

Carports

A carport is a roofed structure designed to accommodate one or more motor vehicles, unenclosed except to the extent that it abuts a dwelling or a property boundary on one side and being without a door unless that door is visually permeable.

Residential carports

The construction of carports must comply with the *Building Code of Australia* (BCA).

The *Residential Design Codes of WA* (R-Codes) also apply to the construction of a carport. The R-Codes contain two sets of provisions, one set of deemed to comply (acceptable development) standards, and one set of performance based standards.

If you are attempting to meet the acceptable development standards of the R-Codes, some of the main requirements generally are:

- The minimum setback from the columns or posts to the side or rear boundary is one metre for carports up to nine metres in length and 1.5 metres for a carport that exceeds nine metres in length, and is not greater than 3.5 metres in height.
- In areas coded R20, the minimum front street setback is 3 metres with an average of six metres.
- The minimum setback to a secondary street is 1.5 metres in areas coded R20.

Please note: You may not cover more than a fixed proportion of your lot with roofed areas, for example, in areas coded R20, a total of 50 percent of the site should be kept as 'open space'. Please consult with the City to discuss site coverage limitations.

Building Permit application requirements

An application for a building permit requires the following information:

- Completed building permit application form BA1 or BA2
- Site Plan – two copies to a scale not less than 1:200, indicating:
 - site boundaries and building setbacks
 - existing and proposed levels
 - all existing structures, and
 - the location of the proposed structure and distances to the boundaries.
- Two copies of the floor plan, elevations, cross section drawn to a scale 1:100; indicating all dimensions.
- Two copies of specifications with a completed addendum indicating the types of materials to be used.

- The application form must indicate the estimated construction value at current market rates and the name and registration number of the builder. The original signature of the builder must be on the completed application form.
- If the estimated value of the construction is expected to exceed \$20,000, a separate application must be submitted for approval as an owner builder. Please be aware that approval to be an owner builder can only be granted by the Building Commission of Western Australia.
- Connection details to the existing main roof and anchorage to footings, including footing dimensions.
- All exposed timbers must be rated to class 1 or 2 or treated to a H3 level. For timber in ground, the minimum treatment required is H5
- If additional information is required the City will contact you promptly following the lodgement of your application.

Please note: Applications that require the removal of boundary fences or access to other properties will require the affected owner's permission before works commence. In these instances, completion of a BA20A form is required.

Planning Application Requirements

If your proposal does not meet the acceptable development standards, you may seek an assessment against the relevant performance criteria of the R-Codes.

All carports on strata lots, and for commercial developments and caravan parks require planning approval in addition to a Building Permit. Please refer to the City's *Planning Application Checklist* available at the City's Customer Service Centres or via the City's website at joondalup.wa.gov.au for further information on submission requirements.

Fees

Please refer to *Building Services Schedule of Fees* and *Planning Services Schedule of Fees* available via one of the City's Customer Service Centres or the City's website.

Further information

For further information, please contact the City's Building Services on **9400 4961** or Planning Services on **9400 4460**.

Alternatively, information is provided via the City's Customer Service Centres or the City's website at **joondalup.wa.gov.au**. You may visit the City of Joondalup Libraries – Joondalup to view a copy of the BCA.

Information regarding the R-Codes may be viewed via the Department of Planning website at **planning.wa.gov.au** or purchased from the State Law Publisher – Western Australia at **slp.wa.gov.au**