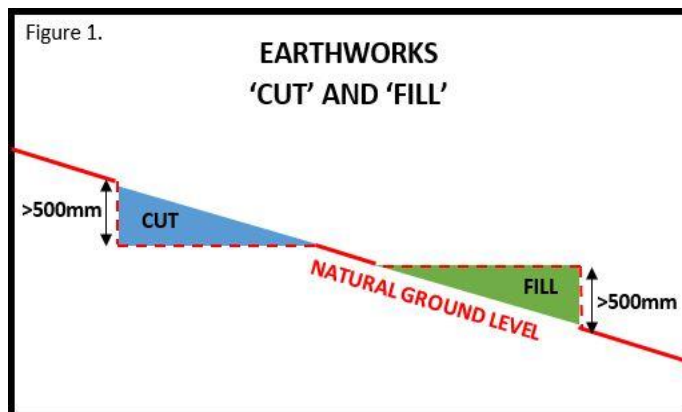




### What is 'cut', 'fill' and 'retaining walls'?

The cutting (excavation) or filling of land alters the natural ground level of the land and is considered to be a form of 'development' (refer to Figure 1). A retaining wall is considered to be any form of wall that holds back earth.



### Do I need Development Approval?

Any cutting, filling or retaining wall that exceeds 0.5m at its highest point, above or below natural ground level, requires Development Approval from the Shire of Northam. In assessing Development Applications for cutting, filling or retaining walls above 0.5m the Shire of Northam will consider the following:

- the extent of the works and its location;
- physical restrictions of the property (e.g. easements, unusual shape, excessive gradients);
- structural integrity;
- retaining wall construction (e.g. height, materials and colour);
- how stormwater will be addressed;
- the existing streetscape and amenity of the locality.

Please note that you will also need to obtain a Building Permit from the Shire of Northam prior to commencing any development works.

### Can I do cutting, filling and/or build a retaining wall within a setback?

Yes, however any development within a setback automatically triggers the requirement for Development Approval and neighbour consultation may also be required.

### What information do I need to submit with my Development Application?

When submitting a Development Application, the following is to be provided:

- A completed Development Application Form.
- The prerequisite planning fee.
- A site plan drawn to scale showing:
  - a. The proposed cutting, filling or retaining walls, extent of any battered areas and their setback distance from the nearest property boundaries;
  - b. All existing, and if applicable, proposed structures (and their purpose labelled);
  - c. Proposed finishes for works including landscaping, lawn, retaining wall materials etc.
  - d. Septic systems, driveways, crossovers and parking areas;
  - e. Existing natural ground level contours;
  - f. The existing and proposed finish floor levels;
  - g. The proposed top and bottom of wall heights;
  - h. The north point and road names; and
  - i. If applicable, details of the screening measures proposed to satisfy the visual privacy requirements of the Residential Design Codes.
- Cross sections or elevations of the cutting, filling and/or retaining walls drawn to a scale which shows the height above the natural ground level, length/depth and accurately shows the natural topography of the subject site, and if applicable the adjoining property.
- Written justification of the need to increase the building pad level and provide details of the amount and type of fill that will be used.
- Written confirmation on the intended purpose of the earthworks.

### Where do I find more information?

Further information can be obtained from the Shire's Planning Services Department on 9622 6133 or 9622 6143 or via email at [records@northam.wa.gov.au](mailto:records@northam.wa.gov.au)

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of the Shire's Planning Services be sought prior to lodgement of a development application. The Shire of Northam disclaims any liability for any damages sustained by a person acting on the basis of this information.