



UNENCLOSED STRUCTURES

Information Sheet

Definitions

Alfresco, Carports, Gazebos, Patios, Porticos, Verandahs or the like, (defined as Unenclosed Structures for the purpose of this Information Sheet) are used to provide shade to outdoor areas on residential and some commercial properties.

A patio, carport or the like are unenclosed (open on two or more side) structures with an impervious roof covering (material that doesn't allow water to pass through e.g., Colorbond or polycarbonate sheeting), which may or may not be attached to a house.

Note: A pergola with an impervious roof covering (e.g., colorbond or polycarbonate sheeting) is classed as a patio. However, should a pergola, or vergola (structure with a louvred roof design) be proposed with a water permeable roof, the structure is considered a 'Shade Structure' and is exempt from the need to obtain planning approval.

Frequently Asked Questions

[Is Development Approval Required for Unenclosed Structures?](#)

Development Approval is required for development that does not meet the Deemed-to-Comply provisions of State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes) or the Shire's Local Planning Policies or located in a heritage-protected place. If you would like clarification if a proposal would require Development Approval, you can contact the Shire's Planning and Lands team on 9188 4444.

[Is There Anyone Else I Should Consult?](#)

The Shire's Development Services should be consulted prior to commencing any work to ensure that the proposed development does not require a Building Permit.

Where a Building Permit is not required, the building or incidental structure must still comply with the building standards, local laws and planning policies that apply during the period of construction. If it is anticipated that the standards may change during the construction period, the owner can apply for a Building Permit to fix the standards to the date of the application.