

Proposed Patio Addition to Existing Dwelling(s) (Checklist for Development Approval)

Please refer to the City’s Town Planning Scheme No. 6 and Residential Design Codes of Western Australia on Patios and Pergolas for the definitions of these terms as there is a critical difference regarding the nature of the approvals which must be obtained.

The following detailed checklist needs to be referred to when preparing your Application for Development Approval for a patio addition to an existing dwelling. When all the required information has been submitted, the City’s officers can make a complete assessment and determination of your application. This will facilitate expeditious issuing of approval. **To avoid delays or the return of incomplete applications, all of the listed information must be provided.**

Note: It is also necessary to lodge a separate application for a Building Permit. It is advisable to lodge the Building Permit application after Development Approval has been obtained.

Self check ✓ or ✗	Officer check ✓ or ✗
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Forms

<p>1. Development Approval application form completed and signed by the owner(s)* of the land. *Notes regarding ‘owner(s)’:</p> <ul style="list-style-type: none"> ▪ If there is more than one owner, all owners are to sign ▪ If the property is being purchased, attach a copy of the ‘Offer and Acceptance’ ▪ If the property is part of a strata built before 1985, attach a copy of the strata company minutes where the proposal was approved or all of the strata owners to sign the application form. 		
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Fees

2. Check the 'Planning Services Fees Schedule' - https://southperth.wa.gov.au/development/development-applications/application-process		
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Site Plan (scale 1:200 or 1:100)

3. 3 scaled copies of a site plan showing the information listed below.		
4. Accurately the position of the existing dwelling and all other structures.		
5. Accurately the position, type and height of all existing trees on the land and indicating which (if any) of those trees will be removed.		
7. Details of any retaining walls required to support any proposed cutting or filling of the existing ground surface, including the height of the proposed retaining walls relative to existing ground levels.		
8. The location and dimensions of open space areas.		
9. If the floor/ground level of the patio is raised more than 0.5 metres above the existing ground level, the following details of existing development on adjoining land: <ul style="list-style-type: none"> ▪ the location of any buildings and all windows facing the proposed development; ▪ the ground levels of the adjoining land adjacent to the side boundary; and ▪ the floor levels of buildings located on the adjoining land. 		

<p>10. <i>If the lot is part of a strata group or a Grouped Dwelling, the site plan is to cover the entire strata group. Items 4-9 are not required for the other dwellings/strata lots, however, the strata boundaries or fence lines need to be shown.</i></p>		
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Floor Plans (Scale 1:100)

<p>11. 3 scaled copies of drawings showing the existing dwelling and dimensions of the patio to be erected or altered.</p>		
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Elevations (scale 1:150 or 1:100)

<p>12. 3 scaled copies of drawings showing the elevation of the patio (i.e. height of the patio, dimensions of roof structure (e.g. dome, gable) and the dwelling).</p>		
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Specifications

<p>13. 3 copies of a specification outlining the type and colour of materials to be used in the construction of the patio.</p>		
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Additional information that may be required (a Planning Officer will contact the applicant to advise if this information will be required)

<p>14. <i>Boundary (parapet) wall proposed? Shadow diagrams may be required. The Planning Officer will advise what details will be required.</i></p>		
<p>15. <i>Land affected by a Metropolitan Region Scheme (MRS) Reserve or adjacent to Canning Highway, Manning Road or Kent Street? A MRS Form 1 may need to be lodged.</i></p>		

16. The City may require any other plan or information pursuant to the Scheme to enable the application to be determined.		
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