

General design principles for all Garages & Carports

The following general principles apply to Garages and Carports in the Heritage Conservation Area (HCA), for heritage buildings, and within the Village and Visual Catchment area.

Carparking

- One car space per house is required for houses which have a gross floor area (GFA) less than 125m² with a minimum of two spaces for houses in excess of 125m² GFA.
- At least one covered car parking space is required for each house.
- Minimum dimensions for an unenclosed car parking space should be 2.4m x 5.5m; and 3m x 6m for an enclosed space (*e.g. between a fence and a house or a wall or single garage*).

Access

- Minimise 'hard surface' driveway areas to reduce impacts of stormwater runoff and to improve visual amenity.
- Access areas should be constructed of permeable materials where possible to maintain natural drainage and maximise stormwater infiltration.
- All driveways and car parking must be designed in accordance with Australia Standard AS2890.1 and Council's Policy for Vehicle crossings.
- Driveways and crossovers are to be limited to one per frontage and be located to minimise the removal or street trees located in the road reserve.

For further information...

Great Lakes Council

Ph. (02) 6591 7222

Fax: (02) 6591 7200

www.greatlakes.nsw.com.au

For information relating to heritage, strategic planning or development in the Great Lakes.

Council Officers can refer you to a Heritage Advisor if additional advice or an on-site meeting is required to discuss your proposal.

NSW Heritage Branch

Ph. (02) 9873 8500

Fax (02) 9873 8599

www.heritage.nsw.gov.au

For information in relation to general heritage planning and management in NSW.

To determine if your property is: a heritage building; located in the Heritage Conservation Area (HCA); Village Area; or Visual Catchment area, you may do one of the following:

- *refer to Development Control Plan No. 56 - Stroud District & Heritage; or*
- *refer to the map in the Stroud District Office; or*
- *contact Council on (02) 6591 7222.*



Heritage Information Sheet

Garages & Carports



Garages & Carports in Stroud...

Many of the first garages were actually converted stables or carriage houses. Today many houses in Stroud still have detached garages which add to the character of this historic early 19th century township.

In keeping with the historic character of Stroud, Council encourages the **restoration of existing detached garages & carports and/or the reconstruction of early garages** using suitable materials such as timber weatherboards and vertical boarding for walls and corrugated iron for roofs, particularly for heritage items or within the Heritage Conservation Area (HCA).



Figure 2: Example of a traditional detached garage. The colours and design of the garage are in keeping with the main house.

Guidelines for Garages & Carports...

Within the HCA and for heritage buildings*:

Garages & carports must:

- be characterised by simple straight lines and be detached from the main house;
- be of a complementary design and constructed of materials that are the same or similar to the main house. For example: plain weatherboards, vertical shiplap boards, and corrugated iron for roofing material;
- have a gabled or hipped roof, with a pitch equal to or less than the main house.
- for single garages, be setback at least 500mm from the face of the main house;
- for double garages, garage doors must be separate doors with posts in between and be setback at least 16m or behind the house at the rear of the site *(for houses with single street frontage)*.

Standard steel frame carports must not be used in the HCA or for heritage buildings.

Any structure connecting the main house to a separate garage or carport should not be visible from the street.

All proposals should be discussed with Council which offers a free advisory service to assist property owners.

Within the Village area*:

Garages & carports must:

- be setback at least 6m from the front of the property boundary to ensure another vehicle can be parked entirely within the allotment *(refers to all garages and carports)*;
- for single garages, be setback at least 500mm from the front face of the main house;
- for double garages, garage doors must be separate doors with posts in between.

Where detached from the main house garages and carports in the Village area should:

- be simple in design and complementary to the main house; and
- have a hipped or gable roof form with a pitch equal to or less than the main house.

Within the Village area a simple skillion roof may be attached to the side of an existing house.

Within the Visual Catchment*:

Design guidelines for garages & carports in the Visual Catchment are included in section "General design principles for all Garages & Carports".

***See section "General design principles for all Garages & Carports" for further guidelines.**