

Pergolas, vergolas and shade sails

What is a pergola?

The *Residential Design Codes* (R-Codes) is a State planning document that applies development controls over all residential developments in Western Australia, including pergolas. The R-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 a fabric 'pergola' fixed to posts or other structures (excluding a dividing fence).

Will I need a development (planning) application?

Pergolas, vergolas and shade sails to a single house or grouped dwelling will not require development (planning) approval from the City.

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

How do I make an application for development (planning) approval?

Application forms and development application checklists and further information on the development application process is available on the City's website at joondalup.wa.gov.au.

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 post, 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.

Will I need a building permit?

Shade sails

A shade sail that is not freestanding (that is attached to a structure or building) will require a building permit.

If a shade sail is freestanding and doesn't exceed 10m² and is not more than 2.4 metres in height, it will not require a building permit. All other freestanding shade sails that do not comply with these requirements will require a building permit.

Pergolas and Vergolas

A pergola that is not freestanding (that is attached to a structure or building) will require a building permit.

If a pergola is freestanding and doesn't exceed 20m² and is not more than 2.4 metres in height, it will not require a building permit. All other freestanding pergola that do not comply with these requirements will require a building permit.

A vergola will require a building permit application.

How do I make an application for building permit?

Please refer to the City's Building Application Checklists for information required to be provided with a building permit application, available at joondalup.wa.gov.au.

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 - Patio/Pergola/Vergola (Class 10a) for information required to be provided with the building permit application (BA2 form).

Fees for a building permit application are in accordance with the City's Schedule of Fees.

What if I need further information?

Copies of the R-Codes are available for viewing at any of the City's libraries or online at planning.wa.gov.au.

Further information, such as planning and building documents, checklists and requirements, including copies of structure plans and local planning policies are available on the City's website or by contacting the City's Building Services on **9400 4961** (for building permit queries) or Planning Services on **9400 4100** (for planning queries) or by email at info@joondalup.wa.gov.au