

Decks

What is a deck?

A deck is a flat or raised platform capable of supporting loads, which is typically constructed outdoors. Decking is often built of timber or composite materials which are moisture and termite resistant and can be freestanding or connected to another building or structure.

Where screening is installed to prevent overlooking of a neighbouring property, there is a requirement for the screening to meet the minimum standards of the *Residential Design Codes* (R-Codes) and be a minimum height of 1.6m from the finished level of the deck and be of a permanently fixed, durable material.

Will I need a development (planning) application?

Decks more than 500mm above ground level on a residential property are required to comply with the R-Codes, the City's *Residential Development Local Planning Policy* (RDLPP) and/or *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP).

For a single house or grouped dwelling a development (planning) application is not required for decking that is no greater than 500mm above natural ground level. Decking 500mm or greater from natural ground level does not require a development (planning) application where it complies with the following:

- Is setback from a side and/or rear property boundary for your R-Code density (see table opposite).
- For decking more than 500mm above natural ground level, privacy screening is provided to prevent overlooking into the neighbouring property for decking within 7.5m of a side or rear boundary. Screening is required to be 1.6m above the finished level of the deck and be of permanently fixed, durable material.

R-Code Density	Minimum Side or Rear Setbacks
R20	Deck length of 10 - 14m and privacy screen provided: 1m Length more than 14m and/or no privacy screen provided: 1.5m
R20/25*	1m
R20/30*	
R20/40*	
R20/60*	

**For lots with a dual-density code (e.g., R20/40) the requirements only apply if the property is developed at the higher density (e.g. R40). If your property has not been built to the higher density, refer to R20 requirements.*

All decks associated with multiple dwellings, commercial developments or caravan parks will require a Development (Planning) Application.

How do I find out my R-Code density, if I am in a structure plan area or a Housing Opportunity Areas (HOA)?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, if it has a dual density code (i.e. located within a HOA), lot area, dimensions and recent aerial imagery. Access Online Maps on the City's website at joondalup.wa.gov.au

How do I make a development (planning) application?

Generally, a development (planning) application requires application forms, building plans, a cover letter and application fee. Please refer to the Development (Planning) Application Checklist: Residential (or Development (Planning) Application Checklist: Residential (Housing Opportunity Areas) for decking to higher dual density properties) for the requirements for a decking application and how to lodge an application, available on the City's website joondalup.wa.gov.au

It is also recommended that you speak to your neighbours that may be impacted by the decking 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 a deck complies with all of the following:

- Is no more than 20m².
- Is not more than 500mm in height.
- Is greater than 900mm away from any boundary.
- Is not subject to bushfire prone area requirements.
- Has no screening requirements.

How do I make an application for a building permit?

Building permit application forms, application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

Further information

For further information visit joondalup.wa.gov.au, via email info@joondalup.wa.gov.au or call 9400 4000.

Visit the Customer Care desk during office hours
Monday - Friday, 8.30am - 5.00pm.