

Carports & Verandahs



Definitions

Carports and verandahs are open sided, roofed areas that are used to provide shade to outdoor areas on residential properties. They have solid roof sheeting, as opposed to a pergola that has a permeable roof cover.

All proposed carports and verandahs require Council approval. Your proposal may fall into the following categories, depending on size, location and height.

Building Only Approval Required

Other than in respect of a State or Local Heritage place, Hills Face Zone, Historic Conservation Zone/Area, a Flood Management Zone/Area, which is:

- ancillary to an existing dwelling
- not in front of any part of the building line of the building to which it is ancillary
- maximum floor area 40m²
- if situated so as to abut, or to have any part of the designated structure on a boundary of the allotment, or so as to have any part of the designated structure within 900 mm off a boundary allotment then:
 - maximum height of posts or any other part of the designated structure being 3 metres (measured from natural ground surface)
- maximum roof height 5 metres (measured from natural ground surface)
- If situated so as to abut or be on a boundary;
 - a length not exceeding 8 metres
 - will not result in all relevant walls or structures located along the boundary to exceed 45% of the length of boundary
- if ancillary to a detached or semi-detached dwelling will not exceed 60% of the total roofed area of buildings on the allotment, any other kind of dwelling – will not exceed 70%
- minimum set-back 5.5 metres from the primary street
- If the case of a **carport**:
 - will not have an opening or openings for vehicle access that exceed, in total, 7 metres in width
 - not designed to provide vehicle access from an alley, lane or right of way that is less than 6.2 metres wide along the boundary of the allotment
 - Will use an existing or authorised driveway or access point, including a driveway or access point for which consent under the Act has been granted as part of an application for the division of land: or
 - Will use a driveway that:
 - Is not located within 6 metres of an intersection of 2 or more roads or pedestrian actuated crossing; and
- Will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
- Will not require a driveway because the kerbing if formed in a manner that allows a vehicle to roll over it;
 - is located so that the gradient from the place of access on the boundary of allotment to the finished floor level at the front of the carport is not steeper than 1:4 in any place and 1:4 on average
- If clad in sheet metal – is pre-colour treated or painted in a non-reflective colour

Complying Only Approval Required

Other than in respect of a State or Local Heritage place, Hills Face Zone, a Historic Zone/Area or a Watercourse Zone/Area which is;

- ancillary to an existing dwelling
 - not in front of any part of the building line facing the primary street
 - not within 900mm of a boundary of a secondary street
 - maximum floor area 60m²
 - maximum height for posts or other part of the structure 3m (measured from natural ground surface)
 - maximum roof height 5m (measured from natural ground surface)
 - If situated so as to abut or be on a boundary (not being primary or secondary street boundary)
 - a length not exceeding 8m
 - will not result all relevant walls or structures located along the boundary to exceed 45% of the length of boundary
 - if ancillary to a detached or semi-detached dwelling will not exceed 60% of the total roofed area of buildings on the allotment, any other kind of dwelling – will not exceed 70%
 - If the case of a **carport**:
 - minimum set-back 5.5m from the primary road
 - if facing primary street frontage - will not have an opening or openings for vehicle access that exceed, in total, 7m in width
 - Will use an existing or authorised driveway or access point, including a driveway or access point for which consent under the Act has been granted as part of an application for the division of land: or
 - Will use a driveway that:
 - Is not located within 6 metres of an intersection of 2 or more roads or pedestrian actuated crossing; and
 - Will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - Will not require a driveway because the kerbing if formed in a manner that allows a vehicle to roll over it;
 - is located so that the gradient from the place of access on the boundary of allotment to the finished floor level at the front of the carport is not steeper than 1:4 in any place and 1:4 on average
 - if designed to provide vehicle access from an alley, lane or right of way – then the alley, lane or right of way is at least 6.2m wide along the boundary with the allotment
 - Does not involve
 - Excavation exceeding a vertical height of 1 metre; or
 - Filling exceeding a vertical height of 1 metre
- And, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.

Should your proposal not fall into any of the above categories then your application will require a “Merit” assessment against the City of Mitcham Development Plan and Development Regulations 2008.

Stormwater Disposal

Stormwater should be carried to the street water table or connected to designated stormwater easements. Roof water may also be captured in rainwater tanks with the overflow dealt with as above. Stormwater should not be allowed to flow or be discharged onto neighbouring land.

Development Approval Information Required

- Completed Development Application Form
- Application Fees
- Signed Powerline Declaration Form
- Certificate of Title

Plans should be to scale (metric), and need to clearly show the following information, where applicable:

Site Plan

- Minimum scale 1:200, with 1:100 preferred
- Approximate north point
- Boundaries and dimensions of the site and any relevant **easements**
- Location, size and nature of **existing** and **proposed** structures, showing setbacks from boundaries
- Existing and proposed finished floor levels and site levels (contour plan)
- Location of any **regulated tree** on site or on adjoining land that might be affected by the work proposed
- The purpose for which any existing building is used for which any proposed building on the site is intended to be used
- Amount and location of the private open space to remain on site

Carport

- The location and gradient of any driveway or proposed driveway and its location in relation to an existing or proposed vehicle access point
- If vehicle access point is to be established – documentary evidence that it has been authorised

Elevation Plan

- The elevation of any relevant or proposed building showing wall or post and building heights

Floor Plan

- Size, including dimensions.

Support Details

- 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 details
- Wall bracing layout and detail
- Wind Speed details
- Roof truss manufactures design details, calculations, roof frame layout plan and bracing details, certificate of who designed the trusses and their qualifications to do so
- Nominal fixings & 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

1. Was the existing house constructed prior to 1997? Yes No (if yes go to Q2)
2. Does your house have a truss roof? Yes No (if yes then:)
 - Please provide a certificate of structural adequacy from a suitably qualified and experienced civil or structural engineer

PLEASE NOTE: Information provided is only intended to be a summary. All applications will be considered on their individual merits and therefore situations may vary. If you have any development enquires please contact City of Mitcham, Development Services on 8372 8888 or email development@mitchamcouncil.sa.gov.au

CROSS SECTION OF ATTACHED PITCHED ROOF VERANDAH

