

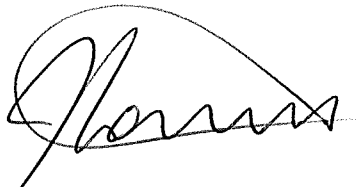
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0330

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

11 November 2025.

Delegate for the 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 delegate for the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2025/0330, 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 of lots 12432 and 12433, 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 LMR and PS.








3. Amendment to Schedule 9: Building Setback Plan

Insert

Zuccoli - Stage 4B

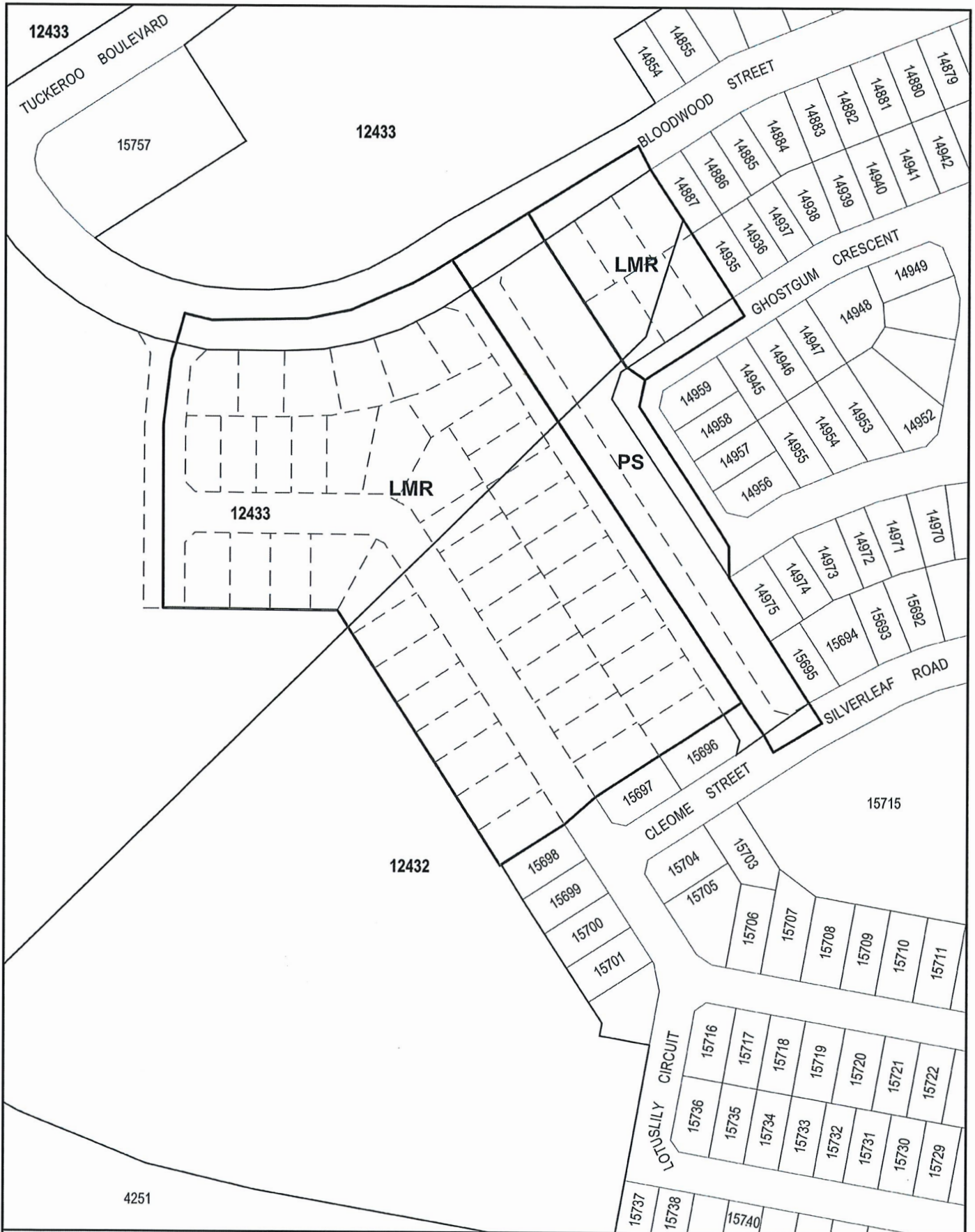


Legend

-  Application Area
-  Existing Lot Boundary
-  Existing Contours
-  Proposed Lot Boundary
-  Proposed Stage Boundary
- 4A** Proposed Stage Number
-  Nominated boundary for optional zero or 300mm setback
-  Indicative Driveway Location

NOTE:

- 1) All setbacks are to be in accordance with clauses 5.4.3 and 5.4.3.3 within the NTPS, except where otherwise stated.
- 2) The NTPS requires, in the table to clause 5.4.3.3, that lots of 450 - 600m² that adopt the zero (or 300mm setback provided for by that plan) must provide a 3m setback to the opposite boundary.




NT Planning Scheme
 Amendment PA2025/0330
 Part Lot 12432 and Part Lot 12433
 Town of Palmerston

DELEGATE of the MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

[Signature]


Date: 11/11/2025

Department of Lands, Planning and Environment



NORTHERN TERRITORY GOVERNMENT

0 30 60 90 m



File No: PA2025/0330
 Date: 09/10/2025

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020
PA2025/0330

Pursuant to section 13(3)(b), I have decided to amend the NT Planning Scheme 2020 to rezone part of lots 12432 and 12433, Town of Palmerston from Zone FD (Future Development) to Zone LMR (Low-Medium Density Residential) and Zone PS (Public Open Space), and introduce a new building setback plan (Zuccoli Stage 4B) into Schedule 9 of the NT Planning Scheme 2020.

I have approved the amendment as 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 Palmerston Eastern Suburbs Planning Principles and Area Plan;
 - ii. helps deliver a clear, effective, efficient and accessible planning system; and
 - iii. allows for uses and buildings that respect the amenity of the locality.
- (b) has merit and is in the public interest, as it complements the subdivision layout approved under Development Permit DP23/0030 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 statutory exhibition was undertaken as part of the development application process.



Joanne Townsend
Delegate
Minister for Lands, Planning and Environment

11 / 10 / 2025