

BUILDING INFORMATION SHEET

Retaining Walls (Class 10b)

A Breath of Fresh Air

Definition

A retaining wall is a structure designed to hold back or support soil, rock, or water at different levels on either side.

Frequently Asked Questions

When is a Building Permit required for a retaining wall?

A Building Permit is required for a retaining wall if it retains ground higher than 0.5 metres, is associated with other building work or the protection of adjoining land, or involves work covered under Sections 76–79 of the Building Act 2011 relating to encroachments or impacts on neighbouring properties.

If you are unsure whether a permit is required, please contact the [Shire's Building Team](#). You should also consult the Shire's Design and Development Team before starting any works to ensure that no existing drainage easements are affected.

Can I build a retaining wall as an owner-builder?

Yes. Retaining walls are exempt from requiring a registered builder.

How long will my application take to process?

If all required documentation is provided and no additional information is requested:

- Certified Applications (BA1): Processed within 10 working days of lodgement.
- Uncertified Applications (BA2): Processed within 25 working days of lodgement.

If additional information is requested, applicants will be notified and required to provide the information before the application can be determined.

When is Development Approval required for a retaining wall?

A Development Approval must be obtained from the Shire's Planning Department if the retaining wall:

- exceeds 1.5 metres in height: or
 - does not comply with the required setback provisions outlined below.
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Setback Requirements

Residential Zones

Refer to Part 5.3.7 of the [Residential Design Codes \(R-Codes\)](#) for *Deemed-to-Comply* setback provisions.

Any retaining wall that does not comply will require an Application for Development

Approval (R-Codes variation) to be lodged with the [Shire's Planning Department](#).

Rural Residential Zones

- Minimum setback: 20 metres from front and rear boundaries.
- Minimum setback: 10 metres from side boundaries.

Any variation to these setbacks requires an approved [Development Application](#) before the Building Permit can be assessed.

Rural and Priority Agriculture Zones

- Minimum setback: 20 metres from all property boundaries.

Any variation to this requirement must be approved through a [Development Application](#) prior to the assessment of the Building Permit.

Other Zones

If your property is located in a zoning area not listed above, please contact the [Shire's Planning Department](#) for advice on applicable setback and approval requirements.

Building Permit Application

For a complete checklist of required documents and forms to apply for a Building Permit, please refer to [Building Applications Forms and Checklists](#)

Disclaimer

This information sheet is provided as generalised information. While the Shire of Harvey aims to keep the content of this document current and accurate, the Shire accepts no responsibility or warranties for actions taken based on the information provided.

The Shire of Harvey encourages you to seek professional advice before acting on any information contained in this document.

Please contact the [Shire of Harvey](#) if you have any questions.

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