

**Retaining Walls**

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<b>Owner:</b>	Planning and Development
<b>Distribution:</b>	All Employees
<b>Implementation:</b>	01 July 1999
<b>Reviewed:</b>	14 December 2004
<b>Next Review:</b>	December 2006

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**Objectives**

To:

1. Encourage the provision of residential building sites with minimal slope by the provision of bulk earthworks and subdivisional retaining walls, and
2. Minimise the need for large retaining walls as part of dwelling construction.

**Statement**

This policy applies to the whole of the City of Wanneroo with the exception of those areas in which the matters the subject of this policy have been addressed in a Local Planning Policy or structure plan made in accordance with District Planning Scheme No.2. In such instances the terms of the respective local planning policy or structure plan shall apply.

The Building Surveyor is authorised to issue a building licence for any retaining wall which:

1. Complies where necessary with an Approval to Commence Development; or
2. Complies with the R-Codes where applicable; or
3. Is a subdivisional retaining wall approved by the Engineer.

The Engineer is authorised to approve a subdivisional retaining wall not exceeding 3 metres in height. However, where the subdivisional retaining wall is:-

- A boundary wall; and
- Within 10 metres of a dwelling on an adjoining property in a different ownership;

the height of that portion of the subdivisional retaining wall shall be determined in accordance with the R-Codes for a distance of 80 metres along the wall centred on the adjoining dwelling.

**Definitions**

“*Engineer*” shall mean the person entitled to approve on behalf of the City the nature and extent of works required to satisfy a condition of subdivisional approval.

“*Height*” in relation to subdivisional retaining wall shall mean the difference between the top and bottom of the wall measured from the finished earthwork levels. However, where the works involve the construction of a retaining wall on top of a subdivisional retaining wall, natural ground level shall be taken as being the halfway height of the subdivisional retaining wall.

“*R-Codes*” shall mean the Residential Design Codes.

“*Retaining Wall*” means a wall designed to retain soil.

“*Subdivisional Retaining Wall*” shall mean a wall designed to retain soil resulting from earthworks associated with compliance with a condition of subdivisional approval issued by the Western Australian Planning Commission and pursuant to Section 20D of the Town Planning and Development Act.

### **Responsibility for Implementation**

Manager Development and Health Services