NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0104

I have decided to rezone Lots 1943, 1944 and 2049, Town of Darwin (24 and 26 Henry Street and 24 Queen Street, Stuart Park) from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential) and make consequential amendments to the Darwin Inner Suburbs Area Plan to reflect 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. has been exhibited in accordance with the requirements of the Act;

  ii. demonstrates sufficient strategic merit for a moderate increase in density as the site is well located with convenient access to neighborhood services, commercial activities, transport and community facilitates; and

  iii. promotes sustainable development by facilitating higher density residential development close to existing transport networks, community facilities, and commercial activity reducing reliance on private vehicle usage.

(b) has merit and is in the public interest as:

  i. it promotes a more efficient use of serviced urban land and provides additional housing opportunities within an established residential area;

  ii. is directly adjacent to existing Zone LMR land, with similar scale of development already established in the surrounding area;

  iii. it benefits from frontage to two streets, providing greater flexibility for building design, site layout and vehicle access, while reducing the potential for adverse impacts on adjoining properties; and

  iv. it will facilitate development that is compatible with the locality.

JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment
28 / 10 / 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0104

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

Dated 28 - 10 - 2026.

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 PA2026/0104, 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.

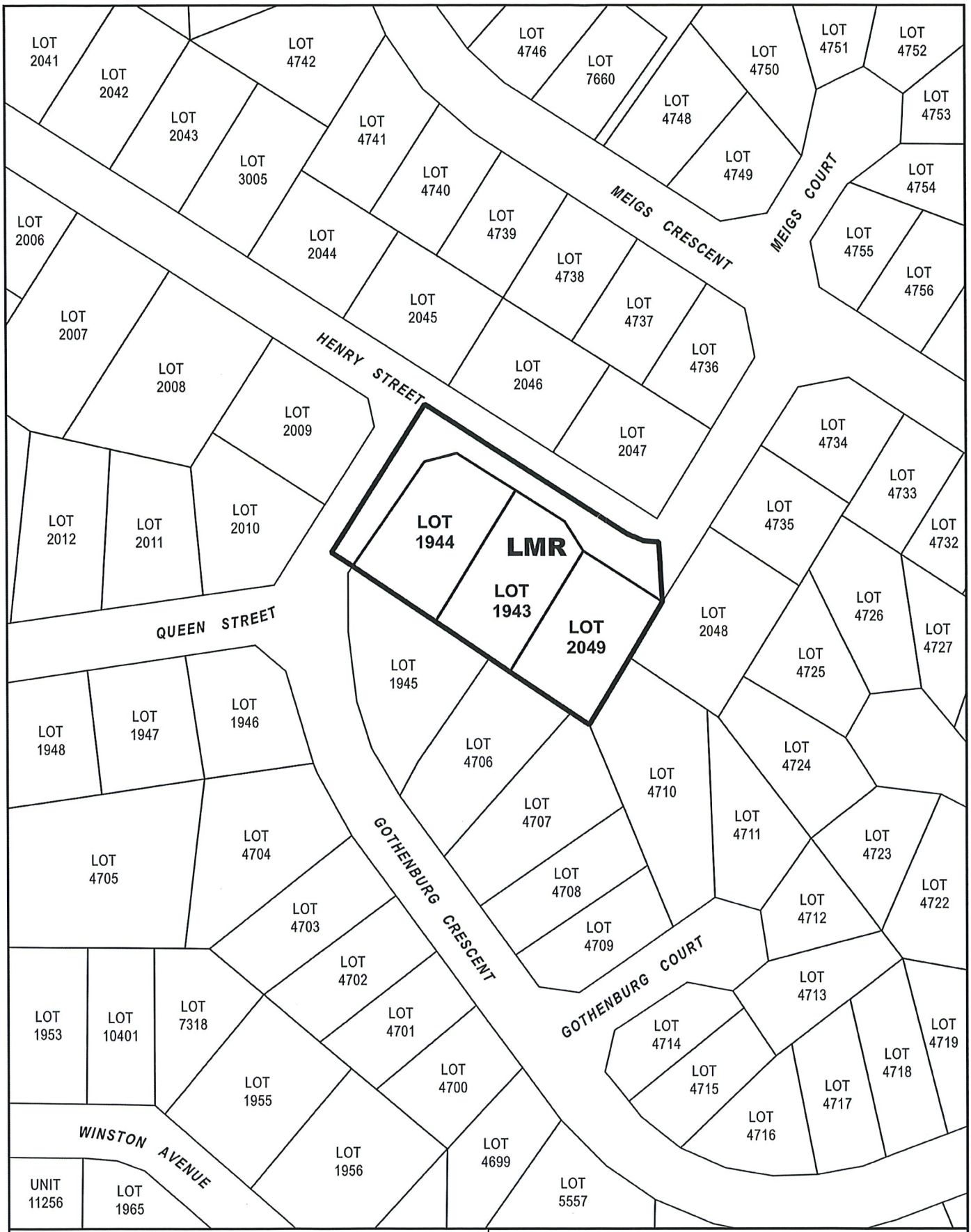
2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Lots 1943, 1944 and 2049, Town of Darwin (24 and 26 Henry Street and 24 Queen Street, Stuart Park) 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".

3. Amendment to Darwin Inner Suburbs Area Plan

The NT Planning Scheme 2020 is amended by amending the relevant maps in the Darwin Inner Suburbs Area Plan to identify Lots 1943, 1944 and 2049, Town of Darwin (24 and 26 Henry Street and 24 Queen Street, Stuart Park) as "Residential – Low Medium Density".



NT Planning Scheme
Amendment PA2026/0104
Lots 1943, 1944 and 2049
Town of Darwin

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date 28/10/2026

NORTHERN TERRITORY GOVERNMENT

Department of Lands, Planning and Environment

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File No: PA2026/0104
Date: 23/09/2026

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