

Patios

What is a patio?

The *Residential Design Codes* (R-Codes) is a State planning document that applies development controls over all residential developments in Western Australia, including patios. The R-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 an application for development approval?

A patio is required to comply with the requirements of both the R-Codes and the City's *Residential Development Local Planning Policy*.

Generally, development approval for a patio to a single house or grouped dwelling is not required when:

- It is not visible from the street;
- The wall/post height is not greater than 3.5 metres above natural ground level;
- The posts and roof are setback a minimum of 500mm from a side or rear boundary (with the exception of a street boundary where the R-Code setback applies);
- The cumulative length of the new patio, and any attached structures setback less than 1 metre from the boundary, does not exceed 9 metres in length; and
- All other planning requirements have been met, including the requirements of the City's *Local Planning Scheme No. 3*, deemed-to-comply provisions of the R-Codes or the replacement requirements of the City's *Residential Development Local Planning Policy*, a requirement of an applicable structure plan, or other local planning policy.

Generally, development approval is required for a patio that is:

- Visible from the street and not designed to match the house;
- At the front of a property and does not meet the minimum or average setbacks to the street required under the R-Codes;
- Setback less than 1 metre to a side or rear lot boundary for a patio greater than 9 metres in length;
- Increasing the existing natural ground level by more than 0.5 metres (for example, if decking is proposed); and
- Covering more than 1/3 of the minimum outdoor living area required under the R-Codes.

Additional requirements may also apply if the subject property is located within a structure plan area.

The City's online mapping system can be used to confirm if a structure plan applies to a property as well as the lot sizes, boundary dimensions as well as recent aerial imagery. The online mapping system can be accessed at joondalup.wa.gov.au.

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

How do I make an application for development approval?

Generally, the following information will be required as part of any application for development approval for a patio on a residential site:

- Application for development approval form;
- Completed checklist – Development (Planning) Application checklist – Patio;
- Development application fee in accordance with the Planning Services fees and charges;
- Site plan and building elevations. Refer to the patio checklist for information required on the plans; and
- A covering letter providing details of the proposed development and written justification addressing any aspects of the development that require the City to undertake a performance assessment against the R-Codes, local planning policy or structure plan.

Application forms, development application checklists and information on lodging an application are available on the City's website.

It is also recommended that you speak to your neighbours that may be impacted by the patio and have them sign the plans as a way of their consent to its development.

What fees will apply?

Please refer to Planning Services fees and charges available on the City's website.

Will I need a building permit?

A patio that is not freestanding (that is attached to a structure or building) will require a building permit.

If a patio is freestanding and doesn't exceed 10m² and is not more than 2.4 metres in height, it will not require a building

permit. All other freestanding patios that do not comply with these requirements will require a building permit.

How do I make an application for building permit?

Please refer to the City's Building Application Checklists for information required to be provided with a building permit application, available at joondalup.wa.gov.au.

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 the Building Services fees and charges available on the City's website.

What if I need further information?

Copies of the R-Codes are available for viewing at any of the City's libraries or online at planning.wa.gov.au.

Further information, such as planning and building documents, checklists and requirements, including copies of structure plans and local planning policies are available on the City's website or by contacting the City's Building Services on **9400 4961** (for building permit queries) or Planning Services on **9400 4100** (for planning queries) or by email at info@joondalup.wa.gov.au