

Development pathways in avoided land

This fact sheet is for landowners interested in development pathways in avoided land

Land category definitions

Avoided land has important biodiversity values. While planning controls are now in place for avoided land that protect biodiversity, zoning has not been changed by the CPCP and development may still occur via an appropriate planning pathway.

Certified-urban capable land is where future development is likely to occur. The CPCP provides biodiversity approvals for around 11,000 hectares of this land.

How will having ‘avoided land’ on my property impact me?

Properties with avoided land play an important role in maintaining Western Sydney’s unique biodiversity and have not been included in the CPCP’s certified-urban capable land. The CPCP does not change existing land uses for avoided land and development can still occur through a development application, exempt or complying development.

What can I do with my land if it’s classified as ‘avoided land’?

Two easier planning pathways for landholders seeking to develop on avoided lands are via exempt development and complying development. Where the development is consistent with the underlying land zoning, and where native vegetation will not be cleared these pathways provide a faster and cheaper way for people to develop that requires minimal or no approval.

If a proposed land use does not fall within existing exempt and complying development pathways, or if a landholder is seeking to clear native vegetation, a development application will need to be lodged with council (or the appropriate consent authority) and the proposal to clear native vegetation will be assessed through that process.

Landholders that have important biodiversity on their land may also be able to enter into a biodiversity stewardship agreement to generate income to protect and manage the environment on their land.

Further information for landholders can be found on the [Biodiversity Conservation Trust’s website](#) or you can speak with the BCT regarding CPCP opportunities by calling 1300 992 688.

Complying development

Complying development is a combined planning and construction approval for straightforward development. These developments can be approved through a fast-track assessment by a council or an accredited certifier.

Complying development allows for a range of things, subject to the underlying land zoning. For example.

- the construction of a new dwelling house
- alterations and additions to a house
- new ancillary buildings
- demolition of a building
- new business uses such as home-based businesses.

Complying development approvals save time and money. Complying development approvals can be issued in as little as 20 days and landowners can save up to \$15,000 when building a house under complying development.

Exempt development

Some minor building renovations or works don't need any planning or building approval. This is called **exempt development**.

Exempt development is very low-impact development that can be done for certain residential, commercial and industrial properties. For example.

- balconies, decks, patios, pergolas
- garden sheds
- carports
- fences
- changes to a property use

How can I find out more?

For other factsheets and frequently asked questions, please see the [department's website](#).

For further information about the CPCP, you can contact a member of the team by emailing cpcp@planning.nsw.gov.au or calling 02 9585 6060 between 9:30am and 4:30pm weekdays.