

Approvals & Permits Guide

BC Complete · Patios, Decks & Pergolas · Illawarra, Macarthur & Southern Highlands

Most patios, decks and pergolas in NSW need either Council approval (DA) or a Complying Development Certificate (CDC). Here's how we handle it for you.

Exempt development

Small structures under 25 m² that meet setback, height and material rules can often be built without approval. We confirm eligibility against the SEPP (Exempt and Complying Development Codes) 2008 before quoting.

Complying Development (CDC)

Faster than a DA — a private certifier approves the plans against fixed rules. Typical turnaround 2–4 weeks. Suits most standard patios and decks on standard residential lots.

Development Application (DA)

Required for larger structures, heritage areas, bushfire (BAL-29+), flood-prone land, or anything outside CDC rules. Council assessment, typically 6–12 weeks.

What we prepare for you

- Site & floor plans, elevations, structural details
- Engineer-certified footing and frame design
- BASIX / BAL assessment where required
- Stormwater and drainage plan
- Owner-builder or licensed builder paperwork
- Submission to certifier or council on your behalf

What you provide

- Proof of ownership (rates notice or title)
- Site survey if you have one (otherwise we arrange)
- Strata approval letter if applicable
- Neighbour notification sign-off where required

Typical timeline

Design meeting → fixed quote (24 hrs) → deposit & drawings (1 week) → certification (2–6 weeks) → build (1–4 weeks depending on size).

BC Complete holds full builder's licence NSW 363456C and public liability \$20M. We manage the approvals end-to-end so you don't deal with council.