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What is a carport?

A carport is 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.

Do I need approval?

A Building Permit is always required for carports. A Development Application will also be required for any variations to the Residential Design Codes.

What do I need to submit?

Certified Applications

- Completed [BA1 application form](#)
- Relevant fees (refer to page 2)
- Completed Certificate of Design Compliance and one copy of all referenced documents
- Street and Verge Bond Permit Application (refer to page 2)
- Development Approval (if required).

Uncertified Applications

- Completed [BA2 application form](#)
- Relevant fees (refer to page 2)
- 1 x copy of a site plan. The site plan at a minimum scale of 1:200, showing contour survey or spot levels, proposed finished floor level, the distance the proposed garage/carport will be setback from the lot boundaries and any other buildings on the lot, (including retaining walls) septic systems & north point.
- 1 x copy of the floor plan, elevations and sections at a minimum scale of 1:100, showing all dimensions
- 1 x copy of the construction details showing materials to be used, their respective sizes, spacing and spans, footing and flooring details.
- 1 x Structural Engineers details
- 1 x Bushfire Attack Level Report (if required)
- Street and Verge Bond Permit Application (refer to page 2)
- Development Application (if required).

What is the difference between Certified and Uncertified Applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What are the setback requirements?

- Carports that are 14m or less in length are required to have a side boundary setback of 1m to the post *
- Carports that are in excess of 14m in length are required to have a side boundary setback of 1.5m to the post*
- Carports must be setback 1.5m from a secondary street
- Carports setback 6m from the primary street for an R20 coded lot (4m for an R30 or R40 coded lot). This can be reduced by 50 per cent provided the width of the carport does not exceed 60 per cent of the frontage; there is an unobstructed view between the dwelling and the street, right-of-way or equivalent and the materials are compatible with the dwelling.
- Minor projections such as the eaves overhang cannot project more than 0.75m into the setback area.

*A Carport may have its posts on the boundary and the eaves, gutters and roofs setback at least 500mm provided:

- a. It is not more than 10m in length and 2.7m in height; and
- b. It is located behind the primary street setback

Please note: The requirements outlined above are general in nature and are applicable to most residential properties with an R20 or R30 zoning. Setback requirements may vary for other zonings or where a Local Development Plan/Structure Plan exists. For site specific requirements, please contact the City.

Building Code Requirements

A carport must be setback 900mm from a side boundary or another building on the same allotment. This can be reduced to 500mm where:

- a) It has two or more sides open and not less than one third of its perimeter open;
- b) It has polycarbonate or *non-combustible* roof covering;
- c) Any ceiling lining and wall cladding, including gables, is non-combustible; and
- d) It does not provide direct vertical support to any part of the Class 1 (dwelling) building

Street and Verge Bond Permits

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee and a bond depending on the value of works. For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond](#) page on the City's website.

Fees

To determine your application fees, please refer to please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

For further information, please contact the City's Building Services on 9405 5000.

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of July 2025 and prone to alteration without notification.



Did you know?

Save time and apply online! This application is available for lodgement via the City's website www.wanneroo.wa.gov.au