

Pergolas & Shade Sails

What is a Pergola?

An open-sided structure that does not have a roof but may have a covering of open weave permeable material and used for shading or screening.

The roof covering for a pergola is limited to wide spaced battens, open lattice and/or pervious (non-waterproof) shade cloth. A pergola with an impervious (water proof) roof covering is considered to be a patio.

What is a Shade Sail?

A shade sail structure consists of a pervious shade cloth material supported by posts or other vertical members used to provide shade. The sides of the shade sail structure are open.

Is a permit required for all Pergolas or Shade Sails?

A “minor” pergola/shade sail structure less than 20m² in area and not exceeding 2.4m in height that is associated with a single dwelling generally does not require a Building Permit providing it complies with the setbacks below.

Only one such “minor” pergola/shade sail structure is permitted on a lot without a Building Permit.

How do I get a Building Permit for a Pergola or Shade Sail?

To obtain a Building Permit, applicants must either submit to Council’s Building Services Section an “Application for Building Permit – Uncertified” or an “Application for Building Permit – Certified”. Please refer to the “How Do I get a Building Permit” information brochure for further information on the different types of applications.

Applications are preferred to be submitted electronically. On the City of Mandurah website click the “I want to” button, then the “Building Lodgements” link. Alternatively, a hard copy application may be submitted for those without access to electronic documents.

What do I submit with my Building Application?

Applicants must submit one set of plans and this will generally include:

- A site plan at a minimum scale of 1:200 showing the distance the proposed structure will be setback from the lot boundaries and all other buildings on the property (including pools and retaining walls). Any proposed changes to ground levels should also be noted.
- A floor plan, section and elevations at a minimum scale of 1:100 showing all dimensions.
- Construction details showing connection details, materials to be used and their respective sizes, spans and spacing.
- Method of anchorage to the supporting ground (eg footing details/ connection to structures).

- If submitting a “certified” application, a copy of the Certificate of Design Compliance issued by your Building Surveying Contractor including all reference documents.

Note: other specific information may be required following assessment of your plans by the Building Surveyor.

What fees need to be paid?

Refer to scheduled fee information for amount to be paid on submission.

What are the general planning requirements?

The setbacks of carports and patios from property boundaries are determined by:

- City’s Town Planning Scheme,
- Residential Design Codes (R-Codes) of Western Australia
- Local Planning Policies
- Detailed Area Plans

You can confirm the zoning of your property on the City’s Online Mapping facility, located under the “Find It” tab on the City’s website.

NOTE: Canal properties have special setback requirements under the City’s Local Planning Policy. It is recommended that you contact the City’s Building Services section for further information.

Important Notes:

Where an application is submitted that proposes any variation to the City’s Town Planning Scheme, the Residential Design Codes or Local Planning Policy, an application for Development Approval will also be required to be submitted and approval obtained before the building application is able to be determined. Submission of these applications does not guarantee that your application will be approved. Different and additional fees apply to these development applications.

For further information, please contact Building Services 9550 3777

