

# Residential Patios

## What is a Patio

A patio is an open sided structure with a roof cover that is impervious to water and used for entertainment.

### Minimum Setbacks

Patios must comply with Residential Design Codes (R-Codes) and the Building Code of Australia (BCA).

The main requirements for a patio no higher than 3.5m high are:

- The minimum setback from the columns or posts to the side or rear boundary is 1 metre for patios up to 9 metres in length and 1.5 metres for a patio that exceeds 9 metres in length.
- The minimum setback from the edge of the roof cover, or gutter, to the side or rear boundary is 750mm.
- The minimum front street setback is 6 metres.
- The minimum setback to a secondary street is 1.5 metres.

You may not cover more than a fixed proportion of your lot with roofed areas.

The R-codes maybe down loaded by going to: <http://www.planning.wa.gov.au/publications>  
Or may be viewed at your local library.

### Variations:

- With written support or building plans signed from the adjoining owner, the posts of the patio **may be** located up to the boundary line for side and rear boundaries.
- All parts of the patio located less than 900mm from a boundary must be built of non-combustible materials.
- The roof sheeting or gutter line may be reduced to a minimum setback of 500mm from the side or rear boundary.

- Variations will require development approval, a completed Design Code variation form, a \$100- fee, 3 extra copies of plans and letter of justification.

## Building Application Requirements

- Completed building application form
- Site Plan – two copies to a scale not less than 1:200 indicating site boundaries, existing and proposed levels, all existing structures and the location of the proposed structure and distances to the boundaries.
- Construction details showing materials to be used, their respective sizes, spacing and spans.
- Connection details to the existing main roof and anchorage to footings, including footing dimensions.
- All exposed timbers must be class 1 or 2 or treated to a H3 level.
- Engineer’s details may be required depending on the materials used and their configuration.

## Fees:

Building Licence Application Fee	0.35% Contract Value including GST x 10/11 Minimum Fee of \$40
Builders’ Registration Board Levy	\$34

## Planning Application Requirements

All patios for residential unit developments with common property, commercial developments and caravan parks require planning approval via an MRS Form 1, signed by the owner(s). \$100- minimum fee or .23% estimated development cost including GST x 10/11 and three (3) sets of plans (in addition to a Building Licence).

Please Note: improvements to your property can attract a rates increase, please contact the City’s Rates Department for more information on 9400 4574.