

# 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 a development (planning) application?

A patio on a residential property will require a development (planning) application where it is not specifically exempt from requiring approval, or it does not meet the requirements of the *R-Codes*, the City's *Residential Development Local Planning Policy*, or structure plan (if applicable).

Generally, a patio to a single house or grouped dwelling will not require a development (planning) application where:

- 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 requirements of the *R-Codes* and/or the *Residential Development Local Planning Policy* are met.

Generally, patios on a residential lot will require a development (planning) application if:

- It is visible from the street and not designed to match the house;
- It is at the front of a property and does not meet the minimum or average setbacks to the street required under the *R-Codes*;
- The setback is less than 1.5 metres to a side or rear lot boundary for a patio greater than 9 metres in length;
- The existing natural ground level is increased by more than 0.5 metres (for example, if decking is proposed); and
- More than 1/3 of the minimum outdoor living area required under the *R-Codes* is being covered by patio(s).

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

All patios to multiple dwellings, commercial developments or caravan parks will require a development (planning) application.

## 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](http://joondalup.wa.gov.au)

## How do I make a development (planning) application?

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

- Completed and signed Application for Development Approval form;
- Completed and signed MRS Form 1 application form;
- Completed checklist – Development (Planning) Application checklist – Patio;
- Site plan and building elevations. Refer to the patio checklist for information required on the plans;
- 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*, City policy or structure plan; and
- Payment of the development application fee in accordance with the City's Schedule of Fees and Charges.

Application forms, development application checklists and information on lodging an application are available on the City's website at [joondalup.wa.gov.au](http://joondalup.wa.gov.au)

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.

## Will I need a building permit?

A building permit is not required when the patio complies with all of the following:

- The structure is freestanding;
- The structure is no more than 10m<sup>2</sup>; and
- The structure is no more than 2.4metres in height.

## How do I make an application for a building permit?

Building permit application forms (certified or uncertified) are available from the Department of Mines, Industry Regulation and Safety (DMIRS)'s website [commerce.wa.gov.au/building-commission](http://commerce.wa.gov.au/building-commission)

The following information will be required as part of an application for a building permit.

Certified:

- Completed and signed BA1 Application for Building Permit – Certified.
- Completed and signed BA3 Certificate of Design Compliance.
- Completed and signed Certified Building Application Checklist.
- Payment of the building application fee in accordance with the City's Schedule of Fees and Charges.

Uncertified:

- Completed and signed BA2 – Application for Building Permit – Uncertified.
- Completed and signed Uncertified Building Application Checklist – Patio (Class 10a).
- Payment of the building application fee in accordance with the City's Schedule of Fees and Charges.

Applications for a building permit are to be submitted with payment of the application fee.

Application forms, building application checklists and information on lodging an application are available on the City's website at [joondalup.wa.gov.au](http://joondalup.wa.gov.au)

## Further information

Copies of the *R-Codes* are available for viewing at the City's Customer Service Centre, Libraries or online via the Department of Planning, Lands and Heritage website at [dplh.wa.gov.au](http://dplh.wa.gov.au)

For further information please visit the City's website at [joondalup.wa.gov.au](http://joondalup.wa.gov.au), visit the City's Customer Service Centre, contact the City's Building Services on **9400 4961** or Planning Services on **9400 4100** or email [info@joondalup.wa.gov.au](mailto:info@joondalup.wa.gov.au)