

**NORTHERN TERRITORY OF AUSTRALIA**

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

**REASONS FOR DECISION**

**NORTHERN TERRITORY PLANNING SCHEME 2020**  
**PA2024/0241**

I have decided to rezone Lot 2959 Town of Darwin (93 Ross Smith Avenue, Fannie Bay) from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential).

I am satisfied that, pursuant to section 25(2), the amendment:

- (a) promotes the purpose and objectives of the Act as it:
  - i. is consistent with the strategic framework for the locality, specifically the Darwin Inner Suburbs Area Plan, which identifies the site as being in a potential area for change to low-medium density residential development;
  - ii. has been exhibited in accordance with the requirements of the Act;
  - iii. promotes sustainable development by utilising existing infrastructure to facilitate more compact residential development in close proximity to an existing activity centre, public transport and varied open space.
- (b) has merit as it responds to the strategic vision of the area and represents an efficient use of land and servicing.



**JOSHUA ROLAND BURGOYNE**  
Minister for Lands, Planning and Environment

27 / 3 / 2025

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

PA2024/0241

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

Dated

27 - 3 - 2025.

Minister for Lands, Planning and Environment

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**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 marked with Planning Application reference PA2024/0241, 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.

**2. Amendment of Zoning Map**

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Lot 2959 Town of Darwin (93 Ross Smith Avenue, Fannie Bay) 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.

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NT Planning Scheme 2020  
Amendment PA2024/0241  
Rezone Lot 2959  
Town of Darwin

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT



Department of Lands, Planning and Environment



File No: PA2024/0241  
Date: 17/10/2024

Date: 27-3-25