



ERECTION OF CARPORTS & GARAGES POLICY

Reviewed by Council 31 October 2000
Minute 364

**This Policy applies to all areas zoned residential within
Forster, Tuncurry, Hawks Nest, Tea Gardens and all Village zones**

OBJECTIVE

- Advise applicants of the standards and requirements for the erection of carports and garages.
- Minimise the potential impacts of new garages and carports on adjacent land owners.
- To ensure that carports and garages are compatible in scale, form and character with the surrounding area building style and the visual and environmental amenity of the area is maintained.

DEFINITION OF GARAGE/CARPORT

1. **Private Garage** means:
 - (a) any garage associated with a Class 1 building; or
 - (b) any single storey of a building of another Class capable of accommodating not more than 3 vehicles, if there is only one such storey in the building; or
 - (c) any separate single storey garage associated with another building where such garage is capable of accommodating not more than 3 vehicles.

2. **Carport** means:

a private garage which has two or more sides that are open and at least one third of its perimeter is open. For a side to be considered open the roof cladding adjacent to that side must be at least 500mm from another building or allotment boundary.

GENERAL

A minimum of one carparking space is to be provided for each dwelling. This is to be provided behind the building line and where possible consist of a garage or carport.

DESIGN

- Where possible carports and garages should be contained within the envelope of the dwelling or under the same roof line. Where a garage or carport is being added to an existing dwelling the design should match the style and appearance of the existing building to which they are attached.
- Where carports and garages are detached from the existing dwelling the design and appearance should match that of the existing buildings.

Where this cannot be achieved and the proposed buildings are visible from a public place the garage/carport should be screened where possible to reduce the impact on the streetscape.

MATERIALS AND FINISHES

The external materials and finishes of carports and garages are to match as closely as possible the existing dwelling, this includes the walls and roof.

SIZE

Detached garages and carports are to have maximum external dimensions of 6.5m x 7m and a maximum external wall height of 2.7m.

Council may consider any proposal exceeding these dimensions where it is considered that there are exceptional circumstances. In these cases a written submission must be made with the building application.

SETBACKS

- Where a garage is attached to a dwelling it must be sited a minimum of 900mm from the boundary other than the boundary adjoining a road alignment or other public place.
- Where a carport is attached to a dwelling the carport may extend up to the side boundary other than the boundary adjoining a road alignment or other public place if:
 - (i) it is considered that the location of the carport will not have undue impact on the amenity of the adjoining site/s;
 - (ii) it is constructed in accordance with Specification C1.9 of the Building Code of Australia.
- Detached (minimum 900mm from dwelling) garages and carports may be erected up to the side boundaries of the site where it is considered the proposal will not have undue impact on the amenity of the adjoining site/s.
- Garages and carports must not be erected between the building line and the street. Consideration may be given to the erection of a carport within the building line in the following situations:
 - (i) where vehicle access cannot be provided to other parts of the site because of the slope of the land;
 - (ii) where carparking cannot be provided elsewhere on the site due to the location of existing buildings;
 - (iii) where the carport is located below the level of the road.

USE

Any garage may only be used for the garaging of motor vehicles or for domestic storage purposes and must not be used for human habitation, commercial or industrial purposes.

ACCESS

Access must be provided by way of a properly formed driveway constructed in accordance with Council's Driveway Policy.

INTERNAL FITTINGS

No plumbing fittings or other installation, which may render the building capable of separate occupation, may be installed. Where shower and/or wc facilities are to be provided in a garage access must be provided externally.

