

Guidance for lightweight structures e.g. Gazebo's located within the 9.144m set back for waterfront properties in Sylvania waters.

Sylvania Waterways Ltd (SWL) provides the following design and construction guidance for lightweight structures within the waterfront 9.144m set back zone.

1. The structure is set back a minimum of 7.144mts from the true rear boundary (or waterside face of the existing seawall panels not the capping)
2. It can be attached to the existing building or stand alone.
3. It can have a lightweight weatherproof roof.
4. All sides are open (3 sides if attached to the main rear wall of the property).
5. Support posts are max 100mm diameter or 100mm square.
6. The structure can be an extension of the rear of the building up to 2mtrs into the 9.144mtr set back, but must remain open on all three sides.
7. The structure height is not to exceed RL4.9 or approx. 4 mtrs above natural ground level (unless otherwise approved).
8. The structure must be min 900mm from boundary fencing.
9. The structure cannot have a concrete roof with people accessibility for neighbour privacy and their outlook.

All designs must be approved by Sutherland Shire Council and Sylvania Waterways Ltd prior to installation. Prior to approval by Sylvania Waterways Ltd, all Members will be required to maintain a current waterfront license (if waterfront devices are located at the property), and be free of any waterfront non-compliance issues.