

# Types of development applications

Under the *Planning Act 2016*, there are four types of applications:

- Material change of use
- Reconfiguring a lot
- Operational work
- Building work



## What is Material change of use?

Under the Act, a Material change of use (MCU), of premises means:

- the start of a new use of the premises; or
- the re-establishment on the premises of a use that has been abandoned; or
- a material increase in the intensity or scale of the use of the premises.

To undertake an assessable (code or impact assessment) MCU of premises, a development approval is required.

## What is Reconfiguring a lot?

Under the Act, reconfiguring a lot means:

- creating lots by subdividing another lot; or
- amalgamating two or more lots; or
- rearranging the boundaries of a lot by registering a plan of subdivision; or
- dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is:
  - a lease for a term, including renewal options, not exceeding 10 years; or
  - an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*; or
- creating an easement giving access to a lot from a constructed road.

To undertake an assessable (generally code assessment) reconfiguration of a lot, a development approval is required.

## What is Operational work?

Under the Act, operational work means “work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises”. Examples include:

- excavating or filling that materially affects premises or their use; or
- placing an advertising device on premises; or
- undertaking
  - tidal works; or
  - work in a coastal management district; or
- constructing or raising waterway barrier works; or
- performing work in a declared first habitat area; or
- removing, destroying or damaging a marine plant; or
- undertaking road works on a local government road.

Operational work does not include:

- building work; or
- plumbing or drainage work.



