

Self Assessable Development - A New Option for Development Assessment

Background

In terms of development assessment, the NT Planning Scheme has been operating with four methods of assessment: exempt, prohibited, permitted and discretionary. Exempt development includes roads, stormwater drains, traffic control devices, sport and recreation and other activities listed in clause 1.3 of the NT Planning Scheme. The prohibited, permitted and discretionary tracks are described in clause 2.2 of the NT Planning Scheme.

A new option for development assessment, “self assessment” is now included in clause 2.2.

What is self assessable development?

Self assessable development is a use or development of land within a zone that:

- is shown on the relevant zoning table as self assessable
- meets **all** the requirements of the NT Planning Scheme

and the operator completes and lodges the approved form and dimensioned plans with the Department of Lands, Planning and the Environment.

How do I know if a development is self assessable?

The following check list will assist you to determine if your development is self assessable:

Issue	Source of Information
What is the use or development?	See definitions at clause 3.0 of the NT Planning Scheme.
What is the zone?	See zoning maps.
Is the development self assessable?	See the zoning table to determine if it is listed as S (self assessable).

Example of a self assessable development – home based visitor accommodation

Definition

“home based visitor accommodation” means temporary accommodation provided on the premises of a dwelling by the resident of that dwelling, as a commercial enterprise for persons away from their normal place of residence but does not include a hostel.

Zoning Table

Zone SD (Single Dwelling Residential) is used as an example

ZONING TABLE – ZONE SD

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

What is zoning and why are there different requirements in different areas?

Background

The NT Planning Scheme uses zones as a way of grouping areas with similar land use characteristics and setting outcomes for the area through policy. Zones are typically based on land uses such as residential, industrial and commercial. Each zone includes a purpose statement.

The way zones differentiate from each other includes defining the types of uses that are not envisaged or encouraged in the area eg in a residential zone housing will be encouraged but industrial development will not and vice versa.

Zones can also be based on geographical or cultural features such as Zone CN (Conservation) and Zone HT (Heritage).

The diversity between zones is important. Zones have different policies to maintain the diversity and unique character of each zone. Differences in zones include not only the types of uses but also other development features such as setbacks, height, allotment size, building style etc.

Issue	Source of Information
What is the use or development?	See definitions at clause 3.0 of the NT Planning Scheme.
What is the zone?	See zoning maps.
Is the development self assessable?	See the zoning table to determine if it is listed as S (self assessable).

Zoning Table

Zone SD (Single Dwelling Residential) is used as an example

abattoir	x	
agriculture	x	
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business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
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service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

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