

CITY OF BELMONT

Patios, Pergolas & Shade Sails

(In Residential Areas)

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What is a patio, pergola or shade sail?

- A patio is an unenclosed structure with a roof cover that is non-permeable to water, which may be attached or detached to a building.
- A pergola is an unroofed (shade cloth, lattice timber battens etc.) open framed structure. A pergola with a non-permeable roof is deemed a 'patio'.
- A shade sail is a piece of permeable fabric fixed to posts or another structure. A shade sail with a non-permeable roof is deemed to be a 'patio'.

When is Development (Planning) Approval required?

Development Approval is required where the patio, pergola or shade sail to a single, grouped or multiple dwelling is:

- Located within the front setback of the property;
- On a lot in a Special Development Precinct.

When is a Building Permit required?

A Building Permit is required for the erection of all patios, pergolas and shade sails except where:

- A patio is free standing, less than 2.4m in height; and has an area of less than 10sqm;
- A pergola or shade sail associated with a Class 1a dwelling is less than 20sqm in area and not more than 2.4m in height.



Important Information:

Although a Building Permit may not be required, it does not mean that it is exempt from obtaining Development Approval where relevant to the above.

Although a Building Permit may not be required under some circumstances, it does not exclude the location and construction of the structure complying with the requirements of the Building Code of Australia 2015 or 2016 Volume Two.

Where an application for a Building Permit is lodged that also requires Development Approval, a Building Permit (where fully compliant) cannot be issued until the Development Approval has been granted.

CITY OF BELMONT

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What do I need to submit to the City for approval?

Planning

When Development Approval is required:

- A completed 'Application for Approval to Commence Development', associated documentation and payment of statutory fees are required on lodgement. Please refer to the City's website for further information on Planning Services requirements.

Building

When a Building Permit is required:

- A completed Form BA1 Application for Building Permit – Certified* or Form BA2 Application for Building Permit – Uncertified;
**A BA1 Application form must be accompanied with a Form BA3 Certificate of Design Compliance issued by a registered Building Surveying Contractor*
- Payment of Statutory fees (please refer to the Building Fee Schedule);
- Completion of a Construction Training Industry Fund levy form if the estimated value of the works exceeds \$20,000;
- Two copies of a Site Plan (minimum scale 1:200) showing the location of all existing and proposed structures, proposed setbacks, existing and proposed finished ground levels, easements, etc;
- Two copies of Elevations of the proposed structure(s) (minimum scale 1:100);
- Two copies of a Sectional detail of the proposed structure(s) (minimum scale 1:50), including details of the type, size, stress grades and spans of all members; all connections and footing details. *(Please note: If the City's Building Services are unable to determine the structural adequacy of the proposed structure, it may be required that the design be certified by a practising registered Structural Engineer).*



Lodging Your Application

Applications can be lodged:

- In person at the City of Belmont, 215 Wright Street, Cloverdale
- By mail to City of Belmont, Locked Bag 379, Cloverdale WA 6985
- Online via the City's Planning & Building Online Application portal (please check the City's website for further information).

Useful Links

Building Commission

<http://www.commerce.wa.gov.au/building-commission>

WA Planning Commission – Residential Design Codes

<http://www.planning.wa.gov.au/Residential-design-codes.asp>



