

PATIOS, CARPORTS AND PERGOLAS

Patio/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 $\frac{1}{3}$ of its perimeter open.

Pergola: An open-sided structure used for shading and screening. Roof covering is limited to wide spaced battens, open lattice and/or pervious shade cloth. A pergola with an impervious roof covering is considered to be a patio.

A “minor” pergola less than 20m² in area and not exceeding 2.4m in height generally does not require a Building Licence providing it complies with the setbacks below. Only one such “minor” pergola is permitted on a lot without a Building Licence.

Approval: A Building Licence is required for all patio and carport structures, regardless of size. A pergola requires a Building Licence where it is not exempt as specified above.

To obtain a Building Licence, applicants must submit two sets of the following plans to the City’s Building Services Section:

- Site plan at a minimum scale of 1:200 showing the distance the proposed structure will be setback from the lot boundaries and any other buildings on the lot.
- 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 spacings.
- Connection details to existing structures and the method of anchorage to the supporting ground (eg footing details).

Plans are to be submitted with a completed Building Licence Application form (available at the City’s Administration Office).

Fees: A minimum fee of \$125.00 is payable upon submission of a Building Licence Application, consisting of \$85.00 application fee and \$40.00 Builder’s Registration Board levy.

Additional fees are payable when the estimated value of the proposed construction exceeds \$12,000.

Setbacks: Determined by the Residential Design Codes (R-Codes) of Western Australia and the zoning of the land. Generally, the setbacks for a patio/carport are as follows:

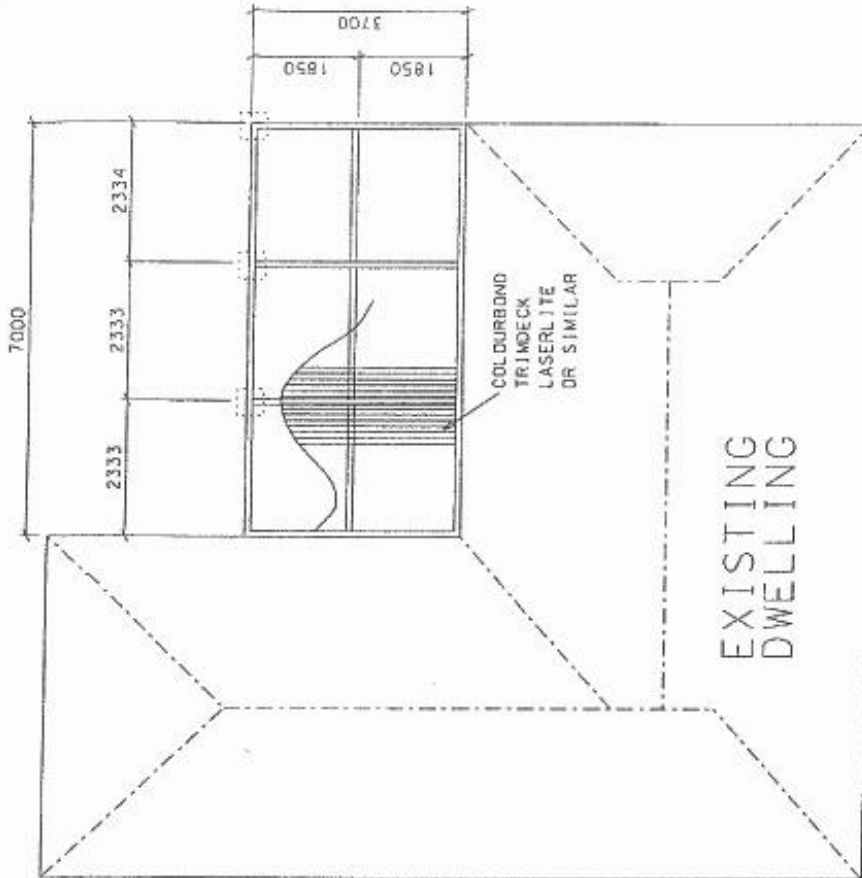
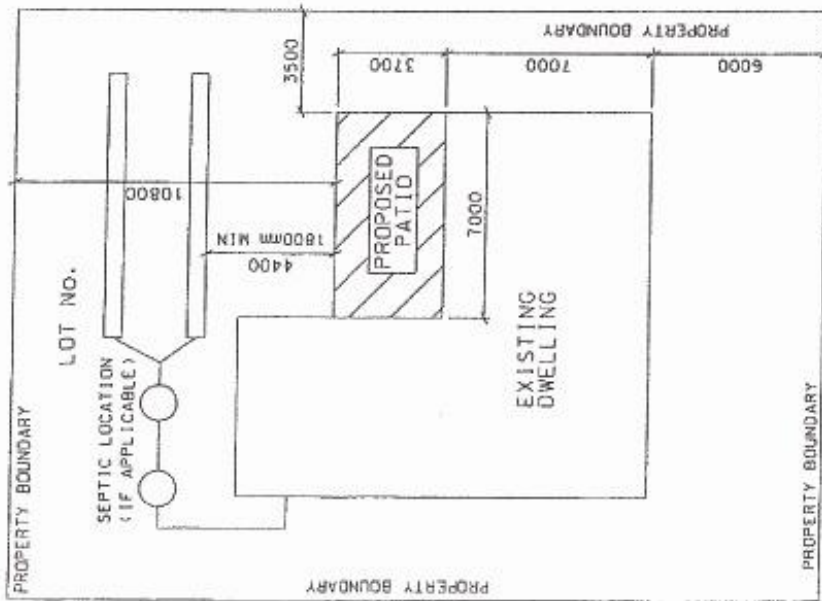
- 6m from the front boundary of the property to which the site has its main street frontage and 1.5m from any other boundary of the property adjacent to a street.

- The vertical supports or wall of a patio/carport may be located 1m from a side or rear boundary for a length of up to 9m, otherwise a 1.5m setback is required.
- The roof of a patio/carport may be located 500mm from a side or rear boundary.
- The City may approve a patio/carport with a reduced setback where permitted by the R-Codes.

Notes:

- Residential areas have various density zones. Different setback requirements to the above setbacks may apply to some zones.
- Walls or vertical supports for a patio/carport are limited to 3.5m in height.
- Minimum open space and coverage of outdoor living areas need to be considered for patio/carport proposals in some zones.
- Applications for reduced setbacks will generally be subject to consultation with adjoining property owners and the submission of a Codes Approval Application form and \$100.00 fee.

For further information, please contact the City's Building Services Section on 9550 3749.



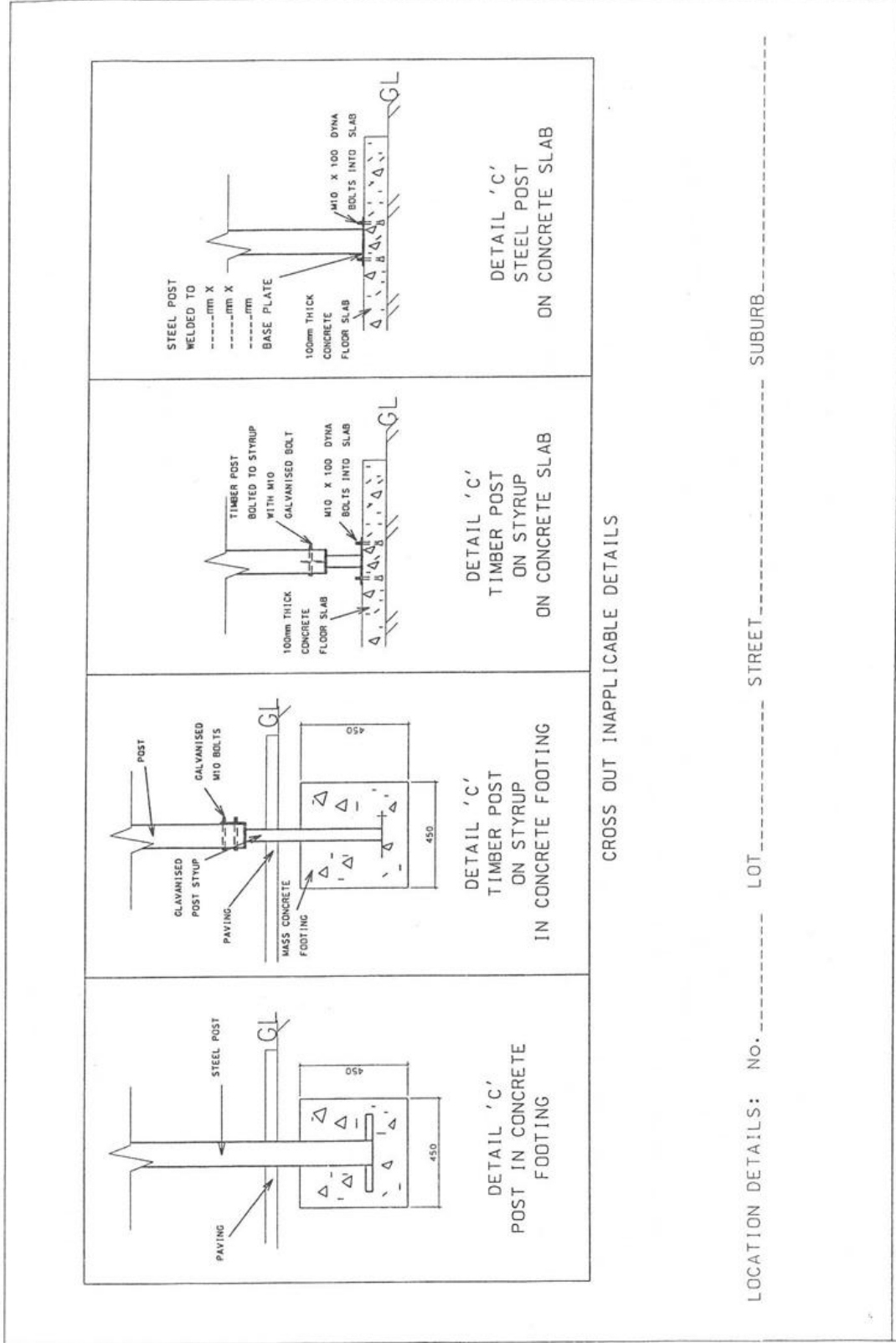
NO. 100 MANDURAH STREET

SITE PLAN
SCALE 1:200

FLOOR PLAN
SCALE 1:100

CITY OF MANDURAH EXAMPLE ONLY PATIO APPLICATION

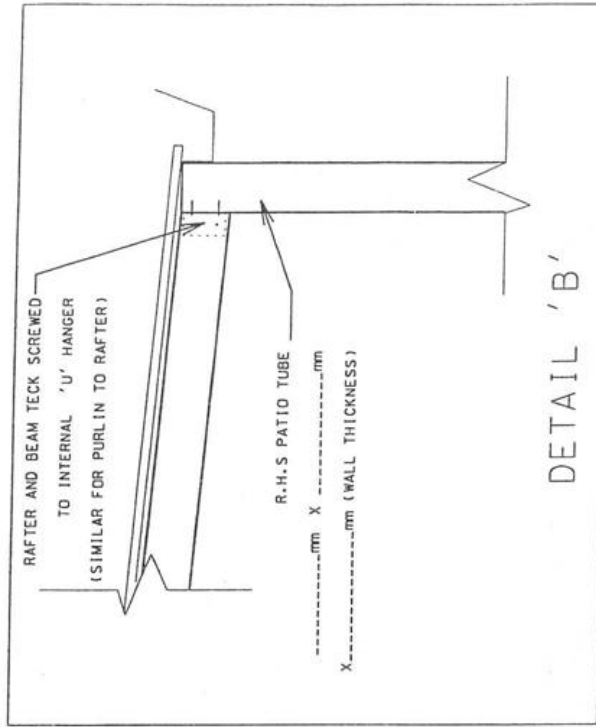
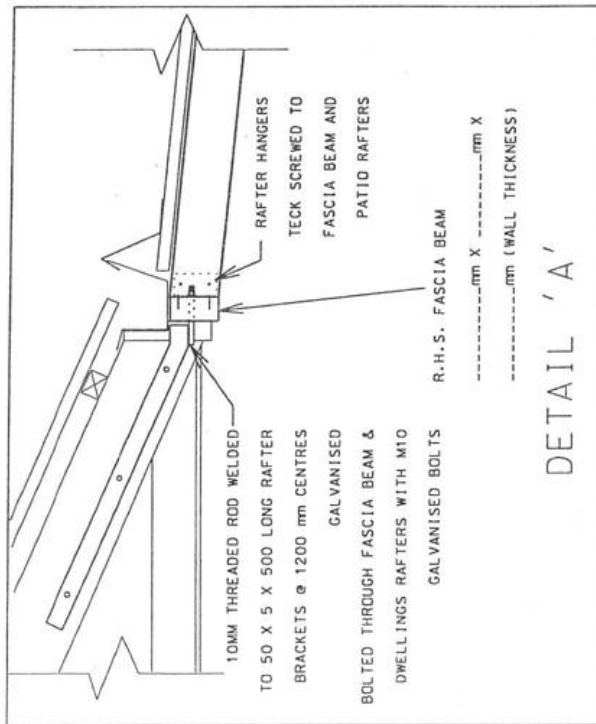
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CROSS OUT INAPPLICABLE DETAILS

LOCATION DETAILS: No. LOT STREET SUBURB

CITY OF MANDURAH PATIO FOOTING DETAILS

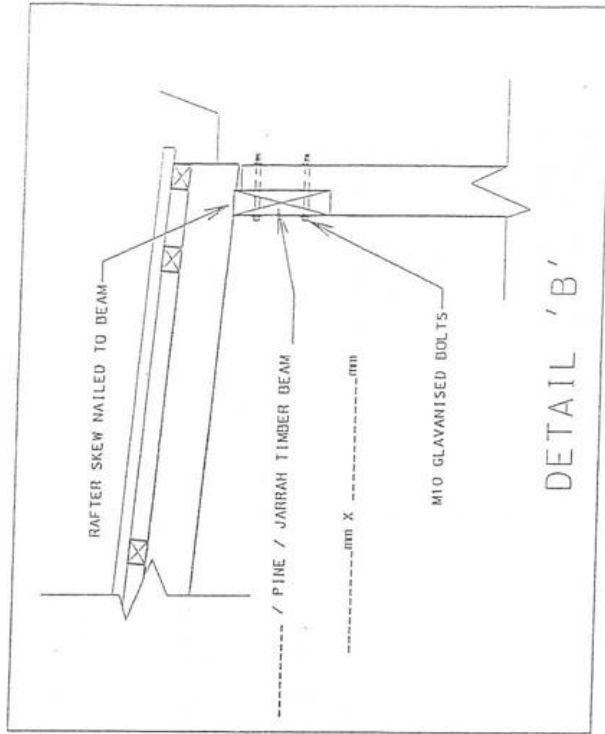
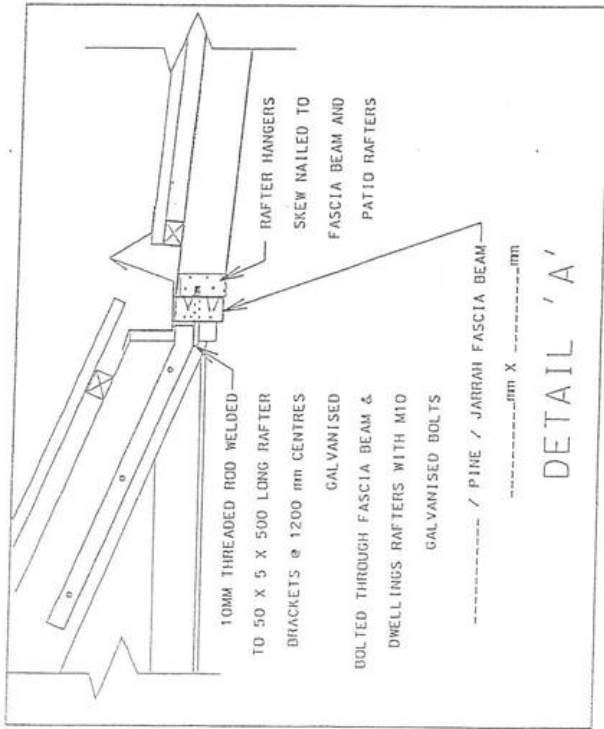


LOCATION DETAILS: No. LOT STREET SUBURB

* COMPLETE ALL BLANKS
& DELETE ALL INAPPLICABLE
INFORMATION

CITY OF MANDURAH POST AND EAVES DETAILS FOR STEEL PATIO

Unit: Metric/feet/Inch mm in 2d 2000 12-00-20



LOCATION DETAILS: No. _____ LOT _____ STREET _____ SUBURB _____

* COMPLETE ALL BLANKS
& DELETE ALL INAPPLICABLE INFORMATION

CITY OF MANDURAH - POST AND EAVE DETAILS FOR TIMBER PATIOS

