Development Services

BS08

TRIM Reference: D-19-043290

PATIO AND CARPORT INFORMATION AND CHECKLIST

Patio / Verandah:

An open sided structure designed for outdoor living/entertainment or provide shade for outdoor areas with roof cover which is impermeable to water. It may or may not be attached to a dwelling.

Carport:

A roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable. It has two or more sides open and not less than 1/3 of its perimeter open.

Approval:

The Building Regulations 2012, Schedule 4 Part 2 – Item 1 states that the "Construction, erection, assembly or placement of a freestanding Class 10a building that:

a) has a floor area not exceeding 10m²;
b) is no more than 2.4 m in height; and
c) is not located in wind region C or D as defined in AS 1170.2."does not require a building permit.

Any patio / verandah / carport proposal that does not meet the above requirement will require a building permit prior to construction.

Please note:

- The Residential Design Codes of Western Australia (R-Codes) also apply to the construction of patio's, verandah's and carport's.
- Setbacks, height, maximum size, site cover etc. are determined by the R-Codes and applicable local planning policy/ies based on the zoning of the land.
- Consultation with the affected neighbours may be required where a variation to the R-Code requirements is sought.
- Development approval may be required even if the proposed building work does not require a building permit.
- Development approval should be obtained prior to submitting a building permit application.

PO Box 101 Geraldton WA 6531
Geraldton Civic Centre **T** 08 9956 6600
Mullewa District Office **T** 08 9956 6643
E council@cgg.wa.gov.au **W** www.cgg.wa.gov.au
ABN 55 907 677 173

Fees:

Refer to 'Fees and Charges' section under the building tab on the City of Greater Geraldton website for detailed calculation.

Checklist:

1. Forms, Supporting Documents & Fees Payable

☐ BA2 form - Application for Building Permit Uncertified or
BA1 form - Application for Building Permit Certified

Refer to the CGG-Building website main page to find out the difference between certified and uncertified applications.

☐ Certificate of Design Compliance (for certified application only)
☐ BA20 or BA20A Form Consent from adjoining owner where proposed works may encroach or adversely affect neighbouring properties and adjoining land
☐ All fees are payable at the time of lodging the application
☐ Development Approval
Provide proof of development approval e.g. Planning Approval, Planning Assessment, Pro-Forma Statement on Planning, or completion of relevant planning assessment sheet.

2. Plans

Two (2) complete sets of plans, details and specifications must be submitted with your application. All plans and details must be legible, drawn to scale and include the Lot address and owner details.

☐ **Site Plan (minimum scale 1:200)**

- Clearly indicate all property boundaries, boundary dimensions and existing buildings
- Clearly indicate the distance from the existing buildings and property boundaries to the proposed building
- Existing ground level and proposed finished floor and ground levels relative to nominated datum point or AHD (where applicable)
- Location of existing Effluent Disposal system (unsewered areas only)
- Locations and heights of stabilised embankments e.g. retaining wall(s)
- Height and extent of any proposed earthworks
- North point
- Location of storm water piping / soakwells / rainwater tank for all downpipes within 1500mm of boundary will require piped control.

☐ **Layout Plan (scale 1:100)**
- All dimensions of the proposed building(s)
- All member sizes and spacings (posts, beam, rafters, battens and trusses)
- Ridge, valley, eaves line and downpipe locations/ soakwells
- Details if secondary guttering (box) is to be used in adjoining roofs.

☐ **Elevations (scale 1:100)**
- All sides of structure with description/heading of each elevation (i.e. north, south, east, west)
- Location and dimensions of openings.

☐ **Cross Sectional View (scale 1:50)**
- Finished ground level
- Type of floor structure (e.g. concrete slab, earth, paving or decking)
- Height of beam from ground level
- Roof frame details
- Connections details for supports at eave line to structure and post to beams
- Timber framing details if decking under patio, complete layout and including all member sizes.

3. Details (where applicable)

☐ **Construction Details**
- Footing details and connections or embedment to concrete
- Materials to be used and their respective sizes, spacing and spans
- Connection, fixing and tie-down details
- Bracing of columns, roof and wall

☐ **Steel Structure**
- Any steel structure is to be certified by structure engineer. Signed original copy of documentations to be submitted.

☐ **Timber Trusses Roof Frame**
- Prefabricated roof trusses require certification from manufacturer

Notwithstanding the above, it is at the discretion of the Building Surveyor assessing the plans as to whether more details will be required to be submitted in order to achieve the performance requirements relating to the relevant parts of the National Construction Code and the Western Australia Building Act 2011.

Disclaimer

This publication has been prepared by the City of Greater Geraldton in good faith as a service to its residents. The material contained in this document is intended to provide general information only to help you to understand the rules and regulations. While we aim to keep the content of this document current and accurate, we accept no responsibility for any ramifications or repercussions for providing this information. Please contact the City of Greater Geraldton if you wish to comment on the sheets provided and information contained within. Any reported errors will be amended.