

City of Wanneroo
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What is a garage?

A garage is any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.

Do I need approval?

A Building Permit is always required for a garage. A Development Approval is not required for a Garage if it meets the deemed to comply provisions of the Residential Design Codes or District Planning Scheme No. 2 and is within the Residential zone.

What do I need to submit?

Certified Applications

- Completed [BA1 application form](#)
- Relevant fees (refer to page 2)
- Completed Certificate of Design Compliance and one copy of all referenced documents
- Street and Verge Bond Permit Application (refer to page 2)
- Development Approval (if required).

Uncertified Applications

- Completed [BA2 application form](#)
- Relevant fees (refer to page 2)
- 1 x copy of a site plan. The site plan at a minimum scale of 1:200, showing contour survey or spot levels, proposed finished floor level, the distance the proposed garage/carport will be setback from the lot boundaries and any other buildings on the lot, (including retaining walls) septic systems & north point.
- 1 x copy of the floor plan, elevations and sections at a minimum scale of 1:100, showing all dimensions
- 1 x copy of the construction details showing materials to be used, their respective sizes, spacing and spans, footing and flooring details.
- 1 x Structural Engineers details
- 1 x Bushfire Attack Level Report (if required)
- Street and Verge Bond Permit Application (refer to page 2)
- Development Application (if required).

What is the difference between certified and uncertified applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What are the setback requirements?

- Garages that are 14m or less in length are required to have a side boundary setback of 1m*
- Garages that are in excess of 14m in length are required to have a side boundary setback of 1.5m*
- Garages adjacent to a secondary street are required to be setback 1.5m from the boundary regardless of the length.
- Garages are included in the front averaging calculations and must be compensated by open space behind the setback line.
- Garages setback 4.5m from the primary street. This may be reduced where the garage adjoins a dwelling and the garage is setback at least 0.5m behind the dwelling alignment.
- Garages that support parking parallel to the street may be setback 3m from the primary street. The wall parallel to the street must include openings.
- A garage door and its supporting structures (or garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street. This may be increased up to 60 per cent where an upper floor balcony extends for more than half the width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street.

*Boundary walls may be permitted subject to compliance with Clause 5.1.3 of the Residential Design Codes.

Please note: The requirements outlined above are only specific to standard residential properties with R20 or R30 zonings. For any other zonings, or where a Structure Plan or Local Development Plan exists please contact the City for specific setback requirements.

Street and Verge Bond Permits

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee and a bond depending on the value of works.

Value of Works:

Up to \$20,000:

- Non-refundable administration fee of \$120.00
- No bond required.

\$20,000 or more:

- Non-refundable administration fee of \$120.00
- \$2,000 refundable bond

For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond](#) page on the City's website.

Fees

To determine your application fees, please refer to please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

For further information, please contact the City's Building Services on 9405 5000.

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

2. 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 of July 2020 and prone to alteration without notification.



Did you know?

Save time and apply online! This application is available for lodgement via the City's website
www.wanneroo.wa.gov.au