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### What is Decking?

Decking can be described as a flat surface or platform capable of supporting weight, similar to a floor, but typically constructed outdoors. Decking is often elevated from the ground and usually connected to a building.

### Do I need approval?

A Building Permit is required for any decking that complements the use of a building, for example, to support the outdoor living area of a dwelling.

A Building Permit is not required where decking is not incidental to a building. For example, decking that is located in public open space or a reserve. Please contact the City for further information if you are unsure.

A Development Application may be required for decking over 500mm in height from Natural Ground Level and will always be required for Commercial properties.

### What do I need to submit?

#### Certified Applications

- ☐ Completed [BA1 application form](#)
- ☐ Relevant fees (refer to page 2)
- ☐ Completed Certificate of Design Compliance and one copy of all referenced documents
- ☐ Street and Verge Bond Permit Application (refer to page 2)
- ☐ Development Approval (if required).

#### Uncertified Applications

- ☐ Completed [BA2 application form](#)
- ☐ Relevant fees (refer to page 2)
- ☐ 1 x copy of a site plan drawn at a minimum scale of 1:200, showing the distance the decking will be setback from the lot boundaries and any other structures on the lot.
- ☐ 1 x copy of the elevations / sections drawn at a minimum scale of 1:100, showing all dimensions.
- ☐ 1 x copy of the construction details showing materials to be used, their respective sizes, spacing and spans.
- ☐ 1 x copy of Structural Engineers details
- ☐ 1 x copy of connection details to the existing building and anchorage to footings, including dimensions
- ☐ 1 x Bushfire Attack Level Report (if required)
- ☐ Street and Verge Bond Permit Application (refer to page 2)
- ☐ Development Application (if required).

### What is the difference between certified and uncertified applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all

prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

### **What are the requirements?**

- Decking should have a setback of at least 900mm from a boundary line. Alternatively, a deck may be constructed up to a boundary line if a 900mm setback is achieved between the deck and the dwelling. Please note that construction of a deck up to a boundary is subject to meeting the overlooking provisions of the Residential Design Codes.
- Decking over 500mm in height is considered to be the same as a Balcony and as such, requires a setback of 7.5m to side and rear boundaries. Reduced setbacks may be considered via an Application to Commence Development (Development Approval).
- Timber decking must be designed and constructed in accordance with AS 1684.2-2010 (Residential Timber-Framed Construction). The plans provided should clearly demonstrate the proposed stress grade of the timber and full compliance with the above standard.
- Structural Engineer's details may be required for decking over 500mm in height from natural ground level. Engineer's details are not generally required for decking less than 500mm in height from natural ground level; however it will be at the discretion of the Building Surveyor assessing the plans as to whether they will be required.

### **Street and Verge Bond Permits**

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee and a bond depending on the value of works.

Value of Works:

Up to \$20,000:

- Non-refundable administration fee of \$120.00
- No bond required.

\$20,000 or more:

- Non-refundable administration fee of \$120.00
- \$2,000 refundable bond

For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond](#) page on the City's website.

### **Fees**

To determine your application fees, please refer to please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

**For further information, please contact the City's Building Services on 9405 5000**

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.
2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of October 2020 and prone to alteration without notification.



#### **Did you know?**

Save time and apply online! This application is available for lodgement via the City's website [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)