



Clause 11.4.1

Site Characteristics of Rural and Unzoned Land

Overview

Development applications for the subdivision of rural and unzoned land are required to address the provisions of section 46(3) of the [NT Planning Act](#) and the requirements of Clause 11.4 of the [NT Planning Scheme](#).

This fact sheet provides information on issues that are required to be addressed under Clause 11.4.1 in development applications for the subdivision of rural and unzoned land.

In general, applications must demonstrate:

- 1 ha of land unconstrained by drainage, and riverine and storm tide flooding for each proposed lot;
- 100 m bore/septic separation; and
- 50 m septic/seepage line separation.

Clause 11.4.1

The purpose of Clause 11.4.1 is to ensure that subdivisions of rural and unzoned land respond to the physical characteristics of the land.

Rural Zones
Zone RR (Rural Residential)
Zone RL (Rural Living)
Zone R (Rural)
Zone A (Agriculture)
Zone H (Horticulture)

Application Requirements

Applications are to include:

1. A **Land Suitability Assessment** addressing the seven Land Suitability Categories detailed in [NT Land Suitability Guidelines](#); and
2. A **Stormwater Management Plan**, in accordance with Council requirements.

1) Land Suitability Assessment

The NT Land Suitability Guidelines provide detailed advice about the information that is required to be provided in the land suitability assessment. The Guidelines outline the information required to address the term 'constrained land' in the Scheme by addressing the seven Land Suitability Categories:

1. Drainage
2. On-site Wastewater Management
3. Erosion Risk
4. Soil Salinity
5. Acid Sulfate Soils
6. Storm Tide Flooding
7. Riverine Flooding.

An example is provided at Appendix A.

2) Stormwater Management Plan

Applicants are also required to prepare a stormwater management plan in respect to localised stormwater flooding.

Where applicable, reference is to be made to local council subdivision guidelines and priority environmental management areas.

Council contact details are available at: [Department of Local Government and Regions - Council information](#).

Types of Assessment

The table below outlines two types of assessments that apply to both the Land Suitability Assessment and the Stormwater Management Plan. Applicants are encouraged to seek advice from the relevant agencies regarding the type and level of information required. Please contact the relevant authority if you are unsure which assessment type applies to your application.

Type of Assessment	To be prepared by:	Characteristics	Likely triggers for assessment type
Preliminary	Applicant or suitably qualified professional	Small scale subdivision that encompasses moderately to highly suitable land	<ul style="list-style-type: none"> Should demonstrate a suitability class rating of either S1 or S2 1ha of unconstrained land with unconstrained access to a public road Boundary lines are unconstrained
Standard	Suitably qualified professional	Larger scale subdivision or one that encompasses marginally suitable land	<ul style="list-style-type: none"> Not all land suitability categories are demonstrated as having a suitability class rating of S1 or S2 A proposed public road.

NOTE: *A suitably qualified professional is someone who has a relevant tertiary qualification from a recognised institution and considerable relevant Northern Territory experience.*

Further Information

			Relevant authority	Information sources
Land Suitability Assessment	1	Drainage	Department of Land Resource Management	www.lrm.nt.gov.au/nrmapsnt
	2	On-site Wastewater Management	Department of Health	www.health.nt.gov.au/Environmental_Health/index.aspx
	3	Erosion Risk	Department of Land Resource Management	Refer to table in the Guidelines
	4	Soil Salinity	Department of Land Resource Management	Refer to table in the Guidelines
	5	Acid Sulfate Soils	Department of Land Resource Management	'Acid Sulfate Soils of the Darwin Region' NT Libraries
	6	Storm Tide Flooding	Department of Land Resource Management	www.nt.gov.au/floods
	7	Riverine Flooding	Department of Land Resource Management	www.nt.gov.au/floods
Stormwater Management Plan			Department of Local Government and Regions	www.localgovernment.nt.gov.au/home/council_information

NOTE: *Although existing information is available, most applications will require new field-verified information to be collected, especially in the areas of drainage, on-site wastewater management and soil salinity.*

Appendix A: Land Suitability Assessment - Example

The following table includes the seven Land Suitability Categories and provides examples of how these might be addressed for a subdivision in the Darwin rural area. Each assessment requires supporting maps and documentation.

Category	Site description	Suitability class	Evidence to support class rating
1	Drainage Significant areas of constrained land associated with Butterfly Creek runs through the proposed subdivision.	S2 & S4	A detailed land suitability assessment undertaken by a consultant is attached. It details, by way of field assessment the extent of poorly drained land and subsequently configures the proposed lots to ensure each lot contains >1 ha of unconstrained land.
2	On-site Wastewater Management The notional septic systems for all lots including the absorption trench (Map 1) is located on the unconstrained land.	S2	In accordance with the NTPS, each septic system is more than 50 m above the extent of the land constrained by drainage. Soil-landscape information collected on the site including photographs is provided in the land suitability assessment. It supports the soils are well drained and moderately to highly suitable for waste water treatment.
3	Erosion Risk The slopes across the subdivision are 1-2%.	S2	Slope is approximately 1%.
	Butterfly Creek is considered an extremely high erosion risk.	S3-S4	Minimal disturbance to the creek is anticipated due to the proposed lot configuration. This will also be addressed in the erosion and sediment control plan.
4	Soil Salinity N/A in the Top End	S1	N/A
5	Acid Sulfate Soils N/A in the Darwin region outside coastal areas	S1	N/A
6	Storm Tide Flooding N/A. The subdivision is a significant distance from a tidal area and well above sea level	S1	N/A
7	Riverine Flooding Prone to inundation	S1-S2 & S3-S5	A riverine flooding assessment has identified the extent of land >1% AEP risk of floodplain flooding.