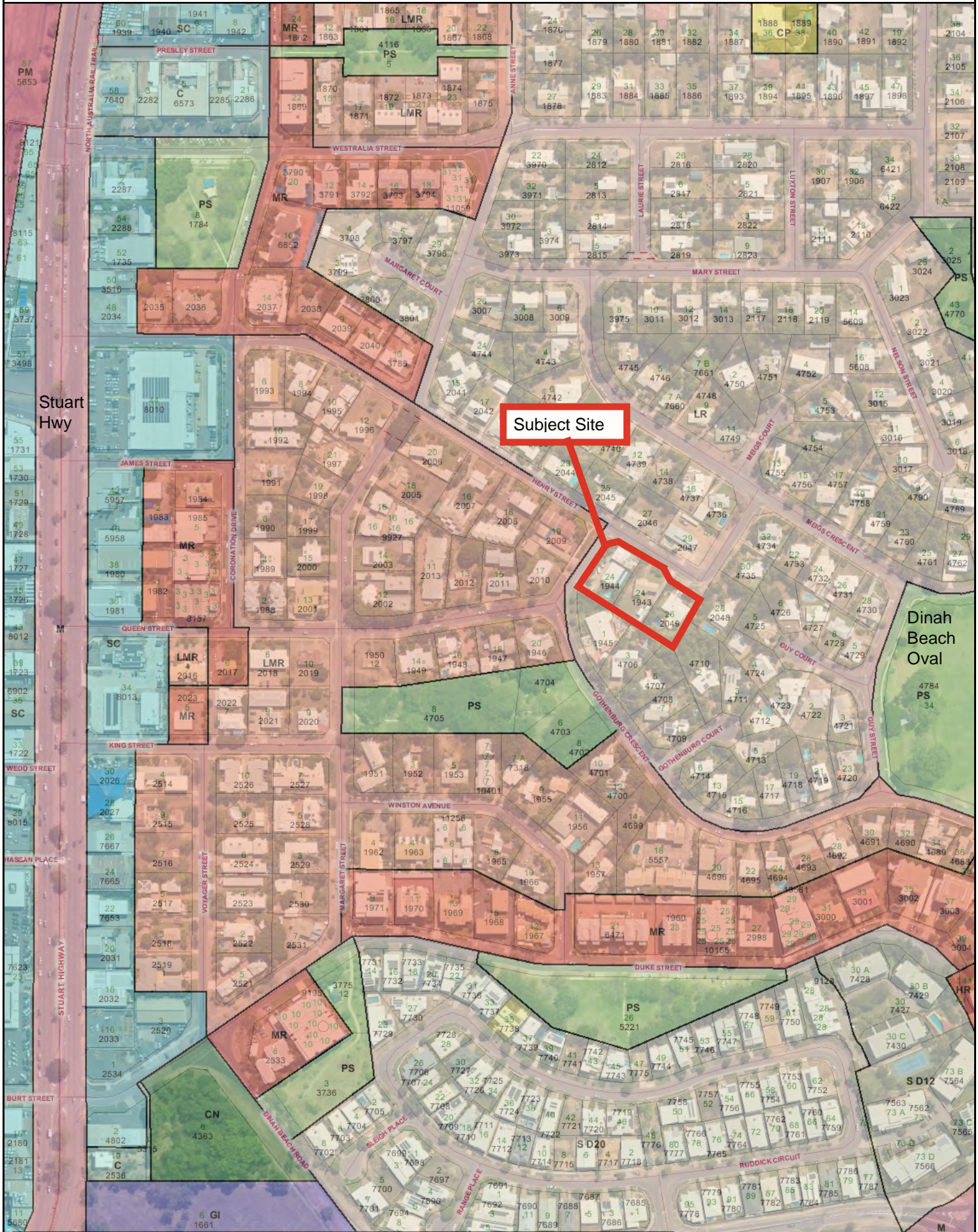
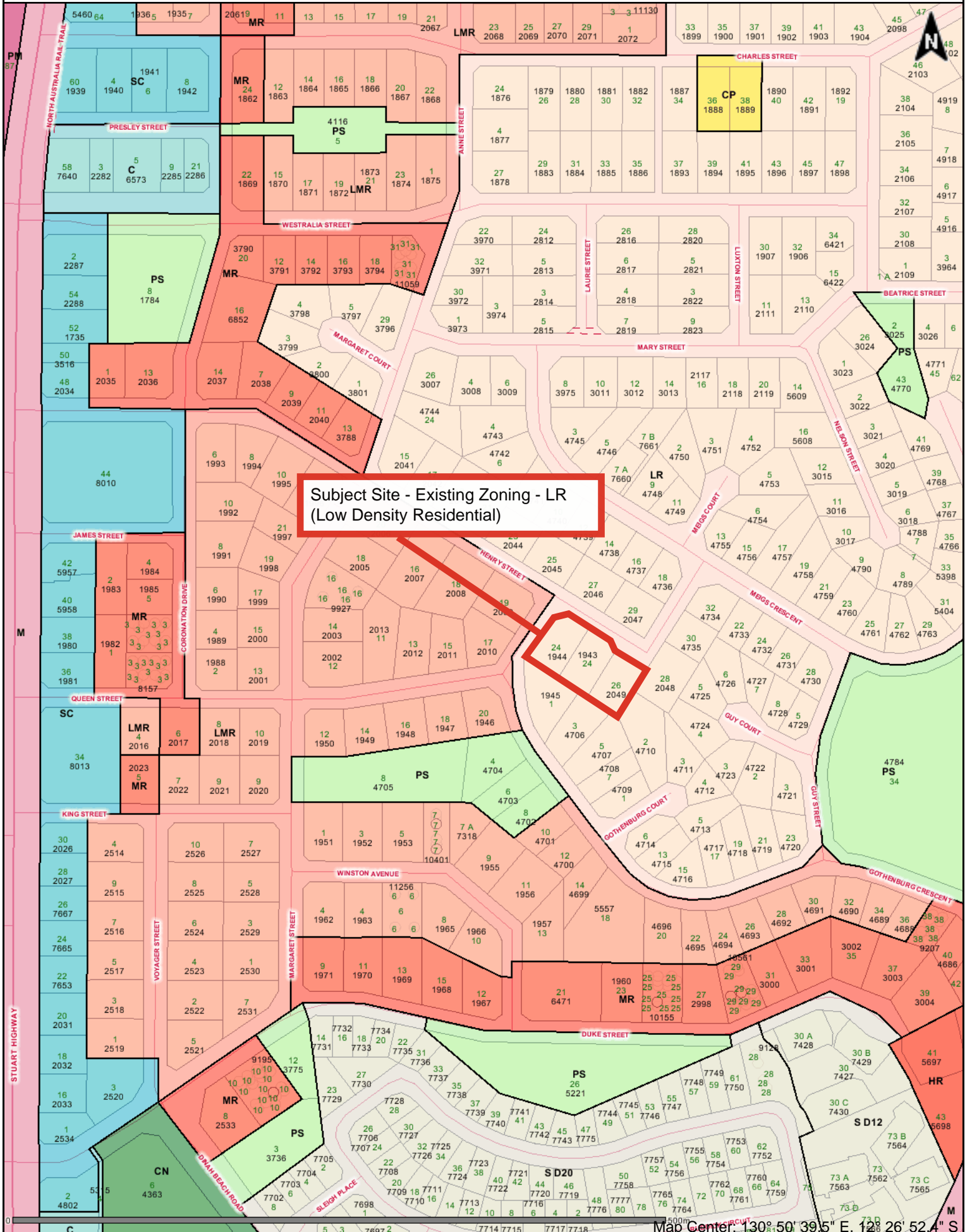


Locality Map



Map Center: 130° 50' 38.4" E, 12° 26' 54.3" S

Existing Zoning Map



Subject Site - Existing Zoning - LR
(Low Density Residential)

Map Center: 130° 50' 39.5" E, 12° 26' 52.4" S

Created by ELLSH

Bottom Left: -12° 26' 59", 130° 50' 27" Top Right: -12° 26' 45", 130° 50' 51" Approximate Scale: 1:3,700 Datum: GDA 1994

Data for information purposes only - accuracy not guaranteed

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Planning Report

Planning Scheme Amendment (PSA) to Rezone Lot 1944, 1943 and 2049 (Town of Darwin) from Zone LR to LMR for Infill Development

24 Queen Street, 24 and 26 Henry
Street Stuart Park, Darwin, NT

February 2026

Planning Report

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24 Queen Street, 24 and 26 Henry
Street Stuart Park, Darwin, NT

February 2026

MasterPlan acknowledge the Traditional Custodians of Country across Australia, and recognise their continuing connection to land, waters and culture. We pay our respects to Elders past and present.

MasterPlan SA Pty Ltd

ABN 30 007 755 277

1/3 Vickers Street
Parap NT 0820
Australia

(08)8942 2600

Version	Date	Detail	Prepared	Review
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1 Introduction

1.1 Planning Scheme Amendment (Rezoning)

This report has been prepared by MasterPlan on behalf of the owners (the Proponents) of Lot 1944, 1943, and 2049, Town of Darwin. It assesses a Planning Scheme Amendment (PSA) to rezone the abovementioned land from Zone LR (Low Density Residential) to LMR (Low-Medium Density Residential) in Stuart Park and amend the Darwin Inner Suburbs Area Plan to reflect this rezoning. This will enable the creation of medium density infill-development like dwelling-groups, for optimal utilisation of existing residential land and more efficient use of existing infrastructure. It will further provide the opportunity to increase housing diversity and affordability in Stuart Park and strengthen the sustainability of this locality.

The proposal to amend the Northern Territory Planning Scheme is pursuant to Section 13(1) of the *Northern Territory Planning Act 1999* (the Act).

In preparing this Planning Scheme Amendment Report, MasterPlan NT has examined the relevant documentation, inspected the subject land and locality, assessed the existing and proposed zoning implications, investigated current land supply, and considered the most relevant provisions of the Northern Territory Planning Scheme 2020 (the NTPS), the Act, and the applicable Strategic Framework. MasterPlan has also obtained advice from the Strategic Lands Planning division of the Department of Lands, Planning and the Environment (DLPE), Power and Water Corporation (PWC) and undertaken some consultation of neighbouring properties to ascertain their views regarding the PSA.

1.2 Contents of this Statement of Effect

This PSA is supported by the following documentation:

Attachment A: Site Plan.

Attachment B: Locality and Zoning Plan.

Attachment C: Proposed Rezoning Plan.

Attachment D: PSA 31 Eden Street Stuart Park.

Attachment E: City of Darwin and Power and Water Corporation Advice.

Attachment F: Rezone Support Letter - 29 Henry Street.



2 Proposed Planning Scheme Amendment (Rezoning)

2.1 Description

This application is for an amendment to the NTPS to rezone the Site, which includes Lot 1944, 1943, and 2049, Town of Darwin. The proposal involves the rezoning of this land from Zone LR (Low Density Residential) to LMR (Low-Medium Density Residential) in Stuart Park and the amendment of the Darwin Inner Suburbs Area Plan to reflect this rezoning. This will enable the creation of medium density infill-development such as dwelling-groups, for optimal utilisation of existing residential land and more efficient use of existing infrastructure. It will further provide the opportunity to increase housing diversity and affordability in Stuart Park and strengthen the sustainability of this locality.

A proposed Rezoning Plan is provided at **Attachment C**.

Figure 1 illustrates an example of an LMR residential development located in the Darwin region. This is only a depiction of the typology building design of an LMR development. Any future LMR development would have to obtain development approval and undergo a community consultation assessment.



Figure 1: LMR Development Example (Realestate.com Extract)



3 Site and locality characteristics

3.1 Site Description

Lot 1943 and 1944 each have an area of 1,230 square metres and Lot 2049 has an area of 1,250 square metres. All three lots are located directly adjacent to each other and contain two-storey buildings.

The three properties are located on a west-east axis, allowing the opportunity to capture south-easterly breezes during the dry season and north-westerly breezes during the wet season.

Low Density Residential dwellings are located adjacent to Lots 1943 and 2049 to the south, east and west. Low Medium Density Residential housing is located directly adjacent to Lot 1944, to the west.

The three properties have access to existing power, water, sewerage and telecommunication services within the locality.

Figure 2 illustrates the street view of 24 Queen Street, and **Figure 3** illustrates the street view of 24 Henry Street and **Figure 4** illustrates the street view of 26 Henry Street.



Figure 2: 24 Queen Street (Google Maps Extract)



Figure 3: 24 Henry Street (Google Maps Extract)



Figure 4: 26 Henry Street (Google Maps Extract)

A copy of the Site Plan is available at **Attachment A**.



3.2 Physical Characteristics

3.3 Access

Lots 1943 and 2049 have vehicle access from Henry Street, via vehicle crossovers from the street frontage. Lot 1944 has vehicle access from Queen Street. Henry Street and Queen Street feature wide road and verge corridors (see **Figures 5** and **6**).

Queen Street leads and connects to the Stuart Highway which is approximately 400m west of the Site. Henry Street leads and connects to Tiger Brennan Drive, which is approximately 80m east of the Site.

The road network surrounding the Site is varied, allowing vehicle traffic to disperse and commute efficiently throughout the Stuart Park locality. Connecting verges include extensive pathways that provide safe, passive pedestrian commuting routes, throughout the Stuart Park locality.

A public bus stop is located approximately 100 meters walking distance, south of the Site. Other public bus stops exist within the locality, and along the Stuart Highway and Tiger Brennan Drive.

The Site is conveniently located to strategic areas and is approximately 800 metres north of the Darwin Central Business District (CBD), 500 meters west of Tipperary Waters Mariner-Precinct, 2.1km south of the Parap commercial shopping precinct, 3.5km north of the Darwin Waterfront Precinct and 9km south of the Darwin International Airport.



Figure 5: Street view from Henry Street (Google Maps Extract)



Figure 6: Street view of Queen Street adjoining Henry Street (Google Maps extract)

3.4 Locality Description

Land uses in the broader area include Zones LR (Low Density Residential), LMR (Low Medium Density Residential), POS (Public Open Space), SC (Service Commercial), C (Commercial), CP (Community Purpose) and MR (Main Road).

The Site is approximately 240 meters walking distance, northwest, to the public open space of Dinah Beach Oval. It is also 60 meters walking distance, due north of public open space of Que Noy Park.

The Site is within 400 meters walking distance east of a commercial precinct, which supports office supplies and medical clinics. It is also 515 meters walking distance southeast of a shop precinct, that includes a bottle mart express, corner store, restaurant, pharmacy, tax consultant and chocolate store.

Multiple fast-food cafes and gyms are located east of the Site (450-700 meters) along the periphery of the Stuart Highway.

A copy of the Locality and Zoning Plan is available at **Attachment B**.



4 Policy Context

4.1 National Housing Accord

The Australian Government (AG) recognizes that an average of 240,000 houses is required to be built annually in Australia, to meet population growth and address the current housing shortage crisis affecting Australia (HIA LTD 2026). The Housing Industry Association (HIA) for residential building in Australia predicts that new dwelling commencements in 2026 will fall below 160,000 houses nationally, making housing shortages even more severe. This will further impact existing high house purchase and rental prices.

The AGs National Housing Accord incentive identifies measures to improve housing supply, by providing more diversity in housing choice and housing affordability in Australia (National Planning Reform Blueprint 2025). This will primarily be achieved by supporting densification to promote more medium and high-density housing in well located areas close to existing public transport infrastructure connections, amenities and employment.

This proposal to rezone the subject land from ‘low density residential’ to ‘low medium density residential’ accords with and supports key national housing delivery objectives.

4.2 Darwin Regional Land Use Plan (DRLUP) Key Objectives

Key residential objectives of the Darwin Regional Land Use Plan (DRLUP) include:

- *Integrate new and existing residential development to maintain character and create a cohesive society that meets the diverse needs and aspirations of all sectors of the community pg. 12.*
- *Ensure sustainable development by encouraging:*
 - *the efficient use of land, water, energy and other resources;*
 - *accessible and efficient public transport to reduce transport demands;*
 - *cost effective provision and efficient utilisation of infrastructure and services;*
 - *development that is consistent with the community's economic, social, cultural and environmental values;*
 - *the creation of character and identity;*
 - *opportunities for community initiatives that support happier, healthier and inclusive communities.*

DRLUP reports that: *Recent experience in the Darwin housing market demonstrates the problems that occur when the supply of adequate and affordable serviced land for housing lags behind demand. Potential home or residential land buyers are disadvantaged by the acute supply shortage as house and land prices rise beyond the reach of many, particularly first home buyers (p.g.12).*



Recent analysis has identified land requirements to accommodate a short-term population of 150 000 and a population of 250 000 in 40 to 50 years.

The proposal to rezone the subject land from ‘low density residential’ to ‘low medium density residential’ accords with and supports DRLUP’s key residential objectives. It will increase the choice of housing types via the creation of higher density, more compact urban residential lots. This will further enable more readily available and affordable housing that will integrate and utilise nearby public transportation, local business and community services, and will make urban living in Stuart Park more efficient and sustainable.

Key Urban and Peri-Urban objectives of the Darwin Regional Land Use Plan (DRLUP) include:

- *Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand (pg. 15).*
- *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.*
- *A proposal to rezone the subject land from ‘low density residential’ to ‘low medium density residential’ accords with and supports DRLUP’s key objectives for the development of urban residential land in the Darwin region.*

4.3 DRLUP for Infill Development

DRLUP recognises that infrastructure efficiencies exist in Darwin, which provide opportunities for infill development to create more compact urban residential land uses. This is expected to counterbalance population growth, whilst providing an improved use of underutilised existing land (large lots >1000 sqm), in localities like Stuart Park. The Site involves allotments that are each over 1200 sqm in size, that contain small building footprints and offer a surplus land that is not developed. DRLUP supports such infill development, and densification, particularly over land that is close to existing transport networks, activity centres, and commercial and community facilities. The Site is within walking distance of shops, medical clinics, food cafes, activity centres and gyms. It is also close to existing public transport nodes that will help to minimise the impacts associated with population increase and densification.



The Site is also within walking distance of significant surrounding localities like the Darwin CBD, the Darwin Waterfront and Tipperary Waters Mariner. Well established pedestrian pathways connect the Site to these walkable locations. These localities offer significant commercial and community services which Stuart Park residents can use.

4.4 DRLUP Essential Services

DRLUP reports that reticulated water is available in the Stuart Park locality and other key areas in Darwin and Palmerston and this water supply network can support these communities (see **Figure 7**, pg. 31). DRLUP further reports that the Northern Territory's (NT) Power and Water Corporation (PWC) have plans to augment existing dam water storage, to accommodate the water demand requirements of the region, in the medium to long-term. This will facilitate growth in the region that will support greenfield and infill development.



Figure 7: DRLUP Water Reticulation Map (DRLUP extract pg. 31)

DRLUP reports that the Darwin Region is supplied by the largest electricity network in the Northern Territory, which extends as far south as Mataranka, and services the towns and centres along the Stuart Highway (pg. 30). PWC in DRLUP reports that the capability of the electrical system to service the Darwin region is based on regular demand assessment and forecasting to ensure that peak-customer requirements are being matched by power generation within their power stations. DRLUP further reports that renewable energy programs and infrastructure are being supported and promoted by the NT Government. These alternative power supply initiatives reduce dependency on reticulated power and provide sustainable energy supply, that further supports expansion and growth of greenfield and infill development in the NT.



DRLUP further reports that localities in the Darwin region are serviced by an existing sewer network and that the capacity for this network to support greenfield and infill development may vary and require further investigation (pg. 32). The Shoal Bay Regional Waste Facility services the Darwin region and is anticipated to accommodate population growth associated with future development (pg. 33).

4.5 Darwin Inner Suburbs Area Plan (DISAP)

The DISAP identifies what the NT Government and Planning Minister would likely support for change, with reference to land use rezoning. The Site has not been marked as an area for potential change within the DISAP. However, it is important to note that the subject Site is in the peripheral of Zone LR, that is transitioning into the adjacent Zone LMR (see **Figure 8**). This demonstrates that if the proposed Site was to be rezoned to Zone LMR, the change from low to medium scale residential development would be subtle and not impact the character, scale and amenity of the locality.

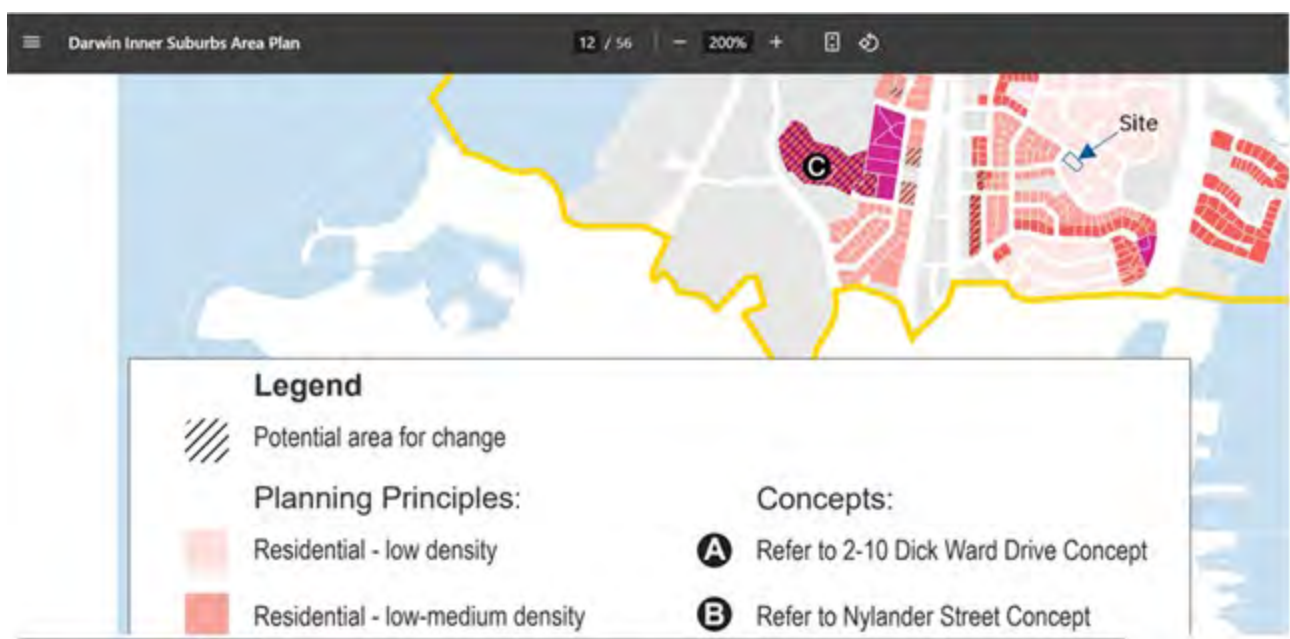


Figure 8: Area Plan (DISAP extract)

4.6 NT Compact Urban Growth Policy

The key objectives of the NT Compact Urban Growth Policy include:

Compact Urban Growth is aimed at the efficient use of land, and the efficient use of services and infrastructure that support land use pg. 5.

Compact Urban Growth aims to create compact and mixed activity places that play a role in improving people's lifestyle, whilst creating healthy people, sustainable economies, sustainable environments and sustainable communities. Higher density residential buildings are encouraged and are usually a key component of a Compact Urban Growth locality.



In principle, Compact Urban Growth localities should:

- occur around activity centres and public transport nodes, where dwelling and activity density may be at its highest.
- occur along transport corridors that are within 400 metres of an activity centre.
- maximise cycling and walking access to public transport, commercial and community facilities; and
- include a transition zone, where dwelling and activity density will become less intense, and will transition to lower densities generally matching the surrounding locality (generally occurs 400 metres away from the activity centre and public transport node).

Areas outside of a 400-metre radius of an activity centre or a zone defined by an Area Plan will experience minimal change in residential density under this model. Density of dwellings and activities at individual activity centres and transport nodes should be in keeping with changes that are reasonably anticipated within a locality. Densities should be respectful of the scale and character of the surrounding locality.

Figure 9 illustrates how higher densities are encouraged within 400 metres of activity centres and high frequency public transport corridors.

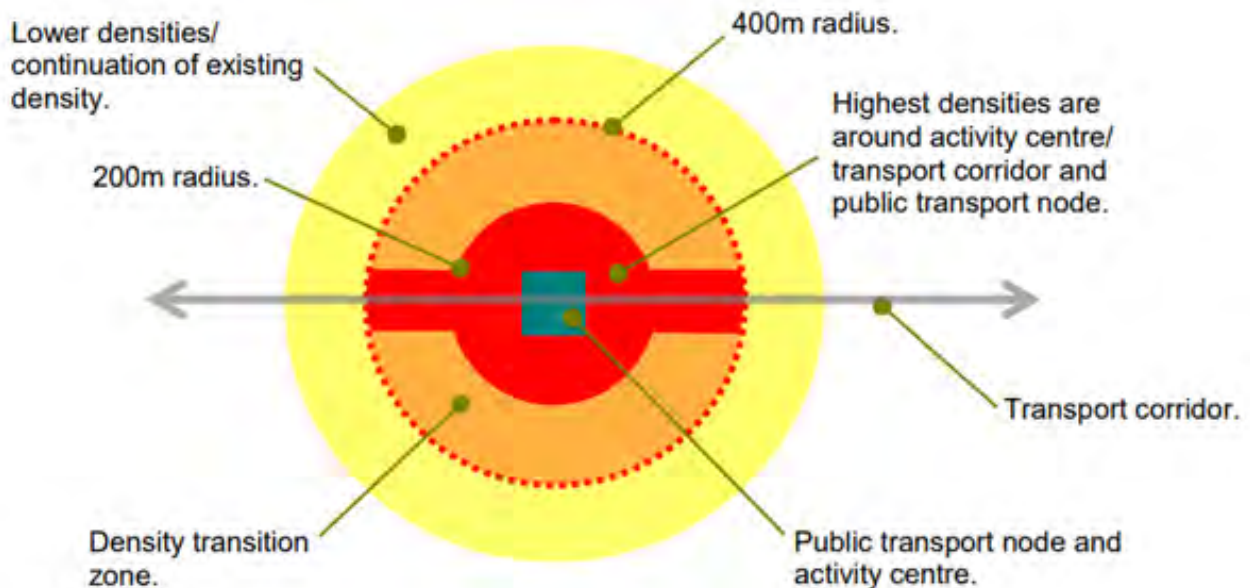


Figure 9: Compact Urban Growth principles (Policy Extract pg. 5)

The Compact Urban Growth model described above has been linked to improving the urban sustainability, economic viability, liveability and social equity of our communities (pg. 6).



The Site is located 370 meters east of an activity centre that fronts the Stuart Highway. The activity centre contains office-logistic supplies, medical clinics and associated medical services. It is also 515 meters walking distance southeast of a shop precinct, that includes a bottle mart express, corner store, restaurant, pharmacy, tax consultant and chocolate store. Multiple fast-food cafes and gyms are located due east of the Site (450-700 meters) along the periphery of the Stuart Highway.

The Compact Urban Growth Model states that locating more dwellings close to shops, existing employment centres, public open spaces, public transport and schools allows improved access to jobs, services and facilities. The closer people are to local services, the higher likelihood that these services will be used, and the more viable it becomes to operate these services.

The Site is approximately 460 meters east of the Stuart Highway, which comprises bus nodes and a significant road corridor that facilitates high frequency public transportation. The Site connects to well distributed local road and footpath networks that facilitate efficient vehicle and pedestrian movement within the locality. Another bus stop is located approximately 200 meters south from the Site, providing convenient access to public transportation.

The public open space of Dinah Beach Oval is located 240 meters to the east of the Site, providing passive and active recreational opportunities for residents within the locality. The Site is also 60 meters walking distance, due north of the public open space of Que Noy Park.

The NT Compact Urban Growth Model further states that if you locate more people close to facilities/locations/services, the likelihood of people walking to and using local shops, using public open space and using public transport increases. People walking and using public transport to their daily destinations, will contribute to reducing their carbon footprint (**Figure 10** illustrates amenities within walking proximity of Site).

Other surrounding locations include the Botanical Gardens which is 1.5km walking distance to the west, the St Mary's Catholic School is 2.2km walking distance to the south, and the Parap Primary School and St John's secondary College which are 1.1-1.5km north of the Site.

As discussed in Section 3.3, the Site is also within walking distance of significant surrounding localities like the Darwin CBD, the Darwin Waterfront and Tipperary Waters Mariner. Well established pedestrian pathways connect the Site to these walkable locations. These localities offer significant commercial and community services which Stuart Park residents can utilise.

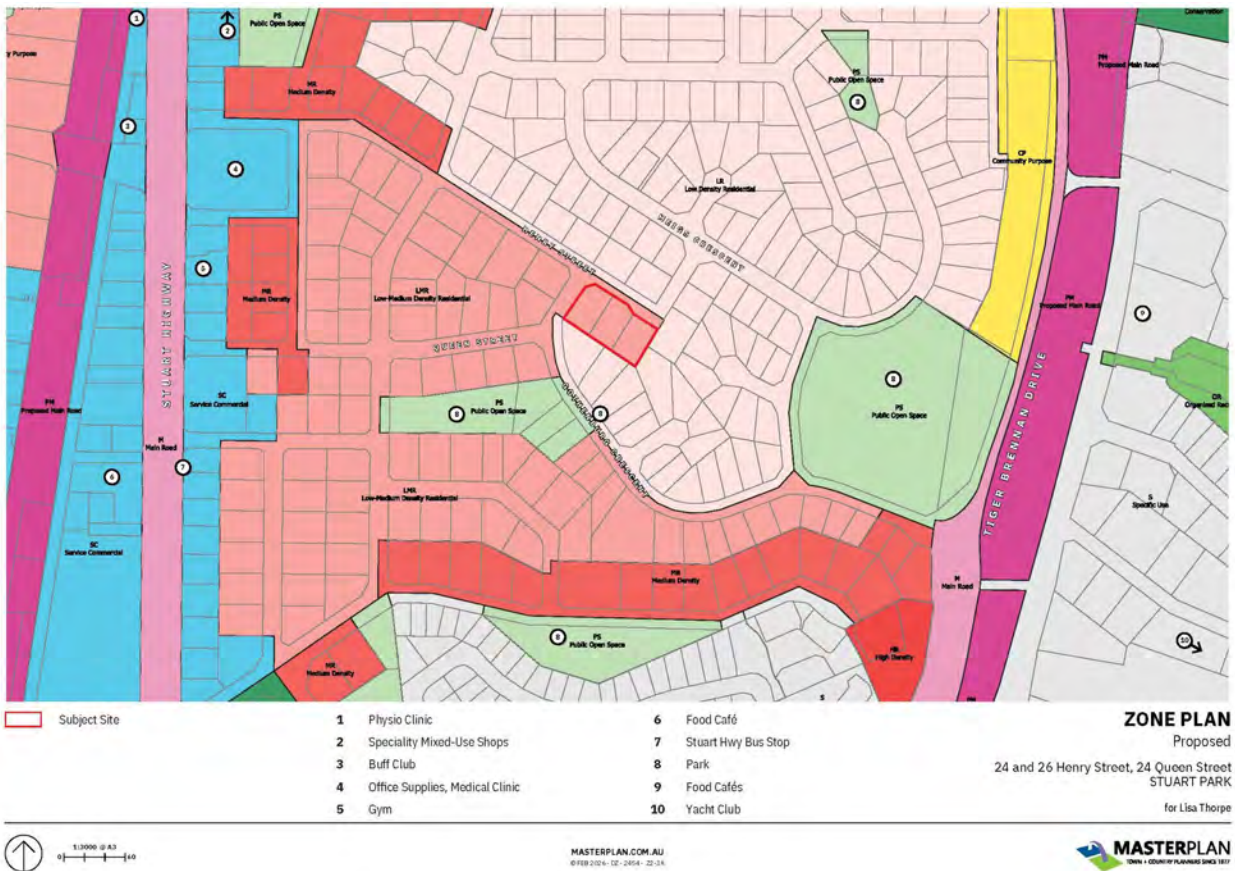


Figure 10: Amenities within walking distance of Site (NT Atlas Extract)

This rezoning proposal will facilitate the inclusion of medium density residential development, that strongly accords with NT Compact Urban Growth Model principles and will contribute to improving the urban sustainability, economic viability, liveability and social equity of Stuart Park and the neighbouring localities.



5 Zone and Market analysis

5.1 Low Density Residential (LR) and Low Medium-Density Residential (LMR)

The Northern Territory Planning Scheme (NTPS) defines eight different residential zones, which includes Zones LR and LMR. **Table 1** provides a comparison of dwelling type within the two zones.

Table 1: Comparison of Zone LR and Zone LMR

Zone	Dwelling-single	Dwelling-group	Dwelling Density per lot			NTPS Vehicle requirement	NTPS height and building setbacks requirements
LR (Low Density Residential)	Permitted	Prohibited	1 dwelling-single per lot.	Lot 1943 1,230m ²	1	2 per dwelling	Two storeys to a maximum of 8.5m. Building setbacks are subject to Table A requirements.
				Lot 1944 1,230m ²	1		
				Lot 2049 1,250m ²	1		
Total					3		
LMR (Low Medium-Density Residential)	Permitted	Permitted	LMR and Dwelling Group: 1 per 300 sqm	Lot 1943 1,230m ²	4	2 per dwelling	Two storeys to a maximum of 8.5m. Building setbacks are subject to the same requirements as Zone LR (Table A).
				Lot 1944 1,230m ²	4		
				Lot 2049 1,250m ²	4		
Total					12		

The NTPS anticipates the following within the LR (Low Density Residential) and LMR (Low Medium-Density Residential) Zones.

LR (Low Density Residential) - Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential amenity, in locations where full reticulated services are available (NTPS 2020).

The NTPS permits the development of dwelling-single and prohibits the development of dwelling-group within this zone. A dwelling-single within Zone LR would generally require a minimum of two (2) onsite carpark bays and have a maximum building height of 8.5 meters.



LMR (Low Medium-Density Residential) - Provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available (NTPS 2020).

The NTPS permits the development of dwelling-single and dwelling-group within this zone. Zone LMR would generally require a minimum of two (2) onsite carpark bays per dwelling and have a maximum building height of 8.5 meters. Consistency with building height ensures that building character and scale aligns with existing development within the locality. This helps mitigate impacts on amenity with reference to overlooking-privacy, building shadow, and noise.

Dwelling-groups (3+) within the Site would generate more onsite vehicle parking than dwelling-singles, however this still involves two carpark bays per dwelling, and the use of internal building parking (lockup garages) will remove potential visual impacts to amenity. Rezoning the Site to LMR could allow for the development of four dwelling-groups per lot, providing a total of 12 dwellings within the three lots. Building setbacks for Zones LR and LMR are the equal, making bulking or massing compatible.

These 12 LMR dwellings will provide the opportunity to increase housing density, diversity and affordability, in Stuart Park. Densification of the locality fosters walkable-healthier neighbourhoods and an increase in the demand for services offered by local businesses and community services that exist within the locality, strengthening the liveability and sustainability of this locality. Development to the potential of the proposed Zone LMR is already evident within the immediate locality of the Site, although it is within Zone LR. Zone LMR is located directly across from 24 Henry Street to the west. The conversion of the Site to Zone LMR would facilitate a marginal adjustment in the transition of low density to medium density (Locality Plan at **Attachment B** illustrates the proximity of LMR to the Site).

5.2 Traffic Management

Australian Road Research reports that Dwelling-single housing can generate 8 vehicles movements/dwelling/day, and medium density housing can generate 6-8 vehicle movements/dwelling/day (Bernard and Brindle 1985 p49). The increase in vehicle trips is not considered high in comparison to other land uses. Traffic generation is also considered low as the rezoning involves specific parcels of land and not the whole urban area. Vehicles arriving and leaving the three lots can move through Queen Street, Henry Street and connecting roads, ensuring traffic disperses without adversely affecting the local road network.

5.3 Current Market Analysis

Market sounding, undertaken by NAB Bank, indicates that housing purchase and rental prices in the NT increased greatly in 2025, constraining house/unit volume availability, which reflects strong buyer/rental demand (NAB October Property Market Update 2025). The medium house price in Darwin is reported to have lifted to \$671,904, and units to \$412,266. NAB reports that Darwin's rental market continues to lead the nation, outperforming all other capitals across both houses and units. Annual house rents rose 7.6%, while unit rents surged 10.0%, reflecting sustained demand and limited supply.



The NT Government's Treasury Department reports that building approvals in the NT increased over the year in 2025 by 48%, further reflecting strong buyer demand. 482 houses and 121 'other residential dwellings' were approved in 2025, reflecting the disproportional supply of housing in the NT, and the limited availability of smaller-affordable dwellings (NTG Treasury & Finance Nov 2025). The proposed rezoning will facilitate the release of additional, diverse and more affordable housing in Darwin.

5.4 Comparable Rezoning Applications in Stuart Park

31 Eden Street is located approximately 570 meters north of the Site in Stuart Park and was rezoned in 2010 from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential) (Darwin City Council, Open Agenda 2010). A record of this rezoning is available within **Attachment D**, and its location is illustrated in **Figure 11**. Zone MD is within the NT Planning Scheme 2007. After the inception of the NT Planning Scheme 2020, 31 Eden Street land use Zone was redefined to Zone LMR, which is within NTPS2020. The Site was developed to include four dwelling-group style dwellings which were unit-titled.



Figure 11: Location of 31 Eden Street in contrast to the Site of the proposed rezoning (NR Maps Extract)

During the rezoning process of 31 Eden Street the City of Darwin (CoD) reported that it observed that areas of Stuart Park had undergone a change from low to medium scale residential development. The CoD further reported that the area surrounding the site included a mix of single dwelling and medium density zoned land and that the character of the locality would not be undermined by the conversion of the site from Zone SD to MD.

The proposed rezoning Site is also illustrated in **Figure 11** and is surrounded by a mix of LR and LMR zoned land, and rezoning from LR to LMR is further not anticipated to undermine the character or scale of development found within the locality.



6 Legislative Requirements

6.1 Section 13(1) of the Act

Section 12A(2)(c) of the Act states that a PSA application must include an assessment of the proposed amendment with respect to the matters to be considered by the Minister under Section 13(1), which requires that the Minister consider the following:

(a) *whether the proposed amendment promotes the purpose and objectives of this Act.*

The purpose and objectives of the Act are outlined in Section 2A. A comprehensive assessment is provided in Section 5.2 of this report.

(b) *whether the proposed amendment, other than a proposed amendment to a strategic framework, is contrary to any strategic framework in the planning scheme.*

The Certificate of Title identifies that the 'Darwin Regional Land Use Plan 2015' (DRLUP) and the Darwin Inner Suburbs Area Plan' (DISAP) are applicable to the Site. The NT Compact Urban Growth Policy and the Australian Governments Housing Accord Policy are also applicable to Site. **Section 3** of this report outlines the accordance of the proposed rezoning with the abovementioned policy.

(c) *whether the proposed amendment is within a declared class of amendments that do not require exhibition.*

It is understood that the proposed PSA is not within a declared class of amendments.

(d) *whether the proposed amendment is not significant enough to require exhibition.*

The proposed PSA is expected to be publicly advertised.

(e) *the merits of the proposed amendment and whether the amendment is in the public interest.*

- Increase the density of housing and population within the Stuart Park locality, that will promote an increase and greater use of local business and community services and strengthen the sustainability of the locality.
- Increase the diversity and affordability of housing in the Stuart Park locality and Darwin. This will provide housing supply for lower-income earners, first home buyers or people seeking to downsize, that will help sustain population growth, housing purchase and rental demands of the region.
- Promote walkable neighbourhoods that will encourage residents to use pedestrian networks within the locality and region to efficiently access neighbouring local businesses and community services of Stuart Park, Darwin's CBD, Darwin's Waterfront precinct and Tipperary Waters-mariner precinct. This will strengthen the economic base in Stuart Park, and promote healthier communities and less car dependency, enhancing liveability within the locality.



- Public transportation nodes (bus) are available within the locality and along the adjacent Stuart Highway and are within walking proximity of the Site. This will promote a greater utilisation of the existing public transportation infrastructure within the locality.
- Provide for optimal utilisation of existing residential land and more efficient use of existing infrastructure.
- Provide employment and economic opportunities for construction workers and suppliers of building materials for future LMR development within the Site.
- The Site proposed for rezoning is located within the peripheral of an existing Zone LR, which is transitioning into neighbouring LMR development. The conversion of the Site into Zone LMR will not impact the character and amenity of the locality.
- Will allow the overarching objectives of the applicable strategic frameworks to be achieved.
- The purpose and outcomes of Zone LR and LMR are fundamentally similar. The proposed rezoning aims to promote the intent and purpose of the land use objectives of the NTPS, in relation to creating a built form that enhances functionality and compatibility with the existing developments within the locality.
- The proposed rezoning will not impact the strategic planning of transport corridors or other public infrastructure found within the locality.
- The proposal will not detriment the public interest and will provide benefit for the reasons outlined above. The proposed rezoning is generally consistent with the public's expectation of land use in the area.

6.2 Section 2A of the Act

Pursuant to Section 2A, the purpose of the Act is to facilitate consistency with the existing adjacent Zone LR and LMR land to achieve the following objectives:

- (a) *to ensure that strategic planning is applied to planning schemes and implemented in individual planning decisions.*

The proposal is to rezone Lot 1944, 1943, and 2049, Town of Darwin from Zone LR to Zone LMR. It will ensure the land uses over the Site are accurately zoned and accord with the land use objectives of DRLUP and DISAP.

- (b) *to ensure that strategic planning reflects the wishes and needs of the community.*

The proposal generally accords with the strategic framework as detailed in Section 3 of this report. DRLUP and DISAP have undergone significant public consultation to reflect the community land use expectations and requirements.

- (c) *to ensure that appropriate public consultation and input are included in the formulation of planning schemes and the making of decisions under planning schemes.*



As detailed above, the proposal is consistent with the applicable strategic framework. No specific public consultation has been undertaken as part of this PSA other than within the development of DRLUP and DISAP, which this proposal generally accords with.

- (d) *to ensure that the planning system is clear, comprehensive, effective, efficient and accessible to the community.*

The proposed rezoning reflects the land use requirements and expectations of DRLUP, LSLUP and the local community.

- (e) *to promote the sustainable development of land.*

The proposed rezoning reflects a more efficient and sustainable zoning pattern that will facilitate the creation of medium density infill-development like dwelling-groups, for optimal utilisation of existing residential land and more efficient use of existing infrastructure. It will further provide the opportunity to increase housing diversity and affordability in Stuart Park and strengthen the sustainability of this locality.

- (f) *to promote the responsible use of land and water resources to limit the adverse effects of development on ecological processes.*

The Site is connected to reticulated water, power and sewer which is available within the locality. Bore-ground water extraction is not proposed, which will support the preservation of the local ground-water aquifer.

- (g) *to maintain the health of the natural environment and ecological processes.*

The rezoning will facilitate the increased use of the Site, via dwelling densification. Future LMR associated development will reflect the NTPS requirements that will involve the retention of natural spaces that will maintain the health of the natural environment and ecological processes.

- (h) *to protect the quality of life of future generations.*

The proposed rezoning will facilitate the development of diverse and affordable housing in the Stuart Park locality and Darwin. This will provide housing supply for lower-income earners, first home buyers and people seeking to downsize, that will sustain population growth, housing purchase and rental demands of the region.

- (i) *to assist the provision of public utilities, infrastructure and facilities for the benefit of the community.*

The Site has access to reticulated power, water, sewer and telecommunication services within the locality. It is understood that the existing network has capacity to cater for the proposed development with any required upgrades to be undertaken by the proponent.



The existing road network surrounding the Site is varied, allowing vehicle traffic to disperse and commute efficiently throughout the Stuart Park locality. Connecting verges include extensive pathways that provide safe, pedestrian commuting routes, throughout the Stuart Park locality.

A public bus stop is located approximately 100 meters walking distance, south of the Site. Other public bus stops exist within the locality, and along the Stuart Highway and Tiger Brennan Drive.

- (j) *to promote the good design of buildings and other works that respects the amenity of the locality.*

Zone LR and LMR require a minimum of two (2) onsite carpark bays per dwelling and have a maximum building height of 8.5 meters. Consistency with carparking and building height ensures that building character and scale aligns with existing development, within the locality. This mitigates impacts on amenity with reference to overlooking for privacy, building shadow, and noise etc.

- (k) *to assist the conservation and enhancement of places, areas, buildings, other works and landforms that are of cultural, aesthetic, architectural or historical value.*

The proposed densification of the Site will enable the development of 'low medium density residential' dwellings that will comprise modern contemporary architectural design, that will feature climate-responsive materials and colours that will be sympathetic and enhancing of existing development. Buildings will include physical infrastructure that is secure, safe, flexible, accessible, and place-based for different cohorts (gender, age, cultural background etc.).

- (l) *to respect and encourage fair and open decision-making and public access to processes for review of planning-related decisions.*

The proposed PSA will not impede the decision-making and public access to review of planning-related decisions.



7 Preliminary Government and Service Authority Advice, and Surrounding Property Support

A preliminary proposal to rezone the land has also been canvassed with the Department of Lands, Planning and Environment (DLPE), the City of Darwin (CoD) and Power and Water Corporation (PWC), to assist with defining the pathway forward. The Proponents have also undertaken some consultation with neighbouring properties to ascertain their views regarding the PSA.

7.1 Department of Lands Planning and Environment (DLPE)

A meeting was undertaken with DLPE's Lands Planning Division on the 4 June 2025. DLPE confirmed that the Site is not marked for potential change (upzoning) within the DISAP. The area plan illustrates the Site within a Zone LR and reports that rezoning to allow for a higher residential density is not envisaged or supported by the strategic framework. However, DLPE did note that the Site does appear to satisfy various compact urban growth policy objectives, like being in proximity to neighbouring public transportation and activity centres.

DLPE noted that it may be favourable for the proponents to consult adjacent property owners to the Site, to discuss the proposal, to garner support for the rezoning. The results of such discussions will assist with informing a firm and viable decision to proceed with a rezoning application. The proponents have consulted the adjacent property at the rear (1 Gothenburg Crescent), who have indicated their support for the proposed PSA.

DLPE further noted that the adjacent property to west, appears to have building design and site characteristics, similar to an LMR development.

DLPE advised that it would be beneficial to share a preliminary proposal to rezone the Site to Zone LMR, with the City of Darwin (CoD), and Power and Water Corporation (PWC), to understand the capacity of their utilities to support the upzone.

7.2 City of Darwin (CoD) and Power and Water Corporation (PWC)

PWC's Power Development group have provided some preliminary advice regarding utility servicing capacity, for the proposed rezoning of the Site. They indicate that power servicing for lots containing more than one dwelling may require upgrading. PWC's water development (supply and sewer) have not yet provided comment. The CoD have provided some comments on council services that are applicable to the rezoning proposal. The advice or responses provided are not complete and service authorities like PWC and the CoD have advised that they require more explicit information associated with LMR dwelling development per lot, to determine more accurate servicing provisions for the Site.

A record of correspondence with PWC and CoD is available within **Attachment E**.



7.3 Consultation of neighbouring properties

The Proponents have consulted with neighbouring properties, including 1 Gothenburg Crescent and 29 Henry Street, who have shown support for the upzoning proposal. 29 Henry Street has provided a letter of support for the proposed PSA, available within **Attachment F**.



8 Conclusion

This application is for an amendment to the NTPS to rezone the Site, which includes Lot 1944, 1943, and 2049, Town of Darwin. The proposal involves the rezoning of this land from Zone LR (Low Density Residential) to LMR (Low-Medium Density Residential) in Stuart Park and the amendment of the Darwin Inner Suburbs Area Plan to reflect this rezoning. This will enable the creation of medium density infill-development like dwelling-groups, for optimal utilisation of existing residential land and more efficient use of existing infrastructure. It will further provide the opportunity to increase housing diversity and affordability in Stuart Park and strengthen the sustainability of this locality.

In summary, the following justification is provided in support of the proposal:

- Increase the density of housing and population within the Stuart Park locality, that will promote an increase and greater use of local business and community services, that will strengthen the sustainability of the locality.
- Increase the diversity and affordability of housing in the Stuart Park locality and Darwin. This will provide housing supply for lower-income earners, first home buyers or people seeking to downsize, that will help sustain population growth, housing purchase and rental demands of the region.
- Promote walkable neighbourhoods that will encourage residents to use pedestrian networks within the locality and region to efficiently access neighbouring local businesses and community services of Stuart Park, Darwin's CBD, Darwin's Waterfront precinct and Tipperary Waters-mariner precinct. This will strengthen the economic base in Stuart Park, and promote healthier communities and less car dependency, that will enhance the liveability of the locality.
- Public transportation nodes (bus) are available within the locality and along the adjacent Stuart Highway and are within walking proximity of the Site. This will promote a greater utilisation of the existing public transportation infrastructure within the locality.
- Provide for optimal utilisation of existing residential land and more efficient use of existing infrastructure.
- Provide employment and economic opportunities for construction workers and suppliers of building materials for future LMR development within the Site.
- The Site proposed for rezoning is located within the peripheral of an existing Zone LR, which is transitioning into neighbouring LMR development. The conversion of the Site into Zone LMR will not impact the character and amenity of the locality.
- Will allow the overarching objectives of the applicable strategic frameworks to be achieved.
- The purpose and outcomes of Zone LR and LMR are fundamentally similar. The proposed rezoning aims to promote the intent and purpose of the land use objectives of the NTPS, in relation to creating a built form that enhances functionality and compatibility with the existing developments within the locality.
- The proposed rezoning will not impact the strategic planning of transport corridors or other public infrastructure found within the locality.



- The proposal will not detriment the public interest and will provide benefit for the reasons outlined above. The proposed rezoning is generally consistent with the public's expectation of land use in the area.
- The proposal achieves the objectives of the Act, as outlined in Section 5.2 of this report.
- For the reasons discussed herein, the proposed PSA is considered appropriate and has significant merit for acceptance of approval.


MasterPlan and our client group would like to thank DLPE Lands Planning and the Honourable Minister of DLPE for consideration of this application for a Planning Scheme Amendment.

George Dakis MPIA
Master of Urban and Regional Planning

Attachment A

Site Plan



 Subject Site

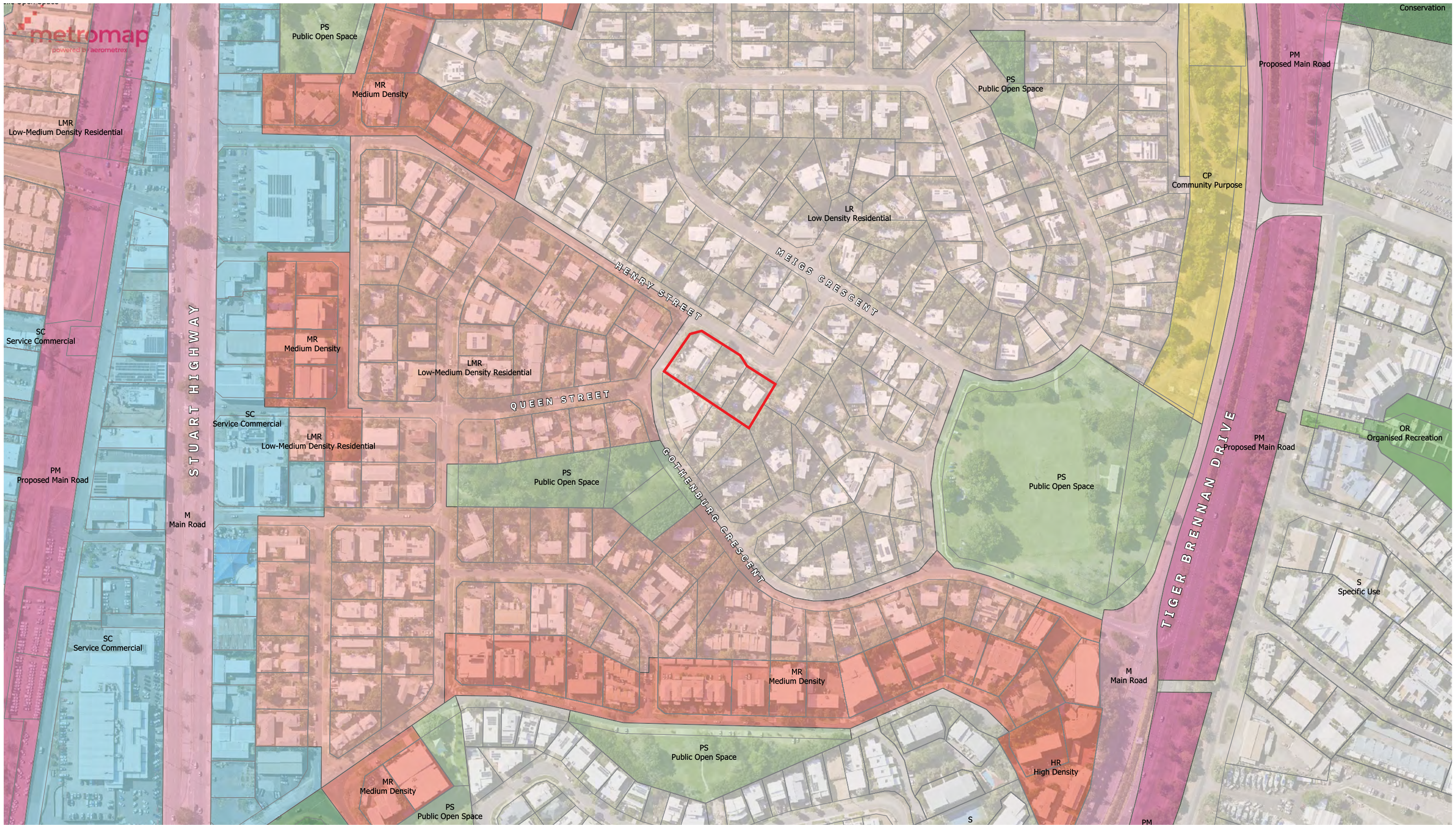
SITE PLAN


24 and 26 Henry Street, 24 Queen Street
STUART PARK

for Lisa Thorpe

Attachment B

Locality and Zoning Plan.

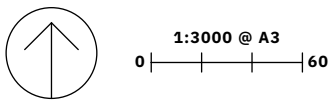


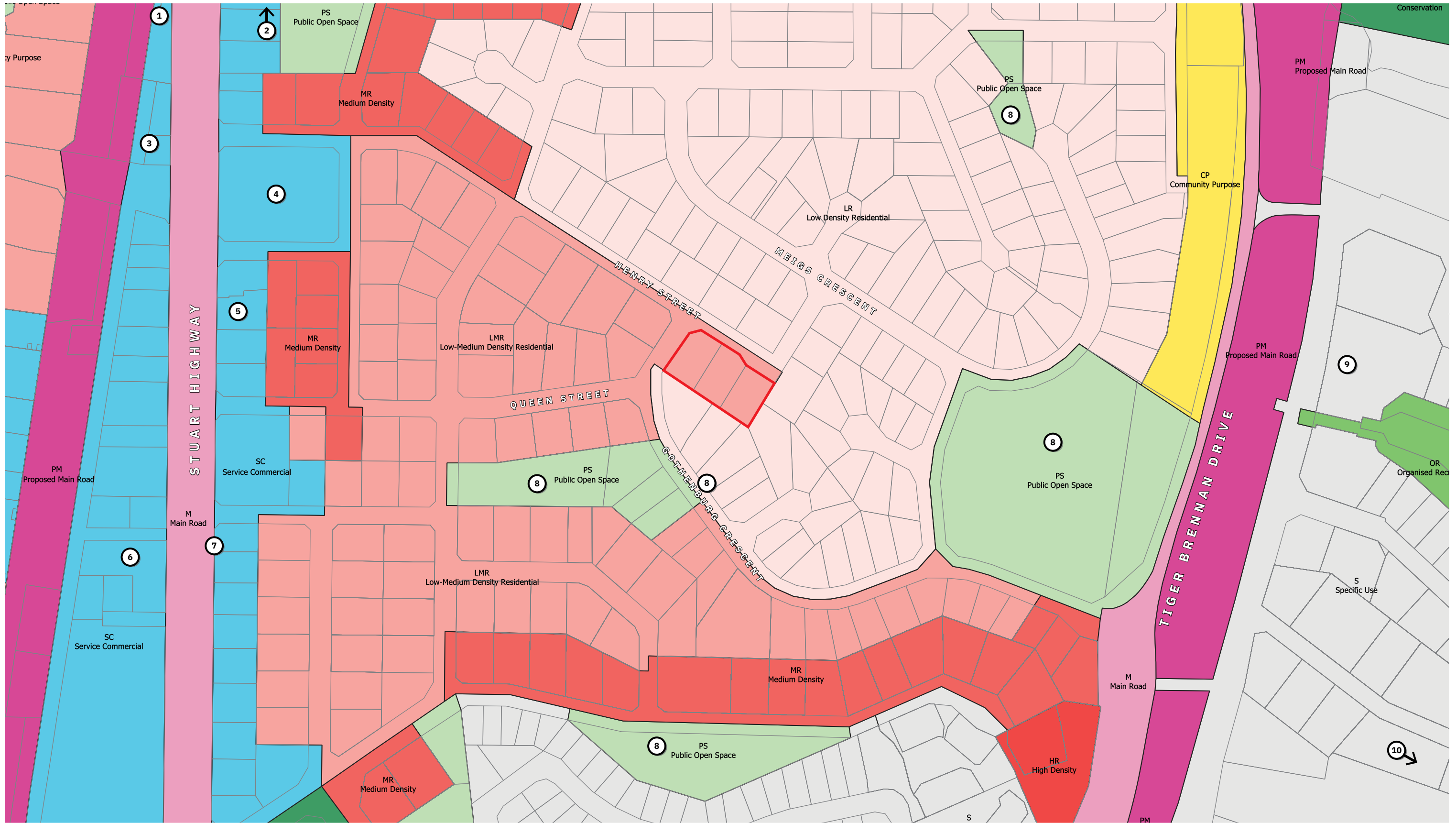
 Subject Site

LOCALITY & ZONE PLAN

24 and 26 Henry Street, 24 Queen Street
STUART PARK

for Lisa Thorpe





Subject Site

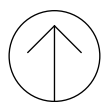
- | | |
|--|------------------------------|
| 1 Physio Clinic | 6 Food Café |
| 2 Speciality Mixed-Use Shops | 7 Stuart Hwy Bus Stop |
| 3 Buff Club | 8 Park |
| 4 Office Supplies, Medical Clinic | 9 Food Cafés |
| 5 Gym | 10 Yacht Club |

ZONE PLAN

Proposed

24 and 26 Henry Street, 24 Queen Street
STUART PARK

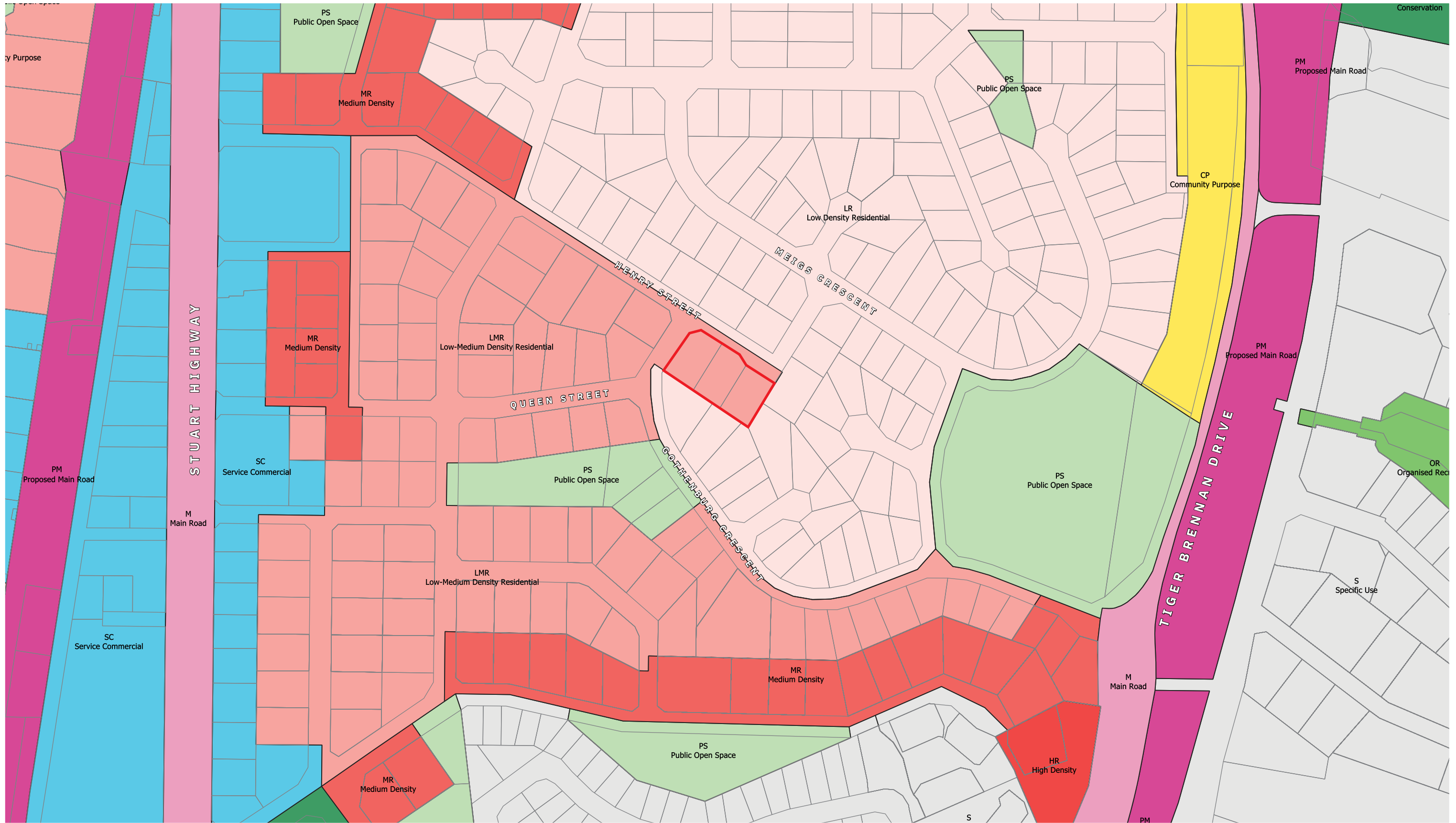
for Lisa Thorpe



1:3000 @ A3
0 |-----| 60

Attachment C

Proposed Rezoning Plan.



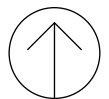
Subject Site

ZONE PLAN

Proposed

24 and 26 Henry Street, 24 Queen Street
STUART PARK

for Lisa Thorpe



1:3000 @ A3
0 |-----| 60

Attachment D

PSA 31 Eden Street Stuart Park

ENCL: YES

DARWIN CITY COUNCIL**DATE:** 13/06/2010**REPORT****TO:** TOWN PLANNING COMMITTEE MEETING
OPEN B**APPROVED:** CR**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** DL**REPORT NO:** 10TS0138 RB:sv**APPROVED:** LC**COMMON NO:** 1828312**SUBJECT:** DEVELOPMENT APPLICATION LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)**ITEM NO:** 10.3**SYNOPSIS:**

A Development Application (**Attachment A**) for Lot 2085 (31) Eden Street, Stuart Park, has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:**Applicant:** Earl James and Associates Pty Ltd**Zone:** SD **Area:** 1110m²**Proposal:** To rezone allotment 2085 (31) Eden Street, Stuart Park from Zone SD to Zone MD**History:** No previous applications have been lodged on the subject site.**Site and Surrounds**

The subject site is identified as Lot 2085 Town of Darwin, commonly referred to as 31 Eden Street, Stuart Park. The site is regular in shape with a frontage to Eden Street of approximately 24 metres and a depth of approximately 45 metres. The site is predominantly flat with a declining slope towards the rear of the allotment.

The site currently contains a single story dwelling with access to and from the site obtained via a single access point from Eden Street. No outbuildings exist on the site.

PAGE: 2
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Eden Street is a dead-end, local collector road that is approximately one kilometre long and provides direct access to the Stuart Highway at the western end. The locality consists of a mix of single and multiple dwellings on allotments of 1100m² to 1400m². Located within 100m of the subject site are four lots zoned SD (Single Dwelling) where the use is for a Multiple Dwelling. These uses are in contradiction to the permitted uses of the zone, however as these uses existed prior to the commencement of the Northern Territory Planning Scheme, they are considered legitimate uses.

The boundary of the SD Zone on Eden Street is at the intersections of Helpman Street where on the western end the Zone becomes MD on both the northern and southern sides of the road. The development of these sites is predominantly for Multiple Dwellings, however there are some sites that are currently utilised as Single Dwellings.

The built form within the locality of the site is varied with no particular elements consistent between each property. Many of the dwellings are two storey buildings designed to respond to the tropical climate by providing opportunity for cross-ventilation, and constructed with materials that have a low thermal mass. There are also a number of single storey masonry dwellings that do not respond as well to the tropical climate. These dwellings appear to have been constructed post cyclone Tracy.

Northern Territory Planning Scheme:

In assessing the proposed application under the Northern Territory Planning Scheme the strategic direction and principles of the current and proposed zone are considered.

Strategic Direction

The Northern Territory Planning Scheme outlines in Part 2 the intended land use framework for the Darwin region. The subject site is designated to be used for urban purposes. 'Urban' is not defined within the Northern Territory Planning Scheme, but is understood to include residential development.

No further strategic direction is given to manage the urban growth in the Northern Territory Planning Scheme.

Current and Proposed Zoning

The subject site is proposed to be rezoned from Zone SD (single dwelling) to Zone MD (Multiple Dwelling). The zoning tables of the Northern Territory Planning Scheme permit, prohibit and discretionally allow uses within each zone. As both zones are residential, many of the same criteria apply when assessing development on the site. The key distinction between the two zones is that in Zone SD only one dwelling per allotment is permitted, where as in Zone MD, up to one dwelling per 300m² is permitted.

PAGE: 3
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Under the current Zone SD provisions, the site has the potential to be developed to a maximum density of one dwelling, to a maximum height of two stories up to 8.5m. Under the proposed Zone MD provisions, the site has the potential to be developed to a maximum density of three dwellings. All other provisions in relation to the building envelope will apply as per Zone SD.

Summary

The applicant seeks to rezone the subject site from Zone SD to Zone MD. As described above, there is a mix of Single and Multiple Dwellings in both the MD and SD zones surrounding the site. The mix of development in this fashion undermines the notion that there is a strong existing character within the locality that requires retention.

It is observed that areas of Stuart Park are undergoing a change from low, to medium scale residential development.

The Northern Territory Planning Scheme does not provide adequate direction or strategy to determine whether this proposal is a desired form of development. Development to the potential of the proposed Zone MD is already evident within the immediate locality of the site although it is within Zone SD. In viewing the zone maps for the area it would appear that this proposal would be considered a 'spot rezoning', however the outcome on the street is unlikely to be out of character in the locality.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

Recent applications within Stuart Park have shown a desire from developers to increase the density of development. The increase in density infers that there will be more areas impervious ground surface areas directing stormwater to Councils stormwater drainage network. The continued increase in development may place increased demand on the existing infrastructure. Should this scale of development continue, it should be determined whether the existing infrastructure has the capacity to drain the additional water.

FINANCIAL IMPLICATIONS:

Nil.

PAGE: 4
 REPORT NO:10TS0138 RB:sv
 SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
 PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
 DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

Outcome

1.2 Effectively engage with Community

Key Strategies

1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 4: Create and Maintain an Environmentally Sustainable City

Outcome

4.2 Improve water conservation

Key Strategies

4.2.2 Manage and maintain Council's storm water management system.

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

To the Chief Executive Officer to provide standard Development Permit conditions as appropriate.

PAGE: 5
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULLITPLE DWELLING RESIDENTIAL)

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0138 RB:sv entitled Lot 2085 (31) Eden Street Stuart Park, Town of Darwin Proposed Planning Scheme Amendment: Rezone from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0138 RB:sv be endorsed.

DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report can be directed to Cindy Robson on 8930 0528, or email c.robson@darwin.nt.gov.au



**PROPOSED NT PLANNING SCHEME
 AMENDMENT PA2010/0546
 LOT 2085
 TOWN OF DARWIN
 From Zone SD (Single Dwelling) to
 Zone MD (Multiple Dwelling)**



**Northern
 Territory
 Government**

Department of Lands & Planning



Scale 1: 2000 @ A4



File No.: PA2010/0546

Date: 21-Jun-10

Drawing Name: PSA Lot 2085 Darwin.dgn

ATTACHMENT B

Please quote: 1828312 RB:sv

30 July 2010

Mr Rean Lourens
Senior Planner
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Rean

**Lot 2085 (31) Eden Street Stuart Park, Town of Darwin
Planning Scheme Amendment PA2010/0546
Proposed Amendment Rezone from SD (Single Dwelling) to Zone MD (Medium
Dwelling Residential)**

Thank you for the Planning Scheme Amendment application referred to this office on the 6 July 2010, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The Northern Territory Planning Scheme does not provide adequate direction or strategy to determine whether this proposal is a desired form of development. Development to the potential of the proposed Zone MD is already evident within the immediate locality of the site although it is within Zone SD. In viewing the zone maps for the area it would appear that this proposal would be considered a 'spot rezoning', however the outcome on the street is unlikely to be out of character in the locality.

In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled. If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc. Earl James and Associates Pty Ltd

Attachment E

City of Darwin and Power and Water Corporation Advice

From: Brian Sellers
Sent: Tue, 24 Jun 2025 05:32:00 +0000
To: George Dakis
Cc: Conneil L. Brown
Subject: [Pending]Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park

Hi George,

Thank you for your enquiry regarding the rezoning and proposed development of the subject site.

Conneil forwarded your email through to me to respond.

In relation to City of Darwin services:

- **Stormwater:** A stormwater contribution will be required in accordance with Contribution Plan CP2014/3 – Area C. Further details are available here: <https://www.darwin.nt.gov.au/business/planning-development/developer-contribution-plans>
- **Crossovers:** Any required upgrades to driveway crossovers will depend on the final development design and are the responsibility of the landowner.

Please contact me if you have any further questions.

Regards,

BRIAN SELLERS
PLANNING COORDINATOR



Civic Centre | 17 Harry Chan Avenue | GPO Box 84 Darwin NT 0801
P: +61 8 8930 0683
www.darwin.nt.gov.au

Please consider the environment before printing this email.

City of Darwin is proud to operate on Larrakia country. We acknowledge the Larrakia people as the Traditional Owners of the Darwin region and pay our respects to Larrakia elders past and present. We are committed to working with all Larrakia people to care for our community and this land and sea for our shared future.

From: George Dakis <georged@masterplan.com.au>
Sent: Friday, 13 June 2025 12:57 PM
To: Conneil L. Brown <Conneil.Brown@darwin.nt.gov.au>
Subject: FW: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park - Enquiry on power and water services [Filed 13 Jun 2025 11:43]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognise the sender and know the content is safe.

(Ref: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park)

Hello Conneil,

I understand you are very busy, however I would appreciate, when it is convenient, if you can assist me with my service enquiry.

Proposal

I am currently examining the feasibility of Rezoning the subject site from **Zone LR to Zone LMR**, with the aim of including **4 x Group Dwellings** (i.e. 4 x 2-3 bedroom at 1-2 storey units).

We (MasterPlan) are undertaking this feasibility investigation on behalf of the site's owners.

We have recently had a preliminary meeting with DLPE strategic lands planning (SLP), to discuss the feasibility of the proposal.

SLP have asked us to reach out to utility providers like CoD, to share the proposal to understand **if services like driveway-crossovers, stormwater etc. will require upgrading or not? And to understand if this is feasible or not?**

Can you please briefly assist with this enquiry. Don't hesitate to contact me if you have any questions.

Warm regards
George Dakis
0413 832 607

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

NT | SA | QLD
1/3 Vickers Street
Parap NT 0820

P: 08 8942 2600
Website | Facebook | LinkedIn



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- You are not to read, disseminate, copy or take any action in respect of the contents of this transmission.

The views expressed in this transmission are those of the individual sender, except where the sender specifically states them to be the views of the City of Darwin.

From: Thanh Tang
Sent: Fri, 13 Jun 2025 07:52:59 +0000
To: George Dakis;Sandro Tomasi;Connection Development PWC
Cc: PowerDevelopment PWC;negotiated connections
Subject: Advice to MasterPlan on Future proposal to Rezone LR to LMR at Lot 1943 (24) Henry Street, Stuart Park (NE200/1943)
Attachments: Lot 1943 (24) Henry St, Stuart Park - Power Diagram.pdf

Hi George,

For any development request for power servicing requirement, PWC now operates under current Australian Energy Regulator (AER) compliance process as follows:

- Online lodgement of a Negotiated Connection (NC) application for load is required to commence PWC dealings with the development.
- Developer Services (DS) group, Sandro Tomasi (08 8995 5884) will send you the email with details of AER compliance process and a connection application link to apply.
- Once the NC application is received with required load information and processed by DS group into the NT NER 5A Negotiated Register Power Engineering (Negotiated Load) MS LIST database, Power Engineering group would then carry out network capacity investigation work and assessment on applicable network upgrade requirements.
- All works by PWC shall be quoted for making payment prior to commencement by Power Engineering - Negotiated Connections & Transmission group (Nabiha Nusrat).

In short, suburbs of Stuart Park, Parap, Fannie Bay, Larrakeyah are old areas with existing overhead distribution networks for old residential houses only.

Regards,

Thanh Tang

Manager Distribution Development | Power Engineering | Power Services



Power and Water Corporation NT

Ben Hammond Complex,
Iliffe Street, Stuart Park
PO Box 37471, Winnellie NT 0821
Tel 08 8924 5729
thanh.tang@powerwater.com.au

From: George Dakis <georged@masterplan.com.au>

Sent: Friday, 13 June 2025 11:22 AM

To: Thanh Tang <Thanh.Tang@powerwater.com.au>; Louise Galey <louise.galey@powerwater.com.au>

Subject: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park - Enquiry on power and water services

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(Ref: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park)

Good morning, Thanh and Louise,

I understand that you are both very busy, however I would appreciate, when it is convenient, if you can assist me with my utility enquiry.

Proposal

I am currently examining the feasibility of Rezoning the subject site from **Zone LR to Zone LMR**, with the aim of including **4 x Group Dwellings**.

We (MasterPlan) are undertaking this on behalf of the site's owners.

We have recently had a preliminary meeting with DLPE strategic lands planning (SLP), to discuss the feasibility of the proposal.

SLP have asked us to reach out to utility providers like PWC, to share the proposal to understand **if services like power or water will require an upgrading or not? And to understand if this is feasible or not?**

Can you please briefly assist with this enquiry.

Warm regards
George Dakis
0413 832 607

MASTERPLAN
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NT | SA | QLD
1/3 Vickers Street
Parap NT 0820

P: 08 8942 2600
Website | Facebook | LinkedIn



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Parcel : 200 01943

I want to...

Description

LAIS Key: 200 01943

Parcel: 1943

Street No: 24

Street Name: HENRY

Street Type: ST

Prefix:

Parent:

Address: 24 Henry St. STUART PARK

[survey_plan](#)

Hyperlinks

[Survey Plan Link](#)

[ILIS Link](#)

Details

objectid
26772

Address Code
200 01943

Cadastre Parcel Key
200 01943

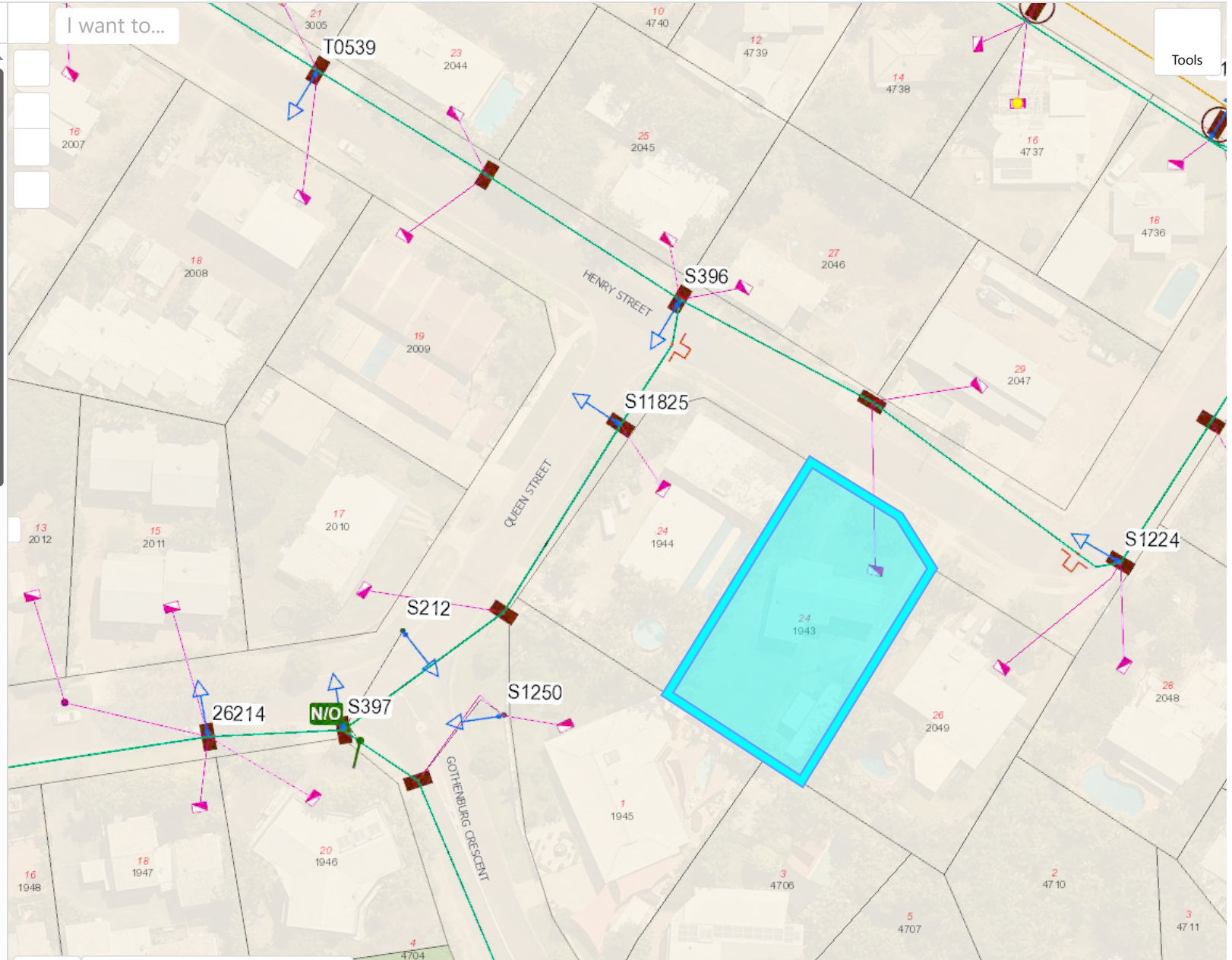
Locality
STUART PARK

Name
N/A

Unit
0

Street Number
24

Street Number Part
N/A



Tools

Layers Parcel : 200 01943

Base Light Light NTLIS Google Earth 0 10 20m

Attachment F

Rezone Support Letter - 29 Henry Street

Department of Lands & Planning
Level 1 Energy House
18-20 Cavenagh Street
Darwin NT 0800

06/02/2026

To Whom It May Concern,

I am writing as the owner and resident of the property located at **29 Henry Street, Stuart Park NT 0820**, to formally express my support for the proposed rezoning of the property at **24 Henry Street, Stuart Park**, as well as the adjoining properties, from **Low Density Residential (LR)** to **Low-Medium Density Residential (LMR)**.

As a neighbouring resident, I believe the proposed rezoning and future development would provide a number of positive outcomes for the local area and the broader Stuart Park community.

Firstly, the rezoning would support the delivery of additional and more diverse housing options. This is increasingly important as Darwin continues to experience population growth and changing housing needs. Low-medium density development can accommodate a wider range of residents, including small families, professionals, and downsizers, while remaining compatible with the established character of the neighbourhood.

Secondly, new development presents an opportunity to revitalise and modernise the area. Many homes in Stuart Park are ageing and no longer fit for contemporary living standards. Thoughtfully designed new housing would improve the overall streetscape, enhance visual appeal, and contribute to a cleaner, more cohesive neighbourhood environment.

The proposed rezoning would also contribute to the rejuvenation of the Stuart Park area, encouraging investment, renewal, and improved urban design outcomes. Modern development can introduce better landscaping, improved building materials, and increased attention to environmental performance, all which benefit surrounding properties.

Importantly, low-medium density housing can increase neighbourhood character and vitality by creating a more active and engaged community, while still respecting the residential nature of Henry Street. With appropriate planning controls in place, the development can integrate well with existing homes and enhance the liveability of the area.

For these reasons, I am fully supportive of the proposed rezoning from LR to LMR and believe it represents a positive and forward-looking planning outcome for Stuart Park.

Thank you for considering my submission.

Yours sincerely,

Bianca Collis & Trent Hansen

0423 946 245

Two handwritten signatures in black ink, one on the left and one on the right, positioned below the typed name.



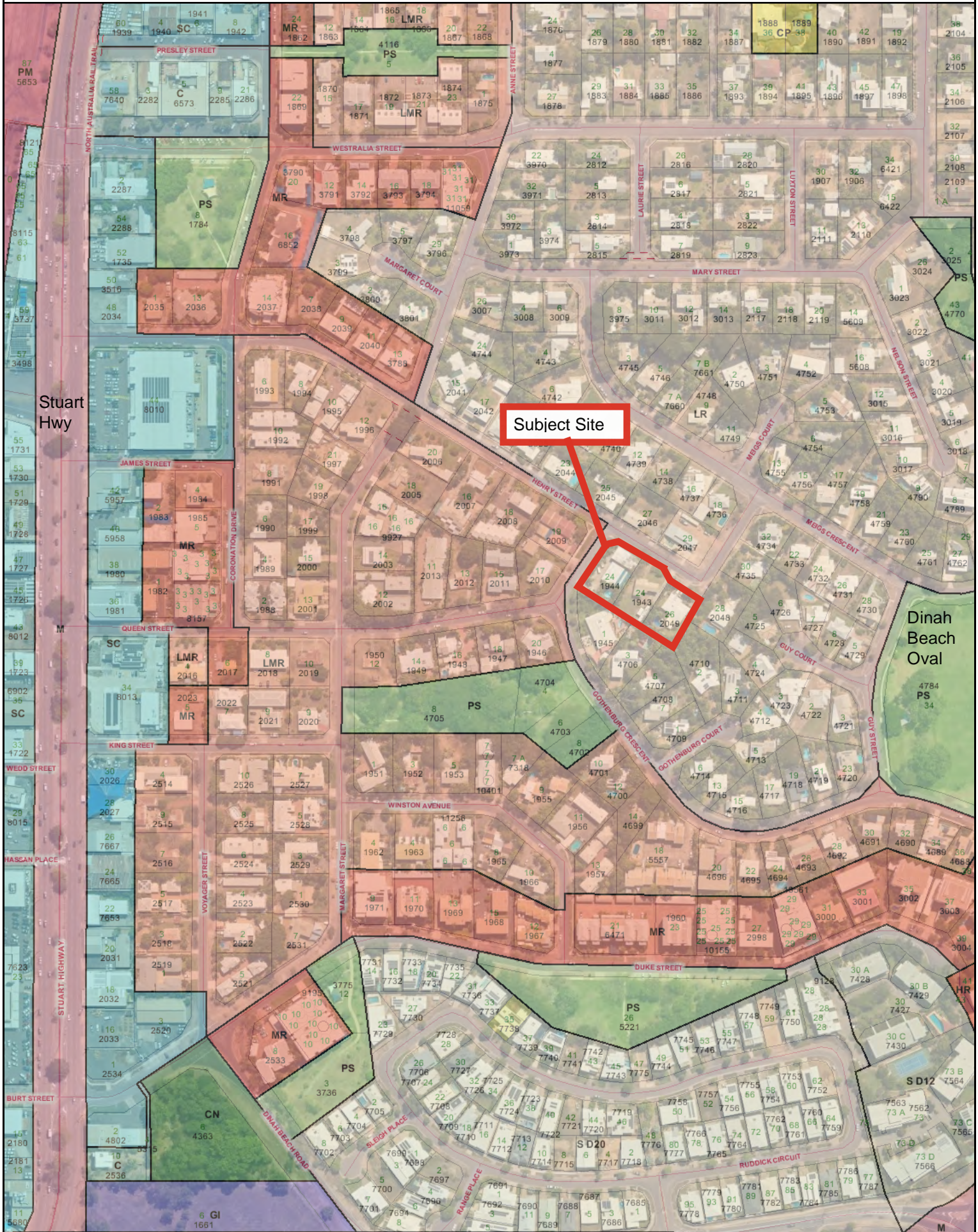
 Subject Site

SITE PLAN

24 and 26 Henry Street, 24 Queen Street
STUART PARK

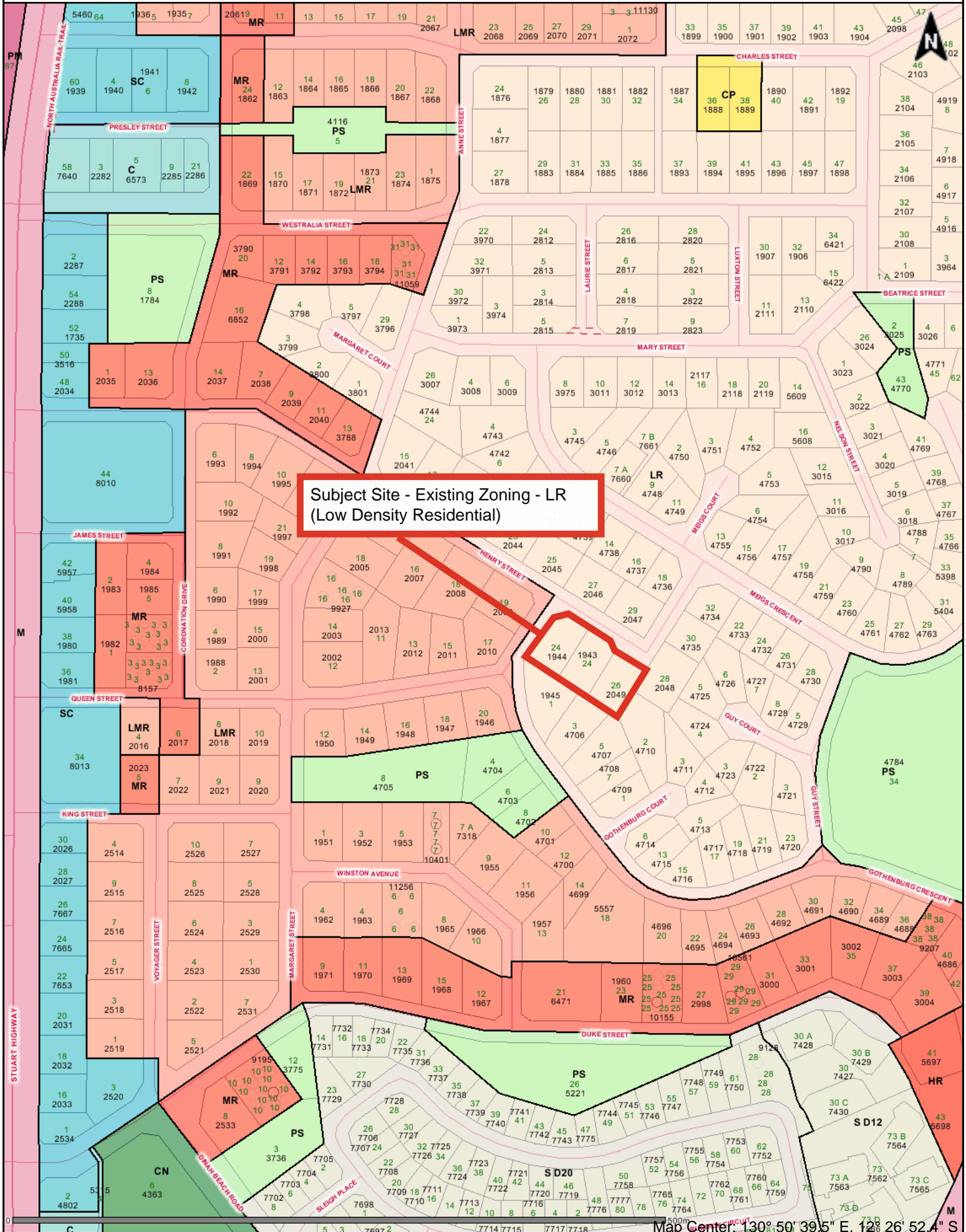
for Lisa Thorpe

Locality Map



Map Center: 130° 50' 38.4" E, 12° 26' 54.3" S

Existing Zoning Map



**Subject Site - Existing Zoning - LR
(Low Density Residential)**

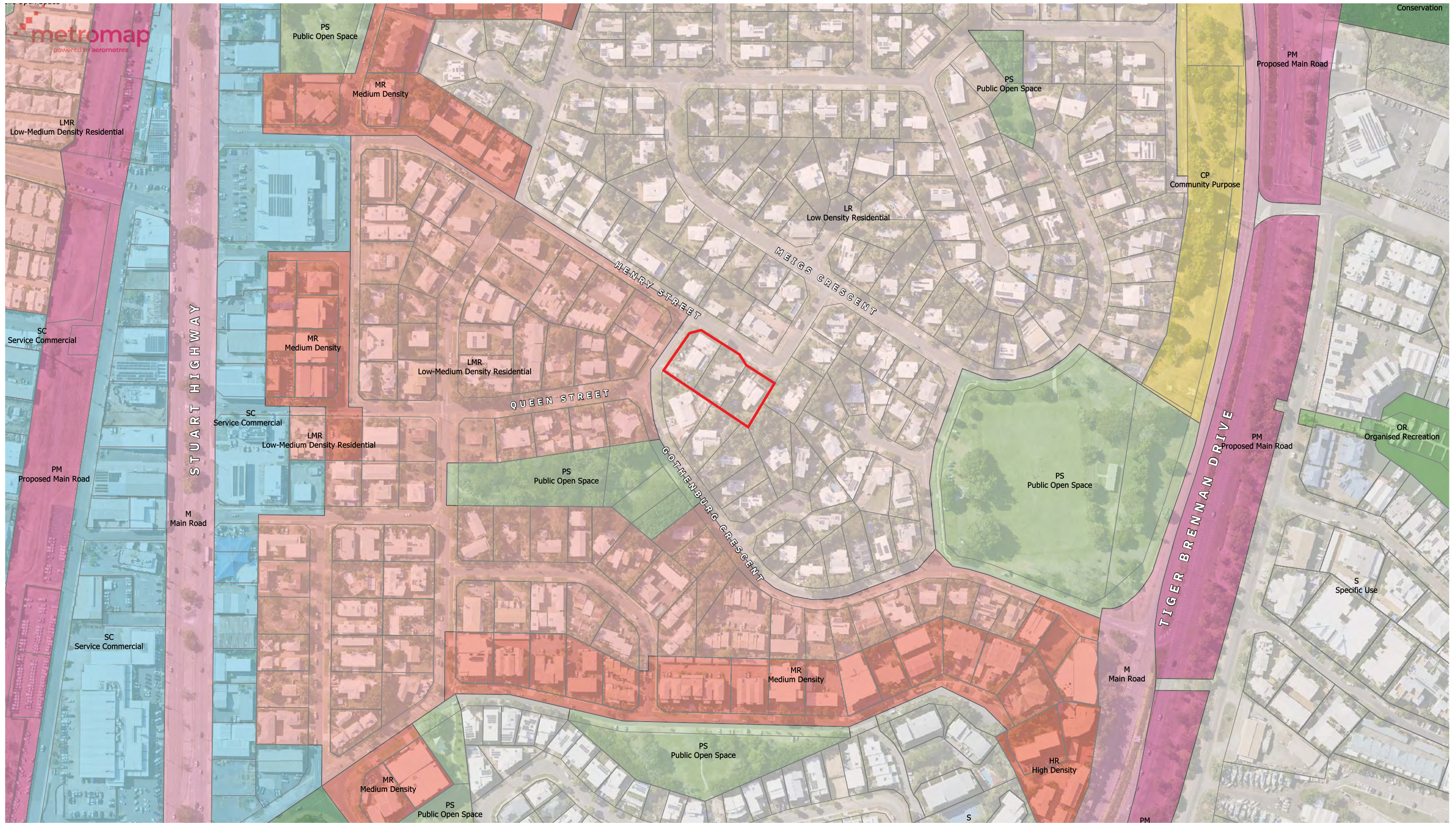
Map Center: 130° 50' 39.5" E, 12° 26' 52.4" S


Created by ELLSH

Bottom Left: -12° 26' 59", 130° 50' 27" Top Right: -12° 26' 45", 130° 50' 51" Approximate Scale: 1:3,700 Datum: GDA 1994

Data for information purposes only - accuracy not guaranteed

N.T. Land Information System Copyright Northern Territory of Australia

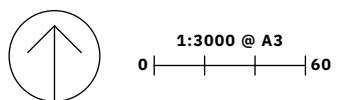


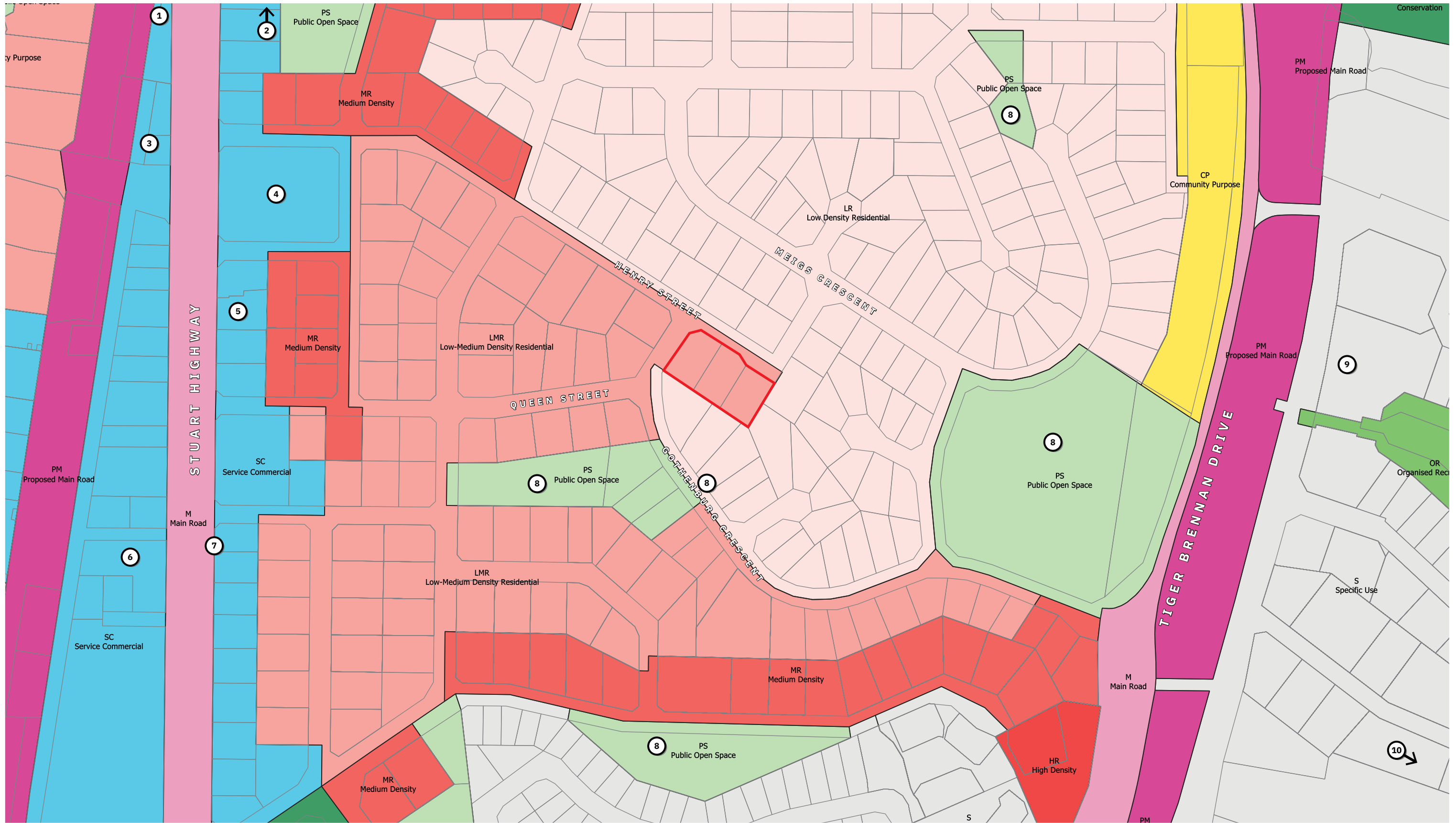
 Subject Site

LOCALITY & ZONE PLAN

24 and 26 Henry Street, 24 Queen Street
STUART PARK

for Lisa Thorpe





Subject Site

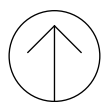
- | | |
|--|------------------------------|
| 1 Physio Clinic | 6 Food Café |
| 2 Speciality Mixed-Use Shops | 7 Stuart Hwy Bus Stop |
| 3 Buff Club | 8 Park |
| 4 Office Supplies, Medical Clinic | 9 Food Cafés |
| 5 Gym | 10 Yacht Club |

ZONE PLAN

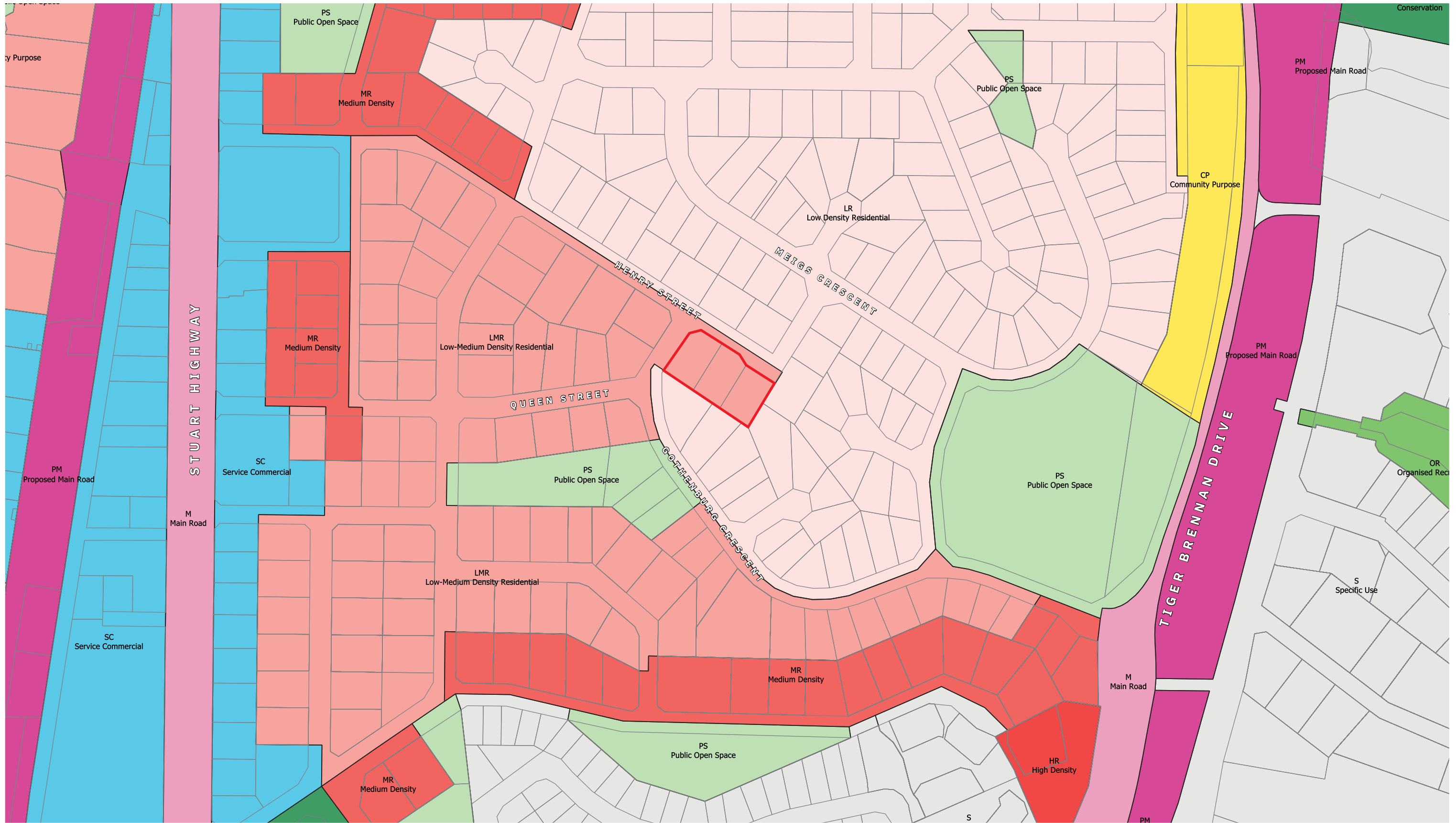
Proposed

24 and 26 Henry Street, 24 Queen Street
STUART PARK

for Lisa Thorpe



1:3000 @ A3
0 |-----| 60



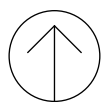
Subject Site

ZONE PLAN

Proposed

24 and 26 Henry Street, 24 Queen Street
STUART PARK

for Lisa Thorpe



1:3000 @ A3
0 |-----| 60

ENCL: YES

DARWIN CITY COUNCIL**DATE:** 13/06/2010**REPORT****TO:** TOWN PLANNING COMMITTEE MEETING
OPEN B**APPROVED:** CR**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** DL**REPORT NO:** 10TS0138 RB:sv**APPROVED:** LC**COMMON NO:** 1828312**SUBJECT:** DEVELOPMENT APPLICATION LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)**ITEM NO:** 10.3**SYNOPSIS:**

A Development Application (**Attachment A**) for Lot 2085 (31) Eden Street, Stuart Park, has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:**Applicant:** Earl James and Associates Pty Ltd**Zone:** SD **Area:** 1110m²**Proposal:** To rezone allotment 2085 (31) Eden Street, Stuart Park from Zone SD to Zone MD**History:** No previous applications have been lodged on the subject site.**Site and Surrounds**

The subject site is identified as Lot 2085 Town of Darwin, commonly referred to as 31 Eden Street, Stuart Park. The site is regular in shape with a frontage to Eden Street of approximately 24 metres and a depth of approximately 45 metres. The site is predominantly flat with a declining slope towards the rear of the allotment.

The site currently contains a single story dwelling with access to and from the site obtained via a single access point from Eden Street. No outbuildings exist on the site.

PAGE: 2
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULLITPLE DWELLING RESIDENTIAL)

Eden Street is a dead-end, local collector road that is approximately one kilometre long and provides direct access to the Stuart Highway at the western end. The locality consists of a mix of single and multiple dwellings on allotments of 1100m² to 1400m². Located within 100m of the subject site are four lots zoned SD (Single Dwelling) where the use is for a Multiple Dwelling. These uses are in contradiction to the permitted uses of the zone, however as these uses existed prior to the commencement of the Northern Territory Planning Scheme, they are considered legitimate uses.

The boundary of the SD Zone on Eden Street is at the intersections of Helpman Street where on the western end the Zone becomes MD on both the northern and southern sides of the road. The development of these sites is predominantly for Multiple Dwellings, however there are some sites that are currently utilised as Single Dwellings.

The built form within the locality of the site is varied with no particular elements consistent between each property. Many of the dwellings are two storey buildings designed to respond to the tropical climate by providing opportunity for cross-ventilation, and constructed with materials that have a low thermal mass. There are also a number of single storey masonry dwellings that do not respond as well to the tropical climate. These dwellings appear to have been constructed post cyclone Tracy.

Northern Territory Planning Scheme:

In assessing the proposed application under the Northern Territory Planning Scheme the strategic direction and principles of the current and proposed zone are considered.

Strategic Direction

The Northern Territory Planning Scheme outlines in Part 2 the intended land use framework for the Darwin region. The subject site is designated to be used for urban purposes. 'Urban' is not defined within the Northern Territory Planning Scheme, but is understood to include residential development.

No further strategic direction is given to manage the urban growth in the Northern Territory Planning Scheme.

Current and Proposed Zoning

The subject site is proposed to be rezoned from Zone SD (single dwelling) to Zone MD (Multiple Dwelling). The zoning tables of the Northern Territory Planning Scheme permit, prohibit and discretionally allow uses within each zone. As both zones are residential, many of the same criteria apply when assessing development on the site. The key distinction between the two zones is that in Zone SD only one dwelling per allotment is permitted, where as in Zone MD, up to one dwelling per 300m² is permitted.

PAGE: 3
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Under the current Zone SD provisions, the site has the potential to be developed to a maximum density of one dwelling, to a maximum height of two stories up to 8.5m. Under the proposed Zone MD provisions, the site has the potential to be developed to a maximum density of three dwellings. All other provisions in relation to the building envelope will apply as per Zone SD.

Summary

The applicant seeks to rezone the subject site from Zone SD to Zone MD. As described above, there is a mix of Single and Multiple Dwellings in both the MD and SD zones surrounding the site. The mix of development in this fashion undermines the notion that there is a strong existing character within the locality that requires retention.

It is observed that areas of Stuart Park are undergoing a change from low, to medium scale residential development.

The Northern Territory Planning Scheme does not provide adequate direction or strategy to determine whether this proposal is a desired form of development. Development to the potential of the proposed Zone MD is already evident within the immediate locality of the site although it is within Zone SD. In viewing the zone maps for the area it would appear that this proposal would be considered a 'spot rezoning', however the outcome on the street is unlikely to be out of character in the locality.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

Recent applications within Stuart Park have shown a desire from developers to increase the density of development. The increase in density infers that there will be more areas impervious ground surface areas directing stormwater to Councils stormwater drainage network. The continued increase in development may place increased demand on the existing infrastructure. Should this scale of development continue, it should be determined whether the existing infrastructure has the capacity to drain the additional water.

FINANCIAL IMPLICATIONS:

Nil.

PAGE: 4
 REPORT NO:10TS0138 RB:sv
 SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
 PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
 DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin
- 1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

Outcome

1.2 Effectively engage with Community

Key Strategies

- 1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 4: Create and Maintain an Environmentally Sustainable City

Outcome

4.2 Improve water conservation

Key Strategies

- 4.2.2 Manage and maintain Council's storm water management system.

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

To the Chief Executive Officer to provide standard Development Permit conditions as appropriate.

PAGE: 5
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULLITPLE DWELLING RESIDENTIAL)

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

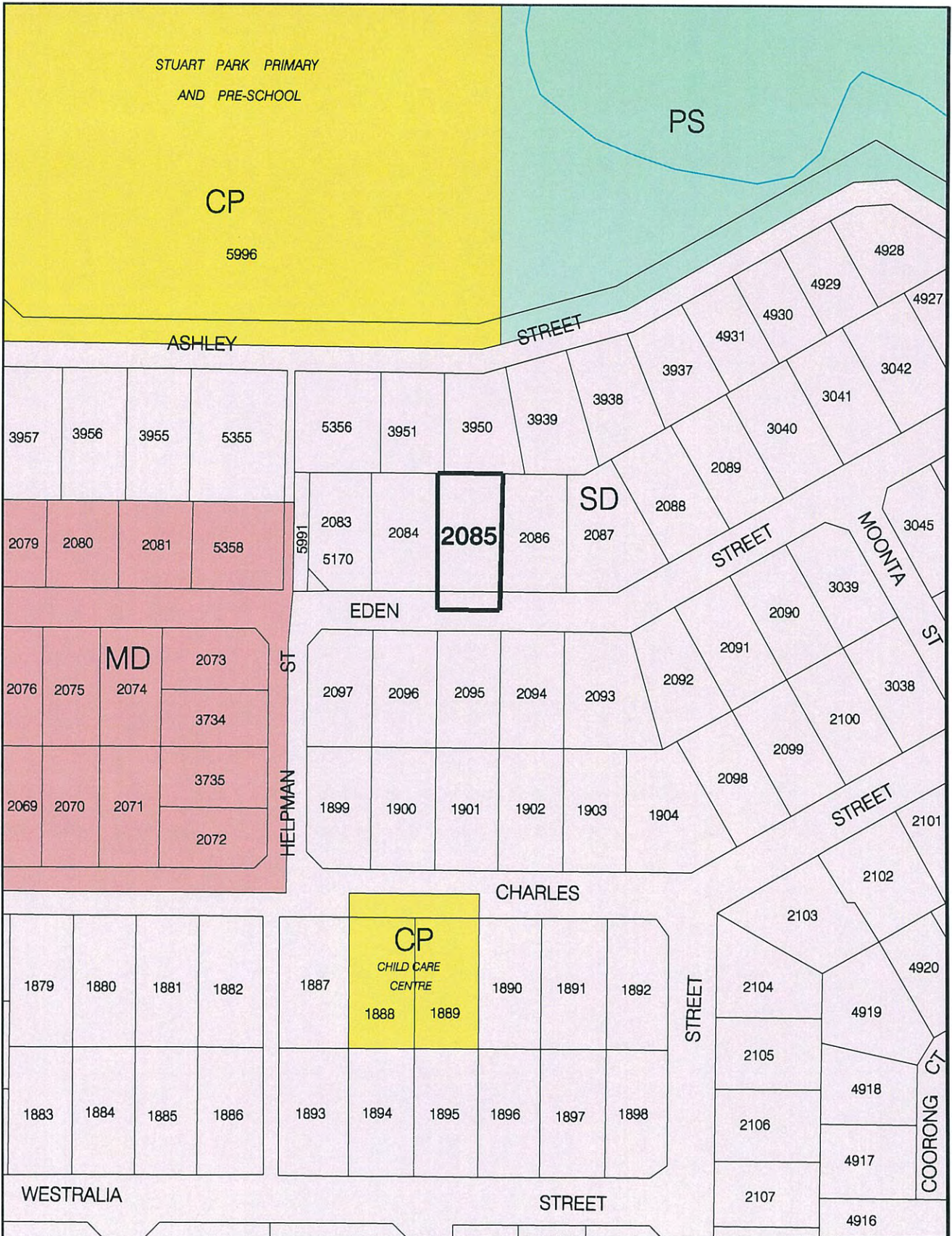
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0138 RB:sv entitled Lot 2085 (31) Eden Street Stuart Park, Town of Darwin Proposed Planning Scheme Amendment: Rezone from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0138 RB:sv be endorsed.

DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

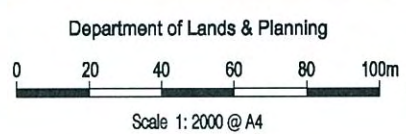
Any queries on this report can be directed to Cindy Robson on 8930 0528, or email c.robson@darwin.nt.gov.au



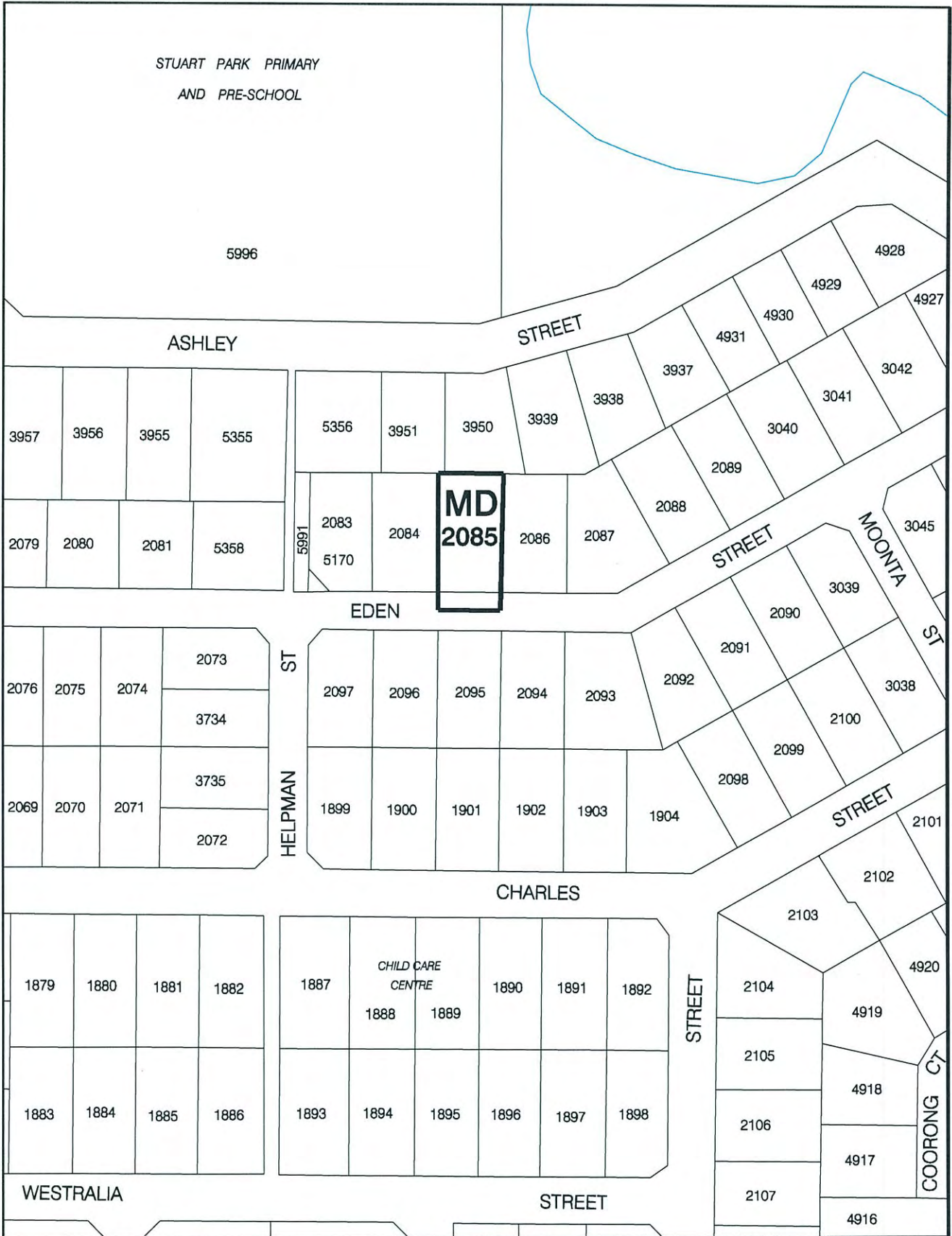
**EXISTING NT PLANNING SCHEME
 AMENDMENT PA2010/0546
 LOT 2085
 TOWN OF DARWIN
 From Zone SD (Single Dwelling) to
 Zone MD (Multiple Dwelling)**



**Northern
 Territory
 Government**



File No.: PA2010/0546
 Date: 21-Jun-10
 Drawing Name: PSA Lot 2085 Darwin.dgn



**PROPOSED NT PLANNING SCHEME
 AMENDMENT PA2010/0546
 LOT 2085
 TOWN OF DARWIN
 From Zone SD (Single Dwelling) to
 Zone MD (Multiple Dwelling)**



**Northern
 Territory
 Government**

Department of Lands & Planning



Scale 1: 2000 @ A4



File No.: PA2010/0546
 Date: 21-Jun-10
 Drawing Name: PSA Lot 2085 Darwin.dgn

ATTACHMENT B

Please quote: 1828312 RB:sv

30 July 2010

Mr Rean Lourens
Senior Planner
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Rean

**Lot 2085 (31) Eden Street Stuart Park, Town of Darwin
Planning Scheme Amendment PA2010/0546
Proposed Amendment Rezone from SD (Single Dwelling) to Zone MD (Medium
Dwelling Residential)**

Thank you for the Planning Scheme Amendment application referred to this office on the 6 July 2010, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The Northern Territory Planning Scheme does not provide adequate direction or strategy to determine whether this proposal is a desired form of development. Development to the potential of the proposed Zone MD is already evident within the immediate locality of the site although it is within Zone SD. In viewing the zone maps for the area it would appear that this proposal would be considered a 'spot rezoning', however the outcome on the street is unlikely to be out of character in the locality.

In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled. If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc. Earl James and Associates Pty Ltd

From: Brian Sellers
Sent: Tue, 24 Jun 2025 05:32:00 +0000
To: George Dakis
Cc: Conneil L. Brown
Subject: [Pending]Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park

Hi George,

Thank you for your enquiry regarding the rezoning and proposed development of the subject site.

Conneil forwarded your email through to me to respond.

In relation to City of Darwin services:

- **Stormwater:** A stormwater contribution will be required in accordance with Contribution Plan CP2014/3 – Area C. Further details are available here: <https://www.darwin.nt.gov.au/business/planning-development/developer-contribution-plans>
- **Crossovers:** Any required upgrades to driveway crossovers will depend on the final development design and are the responsibility of the landowner.

Please contact me if you have any further questions.

Regards,

BRIAN SELLERS
PLANNING COORDINATOR



Civic Centre | 17 Harry Chan Avenue | GPO Box 84 Darwin NT 0801
P: +61 8 8930 0683
www.darwin.nt.gov.au

Please consider the environment before printing this email.

City of Darwin is proud to operate on Larrakia country. We acknowledge the Larrakia people as the Traditional Owners of the Darwin region and pay our respects to Larrakia elders past and present. We are committed to working with all Larrakia people to care for our community and this land and sea for our shared future.

From: George Dakis <georged@masterplan.com.au>
Sent: Friday, 13 June 2025 12:57 PM
To: Conneil L. Brown <Conneil.Brown@darwin.nt.gov.au>
Subject: FW: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park - Enquiry on power and water services [Filed 13 Jun 2025 11:43]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognise the sender and know the content is safe.

(Ref: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park)

Hello Conneil,

I understand you are very busy, however I would appreciate, when it is convenient, if you can assist me with my service enquiry.

Proposal

I am currently examining the feasibility of Rezoning the subject site from **Zone LR to Zone LMR**, with the aim of including **4 x Group Dwellings** (i.e. 4 x 2-3 bedroom at 1-2 storey units).

We (MasterPlan) are undertaking this feasibility investigation on behalf of the site's owners.

We have recently had a preliminary meeting with DLPE strategic lands planning (SLP), to discuss the feasibility of the proposal.

SLP have asked us to reach out to utility providers like CoD, to share the proposal to understand **if services like driveway-crossovers, stormwater etc. will require upgrading or not? And to understand if this is feasible or not?**

Can you please briefly assist with this enquiry. Don't hesitate to contact me if you have any questions.

Warm regards
George Dakis
0413 832 607

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

NT | SA | QLD
1/3 Vickers Street
Parap NT 0820

P: 08 8942 2600
Website | Facebook | LinkedIn



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- Please contact us immediately to advise of receipt by you; and
- You are not to read, disseminate, copy or take any action in respect of the contents of this transmission.

The views expressed in this transmission are those of the individual sender, except where the sender specifically states them to be the views of the City of Darwin.

From: Thanh Tang
Sent: Fri, 13 Jun 2025 07:52:59 +0000
To: George Dakis;Sandro Tomasi;Connection Development PWC
Cc: PowerDevelopment PWC;negotiated connections
Subject: Advice to MasterPlan on Future proposal to Rezone LR to LMR at Lot 1943 (24) Henry Street, Stuart Park (NE200/1943)
Attachments: Lot 1943 (24) Henry St, Stuart Park - Power Diagram.pdf

Hi George,

For any development request for power servicing requirement, PWC now operates under current Australian Energy Regulator (AER) compliance process as follows:

- Online lodgement of a Negotiated Connection (NC) application for load is required to commence PWC dealings with the development.
- Developer Services (DS) group, Sandro Tomasi (08 8995 5884) will send you the email with details of AER compliance process and a connection application link to apply.
- Once the NC application is received with required load information and processed by DS group into the NT NER 5A Negotiated Register Power Engineering (Negotiated Load) MS LIST database, Power Engineering group would then carry out network capacity investigation work and assessment on applicable network upgrade requirements.
- All works by PWC shall be quoted for making payment prior to commencement by Power Engineering - Negotiated Connections & Transmission group (Nabiha Nusrat).

In short, suburbs of Stuart Park, Parap, Fannie Bay, Larrakeyah are old areas with existing overhead distribution networks for old residential houses only.

Regards,

Thanh Tang

Manager Distribution Development | Power Engineering | Power Services



Power and Water Corporation NT

Ben Hammond Complex,

Iliffe Street, Stuart Park

PO Box 37471, Winnellie NT 0821

Tel 08 8924 5729

thanh.tang@powerwater.com.au

From: George Dakis <georged@masterplan.com.au>

Sent: Friday, 13 June 2025 11:22 AM

To: Thanh Tang <Thanh.Tang@powerwater.com.au>; Louise Galey <louise.galey@powerwater.com.au>

Subject: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park - Enquiry on power and water services

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

(Ref: Future proposal to Rezone LR to LMR at 24 Henry Street, Stuart Park)

Good morning, Thanh and Louise,

I understand that you are both very busy, however I would appreciate, when it is convenient, if you can assist me with my utility enquiry.

Proposal

I am currently examining the feasibility of Rezoning the subject site from **Zone LR to Zone LMR**, with the aim of including **4 x Group Dwellings**.

We (MasterPlan) are undertaking this on behalf of the site's owners.

We have recently had a preliminary meeting with DLPE strategic lands planning (SLP), to discuss the feasibility of the proposal.

SLP have asked us to reach out to utility providers like PWC, to share the proposal to understand **if services like power or water will require an upgrading or not? And to understand if this is feasible or not?**

Can you please briefly assist with this enquiry.

Warm regards
George Dakis
0413 832 607

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NT | SA | QLD
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Parap NT 0820

P: 08 8942 2600
Website | Facebook | LinkedIn



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Parcel : 200 01943

I want to...

Tools

Description

LAIS Key: 200 01943

Parcel: 1943

Street No: 24

Street Name: HENRY

Street Type: ST

Prefix:

Parent:

Address: 24 Henry St. STUART PARK

[survey_plan](#)

Hyperlinks

[Survey Plan Link](#)

[ILIS Link](#)

Details

objectid
26772

Address Code
200 01943

Cadastre Parcel Key
200 01943

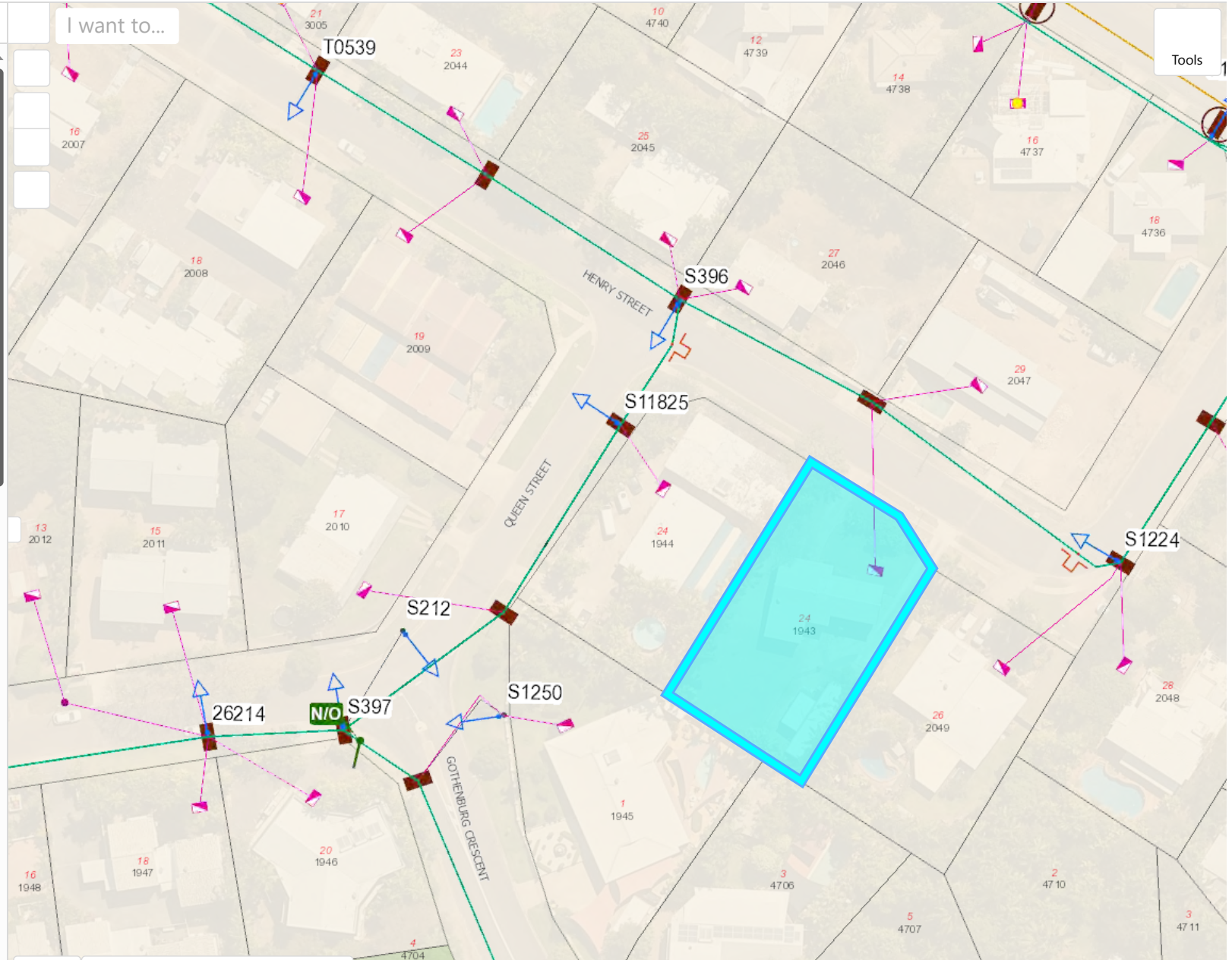
Locality
STUART PARK

Name
N/A

Unit
0

Street Number
24

Street Number Part
N/A



Layers Parcel : 200 01943

Base Light Light NTLIS Google Earth 0 10 20m

Department of Lands & Planning
Level 1 Energy House
18-20 Cavenagh Street
Darwin NT 0800

06/02/2026

To Whom It May Concern,

I am writing as the owner and resident of the property located at **29 Henry Street, Stuart Park NT 0820**, to formally express my support for the proposed rezoning of the property at **24 Henry Street, Stuart Park**, as well as the adjoining properties, from **Low Density Residential (LR)** to **Low-Medium Density Residential (LMR)**.

As a neighbouring resident, I believe the proposed rezoning and future development would provide a number of positive outcomes for the local area and the broader Stuart Park community.

Firstly, the rezoning would support the delivery of additional and more diverse housing options. This is increasingly important as Darwin continues to experience population growth and changing housing needs. Low-medium density development can accommodate a wider range of residents, including small families, professionals, and downsizers, while remaining compatible with the established character of the neighbourhood.

Secondly, new development presents an opportunity to revitalise and modernise the area. Many homes in Stuart Park are ageing and no longer fit for contemporary living standards. Thoughtfully designed new housing would improve the overall streetscape, enhance visual appeal, and contribute to a cleaner, more cohesive neighbourhood environment.

The proposed rezoning would also contribute to the rejuvenation of the Stuart Park area, encouraging investment, renewal, and improved urban design outcomes. Modern development can introduce better landscaping, improved building materials, and increased attention to environmental performance, all which benefit surrounding properties.

Importantly, low-medium density housing can increase neighbourhood character and vitality by creating a more active and engaged community, while still respecting the residential nature of Henry Street. With appropriate planning controls in place, the development can integrate well with existing homes and enhance the liveability of the area.

For these reasons, I am fully supportive of the proposed rezoning from LR to LMR and believe it represents a positive and forward-looking planning outcome for Stuart Park.

Thank you for considering my submission.

Yours sincerely,

Bianca Collis & Trent Hansen

0423 946 245

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

19 Queen St

Stuart Park

5 May 2026

Dear Sir/Madam

On behalf of the owners at 19 Queen St, I submit an objection to the proposal to allow the three properties on the corner of Queen and Henry St to be rezoned to LMR.

A large part of Stuart Park already is zoned for Unit/Townhouse development.

These blocks sit in an area that is zoned LR and looking at the map this change would make them the only properties in the area to be zoned LMR.

The roading infrastructure in this area is already stretched, with on road parking causing major issues already. DCC has installed numerous no parking lines particularly in Queen St to allow buses a turning arc from Gothenburg Cres into Queen St.

Directly across the road from our complex on the corner is the Youth with a Mission complex. We have issues with the guests parking in and around our driveway already. It makes turning in and out of our drive difficult and dangerous if vision is restricted.

Put in simple terms Queen and Henry Streets are effectively single lane roads due to parking congestion. Adding many more dwellings will only increase the problem.

From previous developments in Gothenburg, developers tend to provide minimal off-road parking. Just enough to meet the requirements (On occasion they have applied to reduce these numbers). They want to maximise unit numbers to increase profits.

The area is no suited to developments of this nature and noting the large number of older houses already zoned LMR in Stuart Park this area should be left alone.

Kind Regards

Steven Valentine

A handwritten signature in black ink, appearing to read 'Steven Valentine', enclosed within a large, hand-drawn oval shape.

Body Corp Chairman

19 Queen St

Stuart Park

Department of Lands and Planning

Level 1 Energy House

18-20 Cavenagh St

Darwin NT 0800

RE:

Planning Scheme Amendment to Rezone Lot 1944, 1943 and 2049 (Town of Darwin) from Zone LR to LMR for Infill Development.

24 Queen Street and 24 and 26 Henry Street Stuart Park

To Whom it may concern,

My family and I are owners and long term residents at 21 Henry Street Stuart Park. I have read and considered the following;

1. Planning Report February 2026 by Master Plan,
2. PA2026/0104 Proposal and associated documents.

This letter is a submission in relation to the rezoning application.

Traffic

1. Motor vehicle traffic increase. Stuart Park is an old suburb and many of the streets are relatively narrow. On street parking is likely to increase significantly with a development such as that proposed, which would see 12 residences, with 2 cars to each, at least. This is a minimum of 24 extra vehicles routinely using the street for access.
2. While the proposed development provides for 2 car parks per residence, the reality will be much more than that. Residents are likely to have boats, trailers and camper trailer type vehicles which will require parking off street.
3. This has the potential to create a clogged parking situation on the street.
4. 12 dwellings will increase traffic apart from the residents, for example uber, food deliveries, and general deliveries.
5. Parking on both sides of the street already creates congestion in Henry Street as well as nearby streets, where multi dwelling units exist.
6. This congestion impacts garbage trucks, emergency service vehicles, as well as the residents.
7. This congestion is particularly so around peak periods such as morning and evening with school and work routines of residents.
8. Limiting on street parking to one side of the road may alleviate some of this congestion.

Amenity

1. The old neighbourhood of Stuart Park is blessed with significant and well established vegetation, including mature trees that enhance the amenity of the neighbourhood.
2. This proposed development would presumably lead to the total denuding of three such old blocks and their vegetation.
3. We propose development conditions are imposed to preserve old vegetation – particularly trees – as much as possible and to ensure that once construction is completed new trees and vegetation are planted within the development and along the verges. This contributes to greening, cooling and providing habitat in the suburb, and is consistent with the City of Darwin's 'Greening Darwin Strategy' and 'Climate Emergency Strategy'. These strategies clearly demonstrate the urban heat effect created by urban environments devoid of vegetation and greenspaces, which must be avoided by this proposed development.
4. As the climate warms shade and greenery are extremely important in Darwin's future liveability.
5. Developments such as this create urban heat islands which need to be planned for so as to address negative impacts from the removal of vegetation and the replacement with concrete or paved areas.

Character

1. Henry Street is a boundary for the planning scheme with single residences on one side of the street and units on the other side.
2. The side of the street relevant to this proposal is the side with units already.
3. While some of these are ageing any new development must be careful to be visually in keeping with modern tropical development. There are some examples of this done well in Stuart Park and other old Darwin suburbs such as Parap and Fannie Bay; and (conversely) some examples of it done poorly – creating hot, ugly and unpleasant environments for both residents and neighbours.
4. A development which neglects preserving the tropical character of Stuart Park and results in an ugly and heat creating development is to be avoided.
5. This development is three large blocks, with existing houses. The proposal is a significant change to the character of the area- being such a large footprint.

Building

The impact on the street during the demolition and building will be substantial. The street will have trucks, machinery, work vehicles, dust, noise, traffic congestion for a lengthy period. This will be extremely impactful on the residents of the street and needs to be mitigated.

Management strategies to minimise impacts during construction must be developed and enforced – such as reasonable start and finish times, dust and noise suppression and erosion and sediment controls.

Other

The basic concept of increasing density is not opposed and can have benefits for the community. Inner suburban redevelopment which increases housing, rather than urban sprawl is supported. However it is extremely important that this is managed to ensure that the impacts to the area are not detrimental.

Yours

Bernard Dwyer

A handwritten signature in black ink, appearing to read 'B Dwyer', written in a cursive style.

Pamela Tregear

A handwritten signature in black ink, appearing to read 'P Tregear', written in a cursive style.

Date 11 May 2026

21 Henry Street

Stuart Park NT 0820

0437 522 782



Civic Centre
Harry Chan Avenue
Darwin NT 0800
GPO Box 84
Darwin NT 0801
P 08 8930 0300
E darwin@darwin.nt.gov.au

Mr Mark Coffey PSM
Chairperson
NT Planning Commission
GPO Box 1680
Darwin NT 0801

Please Quote: PA2026/0104

Dear Mr Coffey

Parcel Description: Nos. 24 and 26 Henry Street and 24 Queen Street, Stuart Park

Proposed Development: Planning Scheme Amendment – Rezoning from Low Density Residential (LR) to Low Medium Density Residential (LMR) and Amendment to the Darwin Inner Suburbs Area Plan

Thank you for the referral of the above application. City of Darwin considered the matter at its Ordinary Council Meeting held on 26 May 2026 and, pursuant to section 22(1) of the *Planning Act 1999*, provides the following submission.

The City of Darwin supports the principle of increased residential density recognising the range of benefits it can provide, including greater housing diversity, urban renewal, and more efficient use of existing infrastructure. The City also strongly supports prioritising infill development over greenfield expansion, given the associated environmental, economic, and social benefits.

However, the City's support for infill development is contingent on it being planned in a coordinated, transparent, and strategic manner, with appropriate infrastructure planning and funding certainty, and with meaningful community engagement.

The subject sites are not identified as areas for change within the Darwin Inner Suburbs Area Plan (DISAP), which was developed with community input and is intended to provide certainty to landowners and residents regarding the future density and built form of their neighbourhood.



The City also notes a growing number of out-of-sequence planning scheme amendments and exceptional development proposals within the municipality. This trend highlights the need to review the DISAP and other relevant Area Plans to ensure the planning framework remains responsive to emerging housing needs and development pressures, while maintaining opportunities for broader community input.

A broader, strategic review would also allow for consideration of appropriate locations for increased density and enable more coordinated, place-based outcomes that respect the established character of Stuart Park, rather than relying on ad hoc amendments and generic planning controls.

While the City supports infill development in principle, it does not support the proposed planning scheme amendment. The City considers that any increase in density should instead be addressed through a comprehensive strategic review of the Darwin Inner Suburbs Area Plan.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Signed by:

2D818DC57193987D

ALICE PERCY
GENERAL MANAGER INNOVATION

27 May 2026

Sent via email: ntpc@nt.gov.au



Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/124964

Container No: NE200/1943

Your Ref: PA2026/0104

Ellen Shannon
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Ellen

Re: Lots 1944 (24 Queen Street), 1943 & 2049 (24 & 26 Henry Street) Stuart Park Town of Darwin

In response to your letter of the above proposal for the purpose of rezoning from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential) and make amendments to the Darwin Inner Suburbs Area Plan to reflect the rezoning, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. PWC does not object the proposed rezoning provided that the landowner shall be responsible for establishing suitable power servicing requirements for future development on the rezoned Lots 1943, 1944 & 2049.
2. If the above proposed LMR rezoning application is granted, the landowner shall engage an accredited electrical consultant and contractor to design and construct the required power servicing compliance suitable for future development.

If you have any further queries, please contact Thanh Tang, Manager Distribution Development on 8924 5729 or email: PowerDevelopment@powerwater.com.au

Yours sincerely



Caesar Yik
A/Manager Distribution Development

29 April 2026



Container No: LD200/1943

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Ellen Shannon

RE: PA2026/0104 - Lot 1943 Town of Darwin - 24 Henry Street Stuart Park - Planning Scheme Amendment - Zone LR to Zone LMR and amend the Darwin Inner Suburbs Area Plan

In response to your letter of the above proposal for development application purpose, Power and Water Corporation advises the following with reference to water and sewer enquiries:

1. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. Existing water service connections for the lots are shared with neighbouring lots. Separate service connections are required for future LMR developments to facilitate multi metering,
3. Only a single water and sewer service is permitted for any individual lot. All new services are constructed by the developer, at no cost to Power and Water. Multi-metering is required for all new multiple residential dwelling developments that are to be unit-titled. Multi-metering is suitable for up to 12 units
4. The existing sewerage easements within the subject lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists (such as within a road), within 1.5 metres of the centreline of water and/or sewer main infrastructure.
5. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. A letter has been sent to the applicant outlining the fees and charges applicable for this development. All standard and quoted charges, as well as contribution charges will be valid for a period of 6 months from date of letter issue. As required, Power and Water will reassess the charges for the development.
6. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to any construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

22 May 2026

cc: George Dakis
email: darwin@masterplan.com.au

From: [Ayush Zinjurde](#) on behalf of [DevRoads NTG](#)
To: [Planning NTG](#)
Cc: [DevRoads NTG](#)
Subject: RE: "PA2026/0104 Lot 01943 Town of Darwin" - New Application Submitted
Date: Friday, 24 April 2026 10:58:53 AM

Hi Planning

I refer to the Planning NT correspondence of 24/04/2026 regarding Lot 01943 Town of Darwin (24 Henry Street, Stuart Park).

Proposed work: Rezone from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential)

I am pleased to advise that Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) has no objection/ comments in principle to the above-mentioned development, as the development does not impact a Northern Territory Government (NTG) controlled road.

Thank you.

Kind regards

Ayush Zinjurde

Technical Assessment Officer
Corridor Management and Design – Transport Planning
Department of Logistics and Infrastructure

Floor 3, Highway House, 14 Palmerston Circuit, Palmerston
GPO Box 61, Palmerston, NT 0831

t. 08 8999 4412

e. Ayush.Zinjurde@nt.gov.au



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The NT Government acknowledges the Aboriginal people and cultures of the land and country on which we work and live. We acknowledge the ongoing connection to culture, land, sea and community and pay our respects to Elders past and present and to emerging leaders

From: Planning NTG <Planning.NTG@nt.gov.au>
Sent: Friday, 24 April 2026 9:59 AM
Subject: 'PA2026/0104 Lot 01943 Town of Darwin' - New Application Submitted

Good morning,

A proposed planning scheme amendment to rezone Lot 01943 Town of Darwin (24 Henry Street, Stuart Park) from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential) and amend the Darwin Inner Suburbs Area Plan to reflect the rezoning.

A 28 day public exhibition period will commence 24/04/2026 and closing on 22/05/2026.

This application can be viewed and comments can be made through ILIS and [Planning Notices Online](#) until 22/05/2026.

If you have any enquiries, please feel free to contact Lands Planning Darwin, 8999 8963.

Kind Regards,

Planning NTG
Lands Planning
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin
GPO Box 1680, Darwin, NT 0801

p ... 08 8999 1300
w ... www.dipl.nt.gov.au

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