

Carports and Garages

This information sheet explains when carports can be built without the need for development approval from council and carports and garages that can be built as complying development. It summarises the size and location requirements that carports and garages must comply with.

Important note

This information sheet is for guidance only and may not contain all the information relevant to every property in NSW. Applicants should refer to the [relevant planning controls](#)¹ before beginning work, or seek professional advice on how the planning controls apply to their property.

The majority of the development that can be done as exempt or complying development in NSW is identified in the State wide exempt and complying development policy (the policy). View the policy at the [Exempt and Complying Development Policy website](#)².

Exempt development is minor building work that does not need planning or building approval. [Information sheet 1.1](#)³ provides more information about exempt development.

Complying development is a joint planning and construction approval that can be granted by council or a private certifier. [Information sheet 1.2](#)⁴ provides more information about complying development.

Note: As identified in Information Sheets 1.1 and 1.2 exempt and complying development cannot be carried out on certain land.

Carports as exempt development

Carports can be constructed without the need for planning or building approval, as long as they comply with specific development standards in the policy.

Carports cannot be built as exempt development when on a lot that contains a heritage item (or draft item), or in a foreshore area.

What is the maximum size allowed?

- The floor area of a carport must not exceed:
 - 20m², on lots with an area of 300m² or less, or
 - 50m², for lots larger than 300m² in rural zones and residential Zone R5, or
 - 25m², for lots larger than 300m² in other zones.
- The carport must not be higher than 3m above ground level (existing).
Or, if it is attached to a single storey dwelling, not higher than the roof gutter line of that dwelling (whichever is less).
- At least two sides and one third of the carport's total perimeter must be open.

Where can I build them on my lot?

- Carports must be at least 1m behind the building line facing any road (the building line is the face of the wall and does not include any porch or portico type structure).

¹ <https://maps.planningportal.nsw.gov.au/Terms>

² www.planning.nsw.gov.au/exemptandcomplying

³ www.planning.nsw.gov.au/exemptandcomplyingoverview

⁴ www.planning.nsw.gov.au/exemptandcomplyingoverview

- The carport must be setback:
 - at least 5m from any lot boundary in zones RU1, RU2, RU3, RU4, RU6, R5, or
 - at least 900mm in any other zone.
- In heritage conservation areas (or draft conservation areas), carports must be located in the rear yard.
- The roof of the carport may project into the required setback area, but it must be setback at least 500mm from any lot boundary.

Figure 1 below illustrates the requirements.

If you need to construct a new driveway or gutter crossing, you must get approval from the relevant road authority first (under the Roads Act 1993).

The road authority is generally your local council but in the case of classified roads, you should contact Roads and Maritime Services.

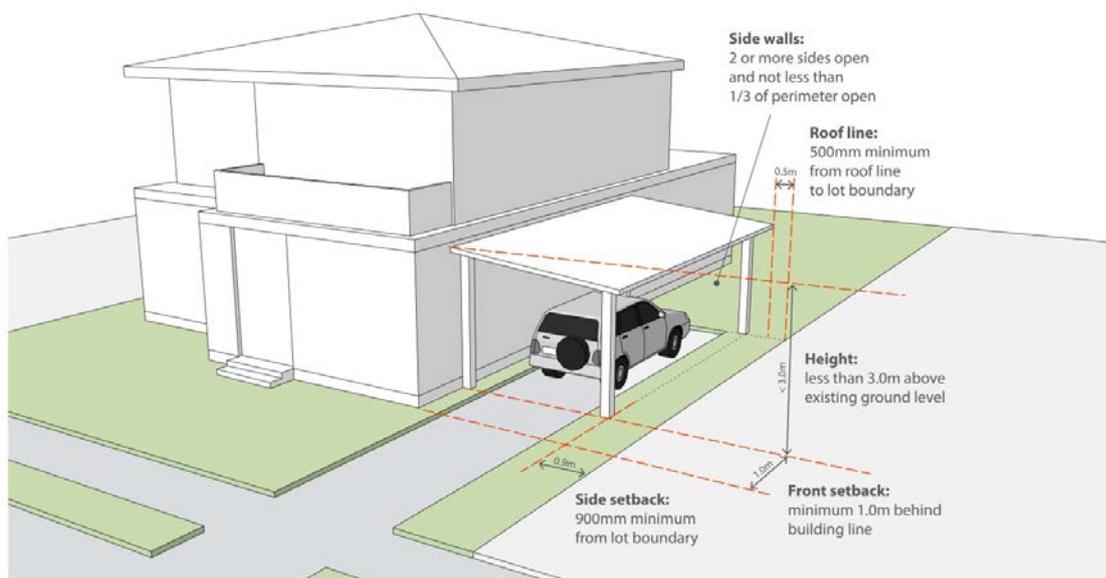


Figure 1: Standards for carports built as exempt development

What other standards apply?

- In bushfire prone land, carports must be constructed of non-combustible materials if it is within 5m of a dwelling.
- Roof water from the carport must be disposed into an existing stormwater drainage system.
- Any connection to a building fascia must be done in accordance with a professional engineer's specifications.
- Works must not reduce vehicular access to or from the site or reduce existing car parking, or loading/unloading facilities.
- Any metal materials must be low reflective, factory pre-coloured materials.

Can I have more than one carport on my lot?

For residential exempt development, you can only have one carport for every dwelling house on the lot.

For instance, if the lot has one dwelling house, there can only be one carport on that lot. If there is a primary and secondary dwelling on the lot, two carports can be provided.

Residential carports and garages as complying development

Carports and garages can be built as complying development on residential and rural zoned lots that have a dwelling house.

Carports and garages are types of 'ancillary development'. Maximum site coverage and floor area on a lot

To be complying development, the new carport or garage must not result in all of the development on the lot exceeding the maximum site coverage or floor area controls that apply to that lot.

To clarify, the total area of all carports, garages and the dwelling is included in the calculations for site coverage. The area of enclosed carports and garages that are attached to the dwelling house must be included when calculating the maximum floor area of a dwelling house allowed for that lot.

The existing dwelling house may also be required to comply with the minimum setback requirements in the policy.

[Information sheet 1.2⁵](#) and more information about complying development can be found on the [Exempt and Complying Development Policy website⁶](#).

In residential zones

Carports and garages can only be built as complying development on lots zoned residential R1, R2, R3, R4 and rural zone RU5, that:

- have an area of at least 200m², and
- a width of at least 6m.

The carport or garage must comply with the following development standards (cl 3.26 - 3.28 of the policy):

- garages can only be built on lots that are less than 8m wide, when the vehicle access is from a secondary road, parallel road or lane (not the primary road).

- maximum permitted height is 4.8m above ground level (existing).
- if vehicle access is on a primary road frontage, the carport or garage must be set back at least 5.5m from the boundary with the primary road.
- the total width of all garage door openings that face a road must not exceed:
 - 3.2m, on lots that are between 8m and 12m wide, or
 - 6m, on lots that are more than 12m wide.
- The location of carports and garages on battle-axe lots, must allow vehicles to exit the site in a forward direction.

Carports and garages can only be complying development on lots zoned R5 residential if the lot has an area less than 4,000m². They must meet the following standards:

- If vehicle access is on a primary road frontage, the carport or garage must be set back at least 5.5m from the boundary with the primary road.
- The following maximum floor areas apply:

Lot size	Max floor area
300m ² or less	36m ²
More than 300m ² to 600m ²	45m ²
More than 600m ² to 900m ²	60m ²
More than 900m ²	100m ²

- The total width of all garage door openings that face a road must not exceed:
 - 60% of the building width, on lots that are less than 15m wide, or
 - 50% of the building width, on lots that are 15m wide or more, but
 - must not exceed 6m in any case.

In rural zones

Carports and garages can only be built as complying development on rural lots zoned RU1, RU2, RU3, RU4 and RU6 if they have a site area of at least 4,000m². They must meet the following standards:

⁵ www.planning.nsw.gov.au/exemptandcomplyingoverview

⁶ www.planning.nsw.gov.au/exemptandcomplying

- Maximum permitted height is 4.8m above ground level (existing).
- It must be at least 5m from any side or rear boundary (or 10m if used for agricultural purposes).
- The following setbacks from the boundary with the primary road apply:

Zone	Min setback
R5 (site area more than 4,000m ²)	15m
RU4	30m
RU1, RU2, RU3 or RU6	50m

On land zoned residential R5 with an area less than 4,000m², the following development standards apply:

- The maximum site coverage of all development on the site must not be more than 30% of the site.
- The maximum floor area of new garages must not be more than:
 - 500m² if the garage is for agricultural uses, or
 - 100m² if used for any other use.
- The minimum setback from the boundary with the primary road is the average of the nearest two adjoining dwellings within 40m, or 10m if there are none.

What else do I need to consider?

- If a new driveway or gutter crossing is required, separate approval must be granted by council or Roads and Maritime Services, under the *Roads Act 1993*.
- New driveways must be constructed in accordance with Australian Standard 2890.1 – 2004, Parking facilities–Off-street car parking.
- If you propose to do any cut or fill the works must comply with the requirements for cut and fill for exempt development or complying development. Information sheet 2.5 provides more information about cut and fill.
- If you propose to remove or prune any existing trees or vegetation, you should contact your

council first to make sure you don't need approval for this.

- Any structures that would be located on public land or on or over a public road (including temporary structures) require separate approval from the relevant council or Roads and Maritime Services under the *Roads Act 1993* and the *Local Government Act 1993*.

If your proposal does not meet the required standards for exempt or complying development, you may still be able to do the work, but you must get development approval first. In this case, you should contact your local council to discuss your options.

Further Information

For more information visit the [Exempt and Complying Development Policy website](#)⁷ or contact the Department's Exempt and Complying Development Team on 1300 305 695 or by [email](#)⁸.

Electronic Housing Code

The Electronic Housing Code website helps applicants determine whether the proposed development qualifies as exempt or complying development and the standards that must be met.

Applications for complying development can also be lodged and tracked online for those council areas which are using the Electronic Housing Code. Visit the [Electronic Housing Code website](#)⁹ to find out if it is used by your local council or for more details.

⁷ www.planning.nsw.gov.au/exemptandcomplying

⁸ codes@planning.nsw.gov.au

⁹ www.electronichousingcode.com.au/