



FACT SHEET – CARPORTS AS EXEMPT OR COMPLYING DEVELOPMENT

General requirements

For residential-allied development such as carports, the NSW planning system adopts three primary approval paths subject to certain pre-determined criteria being met, as follows:

- **Exempt Development:** where no approvals are required from Council;
- **Complying Development:** a 'fast track' system for low impact, small scale types of development. Approval can generally be provided in 7-10 days by Council or an accredited private building certifier; and,
- **Local Development:** applies to developments that don't fit into the two categories above and which require a more detailed assessment and on some occasions, notification of neighbours.

How do I know what approval path applies to my development?

Council has developed a series of Fact Sheets to assist you in determining what approval path applies to your development. Establishing what particular category of approval depends largely on the requirements of the overarching legislation (which applies state-wide) known as State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the 'Codes SEPP'). Under the Codes SEPP, a range of site specific issues require consideration including, but not limited to:

- The zoning of the land;
- The size of the property and building;
- Distances to boundaries;
- Whether the land is flood prone, bush fire prone or has a heritage item on it;
- Any easements located on the land;
- The existing siting, size and coverage of existing structures on the land.

How do I find out more about these issues?

Much of the required information is contained in a section 10.7 Planning Certificate - application forms are available from Council's website www.lachlan.nsw.gov.au. Alternatively, you can make an appointment with one of Council's qualified and experienced staff to discuss your project, or, an accredited private certifier.

Important: Prior to making an appointment, it is essential that you conduct some research on your project in addition to completing the self-assessment checklist located overleaf.





| Exempt (no approval required) | Yes | No | Complying | Yes | No |
|---|-----|----|--|-----|----|
| Please use checklist for carports in residential areas. | | | | | |
| Located at least 1m behind the building line of any road frontage? Note: measure from the front of the house. | | | Detached carport maximum height 4.5m above existing ground level? | | |
| Lot size, in a rural or R5 zone, of > 300m ² : max floor area of 50m ² Lot size, in <i>other than</i> a rural or R5 zone, of >300m ² : max floor area of 25m ² Lot size, in any zone, of < 300m ² : max floor area of 20m ² | | | Heritage, bushfire or flood prone land? Note: If yes, may still be complying development, discuss with Council or your Private Certifier. | | |
| Heritage item? Note: if yes, not exempt development, go to 'Complying' column. | | | Primary road setback (detached): A detached carport that is accessed from a primary road must have a minimum setback of at least 1m behind the building line of the dwelling | | |
| <i>Freestanding</i> carport: Roof ≤ 3m above existing ground level. | | | Side boundary setback (detached): Lot width, at the building line, of 6-18m = minimum 900mm Lot width, at the building line, of >18-24m = 1.5m Lot width, at the building line, of >24m = 2.5m | | |
| <i>Attached</i> carport: Roof does not extend above gutter line of single storey dwelling | | | Rear boundary setback (detached): Lot area >200-900m ² = 900mm Lot area >900-1,500m ² = 1.5m Lot area >1,500m ² = 2.5 | | |
| If located within zone RU1, RU2, RU3, RU4, RU6 or R5 be a minimum 5m from the allotment boundaries If located in any other zone, be a minimum 900mm from the allotment boundaries | | | Primary road setback (attached): Lot size 200m ² -300m ² = 3m Lot size >300m ² -900m ² = 4.5m Lot size >900m ² -1,500m ² = 6.5m Lot size >1,500m ² = 10m | | |
| Roof at least 500mm from each boundary | | | Side boundary setback (attached): Lot width, at the building line, 6-10m Building height at any point 0-5.5m = 900mm Lot width, at the building line, 6-10m Building height at any point <5.5-8.5m = (building height - 5.5) ÷ 4 + 900mm Lot width, at the building line, >10-18m Building height at any point 0-4.5m = 900mm | | |





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| | | <p>Lot width, at the building line, >10-18m Building height at any point >4.5-8.5m = (building height – 4.5) ÷ 4 + 900mm</p> <p>Lot width, at the building line, >18-24m Building height at any point 0-4.5m = 1.5m</p> <p>Lot width, at the building line, >18-24m Building height at any point >4.5-8.5m = (building height – 4.5) ÷ 4 + 1.5m</p> <p>Lot width, at the building line, >24m Building height at any point 0-8.5m = 2.5m</p> | | |
| Two or more sides and at least 1/3 of the perimeter deemed to be open | | <p>Rear boundary setback (attached)</p> <p>Lot area 200-300m² Building height 0-4.5m = 3m Building height 4.5-8.5m = 10m</p> <p>Lot area >300-900m² Building height 0-4.5m = 3m Building height >4.5-8.5m = 8m</p> <p>Lot area >900-1,500m² Building height 0-4.5m = 5m Building height >4.5-8.5m = 12m</p> <p>Lot area >1,500m² Building height 0-4.5m = 10m Building height >4.5-8.5m = 15m</p> <p>Note. Certain exceptions to the rear setbacks apply if the lot has a rear boundary with a lane</p> | | |
| Low-reflective and pre-coloured (eg Colourbond) | | <p>Maximum gross floor area (detached or attached)</p> <p>The maximum total gross floor area of all buildings on a lot is:</p> <p>Lot area 200-250m² = 78% of lot area Lot area >250m-300m² = 75% of lot area Lot area >300-350m² = 2325m² Lot area >350-450m² = 25% of lot area + 150m² Lot area >450-560m² = 290m² Lot area >560-600m² = 25% of lot area + 150m² Lot area >600-740m² = 335m² Lot area >740-900m² = 25% of lot area + 150m² Lot area >900m-920m² = 380m² Lot area >920-1,000m² = 25% of lot area + 150m² Lot area >1,000m² = 400m²</p> <p>Note: access handles on battle-axe lots are excluded from lot area calculation</p> | | |



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| Roof water connected to stormwater drainage system | | | | | |
| If carport is to be attached, it must be connected to the fascia in line with engineering specifications | | | | | |
| Maximum one carport per lot or per each separate occupation of premises on the lot whichever is greater | | | | | |

Further Information:

Please visit the NSW Housing Code website <http://housingcode.planning.nsw.gov.au/> for further information regarding exempt and complying development.

