



Shade Sails

What is a Shade Sail?

A shade sail is a piece of permeable fabric that is fixed to timber or metal posts. A shade sail that has impervious fabric is considered to be a patio.

A 'minor' shade sail less than 20m² in area and not exceeding 2.4m in height does not require a Building Permit providing it complies with the setbacks below. Only one such 'minor' shade sail is permitted on a lot without a Building Permit.

A Building Permit is required prior to the construction of a shade sail in excess of a 'minor' shade sail. A Building Application must be submitted with the following:

- Application for Building Permit Form BA2
- One complete set of plans, including a site plan
- Site Plan must indicate the following:
 - To scale not less than 1:200
 - Street names, lot and house numbers
 - Dimensions of lot
 - Dimensions and position of posts, sail and tie-down point
 - Setback distances of posts, sails and tie-down points from all boundaries and existing structures on the property
- Elevations must indicate the following:
 - One or more elevations of structure to scale not less than 1:100
 - Connection details - bolts, screws, anchors
 - Connection of posts to footings
 - Size of concrete footings
- Refer to Schedule of Fees for fees & charges
- ***All above information and fees must be submitted at time of lodgment***

- *Please call City of Gosnells Building Services for further information - 9397 3000*