

## RETAINING WALLS - SUBDIVISION

<b>STATUS:</b>	<b>City Policy</b> - <i>A policy that is developed for administrative and operational imperatives and has an internal focus.</i>  <i>Developed by the Policy Committee and/or the administration and adopted by Council.</i>
<b>RESPONSIBLE DIRECTORATE:</b>	Planning and Community Development
<b>OBJECTIVE:</b>	To control the height and bulk of subdivision retaining walls to ensure that the amenity of the urban environment is not compromised by inappropriate development.

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### DEFINITIONS

**“boundary fence”** means a boundary fence referred to in section 16 of the Dividing Fences Act 1961.

**“height”** means the vertical distance from the natural ground level to the top of the wall.

**“lot”** shall have the same meaning provided within the Residential Design Codes of Western Australia.

**“Natural ground level”** shall have the meaning provided within the Residential Design Codes.

**“non sacrificial graffiti protection”** means a coating applied to a fence or wall, which is not removed in the process of removing graffiti.

**“public place”** means any place to which the public has access.

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

**“Subdivision 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 Commission and pursuant to Section 20D of the Town Planning and Development Act 1928.

### POLICY AREA

This policy applies to the whole of the City of Joondalup.

## **STATEMENT**

Excessive retaining is discouraged. The raised height of buildings and the overlooking of an adjoining property resulting in the potential loss of privacy is a matter the City will have particular regard to when assessing retaining wall proposals.

- 1 A building licence must be obtained from the City prior to any work commencing on the construction of a proposed retaining wall.
- 2 Where an owner(s) of a lot fills that lot above the natural ground level then that owner(s) has an obligation to support that fill through the construction of a retaining wall wholly within the boundaries of the owner(s) lot.
- 3 Where an owner(s) of a lot excavates soil then that owner(s) must provide support for any adjoining lot and superimposed loads, through the construction of a retaining wall wholly within the boundaries of the owner(s) lot.
- 4 The Manager Infrastructure Management and Ranger Services may approve subdivision retaining walls not exceeding three (3) metres in height. However, where the subdivisional retaining wall abuts a lot in different ownership then the relevant provisions of the Residential Design Codes shall apply.
- 5 The Principal Building Surveyor is authorised to issue a building licence for any retaining wall which has been approved under point 4 above.
- 6 Subdivision retaining walls in excess of 3 metres in height require Council approval.
- 7 Subdivision retaining walls are to be designed in accordance with the City's guidelines for development and subdivision of land.
- 8 Alternatives to slab on ground construction are to be encouraged where it is obvious that due to the gradient and characteristics of the site, major excavation or filling as a result of raft slab construction would be inappropriate.
- 9 Retaining walls abutting a public place shall be treated with a non-sacrificial anti-graffiti coating.
- 10 Where any vegetation on adjoining land has been disturbed for the purposes of subdivision works it shall be rehabilitated within twenty-eight (28) days upon completion of the project. In the interim, erosion control measures must comply with Council Policy 5.3.2 *Sand Drift Control* and Private Property Local Law 1998.

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Amendments: CJ213-06/99, CJ132-06/03, CJ206-10/05, CJ207-10/07

Related Documentation: Residential Planning Codes  
Delegated Authority Manual

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