

Everleigh

Retaining Wall Fact Sheet



Land lots are typically made level to assist with construction and reduce owner costs. This often results in level changes between lots that require retaining walls. These retaining walls, where possible, are located:

- on the common boundary between lots or
- Within the residential lot but as close to any external boundaries as possible.

Each lot owner is responsible for the maintenance of retaining walls on their property. Where a retaining wall is located on a shared boundary, the maintenance obligations are shared between the adjoining lot owners.

Obligations

Each owner, their tenants, and their builder, has a responsibility to look after the wall, both through construction and overtime.

It is important that each owner understands their obligations and makes their builder similarly aware.

Drainage obligations

- Water is to be directed away from the retaining wall.
- Water is not permitted to pond within the zone of influence above or below the wall.
- The owner must not direct surface water to their neighbour's property.

Structural Obligations

- No open excavations, alterations or modifications are permitted within the zone of influence without Engineering assessment. Refer to sketch for definition of 'zone of influence'.

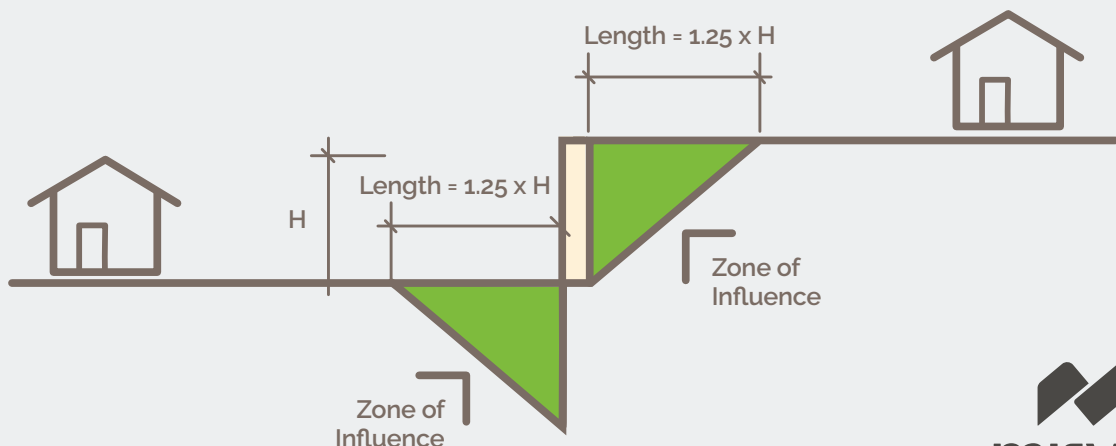
- No structures or trees are to be installed within the zone of influence without Engineering assessment.
- Any site works within any individual allotment must not disrupt the wall drainage.
- No machinery is to be used above the retaining wall where it would result in a load more than 5kPa as this may cause deformation of the wall components.
- The wall height is not to be raised by any method, including bolting on, or constructing an additional retaining wall above, without obtaining an engineering assessment of the effects on the wall.

Zone of Influence

- The area either side of any retaining wall is called the zone of influence. Any works (e.g. bobcat or other machinery), building (e.g. pool or shed) or loading (e.g. Caravan, pallets of bricks) in this area has the potential to impact the structural performance of each wall.
- ** The following information is provided as a general guide. You should consult with a suitably qualified engineer to confirm the actual extent of the zone of influence.

If the wall height (H) is 1.6m then:

- For the Lower Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$
- For the Upper Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$



Key Wall Design Items

All retaining walls installed by Mirvac have been designed to withstand wind loading from a 1.8m high boundary fence placed on fencing brackets provided.

Wall Construction Expectations

Retaining walls are installed within the following tolerances. A wall installed outside of these tolerances may not necessarily impact on the structural performance of the wall. However, if you identify any walls that are outside of these tolerances, please raise with WRB.

Slope Tolerances

The wall is designed with a lean back of 1:25 (4%) but may vary between 1:50 (2% forward) and 1:20 (5% backward).

Panel Tolerances

Gaps between concrete sleepers, differences in levels are not unexpected. These items are generally within construction tolerances (up to 50mm) and do not have impact on the structural integrity of the wall.

Wall Drainage

The owner may experience water coming through or ponding at the base of the wall. This is not unexpected and will typically be resolved when the landscaping and roof water drainage has been installed by both the owner and neighbours.

However, if you are still experiencing wet ground around your retaining wall after above landscaping and roof water drainage works are complete by both yourselves and your neighbour please contact WRB.

While water is unlikely to affect the structural integrity of the wall in the short to medium term, the owner should resolve the issues as outlined above.

Please note that your builder and landscaper have a responsibility to minimise drainage issues on your site and is with the knowledge and capability of any competent contractor.

Warranty

Retaining walls in Everleigh are covered by a 15 year warranty period, but must be registered with WRB within 3 months of settlement. Instructions for registration of your warranty can be found on the Building at Everleigh portal under Lot Details/ your Precinct/ your lot/ Technical Documents.

