

# CITY OF PLAYFORD DEVELOPMENT TYPES AND ASSESSMENT PROCESSES - FAQs



## What are the types of development?

All development requires approval, however as different developments have different levels of impact, developments are grouped into three kinds:

- Complying
- Merit
- 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 high-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 under special circumstances.

## 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.

*This FAQ is provided as a guide only and is intended to provide our customers with information that will assist Council to make accurate and timely assessments of Development Applications. This information is subject to frequent change and so it is in the best interest of applicants to engage the services of a building professional or speak with Council directly for advice.*