

RETAINING WALLS

A BUILDING LICENCE IS ONLY REQUIRED WHEN THE RETAINING WALL EXCEEDS 450MM HEIGHT

WHAT IS A RETAINING WALL?

A Retaining Wall is a wall or structure designed and constructed to support soil at a slope steeper than can naturally be supported ie: exceeds natural angle of repose.

Whilst Retaining Walls are primarily designed to support soil, they may also be placed under stress from other factors such as buildings, swimming pools, landscape structures, footings, vehicle loads and/or wind loads on dividing fencing. Some pre-manufactured retaining walls are designed to support only soil and not other contributing stress factors.

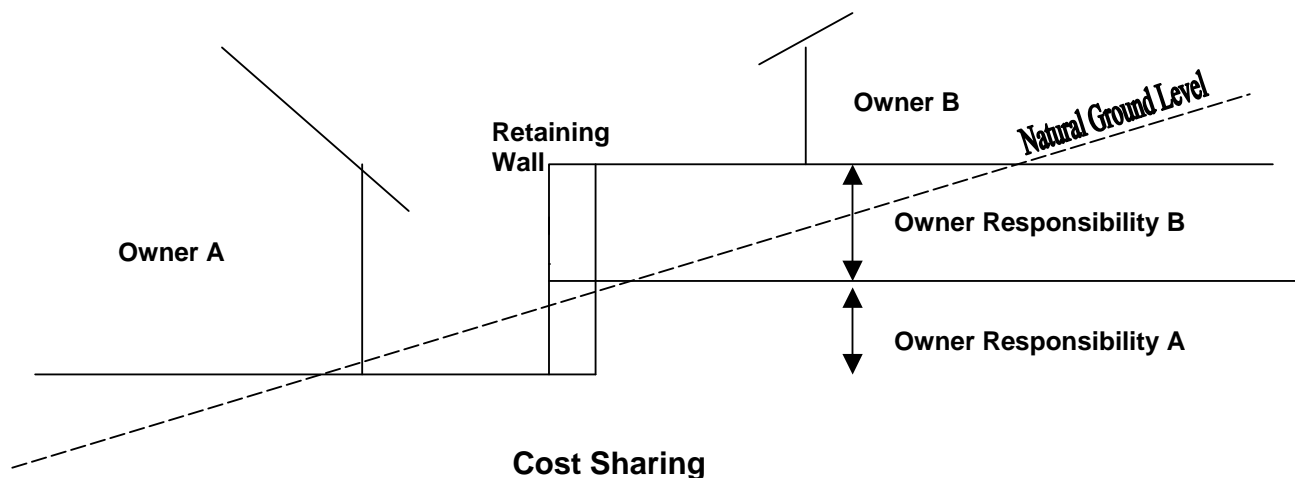
WHEN IS A RETAINING WALL REQUIRED?

Retaining Walls may be required during the construction of dwellings, swimming pools, subdivision of land, erection of dividing fences and/or landscaping purposes.

Whilst the City may require that retaining walls be constructed as part of building works, other retaining walls may be necessary depending on contributing factors as mentioned above.

COST SHARING FOR COMMON BOUNDARY RETAINING WALLS

Each landowner has an obligation to retain soil where necessary resulting from earth works on his/her property. Adjoining owners who have both undertaken earthworks are advised to attempt to negotiate a proportional based agreement when retaining walls are required along a common boundary for dividing fencing or landscaping works. When an agreement cannot be reached through arbitration and mediation, then owners should seek legal advice.

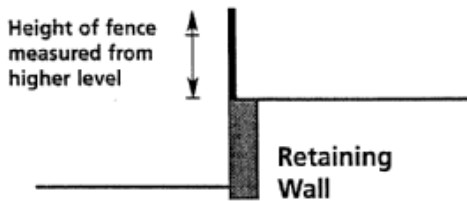


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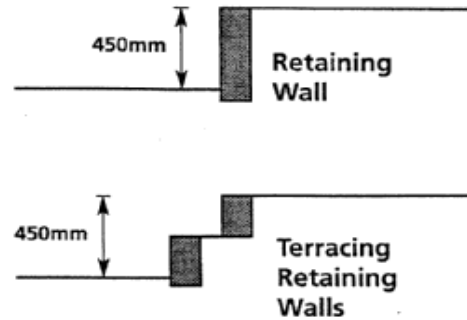
This information sheet is correct as at July 2011.

**POSITIONING OF DIVIDING FENCES NEAR
RETAINING WALLS**

Under the City’s Private Property Local Law 2001, a dividing fence is to be positioned on the higher ground of a retaining wall, which abuts a common boundary.



**EXAMPLE OF STANDARD & TERRACED
RETAINING WALLS**



MAINTENANCE OF RETAINING WALLS

When the City is of the opinion that a retaining wall is structurally inadequate then the owner must consult a practicing Structural Engineer to determine what action, if any, is required to restore the structural integrity of the wall. The cost for the Structural Engineer’s services is the responsibility of the owner.

CITY APPROVAL

A Building Licence is required where a proposed retaining wall exceeds 450mm in height, is added to existing retaining wall and/or in the case of tiered retaining walls exceeding 450mm in total height. The City requires that such retaining walls are designed by a Structural Engineer, therefore applications are to be accompanied by signed Structural Engineer.

**BUILDING LICENCE SUBMISSION
REQUIREMENTS FOR RETAINING WALLS**

- Building Licence Application Form.
- Site Plan – Two copies to a scale not less than 1:200 indicating site boundaries, existing and proposed levels and proposed wall location (relative to a nominated datum point or Australian Height Datum).
- Two original signed copies of Engineer’s Structural details.
- Application Fees (see below).

Retaining walls that exceed 1 metre in height on or adjacent to the side or rear boundary, or exceed 500mm in the front setback area, will require assessment as a code variation, see fee structure below.

Building Application Fee Structure

<i>Building Licence Application Fee</i>	0.35% x 10/11 of construction value (GST inclusive). Minimum Fee of \$85.00
<i>Builders Registration Board Disputes Levy Fee</i>	Fee \$41.50 – must be paid with all Building Licence Applications
<i>Building and Construction Industry Training Levy Fund</i>	Applicable for Building Works valued above \$20,000 (GST inclusive).
<i>Codes Variation Application Fee</i>	Minimum fee \$139.00 or 0.32% of retaining wall cost

INCOMPLETE APPLICATIONS AND/OR APPLICATIONS NOT ACCOMPANIED BY FEES WILL NOT PROCESSED

For further information please contact Regulatory Services on 9405 5444.

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