

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 11 November 2025.

Delegate for the Minister for Lands, Planning and Environment

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**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;

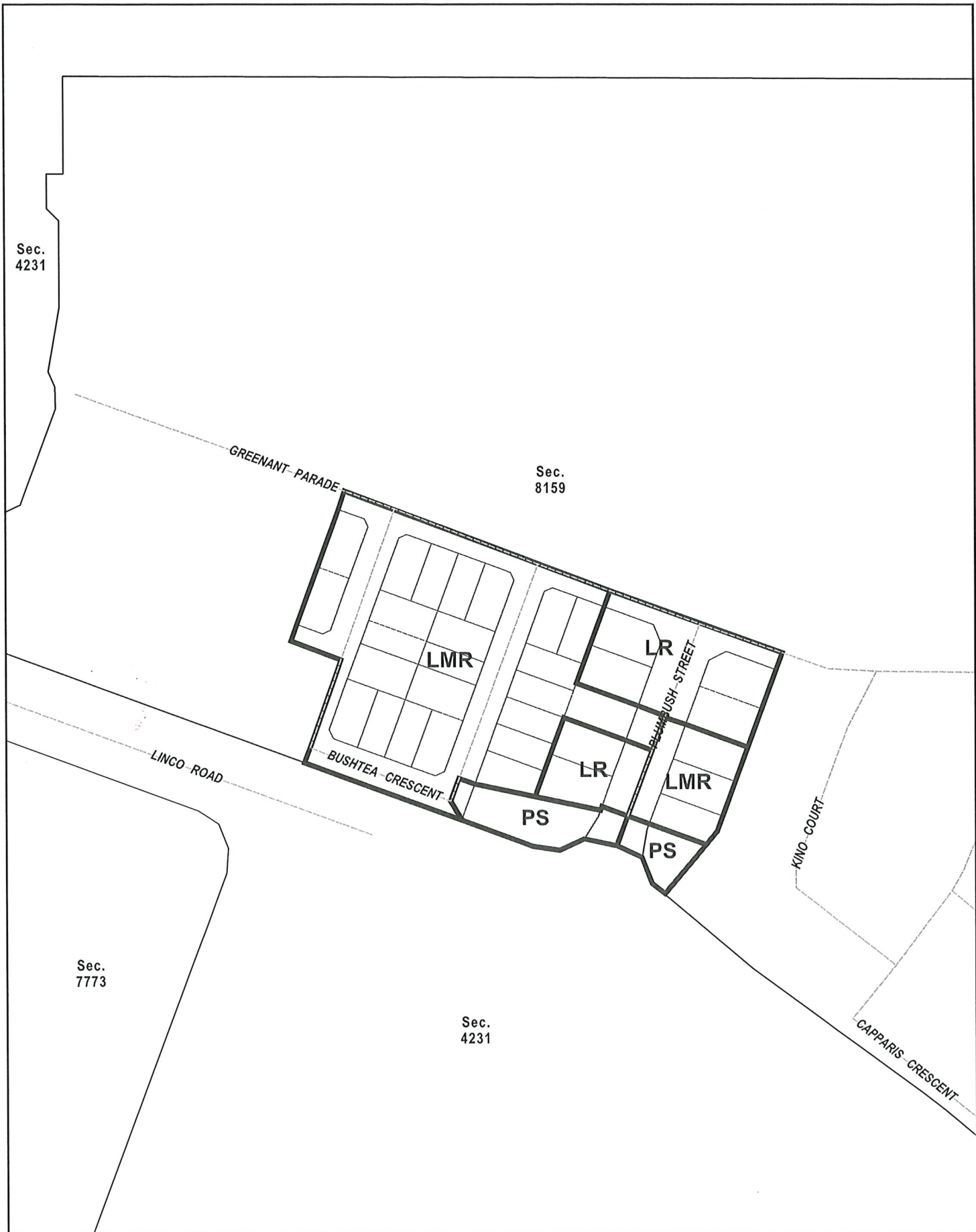
"zoning map" means the zoning map forming part of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

**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, LMR and PS.

**3. Amendment to Schedule 9: Building Setback Plan**

*Insert*



NT Planning Scheme  
 Amendment PA2025/0392  
 Part Section 8159  
 Hundred of Bagot



Department of Lands, Planning and Environment



Scale: 1: 2500 @A4



DELEGATE FOR THE MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

*[Handwritten Signature]*

Date: 11/11/2025

File No: PA2025/0392  
 Date: 07/11/2025

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act 1999***  
***Section 29***

**REASONS FOR DECISION**

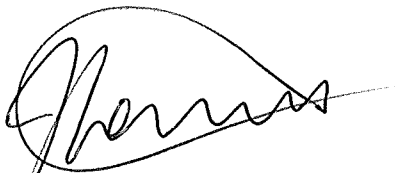
**NORTHERN TERRITORY PLANNING SCHEME 2020**  
**PA2025/0392**

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), Zone LMR (Low-Medium Density Residential, Zone PS (Public Open Space) and introduce a new building setback plan (Stage 1 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 as it is within a declared class of amendments that do not 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 and the works required in the permit have been carried out in accordance with the requirements of service authorities.



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

11 /11/2025