

DECKING INFORMATION

A building permit is required for the construction of all decking. The Residential Design Codes of Western Australia (R-Codes) also apply to the construction of decking.

Where the proposed decking does not meet the acceptable development provisions of the R-Codes e.g. privacy, setbacks, height, streetscape, site cover etc. a planning application for variation to the R-Codes is to be lodged. Development approval (where applicable) should be obtained prior to submitting a building permit application.

It is recommended that an applicant should refer to the Certificate of Title to confirm there are no easements or restrictive covenants prior to submit a building permit application.

Fees:

Please refer to the fee schedule - *All fees are payable at the time of lodging the application*

Checklist:

1. Forms, Supporting Documents & Fees Payable

- BA2 form** - Application for Building Permit Uncertified or
- BA1 form** - Application for Building Permit Certified
- Certificate of Design Compliance** (for certified application only)
- BA20 or BA20A Form** Consent from adjoining owner where proposed works may encroach or adversely affect neighbouring properties and adjoining land
- Water Corporation approval** for serviced lots is the responsibility of the builder and is to be obtained prior to commencement of works <https://www.watercorporation.com.au/moving-buying-and-building>
- Development Approval** - Provide proof of development approval e.g. Planning Approval, Planning Assessment, Pro-Forma Statement on Planning, or completion of relevant planning assessment sheet.

2. Plans

General note: Two (2) complete sets of plans, details and specifications must be submitted with your application. All plans and details must be legible, drawn to scale and include the Lot address and owner details.

- Site Plan (minimum scale 1:200)**
 - Clearly indicate all property boundaries, boundary dimensions and existing buildings
 - Clearly indicate the setback distance from the existing buildings and property boundaries to the proposed pergola/shade sail
 - Dimensions and location of posts, sail and tie-down point
 - Location of existing Effluent Disposal system (unsewered areas only)
 - Locations and heights of stabilised embankments e.g. retaining wall(s)
 - Height and extent of any proposed earthworks
 - North point
- Layout Plan (scale 1:100)**
 - All dimensions of the proposed decking
 - Location, dimensions and spacings of stumps, bearers and floor joists

Elevations / Cross Sectional View (scale 1:100)

- One or more sides of structure with description/heading of each elevation (i.e. north, south, east, west)
- Finished ground level
- Footings dimensions
- Height of decking, stairs and balustrading (where applicable)

3. Specifications

Construction Details

- Detailed specification including method of construction for decking, stairs and balustrade specification (where applicable)
- Connections and fixing details

4. Engineer Certification

Steel Structure

- Any steel structure is to be certified by structure engineer. Signed original copy of documentations to be submitted.

Notwithstanding the above, it is at the discretion of the Building Surveyor assessing the plans as to whether more details will be required to be submitted in order to achieve the performance requirements relating to the relevant parts of the National Construction Code and the Western Australia Building Act 2011.

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