

City of Wanneroo
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What is a patio?

A patio is an unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling. Gazebo/thatch type structures are also considered to be a patio.

Do I need approval?

Patios that are 10m² or less in area, not greater than 2.4m in height and freestanding do not require a Building Permit *unless* there is already a freestanding patio situated on the property. All patios attached to another building will require a Building Permit, regardless of its size or height.

Please note that although a Building Permit may not be required, the patio must still comply with the setback requirements of the Building Code and Residential Design Codes. Please refer to Page 2 for guidance.

A Development Application will be required for any variations to the Residential Design Codes.

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 contour survey or spot levels, proposed finished floor level, the distance the proposed patio/gazebo will be setback from the lot boundaries and any other structures on the lot, septic systems & a north point.
- 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 connection details to the existing main roof frame and anchorage to footings, including dimensions.
- 1 x Structural Engineers details
- 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 setback requirements?

- Patios that are 14m or less in length are required to have a side boundary setback of 1m to the post *
- Patios that are in excess of 14m in length are required to have a side boundary setback of 1.5m to the post*
- Patios adjacent to a secondary street are required to be setback 1.5m from the boundary regardless of the length *
- A Patio may be setback half of the required primary street setback. For example, a Patio on an R20 coded lot may be setback 3m from the front boundary (2m for an R30 coded lot).
- Please note that the length referred to above will include the length of any adjacent structures such as an existing patio.
- Minor projections such as the eaves overhang cannot project more than 0.75m into the setback area.
- Please refer to Section 3.7.7 of the Building Code of Australia (BCA - Volume Two) for fire separation requirements. Access to the BCA is available through the Australian Building Codes Board website.

* A Patio may have its posts on the boundary and the eaves, gutters and roofs setback at least 500mm provided:

- a. It is not more than 10m in length and 2.7m in height; and
- b. It is located behind the primary street setback

Please note: The requirements outlined above are general in nature and are applicable to most residential properties with R20 and R30 zonings. Setback requirements may vary for other zonings or where a Local Development Plan/Structure Plan exists. For site specific requirements, please contact the City.

Building Code requirements

In addition to the abovementioned requirements, the Building Code of Australia requires the following setbacks to achieve the necessary fire separation.

- 900mm from the patio roof to a side or rear boundary; or
- 900mm between the patio and the dwelling (standalone patios)

Please note that the specific configuration of development on your property may vary these requirements. If you are unsure, please contact the City for further advice or refer to Part 3.7 of the Building Code of Australia (Volume Two).

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. If the construction value is over \$5000, an additional bond fee applies. 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.

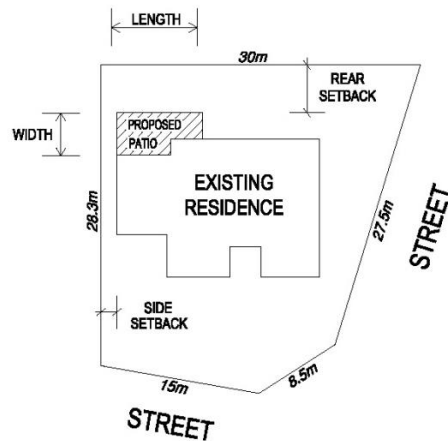


Did you know?

Save time and apply online! This application is available for lodgement via the City's website www.wanneroo.wa.gov.au

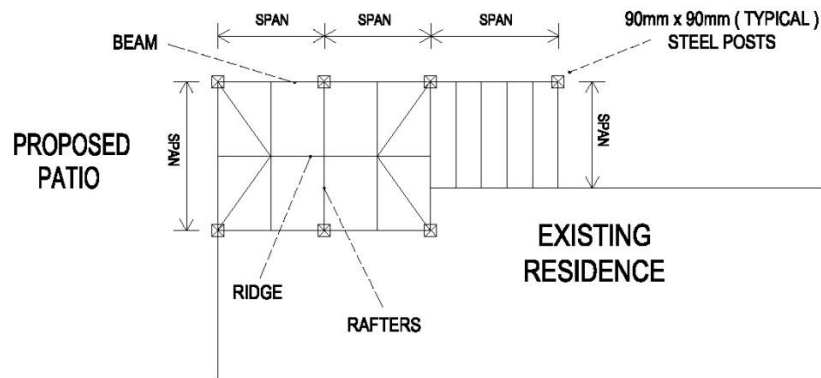
SITE PLAN

SCALE 1 : 200



FLOOR PLAN

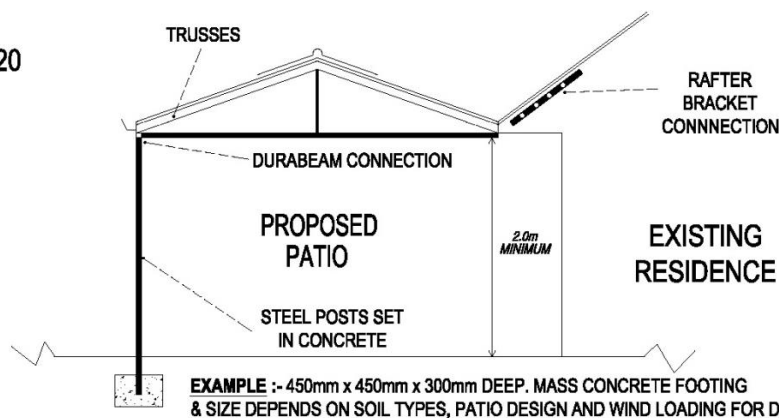
SCALE 1 : 50



NOTE :- STEEL STRUCTURES MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND THE STRUCTURAL ENGINEERS DETAILS.

SECTION

SCALE 1 : 20



EXAMPLE :- 450mm x 450mm x 300mm DEEP. MASS CONCRETE FOOTING & SIZE DEPENDS ON SOIL TYPES, PATIO DESIGN AND WIND LOADING FOR DIFFERENT AREAS.