

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AMENDMENT No. 54

I have decided to rezone Lot 2023 Town of Darwin (5 King Street, Stuart Park) from Zone SC (Service Commercial) to Zone MR (Medium Density Residential) and amend the Darwin Inner Suburbs Area Plan to the extent of the rezoning.

I am satisfied that, pursuant to section 25(2), the amendment:

- (a) promotes the purpose and objectives of the Act as it:
 - i. is consistent with the strategic framework for the locality;
 - ii. has been exhibited in accordance with the requirements of the Act; and
 - iii. promotes the sustainable development of land by allowing for in-fill housing.
- (b) is consistent with the intent of the Darwin Regional Land Use Plan, Darwin Inner Suburbs Area Plan and Compact Urban Growth Policy;
- (c) has merit and is in the public interest as it:
 - i. provides an appropriate transition from Zone SC to Zone LMR within King Street which is consistent with the character of the locality;
 - ii. promotes the sustainable development of land which has convenient access to utility services, public transport, commercial, educational and community facilities and public open space; and
 - iii. allows for a greater diversity of housing choice in the Stuart Park locality.



EVA DINA LAWLER
Minister for Infrastructure, Planning and Logistics

29/ 8 / 2022

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under sections 25(3)(a) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated *29th August* 2022.



Minister for Infrastructure, Planning and Logistics

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

AMENDMENT No. 54

1. Citation

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 54.

2. Definition

In this amendment –

"amending map" means the map, signed by the Minister for Infrastructure, Planning and Logistics and marked "NT Planning Scheme 2020 Amendment No. 54", deposited in the office of the Department of Infrastructure, Planning and Logistics, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme 2020.

3. Amendment of Zoning Map













The NT Planning Scheme 2020 is amended by amending the zoning map relating to Darwin 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 MR which is Lot 2023 Town of Darwin (5 King Street, Stuart Park).

4. Amendment of Darwin Inner Suburbs Area Plan

Omit and replace the "District Wide Land Use Plan" and "Residential Areas Plan" within the Darwin Inner Suburbs Area Plan.

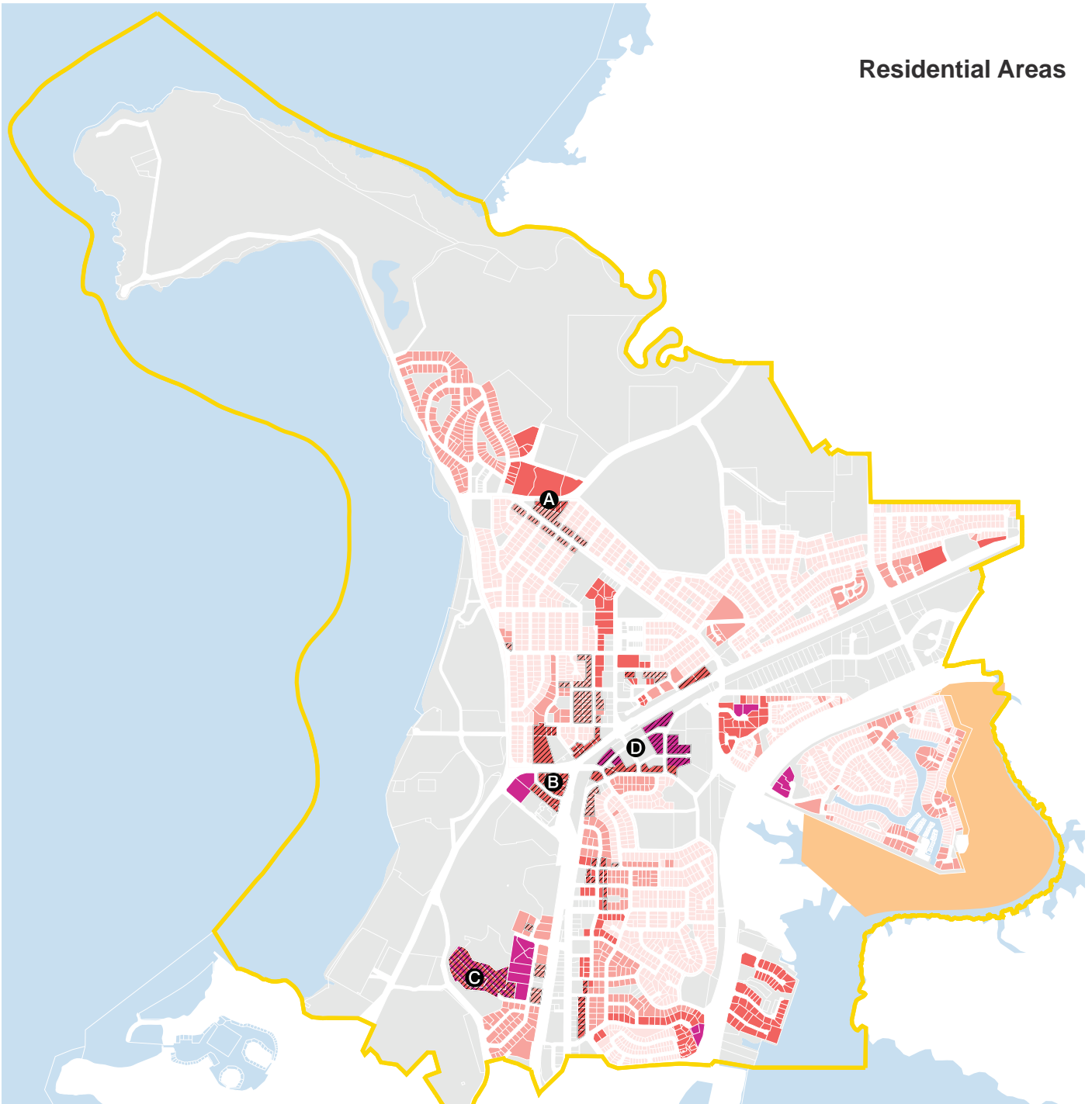
Darwin Inner Suburbs Area Plan
District Wide Land Use Plan




Legend			
	Potential area for change		Mixed Use and Existing Commercial (See page 22)
	Residential (See page 12)		Tourist Commercial Area (See page 22)
	Future Development		Industrial and Service Commercial Areas (See page 28)
			Organised Recreation (See page 30)
			Public Open Space (See page 30)
			Community Purpose (See page 30)
			Essential Services (See page 42)
			Conservation Area (See page 44)
			Heritage (See page 44)

Darwin Inner Suburbs Area Plans.dgn






Residential Areas



Legend

 Potential area for change

Planning Principles:

-  Residential - low density
-  Residential - low-medium density
-  Residential - medium density
-  Residential - high density
-  Future Development Area

Concepts:

- A** Refer to 2-10 Dick Ward Drive Concept
- B** Refer to Nylander Street Concept
- C** Refer to 6, 16 and 25 Blake Street Concept
- D** Refer to Woolner Precinct Concept

Darwin Inner Suburbs Area Plans.dgn



NT PLANNING SCHEME
 AMENDMENT No. 54
 LOT 2023 TOWN OF DARWIN



Department of Infrastructure, Planning and Logistics



Scale 1:1500 @ A4



MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

Cia Lau

Date 29/8/22

File No. PA2022/0122

Date: 19-May-22

Drawing Name: PSA Lot 2023 Darwin.dgn