

**NORTHERN TERRITORY OF AUSTRALIA**

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

**REASONS FOR DECISION**

**NORTHERN TERRITORY PLANNING SCHEME 2020**


**PA2024/0315**

Pursuant to section 12(1) of the *Planning Act 1999*, I have decided to amend the NT Planning Scheme 2020 by amending the Darwin Regional Land Use Plan 2015.

I am satisfied that the amendment:

- (a) promotes the purpose and objectives of the Act as it:
  - i. ensures that strategic planning is applied and implemented in individual planning decisions;
  - ii. ensures that strategic planning reflects the wishes and needs of the community through a strategic framework which responds to current growth and development trends;
  - iii. helps deliver a clear and comprehensive planning system;
- (b) has merit and is in the public interest as it:
  - i. updates the Darwin Regional Land Use Plan 2015 to reflect land use and development being undertaken in accordance with the Berrimah Farm Planning Principles and Area Plan; and
  - ii. will provide diversity in housing densities as envisaged by the Berrimah Farm Planning Principles and Area Plan.

Pursuant to section 12(2) I am satisfied that the amendment is not so significant to require exhibition as it is minor in nature and will ensure the strategic framework within the NT Planning Scheme 2020 is complementary and consistent.



JOANNE TOWNSEND  
Delegate  
Minister for Lands, Planning and Environment

10 / 10 / 2024

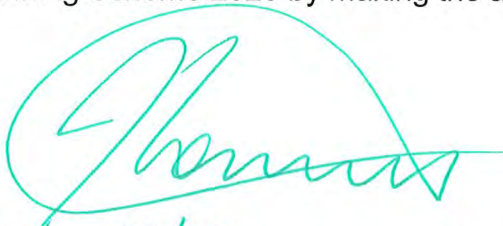
NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

PA2024/0315

I, JOANNE TOWNSEND, Delegate for 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 10/10 2024.

Delegate  
Minister for Lands, Planning and Environment

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**1. Definition**

In this amendment –

“Regional Plan” means Regional Plan within the meaning of the NT Planning Scheme 2020;

**2. Amendment to the Darwin Regional Land Use Plan 2015**

*Omit:*

Pages 15 and 17

*Insert:*

New pages 15 and 17



## Urban and Peri-Urban Residential

### Key Urban and Peri-Urban Residential Objectives

- Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand.
- Encourage a diverse range of dwelling types and residential localities to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.
- Focus future urban development in localities close to established areas to enhance the economic viability of infrastructure extensions.
- Encourage detailed design that:
  - recognises the contribution natural and cultural sites make to urban character
  - provides for appropriate protection and maintenance of natural and conservation areas
  - is climatically appropriate and avoids the creation of heat islands.

Examples of recent infill residential developments include:

- The Heights, Durack – a residential community on land previously part of the Charles Darwin University campus, close to the Palmerston CBD
- The Avenue, Parap – a mixed use activity centre on land previously used for industrial purposes.

Sites with potential for infill residential developments include:

- the old Darwin Hospital site and Myilly Point
- former fuel storage sites on the fringe of the Darwin CBD
- Motor Vehicle Registry site in Parap
- the Government Bus Depot site in Stuart Park
- various older public housing sites such as Kurringal Flats in Fannie Bay
- strategically located underdeveloped sites such as Darwin Post Office and the old Woolworths building in the Darwin CBD.

Potential for residential development in association with activity centres is discussed at page 20.

## Infill Development

Over recent years there has been an increasing recognition of infrastructure efficiencies associated with more compact urban forms. As the population of the region continues to grow, the need to balance infill and greenfield development and to achieve a more compact urban form has become a prominent influence on the regional land use structure.

The land use plan supports ongoing infill residential development, particularly on underutilised land close to existing transport networks and community or commercial facilities, and where there is potential for mixed-use activity centres. The plan is predicated on the opportunities increased residential densities close to such centres create for improved public transport and for local employment and the associated reduced need for commuter travel. Infill development in areas readily accessible to public transport and local facilities and services will help minimise the impacts of increasing population growth in the region on the majority of existing residential areas.

Some sites previously used for industrial purposes may require remediation to address contamination. The potential for appropriate infill development is also influenced by property ownership and the need to upgrade service infrastructure. Irrespective of ownership and assessment of servicing requirements, completing necessary amendments to planning provisions is often a lengthy process requiring consideration of the impacts of such development on established use and development.



*The Avenue in Parap*



## Greenfield Development

The land use plan also recognises the role of greenfield development in maintaining housing choice and mitigating housing affordability risks.

The Lee Point locality in Darwin's northern suburbs, Berrimah Farm, and the eastern suburbs of Palmerston are the final greenfield developments possible within existing urban boundaries. Without new greenfield development opportunities, completion of these areas would result in sole reliance on infill development.

Of the other opportunities for greenfield development in the region, some are close to established urban areas, while others are more remote but create opportunities for private sector contributions to urban development. Localities providing opportunities for both public and private development create synergies and the potential to improve the economic viability of providing the required major infrastructure.

### Holtze

The Holtze locality (to the north of Palmerston within the Litchfield Municipality) is the selected site for a new hospital. Development of the hospital, on the northern side of the Stuart Highway opposite Temple Terrace,

will create a focus for urban development of previously undeveloped land between the Palmerston CBD and Howard Springs Road.

Preliminary concepts being considered for residential development in this locality include opportunities for mixed use and compact urban development in association with activity centres, traditional urban residential lots and rural residential lots. These concepts will be refined in the context of ongoing investigations related to the hospital and required new infrastructure. The early estimates suggest a potential total yield of 9500 dwellings, but will depend on these investigations. Future preparation of an Area Plan will provide opportunities for community consideration of the detailed concepts for future development.

### Weddell

The future city of Weddell (south of Palmerston and bounded by the Elizabeth and Blackmore rivers, Middle Arm Peninsula and the Stuart Highway) has been a key component of all Darwin Regional plans since 1984. Scenarios for future development of Weddell and associated development areas around Hughes and Noonamah are evolving. Within this context Weddell remains a strategic opportunity to accommodate at least 40 000 residents.

## Greenfield Development

