

What are protection works?

Protection works enable earthworks to be carried out safely and avoid potential damage to adjoining properties and structures through soil collapse or subsidence.

- Excavation adjacent to vacant property, using unprotected embankments, can be undertaken when there are no structures within 3m of the excavation.
- Excavation adjacent to existing buildings must be undertaken considering the structural stability of the existing building. Excavation must be completed as soon as practicable, and no part of the existing footings may be left exposed.

When and where are protection works required?

Protection works are required before and/or during the building works if required by the relevant building surveyor. This will apply particularly where boundary excavation or fill exceeds 1m and for demolition works.

If the owner provides a registered engineer's design that complies with the Act and Regulations, and has **additional** certification from an independent engineer certifying the same, exemption from such works can be granted.

What is needed for a protection works application?

Notice of the works is to be served on adjoining properties in accordance with the approved forms with the prescribed details. Neighbours can agree, disagree or ask for more information. The relevant building surveyor will then determine the matter.

Protection of the public

Appropriate measures are to be taken to protect the safety of the public. These measures are to be approved by the relevant building surveyor prior to the commencement of the works on site. Precautions that encroach into the street alignment will also require additional consideration and approval from council's local laws' team.

If you can't comply...

Should constraints on the proposed design or site make it difficult for you to comply with any one of the above stated rules, a sketch should be made and the matter discussed with the building surveyor. It may be possible to obtain consent to vary the regulations for the proposal.

The municipal building surveyor at Wodonga Council makes assessments of this nature for a fee. It is important to note that such an application may not be approved.

For more information, please go to the Building Commissions' *Practice Note* on the protection work process at <http://www.buildingcommission.com.au/www/html/2296-practice-notes.asp>

Please note: The information in this fact sheet is a guide only. Regulations can change, so before undertaking any development, please check with the building services team at Wodonga Council on (02) 6022 9300.