

# GARAGES AND CARPORTS

This information sheet relates to carports and garages for single houses.

## Definitions:

**Carport:** 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.

**Garages:** Any roofed structure, other than a carport, designed to accommodate one or more motor vehicles.

**Approvals:** 1. A Building Licence is required.

To obtain a Building Licence, applicants must submit to Council's Development & Health Services two sets of plans including:

- Site plan to a minimum scale of 1:200, showing the distance the proposed structure will be setback from the lot boundaries; see patio sheet for more information
- Floor plan(s), section and elevations to a minimum scale of 1:100 showing all dimensions;
- Natural ground levels and proposed finished floor levels;
- Footing and slab details;
- Construction details to existing structures and anchorage to the footings.

2. A Residential Design Codes Variation Approval is required where:-

- Garages setback in front of the 4.5m setback from the primary street at right angles to the street alignment.
- Garages setback in front of the 3.0m setback from the primary street parked parallel to the street alignment.
- Carports are not in compliance with Acceptable Development standards.

Plans are to be submitted with a completed Building Licence Application form (available at the Council Administration Office or the City's website, [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)).

## Building Licence Application Fee Structure

<i>Building Licence Application Fee</i>	0.35% x 10/11 of construction value (GST inclusive). <b>minimum fee of \$85.00</b>
<i>Builders Registration Board Disputes Levy Fee</i>	<b>Fee \$41.50 – must be paid on all Building Applications</b>
<i>Building and Construction Industry Training Levy Fund</i>	Applicable for Building Works valued above \$20,000 (GST inclusive).
<i>R Codes Variation Fee</i>	0.32% of estimated Development Cost (GST exclusive) minimum fee \$139.00

**APPLICATIONS NOT ACCOMPANIED BY FEES WILL NOT BE PROCESSED**

## **Requirements:**

- Carports and garages attached or detached to the dwelling are included in the front 6.0 metres average calculations.
- Garages constructed at right angles to the street may have a minimum setback of 4.5 metres (Acceptable Development ) (a setback of 3 metres is generally not supported)
- Proposed carports and garages that do not comply with the Acceptable Development provisions of the Residential Design Codes (ie reduced front or side setbacks) will require a “Codes Variation” and an assessment fee.  
Note: Codes Variations forms are available on the website.
- Carports constructed at right angles to the street may have a minimum setback of 3.0 metres.
- Garages and carports located on the secondary street may have a minimum setback of 1.5 metres.
- A garage or carport with a wall length greater than 9 metres is required to be located 1.5 metres from a side boundary; otherwise a garage or carport may be located 1 metre from a side boundary.
- The preferred configuration is for the portion of the dwelling to be set forward of a carport or garage, but where a carport or garage is set forward of the dwelling, whether attached or not, the elevation of such carport or garage should not represent more than half of the total elevation visible from the primary street.
- Parking bay sizes for carports and garages are to comply with the City of Wanneroo information sheet relating to “*Parking Bay Sizes for Open Parking, Garages and Car Bays*”. *Please see attached for a copy of this information sheet.*

## **Notes:**

- Applications for reduced setbacks may be subject to consultation with adjoining property owners.
- For works in excess of \$20,000 a registered builder must be nominated or an Owner/Builder Statutory Declaration must be submitted to the Builders Registration Board for clearance before the City can approve the Building Licence.

**\* For further information, please contact Regulatory Services on 9405 5444.**

**Disclaimer: 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 at July 2011.**

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