

# 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 to be a garage and different requirements will apply.

## Will I need a development (planning) application?

A carport 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 carport to a single house or grouped dwelling will require a development (planning) application where:

- It does not meet the street setback requirements, including:
  - » For sites with an R20 density code: not set back from a primary street (the street a house faces) a minimum of three 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 two metres with all buildings having an average primary street setback of four 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 nine 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.

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

All carports 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 an outbuilding 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 – Patios;
- Site plan and building elevations. Refer to the 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 carport and have them sign the plans as a way of their consent to its development.

### **Where can I view the R-Codes, structure plans and local planning policies?**

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

Structure Plans and Local Planning Policies are available online at [joondalup.wa.gov.au](http://joondalup.wa.gov.au). These documents are available in alternative formats upon request.

### **Will I need a building permit?**

A building permit application will be required for a carport.

### **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 at [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 – Carport (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)