

Application for Development Approval Checklist

Residential – Patio

This checklist is to assist applicants to prepare and complete an application for development approval for residential patios.

Applicants must ensure all required information is provided at the time of lodgement. A complete development application, where all necessary information has been provided in accordance with this checklist, will enable the City to undertake a full assessment, and avoid unnecessary delays occurring in the processing of your application.

Lodging your application

Your application can be lodged:

- Online (preferred) using the City's e-application service which is available at joondalup.wa.gov.au;
- In person by visiting the City of Joondalup Administration Building, 90 Boas Avenue, Joondalup; or
- Posting to the City of Joondalup, PO Box 21, Joondalup WA 6919.

Official receipt of applications will not occur until all required information is received. Following lodgement, the applicant (as indicated on the application form) will receive a letter acknowledging receipt of the application.

Please note that further information and/or modifications may be requested by the City after a full assessment has been undertaken. All correspondence on the application will be directed to the applicant.

Application requirements

Patio development applications must include:

- A signed copy of this checklist confirming that the application is complete;
- A completed – Application for Development Approval Form;
- A completed – Metropolitan Region Scheme Form 1;
- The development application fee (refer to the City's Planning Services Fees and Charges); and
- Details of the proposed patio and written justification addressing any aspects of the patio that requires the City to undertake an assessment against the design principles of the *Residential Design Codes of Western Australia*, or where the patio development does not meet the requirements of the City's *Local Planning Scheme No. 3*, the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local structure plan, or a local planning policy.

Development plans in accordance with the following specifications:

- One (1) hard copy of site and elevation plans drawn to a scale of 1:200 or 1:100 (where not submitted through e-applications).

The site and elevation plan should include the following:

Site plan

- Contours at 500mm intervals.
- All existing building and structures that impact on the application.
- Finished floor level/s of the patio relative to the natural ground levels of the site.
- Proposed setbacks from lot boundaries indicated.
- Lot dimensions and north point.
- Street number, street name and lot number.
- The location of any easement or piped services traversing the site and any sewer or sewer connection point servicing the site.
- Vehicle driveways and access points.

Elevation drawings

- Street name(s), lot number, and scale.
- View of every face of the proposed patio, incorporating the existing building(s) where applicable.
- Location, dimensions and details of all openings including sill height above finished floor level (for example, obscure glazing, fixed window)
- Roof pitch(es).
- Proposed and existing colours and materials.

When you have completed your checklist, please sign the box below to verify you have included all the information necessary to determine your application.

Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Applicant's Full Name:

Contact Number:

Email Address:

Applicant's Signature:

Date Submitted:

Accepting Officer's Signature:

How do you wish to receive correspondence?

By mail

By email