

Retaining Walls

This information sheet is provided to assist in development within a residential area.

What are Retaining walls?

A retaining wall is a wall or structure that is designed and constructed to support soil at a slope that cannot naturally be supported.

When is a retaining wall required?

A retaining wall may be required where any changes in the natural ground levels are proposed.

What planning policy governs the requirements of retaining walls?

The R-Codes set out the requirements for the location and height of retaining walls under Clause 5.3.7 (Site works), Clause 5.3.8 (Retaining walls) and Table 2A and 2B.

How high can I build my retaining walls?

Within 1.0m of a lot boundary

The maximum height for a retaining wall (fill) within 1.0m of a lot boundary is 0.5m from the natural ground level. Any additional height requires the approval of the City of Stirling (planning and building).

Greater than 1.0m from a lot boundary

The maximum height for a retaining wall (fill) setback greater than 1.0m from the lot boundary is restricted by the City's Building Height provisions. The building will be required to be within the height limit of the City's Building Height Policy, which can in turn dictate the height of your retaining wall. The height of the retaining walls will determine the setback from the lot boundary required as per Table 2A and 2B of the R-Codes. Any additional height, or reduced setback requires the approval of the City of Stirling.

Do I need my neighbour's approval for the retaining walls?

Any retaining above 0.5m in height from the natural ground level may require consultation with the adjoining land owners.

Can I build my retaining walls on the boundary?

Yes, all the footings and associated works must be contained within the lot boundaries and are not permitted to extend over the lot boundary.

Do I need Development Approval from the City to construct retaining walls?

A Development Approval is required to be obtained from the City of Stirling where the retaining walls do not comply with the requirements of the R-Codes.

Do I need a Building Permit from the City to construct retaining walls?

A Building Permit is required to be obtained from the City of Stirling where any retaining exceeds 0.5m in height.

What information is required for a Development Application?

1. Completed Planning Application Form
 - Signed by each owner of the property.
2. Planning Application Fee
 - Please refer to the fee schedule to determine the relevant fee.
3. Certificate of Title (within 6 months)
4. Clean site feature survey endorsed by a Licensed Land Surveyor
5. Site Plan – one copy – Scale 1:200 showing:
 - North Point
 - Cadastral boundaries
 - Existing dwelling and other structures
 - Location of the proposed retaining walls in relation to the lot boundaries
 - Any changes to the existing ground level / floor level

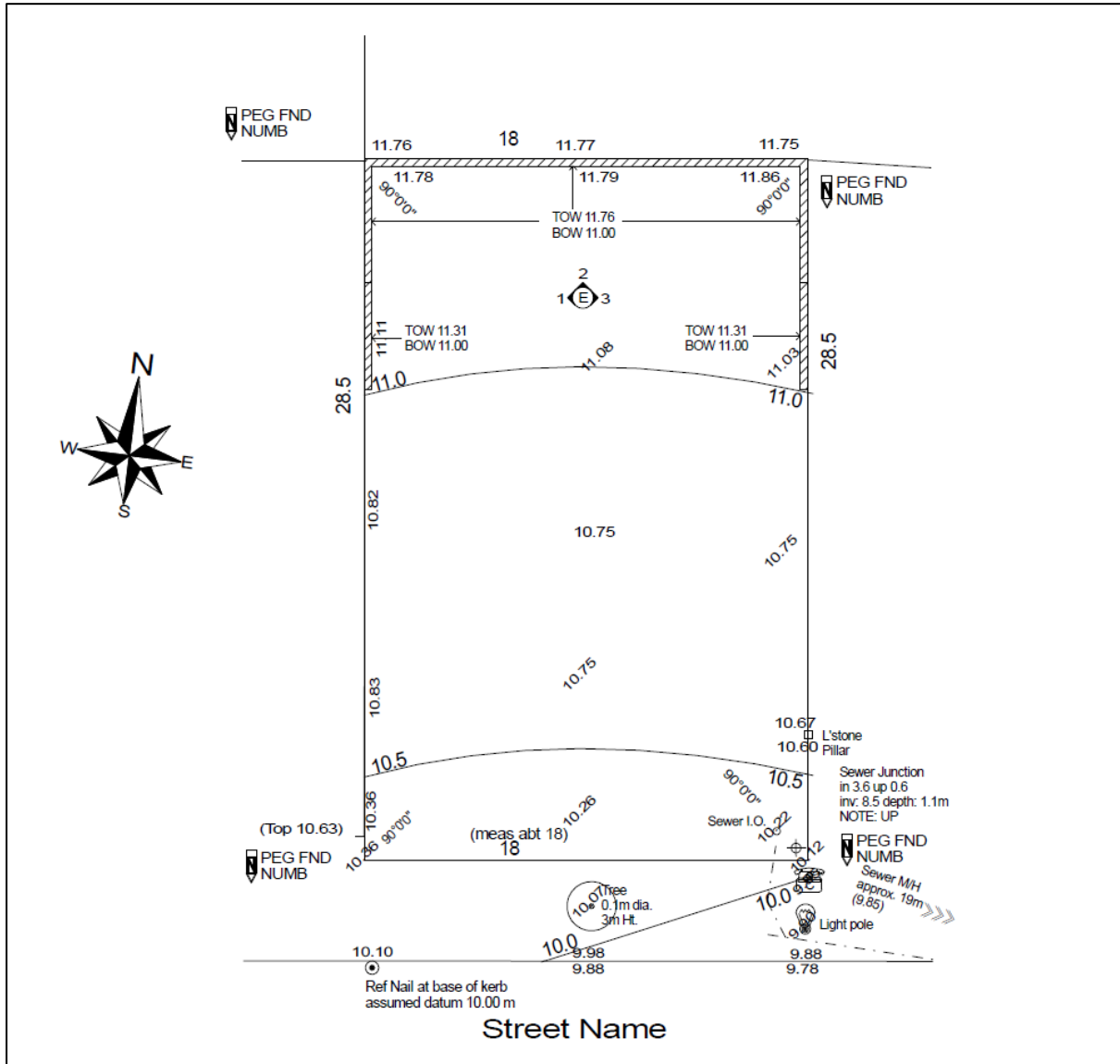
Refer to the example at the end of this document.

6. Elevation Plans – one copy – Scale 1:100 showing:
 - Front, side and rear elevations showing height, natural ground levels, finished floor levels and top and bottom of retaining wall measurements.

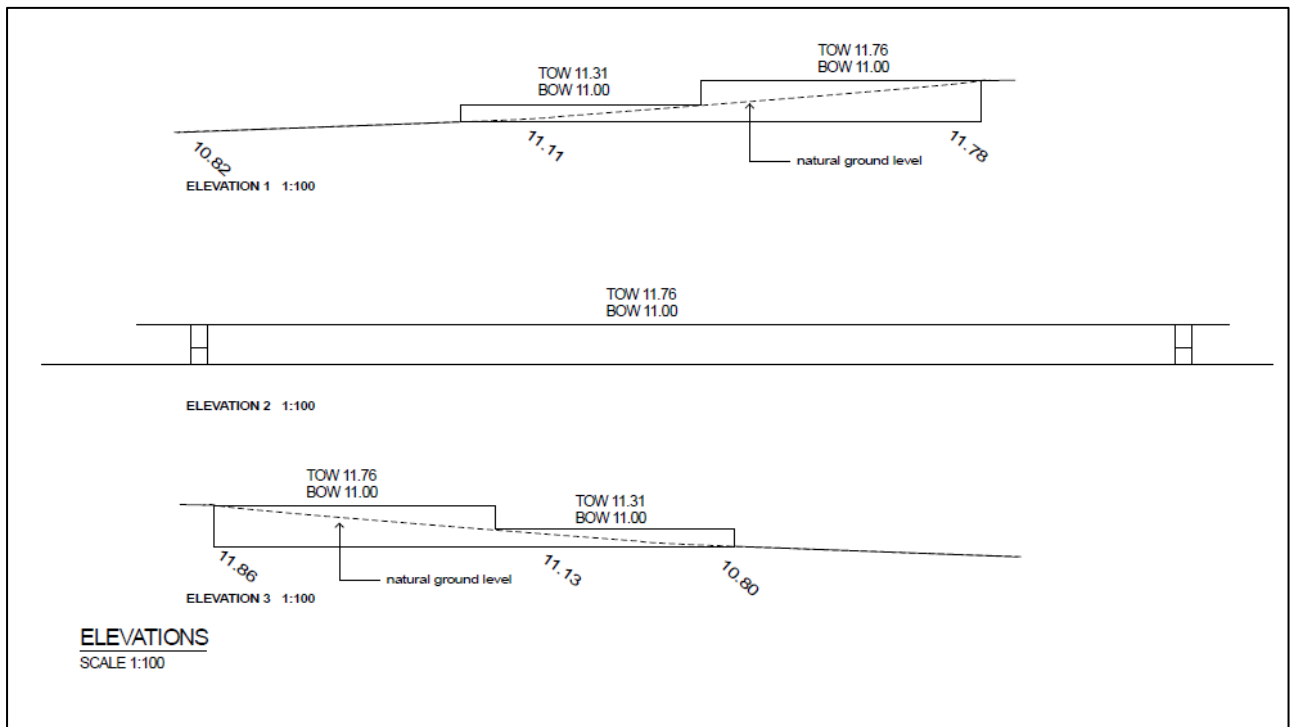
Refer to the example at the end of this document.

7. Additional Information (where applicable)
 - Written justification for variations to Deemed-to-comply requirements of the R-Codes.

Site Plan



Elevations



Last Updated: 30.10.2018

Disclaimer:

This information is produced by the City of Stirling in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original Local Laws, planning schemes and other relevant documents is recommended for detailed references.

© Copyright 2017 City of Stirling