
NMP 1.7 – RETAINING WALLS AND EXCAVATION AND FILLING

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Purpose

To ensure building work that includes excavation and filling and/or retaining walls is carried out in a manner, which will not impact adversely on the site, the neighbouring properties, services, or the amenity of the area.

Application

This standard applies to *siteworks* associated with Class 1 and 10 buildings, but does not apply to *siteworks* carried out-

- (a) on sites adjacent to a *waterway*; or
- (b) on registered easements.

Excavation and filling that is not building work could be subject to an operational works application to the local government.

Referral Agency

There is no referral agency.

Associated Requirements

- Building Code of Australia, Vol 2, Part 3.1.1.
- NMP 1.8 - Stormwater Drainage.
- NMP 1.4 - Excavation and Piling Near Sewers, Stormwater Drains and Water Mains.
- NMP 1.1 - Driveways.

Referenced Standards

- AS/NZS 3500.3.2- 1998 – National Plumbing and Drainage Code – Stormwater Drainage – Acceptable Solutions

Definitions

Note: Italicised words within the body of the text are defined.

Competent person - has the same meaning as that given in the *Building Regulation 2006*.

Siteworks - as defined in BCA Vol 2 Part 1.1.

Utility infrastructure means—

- (a) a sewerage system or stormwater drainage as defined in the *Standard Plumbing and Drainage Regulation 2003*; or
- (b) a water supply system or property main as defined in the *Standard Plumbing and Drainage Regulation 2003*.

Waterway - means a river, creek, stream, gully or drainage channel.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	Filling or excavation must not impact adversely on the visual amenity or privacy of surrounding properties.	A1	(a) The fill or excavation depth is less than 2m from the natural ground level at any point.
			(b) The toe of the fill or the top of the excavation is not less than 1.5m from a side or rear allotment boundary. (Refer to Diagram 1)
P2	Filling or excavation must not worsen any flooding or drainage problems on the site or on neighbouring properties.	A2	(a) Filling or excavation does not cause ponding on the site or on neighbouring properties.
			(b) Surface water- (i) flow is not directed towards neighbouring properties (refer to Diagram 2); or (ii) is discharged into a stormwater drainage system constructed in accordance with AS 3500.3.2.
P3	Any structure used to restrain fill or excavation must not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	A3	A sub soil drainage system is provided behind all retaining walls in accordance with section 3.1.2.4 of Volume 2 of the BCA.
P4	Filling or excavation must not adversely affect sewer, stormwater or water <i>utility infrastructure</i> .	A4	(a) Fill material placed over the service does not impose any additional surcharge loading on the service.
			(b) Where excavation is carried out- (i) a minimum cover of 600mm is maintained around all <i>utility infrastructure</i> (to top, sides and base of services)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>(refer to Diagram 1); or</p> <p>(ii) a retaining wall designed by a <i>competent person</i> is provided to support to the soil surrounding the service.</p> <p>(c) Compaction with a vibrating roller is not carried out within 600mm of any <i>utility infrastructure</i>.</p>
<p>P5 Filling or excavation must not prevent access to the property.</p>	<p>A5 The filling or excavation allows for a vehicle to access the property in accordance with the standard for Driveways.</p>
<p>P6 A method of restraining soil must not impose any adverse loads on sewer or stormwater drains or water mains.</p>	<p>A6 The method of restraining soil complies with the standard for Excavation and Piling Near Sewers, Stormwater Drains and Water Mains.</p>

Notes

1. No approval is required under the *Building Regulation 2006* for retaining walls if:
 - there is no surcharge loading; and
 - the height of wall or height of fill or excavation is not more than 1m; and
 - the wall is no closer than 1.5m to a building, structure(e.g. a swimming pool) or other retaining wall.

In these cases, the “applicable code” for the purposes of the Integrated Planning Act is the Building Code of Australia (refer to BCA Vol 2 Part 3.1.1).

2. Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g.; timber, concrete masonry or similar).

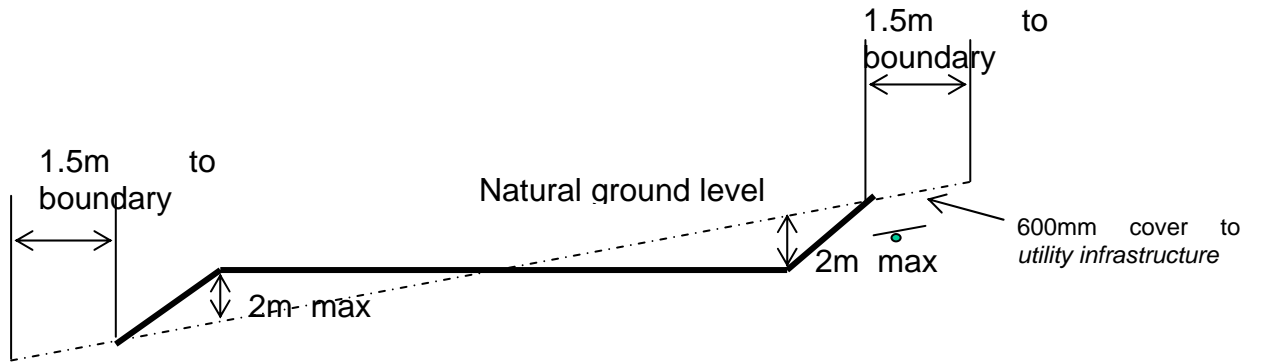


DIAGRAM 1

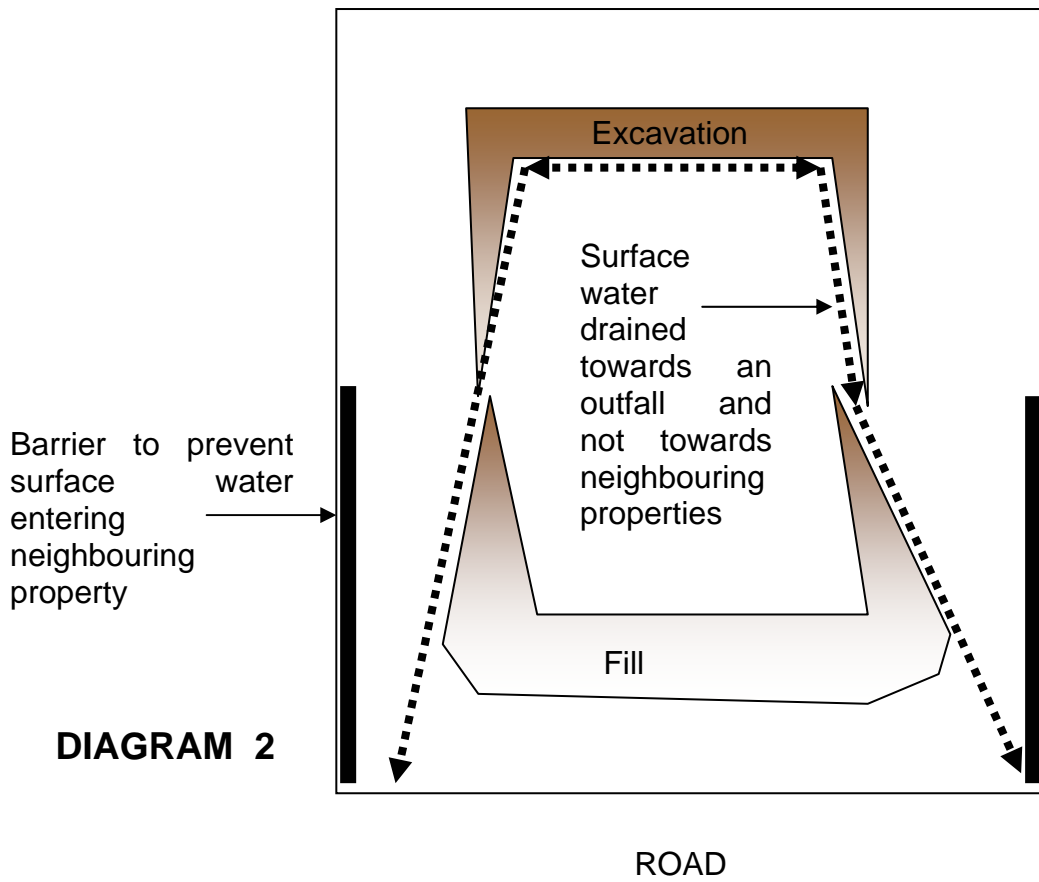


DIAGRAM 2