

# 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 on 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 has a solid door which is not visually permeable (see through), 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 does not meet the requirements of the *R-Codes*, the City's *Residential Development Local Planning Policy* (RDLPP), *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 for your carport if it complies with the following:

- Setback the minimum distance from the street boundary for your R-Code density (see overleaf).
- Setback the minimum distance from the side boundary for your R-Code density (see overleaf).
- The design allows unobstructed views between the dwelling and the street.
- Where new hardstand areas (e.g., driveway) are being built, 50% of the street setback area is landscaped.

Additional requirements may apply if:

- For higher dual-density properties, the carport is being built over landscaping area or removing trees.
- The property is within a structure plan area.
- A new driveway and/or crossover is being constructed, or an existing one modified. In addition to planning requirements, crossovers are required to be built in accordance with the City's Crossover Guidelines, available at [joondalup.wa.gov.au](http://joondalup.wa.gov.au)

All carports 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 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, a Development (Planning) Application requires application forms, building plans, a cover letter and application fee. Please refer to the Development (Planning) Application Checklist: Residential – Carport for the requirements for a carport application and how to lodge an application, available on the City's website [joondalup.wa.gov.au](http://joondalup.wa.gov.au)

It is also recommended 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.

## 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, 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

For further information visit [joondalup.wa.gov.au](http://joondalup.wa.gov.au), via email [info@joondalup.wa.gov.au](mailto:info@joondalup.wa.gov.au) or call **9400 4000**.

Visit the Customer Care desk during office hours

**Monday - Friday, 8.30am - 5.00pm.**

Table 1

| R-Code Density | Minimum Open Space | Minimum Carport Street Setback   | Minimum Side or Rear Setback**  | Maximum Driveway Width (at the street boundary)                           |
|----------------|--------------------|--|---|---|
| R20            | 50%                | Street the house faces: 3m with all buildings having an average street setback of 6m<br><br>Other streets (corner property): 1.5m<br><br>The carport is required to match the dwelling in respect to materials, roof design, roof pitch and colour and no wider than 60% of the property frontage. | Length 10-14m: 1m<br>Length more than 14m: 1.5m<br><br>The total length includes the length of the carport and any attached structures. | 6m<br><br>or<br><br>Where two driveways are proposed, a total width of 9m |
| R20/25*        | 50%                | 5.5m   | 1m  | 4.5m  |
| R20/30*        | 45%                |  |   |   |
| R20/40*        | 45%                |  |   |   |
| R20/60*        | 40%                |  |   |   |

\*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).