



# Fact Sheet 09

## What are the types of development?

All development requires approval, however as different developments have different levels of impacts, developments are grouped into 3 kinds.

The 3 kinds of developments are:

- 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 Complying development?

A complying development is one which is listed in the Development Plan or specified in the *Development Regulations 1993* 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 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 1993*. Merit development must be individually assessed on its merit having regard to the policies in the Development Plan.



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