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What is a pergola/shade sail/vergola?

A pergola is an open-framed structure which is unroofed or covered in a water permeable material such as shade cloth. The primary difference between a patio and a pergola is the roof cover. Patios generally have ridged, impermeable roofs. The definition of a pergola includes shade sails.

Vergolas are also open-framed structures but will have a roof cover made out of adjustable louvers. The difference between a vergola and a patio is that the roof covering may be open (pervious to water), or closed (impervious to water), depending on the configuration it has been adjusted to. A vergola is considered as a patio under the *Building Act 2011* and is consequently subject to fire separation requirements.

Do I need building approval?

A Building Permit is not required for a pergola that is 20sqm or less and 2.4m or less in height.

A Building Permit is not required for a pergola (regardless of its size) where it is not associated with the use of a building. For example, a pergola in a reserve will generally not require a Building Permit as they are typically standalone structures.

A Building Permit is not required for vergolas that are 10m2 or less in area, not greater than 2.4m in height and freestanding. All vergolas attached to another building will require a Building Permit, regardless of its size or height.

Although a Building Permit may not be required for a pergola or vergola it may still be subject to setback requirements. Please refer to Page 2 for guidance.

A Development Application may be required for pergolas and vergolas located on land that is not zoned Residential.

What do I need to submit if I need building approval?

Certified Applications

- ☐ Completed BA1 application form
- ☐ Relevant fees (refer to page 2)
- ☐ Completed Certificate of Design Compliance and one copy of all referenced documents
- ☐ Street and Verge Bond Permit Application (refer to page 2)
- ☐ Development Approval (if required).

Uncertified Applications

- ☐ Completed BA2 application form
- ☐ Relevant fees (refer to page 2)
- ☐ 1 x copy of a site plan. The site plan must be drawn at a minimum scale of 1:200, showing the distance the pergola will be setback from the lot boundaries and any other structures on the lot.
- ☐ 1 x copy of the floor plan / elevations / sections drawn at a minimum scale of 1:100, showing all dimensions.
- ☐ 1 x copy of the construction details showing materials to be used, their respective sizes, spacing and spans.

- ☐ 1 x copy of connection details to the existing main roof frame and anchorage to footings, including dimensions.
- ☐ 1 x Structural Engineers details
- ☐ Street and Verge Bond Permit Application (refer to page 2)
- ☐ Development Application (if required).

What is the difference between certified and uncertified applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What are the requirements?

- A pergola may be located up to a side or rear boundary but no part of the pergola or shade sail may be attached to the dividing fence or protrude over an adjoining property.
- A vergola must be setback:

a) 900mm from the roofline to a side or rear boundary; or
b) 900mm between the vergola and the dwelling (standalone vergolas)

- Engineer's details are required for shade sails and vergolas. Engineers details are generally not required for pergolas however it will be at the discretion of the Building Surveyor assessing the plans as to whether they will be required.

Street and Verge Bond Permits

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee and a bond depending on the value of works.

Value of Works:
Up to $20,000:
- Non-refundable administration fee of $120.00
- No bond required.

$20,000 or more:
- Non-refundable administration fee of $120.00
- $2,000 refundable bond

For more information on these applications (including fees and a link to apply online), please refer to the Street and Verge Bond page on the City's website.

Fees

To determine your application fees, please refer to please refer to our Building Fee Schedule or Building Application Fee Calculator on the City's website.

For further information, please contact the City's Building Services on 9405 5000

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form

and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of October 2020 and prone to alteration without notification.

Did you know?
Save time and apply online! This application is available for lodgement via the City's website
www.wanneroo.wa.gov.au

Typical construction detail for a Pergola