

OVERVIEW

This information pack is to provide guidance to Ipswich residents in relation to the construction of a retaining wall on their property.

Retaining walls are defined as a class 10b structure under the Building Code of Australia.

BUILDING APPROVAL

In accordance with the Building Regulation 2006, a Development Application for Building Work (building approval) is required if the retaining wall:

- has a *surcharge loading* over the *zone of influence* for the wall; and
- the total height of the wall and of the fill or cut retained by the wall is more than 1m above the wall's natural ground surface; and
- the wall is closer than 1.5m to a building or another retaining wall.

Surcharge loading means a load applied to a soil stratum that has, or may have, the effect of consolidating the stratum, other than a load arising only from—

- persons or vehicles on, or moving over, the stratum; or
- the effects of rain on the stratum.

Zone of influence, for the retaining wall, means the volume of soil stratum behind the wall that affects the wall's structural integrity.

A Development Application for Building Work (building application) should include the following:

- Completed building application (IDAS) [Forms 1 and 2](#).
- **1:200 dimensioned Site Plan** showing the retaining wall, type and location, with setback distance from the property boundaries including all existing structures on site (refer to figure 3 for an example site plan).
- **1:100 dimensioned Elevations** showing overall height of retaining wall from natural ground and extent of cut and fill.
- **Structural engineering drawings, reports and Form 15 Compliance Certificates** for the relevant structural components of the retaining wall.
- The appropriate [application fee](#) (Council's fees & charges)

Council's Building Team can be contacted on (07) 3810 6120 for further information.

For information on how to lodge your building application with Council please refer to [Applicant's Lodgement Checklist for Building Applications](#).

OTHER APPROVALS

Depending upon the type and location of new retaining wall other approvals may be required.

Amenity and Aesthetics

In accordance with Schedule 7, Table 1, Item 17 of the *Sustainable Planning Regulation 2009*, any Class 10 building that Council considers may have an adverse effect on the amenity, or likely amenity, of a locality; or which may be in extreme conflict with the character of the locality, requires a decision by Council. For Amenity and Aesthetics referral triggers please refer to Council's [Amenity & Aesthetics Referral Provisions](#).

If an amenity and aesthetics application is required, a referral agency application is to be made to Council for assessment, which will require the completion of a [Referral Agency Response](#) form and the payment of the prescribed [fee](#).

Amenity and Aesthetics applications are assessed having regard to the impact on the neighbourhood. If it is considered that the proposed retaining wall will have an adverse impact on the neighbourhood, the approval may not be granted. In some instances it may be necessary to obtain written consent of neighbouring landowners.

OTHER APPROVALS

Proximity to Property Boundaries

In accordance with [Schedule 5](#) of the Ipswich Planning Scheme. Retaining walls higher than 1m above the natural ground surface require a siting variation if the proposed location does not comply with the required boundary setbacks. Typically, the minimum front boundary setback is 6m, and 1.5m from the side and rear boundaries. Retaining walls below 1m in height can be built up to the property boundary. If it is not possible to comply with the prescribed setback distances, a referral agency application for Alternative Siting can be made to Council. This will comprise of a completed application for [Referral Agency Response](#) form and payment of the prescribed fee. In some instances it may be necessary to obtain written consent of neighbouring landowners. Alternative siting applications are assessed having regard to the specific outcomes for the development under the Ipswich Planning Scheme. If it is considered that the proposed retaining wall will have an adverse impact on the neighbourhood, the approval may not be granted.

A wall which is 1m or more above natural ground and is less than 750mm to the side or rear boundary, is required to be maintenance free. Examples of maintenance free are unpainted or untreated masonry, or prefinished steel sheeting.

Please note that some properties are subject to a building envelope/setback plan, which has been approved as part of the land development. In these instances, an alteration to the development approval may be required for construction which does not comply with the prescribed setbacks.

Build over/near Service Infrastructure

Unless otherwise approved, retaining walls are also required to be located clear of any easements or infrastructure i.e. sewer mains, water mains and stormwater mains. Compliance with the Queensland Development Code

[MP1.4 Building over or near relevant infrastructure](#) is to be achieved.

Town Planning

Customers should consult with Council's Development Planning Branch on (07) 3810 6888 to discuss any Town Planning requirements applicable to the proposed development.

ADJOINING OWNERS PERMISSION TO BUILD A RETAINING WALL

If you are planning to build a retaining wall to support fill material or excavated earth on or near a fence line you share with a neighbour, you should talk to that neighbour before starting any work. This may help to avoid disputes later. Further information can be found on the [Department of Justice](#) website.

If your adjoining owner is Council, **contact Council's Property Team on (07) 3810 7725** to initially discuss your proposal.

FURTHER INFORMATION

All retaining walls must be designed by a suitably qualified person eg. Structural Engineer. Some retaining wall systems have specifications and installation details which should be followed.

The [Queensland Building and Construction Commission](#) has a fact sheet with the licensing requirements to carry out construction of the various types of retaining walls.

[NMP 1.7 Retaining walls and excavation and filling](#) can be found in the Queensland Development Code as a non-mandatory part.

Timber Queensland has a technical data sheet for [Timber Retaining Walls for Residential Applications](#) which provides information for timber retaining walls in residential applications.

FIGURE 1 – RETAINING WALL EXAMPLE

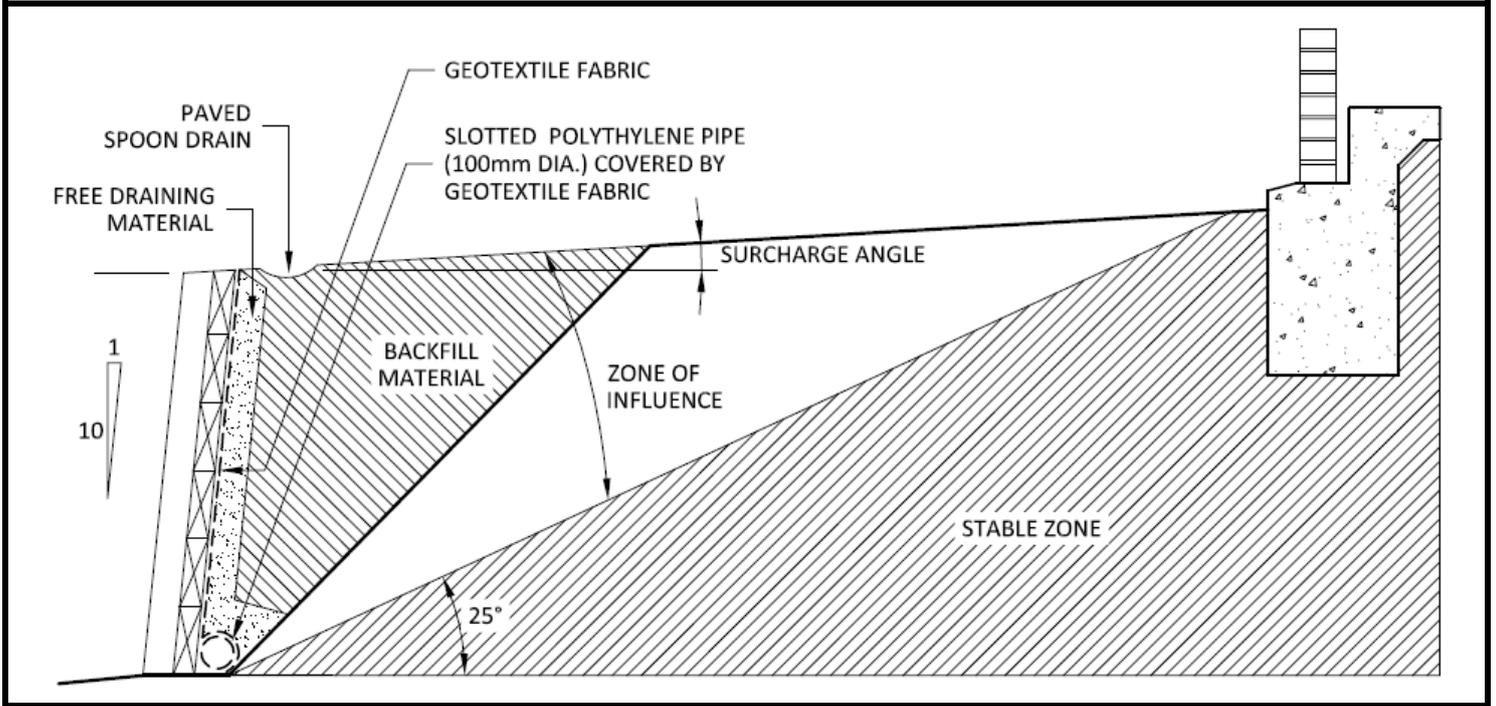
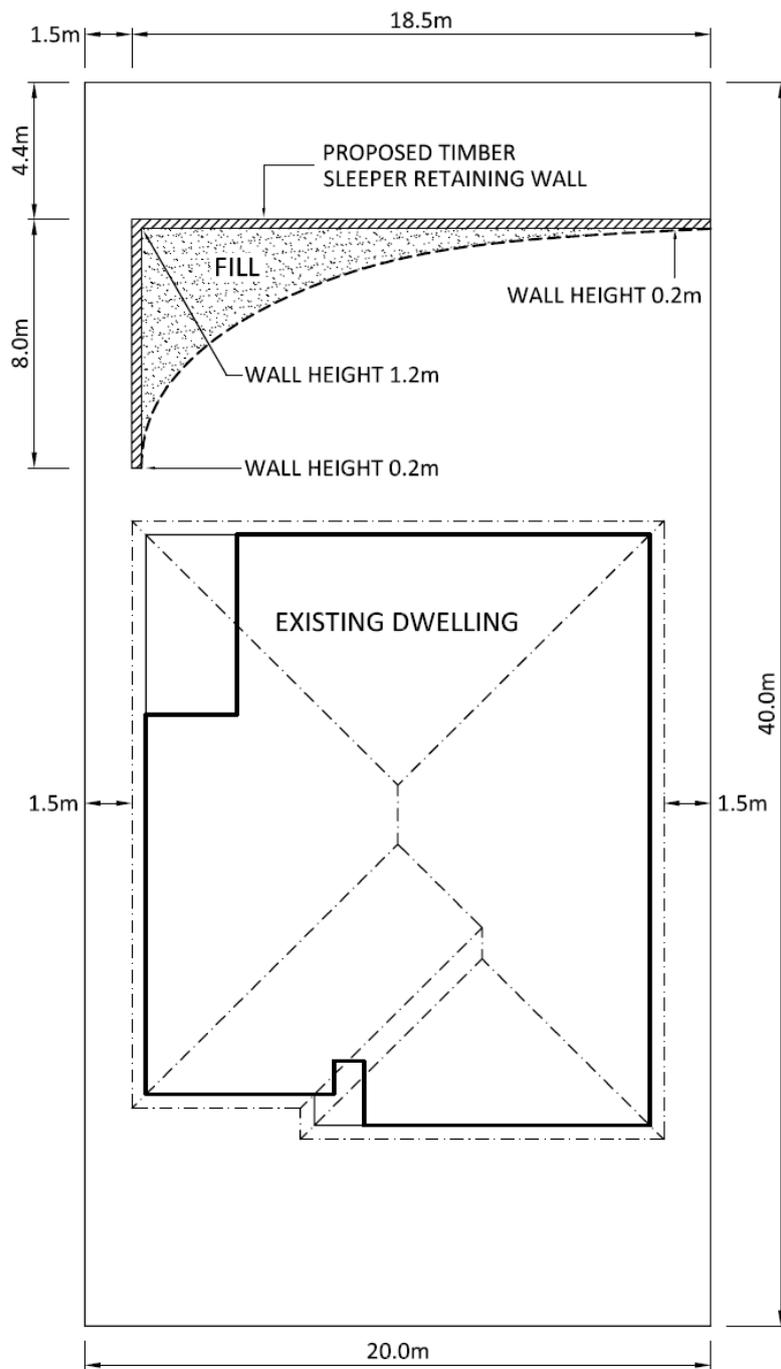


FIGURE 2 – EXAMPLES OF RETAINING WALL TYPES AND FUNCTION

<p>GRAVITY WALL</p>	<p>PILING WALL</p>
<p>Standard wall type that holds the earth mainly through its own weight.</p>	<p>Using long piles, this wall is fixed by soil on both sides of its lower length.</p>
<p>CANTILEVER WALL</p>	<p>ANCHORED WALL</p>
<p>The cantilever wall (which may also extend in the other direction) stops itself from topping using a cantilever footing.</p>	<p>This wall keeps itself from toppling by having cables driven into the soil or rock, fixed by expanding anchors (can be combined with other types of walls).</p>

FIGURE 3 – SITE PLAN EXAMPLE



SMITH STREET

ADDRESS: 111 SMITH STREET, IPSWICH
 SITE PLAN - DATE: 11/11/2014 - SCALE: 1:200
EXAMPLE SITE PLAN ONLY

DISCLAIMER

The information contained in this document is general in nature, and before relying on the material in any important matters, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be relied upon as, the ultimate and complete source of information on retaining walls.

For further information, please contact Council's Planning and Development Department on (07) 3810 6888.