Coorong District Council Information Guide

Planning & Development

Fact Sheet 9 - What are the types of Development?

All development requires approval, however as different developments have different levels of impacts, developments are grouped into 4 kinds.

The 4 kinds of developments are:

- Development Plan Exempt
- Complying;
- Merit; and
- Non-Complying

Each of the different kinds of development has a different assessment process. The assessment process is shorter and simpler for development that has a low level of impact compared to the assessment process for development that may have a higher level of impact.

What is Development Plan Exempt development?

A Development Plan Exempt development is a proposal that meets criteria such that no planning assessment is required. Building rules assessment of the structure is still required however and Development Approval can be issued once Building Rules Consent is granted.

What is Complying development?

A complying development is one which is listed in the Development Plan or specified in the *Development Regulations 2008* as complying. Complying development will generally only have a low level of impact on the surrounding area. A planning authority cannot withhold approval for complying developments.

What is Non-Complying development?

Non-Complying developments are listed in the Development Plan and are land uses which are not envisaged or encouraged within a particular area. These uses will generally be inconsistent with the objectives and principles of the zone or policy area that they are in, for example industrial developments in a residential zone or a new high rise building in a heritage policy area. Non- Complying development is not usually approved unless it is a special circumstance. See *Fact Sheet 10 – Can I apply for a Non-Complying development?*

What is Merit development?

Merit development is development that is categorised as neither Complying or Non-Complying as stated in the Development Plan, *Development Act 1993* and *Development Regulations 2008*. Merit development must be individually assessed on its merit having regard to the policies in the Development Plan.

The information in this Fact Sheet has been developed in conjunction with Coorong District Council, Planning Institute of Australia and the Local Government Association of South Australia.

Local Government Association of South Australia

PIA Planning Institute Australia South Australian Division

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to Coorong District Council's Development Plan and to seek advice from our staff if necessary.

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