

# Carports and Garages Information Sheet

## What is a Carport?

A Carport is defined by the Residential Design Codes (R-Codes) as a roofed structure designed to accommodate one or more motor vehicles which is 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.

## What is a Garage?

A Garage is defined by the R-Codes as any roofed structure, other than a Carport, designed to accommodate one or more motor vehicles and is attached to the dwelling.

## Do Carports require a Development Approval (Planning Approval)?

Development approval for your Carport is not required if it complies with all of the following requirements:

- The Carport is setback the minimum distance from your street boundary (refer to the table below)
- The Carport posts are setback at least 1m or more from the side boundary;
- Sufficient open space is provided (refer to the table below);
- The Carport has sufficient dimensions (refer to the section below ‘*What are the minimum dimensions for a Carport or Garage?*’);
- The design of the Carport allows an unobstructed view between the dwelling and the street;
- The Carport is no wider than 60% of the property frontage.

| Zoning    | Min Open Space | Min Street Setback |
|-----------|----------------|--------------------|
| R10       | 60%            | 3.75m              |
| R12.5     | 55%            | 3.75m              |
| R20 / R25 | 50%            | 3m                 |
| R30       | 45%            | 2m                 |
| R40       | 45%            | 2m                 |
| R50 / R60 | 40%            | 1m                 |
| R80       | 30%            | 0.5m               |

Carports and Garages are assessed against the Residential Design Codes – Volume 1 (R-Codes) as shown above.

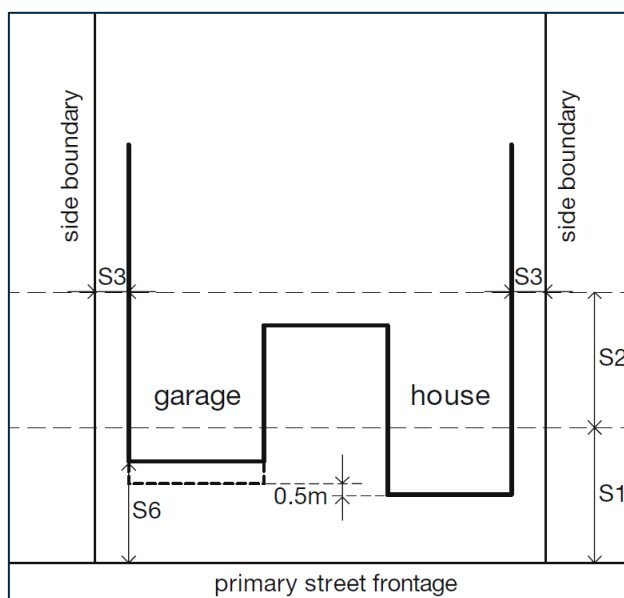
## How do I find my zoning?

Your zoning can be found by entering your address into the [Address & Application Assistant](#) on the City’s website.

|             |                 |
|-------------|-----------------|
| <b>Zone</b> | Residential R30 |
|-------------|-----------------|

## 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. For instance, 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 (Please refer to Figure 8b of the R-Codes).



Development approval is not required for a Garage if it is fully compliant with the City's Local Planning Policies and the R-Codes, unless the Garage is proposed within the City's Heritage Protection Area (refer below).

## 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 of the right of way. 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 sort of door can I put on my Carport?

The type of doors generally permitted on Carports are those that are ‘tilt-up’ doors and are visually permeable. Any door put on a Carport must be visually permeable as defined by the R-Codes. This is to ensure that the street is not dominated by Carport doors.

## Can I build a Garage on the boundary?

Boundary walls can be constructed on residential properties zoned R20 and above under the Deemed-to-Comply requirements of the R-Codes. Development Approval will be required for boundary walls associated with Garages on properties zoned R12.5 and below. The length and height of the boundary walls are specified in R-Codes Clause 5.1.3 – Lot Boundary Setbacks. It is noted that any boundary walls are required to be setback as per the primary street setbacks of R-Codes Table 1, as summarised below.

| Zoning      | Primary Street Setback<br>(i.e. Minimum street setback for garage boundary walls) |
|-------------|---|
| R10 / R12.5 | Boundary walls not permitted  |
| R20 / R25   | 6m  |
| R30 / R40   | 4m  |
| R50 / R60   | 2m  |
| R80         | 1m  |

Further to the above, Garages can also have a boundary wall as of right if it abuts an existing or simultaneously constructed boundary wall of equal or greater dimension.

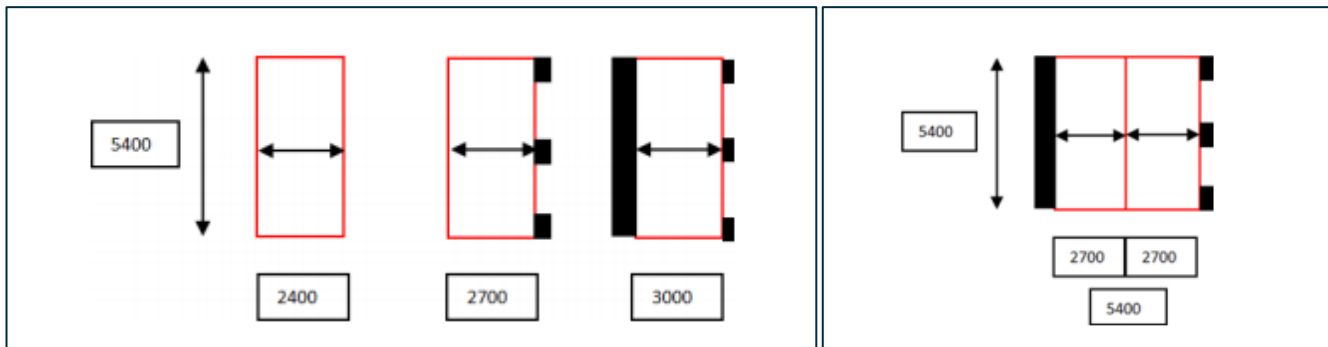
## What are the minimum dimensions for a Carport or Garage?

Single Carports or Garages:

- Minimum length is 5.4m
- Minimum width is 2.4m. However, if a structure is adjacent to 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 width is 2.4m

Double Carports or Garages:

- Minimum length is 5.4m
- Minimum width is 4.8m. However, if a structure is adjacent to 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 width is 4.8m



## Do I need my neighbour's approval?

Neighbour's approval is not required to lodge a development application (planning approval).

The City will assess the application and if required advertise the proposal to affected neighbours if it considered there may be an amenity impact on the adjoining properties.

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 if I live in a Heritage Protection Area?

Mount Lawley, Menora and Inglewood make up the City's Heritage Protection Special Control Area (HPA). Local Planning Policy 3.1 Character Retention Guidelines Mt Lawley and Menora and Local Planning Policy 3.1A Inglewood Retention Guidelines, provide the requirements for Carports and Garages in these areas.

**All Carports and Garages in the HPA or on heritage listed properties requires development approval.**

## Do I need building 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 as stipulated in the *Planning and Development (Local Planning Scheme) Regulations 2015*. However, applications such as Carports normally have a faster turnaround time.

## What information is required for a Development Application?

- 1) Completed Development Application Form (including MRS Form 1)
  - Signed by each owner of the property
- 2) Certificate of Title issued by Landgate in the last six months

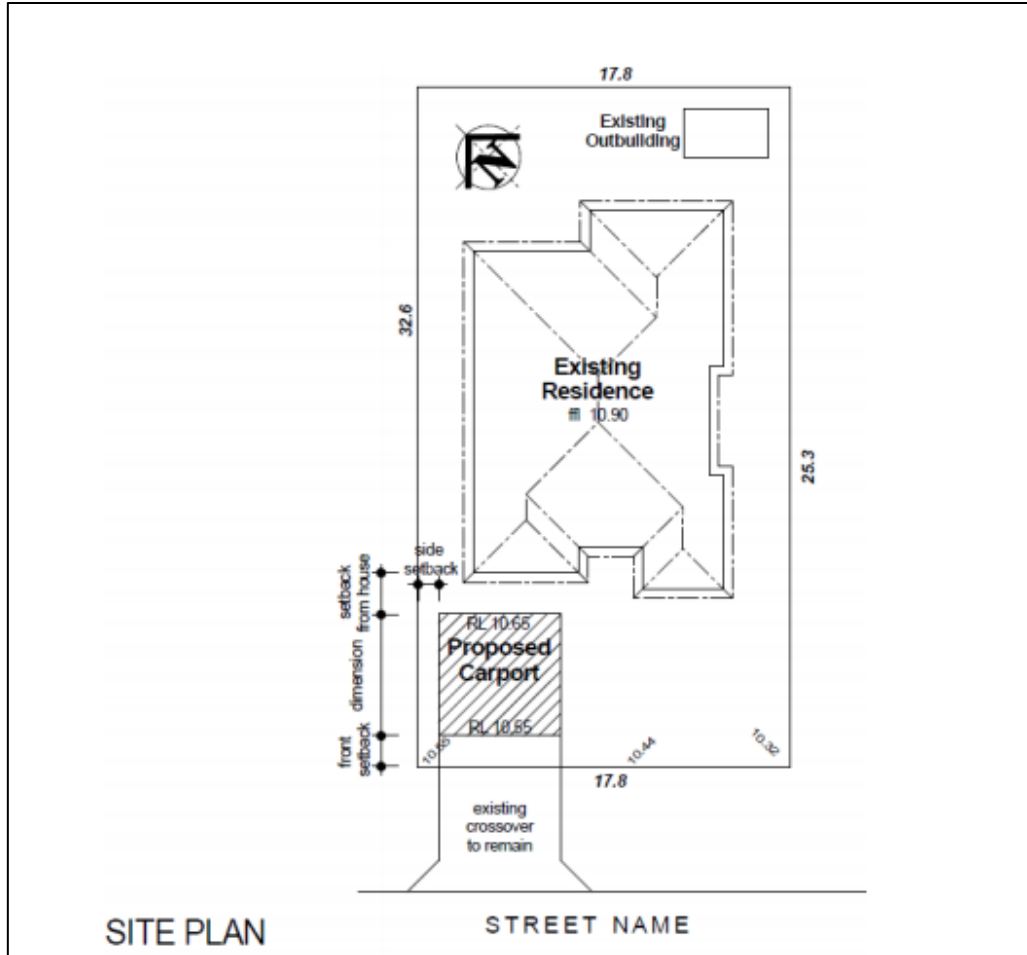
- 3) Development Application Fee
  - Please refer to the City's Planning Fees and Charges which can be found [here](#)
- 4) Clean site feature survey endorsed by a Licensed Land Surveyor in AHD for Carports or Garages that are proposed on sloping sites and/or have alternations to levels proposed
- 5) 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 Garage/Carport in relation to the lot boundaries
  - Any changes to the existing ground level/floor level

*Refer to example at the end of this document*
- 6) Floor plans – one copy – Scale 1:100 showing:
  - Internal Carport or Garage layout

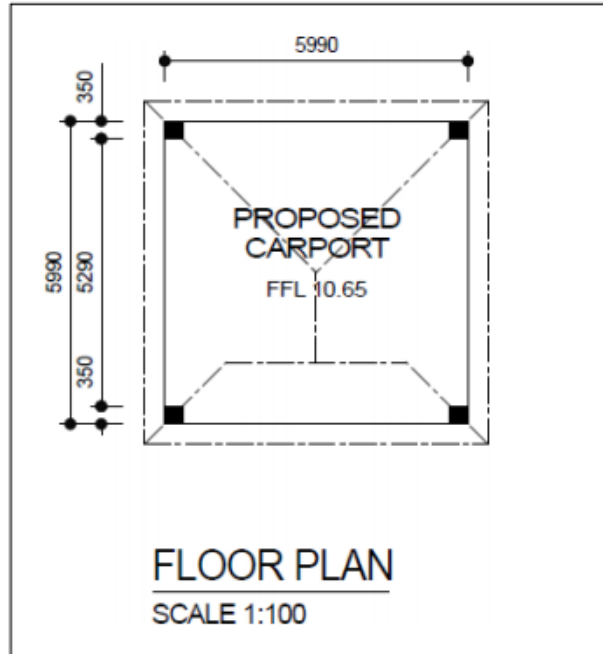
*Refer to example at the end of this document*
- 7) Elevations – one copy – Scale 1:100 showing:
  - Front, sides, and rear elevations
  - Height of Carport of Garage (measured from the natural ground level)
  - Natural ground level
  - Finished floor level

*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 City's Heritage Protection Area

## Site Plan:



## Floor Plan:



## Elevations:

