What are the types of development?

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

The three 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 high level of impact.

What is a 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. Council must grant approval for complying developments.

What is Merit Development?

Merit development is development that is categorised as neither Complying nor 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.

What is a 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. Non-Complying development is not usually approved unless it is a special circumstance. See fact sheet 10 - Can I apply for Non-Complying development?

Further Information

The above information is advisory and only a guide to give you a general understanding of the key issues associated with planning. For further information or assistance, please contact Council's Development Department on 8539 1414 or planning@murraybridge.sa.gov.au

This document has been adapted from a guide prepared by the Planning Institute of Australia and the Local Government Association of South Australia