

Pergola, vergola and shade sails

What is a pergola?

The Residential Design Codes define a pergola as:

'An open-framed structure covered in a water permeable material or unroofed, which may or may not be attached to a dwelling.'

What is a vergola?

A vergola is an adjustable 'pergola' that may be water permeable and impermeable structure which may or may not be attached to a dwelling.

What is a shade sail?

A shade sail is fabric fixed to posts or other structures (excluding a dividing fence).

Will I need a development (planning) application?

Pergolas, vergolas and shade sails to a residential dwelling will not require development approval from the City.

All structures to a non-residential development or caravan park will require an application for development approval.

How do I make an application for development approval?

Application forms and development application checklists are available on the City's website at joondalup.wa.gov.au

Will I need a building permit?

The *Building Regulations 2012*, Schedule 4, Clause 2 – Item 1 states that:

'Construction, erection, assembly or placement of a freestanding Class 10a building that: -

- (a) has a floor area not exceeding 10m²; and
- (b) is no more than 2.4m in height; and
- (c) is not located in wind region C or D as defined as AS1170.2.'

A shade sail that does not meet any of (a), (b) and (c) will require an application for a building permit. A shade sail that is not freestanding, i.e. attached to a structure, will require an application for a building permit regardless of the fact it meets (a), (b) and (c).

The *Building Regulations 2012*, Schedule 4, Clause 2 – Item 7 states that:

'Construction, erection, assembly or placement of a pergola associated with a Class 1 building that: -

- (a) is no more than 2.4m in height; and
- (b) is not located in wind region C or D as defined as AS1170.2; and
- (c) covers an area not exceeding 20m².

A pergola that does not meet (a), (b) and (c) will require a building permit application.

A vergola will require a building permit application.

Are there any construction requirements for pergolas?

- A pergola is permitted to be built to the boundary, and it must not touch or be fixed to the dividing fences or neighbours parapet wall. All footings and construction must be kept within the lot boundaries
- A pergola must be constructed of good quality metal or timber framing which may be free standing or attached to an existing structure. The roof may consist of lattice, timber, shade cloth or other water permeable material
- A pergola may be supported by posts, columns or piers and must not be enclosed by wall sheeting, cladding, panelling or the like. Second-hand materials shall not be used without approval from the City.

How do I make an application for building permit?

Building permit application forms (certified or uncertified) are available from the Building Commission's website buildingcommission.wa.gov.au

Certified building permit applications must be accompanied with a Certificate of Design Compliance.

Please refer to the City's Uncertified Building Application Checklist – Pergola/Vergola/Shade Sail (Class 10a) for information required to be provided with the Building Permit Application (BA2 form).

What fees will apply?

Please refer to Building Services Schedule of Fees and Planning Services Schedule of Fees available online or provided upon request from one of the City's Customer Services Centre.

Further information

For further information please contact the City's Building Services on **9400 4961** or Planning Services on **9400 4100** or email info@joondalup.wa.gov.au