

Building Information Sheet - Patio

What is a Patio?

A patio is an open-sided structure, enclosed on no more than two sides, with a roof that is impervious to water. A patio may be attached to a dwelling or freestanding.

A patio is classified as a **Class 10a structure**.

Do I Need a Building Permit?

Yes. A **Building Permit is required** for the construction of a patio, except in limited circumstances.

A permit is not required where the patio is:

- Less than **10 m²** in floor area
- Freestanding
- No higher than **2.4 m**

All patios that are attached to other structures require a **Building Permit regardless of size and height**.

A Building Permit must be obtained from the City of Armadale prior to commencing any building work.

Setback requirements for patios are outlined in the relevant **Local Planning Policies and Residential Design Codes**.

Please note that **Planning approval may be required** before a Building Permit can be issued.

For further information, contact the City on **9394 5000** or email info@armadale.wa.gov.au.

For more detailed information on how to apply, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

Do I Need to Be a Registered Builder?

Yes. If the value of the building work is **\$50,000 or more**, either:

- A registered builder must be engaged; or
- Owner-builder approval must be obtained.

For more information about builder registration or owner-builder approval, visit:

- <https://www.wa.gov.au/government/publications/do-i-need-be-registered-builder>
 - <https://www.wa.gov.au/organisation/service-delivery/owner-builder-approval>
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What is a Certified Application?

A **certified building permit application** must be accompanied by a **Certificate of Design Compliance (BA3 form)** issued by a **registered independent building surveyor**.

- Can be submitted for **all residential and commercial structure types**
 - Assessment time: **up to 10 business days** (unless further information is required)
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What is an Uncertified Application?

An **uncertified application** is assessed by the **City's registered building surveyor**, who issues the **Certificate of Design Compliance**.

- Only applicable for **Class 1a and Class 10 structures**

- Assessment time: **up to 25 business days** (unless further information is required)
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How Long is My Permit Valid For?

A Building Permit issued by the City of Armadale is valid for **two years from the date it is granted**.

If additional time is required to complete the building work, an application for an extension of time can be submitted.

To apply for an extension, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

What Happens When the Building Work is Complete?

The nominated builder listed on the Building Permit must submit a **Notice of Completion (BA7 Form)** to the City within **seven days** of completing the prescribed building work.

To submit a Notice of Completion, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

Important Information

This information sheet is intended as a guide only. The City disclaims any liability for any damage sustained by a person acting on the basis of this information.

For further information contact **Building Services** on **9394 5000**.

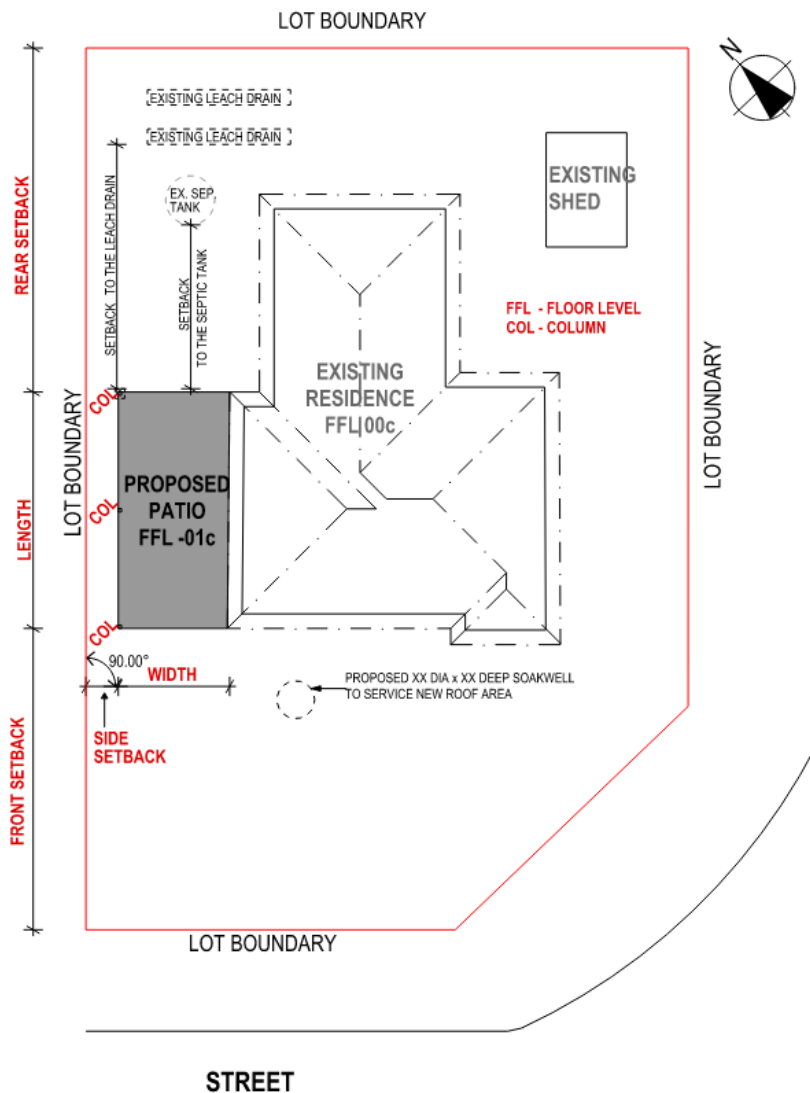
Building Application Checklist - Patio

Application Form Requirements A completed application form is required, being either: • BA1 - Application for Building Permit (Certified), or • BA2 - Application for Building Permit (Uncertified) The application form must be: • Completed in full, and • Signed by both the nominated builder and the applicant Application forms are available from the Department of Local Government, Industry Regulation and Safety (LGIRS) website: https://www.wa.gov.au/organisation/departments/departments-of-local-government-industry-regulation-and-safety	
Certificate of Design Compliance (certified application only) • Issued by a registered building surveyor/practitioner • Include all documentation as referenced on the Certificate of Design Compliance	
Payment of fees • Refer to the City's 'Building Services Information Sheet - Fees & Charges' on the City's website https://my.armadale.wa.gov.au/service/apply-for-building-approval	
Site plan to scale (1:200) showing: • Location of the proposed patio • Location of all existing structures on the property • Setbacks and measurements from boundaries to the proposed patio • Compliance with NCC fire separation requirements • Location of septic tanks and leach drains (if applicable) • Landscaping and all impervious surfaces within the street setback area	
Construction details to scale (1:100) showing: • Detailed floor plan and elevations • Cross-section details	
Structural engineer's certification	
Approval from the City's Planning Department (if applicable)	

Minimum Documentation Requirements

Sample plans attached illustrate the minimum level of detail required for an assessment by the City. If you are unable to provide this detail, you will need to engage the services of a reputable draftsman to assist you.

Note - All setbacks are measured perpendicular to the relevant boundary.



SITE PLAN - PATIO

1:200

Disclaimer:

This sample drawing is provided as a general guide only. It must not be copied, reused, or submitted as part of a building application. It is not a project-specific design, does not include all requirements, and must not be used for construction. Applicants must prepare and submit their own site-specific plans that comply with all relevant legislation, codes, standards, and authority requirements.

Applicant Instructions:

Show the patio location, dimensions, setbacks to boundaries, and all existing structures.

For sloping sites, ground levels must be shown using contour lines at 0.5m intervals for accuracy, with a maximum interval of 1m acceptable.

Patio Details

Indicate patio type (e.g., lean-to, gable, flat roof, freestanding).
Specify roof cover (e.g., steel/aluminium sheeting, fibre-cement, tiles, other).
Specify roof framing (e.g., steel, timber, other).
Specify posts (e.g., steel, timber, masonry, other).
Specify floor surface (e.g., concrete slab, paving, decking, other).
Show all posts and roof area.

Bushfire Requirements

If the property is in a Bushfire Prone Area, a BAL assessment may be required for attachments to the building.
If so, plans must show compliance with the required BAL rating in accordance with the AS3959

Easements

Drainage easement: The City will not approve any structure over a City drainage easement or storm water pipe line.
Sewer/Power easement: Ensure approval is obtained from the relevant authority before lodging the building application.

Effluent Disposal

If the property is serviced by a septic tank, leach drain or ATU, the patio structure, including footings, must be located a minimum of 1.2 m from the septic tank or ATU, 1.8 m from the leach drain, and the required distance from the irrigation area in accordance with the Health Regulations, unless health approval is obtained.

Planning Approval:

Applicants are responsible for confirming whether planning approval is required prior to lodging a Building Permit application.



PROJECT NAME & LOT ADDRESS :

Attached Patio to the Existing Residence

Lot Number XX, # Street Name
Suburb, WA 6112

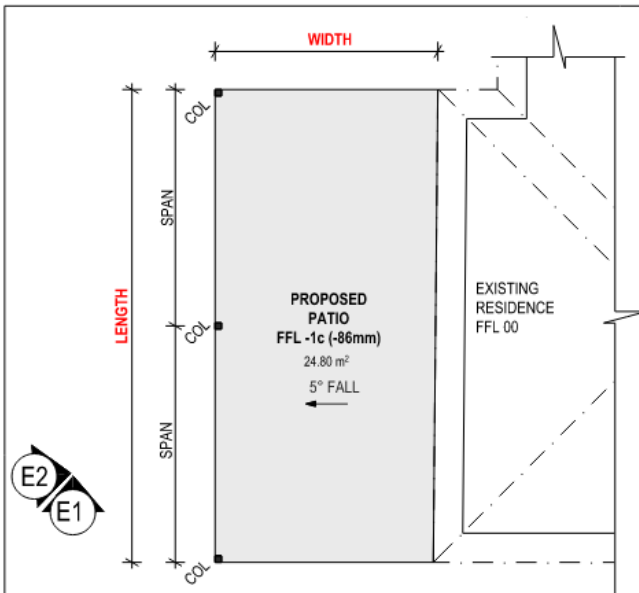
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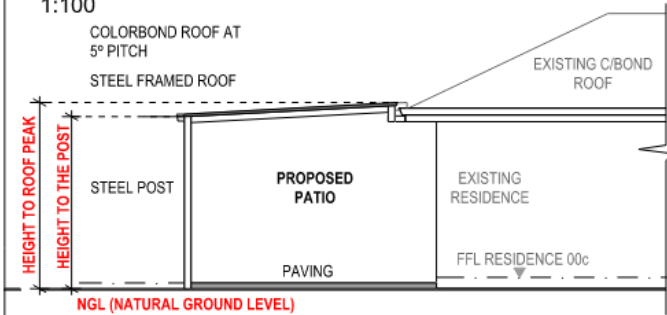
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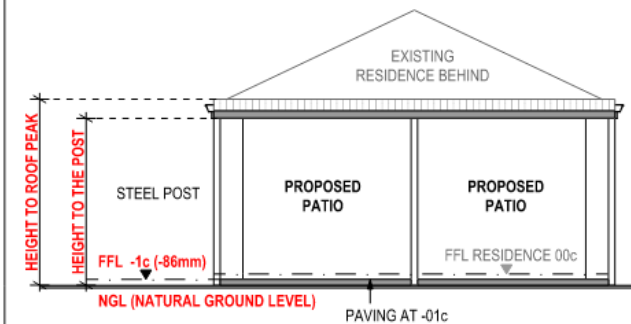
PATIO PLAN - FLAT/SKILLION

1:100



ELEVATION 1 - FLAT/SKILLION

1:100

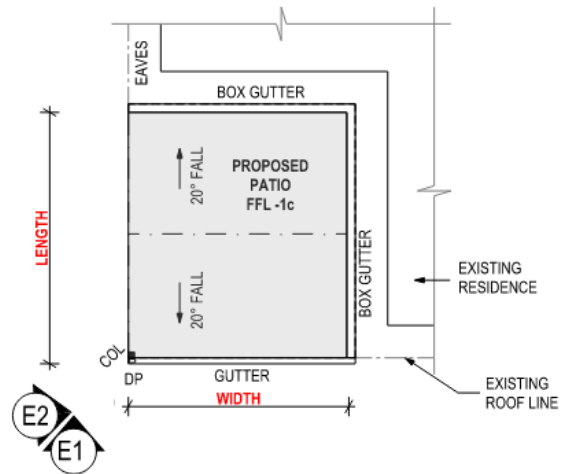


ELEVATION 2 - FLAT/SKILLION

1:100

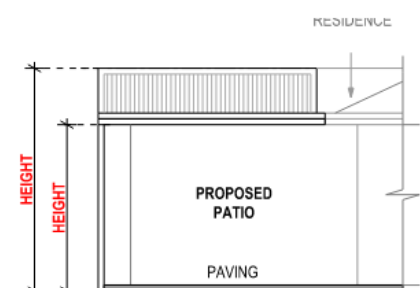
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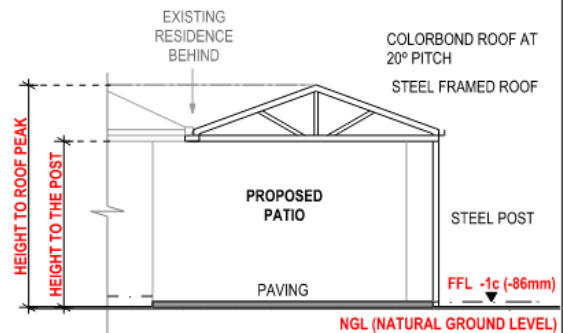
PATIO PLAN - GABLE ROOF

1:100



ELEVATION 1 - GABLE ROOF

1:100



ELEVATION 2 - GABLE ROOF

1:100



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Attached Patio to the Existing Residence

Lot Number XX, # Street Name
Suburb, WA 6112

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