

SETBACK GUIDELINES OPEN VERANDAHS AND PERGOLAS

(Phone Building Services Department: 9528 0356)



Side or Rear Boundaries

- Carport length less than or equal to 9000 mm:-
Standard setback - 1000 mm to post/piers.
750 mm eave overhang to boundary clearance.
- Carport length greater than 9000 mm:-
Standard setback - 1500 mm to post/piers.
750 mm eave overhang to boundary clearance.

Secondary Street (corner lots)

- Standard Setback - 3000 mm to post/piers.
2250 mm eave overhang to boundary clearance.
- May be reduced to - 1500 mm to post/piers.
750 mm eave overhang to boundary clearance, given the amenity of the adjoining property is not effected. (adjoining owners comments may be required in writing)

Carpports On Boundary

- The setbacks for carports may be reduced to:-
 - Posts/piers located on the boundary, and
 - 500 mm eave overhang to boundary clearance.

To enable these setbacks to be considered, the following is required:-

1. The carport requires two or more sides open and at least one third of its perimeter open, and
2. The carport requires a non-combustible roof covering and any ceiling lining and wall cladding, including gables, is also non-combustible, and
3. Adjoining owners comments are required in writing and in assessing the proposal, the amenity of the adjoining property will be taken into consideration. Each application will be treated on individual merit. Comments from neighbours should be forwarded with the building licence application to the Building Services Department.

Note:- *This information is intended as a **guideline only**. Other factors may further increase the setback requirements. Lesser setbacks may also be permitted. When in doubt, please consult with the Building Services Department.*

If the proposed structure is to be on a strata lot then a letter of approval from the strata company must accompany the application to the Building Services Department.