

# **Maritime Property Guide – Exempt and Complying Developments**

## **IPE Infrastructure Management System**

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# Table of contents

- 1 Exempt and Complying Developments ..... 3
- 2 Further information ..... 3
  - 2.1 Disclaimer notes.....3
- 3 Document history..... 3

# 1 Exempt and Complying Developments

Exempt development is minor work that can be carried out without planning approval under the NSW planning system subject to meeting specified development standards. This can include repairs, and maintenance works to existing lawful waterway structures such as jetties, mooring pens, boatsheds and slipways.

Written notice is to be provided to the Lessor prior to commencement of maintenance work.

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.

While Transport for New South Wales (TfNSW) 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 TfNSW land seeking to carry out complying development will need to apply for Permission to Lodge in accordance with the *TfNSW Maritime Property Guide – Gaining TfNSW Permission to Lodge a Development Application* prior to the issuing of any complying development certificate.

## 2 Further information

### 2.1 Disclaimer notes

- This guide 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 acting in relation to any matters covered by this document.
- While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim all liability to any person in respect of anything, or the consequences of anything, done or omitted to be done in reliance upon the whole or any part of this document.

## 3 Document history

Version	Published date	Summary of changes
1.0	June 2025	First version of the document