

Building Information Sheet BS08 – Retaining Walls

July 2010

Definition

Retaining wall – means a structure or wall supporting or confining a mass of earth.

The Shire of Augusta-Margaret River, in an endeavour to standardise procedures and in keeping with the current Building Code of Australia and Building Regulations, requires building licences for retaining walls on boundaries, or where they support another structure i.e. carport, external wall of dwelling.

What's required to obtain a Building Licence?

- Two (2) copies of all information, with one completed application form.

A Site Plan (samples available) showing

- Site boundaries and heights relevant to both sides of the wall i.e. natural ground level.
- Residence and other structures on the property (ie. sheds or pergolas etc).
- The positions of septic tanks and leach drains if applicable.
- The position of the proposed retaining wall.
- The location of any easements.

Plans showing the following structural information:

- Overall height and thickness of the wall.
- Type of construction and material.
- Reinforcement details.
- Footing details.
- Drainage behind the wall if applicable.
- Manufacturer's specifications.
- Waterproofing details.

General

- Plans submitted to be a scale not less than 1:100.
- Retaining walls will require design by a practicing structural engineer.
- Retaining walls on boundaries or near a boundary are to be constructed of a durable material, such as brick, stone or concrete. The use of timber as a retaining wall greater than 0.5m high is considered inappropriate in this location.
- When working on or in close proximity to boundaries, it is always a good practice to inform neighbours of your intentions.
- Adjoining owners comments are required in accordance with council's consultation policy for retaining walls on boundaries that are greater in height than 0.5m.
- ANY retainer wall on a boundary greater than 0.5m (500mm) will require a planning approval (as well as a building licence) prior to any works commencing on site.

Fees

Refer to information sheet for schedule of fees. Applications not accompanied by fees will not be processed.

For further information please contact the building services on 97805214