

INFORMATION SHEET

Class 10b structures – Retaining walls & Fencing

Applications may be lodged either in person, or via email at: records@toodyay.wa.gov.au

This publication is intended as a general guide only.

Where an exemption from requiring a Building Permit applies, it does not exempt compliance with the Building Code of Australia (BCA), relevant Australian Standards, Local Laws, Planning (Development) approvals and conditions, or any other applicable legislation and statutory requirements.

Important: It is the responsibility of the applicant and/or builder to ensure all necessary approvals, consents, and licenses are obtained prior to commencing any work.

Do I need a Building Permit?

A building permit is required for the following –

- Retaining walls which retain more than 500mm of soil
- Retaining walls which form part of other building works (e.g. house site preparation) or which support another structure or physical load
- Retaining walls which encroach or affects adjoining land
- Masonry walls / fences exceeding 750mm in height
- Non masonry fences exceeding 1.8m in height
- Fences which are considered a barrier to prevent falls, a barrier to prevent falls is required when the finished floor level or natural ground level below a trafficable surface is 1m or greater

Fees & levies

BA1 (Certified)	0.19% of estimated value (min \$110.00)
BA2 (Uncertified)	0.32% of estimated value (min \$110.00)
Building Services Levy	0.137% of value (min \$61.65)
Construction Training Fund (>\$20,000)	0.2% of estimated construction value

All fees must be paid before a Building Permit is issued. Projects over \$20,000 must be completed by a registered builder or approved owner-builder.

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APPLICATION CHECKLIST

To apply for a Building Permit, the following documentation is required.

1. Form BA1 (Certified) or BA2 (Uncertified), signed by all owners
2. Accurate estimated construction value (incl. GST)
3. CTF Levy form or payment receipt (if >\$20,000)
4. Application fee + all applicable State levies
5. Planning/development approval (if required)
6. Required plans and engineering as detailed below

Required plans and engineering

<p>Site Plan (1:200 scale)</p>	<p>Include street names, lot number, boundaries, existing and proposed structures, contour lines and / or spot levels, proposed finished floor level, all setbacks, stormwater drainage, sewer/septic locations, embankments or retaining walls, and clearly indicate the North point.</p>
<p>Elevations (min. scale 1:100)</p>	<p>Show all elevations with existing ground level, proposed natural ground level (NGL), finished floor level (FFL), and roof pitch. Decks which are greater than 1m above the NGL below, require a compliant barrier to prevent falls.</p>
<p>Structural Engineering Signed by a registered structural engineer. Drawings or certification letter must include both the company and the individual engineers details, registration number and signature.</p>	<p>Design of footings, compaction requirements, pier details and other site-specific details where required.</p> <p>Structural engineers certification is also required to nominate the edition of the NCC and set of structural standards the drawings are designed to comply with including but not limited to AS1170 suite, soil classification, wind rating, earthquake hazard indicator.</p>