

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0392

I, JOANNE TOWNSEND, delegate for the Minister for Lands, Planning and Environment, under sections 13(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.



Dated 22 December 2025.

Delegate for the Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Definition

In this amendment –

"amending map" means the attached map, signed by the Delegate for the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2025/0392, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map forming part of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to part Section 8159, Hundred of Bagot, to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered LR and LMR.

3. Amendment to Schedule 9: Building Setback Plan

Insert

ASCHE (THE PARKS) - STAGE 2A



LEGEND

- STAGE BOUNDARY
- LOT BOUNDARY
- MINIMUM 1.0m SETBACK TO ALL STRUCTURES (EXCLUDING ROOF OVERHANG)
- MINIMUM 1.5m SETBACK TO ALL STRUCTURES (EXCLUDING ROOF OVERHANG)

NOTE

1. EXCEPT WHERE STATED IN THIS BUILDING SETBACK PLAN, ALL SETBACKS ARE TO BE IN ACCORDANCE WITH CLAUSE 5.4.3 OF THE NTPS.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

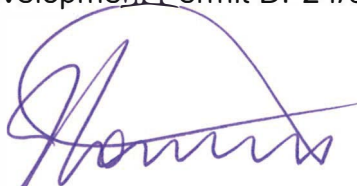
PA2025/0392

Pursuant to section 13(3)(b), I have decided to amend the NT Planning Scheme 2020 to rezone part Section 8159 Hundred of Bagot from Zone FD (Future Development) to Zone LR (Low Density Residential) and Zone LMR (Low-Medium Density Residential), and introduce a new building setback plan (Stage 2 Asche) into Schedule 9 of the NT Planning Scheme.

I am satisfied that, pursuant to section 13(1), the amendment:

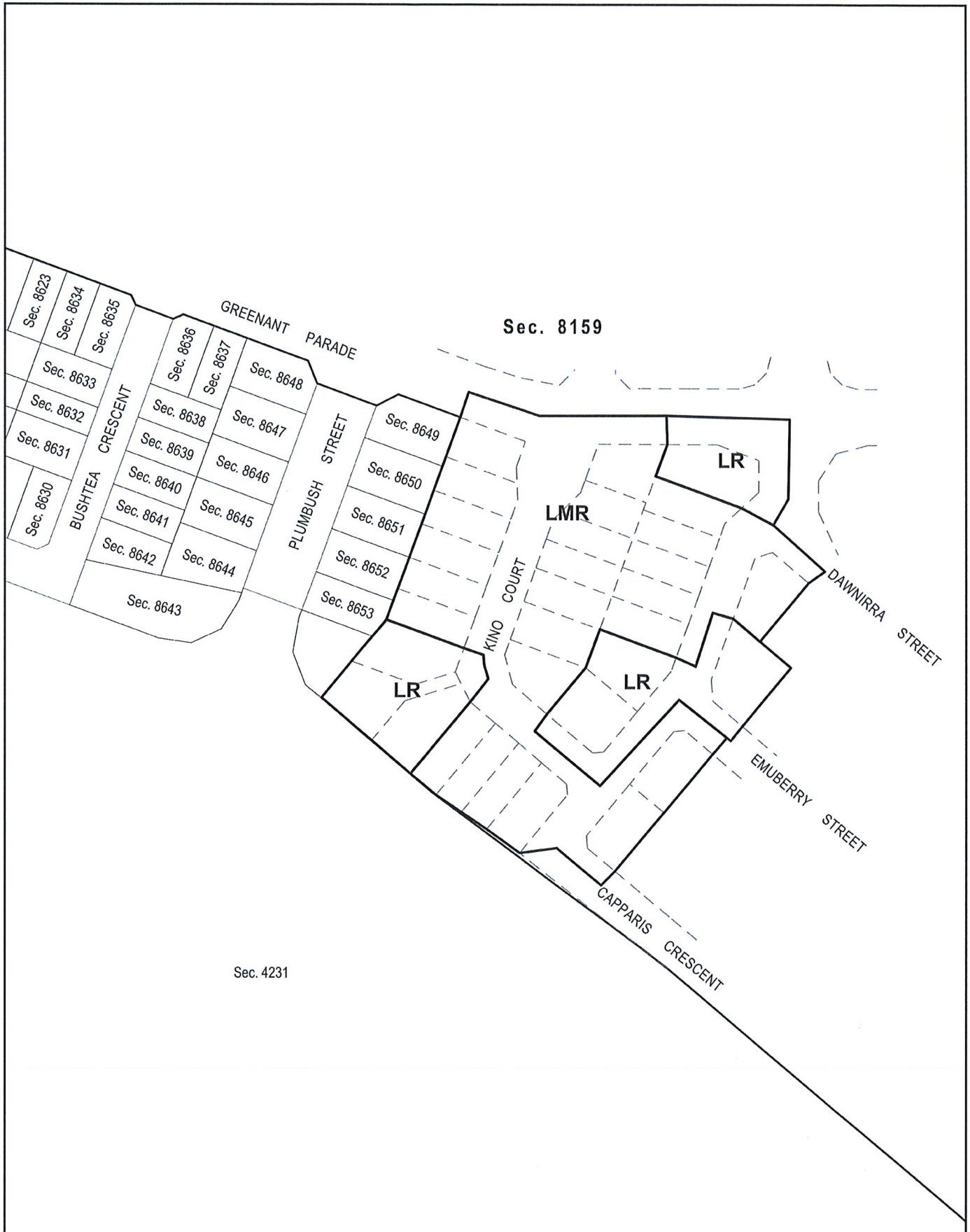
- (a) promotes the purpose and objectives of the Act as it:
 - i. is consistent with the Greater Holtze Area Plan
 - ii. will deliver the first stage of an urban residential development as part of an integrated subdivision designed to promote the sustainable development of land.
- (b) has merit and is in the public interest, as it is consistent with the subdivision layout approved under Development Permit DP24/0304, DP24/0304A and DP24/0304B and facilitates coordinated setbacks to preserve the amenity of adjoining development




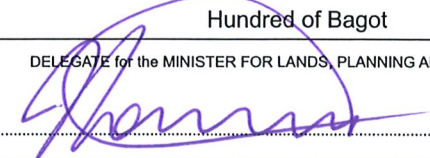
Pursuant to section 13(2)(b) I am satisfied that the amendment is not significant enough to require exhibition. It is an amendment to rezone land that is zoned FD (Future Development), the rezoning is consistent with and as described in Development Permit DP24/0304.



JOANNE TOWNSEND
Delegate for the Minister for Lands, Planning and Environment

22 /12/ 2025



<p>NT Planning Scheme Amendment PA2025/0392 (Asche Stage 2) Part Section 8159 Hundred of Bagot</p>	 <p>Department of Lands, Planning and Environment</p>  
<p>DELEGATE for the MINISTER FOR LANDS, PLANNING AND ENVIRONMENT</p>  <p>Date: 9/1/26</p>	<p>File No: PA2025/0392 Date: 08/01/2026</p>