
Building Services Information Sheet

PATIOS / VERANDAHS



Introduction

This information sheet explains the requirements for the approval and general requirements relating to patios and verandahs.

Definitions

Patios and Verandahs are open sided roofed areas that are used to provide shade to outdoor areas on residential properties. They have solid roof sheeting, as opposed to a pergola that has a permeable roof cover.

Information and Advice

The Western Australian Building Act 2011 requires that a Building Permit be taken out for a building, prior to commencing any work on site. The Building Code of Australia (**BCA**), the Residential Design Codes and the Local Planning Scheme set out the minimum requirements applicable to the location and construction of patios and verandahs.

Is a Building Permit required for a patio or verandah?

Yes. A Building Permit approval is required for all patios or verandahs.

Who submits the application?

Either the property owner or the party contracted to construct the patio or verandah must submit the application.

What plans and specifications do I need to submit with my application for a Building Permit?

One copy of the following plans and details are required:

- Floor plans and elevations of the patio or verandah are to be submitted, to a scale of not less than 1:100;
- A full site plan is to be submitted, showing the location of the patio or verandah, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200 and must show the finished floor level relative to boundary levels and a TBM;
- Structural details of all materials and fixings of the building are to be shown on the plans.

What materials must be used to construct a patio or verandah?

The structure must be constructed to withstand Region C, Terrain Category 2 cyclonic conditions and, as such, a durable material must be used. Generally, for patios or verandas to comply with the structural requirements for cyclonic conditions, the frame is normally made from steel or timber construction.

Do I need a structural engineers design for the patio or verandah?

Yes. You will need to have the design of the patio or verandah checked and certified by a professional Structural Engineer. The Engineer needs to state on the drawings (or on separate documentation) that the building has been designed to withstand Region C, Terrain Category 2 cyclonic wind conditions.

What is the maximum size patio / verandah that I can build?

Dependent upon the zoning and density of the property, a site must have a certain percentage of open space on the site, not covered by buildings. The table below indicates the percentage of open space required, based on the zoning and density of the property:

R-Code	Minimum Total % of Open Site
R2	80
R2.5	80
R5	70
R10	60
R12.5	55
R15	50
R17.5	50
R20	50
R25	50
R30	45
R35	45
R40	45
R50	40
R60	40

How far from the boundary of a property can I locate a patio or verandah?

- The patio or verandah must be located no closer to the boundary facing the primary street than 3 metres, with an average setback of 6 metres (R15 or greater) and 7.5 in R10 and R12.5 zones. (Building Services or Planning Section can assist you in calculating the average setback);
- If you have a corner property, the patio or verandah must be located a minimum of 1.5 metres from the secondary street boundary;
- The columns of the patio or verandah are to be located 1 metre from the side or rear boundary, if the length of the patio or verandah is 9 metres or less;
- The columns of the patio or verandah are to be located 1.5 metres from the side or rear boundary, if the length of the patio or verandah is more than 9 metres;
- The roof may overhang the above setbacks but must be at least 750 mm from the side and rear boundaries;
- If the floor level of the patio or verandah is more than 650 mm above the natural ground level, a minimum setback of 7.5 metres is required to the side and rear boundaries of the property, if privacy shielding is not provided.

Note – Setbacks may be reduced in certain circumstances. Please contact Shire's Planning Service for more information, if you choose to reduce the above side boundary setbacks.

Can I build a patio / verandah as an Owner Builder?

Yes, but subject to the value of the building works being less than \$20,000. If the value of the works exceed this amount then an Owner/Builder permit will first need to be obtained from the Building Services Board administered through the WA Building Commission.

Fees

Fees are available on the Shire of Broome website under the Building Fees & Charges link.

Fines and Penalties

Failure to obtain a Building Permit for a patio or verandah is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Permit. The maximum penalty for this offence is \$100,000. The Shire may also serve a Notice on the owner or builder to remove the structure. If you object to the local government's order you may have a right of review to the State Administrative Tribunal.

Additional Information

For detailed advice about patios and verandahs, please call the Shire of Broome Building Services on 9191 3456.

Requirement Checklist Notes

- A Building Permit is required before commencing any work;
- A Building Permit is required for all patios or verandahs;
- A Practising Structural Engineer's certified details are required for a patio or verandah, relative to Region C, Terrain Category 2 cyclonic wind conditions;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing the heights and setbacks of the proposed building;
- Floor plans and elevations of the building, drawn to a scale of 1:100 minimum, are to be submitted with the Building Permit Application.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.