

EXT 007: RETAINING WALLS

Document Status:	Current	CM Ref:	D16/29044[v3]
Responsible Officer:	Manager Development and Statutory Services	Version No:	4
Date Adopted:	February 1993	Resolution #:	O0293-172
Date Reviewed:	December 2021	Resolution #:	O1221-225

Objective

- To ensure that all retaining walls over 500 millimetres (mm) are of adequate construction for their intended purpose;
- 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 geo-technically 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; and
- 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, the natural landscape features, 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.

Any walls exceeding 500mm in total height, and/or subject to a surcharge, shall be designed and wet ink signed by a Practising Structural Engineer which is to accompany the application submitted.

Tiered retaining walls must include the combined total height of all retaining walls i.e. must be assessed collectively.

..... Policy Ends