

Definitions

Pergola – is an unroofed structure with an arrangement of columns or posts, supporting a horizontal trellis over which vines or other plants may be grown.

Patio/Verandah – is an open structure with a floor and roof attached to the outside of a dwelling.

Gazebo – a free standing, roof covered, outdoor area, usually with partly or wholly screened walls.

The Shire of Augusta-Margaret River, in an endeavour to standardise procedures and in keeping with the current Building Code of Australia and Building Regulations, requires building licences for patios, verandahs, and gazebos.

A pergola set back 1.0m from any boundary, will not require a building licence; however, the owner is still required to ensure the framing meets minimum standards, and is structurally sound.

What's required to obtain a building licence?

- Two (2) copies of all information, with one completed application form is required.

A site plan (samples available) showing:

- Site boundaries
- Residence and other structures on the property (ie sheds, pergolas, water tanks etc).
- The positions of septic tanks and leach drains if applicable.
- A Western Australian Water Authority stamp if in a seweraged area.
- The position of the proposed structure showing setbacks from boundaries and other structures. Patios and carports are required to be setback a minimum 750mm to the face of the gutter, and materials need to be non combustible. Any structure that is combustible ie timber posts and beams must be not closer than 900mm from a boundary.

Structural Information:

- How the structure is held down, held together, attached to other structures and braced or kept rigid.
- Types of materials.
- Sizes, spacings and spans to be clearly shown.
- Overall dimensions, height, width and length.
- Designed in accordance with the relevant standards, (eg. Timber framing AS1684)
- In most cases you will be asked to have the plans endorsed by a practicing structural engineer.

Fees

Refer to information sheet for schedule of fees. Applications not accompanied by fees will not be processed.

For further information or to clarify any of the above please contact building services on 97805214