

Carports

Document No: BS-0013

Introduction

Carports are freestanding structures that are designed to accommodate one or more motor vehicles, on residential properties.

This information sheet explains the requirements for the approval and general requirements relating to carports

Definitions

A **Carport** is an unenclosed, attached or free-standing roofed structure, designed to accommodate one or more motor vehicles, placed on a residential property.

Information and Advice

The Building Act 2011 and the Building Regulations 2012 require that a Building Permit be taken out for a building, prior to commencing any work on site. The Building Code of Australia, the Residential Design Codes and the Town Planning Scheme set out the minimum requirements applicable to the location and construction of carports.

Is a Building Permit required for a carport?

Yes. A Building Permit approval is required for all carports.

Who submits the application?

Either the property owner or the party contracted to construct the carport must submit the application.

What plans and specifications do I need to submit with my application for a Building Permit?

Two copies of the following plans and details are required:

- Floor plans and elevations of the carport are to be submitted, to a scale of not less than 1:100;
- A full site plan is to be submitted, showing the location of the carport, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200;
- Structural details of all materials and fixings of the building are to be shown on the plans.

What materials must be used to construct a carport?

A carport is to be constructed to withstand Region D, terrain category 2 cyclonic conditions and, as such, a durable material must be used. Generally, for a carport to comply with the structural requirements for cyclonic conditions steel framed construction is used.

Do I need a Structural Engineers design for the carport?

Yes. You will need to have the design of the carport checked and certified by a professional Structural Engineer. The engineer needs to state on the drawings that the building has been designed to withstand Region D, Terrain Category 2, Importance level 2 cyclonic wind conditions.

What is the maximum size carport that I can build?

Freestanding Carports

- The maximum area of a carport permitted on a residential property is 10% of the area of the property, up to a maximum of 120m². This area is an aggregate of all outbuildings on the property;
- The maximum wall height, without special permission, is 2.7 metres;
- The maximum ridge height, without special permission, is 4.5 metres.

Attached Carports

- On a residential property, only 60% of the site can be built upon. This area includes the house, carport and all outbuildings;
- The maximum height is subject to the distance the carport is located from the side boundary (generally 3.5m high maximum).

Note – the height and area of a carport may be increased in certain circumstances. Please contact Council's Building Service for more information, if you wish to increase the above sizes.

How far from the boundary of a property can I locate a carport?

- The carport must be located no closer to the boundary facing the primary street than 1.5 metres, subject to a minimum of 5 metres being maintained from the carport to any current or planned footpath;
- If you have a corner property, the carport must be located a minimum of 1.5 metres from the secondary street boundary. This can be reduced to a nil setback if a visual truncation of 1.5 metres x 1.5 metres can be maintained;
- The carport is to be located 1 metre from the side or rear boundary, if the length of the carport is 9m or less;
- The carport is to be located 1.5 metres from the side or rear boundary, if the length of the carport is more than 9m.

Note 1 - *The setbacks mentioned above are based on a carport height not exceeding 3.5 metres and may vary depending on the setback/dimensions of existing structures on the property.*

Note 2- *Side setbacks may be reduced in certain circumstances. Please contact Council's Building Service for more information, if you wish to reduce the above side boundary setbacks*

Can I build the carport as an owner builder?

Yes, but you can only construct a building of this nature as an owner builder if the value of construction is \$20,000 or less, or you have obtained an Owner Builders Registration from the Building Commission. Alternately a registered builder will need to be engaged to obtain the Building Permit and carry out the work.

Fees

Refer to the Development & Regulatory Services Fees and Charges Information Sheet for further information.

Additional Information

For detailed advice about carports, please call the City of Karratha Building Services on 9186 8555.

Forms / Links

Building Permit Application Form –BA1 (Certified) or BA2 (Uncertified)

Requirement Checklist

Notes

- ❑ A Building Permit is required before commencing any work;
- ❑ A Building Permit is required for all carports;
- ❑ A Practicing Structural Engineer's certified details are required for a carport, relative to Region D, Category 2, Importance level 2 cyclonic wind conditions.
- ❑ A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Licence Application, showing heights and setbacks of the proposed building;
- ❑ Floor plans and elevations of the building, drawn to a scale of 1:100 minimum, are to be submitted with the Building Licence Application.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Karratha encourages you to seek professional advice before acting on any information contained within this document. Please contact the City of Karratha if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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