

NEED HELP?

You can discuss with Council's
Building Surveyor.

Office: Belmore Street, Junee

Phone: (02) 6924 8100



**AWNINGS
VERANDAHS
PERGOLAS
PATIOS**

EXEMPT PROVISIONS

DO I NEED APPROVAL TO PUT ONE UP?

- If it is a small sized structure – you do not – but there are some standards to meet.
- The size can't be more than 20m² in area.
- The height to the floor can't exceed 1m above the finished ground level.
- Maximum height not to exceed 2.4m.
- Must be 900mm back from a side boundary.
- Must be behind the front and side street building setback.
- Some environmentally sensitive land is excluded from the exempt provisions - check first!

IF IT IS BIGGER OR HIGHER?

You need a Development Consent and a Construction Certificate to proceed.

These applications can be obtained from the Council.

REVISION: 16/03/2005 9:42 AM

ARE THERE OTHER RULES?

Yes, even if you are exempt from putting in a development application, there are standards to be met:-

- For a patio or pergola, the sides and top can't be covered with roofing materials or rigid cladding without prior Council consent. Shadecloth is OK.
- Any roof water has to be conveyed away without nuisance to the neighbours.
- The structure has to be securely fixed down to prevent uplift.
- Retaining walls should not exceed 600mm in height.
- Remember to drain behind and through retaining walls.

ARE THERE OTHER ISSUES I SHOULD KNOW?

- You are responsible for your consumer protection. Use only tradesmen or sub-contractors licensed by the Department of Fair Trading.

- Council is aware of a number of cases or complaints that have arisen with these types of structures on workmanship or setout problems.
- Make sure what you want is in writing or ON a plan, and that any quotation fully documents what you are getting.
- Most problems usually eventuate because it was not clearly understood or set out.
- Council has no involvement in the construction and you are the supervisor.
- Weather proofing and the lack of flashing can be a problem.
- Don't build over or cover up sewer surcharge gully or drains – reposition the gully or drains. This requires Council consent.
- Use hardwoods or treated timber products that can be painted, if the timber is to be exposed to the weather.
- White ants/termites will eat timbers and stumps set in or left on the ground.
- Safety rails and bannisters – 150mm spacings – will prevent child accidents.