

Shire of Carnarvon
Patio & Carport Information
and Checklist



Patio / Verandah:

An open-sided structure designed for outdoor living/entertainment or provides shade for outdoor areas with a roof cover that 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:

A building permit is always required for patio & carports within a Cyclone Area (Carnarvon is Wind Region D Category 2) exceptions do apply please see *Building Regulations 2012; Schedule 4 – Building work that does not require a building permit*. Planning approval or clearance along with any Health approvals if needed must be sought.

Please note:

- The Residential Design Codes of Western Australia (R-Codes) also apply to the construction of a patio, verandah and carport.
- Setbacks, height, maximum size, site cover etc. are determined by R-Codes and applicable local planning policy 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 or clearance should be obtained prior to submitting a building permit application.

Fees:

There is a minimum fee of \$171.65 payable upon submission of a building permit application, consisting of a \$110.00 application fee and a \$61.65 Building Services Levy. Additional fees are payable when the estimated value of the proposed building works exceeds \$20,000.

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 Shire of Carnarvon website to find out the difference between certified and uncertified applications.
- Certificate of Design Compliance (for certified application only)
- If choosing to be an Owner builder; an owner-builder certificate from the Building Commission is required if the estimated value of building work is over \$20,000
- BA20 or BA20A Form Consent from adjoining owner/s where proposed works may encroach or adversely affect neighbouring properties and adjoining land
- All fees are payable at the time of lodging the application
- Water Corporation approval stamp
- 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. Planning Clearance.

2. Plans

General note: Complete set 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 stormwater piping / soak wells/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 spacing (posts, beam, rafters, battens and trusses)
 - Ridge, valley, eaves line and downpipe locations/ soak wells
 - Details if secondary guttering (box) is to be used in adjoining roofs.
- Elevations (scale 1:100)**
 - All sides of the 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 is under the 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 a structural engineer. Signed original copy of the documentation to be submitted.
- Timber Trusses Roof Frame**
 - Prefabricated roof trusses require certification from the manufacturer

Notwithstanding the above, it is at the discretion of the Building Surveyor to assess the plans as to whether more details will be required to be submitted 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 Shire of Carnarvon 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 Shire of Carnarvon if you wish to comment on the sheets provided and information contained within. Any reported errors will be amended.