



Development Guide No. 2 – What is Exempt and Complying Development?

What is Exempt Development?

Exempt development is development of minimal, low impacts which does not require development consent. A list of developments which is classified as 'exempt development' can be found in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Do I need development consent for exempt development?

Provided your proposed development meets all of the requirements of what is classified as 'exempt development', you will not require development consent. Should you have trouble understanding the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* please contact Council's town planners on 02 6962 8100.

What is Complying Development?

Complying Development is low impact development which is capable of prompt certification by Council or Accredited Private Certifiers. It is defined by reference to fixed development standards and governed by predetermined conditions of approval.

What are the benefits of complying development?

The benefits of complying development are:

- o The application is determined within 20 days;
- o The applicant/owner has a choice of using either Council or an Accredited Certifier; and
- o Due to the competition, a reduction of fees may be applicable.

Do I need development consent for complying development?

Provided your proposed development meets the requirements of what is classified as complying development, you will only require a complying development certificate. Should your proposed development not meet the predetermined standards, a development application for 'local' development is required to be submitted and approved by Council. A 'local' development application cannot be determined by an Accredited Certifier, it must be assessed by Council.

What is an Accredited Certifier?

An Accredited Certifier is a certain individual who has been certified by the State Government to act as a private certifier. These certifiers require certain levels of knowledge and experience to become and remain certified under the system.

For a list of Accredited Private Certifiers within our area please contact the NSW Department of Planning and Environment.