



SHIRE OF EAST PILBARA

Australia's Largest Shire

SHADE SAILS ON RESIDENTIAL PROPERTIES

Definitions

A **shade sail** is an structure which has a flexible roof made from shade cloth, sail cloth or other similar material that is supported by columns or the roof of a building. They are generally demountable so that they can be taken down in the event of adverse weather conditions or a cyclone.

Is a Building Permit required for a shade sail?

Yes shade sails are buildings and a Building Permit is required for all shade sails prior to commencing any building work on site, you are also required to seek approval from the following authorities prior to commencement of works:

- **Water Corporation Approval** tel 131395 or www.watercorporation.com.au
- **BHPB Electricity Authority Approval** tel 9175 3303 or 0418 372 407

Do I need a Planning Approval and where can Shade Sails be installed?

No Approvals other than those set out above are required providing:

- The support posts not exceeding a height of 3.30m
- The side or rear boundary setback to the posts is not less than 1m. or 1.5m if the length of the shade sail exceeds 9.0m
- If located in front of the dwelling the shade sail
 - is a roof only and not having any 'walls' or vertical elements
 - does not dominate the visual appearance of the dwelling
 - is located no closer to the boundary facing the primary street than 1.50m, subject to a minimum of 5.00 metres being maintained from the shade sail to any current or planned footpath
 - is located no closer than 1.50m from any secondary street boundary
 - is of the same colour as the roof of the dwelling or a complementary colour to the dwelling

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. These need to be designed (and signed in ink) by a Professional engineer ;
- 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. The heights of the sail are to be indicated on the plan.

Fees

The fees for obtaining a Building Permit are:

- Building Fee – 0.32% of the estimated value of the construction (incl. GST) (min. fee \$92)
- Building Services Levy - \$40.50 if the value is \$45,000 or less.
- Construction Industry Training Fund Levy - The estimated value of the construction (incl. GST) x 0.2% (Only applies to shade sails valued in excess of \$20,000);

Do I need to design for Cyclones?

Generally a shade sail within the Shire of East Pilbara is required to be designed to withstand Region A4 (normal wind conditions) but if within 150 kms of the coast a shade sail is to be designed to satisfy the wind conditions of the Building Code of Australia Region B, C or D (cyclone regions) respectively.

Can I build the Shade Sail as an Owner Builder?

Yes, but you can only build 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 Licence and carry out the work.

Disclaimer

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