

A QUICK CHECKLIST

- As the home owner, it is your obligation to find out if you need planning or other approvals for the proposed work.
- Let your neighbours know as early in the process as possible, even before you get your plans drawn up.
- Consider engaging an architect or professional building designer to prepare accurate and detailed plans.
- It is a good idea to get three quotes for your building works to ensure you're getting value for money.
- Ask for a written contract that clearly outlines the work to be done and a detailed costing. If the building cost is more than \$5000, the builder must use a major domestic building contract.
- Ensure the tradespeople you are using are registered.
- Check with your home insurance to see if you need extra cover for the renovation work.
- If the complying development is approved, as the home owner you will be responsible for notifying your neighbours seven days before construction work commences. A standard letter is available from the department for this notification.

LOOKING FOR MORE INFORMATION?

For detailed information sheets on the types of exempt and complying developments, visit www.planning.nsw.gov.au/exemptandcomplying or ask your local council.

You can access the Electronic Housing Code online system to determine whether your proposed home improvements are exempt or complying development. This is a free service. Visit www.ehc.nsw.gov.au

You can also contact the department's Exempt and Complying Development team on 1300 305 695 during business hours or email codes@planning.nsw.gov.au



Planning &
Infrastructure

Are you planning to **build or** **renovate a home?**



Did you know many types of renovations and minor building works don't need planning approval?

Other building proposals – such as a new home – can be easily approved using a fast and simple process called complying development.



LESS RED TAPE AND FASTER APPROVALS

The rules for exempt and complying development are covered by the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The NSW Government has recently increased the number of exempt developments (where no approval is required) and extended the range of complying developments (that can receive a fast approval of building work).

These changes will give more homeowners and small businesses access to this faster approval process.

WHAT BUILDING WORKS CAN BE DONE WITHOUT APPROVAL?

Your building proposal could be considered **exempt development** if it meets straightforward building criteria and is on suitable land (as defined by the Policy).

This means the work will not require approval from a council or private certifier and you can simply move ahead with your plans.

There are more than 90 categories of exempt development which include:

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- ✓ Aerials and antennas
 - ✓ Aviaries
 - ✓ Driveways
 - ✓ Barbecues
 - ✓ Fences & gates
 - ✓ Privacy screens
 - ✓ Rainwater tanks
 - ✓ Carports & sheds
 - ✓ Decks & pergolas
 - ✓ Hot water systems
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For details on the building standards and suitable land types, as well as a full list of exempt development types, visit www.planning.nsw.gov.au/exemptandcomplying

WHEN DO YOU NEED APPROVAL FROM A COUNCIL OR PRIVATE CERTIFIER?

Complying development refers to building works that, as long as they comply with specific building standards, can be routinely approved without delay.

Examples include:

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- ✓ New single or two storey house
 - ✓ Additions to a house
 - ✓ Internal alterations to a house
 - ✓ Detached studios
 - ✓ Garages and swimming pools
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Talk to an accredited certifier or your local council about what specific standards will apply to your development proposal.