

# Exempt developments

Subsidence Advisory NSW allows exempt developments for selected minor construction works

Improvement	Description	Max size	Surface Development Guideline	Comments
Access ramps			All	
Addition of rooms	No load bearing masonry	50 sqm	All except Guideline 1,1A, 4 and 7	
Advertising structures and signs			All	
Aerials, antennae and communications dishes			All	
Air conditioner units & Evaporative cooling units (roof mounted)			All	
Animal shelters			All	
Amended plans	Mirror reverse, window/door locations		All	Minor alterations to plans approved within last 5 years.
Aviaries		50 sqm	All	
Awnings, blinds and canopies		50 sqm	All	
Barbeques and other outdoor cooking structures		3 sqm	All	
Cabanas and ferneries		50 sqm	All except Guideline 1, 1A and 7	
Carports		50 sqm	All except Guideline 7	
Cosmetic architectural features			All	
Cubby houses		50 sqm	All	
Balconies, decks terraces and verandas		50 sqm	All except Guideline 1, 1A, 4, 5 and 7	
Demolition			All	
Driveways and hard stand spaces			All except Guideline 4 & 5	
Fences	Timber and metal		All	Includes pool fencing
Fences	Brick/masonry	2m high	All except Guideline 4 & 5	

Improvement	Description	Max size	Surface Development Guideline	Comments
Garages		50 sqm	All except Guideline 1, 1A and 7	No services or utilities
Garden sheds		50 sqm	All	No services or utilities
Gazebos	No masonry	50 sqm	All	No services or utilities
Granny flat/secondary dwelling	Steel or timber framed, no masonry	60 sqm	All except Guideline 1, 1A and 7	Max size refers to internal habitable floor area.
Greenhouses	Steel or timber framed, no masonry	50 sqm	All	
Internal alterations	Steel or timber framed		All	Includes doors, windows, ceilings, kitchens, en-suite bathroom, toilets, internal partitions. No structural alterations.  Total cost of works to be less than \$7.5m.
Jetties	Timber and concrete		All	Domestic jetties only.
Kiosk Substations			All	
Machinery and hay sheds	Steel or timber framed, no masonry	500 sqm	All except Guideline 1, 1A and 7	Columns to be isolated from slab.
Patios		50 sqm	All except Guideline 1, 1A and 7	
Pergolas		50 sqm	All	
Playgrounds			All except Guideline 1, 1A and 7	
Pools, spas, and saunas ( <b>above ground only</b> )	Above ground only	12 m max.	All except Guideline 4, 5 and 7	
Pools (fibreglass)	In-ground	12m	All except Guideline 4, 5 and 7	
Power pole renewals			All	
Public toilets		50 sqm	All except Guideline 1, 1A and 7	
Replacement of cladding or roofs			All except Guideline 1, 1A and 7	
Retaining walls		1 m high	All	

Improvement	Description	Max size	Surface Development Guideline	Comments
Roadworks – minor works			All	Roadside safety barriers, resurfacing, kerb & gutter replacement/improvement, general drainage works, culvert replacement, overlay, street lighting and street signs.
Septic tanks	Domestic purposes only		All	
Shade structures of canvas, fabric, mesh or the like			All	Total cost of works to be less than \$1m.
Slipways or Boat ramps			All	
Solar Panels	Fitted to existing structures		All	
Stables		50 sqm	All except Guideline 1, 1A and 7	
Water tanks - above & underground		30,000 L above ground 5,000 L below ground	All	Domestic use – separate to dwelling structure.
Water features and ponds			All	