

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 garages. 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 a dwelling.'

For garages that are not attached to a dwelling (house), 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 does not meet the requirements of the R-Codes, the City's *Residential Development Local Planning Policy* (RDLP), *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP) or structure plan (if applicable).

Generally, for a single house or grouped dwelling a development (planning) application is not required for your garage if it complies with the following:

- Setback the minimum distance from the street boundary for your R-Code density (see overleaf).
- Setback the minimum distance from the side boundary for your R-Code density (see overleaf).
- For a single storey house, the garage occupies no more than 50% of the property frontage;
- Where new hardstand areas (e.g., driveway) are being built, 50% of the street setback area is landscaped.

Additional requirements may apply if:

- For higher dual-density properties, the garage is being built over landscaping area or removing trees.
- The property is within a structure plan area.
- A new driveway and/or crossover is being constructed, or an existing one modified. In addition to planning requirements, crossovers are required to be built in accordance with the City's Crossover Guidelines, available at joondalup.wa.gov.au

All garages to multiple dwellings and commercial developments will require a development (planning) application.

How do I find out my R-Code density, if I am in a structure plan area or a Housing Opportunity Area (HOA)?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, if it has a dual-density code (i.e., located within a HOA), 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, a development (planning) application requires application forms, building plans, a cover letter and application fee. Please refer to the Development (Planning) Application Checklist: Residential (or Development (Planning) Application Checklist: Residential (Housing Opportunity Areas) for higher dual density properties) for the requirements for a garage application and how to lodge an application, available on the City's website 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.

Will I need a building permit?

A building permit will be required for a garage.

How do I make an application for a building permit?

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

Further information

For further information visit joondalup.wa.gov.au, via email info@joondalup.wa.gov.au or call **9400 4000**.

Visit the Customer Care during office hours **Monday - Friday, 8.30am - 5.00pm**.

Table 1:

R-Code Density	Minimum Open Space	Minimum Garage Street Setback	Minimum Side or Rear Setback**	Maximum Driveway Width (at the street boundary)
R20	50%	<p>Street the house faces: 4.5m and 0.5m behind the front of the house, with all buildings having an average street setback of 6m.</p> <p>Side loading garages can be setback 3m where windows are incorporated into the street facade and all buildings have an average setback of 6m.</p> <p>Other streets (corner property: 1.5m)</p>	<p>Length 10-14m: 1m Length more than 14m: 1.5m</p> <p>The total length includes the length of the garage and any attached structures.</p>	<p>6m</p> <p>or</p> <p>where two driveways are proposed, a total width of 9m</p>
R20/25*	50%	5.5m	1m	4.5m
R20/30*	45%			
R20/40*	45%			
R20/60*	40%			

*For properties with a dual-density code (e.g., R20/40) the requirements only apply if the property is developed at the higher density (e.g., R40). If your property has not been built to the higher density, refer to R20 requirements.

**A boundary wall (where the wall is setback closer than 600mm to a side or rear boundary) may be permitted where it is behind the street setback and meets the length and height requirements of the R-Codes, RDLPP or HOALPP (as applicable).