

Shade Sails

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 National Construction Code, 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 Permit 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.

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

- The shade sail shall be setback at least 1.5m from any street frontage or property boundary.

Note 1 - The set backs mentioned above are based on the shade sail posts not exceeding a height of 3.6 metres.

Fees

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

Additional Information

For detailed advice about shade sails, please call the City of Karratha Building Services on 9186 8555.

Forms / Links

Building Permit Application Form – BA1 (Certified) or BA2 (Uncertified) – Available here – [Application Forms](#)

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.

Disclaimer

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