

Deemed approvals

Subsidence Advisory NSW (SA NSW) offers deemed approval for some minor construction works as listed below. Any development activity that is not explicitly listed requires SA NSW approval.

Improvement	Description	Max size	Cladding	Comments
Access ramps for disabled	Brick/masonry or timber			
Addition of rooms	Steel or timber framed	50 sqm	No masonry	Maximum 1.5m foundation brickwork. No slabs
Advertising structures and signs	Metal or timber			
Amended plans	Mirror reverse, site, window/door locations etc			Minor alterations to plans approved within last 2 years
Aviaries	Steel or timber framed	50 sqm	No masonry	
Awnings	Steel or timber framed	50 sqm	No masonry	
Barbeques		3 sqm		
Cabanas		50 sqm	No masonry	
Carports	Steel or timber framed	50 sqm		
Change of use				No major alterations required
Cubby houses	Steel or timber framed	50 sqm	No masonry	
Decks	Steel or timber framed	50 sqm	No masonry	
Demolition				All types – SA NSW approval not required
Fences	Timber and metal			Includes pool fencing
Fences	Brick/masonry	2m high		
Fowl house	Steel or timber framed	50 sqm	No masonry	
Garages	Steel or timber framed	50 sqm	No masonry	
Garden sheds	Steel or timber framed	50 sqm	No masonry	
Gazebos		50 sqm	No masonry	

Improvement	Description	Max size	Cladding	Comments
Greenhouses	Steel or timber framed	50 sqm	No masonry	
Internal alterations				Includes doors, windows, ceilings, kitchens, ensuites, toilets, internal partitions
Jetties	Timber and concrete			Predominantly within high water mark
Machinery and hay sheds	Steel or timber framed	120 sqm	No masonry	
Patios	Steel or timber framed	50 sqm	No masonry	
Pergolas	Steel or timber framed	50 sqm	No masonry	
Pools, spas and saunas	Above ground or Fiberglass / prefab. inground	10 m max.	No concrete inground	
Replacement of cladding or roofs			No masonry to walls	
Retaining walls	Masonry and timber	1 m high		
Septic tanks	Domestic purposes only			
Shade sails	Steel or timber posts			
Shop fitouts				Includes doors, windows, ceilings, kitchens, ensuites, toilets, internal partitions
Stables	Steel or timber framed	50 sqm	No masonry	
Water tanks - above & underground		10,000 L		Domestic use