

Garages

What is a garage?

The *Residential Design Codes (R-Codes)* is a State planning document that applies development controls over all residential developments in Western Australia, including outbuildings. The *R-Codes* define a garage as:

'Any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.'

For garages that are not attached to a dwelling, please refer to the factsheet Outbuildings (including sheds).

Will I need a development (planning) application?

A garage on a residential property will require a development (planning) application where it is not specifically exempt from requiring approval, or it does not meet the requirements of the *R-Codes*, the City's *Residential Development Local Planning Policy*, or structure plan (if applicable).

Generally, a garage to a single house or grouped dwelling does not require a development (planning) application when:

- There is a setback from the primary street (the street a house faces) of at least 4.5 metres and 500mm behind the front of the main dwelling (dwelling alignment).
- The set back from the primary street (including the house) averages to meet the primary street setback required under the R-Codes:
 - » For sites with an R20 density code: 6 metre average setback.
 - » For sites with a dual density code (e.g. R20/R40): 4 metre average setback.
- Set back to a side boundary: 1 metre (where the wall length is less than 9 metres) or 1.5 metre (where the wall length is greater than 9 metres).
- The garage for a single storey house occupies 50% of the frontage or less.
- All other requirements of the *R-Codes* and/or *Residential Development Local Planning Policy* are met.

Should your dwelling be located within a structure plan area, additional requirements may apply.

All garages to multiple dwellings, commercial developments or caravan parks will require a development (planning) application.

How can I find out if I am in a structure plan area or access information on my property?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, lot sizes, dimensions and recent aerial imagery. Access online maps on the City's website at joondalup.wa.gov.au

How do I make a development (planning) application?

Generally, the following information will be required as part of a development (planning) application for a garage on a residential site:

- Completed and signed Application for Development Approval form;
- Completed and signed MRS Form 1 Application form;
- Completed checklist – Development (Planning) Application checklist – Residential;
- Site plan and building elevations. Refer to the residential checklist for information required on the plans;
- A covering letter providing details of the proposed development and written justification addressing any aspects of the development that require the City to undertake a performance assessment against the *R-Codes*, City policy or structure plan; and
- Payment of the development application fee in accordance with the City's Schedule of Fees and Charges.

Application forms, development application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

It is also recommended that you speak to your neighbours that may be impacted by the garage and have them sign the plans as a way of their consent to its development.

Where can I view the R-Codes, structure plans and local planning policies?

The R-Codes are available for viewing at any of the City's Libraries or online at the Department of Planning, Lands and Heritage at dplh.wa.gov.au

Structure Plans and Local Planning Policies are available online at joondalup.wa.gov.au. These documents are available in alternative formats upon request.

Will I need a building permit?

A building permit is required for all garages.

How do I make an application for a building permit?

Building permit application forms (certified or uncertified) are available from the Department of Mines, Industry Regulation and Safety (DMIRS)'s website commerce.wa.gov.au/building-commission

The following information will be required as part of an application for a building permit.

Certified:

- Completed and signed BA1 Application for Building Permit – Certified.
- Completed and signed BA3 Certificate of Design Compliance.
- Completed and signed Certified Building Application Checklist.
- Payment of the building application fee in accordance with the City's Schedule of Fees and Charges.

Uncertified:

- Completed and signed BA2 – Application for Building Permit – Uncertified.
- Completed and signed Uncertified Building Application Checklist – Outbuilding i.e. Garage, Shed or similar (Class 10a).
- Payment of the building application fee in accordance with the City's Schedule of Fees and Charges.

Applications for a building permit are to be submitted with payment of the application fee.

Application forms, building application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

Further information

Copies of the *R-Codes* are available for viewing at the City's Customer Service Centre, Libraries or online via the Department of Planning, Lands and Heritage website at dplh.wa.gov.au

For further information please visit the City's website at joondalup.wa.gov.au, visit the City's Customer Service Centre, contact the City's Building Services on **9400 4961** or Planning Services on **9400 4100** or email info@joondalup.wa.gov.au