

Document No: BS-0025

Introduction

This information sheet explains the requirements for the approval and general requirements relating to shade sails.

Shade sails are generally constructed with steel columns and shade cloth and can be connected to the roof of a building. They are generally demountable so that they can be taken down in the event of a cyclone.

Definitions

A **shade sail** is an area covered by shade cloth or sail material that is water-permeable and is supported by columns and / or the roof of a building.

Information and Advice

The Building Act 2011 and the Building Regulations 2012 require that a Building Permit be taken out for a building, prior to commencing any work on site. The Building Code of Australia, the Residential Design Codes and the Town Planning Scheme set out the minimum requirements applicable to the location and construction of shade sails.

Is a Building Permit required for a shade sail?

Yes. A Building Permit approval is required for all shade sails.

What plans and specifications do I need to submit with my application for a Building Permit?

Two copies of the following plans and details are required:

- A fully dimensioned site plan is to be submitted, showing the location of the shade sail, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200;
- Structural details of all materials and fixings of the building are to be shown on the plans;
- The heights of the sail are to be indicated on the plan also (**Maximum height 3.30 metres**).
- Floor plan and elevations of the shade sail, drawn to a scale of 1:100 minimum, are to be submitted with the Building Licence application.

Who submits the application?

Either the property owner or the party contracted to construct the shade sail must submit the application.

What materials must be used to construct a shade sail?

A shade sail is to be constructed to withstand Region D, Terrain Category 2 cyclonic conditions and, as such, a durable material must be used. Generally, for shade sails to comply with the structural requirements for cyclonic conditions, the supports are normally made from steel construction.

Do I need a Structural Engineer's design for the shade sail?

Yes.

What is the maximum size Shade Sail that I can have?

- The maximum area of a shade sail permitted on a Residential property is 10% of the area of the property, up to a maximum of 120 m². The maximum area is an aggregate of all outbuildings on the property.

How far from the boundary of a property can I locate a shade sail?

- The shade sail must be located no closer to the boundary facing the primary street than 1.5 metres, subject to a minimum of 5 metres being maintained from the shade sail to any current or planned footpath.
- The shade sail must be located a minimum of 1.5 metres from any secondary street boundary.
- The shade sail is to be located a minimum of 1 metre from the side or rear boundary, if the length of the shade sail or does not exceed 9 metres.

Note 1 - The set backs mentioned above are based on the shade sail posts not exceeding a height of 3.3 metres.

Can I build the Shade Sail as an Owner Builder?

Yes, but you can only construct a building of this nature as an Owner Builder if the value of construction is \$20,000 or less. If the value exceeds this amount, a registered builder will need to be engaged to obtain the Building Permit and carry out the work.

Fees

Refer to the Development & Regulatory Services Fees and Charges Information Sheet for further information. Available here-

<http://www.roebourne.wa.gov.au/Assets/bs-0005.development.services.fees.charges.pdf>

Additional Information

For detailed advice about shade sails, please call the Shire of Roebourne Building Services on (08) 9186 8555.

Forms / Links

Building Permit Application Form - BA2 – Available here –

<http://www.buildingcommission.wa.gov.au/building-approvals/forms-guides>

Fees & Charges – Available here

<http://www.roebourne.wa.gov.au/Assets/bs-0005.development.services.fees.charges.pdf>

Requirement Checklist

Notes

- A Building Permit is required before commencing any work;
- A Building Permit is required for all shade sails;
- A Practising Structural Engineer's certified detail is required for the shade sail relevant to Region D, Category 2, Importance level 2 cyclonic wind conditions;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing heights and setbacks of the shade sail posts;
- A separate Planning Approval may be required if the property is zoned other than 'Residential'.
- Floor plan and elevations of the shade sail, drawn to a scale of 1:100 minimum, are to be submitted with the Building Permit application.
- All fees are paid at lodgment of application.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Roebourne encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Roebourne if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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