

Pergolas 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 shade sail?

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

Will I need a development (planning) application?

Generally, for a single house or grouped dwelling a development (planning) application is not required.

If you are in a Housing Opportunity Area with a dual density R-Code (e.g. R20/R40) and your property is developed at the higher density (e.g. R40), a development (planning) application may be required for building a shade sail or pergola that requires trees to be removed.

All structures to a multiple dwelling, commercial development or caravan park will require a development (planning) application. Application forms, development application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au.

Will I need a building permit?

Pergola

A building permit is not required when the pergola complies with all of the following:

- The structure is no more than 20m².
- The structure is no more than 2.4m in height.

Louvered roof

A louvered roof structure will require an application for a building permit.

Shade sail

A building permit is not required when the shade sail complies with all of the following:

- The structure is freestanding.

- The structure is no more than 20m².
- The structure is no more than 2.4m in height.

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 a building permit?

Building permit application forms, application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

Further information

For further information visit joondalup.wa.gov.au, via email info@joondalup.wa.gov.au or call **9400 4000**.

Visit the Customer Care desk during office hours
Monday - Friday, 8.30am - 5.00pm.