NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0317

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

Dated 28 October 2026.

Delegate for the Minister for Lands, Planning and Environment

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SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

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 PA2026/0317, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

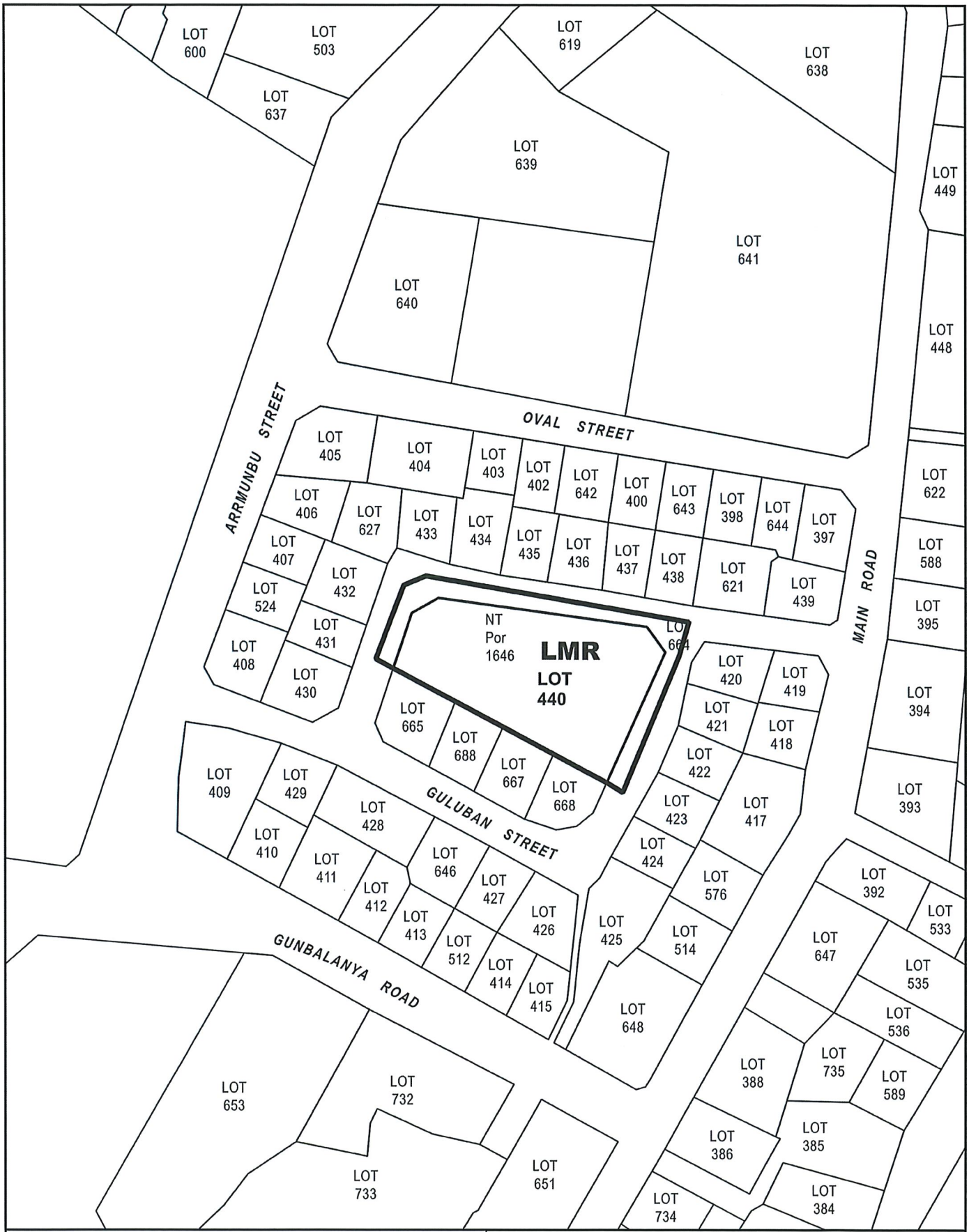
"zoning map" means the zoning map forming part of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Administrative Lot 440, Townsite of Gunbalanya, Part of NT Portion 1646, 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 LMR

Amendment of the Gunbalanya Area Plan

The NT Planning Scheme 2020 is amended by altering the relevant map in the Gunbalanya Area Plan to include Administrative Lot 440, Townsite of Gunbalanya, Part of NT Portion 1646, within the strategic designation, Residential Use Area.



NT Planning Scheme
Amendment PA2026/0317
Lot 440(A) Townsite of Gunbalanya
(Part of NT Portion 1646)

DELEGATE OF THE MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date 28/10

NORTHERN TERRITORY GOVERNMENT

Department of Lands, Planning and Environment

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Scale: 1: 2500 @A4

File No: PA2026/0317
Date: 20/10/2026

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NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0317

Pursuant to section 13(3)(b), I have decided to amend the NT Planning Scheme 2020 to rezone Administrative Lot 440, Townsite of Gunbalanya, Part of NT Portion 1646, from Zone PS (Public Open Space) to Zone LMR (Low - Medium Density Residential) and amend the Gunbalanya Area Plan to reflect the rezoning.

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

(a) promotes the purpose and objectives of the *Planning Act 1999*;

(b) addresses a need for housing in Gunbalanya and provides increased housing choice for current and future generations; and

(c) contributes to sustainable development in Gunbalanya as:

  i. short-term residential growth is enabled in a centralized location, within close proximity to commercial and community services;

  i. the site is capable of being serviced; and

  ii. the natural environment, and recreation opportunities in natural use areas, are not affected.

Pursuant to section 13(2)(b), I am satisfied the amendment is not significant enough to require exhibition as Gunbalanya community representatives have been consulted through Housing Reference Group Meetings and the amendment is consistent with an existing lease agreement for the Townsite of Gunbalanya, established in consultation with Traditional Owners.

Joanne Townsend
Delegate
Minister for Lands, Planning and Environment

28 / 10 / 2026