

EXT 007: RETAINING WALLS

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Objective:

To ensure that all retaining walls over 500mm are of adequate construction for their intended purpose; and

- To protect the visual amenity and landscape character of the locality, in particular that of adjoining properties and streetscapes.
- To minimize the loss of visual privacy or solar access to other premises through overlooking or overshadowing of adjoining dwellings.
- To limit excessive cutting or filling of sloping land and to encourage dwelling designs that complement and are sympathetic to the natural topography.
- To ensure that excavated material, or material used in filling and retaining of land is geotechnically stable and environmentally safe.
- To ensure that retaining walls are designed and constructed with sufficient strength to support any embankment together with any superimposed loads.
- To ensure that the excavation or filling of land that is a contaminated site, does not result in environmental harm or damage to ecosystems or harm to the safety and health of users and the general public.
- To minimize soil erosion through implementation of erosion and sediment control measures on all land disturbing activities to prevent the erosion and transportation of sediment through runoff from the site.

Purpose:

The purpose and intent of this policy is to seek to ensure that changes to ground levels through the excavation or filling of land and the development of retaining walls do not adversely affect neighbouring properties or the natural landscape features and environmental values of a local area and to ensure that the material used in the filling of land is both geo-technically stable and environmentally sound.

Policy:

All retaining walls on boundaries of lots, and/or subject to surcharge loads are to be constructed of stone, concrete, brick or other similar durable material; the use of timber retaining walls is not permitted.

Any walls exceeding 500mm in total height, subject to an additional surcharge, is proposed to be added to the existing retaining wall and/or in the case of tiered retaining walls exceeding 500mm in total height. These walls shall be designed and a wet ink signed detail by a Practicing Structural Engineer is to accompany the application submitted.

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