

Pergolas, Shade Sails & Verandahs

Information Sheet 05

What is the difference between pergolas, gazebos, Balinese huts, shade sails and verandahs?

There are a number of different structures available on the market that can be used to provide shelter and improve the amenity of your back yard.

A pergola does not have a solid (impermeable) roof and are not enclosed on their sides, but it may be roofed with shadecloth.

A shade sail is similar to a pergola, as it uses a permeable roof material (shadecloth) and its sides are not enclosed. Pergolas and shade sails may be free-standing or attached to the dwelling.

A gazebo is a free-standing structure with a solid (impermeable) roof and/or enclosed sides.

A Balinese-style hut is similar in form and appearance to a gazebo, but typically features a thatched roof made of grass or similar material.

A verandah has a solid (impermeable) roof, usually made of translucent plastic corrugated sheeting or colour-treated corrugated iron, and may have enclosed sides. A verandah may be free-standing or attached to the dwelling.

Do I need approval if I want to build one of these structures?

Some of these structures require approval from Council, while others do not. Whether or not development approval is required will depend on the location of the proposed structure, as well as its size and the materials used in its construction.

Some types of structures are specifically exempt from the requirement for development approval, while others that require approval may be eligible for a streamlined assessment process.

The following information provides some guidance in determining what approvals are required. It is also recommended that you provide Council with details of your proposal so that we can confirm whether or not development approval is required.



When is approval required for a pergola or shade sail?

Pergolas

A pergola that is ancillary to an existing dwelling (other than a Local or State Heritage Place) does not need development approval if it:

- does not have a roof (other than shadecloth);
- is open on each freestanding side;
- has no part higher than 4 metres above natural ground level; and
- is not being constructed so that any part of it will be forward of any part of the building line of the dwelling facing the primary street.

If any of these criteria are not satisfied, then development approval would be required.

It is recommended that you provide details of the proposed structure to Council prior to commencing construction, so that we can confirm whether or not development approval is required.

Shade sails

A shade sail that is ancillary to an existing dwelling, other than a Local or State Heritage Place or within a Historic Conservation Zone, does not need development approval if:

- it is constructed of a permeable material;
- the area of the shade sail does not exceed 20m²;
- no part of the sail will be more than 3 metres above ground or floor level; and
- is not being constructed so that any part of it will be forward of any part of the building line of the dwelling facing the primary street.

If any of these criteria are not satisfied, then development approval would be required.

It is recommended that you provide details of the proposed structure to Council prior to commencing construction, so that we can confirm whether or not development approval is required.

When is approval required for a gazebo or Balinese Hut?

Gazebos

A hard-roofed or partially enclosed gazebo is not exempt from the requirement for development approval. As such, Council approval would be required irrespective of the size or location of the gazebo.

Balinese huts

A Balinese hut is not exempt from the requirement for development approval. As such, Council approval would be required irrespective of the size or location of the Balinese hut.

When is approval required for a verandah?

Verandahs

A verandah is not exempt from the requirement for development approval. As such, Council approval would be required irrespective of the size or location of the verandah.

If the verandah is proposed to be constructed over an existing or proposed driveway, the proposal is likely to be described and assessed as a carport by Council.

For further information:

City of Prospect Development Services

128 Prospect Road | PO Box 171, Prospect SA 5082

Phone 08 8269 5355

Fax 08 8269 5834

Email admin@prospect.sa.gov.au

Pergolas, Shade Sails & Verandahs

Information Sheet 05

If approval is required, can my application be fast-tracked?

Pergolas and shade sails

If the proposed pergola requires development approval, then both planning and building consents will be required. While it would not qualify for fast-tracking of the planning assessment, Council would endeavour to process the application quickly.

The pergola would be assessed as a complying form of development for building rules consent, if it would not have a roof, would not be enclosed on its sides and would not have any part higher than 4m above the ground.

Gazebos, Balinese huts or verandahs

Development approval for a gazebo, Balinese hut or verandah usually consists of both Development Plan (Planning) Consent and Building Rules Consent. There are, however, two fast-tracked assessment streams that could apply to the planning consent.

Which stream the assessment takes will depend on the size and siting of the proposed structure, as well as other criteria. For Schedule 1A planning assessment (also known as *Development Plan Consent Not Required*), the structure can have a floor area up to a maximum of 40m² and must satisfy the criteria shown at right.

For Schedule 4 assessment (also known as *Complying*), the structure can have a floor area up to 60m² and must satisfy the criteria shown at right. Different application fees and assessment time frames apply for Schedule 1A and Schedule 4 development.

If the structure is larger than 60m², or fails to satisfy one or more of the other criteria listed at right, then the application will be assessed on its merits against the relevant provisions of Council's Development Plan (also known as *Consent – On Merit*).

Please note that fast-tracked assessment does not apply to State or Local Heritage Places, or within Historic (Conservation) Zones.

What are the fast-track criteria?

Dimensions

• Floor area	≤ 40m ² or ≤ 60m ²
• Post height within 900mm of boundary	≤ 3m
• Roof height	≤ 5m
• Length on side or rear boundary	≤ 8m
• Length of all structures on the boundary	≤ 45%

Setbacks

• Setback behind the main face of the dwelling	≥ 0m
• Separation from other structures on boundary (if sited on boundary), unless abutting a neighbouring wall	≥ 3m
• Setback from the primary street boundary	≥ 5.5m
• Setback from the secondary street boundary	≥ 900mm

Site Coverage

• For detached or semi-detached dwellings	≤ 60%
• For other types of dwellings	≤ 70%

If my structure does not qualify for streamlined assessment, how is the planning application assessed?

Your application would be assessed against the relevant provisions of the Development Plan and with regard to the requirements prescribed under the *Development Act* and *Regulations* for public notification.

Under Council's Development Plan, hard-roofed structures contribute to the maximum permissible extent of site coverage, which varies between different zones and policy areas. Within the Residential Zone, verandahs should not cover more than 20% of the area required to be provided as private open space. Category 2 public notification may also be required.

