

Patios

What is a patio?

The Residential Design Codes define a patio as:
“An unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling.”

Will I need a development (planning) application?

Generally, patios to be constructed on a residential lot will require development approval where they are:

- Visible from the street
- Setback less than 1.0m (patio length is less than 9.0m) or 1.5m (patio length is greater than 9.0m) to a side or rear lot boundary
- Increasing the existing natural ground level by more than 0.5m.

Should your dwelling be located within a structure plan area, additional requirements may apply.

All patios to commercial developments or caravan parks will require development approval.

How can I find out if I am in a structure plan area or access information on my property?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, lot sizes, dimensions and recent aerial imagery. Access Online Maps on the City's website at joondalup.wa.gov.au

How do I make an application for development approval?

If your proposal does not meet the above requirements or any other requirements of the Residential Design Codes, and/or the development provisions of a local structure plan or the City's *Residential Development Local Planning Policy*, you may lodge a development application to seek that the City exercise its discretion. It is strongly recommended that you submit comments and signed plans from the owner(s) and occupier(s) of adjoining property(ies) if your proposed development has the potential to impact on that (those) property(ies).

Application forms and development application checklists are available on the City's website at joondalup.wa.gov.au

Where can I view the Residential Design Codes, structure plans and local planning policies?

The Residential Design Codes are available for viewing at any of the City's libraries or online at planning.wa.gov.au

Structure Plans and Local Planning Policies are available online at joondalup.wa.gov.au These documents are available in alternative formats upon request.

Will I need a building permit?

The *Building Regulations 2012*, Schedule 4, Clause 2 – Item 1 states that:

‘Construction, erection, assembly or placement of a freestanding Class 10a building that: -

(a) has a floor area not exceeding 10m²; and

(b) is no more than 2.4m in height; and

(c) is not located in wind region C or D as defined as AS1170.2.’

A patio that does not meet any of (a), (b) and (c) will require an application for a building permit. A patio that is not freestanding, i.e. attached to a structure, will require an application for a building permit regardless of the fact it meets (a), (b) and (c).

How do I make an application for building permit?

Building permit application forms (certified or uncertified) are available from the Building Commission's website buildingcommission.wa.gov.au

Certified building permit applications must be accompanied with a Certificate of Design Compliance.

Please refer to the City's Uncertified Building Application Checklist – Patio (Class 10a) for information required to be provided with the Building Permit Application (BA2 form).

What fees will apply?

Please refer to Building Services Schedule of Fees and Planning Services Schedule of Fees available online or provided upon request from one of the City's Customer Services Centre.

Further information

For further information please contact the City's Building Services on **9400 4961** or Planning Services on **9400 4100** or email info@joondalup.wa.gov.au