

RETAINING WALL FACT SHEET

As part of the development works, Peet aims to provide flat building pads to simplify the construction of your home. The introduction of flat pads will result in each adjacent lot being at a different height, and therefore a transition will be required between lots. This transition can be achieved by either the use of a batter, where soil is formed into a steep slope, or by the construction of a retaining wall. Occasionally a combination of retaining and battering may be used. This fact sheet provides you with some answers to common questions regarding retaining walls.

WHAT ARE RETAINING WALLS?

Retaining walls are structures that are designed to support soil. They provide a method of transitioning from one level to another, while maximising the usable land area. If there is a level change between your lot and the neighbouring lot and a retaining wall is not being provided by the developer, then a batter will be present.

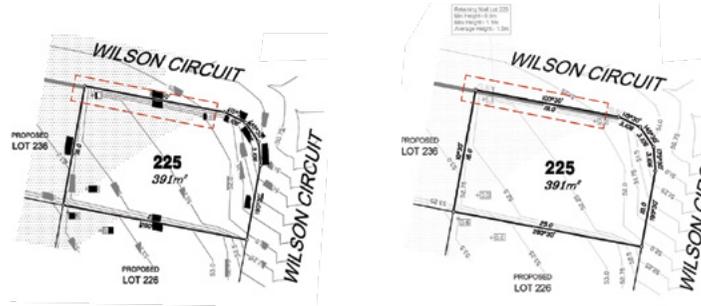


WHEN IS A RETAINING WALL REQUIRED?

Retaining walls may be required during the construction of dwellings, subdivision of land, erection of dividing fences and/or for landscaping purposes. The need for retaining walls is often determined by the size of the lot and how close the building will be built to the boundary. As the requirement for a retaining wall is determined by the house design, your builder will be able to advise you if retaining is required.

WHAT TYPE OF TRANSITION DOES MY LOT HAVE?

The disclosure plan (which is included in the sales contract) will clearly show if a retaining wall or batter is included in your lot. If a retaining wall is provided, the disclosure plan displays approximate heights of the retaining walls. Please speak with your builder or sales professional if you have any questions about your disclosure plan.

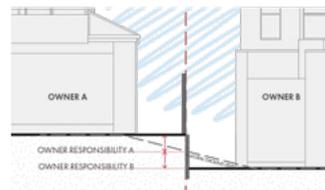


WHO IS RESPONSIBLE?

Each land owner has an obligation to retain soil where it becomes necessary due to earthworks on their property. If the batter was located within your property and you need to replace it with a retaining wall for the construction of your home, then you will be responsible for the construction of the wall.

In the case where a batter runs across two lots, adjoining owners who have both undertaken earthworks and altered the ground levels are advised to attempt to negotiate a proportional-based agreement. This should occur when retaining walls are required along the common boundary for support of a dividing fence, landscaping or other works.

If your new retaining wall or work on an existing retaining wall has the potential to impact on a neighbour, it is recommended that you speak to the neighbour before beginning any work. This helps avoid disputes or legal civil action arising during or after the construction work. Retaining walls should be constructed so that the whole structure is wholly within a single lot. This includes the footings, post, sleepers and drainage layer.



RETAINING WALL TYPES

Below are some examples of retaining that could be installed. Please speak with your builder or landscaper to discuss the best option for your lot.



Stone



Concrete Sleeper



Timber



Concrete Block

RETAINING WALL TECHNICAL DETAILS

WHAT SHOULD BE CONSIDERED?

When designing and/or locating a retaining wall, the following must be considered: property boundaries, easements, underground services and the final contours of adjoining properties.

Some easements are designed to collect overland flows of stormwater and should not be disturbed. Further advice should be sought if the retaining wall is to be located near or over a sewer. Water from behind the retaining wall should drain in such a way as to avoid water pressure behind the wall and to a location that does not disturb neighbouring structures and land. Drainage from a retaining wall should be connected into the roof water or stormwater system.

IS AN APPROVAL REQUIRED TO BUILD A RETAINING WALL?

Generally, under the 'Building Regulation 2006' retaining walls are considered 'self-assessable' and do not require building approval if they meet the following criteria:

- There is no 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 no more than 1.0m above the wall's natural ground surface; and
- The wall is no closer than 1.5m to a building, structure (e.g. a swimming pool) or other retaining wall; and
- The wall is built to appropriate construction standards or relevant acceptable solutions under the Queensland Development Code.

Walls greater than 1.0m in height generally need to be designed and certified by an engineer.

EXISTING RETAINING WALLS

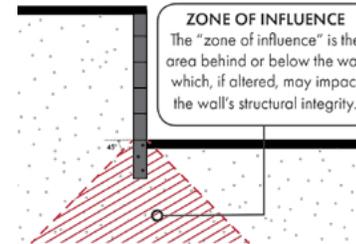
Work around existing retaining walls should be avoided where possible. Care should be taken to ensure that excavations are not undertaken adjacent to walls as this could impact their structural integrity. Developer constructed walls have not been designed to cater for the building surcharges and houses should be designed in such a way as to avoid causing a load on a wall.

SERVICES

The location of services needs to be considered when installing retaining walls. A wall has the potential to adversely affect services such as stormwater and sewers if not properly designed to avoid load being applied to the pipe. Footings should be deep enough so that the service is outside of the 'zone of influence'. It is recommended that the advice of a structural engineer is sought when building retaining in proximity to a service.

WHAT IS SURCHARGE LOADING?

"Surcharge loading" is the vertical pressure applied to the ground surface in the vicinity of a retaining wall - it results in additional horizontal pressure on the wall.



BUILT-TO-BOUNDARY HOMES

When a house is 'built-to-boundary', the slab designer should design the slab so it is structurally supported at a level below the adjacent building pad. This will ensure that the slab is not impacted if the neighbour removes a batter to install a wall.



MAINTENANCE & WORK NEAR RETAINING WALLS

Retaining walls, like everything around your house, will require a level of maintenance. Drainage should be regularly checked so that it does not get blocked or obstructed. Any construction work or excavation in the vicinity of a wall must not impact the structural integrity of the wall, and stay outside the 'zone of influence'. It is important to ensure that retaining walls are not undermined, excavated or subject to any additional loads.

RETAINING ALTERNATIVES

It is not always necessary to install retaining. Batters can be left in place if suitably stabilised by turf or vegetation. This can provide a cost-effective and attractive option when compared with installing a retaining wall. Below are a few examples of possible ways to deal with slope without installing a retaining wall.

