

PATIOS

What is a Patio: An open sided structure enclosed on no more than half of its perimeter with a roof cover impervious to water and used for outdoor entertainment.

Approvals: A Building Licence is required.

To obtain a Building Licence, applicants must submit **two sets** of the following plans to the City's Building & Health Services.

Checklist

- Site plan at a minimum scale of 1:200, showing contour survey or spot levels, proposed finished floor level, the distance the proposed patio will be setback from the lot boundaries and any other buildings on the lot, (including retaining walls) septic systems & north point.
- Floor plan at a minimum scale of 1:100, showing all dimensions;
- Construction details showing materials to be used and their respective sizes, spacing and spans; Note; All steel framed pitched structures or trussed systems proposed are to be designed and certified by a structural engineer.
- Connection details to the existing main roof framing and anchorage to footings, including footing dimensions.

Note: Please see overleaf for typical examples of the drawing format required to be submitted for approval

Plans to be submitted with a completed Building Licence Application Form
(Available at the Council Administration Office or from the City's Internet website).

Building Application Fee Structure

<i>Building Licence Application Fee</i>	0.35% x 10/11 of construction value (GST inclusive). Minimum Fee of \$85.00
<i>Builders Registration Board Disputes Levy Fee</i>	Fee \$40.50 – must be paid with all Building Licence Applications
<i>Building and Construction Industry Training Levy Fund</i>	Applicable for Building Works valued above \$20,000 (GST inclusive).
<i>Codes Variation Application Fee</i>	Minimum \$135.00 or 0.31% of estimated cost

INCOMPLETE APPLICATIONS AND/OR APPLICATIONS NOT ACCOMPANIED BY FEES WILL NOT BE PROCESSED

Requirements:

- Patios may be located with a setback of 1.0m to the post with a roof overhang/gutter 750mm from the boundary, assuming the structure is less than 9 metres long. If this criteria cannot be met, a setback of 1.5 metres to the posts applies.

Notes:

- Patios with their posts being located up to the boundary including the roof sheet/gutter at 500mm minimum from the boundary is subject to a Codes Variation Application.
- Applications for patios that are unusually large, close to boundaries or impact on adjoining owners due to a difference in ground levels between the two adjoining properties may also be subject to a Codes Variation Application.
- When a *Codes Variation Application* is required, the Form must be complete including neighbour consultation, written justification and fee.
- A separate Development Approval is required for patios proposed on grouped/multiple dwelling sites and in some rural areas.

For further information, please contact the City's Regulatory Services on 9405 5444.

Disclaimer: 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 at June 2010.

