

# Exempt Development

For Balconies, decks, patios, pergolas, terraces and verandahs

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This information sheet explains the requirements for balconies, decks, patios, pergolas, terraces and verandahs which may be erected as Exempt Development.

## Distance to Boundaries

Your new alfresco outdoor room needs to be located behind the front building line of any road frontage, and must be setback 900mm from all other boundaries (rear & side).

## Walls

You can not have an enclosing wall higher than 1.4m

## Floor Height

You can not have a floor height of more than 1m above the existing ground level

## Total Height

You can not be more than 3m at the highest point, above existing ground level.

Your patio cover, when attached to your home cannot extend above the existing roof gutter line.

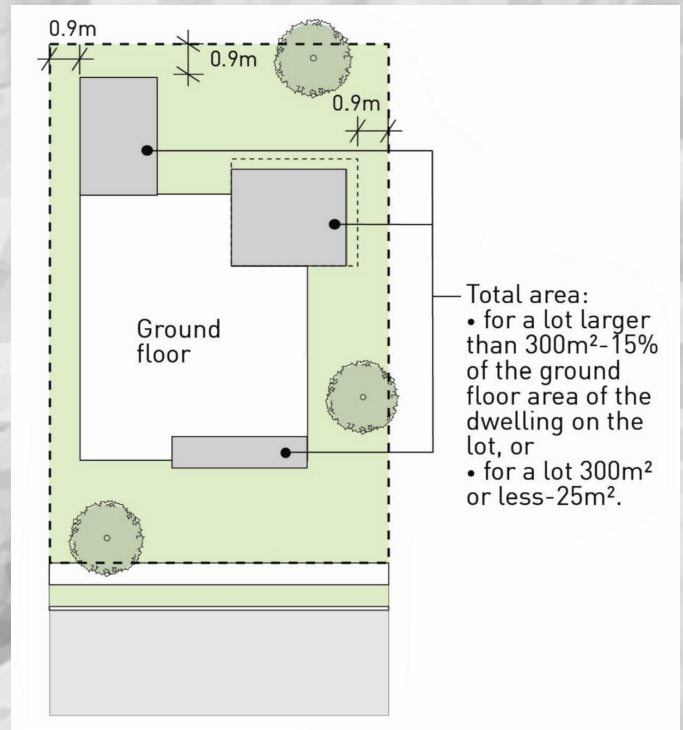
## Size

Your new alfresco outdoor room must not have an area of more than 25 meters squared

and...

The total floor area of all such structures on your block cannot exceed:

- On a lot larger than 300m<sup>2</sup>—15% of the ground floor area of the dwelling on the lot
- On a lot 300m<sup>2</sup> or less—25m<sup>2</sup>



## Bushfire Prone Land

If you are located on bushfire prone land and are less than 5LM from a dwelling; your outdoor room needs to be constructed of non-combustible materials

## Drainage

The stormwater (think gutter/downpipe) needs to be connected into the existing stormwater drainage system on your home

If all of the above criteria &/or standards cannot be met, then you will need to review the Complying Development (CDC) requirements or your Local Council Development Application requirements.

### Important note:

This information is for guidance only and may not contain all the information relevant to every property in New South Wales. Applicants should refer to the relevant planning controls before work begins, or seek professional advice on how the planning controls apply to their property.