

Carports and Garages

What is a Carport?

A carport is a roofed structure designed to accommodate a vehicle(s) unenclosed except where it adjoins a dwelling and generally is without a door.

What is a Garage?

A roofed structure other than a carport designed to accommodate a vehicle(s) and attached to a dwelling.

How far from the front boundary can I build a carport?

The R-Codes specifies in Table 1, Column 7 the front setback for properties based on their R-Code zoning. A carport can be setback from the front boundary, at half this distance. This is provided that the average setback from the front boundary is met as required by Clause 5.1.2 of the R-Codes.

How far from the front boundary can I build a garage?

A garage can be built as close as 4.5m to the front boundary. However if a garage is at least 0.5m behind the dwelling alignment, it can be closer. Such as, if a house is 2m from the front boundary, the garage could be as close as 2.5m to the front boundary. This is provided that the average setback from the front boundary is met as required by Clause 5.1.2 of the R-Codes.

I live on a corner property with two streets, which should I use?

Vehicle access to busy roads (such as Walcott Street, Karrinyup Road, Balga Avenue etc.) is discouraged where possible. Garages and carports should face the secondary street and can be built as close as 1.5m to a secondary street boundary.

I have a laneway to the rear or side of my property, can I gain access?

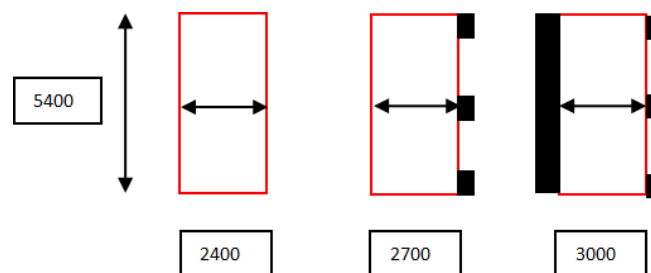
Vehicle access is encouraged to be taken from a laneway where possible. The development of garages and carports to right of ways is governed by Local Planning Policy 6.5 - Developments Abutting Rights of Ways depending on the category right of way you are adjacent to. Additionally, carports and garages in the City's Heritage Protection Area's (Mount Lawley, Menora and Inglewood) will be required to use the right of way for access if available.

What are the minimum dimensions for a carport or garage?

Single Carports or Garages

- Minimum length is 5.4m
- Minimum width is 2.4m. However if a structure is adjacent the vehicle doors, an additional 0.3m is required for a total width of 3m from the face of any pier/post/wall
- Minimum carport/garage door opening is to be 2.4m in width

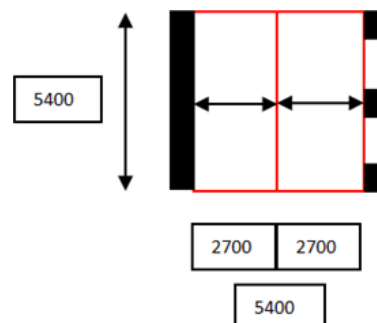
Refer image below:



Double Carports or Garages

- Minimum length is 5.4m
- Minimum width is 4.8m. However if a structure is adjacent the vehicle doors, an additional 0.3m is required for a total width of 5.4m from the face of any pier/post/wall
- Minimum carport/garage door opening is to be 4.8m in width

Refer image below:



Does my carport contribute to site cover?

Yes, both a carport and garage contribute to site cover on the lot.

Is there a certain percentage of the frontage that my carport or garage can occupy?

Yes, both garages and carports cannot occupy more than 50% of the frontage. If an upper floor or balcony extends for the full width across the top of a garage, the width may be increased to 60%. Refer to Clause 5.2.2 of the R-Codes for more information.

What sort of door can I put on my carport?

The type of doors generally permitted on carports are those that are tilt up grille doors and are visually permeable. Any door put on a carport must be visually permeable meaning that the door must be open style. Open style is defined within the R-Codes to ensure visibility between the carport and the street is maintained. This is also to ensure that the street is not dominated by garage doors.

Can I build a wall on the boundary?

Depending on the land zoning where the carport or garage is proposed, you may be permitted to construct a boundary wall. The length and height of boundary walls are specified in Clause 5.1.3 Lot boundary setback of the R-Codes and are generally required to be located outside of the front setback area.

Do I need development or building approval to build a carport or garage?

Development Approval is not required for a garage or carport if the carport or garage is fully compliant with the City's Local Planning Policies and the Residential Design Codes.

If your carport or garage is located on land within a Heritage Protection Area you are required to obtain development approval.

Carports and Garages require a building permit.

How long does the development application process take?

The City has 60 days in which to determine the application or 90 days if the application requires advertising.

How long do I have to build the carport or garage?

Development Approvals are valid for 2 years. The construction of the carport or garage has to be substantially commenced within 2 years of approval.

Do I need my neighbour's approval?

Neighbour's approval is not required to lodge an application. The City will assess the application and if required advertise the proposal to affected neighbours. If you have a strata-titled lot you may require a separate approval under the Strata-Titles Act. Please contact Landgate on 9273 7373 for further information in regards to Strata Titles.

What information is required for a Development Application?

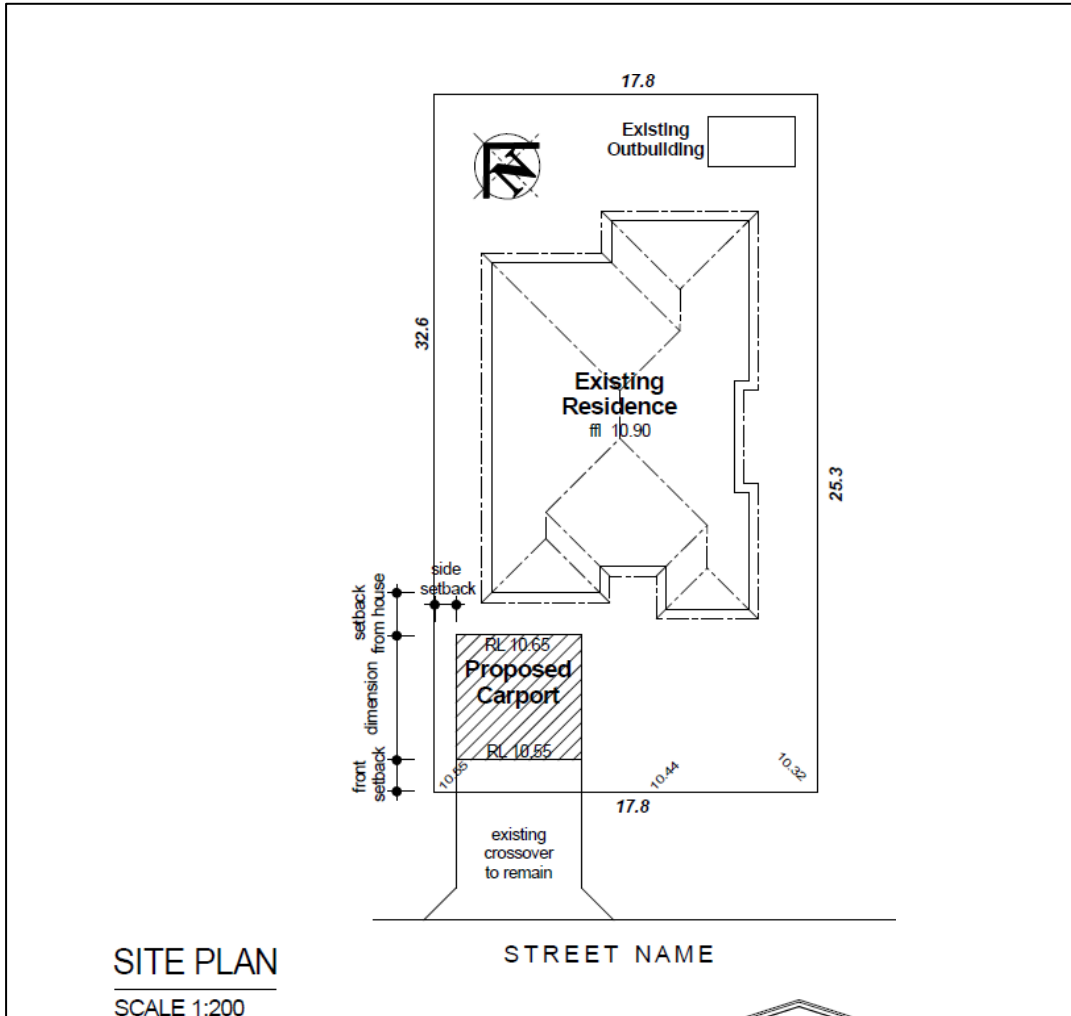
1. Completed Development Application Form
 - Signed by each owner of the property
2. Certificate of Title issued by Landgate in the last six months.
3. Development Application Fee
 - Please refer to the fee schedule to determine the relevant fee.
4. Clean site feature survey endorsed by a Licensed Land Surveyor for carports or garages that are proposed on sloping sites and / or have alterations to levels proposed
5. Site Plan – one copy – Scale 1:200 showing:
 - North Point
 - Lot boundaries
 - Existing dwelling and other structures
 - Location of existing or proposed crossover and driveway
 - Location of the garage /carport in relation to the lot boundaries
 - Any changes to the existing ground level/ floor level Refer to the example at the end of this document.
6. Floor Plans – one copy – Scale 1:100 showing:
 - Internal carport or garage layout
 - Refer to the example at the end of this document.
7. Elevations – one copy – Scale 1:100 showing:
 - Front, sides, and rear elevation;
 - Height of the carport or garage;
 - Natural ground level;
 - Finished Floor Level;
 - Ground level
 - Refer to the example at the end of this document.

8. Additional Information (where applicable)

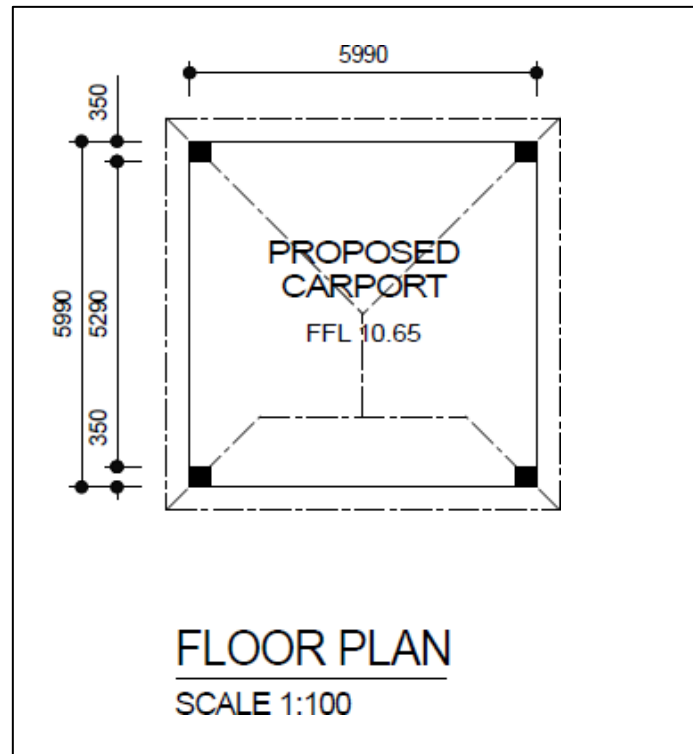
- Written justification for variations to Deemed-to-comply requirements of the R-Codes
- Materials and roof colour for properties within the Heritage Protection

Area.

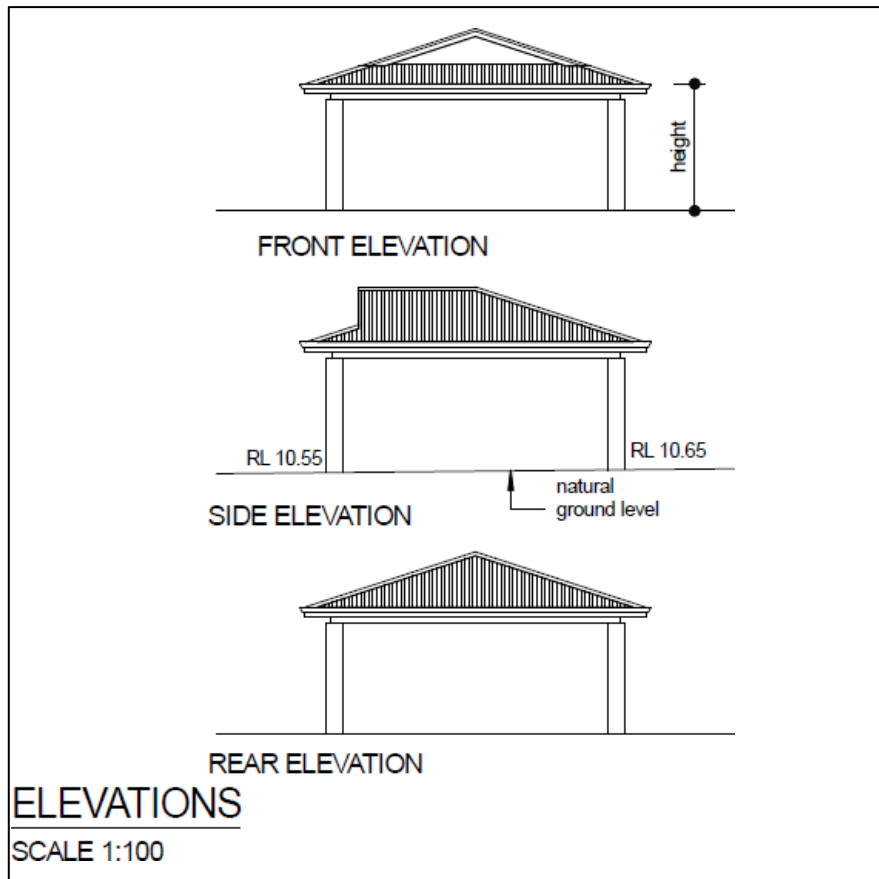
Site Plan



Floor Plan



Elevations



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Disclaimer:

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