

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2024/0406

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under Section 25(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated

11 - 11 - 2025



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 Minister for Lands, Planning and Environment and marked with Planning Application reference PA2024/0406, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map within the meaning 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 Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston 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 S.

3. Amendment to Schedule 4: Specific Use Zones

4.1.2 Specific Uses – Palmerston

Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston)

Purpose

Facilitate the master-planned subdivision of land to provide for a range of lot sizes and future zoning that facilitates a variety of low-rise housing options whilst appropriately responding to and/or integrating key **site** and locality transport, drainage and landscape characteristics, where full reticulated services are available.

Administration

1. This specific use zone applies to Part Lots 12954 and 16214 Town of Palmerston.
2. Clause 6.2 (Subdivision in Zones LR, LMR, MR and HR) applies to the subdivision of land subject to this specific use zone, to the extent of any inconsistencies within this zone. The subdivision requirements are to be applied as if the land is zoned in accordance with the plan required by sub-clause 3, and as if the land were a greenfield area identified for compact urban growth in the strategic framework for the purpose of Clause 6.2.1.
3. An application for subdivision must include a plan showing the intended future zoning of all proposed lots.
4. The consent authority may **consent** to the subdivision of land that is not in accordance with sub-clause 14(a) - 14(c) if it is satisfied that all lots created are consistent with the zone purpose and outcomes.
5. The consent authority may **consent** to the subdivision of land that is not in accordance with sub-clause 14(d) if it is satisfied that subdivision provides lots suitable for urban residential purposes that respond appropriately to the physical characteristics of the land and does not detrimentally impact on surrounding land.
6. The consent authority may **consent** to the subdivision of land that is not in accordance with sub-clause 14(e) – 14(g) if it is satisfied that the design of **public open space**, stormwater and active travel infrastructure provides a level of **amenity** equivalent to that of a design complying with the applicable requirements.
7. The consent authority must not **consent** to a subdivision that is not in accordance with sub-clause 14(h) and 14(i).
8. Land may be used and developed for **residential buildings** for the purpose of a temporary sales office with **consent**. The assessment level will be Merit Assessable and the development is to be in accordance with sub-clause 15. The consent authority may **consent** to a temporary sales office that is not in accordance with sub-clause 15 if it is satisfied that it is consistent with the zone purpose and outcomes, and is appropriate to

the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

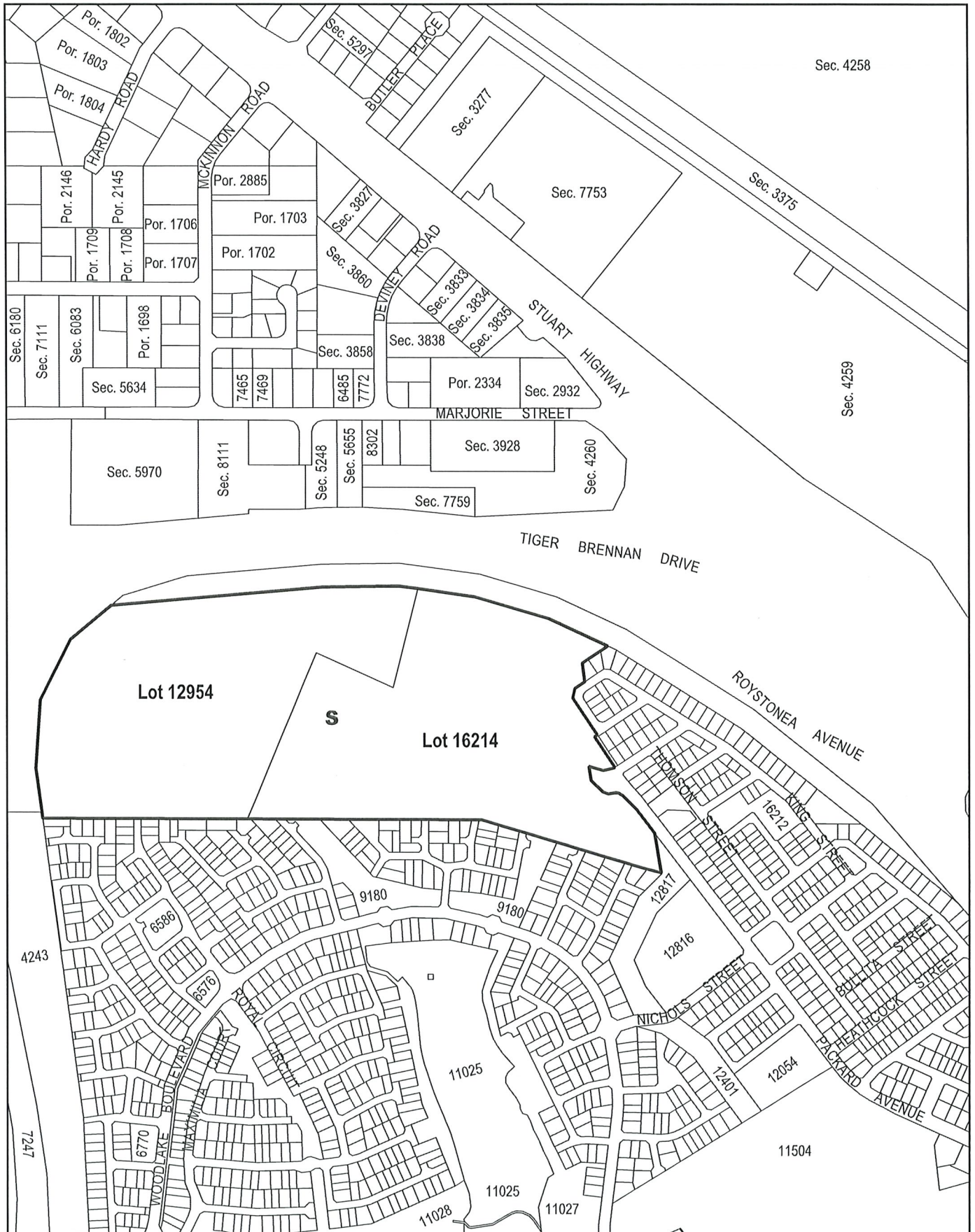
Zone Outcomes

9. A master-planned subdivision facilitating a blend of **dwelling-single**, associated **dwelling-independent**, **dwelling-group** and **dwelling-multiple** predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.
10. Lots intended for non-residential activities such as **community centres**:
 - a) Should be located to support the needs of the immediate residential community;
 - b) Facilitate development of a scale and intensity compatible with the residential character and **amenity** of the area;
 - c) wherever possible, are co-located with other non-residential activities in the locality; and
 - d) be located to avoid adverse impacts on the local road network.
11. **Residential buildings** for use as a temporary sales office are of a scale and conducted in a manner consistent with residential **amenity**.
12. An efficient pattern of land use is provided with all residential lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.
13. A safe, attractive and permeable pedestrian and cycle network is provided that promotes and encourages walking and cycling, and which connects to the established pedestrian and cycle networks of Palmerston.

Requirements

14. Subdivision design:
 - a) Is consistent with the master plan diagram within this specific use zone;
 - b) Provides a maximum gross dwelling density of 14 **dwelling** per hectare;
 - c) Has a maximum 10% of lots capable of accommodating **dwelling-group** or **dwelling-multiple** developments;
 - d) Ensures, by site grading and civil design, that residential lots less than 600m² incorporate a minimum area equivalent to the combined minimum building envelope and area of private open space that does not slope in excess of 2%;
 - e) Has a minimum of 10% of the subdivision area as **public open space**, with no more than 20% of the required area of **public open space** allocated for stormwater management/drainage purposes (e.g. creeks, drainage channels, wetlands, detention basins etc);
 - f) Incorporates a **public open space** corridor providing a sympathetic interface between new lots and the existing established areas of Durack, and providing for walking and cycle paths that integrate into the existing and adjoining open space networks;

- g) Incorporates existing prominent, significant or important landscape features, including Packard's Knob, into the open space network;
 - h) Includes appropriate acoustic treatment along the Tiger Brennan Drive and Roystonea Avenue interface; and
 - i) Packard Avenue, between the intersection of Heir Street and the eastern intersection of Plaisted Road, is designed and constructed to a standard that will best manage continuous access and egress to land west of this location in the event of an accident or emergency.
15. A temporary sales office is to:
- a) be set back as if it were a **residential building** in accordance with this specific use zone; and
 - b) provide car parking for the development in accordance with Clause 5.2.4 (Vehicle Parking).



NT Planning Scheme 2020
 Amendment PA2024/0406
 Rezone Part Lots 12954 and 16214
 Town of Palmerston

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date: 11-11-2025



NORTHERN
 TERRITORY
 GOVERNMENT

Department of Lands, Planning and Environment



Scale: 1: 9000 @A4



File No: PA2024/0406
 Date: 15/10/2025

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020
PA2024/0406

I have decided to alter the exhibited proposal and amend the NT Planning Scheme 2020 by rezoning Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston from Zone SP8 (Specific Use) to a new specific use zone.

I am satisfied that, Pursuant to section 25(3)(b), the amendment:

- (a) promotes the purpose and objectives of the Act as it will provide for residential development in an area consistent with the strategic framework, that responds to the unique characteristics of the site and locality, in accordance with contemporary provisions of the NT Planning Scheme 2020; and
- (b) was exhibited in accordance with the *Planning Act 1999* and altered to respond appropriately to community concerns.

Pursuant to section 27(1) I am satisfied that the altered amendment is not sufficiently extensive to justify re-exhibiting, as it responds to the wishes of the community and provides clarity for decision-making.


JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

11 / 11 / 2025