

PERGOLA AND SHADE INFORMATION

Pergola

An unroofed, open framed structure used for shading and screening which may be covered in a water permeable material. It may or may not be attached to a dwelling.

The Building Regulations 2012, Schedule 4 Part 2 – Item 7 states that the “Construction, erection, assembly or placement of a pergola associated with a Class 1 building that:

- a) is not more than 2.4 m in height; and
- b) is not located in wind region C or D as defined in AS1170.2; and
- c) covers an area not exceeding 20m².”

does not require a building permit.

Any pergola proposal that does not meet the above requirements will require a building permit prior to construction.

Shade Sail

An area designed to provide shading that is covered by shade cloth or permeable material supported by posts or the roof of a building.

Shade sail that is exceeding 20m² in area and/or is more than 2.4m in height will require a building permit prior to construction. Engineer details are required for most of the proposed shade sails.

Please note:

- The Residential Design Codes of Western Australia (R-Codes) also apply to the construction of pergola and shade sail.
- Setbacks, height, maximum size, site cover etc. are determined by R-Codes and applicable local planning policy based on the zoning of the land.
- Development approval may be required even the proposed building work does not require a building permit.
- Development approval should be obtained prior to submitting a building permit application.

Fees:

Please see 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)
- Owner builder** certificate from the Building Commission if estimated value of building work is over \$20,000
- 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 for Pergola (scale 1:100)**
 - All dimensions of the proposed pergola
 - All member sizes and spacings (posts, beam, rafters)

- 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)
 - Connections details – bolts, screws, anchors etc
 - Connection of posts to footings
 - Footings size
 - Height of beam from ground level for pergola

3. 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.