

NORTHERN TERRITORY OF AUSTRALIA

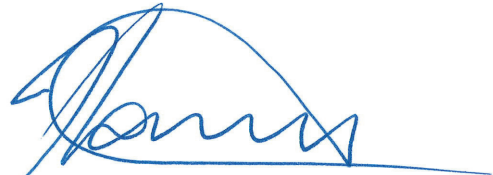
*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0185

I, JOANNE TOWNSEND delegate of the Minister for Lands, Planning and Environment, under section 12(2)(a) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated 5 June 2026



Delegate of the Minister for Lands, Planning and Environment

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**1. Amendment to Schedule 4: Clause 4.1.2.2 SP2 Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston**

At sub-clause 14, *Omit*

14. Subdivision design:
- (a) Is consistent with the master plan diagram within this specific use zone;
  - (b) Provides a maximum gross dwelling density of 14 **dwelling**s per hectare;
  - (c) Has a maximum 10% of lots capable of accommodating **dwelling-group** or **dwelling-multiple** developments;

*Insert*

14. Subdivision design:
- (a) Is consistent with the master plan diagram within this specific use zone;

- (b) Provides a maximum gross dwelling density consistent with Zone LR (Low Density Residential) and Zone LMR (Low to Medium Density Residential);
- (c) Has a maximum 10% of lots that are 600m<sup>2</sup> or greater that are capable of accommodating **dwelling-group** or **dwelling-multiple** developments;

At sub-clause 15, *Omit*

- 15. A temporary sales office is to:
  - a) be set back as if it were a **residential building** in accordance with this specific use zone; and
  - b) provide car parking for the development in accordance with Clause 5.2.4 (Vehicle Parking).

*Insert*

- 15. A temporary sales office is to:
  - a) be set back as if it were a **residential building** in the zone identified by the intended future zoning plan required by sub-clause 3 and/or in accordance with an approved setback plan; and
  - b) provide car parking for the development in accordance with Clause 5.2.4 (Vehicle Parking).

**NORTHERN TERRITORY OF AUSTRALIA**

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

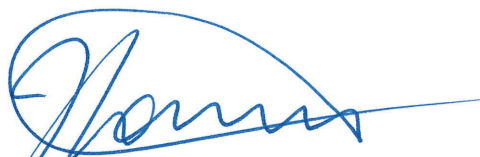
**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME 2020**

**PA2026/0185**

Pursuant to section 12(2) of the *Planning Act 1999*, I have decided to amend the NT Planning Scheme 2020 (NTPS) by amending Schedule 4: Specific Use Zones – Cluse 4.1.2.2 Zone SP2.

Pursuant to section 12(2) of the Act, I am satisfied that the amendment is not so significant as to require exhibition, as the amendment will retain the intent of the overall zone and the intent of individual sub-clauses, while providing clarity for decision makers and the public to more appropriately consider subdivision and development outcomes intended by the zone.



**JOANNE TOWNSEND**

Delegate of the Minister for Lands, Planning and Environment

5 / 6 / 2026