

Retaining wall guide

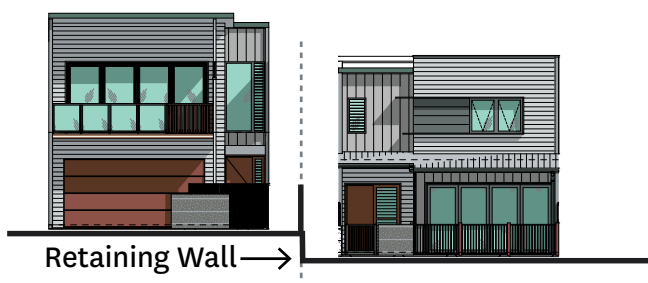


What are retaining walls?

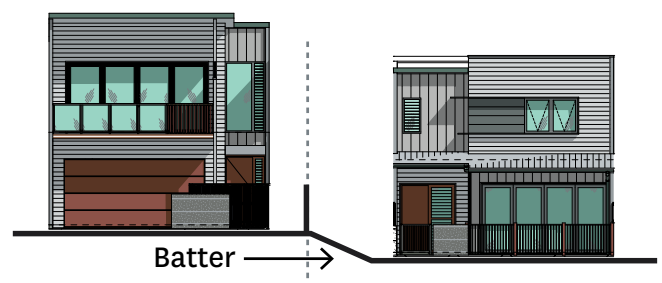
Many lots at Kalina have some form of level difference between them, due to the natural slope of the land. In most cases, the transition between the two lots will be a retaining wall. In some instances however, a small batter will be present as a suitable alternative.

- Retaining walls are structures used for supporting soil, so that two different levels can be achieved either side of the wall. There are many types of retaining walls. They are an effective way to transition between two heights in a small amount of space, maximising useable land area on residential lots.
- Batters are a designed slope to achieve two different levels, with a low and high side.

The type of transition on your lot is shown on your disclosure plan, either showing the approximate height and location of the retaining wall, or the finished surface levels of the batter.



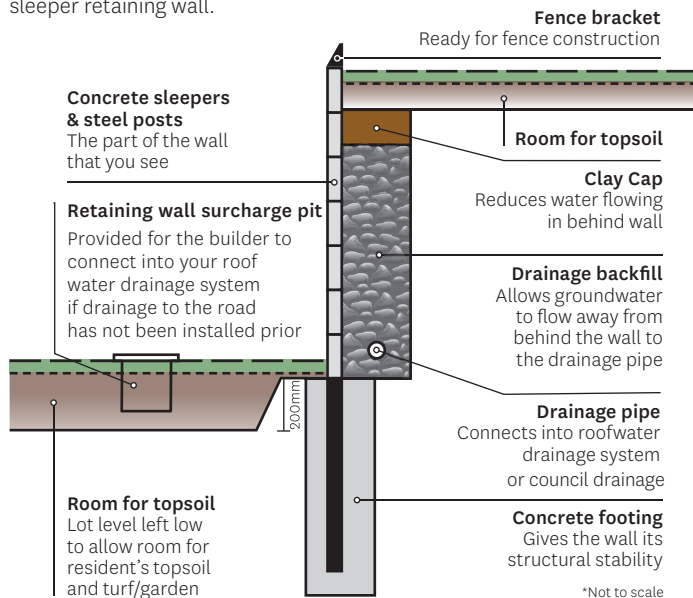
Retaining wall example



Batter example

Types of retaining walls within Kalina

All retaining walls provided by Stockland within lots throughout Kalina are concrete sleeper walls. The concrete sleepers have a premium coloured and textured finish. See below diagram for what makes a concrete sleeper retaining wall.



At Kalina, all residential lots are finished without topsoil. This is to reduce time and costs for builders to prepare the site ready to pour the slab. Because of this, a small batter is provided at the bottom of each retaining wall, to allow room for topsoil to be spread up to the bottom of the wall, and gardens or turf to be installed above the bottom of the wall.

During your house design, your builder should take into account a few specifics about the retaining wall:

- Developer-built retaining walls are not designed to take additional loading from adjacent structures.
- Builders are required to connect retaining wall drainage into your roofwater drainage system if it's not already connected elsewhere by Stockland. There may be either a piece of drainage pipe sticking out of the ground near the wall or a small drainage pit if your builder is required to connect.
- Developer-built retaining walls have fence brackets installed and have been designed to cater for the wind loading of a standard 1.8m fence.

During construction, your builder should take care when completing any works around existing retaining walls. Changing levels, excavating, adjusting or amending existing retaining walls may result in losing the structural stability, voiding the warranty and reducing the design life of the walls.

Retaining wall maintenance

Developer-built retaining walls are designed and certified by a qualified structural engineer. These walls have a builder warranty of 6½ years, and have a 60-year design life. You or your builder can obtain a copy of the certification relevant to your lot on the Stockland Builder Portal.

In most cases, the face of the retaining wall is designed on the property boundary between two residential lots. This means that it is the responsibility of both adjoining neighbours to maintain the wall, similar to maintaining a shared boundary fence.

Retaining walls that are adjacent to council land (either road verges or footpath easements) are wholly within the single residential lot, and that lot owner's responsibility to maintain.

It is important to regularly check and maintain your retaining wall. If you are thinking of building on top of, or attaching anything to your retaining wall, please seek guidance from a technical expert first as it can affect the structural integrity of the wall and void the warranty.

Stormwater runoff

Retaining walls are designed to withstand the harsh Australian environment, including heavy rain events. Despite that, retaining wall integrity may be compromised if stormwater runoff is not properly managed. Each lot owner is responsible for managing any stormwater runoff from your lot, including during house construction.

Please ensure:

- Stormwater runoff is not directed towards the retaining wall, or another property;
 - Appropriate drainage in your backyard is installed and maintained regularly to ensure water can freely drain;
 - Builders install necessary measures during your house construction.
- If you're unsure, talk with your builder about what stormwater drainage you have or may need to install on your lot.

Additional information is available from Ipswich City Council at <https://www.ipswich.qld.gov.au/residents/nuisances-and-complaints/stormwater-control>

FAQs

Q. Does my retaining wall come with a warranty?

A. Yes. Six and a half years, however amending or damaging the retaining wall may result in voiding the warranty.

Q. I'm buying off the plan, can you give me the exact measurements of the retaining wall?

A. No. The approximate height and location is provided within your disclosure plan, however, due to plotting requirements the retaining walls shown are indicative only and may not show the true width of the wall. Builders should carry out a site survey before designing and/or building your home.

Q. Whose responsibility is it to maintain the retaining wall?

A. Both adjoining neighbours. In most cases at Kalina, the retaining walls are designed to be on the property boundary and are both adjoining neighbours' responsibility. Exact locations of walls will vary due to construction tolerances. Where a retaining wall is adjacent to council property, the wall will be wholly in the residential lot and is the lot owner's responsibility.

Q. Why is there water coming through my retaining wall?

A. In heavy rain events, retaining walls are designed to allow a flow of water through the wall to alleviate the pressure build up behind the wall. Drainage pipes behind the retaining wall will capture the majority of the water, however it is your builder's responsibility to ensure the pipes are properly integrated into your roof water drainage system if not already connected elsewhere by Stockland.

Q. Can I remove the batter at the bottom of the retaining wall?

A. No. The batter at the bottom of the retaining wall ensures the drainage gravel and soil behind the wall remains in place until your builder and/or landscaper install topsoil, turf or a garden.

Q. Can I build or plant anything on top of my retaining wall?

A. We strongly recommend seeking guidance from a technical expert should you wish to build or landscape on the retaining wall. Depending on what you plant or build, it can void your warranty, or more seriously, affect the structural integrity of the wall.

This document is supplied solely for the purpose of providing information regarding retaining walls and batters within Stockland Kalina and is not intended to be used for any other purpose. All diagrams relating to retaining walls and batters are indicative only and may show retaining walls and batters that are different to or not present at lots within Kalina or any other Stockland development. Customers should review the disclosure plan or survey plan (as the case may be) contained in the sale contract and rely on their own builder and engineering enquiries for any additional retaining or battering required for their lot. The contents of this document are based on the intention of, and information available to, Stockland as at the time of publication (July 2020) and may change due to future circumstances. If this document is attached to a contract for sale, Stockland reserves the right to make changes to the information contained in this document in accordance with the terms of the sale contract, otherwise Stockland reserves the right to make changes to the information contained in this document at any time. Unless this document is attached to a sale contract: (1) this document is not legally binding on Stockland; (2) Stockland does not give any warranty in relation to any information contained in this document; and (3) Stockland does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.