

ATTACHED CARPORTS AND VERANDAHS

This information is provided as a general guide only and may not be relevant to your specific circumstances. We encourage you to speak with Council's Planning & Development team about your specific requirements. You can access free advice from a Council Planning Officer by phoning 8203 7185.

Who should read this guide?

Anyone who is considering building a carport or verandah that is attached to a dwelling. If the proposed carport/verandah is not attached to a dwelling, please read the information guide titled Freestanding Outbuildings.

(In this context, carports and verandahs are defined as open-sided solid-roofed structures, i.e. not roofed with timber battens or shade cloth.)

Design considerations

The location, materials used, size and design of your proposed carport or verandah should take into account its potential impact upon neighbouring properties; the location of existing landscaping and trees; the proposed appearance of the dwelling and property when viewed from the road; and the style and character of the surrounding buildings.

Carports and verandahs should not dominate the view from the street of the dwelling to which they are attached. For this reason, they should be located at least 500mm behind the main front line of the building and take up no more than 50% of the total length of the front of the allotment.

Most residential properties within the Adelaide City Council area also have requirements about the extent of private open space and/or landscaped open space that must not be built upon. This will also need to be taken into account in the design of your carport or verandah. If you need advice on this, please contact Council Planning staff who can inform you of the requirements that are applicable to your particular site.

Structural requirements

The design of the proposed carport or verandah will need to be reviewed by Council to ensure that it is structurally adequate. Details of the materials to be used and the footings of the structure will be required. Council may also request that you provide an engineering report that states that the design and footings are adequate.

Circumstances when a proposal will not require planning approval or is considered 'complying'.

Although all carports and verandahs require Council's approval, in some instances they may be considered to be 'complying development' or they may not require planning approval but will require building approval.

Such exemptions do not apply to heritage-listed dwellings or those located in the North Adelaide and Adelaide Historic (Conservation) Zones, which will require both planning and building consent.

For a list of the requirements to enable a carport to be a complying development or one that does not require planning approval but will require building approval, please refer to Schedule 1A and Schedule 4 of the Development Regulations 2008.

It is recommended that you also speak to one of Council's Planning Officers to see if your proposal meets these requirements.

Development Approval

If you wish to install a carport or verandah, you must submit a development application with the following information:

- Completed Development Application Form
- Application Fees (Council will send you an invoice)
- Signed Powerlines Declaration Form
- Copy of Certificate of Title

Site Plan

- Minimum scale 1:200 (1:100 preferred)
- North point
- Boundaries and dimensions of the site
- Location of the proposed structure on the site along with existing structures including details of setbacks from boundaries
- Details of existing and proposed finished floor levels of the carport/verandah and site levels (relevant if the allotment is not flat)
- Location of any regulated trees on the subject site or adjoining land that may be affected by the proposal
- For carports:
 - The location and gradient or any driveway or proposed driveway and its location in relation to an existing or proposed vehicle access point

Elevation Plan

- Elevation of the proposed carport or verandah including details of the wall or post heights
- In the cases of carports that are attached to dwellings, the elevation should also include details of the dwelling to which the carport will be attached including heights of the carport in relation to the existing dwelling

Floor Plan

- Size of the proposed structure including dimensions

Supporting Information

- Schedule of building materials, finishes and colours

Building Information

- Specifications and schedules
- Footing construction report (if applicable)
- Structural calculations
- Roof, wall and floor framing layout and detail
- Wind speed details
- Roof truss manufacturers design details, calculation, roof frame layout plan and bracing details, certificate of who designed the trusses and their qualifications
- Nominal fixings and specific tie-down fixings for timber members
- Copy of Building Indemnity Insurance (work >\$12,000)
- Copy of Construction Industry Training Levy Form (CITB) if work >\$40,000

Further Information

For further information or to discuss your specific requirements, please contact the City of Adelaide Planning & Development team on 8203 7185.