

# Patios & Carports

## What is a Patio or Carport?

A structure with a waterproof roof cover designed to shelter motor vehicles or outdoor activities and has two or more sides open and not less than 1/3 of its perimeter open.

## Is a permit required for all patios and carports?

A “minor” free standing patio structure less than 10m<sup>2</sup> in area and not exceeding 2.4m in height generally does not require a Building Permit providing it complies with the setbacks below.

Should your proposed carport or patio exceed these criteria, you will need to obtain a building permit and, in some instances, you may also need to obtain a planning approval.

## How do I get a building permit for a patio or carport?

To obtain a Building Permit, applicants must either submit to Council’s Building Services Section an “Application for Building Permit – Uncertified” or an “Application for Building Permit – Certified”. Please refer to the “How Do I get a Building Permit” information brochure for further information on the different types of applications.

Applications are preferred to be submitted electronically. On the City of Mandurah website click the “I want to” button, then the “Building Lodgements” link. Alternatively, a hard copy application may be submitted for those without access to electronic documents.

## What documents need to be submitted with my Building Application?

Applicants must submit one set of plans demonstrating how the building will comply with the Building Code of Australia (BCA) and this will generally include:

- A site plan at a minimum scale of 1:200 showing the distance the proposed structure will be setback from the lot boundaries and all other buildings on the property (including pools and retaining walls). Existing and proposed ground levels should also be provided.
- A floor plan, section and elevations at a minimum scale of 1:100 showing all dimensions.
- Construction details showing materials to be used and their respective sizes, spans and spacing.
- Connection details to existing structures and the method of anchorage to the supporting ground (eg footing details).
- If submitting a “certified” application, a copy of the Certificate of Design Compliance issued by your Building Surveying Contractor including all reference documents.

**Note:** other specific information may be required following assessment of your plans by the Building Surveyor.

Sample construction drawings are attached which may provide guidance when preparing your plans.

## What fees need to be paid?

Refer to scheduled fee information for the amount to be paid on submission.

## What are the general planning requirements?

The setbacks of carports and patios from property boundaries are determined by:

- City's Town Planning Scheme,
- Residential Design Codes (R-Codes) of Western Australia
- Local Planning Policies
- Detailed Area Plans

You can confirm the zoning of your property on the City's Online Mapping facility, located under the "Find It" tab on the City's website.

## Important Notes:

Minimum open space and coverage of outdoor living areas will need to be considered for patio/carport proposals.

Where an application is submitted that proposes any variation to the City's Town Planning Scheme, Residential Design Codes or Local Planning Policy, an application for Development Approval will also be required to be submitted and approval obtained before the building application is able to be determined. Submission of these applications does not guarantee that your application will be approved. Different and additional fees apply to these development applications.

**For further information, please contact Building Services on 9550 3777**

