

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 does not meet the requirements of the R-Codes, the City's *Residential Development Local Planning Policy* (RDLP), *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP), or structure plan (if applicable).

Generally, for a single house or grouped dwelling a development (planning) application is not required if your patio complies with the following:

- Open on two or more sides.
- Setback the minimum distance from the street boundary for your R-Code density (see below).
- Where the total height (to the top of the roof) of the patio is no more than 2.7m and setback from a side or rear boundary:
 - Patios up to 10m in length posts to the boundary with the roof/eave 450mm from the boundary, or
 - Patios longer than 10m and/or higher than 2.7m, in accordance with the table below.
- Where visible from the street, the patio is of a consistent style with the existing house, and compatible with the area.
- Provides sufficient open space and uncovered outdoor living area for your R-Code density (see below).

Additional requirements may apply if:

- The finished ground level of the patio is more than 0.5m above natural ground level (e.g. raised decking).
- A boundary wall is proposed (solid wall setback closer than 600mm to a side or a rear boundary).
- For higher dual density properties, the patio is being built over landscaping area or removing trees.

- The property is within a structure plan area.

All patios to 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 Area (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 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 – Patio for the specific requirements for a patio application and how to lodge an application, available on the City's website joondalup.wa.gov.au

It is also recommended 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 10m².
- The structure is no more than 2.4m in height.

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, email info@joondalup.wa.gov.au or call **9400 4000**.

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

R-Code Density	Minimum uncovered outdoor living area	Minimum open space	Minimum street setback	Minimum side or rear setback**
R20	20m ²	50%	Street the house faces: 3m, with all buildings having an average street setback of 6m. Other streets (corner property): 1.5m	Length greater than 10m but the total length of the patio and any attached structures is no more than 14m: 1m Length more than 14m: 1.5m
R20/25*	20m ²	50%	Street the house faces: 4m Other streets (corner property): 2m	1m
R20/30*	16m ²	45%	Street the house faces: 4m Other streets (corner property): 2m	1m
R20/40*	13.3m ²	45%	Street the house faces: 4m Other streets (corner property): 2m	1m
R20/60*	10.7m ²	40%	Street the house faces: 2m Other streets (corner property): 2m	1m

*For properties 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.

**A boundary wall (where the wall is setback closer than 600mm to a side or rear boundary) may be permitted where it is behind the street setback and meets the length and height requirements of the R-Codes, RDLPP or HOALPP (as applicable).