

Information Guide - Maritime Property

Exempt and Complying Developments

From 22 February 2014 amendments to the NSW planning system came into effect making repairs, maintenance and other works to existing lawful waterway structures such as jetties, mooring pens, boatsheds and slipways throughout NSW, work that can be undertaken as exempt or complying development.

Exempt development is minor work that, subject to meeting specified development standards, can be carried out without planning approval under the NSW planning system. Complying development is a form of planning approval that can be approved by an accredited certifier under a complying development certificate. As with exempt development, complying development is subject to specific development standards.

More details of the new exempt and complying development provisions for waterway structures can be found on the [Department of Planning & Environment's web site](#).

Although Roads and Maritime is a Consent Authority for Water-based Structures in Sydney Harbour, it does not undertake the role of an accredited certifier. Any complying development proposals for water-based structures require certification from an accredited certifier.

Leaseholders of water-based structures on Roads and Maritime land seeking to carry out complying development will need to apply for Permission to Lodge (PTL) in accordance with the Roads and Maritime Information Guide '[Gaining Roads & Maritime Permission to Lodge a DA](#)' prior to the issuing of any Complying Development Certificate.

Important Note: This document does not constitute legal advice and provides guidance only. Users are advised to seek professional advice and refer to the relevant legislation as necessary, before taking action in relation to any matters covered by this document.

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