

What is a carport?

A carport is defined 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.

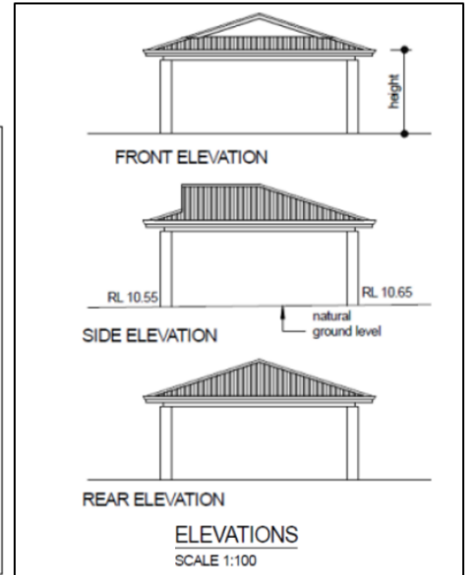
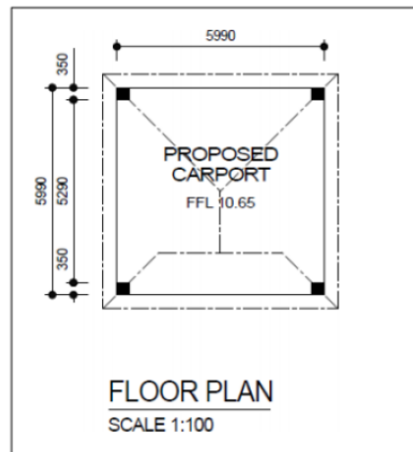
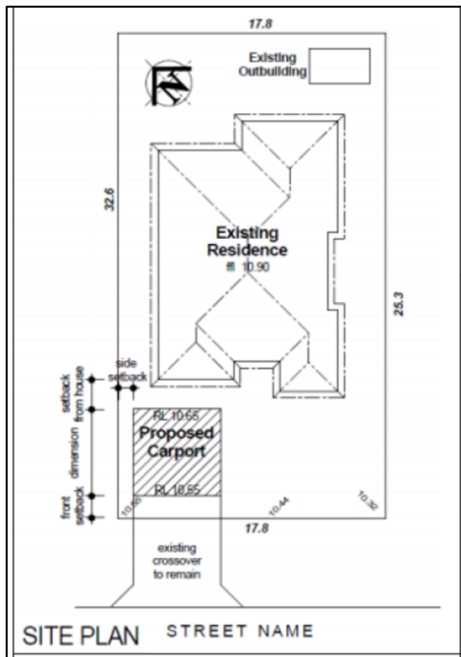
The R-Codes set out the provisions for setbacks and size.

Is Planning Approval required

- **YES** - Planning approval is required where a residential carport that does **not meet** the exempt development setback provisions below.
- **YES** - All carports to multiple dwellings, commercial developments or caravan parks will require a development (planning) application.
- **NO** - Exempt development is a residential carport to a single house or grouped dwelling where it complies with the following:
 - Setbacks
 - Street boundary – a minimum of 2 metres
 - Secondary street boundary (corner lots) – a minimum of 1.5 metres
 - Side boundary: 1.0m for wall length **less than 9 metres** or 1.5m for wall length **more than 9 metres**
 - The combined width is less than 50% of the lot frontage (Street property boundary).
 - Design – allows unobstructed views between the dwelling and the Street.
 - Where new hardstand (driveways) is being built, 50% of the street setback area is landscaped.

Planning Approval Requirements

- 1) Completed Planning Application Form - Signed by each owner of the property.
- 2) Planning Application Fee payable
- 3) Certificate of Title (issued within 6 months)
- 4) Site Plan – Scale 1:200 showing:
 - a. North Point
 - b. Lot boundaries
 - c. Existing dwelling and other structures on the lot (refer to the example below).
- 5) Elevation Plans – Scale 1:100 showing front, side and rear elevations and dimensions natural ground levels. Refer to the example below.



Do I need a Building permit.

- **YES**, A building permit application will be required for a carport.

Building Permit Requirements

Building permits are controlled by the Building Act 2011 and the Building Regulations 2012. A permit is required for any building works involving the construction of structures, alterations or extensions and changes to ground levels. The Shires **Building Permit Requirements Fact Sheet** outlines the application requirements including forms, plans, supporting material and statutory fees. A copy of this document can be downloaded from the Shires website or from the Shires Coolgardie or Kambalda Recreation Centres.

Neighbour Approval / Comments

- **NO - Not Required** - Exempt development – Neighbour approval is not required.
- **YES - Required Consultation** - Where a development application (planning approval) is required and/or the proposed carport includes a setback variation, then the adjoining, affected Neighbour (landowner(s)) consultation is required. If the neighbour objects to the variations the proposal may require Council determination.

Site details

Information on your property, lot sizes, dimensions and recent aerial imagery is available from: -

- Shire's website – public mapping
- Landgate Viewer Plus map

Further information.

For further information please visit the Shire's website at www.coolgardie.wa.gov.au or visit the Shires Customer Service Counters at the Coolgardie and Kambalda Recreation Centre or by phoning the Development Services on 9080 2111 or email (planning@coolgardie.wa.gov.au)