 - b) the total height of the wall and of the fill or cut retained by the wall is no more than 1 metre above the wall's natural ground surface; *AND*
 - c) the wall is no closer than 1.5m to a building or another retaining wall.If the proposed structure cannot comply with **any** of the above, then a permit is required.
4. **Is planning approval required?** Check the Planning Scheme for your property to confirm if this work (including filling / excavation work) triggers the requirement for planning approval. If required, this approval must be obtained before the building permit can be issued.
5. **Obligations of the builder:** If the retaining wall does not trigger the requirement for either planning or building approval this does not negate the responsibility of the owner with comply with items 1 and 2 above.
6. **Excavation / filling on a site:** Schedule 1 of the *Building Regulations 2006* concerns certain excavation of / filling on a site and states when this work is considered self-assessable.
7. **Siting requirements:** Refer to Mandatory Parts 1.1, 1.2 and MP 1.4 of the *Queensland Development Code*. The whole of the structure, including sub-drainage, spoon drainage on the top/at the base of the wall, footings, etc must be wholly within the boundary of a property. The owner of the property on which the wall is located is responsible for the maintenance of the structure.
8. **A Fence on top of the wall:** Design of the structural aspects of the combined wall/fence are to be considered. All aspects of a retaining wall structure are to be within the metes and bounds of the property. A fence may be located on the boundary of the property and is subject to civil law. If the retaining wall is on natural ground and retaining fill then a permit may be required if the combined height of the wall and fence cannot comply with either MP1.1 or 1.2 of the *Queensland Development Code – Siting Requirements (ie exceeds 2 metres in height)*. Refer to drawings/table on reverse side.

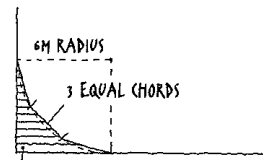


- * the wall is constructed ON the natural ground surface
- * the wall is to restrain fill placed behind the wall
- * the fence is to be constructed on top of the wall



- * the natural ground surface is excavated
- * the wall is restraining the excavated area
- * the fence is to be built on top of the wall
- * the fence is constructed on the natural ground surface level

Diagram C:
Extract from Qld Dev Code
MP 1.1 and MP1.2



NO STRUCTURE MORE THAN 1M HIGH

DIAGRAM A and B: if the combined fence/wall structure is :-	Then a Permit Is Not Required if the :-	If the Structure Exceeds the Permitted Height, then :-
In any part of property within 6m from the corner facing intersection	Structure above the natural ground does not exceed 1 metre in height	Need to obtain: a) Preliminary approval for relaxation of the Queensland Development Code, then, if approved, b) Development permit before starting to build
In any part of property more than 6m from the corner facing intersection	The whole structure does not exceed 2m above natural ground AND The retaining wall component is less than 1m high	
Along the truncated curve which is 6m from corner		
Anywhere within the property boundary except that area within 6m of the corner facing the intersection		

Where To Lodge the Building Application

The application may be lodged at any of the three offices of the Rockhampton Regional Council (located in Rockhampton, Gracemere and Mount Morgan).

Documentation Required To Lodge a Building Application for a Retaining Wall

<p>General</p> <p>1.1 IDAS Application Form 1 and 2 (see website www.hpw.qld.gov.au under Planning and Development , Development Applications, under 'approved forms for applications made after 18 Dec 2009)</p> <p>1.2 If registered builder is nominated and cost of work exceeds \$3,300, then a receipt for Qld Building Construction Commission insurance levy</p> <p>1.3 If an Owner Builder project, then a copy of the Owner Builder Number advice provided by the Qld Building Construction</p> <p>1.4 If the value of the work exceeds \$80,000, then payment of a Portable Long Service Leave (PLSL) is required to be paid at the post office and copy of receipt provided with the application.</p> <p>Other Documentation</p> <p>2.1 Engineer drawings/ specifications and design certification (must use IDAS Form 15)</p>	<p>Floor Plans (min scale 1:100 – 3 sets)</p> <p>3.1 Floor plan – full dimensions</p> <p>3.2 Elevation plans – full dimensions showing footings and drainage and finished soil level</p> <p>3.3 Engineer specification and/or manufacturer's engineer specifications (also stated in 2.1)</p> <p>Site Plan (min scale 1:100 – 3 sets)</p> <p>4.1 Full outline of property and dimensions</p> <p>4.2 Location of ALL existing buildings and clearly identify the new building structure</p> <p>4.3 North point</p> <p>4.4 Road frontages to be identified</p> <p>4.5 Easements/covenant areas on the site</p> <p>4.6 Distance of all buildings from the boundaries</p> <p>4.7 Location of sewer and house drainage lines.</p> <p>4.8 Contours of the site after cut/fill and site drainage</p> <p>4.9 Details of proposed location of drainage of the retaining wall</p> <p>Fees</p> <p>Refer to Council's current Schedule of Fees.</p>
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