

Building Information Sheet - Deck

What is a deck?

A deck is a flat surface capable of supporting weight. It is similar to a floor but is typically constructed outdoors, attached to a building, and often elevated from natural ground level.

A deck is classified as **Class 10b structure**.

Do I need a Building Permit?

Yes. A **Building Permit** is generally required for the construction of any deck raised above natural ground level.

The Building Code of Australia (BCA) requires that:

- Any deck, regardless of height or size, must be set back a minimum of **900mm from any boundary** for fire separation purposes; and
- Decks raised more than **0.5m above natural ground level** may require screening to comply with the Residential Design Codes.

Planning approval may also be required prior to a Building Permit being issued.

For further information, contact the City on **9394 5000** or email info@armadale.wa.gov.au.

For detailed information on how to apply, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

Do I need to be a registered builder?

No. A builder's registration is not required for the construction of decking.

What is a certified application?

A **certified building permit application** must be accompanied by a **Certificate of Design Compliance (BA3 form)** issued by a **registered independent building surveyor**.

- Can be submitted for **all residential and commercial structure types**
 - Assessment time: **up to 10 business days** (unless further information is required)
-

What is an uncertified application?

An **uncertified application** is assessed by the **City's registered building surveyor**, who issues the **Certificate of Design Compliance**.

- Only applicable for **Class 1a and Class 10 structures**
 - Assessment time: **up to 25 business days** (unless further information is required)
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How long is my permit valid for?

A Building Permit issued by the City of Armadale is valid for **two years from the date it is granted**.

If additional time is required to complete the building work, an application for an extension of time can be submitted.

To apply for an extension, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

What happens when I have completed my building works?

The nominated builder listed on the Building Permit must submit a **Notice of Completion (BA7 Form)** to the City within **seven days** of completing the prescribed building work.

To submit a Notice of Completion, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

Important Information

This information sheet is intended as a guide only. The City disclaims any liability for any damage sustained by a person acting on the basis of this information.

For further information contact **Building Services** on **9394 5000**.

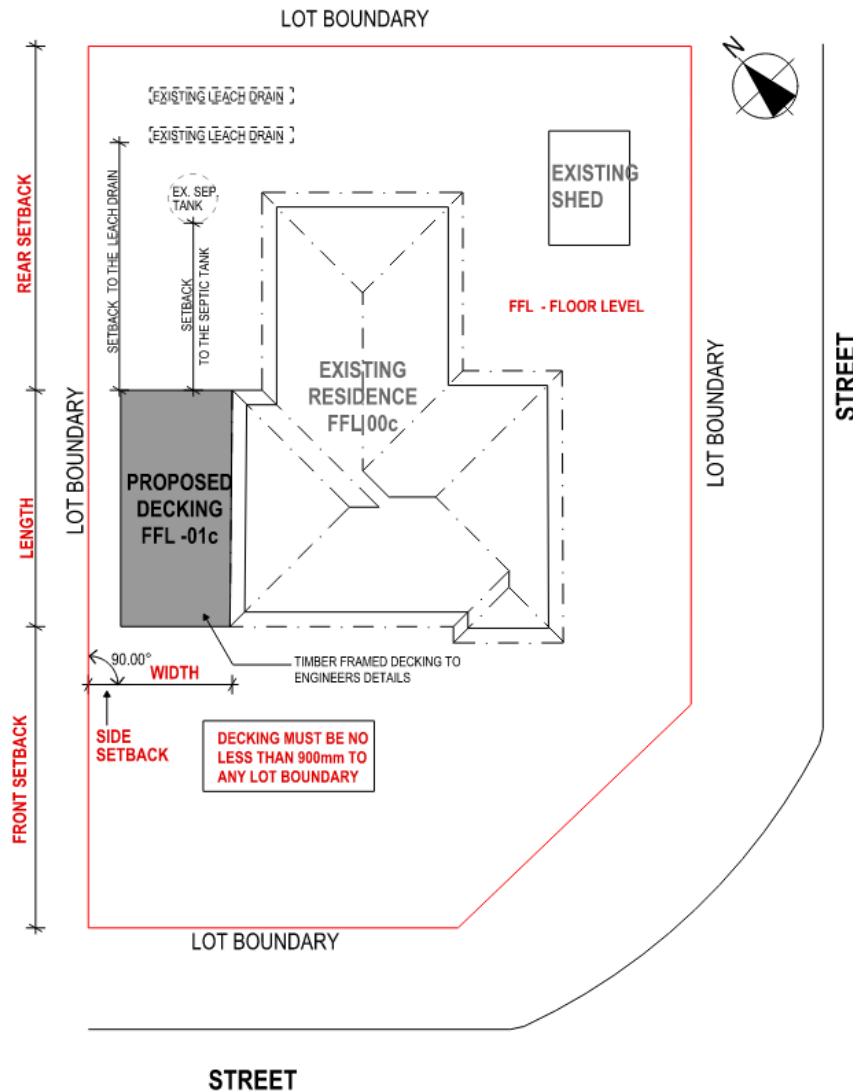
Building Application Checklist - Deck

Application Form - A completed BA1 (certified application) or BA2 (uncertified application) form - Application form to be completed in full and signed by the nominated builder and applicant - Application forms are available from Department of Local Government, Industry Regulation and Safety's (LGIRS) website: https://www.wa.gov.au/organisation/departments/departments-of-local-government-industry-regulation-and-safety	
Certificate of Design Compliance (certified application only) Issued by a registered building surveyor/practitioner	
Payment of fees - Refer to the City's Building Services Information Sheet - Fees & Charges - Available on the City's website: https://my.armadale.wa.gov.au/service/apply-for-building-approval	
Construction Training Fund (CTF) Levy receipt - Required for building works with a value greater than \$100,000 - If the CTF levy is applicable, please visit https://ctf.wa.gov.au/levy to make payment - Please provide a copy of your CTF levy payment receipt with your building application submission.	
Site plan to scale (1:200) showing - Location of the proposed deck - Location of all existing structures on the property - Measurement from the boundaries to the proposed deck - Setbacks compliant with NCC Fire Separation requirements - Location of septic tanks and leach drains (if applicable)	
Construction details to scale (1:100) showing - Detailed floor plan and elevations - Cross-section details	
Structural engineer's certification	
Approval from the City's Planning Department (if applicable)	

Minimum Documentation Requirements

Sample plans attached illustrate the minimum level of detail required for an assessment by the City. If you are unable to provide this detail, you will need to engage the services of a reputable draftsman to assist you.

Note - All setbacks are measured perpendicular to the relevant boundary.



SITE PLAN - DECKING

1:200

Disclaimer:

This sample drawing is provided as a general guide only. It must not be copied, reused, or submitted as part of a building application. It is not a project-specific design, does not include all requirements, and must not be used for construction. Applicants must prepare and submit their own site-specific plans that comply with all relevant legislation, codes, standards, and authority requirements.

Applicant Instructions:

Show the decking location, dimensions, setbacks to boundaries, and all existing structures.

For sloping sites, ground levels must be shown using contour lines at 0.5m intervals for accuracy, with a maximum interval of 1m acceptable.

Decking Details

Indicate decking type (Timber decking, or Composite decking, or Non-combustible decking)

Decking must be no less than 900mm to any lot boundary

Bushfire Requirements

If the property is in a Bushfire Prone Area, a BAL assessment may be required for the proposed decking.

If so, plans must show compliance with the required BAL rating in accordance with the AS3959

Easements

Drainage easement: The City will not approve any structure over a City drainage easement or storm water pipe line.

Sewer/Power easement: Ensure approval is obtained from the relevant authority before lodging the building application.

Effluent Disposal

If the property is serviced by a septic tank, leach drain or ATU, the decking structure, including footings, must be located a minimum of 1.2 m from the septic tank or ATU, 1.8 m from the leach drain, and the required distance from the irrigation area in accordance with the Health Regulations, unless health approval is obtained.

Planning Approval:

Applicants are responsible for confirming whether planning approval is required prior to lodging a Building Permit application.



PROJECT NAME & LOT ADDRESS :

Proposed Decking

Lot Number XX, # Street Name
Suburb, WA 6112

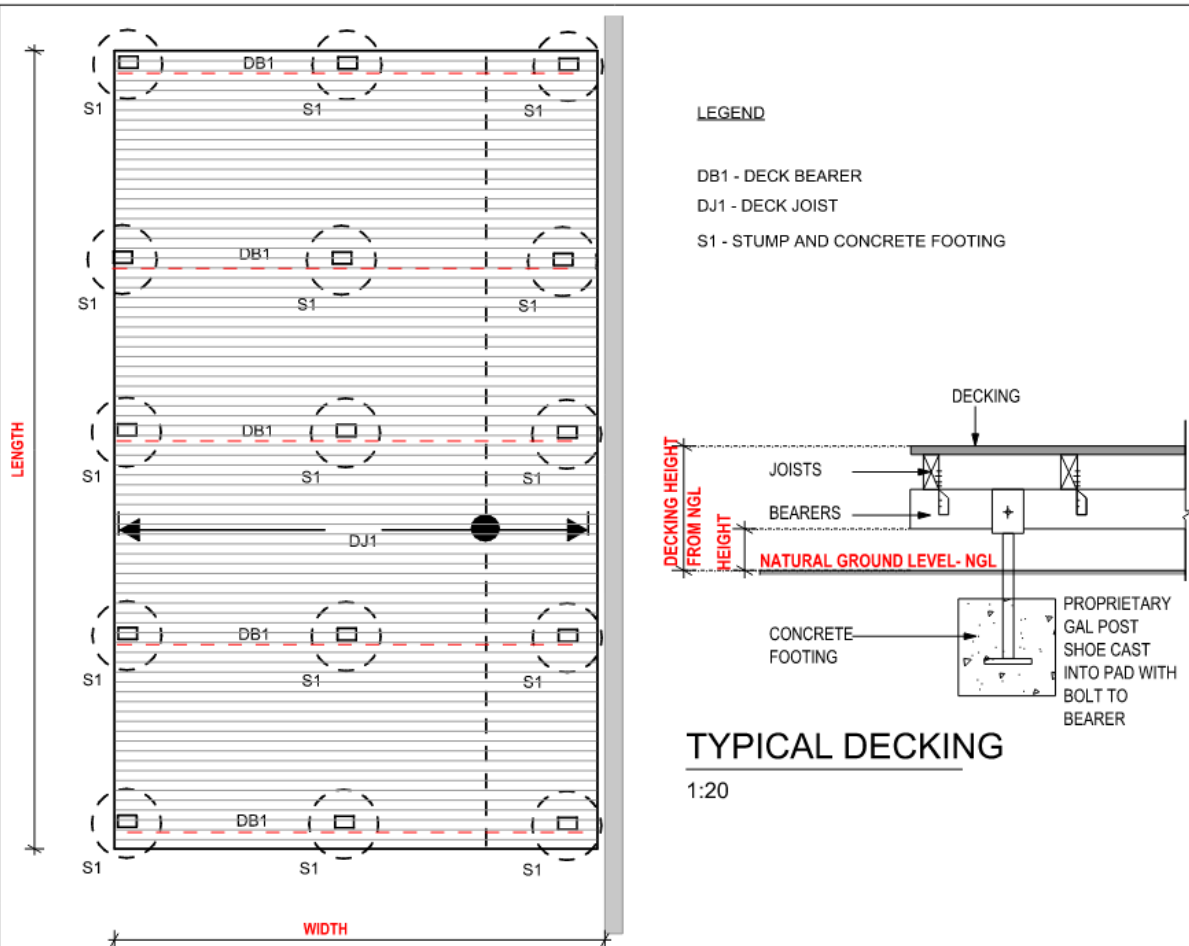
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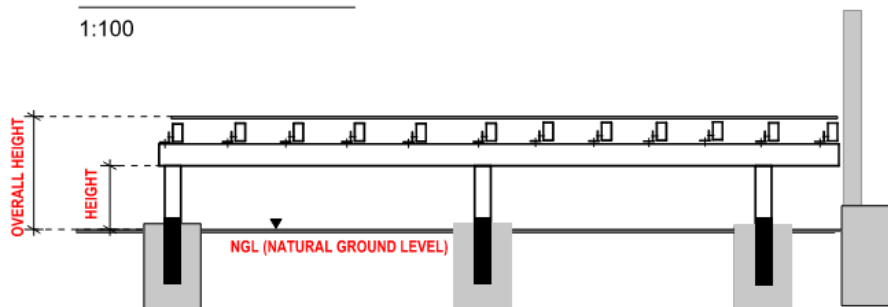
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FLOOR PLAN - DECKING

1:100



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PROJECT NAME & LOT ADDRESS :

Proposed Decking

Lot Number XX, # Street Name
Suburb, WA 6112

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