

Do it yourself checklist for retaining walls

Building Approval is not required to construct a retaining wall that meets the below criteria.

A Planning Permit or **Plumbing Approval** may still be required.

Building work can be undertaken by: a licensed builder, the property owner or any competent person, but must comply with the requirements of the National Construction Code (NCC).

There is no requirement for notice to be provided to Council on completion of work.

Step 1

Planning Permit Checklist

- ☐ I have a current Planning Permit for my retaining wall.
- or
- ☐ I have written confirmation from Council's planners that I do not require a Planning Permit for my retaining wall.

What if I do not have either of these?

A basic plan will need to be drawn that shows the dimensions of your retaining wall and where on your land it will be built. The plan can be drawn by yourself or any competent person.

Send the plan to Council's planners for review. Plans can be emailed to mail@mvc.tas.gov.au or you can deliver your plan to Council's customer service office at 26 Lyall Street, Westbury. Include the address of the property where the retaining wall is intended to be built and your contact details. If you are unsure or need help, contact Council on 6393 5300 and ask to speak with a planner.

Step 2

Depending on the size of your retaining wall, you may be required to meet requirements of category 1.3.14 or 2.3.2.

Building Approval Checklist Category 1.3.14

- ☐ My retaining wall is not associated with building work that would be classified as Notifiable Works or work that would require a Building Permit.

Size and Site Limitations

- ☐ If my retaining wall is within 1.5m of a boundary, it will be no higher than 0.5m.
- ☐ If my retaining wall is further than 1.5m from a boundary, it will be no higher than 1.2m.
- ☐ If my retaining wall is constructed close to a boundary, protection work will be completed to protect adjoining properties.

Building Approval Checklist Category 2.3.2

- ☐ My retaining wall is not associated with building work that would be classified as Notifiable Works or work that would require a Building Permit.
- ☐ Excavation and earth fill will not impact on sewer, stormwater or water utility infrastructure.
- ☐ Fire separation will be provided in accordance with the NCC.

Size and Site Limitations

- ☐ My retaining wall is no higher than 1.8m.
- ☐ It has been designed by a licenced engineer.
- ☐ If my retaining wall is constructed close to a boundary, protection work will be completed to protect adjoining properties.

Category 1 - Low Risk Building Work

Step 3

Plumbing Approval Checklist

- ☐ I have been issued with a Plumbing Permit for my retaining wall.
or
- ☐ My retaining wall is not located in a karst area and is not located in an area that is subject to landslip and subject to flooding and;
- ☐ A licensed plumber will be undertaking the work and will supply Council with a completed Form 80-Notice of Low Risk Work (Building and Plumbing) within five (5) days of finishing the work and;
- ☐ Plumbing works are limited to stormwater drainage only and stormwater will be managed so as not to cause a nuisance to neighbouring properties in accordance with the *Urban Drainage Act, 2013*.

Additional Requirements

- ☐ Building work will comply with the construction requirements of the NCC.
- ☐ If the value of the work is more than \$20,000, payment of the State Government statutory fees and levies will be made to Council.
- ☐ When undertaking work close to a boundary, protection work will be carried out to ensure the safety of adjoining properties.

Be certain about what is required

Building regulations are complex and mistakes can be costly. It is the responsibility of you and/or your builder to ensure that your retaining wall complies with all of the criteria listed above and the requirements of the NCC.

If you or your builder are unsure, a licensed building surveyor will be able to provide you with advice.

More information and a list of local building surveyors can be found by selecting Building & Plumbing from the menu on Council's website at www.meander.tas.gov.au