

Shire of Carnarvon

Decking Information and Checklist



A building permit is required for the construction of all decking. The Residential Design Codes of Western Australia (R-Codes) also apply to the construction of decking.

Where the proposed decking does not meet the acceptable development provisions of the R-Codes e.g. privacy, setbacks, height, streetscape, site cover etc. a planning application for variation to the R-Codes is to be lodged. Development approval (where applicable) should be obtained prior to submitting a building permit application.

It is recommended that an applicant should refer the Certificate of Title to confirm there are no easements or restrictive covenants prior to submit a building permit application.

Fees:

There is a minimum fee of \$166.65 payable upon submission of a building permit application, consisting of a \$105.00 application fee and a \$61.65 Building Services Levy. Additional fees are payable when the estimated value of the proposed building works exceeds \$20,000.

Checklist:

1. Forms, Supporting Documents & Fees Payable

- BA2 form - Application for Building Permit Uncertified or
- BA1 form - Application for Building Permit Certified
- Certificate of Design Compliance (for certified application only)
- BA20 or BA20A Form Consent from adjoining owner where proposed works may encroach or adversely affect neighbouring properties and adjoining land
- All fees are payable at the time of lodging the application
- Water Corporation Approval Stamp
- Development approval or clearance should be obtained prior to submitting a building permit application.
- Bushfire Attack Level Assessment (where applicable)

[Below is a link to the Map of Bushfire Prone Area's](#)

<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

If any part of your property is within the PINK area it will require a BAL assessment. This applies to Class 1, 2 & 3 buildings (conditions apply) please consult a building surveyor for further information.

****Currently the Shire of Carnarvon does not have any trained Bushfire Consultants on staff, please follow this link to help find a provider if required.**

<http://www.fpaa.com.au/providers.aspx>

Please note this is a search for providers in your area, when searching for a Bushfire Consultant, please select Bushfire Consultants (BPAD)* as well as any other required search fields**

2. Plans

General note: Two (2) complete sets of plans, details and specifications must be submitted with your application. All plans and details must be legible, drawn to scale and include the Lot address and owner details.

- Site Plan (minimum scale 1:200)**
 - Clearly indicate all property boundaries, boundary dimensions and existing buildings
 - Clearly indicate the setback distance from the existing buildings and property boundaries to the proposed pergola/shade sail
 - Dimensions and location of posts, sail and tie-down point
 - Location of existing Effluent Disposal system (un-sewered areas only)
 - Locations and heights of stabilised embankments e.g. retaining wall(s)
 - Height and extent of any proposed earthworks
 - North point

- Layout Plan (scale 1:100)**
 - All dimensions of the proposed decking
 - Location, dimensions and spacing's of stumps, bearers and floor joists

- Elevations / Cross Sectional View (scale 1:100)**
 - One or more sides of structure with description/heading of each elevation (i.e. north, south, east, west)
 - Finished ground level
 - Footings dimensions
 - Height of decking, stairs and balustrading (where applicable)

3. Specifications

- Construction Details**
 - Detailed specification including method of construction for decking, stairs and balustrade specification (where applicable)
 - Connections and fixing details

4. Engineer Certification

- Any Structure**
 - Any structure is to be certified by structure engineer. Signed original copy of documentations to be submitted.

Notwithstanding the above, it is at the discretion of the Building Surveyor assessing the plans as to whether more details will be required to be submitted in order to achieve the performance requirements relating to the relevant parts of the National Construction Code and the Western Australia Building Act 2011.

Disclaimer

This publication has been prepared by the Shire of Carnarvon in good faith as a service to its residents. The material contained in this document is intended to provide general information only to help you to understand the rules and regulations. While we aim to keep the content of this document current and accurate, we accept no responsibility for any ramifications or repercussions for providing this information. Please contact the Shire of Carnarvon if you wish to comment on the sheets provided and information contained within. Any reported errors will be amended.