

## NT PLANNING COMMISSION HEARING

### PROPOSED NT PLANNING SCHEME AMENDMENT PA2025/0376

Rezone Lot 4360 Town of Darwin (12 Dinah Beach Road, Darwin City) from Zone GI (General Industry) to Zone MR (Medium Density Residential) and Zone HR (High Density Residential)

**Agenda Item Number: 2**  
**Meeting Date: 3 February 2026**

**Attachment A – Exhibition Material**  
**Attachment B – Submissions Received**



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# Report to the Planning Commission

This report is prepared under section 22 of the *Planning Act 1999*, and considers the submissions made in relation to the proposal.

## 1. GENERAL INFORMATION

<b>ADDRESS:</b>	Lot 4360 Town of Darwin (12 Dinah Beach Road, Darwin City)
<b>AREA:</b>	Approx 1.4ha
<b>CURRENT ZONE:</b>	GI (General Industry)
<b>PROPOSED ZONE:</b>	MR (Medium Density Residential) and HR (High Density Residential)
<b>PROPOSED LAND USE:</b>	Residential development
<b>APPLICANT:</b>	Emily Greenwood of Element Advisory
<b>LAND OWNER:</b>	Ampol Petroleum Ltd

## 2. LEGISLATIVE REQUIREMENTS

The Minister for Lands, Planning and Environment is responsible for determining proposals to amend the NT Planning Scheme, including the rezoning of land. The *Planning Act 1999* (the Act) establishes requirements relating to the exhibition, consultation and reporting of proposed amendments to the NT Planning Scheme 2020 (NTPS).

Under section 22(6), the Planning Commission must hold a hearing if submissions are received during the exhibition period, and the Chairperson is satisfied that a hearing would provide further useful information.

Under section 24 of the Act, the Planning Commission must provide to the Minister for Lands, Planning and Environment, a written report that addresses the issues raised in the submissions; the issues raised at the hearing and during any consultation; and any other matters the Commission considers the Minister should take into account when considering the proposal.

## 3. PROPOSAL

The proposal seeks to rezone Lot 4360 Town of Darwin (12 Dinah Beach Road, Darwin City) from Zone GI (General Industry) to Zone MR (Medium Density Residential) and Zone HR (High Density Residential).

The amendment will facilitate future medium and high density residential development in accordance with the Central Darwin Area Plan (Area Plan).

A copy of the exhibition material, including the application is at **Attachment A**.

## 4. SITE AND LOCALITY CONTEXT

The lot has an area of 1.4 hectares and was formerly the site of a fuel storage depot. The site has since undergone numerous environmental assessments and remediation works. Access to the site is from Dinah Beach Road along the north of the site, with the established residential suburb of Stuart Park located on the adjacent northern side of Dinah Beach Road. One Mile Dam Town Community borders the eastern boundary of the property, and the former Mobile

Oil Australia fuel depot site borders the western boundary. The former North Australia Railway corridor borders the southern boundary of the site.

Previous planning history of the site includes a planning scheme amendment application (PA2015/0120) lodged in 2015 to rezone the site from Zone GI (General Industry) to Zone CB (Central Business) which was deferred (and not completed), to allow for the completion of integrated land use planning for future development of the Railway Dam area as part of the NT Planning Commission’s Darwin City Centre and Periphery Area Plan (now Central Darwin Area Plan). There are also various historical development applications for the site including PA2014/0039 for Excavation and Fill (site remediation), and PA1987/0153, PA1988/0627 and PA1999/1561 in relation to the site’s prior use as a fuel storage depot.



Map 1: Showing Site, Surrounds and Zoning

**5. EXHIBITION OF PROPOSAL**

On 17 November 2025, the Delegate for the Minister for Lands, Planning and Environment determined under section 13(3)(a) of the *Planning Act 1999* to continue consideration of the proposed amendment by placing it on exhibition.

The proposal was on public exhibition for a period of 28 days, in accordance with the requirements of the *Planning Act 1999*. The exhibition closing date was 19 December 2025.

**6. SUBMISSIONS**

Five submissions were received within the exhibition period, from:

- Aboriginal Areas Protection Authority;
- Power and Water Corporation – Water Services;
- Power and Water Corporation – Power Networks;
- Department of Logistics and Infrastructure – Transport and Civil Infrastructure; and

- City of Darwin.

One submission was received outside of the exhibition period (with prior notice), from:

- Department of Lands, Planning and Environment – Land Resource Division.

There were no submissions received from members of the public.

It should be noted that on 18 December 2025, members of this Department contacted the Department of Trade, Business and Asian Relations who administer neighbouring Lot 5027 Town of Darwin (One Mile Town Camp) on behalf of the Aboriginal Development Foundation Incorporated (ADF), to ensure they were aware of the proposed Planning Scheme Amendment. The Department advised that a late submission would be accepted, however no submission was made, and no indication was given of when a late submission might be provided.

Below is a summary of the matters raised in the submissions, provided at **Attachment B**.

**Local Authority Submission (Bookmark B1)**

City of Darwin provided a submission summarised in the table below.

Submitter	Discussion Points
City of Darwin <b>(Bookmark B1)</b>	<ul style="list-style-type: none"> <li>• Council acknowledges the Planning Scheme Amendment broadly aligns with housing and commercial growth objectives near Darwin’s city centre, however suggest it lacks sufficient detail to confirm consistency with Council’s <i>Place and Liveability Plan 2050</i>, or the NT Planning Scheme’s <i>Compact Urban Growth Policy</i>.</li> <li>• Council states the proposed Planning Scheme Amendment does not provide a detailed assessment of impacts on infrastructure capacity such as road and stormwater upgrades, community centres/parks and shared paths, or broader needs such as schools/ health facilities/ childcare centres and other community services.</li> <li>• Council states inconsistencies with the purpose of the <i>Place and Liveability Plan 2050</i>, and performance criteria 4.6 of the <i>Compact Urban Growth Policy</i> to respond to social infrastructure needs of a locality.</li> <li>• Council does not support the proposed Planning Scheme Amendment, unless prior to Ministerial determination:               <ul style="list-style-type: none"> <li>- the proponent enters into a Voluntary Planning Agreement (VPA) with Council to secure developer contributions for upgrades to roads, stormwater, parks, paths and other community facilities; or</li> <li>- the Minister requires the proponent to enter into an infrastructure agreement to secure developer contributions for upgrades of mentioned infrastructure.</li> </ul> </li> <li>• If a VPA is not achieved or if the Minister does not require an infrastructure agreement, Council objects to the proposed</li> </ul>

Submitter	Discussion Points
	<p>Planning Scheme Amendment based on inconsistencies with the following objectives of the Act.</p> <ul style="list-style-type: none"> <li>- 2(a) – it does not integrate infrastructure delivery with residential intensification, undermining orderly and proper planning principles.</li> <li>- 2(b) – it does not assess or provide social infrastructure required for anticipated population increase, which fails to meet the needs and wishes of the community.</li> <li>- 2(e) – it omits analysis of dwelling yield and population growth, comprising sustainable development outcomes.</li> <li>- 2(h) – it ignores cumulative impacts on community services, risking diminished amenity and liveability.</li> <li>- 2(j) – it disregards design principles for integrated social infrastructure reducing accessibility and community cohesion.</li> </ul>

### Service Authority Submissions (Bookmarks B2 to B6)

Five (5) submissions were received from Service Authorities.

Service Authority submissions are summarised in the table below.

Service Authority	Comments
Aboriginal Areas Protection Authority (AAPA)  <b>(Bookmark B2)</b>	<ul style="list-style-type: none"> <li>• AAPA recommends the applicant apply for an Authority Certificate in accordance with section 19B of the Northern Territory Aboriginal Sacred Sites Act 1989 (the Sacred Sites Act) prior to undertaking any development activity or other work in Lot 04360 Town of Darwin, as there may be sites that are currently not known to the Authority.</li> <li>• AAPA notes there is a registered sacred site located approximately 100m from the subject land.</li> </ul>
Power and Water Corporation (Water Services)  <b>(Bookmark B3)</b>	<ul style="list-style-type: none"> <li>• PWC Water Services advise servicing for further development of the site will require significant upgrades to local water and sewer infrastructure and will be dependent on further subdivision of the parcel.</li> <li>• Reticulated sewer services are available in the area however the subject lot is not currently serviced.</li> <li>• An easement shall be created over the PWC sewer main that traverses the southeast corner of the subject lot, and structures must not be located in this area without prior written approval from PWC.</li> </ul>
Power and Water Corporation (Power Services)  <b>(Bookmark B4)</b>	<ul style="list-style-type: none"> <li>• PWC Power Networks advise the existing distribution network on Dinah Beach Road does not have capacity to accommodate development in proposed Zone MR and HR. The proponent shall engage an accredited electrical consultant to submit anticipated</li> </ul>

	<p>maximum power demand details and apply for a Negotiated Connection for PWC's assessment.</p> <ul style="list-style-type: none"> <li>• PWC had advised on power servicing requirements for previous rezoning application PA2015/0120 to rezone the property from Zone GI (General Industry) to Zone CB (Central Business).</li> </ul>
<p>Department of Logistics and Infrastructure (DLI) - Transport and Civil Infrastructure</p> <p><b>(Bookmark B5)</b></p>	<ul style="list-style-type: none"> <li>• DLI - Transport and Civil Infrastructure, has no objections in principle to the proposed Planning Scheme Amendment.</li> <li>• Future development shall be subject to formal assessment on lodgement of any development application.</li> <li>• The developer will be liable for costs to upgrade the surrounding road network infrastructure and/or stormwater drainage infrastructure within, or impacting upon, NT Government controlled road reserves to cater for development or uses associated with the land rezoning.</li> </ul>
<p>Department of Lands, Planning and Environment – Land Resource Division</p>	<p><u>Environment Regulation Division</u></p> <ul style="list-style-type: none"> <li>• The proposal does not appear to trigger the licensing requirements of an Environmental Protection Approval (EPA) under the <i>Waste Management and Pollution Control Act 1998</i> (NT) (WPCC Act).</li> <li>• Further active remediation of the site is not warranted, and residual soil contamination (from historic uses) can be managed with suitable controls. Recommended that this report and suggested controls are read prior to any development.</li> <li>• All persons are to comply with the General Environmental Duty under Section 12 of the WMPC Act and the proponent is advised to take notice of listed environmental issues to achieve this.</li> </ul> <p><u>Lands and Planning Division</u></p> <ul style="list-style-type: none"> <li>• The capacity of enabling infrastructure and trunk drainage located on adjacent Crown Land will need to be a key consideration when developing the land in accordance with proposed zones.</li> </ul> <p><u>Environmental and Heritage Division</u></p> <ul style="list-style-type: none"> <li>• No provisionally or declared heritage places or objects on Lot 4360 Town of Darwin have been found. However adjacent Lots 5027, 5193 and 5940 have previously been nominated for heritage listing for their significant and intact features relating to the North Australian Railway.</li> <li>• There is a possibility that archaeological materials relating to the railway or colonial period of Darwin could be uncovered identified during construction on the subject lot, and while not protected under the NT <i>Heritage Act 2011</i>, are of high significance to the history of the NT. An unexpected finds protocol is recommended prior to any development of the site.</li> <li>• It is important that Heritage Branch advise is followed. Relevant parts of the NT <i>Heritage Act 2011</i> are provided.</li> </ul>

The application was also referred to the below service authorities and no comment were received:

- Department of Health – Environmental Health
- Department of Logistics and Infrastructure – Enabling Infrastructure.

## **7. RECOMMENDATION**

That under section 24 of the *Planning Act 1999*, the Planning Commission report to the Minister for Lands, Planning and Environment on the issues raised in submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when making a decision regarding the proposal.