

Retaining Walls

INFORMATION SHEET



When is a retaining wall required?

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..

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.

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.

When is a development application required?

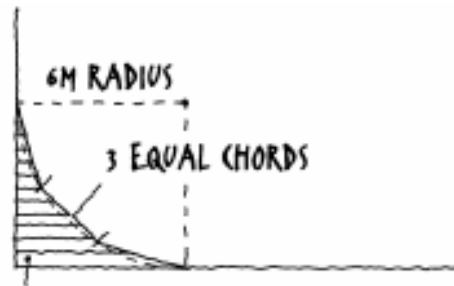
Check the Planning Scheme provisions applicable to your property to confirm if this work (including filling / excavation work) triggers the requirement for planning approval. If required, this approval must be obtained before the building permit can be issued..

Setback and Siting Requirements

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.

If the retaining wall is to be constructed on a corner allotment, the wall and any other structures must not exceed 1m in height and cannot be within the 6m x6m truncation.

*extract from QDC MP1.1 and MP1.2



NO STRUCTURE MORE THAN 1M HIGH

Livingstone Shire Councils Planning Scheme may have 'alternative provisions' which provide boundary setbacks that differ with the Queensland Development Code. Where such provisions exist, then the planning scheme provisions override the Queensland Development Code.

Do I require a permit?

Retaining Wall less than 1 metre high

If located within 1.5m of a building or another retaining wall

If there is surcharge loading (driveway, footings, structures, etc) over the zone of influence

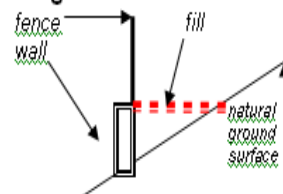
Retaining Wall over 1 meter

Yes – A building permit will always be required in this situation. If located within the 6m x 6m truncation of a corner, a concurrence application is also required.

Retaining wall or fence on top of a retaining wall

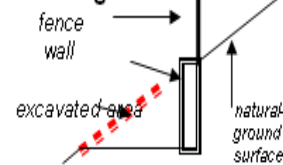
If the total height exceeds 2 metres above the natural ground surface then a concurrence application is also required. (See below diagram from the QDC)

Diagram A:



- * 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

Diagram B:



- * 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