

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0199

Pursuant to section 13(3)(b), I have decided to amend the NT Planning Scheme 2020 to rezone part Section 8159, Hundred of Bagot from Zone FD (Future Development) to Zone LR (Low Density Residential Development), Zone LMR (Low-Medium Residential) and introduce new building setback plans (Stages 3 and 4, Asche) into Schedule 9 of the NT Planning Scheme.

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 Greater Holtze Area Plan and
 - ii. will facilitate the release of land for urban residential development as part of an integrated subdivision designed to promote the sustainable development of land.
- (d) has merit and is in the public interest as it is consistent with the subdivision layout approved under Development Permit DP24/0304, DP24/0304A, DP24/0304B, DP24/0304C 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 it facilitates the intent of the approved development to bring residential land to market by rezoning land from Zone FD (Future Development) to LR (Low Density Residential) and Zone LMR (Low-Medium Density Residential). It is consistent with and as described in Development Permit DP24/0304 and subsequent variations and the works required by the permit have been carried out in accordance with the requirements of service authorities.



JOANNE TOWNSEND
Delegate for the Minister for Lands, Planning and Environment

28 / 7 / 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0199

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



28 July 2026.

Dated

Delegate for 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 PA2026/0199, 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.

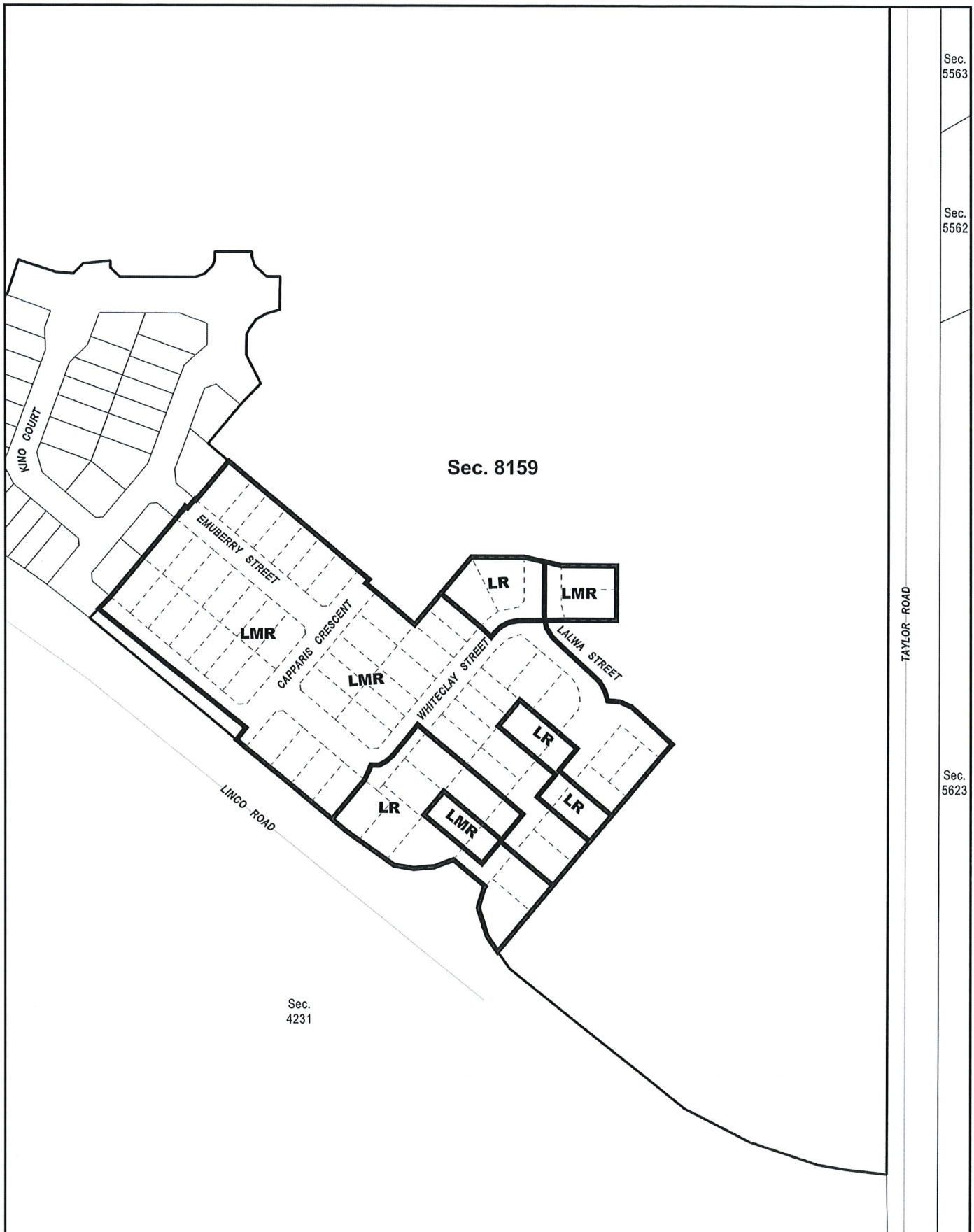
2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to part Section 8159, Hundred of Bagot, 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 LR and LMR.

3. Amendment to Schedule 9: Building Setback Plan

Insert



NT Planning Scheme
Amendment PA2026/0199
Part Section 8159
Hundred of Bagot

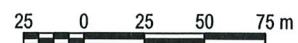
DELEGATE FOR THE MINISTER FOR LANDS, PLANNING AND
ENVIRONMENT

[Signature]

Date: *28/7/26*



Department of Lands, Planning and Environment



Scale: 1: 3000 @A4



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Date: 16/07/2026