

# RETAINING WALL ADVICE

It is important to note that retaining walls often require separate approval. Our recommendation is to understand what needs to happen and when, so that any unnecessary delays in the issue of an Occupation Certificate can be avoided.

## CONSTRUCTION CERTIFICATES

Retaining walls can only be constructed as per the APPROVED Development Consent. It is likely that a separate Construction Certificate will be required for the construction of the retaining walls. If the retaining walls to be constructed differ from the Development Consent a Section 96 is required to be lodged with Council.

The necessary approvals must be in place before any building works on the retaining walls commences. Walls constructed illegally may delay the owner obtaining a Final Occupation Certificate and a Building Certificate may be required from Council.

## EXEMPT AND COMPLYING DEVELOPMENT

Retaining walls may be undertaken as exempt or complying development under the NSW Housing Code if certain construction requirements are achieved. The walls must be structurally adequate, installed in accordance with the manufacturer's specifications and comply with the Building Code of Australia.

Council approval may be required if trees or vegetation are to be pruned or removed or if the works will be carried out in heritage, flood control or environmentally sensitive areas.

Works must have adequate drainage and not redirect water or sediment onto an adjoining property.

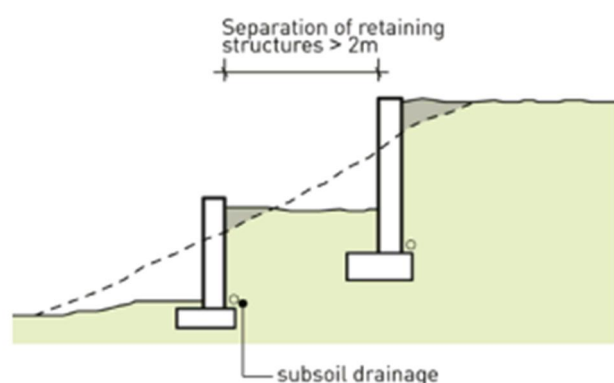


Figure 1: Separation distance between retaining walls and structural supports

The general standards for exempt development include:

- Earthworks and retaining walls must not exceed 600mm above or below existing ground level.
- Works must be located at least 1m from any lot boundary, registered easement, sewer or water mains.
- Works must be located at least 40m from any natural water body.

Retaining walls that exceed 600mm above or below existing ground level may be approved by an Accredited Certifier as Complying Development as long as they meet certain requirements. The general standards for complying development include:

- Must not be located over a registered easement
- Must not exceed 1m in height when located within 1m of a side or rear boundary and must not exceed 3m in height in any other location.
- Undertaken on acid sulfate soils must not exceed more than 1m.

It is likely that you will need to obtain certification from a structural engineer if the retaining wall is 600mm above or below ground level and within 1m of a lot boundary, or; more than 1m above or below existing ground level in any other location.

This information has been prepared as a guide only. Local Management Services Pty Ltd is not accountable for any loss suffered by any party due to the unauthorised use of this information or any reliance on these details.