

Carports

What is a carport?

The *Residential Design Codes* (R-Codes) is a State planning document that applies development controls over all residential developments in Western Australia, including carports. The R-Codes define a carport as:

'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 (see through).' If a carport includes a solid door which is not visually permeable, it is considered a garage and different requirements will apply.

Will I need a development (planning) application?

A carport is required to comply with the requirements of both the R-Codes and the City's *Residential Development Local Planning Policy*.

On a residential site, a carport will require development (planning) approval when the deemed-to-comply criteria of the R-Codes and/or the City's *Residential Development Local Planning Policy* are not met.

Generally, carports on a residential lot will require development approval if they are:

- Not meeting the street setback requirements, including:
 - For sites with an R20 density code: not set back from a primary street a minimum of 3 metres with all buildings having an average primary street setback of 6 metres across the site;
 - For site with a dual density code (eg. R20/R40): not set back from a primary street a minimum of 2 metres with all buildings having an average primary street setback of 6 metres across the site; or
 - Not set back from a secondary street a minimum of 1.5 metres.
- Set back from a side or lot boundary less than 1 metre (where the cumulative length of the carport and any continuous walls is less than 9 metres), or setback less than 1.5 metres (where the cumulative length of the carport and any continuous walls is greater than 9 metres).
- Occupy greater than 50% of the lot frontage.

- Not matching the dwelling in respect to materials, roof design, roof pitch and colour.

Additional requirement may also apply if the property, where the garage is to be located, is within a structure plan area.

The City's online mapping system can be used to confirm if a structure plan applies to a property as well as the lot sizes, boundary dimensions as well as recent aerial imagery. The online mapping system can be accessed at joondalup.wa.gov.au.

All carports to multiple dwellings, commercial developments or caravan parks will require development approval.

How do I apply for development approval?

To obtain development approval, a development (planning) application is required to be submitted to the City for a carport. Generally, the following information will be required as part of any development (planning) application for a carport on a residential site:

- Application for development approval form;
- Completed checklist: Development (Planning) Application Checklist – Carports;
- Development application fee in accordance with the City's Schedule of Fees;
- Site plan, floor plans and building elevations. Refer to the checklist for information required on the plans; and
- 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.

Application forms, development application checklists and information on lodging an application are available on the City's website.

Fees are in accordance with the City's Schedule of Fees.

It is also recommended that you speak to your neighbours that may be impacted by the garage and have them sign the plans as a way of their consent to its development.

Will I need a building permit?

A building permit application will be required for a carport.

How do I make an application for building permit?

Please refer to the City's Building Application Checklists for information required to be provided with a building permit application, available at joondalup.wa.gov.au.

Building permit application forms (certified or uncertified) are available from the Building Commission's website buildingcommission.wa.gov.au

Certified building permit applications must be accompanied with a Certificate of Design Compliance.

Please refer to the City's Uncertified Building Application Checklist - Carport (Class 10a) for information required to be provided with the building permit application (BA2 form).

Fees for a building permit application are in accordance with the City's Schedule of Fees.

What if I need further information?

Copies of the R-Codes are available for viewing at any of the City's libraries or online at planning.wa.gov.au.

Further information, such as planning and building documents, checklists and requirements, including copies of structure plans and local planning policies are available on the City's website or by contacting the City's Building Services on **9400 4961** (for building permit queries) or Planning Services on **9400 4100** (for planning queries) or by email at info@joondalup.wa.gov.au