

Report to the Planning Commission

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

NT PLANNING COMMISSION HEARING

PROPOSED NT PLANNING SCHEME AMENDMENT - PA2026/0104

Rezoning Lot 1943 Town of Darwin (24 Henry St, Stuart Park), Lot 1944 Town of Darwin (24 Queen St, Stuart Park), and Lot 2049 Town of Darwin (26 Henry St, 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

Agenda Item Number: 2

Meeting Date: Wednesday 1 July 2026

Attachment A – Exhibition Material
Attachment B – Submissions Received



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Project Officer,
Lands Planning

1. GENERAL INFORMATION

ADDRESS:	Lot 1943 Town of Darwin (24 Henry St, Stuart Park) Lot 1944 Town of Darwin (24 Queen St, Stuart Park) Lot 2049 Town of Darwin (26 Henry St, Stuart Park)
AREA:	3,710 m ²
CURRENT ZONE:	Zone LR (Low Density Residential)
PROPOSED ZONE:	Zone LMR (Low-Medium Density Residential)
PROPOSED LAND USE:	To facilitate medium density infill-development such as dwelling-groups
APPLICANT:	MasterPlan
LAND OWNER:	Lisa Michael Thorpe and David Thorpe (Lot 1943) Youth with a Mission Incorporated (Lot 1944) John Baylis and Kathleen Baylis (Lot 2049)

2. LEGISLATIVE REQUIREMENTS

The Minister for Lands, Planning and Environment is responsible for determining proposals to amend the NT Planning Scheme, including the rezoning of land. The *Planning Act 1999* establishes requirements relating to the exhibition, consultation and reporting on proposed Exceptional Development Permits.

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

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

3. PROPOSAL

The proposal seeks to:

- rezone Lot 1943 Town of Darwin (24 Henry St, Stuart Park), Lot 1944 Town of Darwin (24 Queen St, Stuart Park), and Lot 2049 Town of Darwin (26 Henry St, Stuart Park) from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential); and
- amend the Darwin Inner Suburbs Area Plan (DISAP) to reflect the rezoning.

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

4. SITE AND LOCALITY CONTEXT

The subject site contains three lots known as 24-26 Henry Street and 24 Queen Street, Stuart Park (Lots 1943, 1944 and 2049, Town of Darwin). 24 and 26 Henry Street have an area of 1230m² each and 24 Queen Street has an area of 1250m². The total area of the site proposed to be rezoned is 3710m² and is zoned LR.

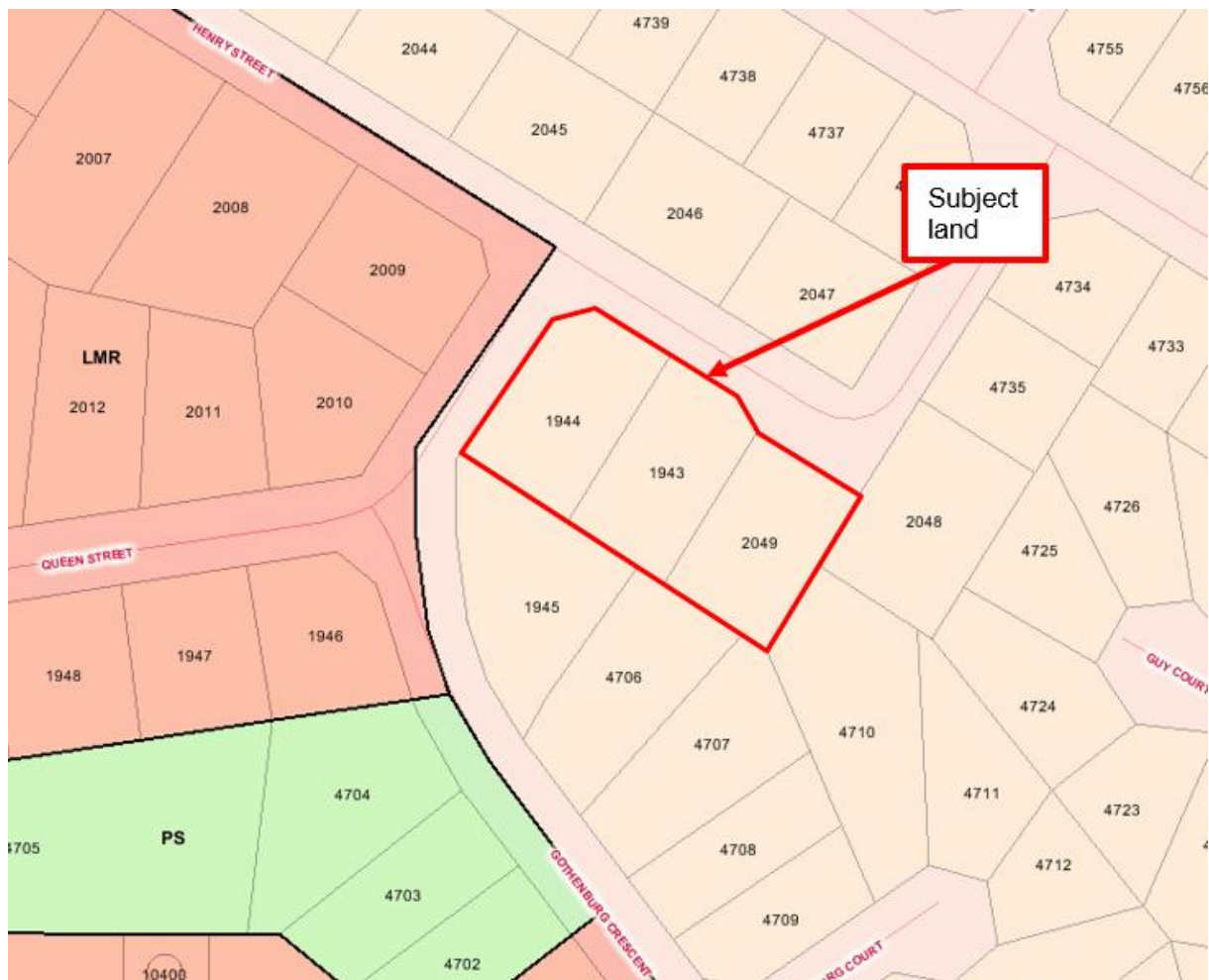
Each site currently contains a single-dwelling with access to 24 and 26 Henry Street provided via Henry Street and 24 Queen Street is accessed via Queen Street.

A public bus stop is located approximately 100 meters walking distance, south of the site on Gothenburg Crescent. Other public bus stops exist within the locality, along the Stuart Highway and on Frances Bay Drive.

The DISAP applies to the site and identifies the site as part of the low density residential area.

Land to the west and south on the opposite side of the street are zoned LMR and land to the east and north is zoned LR. There is open space located 100 metres to the south of the site and Dinah Beach oval is located approximately 250 metres to the east of the site. The site is within 400 meters walking distance of a commercial precinct located along Stuart Highway, which supports office supplies, medical clinics and fast-food stores. It is also 515 meters walking distance southeast of a shop precinct, that includes a corner store, restaurant, pharmacy and other neighbourhood businesses.

A locality plan and a plan of the existing and proposed zoning is at Attachment A1.



5. EXHIBITION OF PROPOSAL

On 14 April 2026, the delegate for the Minister for Lands, Planning and Environment determined under section 13(3)(a) of the *Planning Act 1999* to continue consideration of the proposed amendment by placing it on exhibition.

The proposal was on public exhibition for a period of 28 days and was notified in accordance with the requirements of the *Planning Act 1999*. The exhibition closing date was 22 May 2026.

6. SUBMISSIONS

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

Public Submissions (Bookmarks B1 – B2)

Two submissions were received from the public regarding this proposal.

Public submissions are summarised in the table below.

Submitter	Discussion Points
Steven Valentine (Bookmark B1)	<ul style="list-style-type: none">• Objection on behalf of all landowners at 19 Queen Street (opposite the subject site)• Large part of Stuart Park already zoned for unit/townhouse• This would make them the only properties zoned LMR within zone LR• Road infrastructure already stretched, road and driveway parking congestion, turning into and out difficult and dangerous, restricted vision, more dwellings will increase on road parking issues• Developers provide minimal off-road parking• Area not suited to nature of development
Bernard Dwyer (Bookmark B2)	<ul style="list-style-type: none">• Owners and long-term residents at 21 Henry Street• Old suburb with narrow streets, could create street clogging• 24 extra cars in street access, residents could have boats, trailers, large vehicles which will require parking off street• Increased traffic of residents, delivery, uber, etc• Parking on both sides of street already cause congestion, impacting garbage trucks, emergency vehicles, residents, deliveries, especially around peak periods in morning and afternoon• Limit on street parking to one side of road may alleviate congestion• Proposed development would strip old blocks of vegetation, mature trees• Suggest development conditions imposed to preserve old vegetation, especially trees, new trees/vegetation planted within development and along verges, contribute to greening, cooling and providing habitat consistent with City of Darwin's 'Greening Darwin Strategy' and 'Climate Emergency Strategy'

	<ul style="list-style-type: none"> • Shade and greenery extremely important to Darwin’s future liveability • Henry Street a boundary for single residences on one side of the street and units on the other - side relevant to proposal is the side with units • New development must visually keep with modern tropical development • Development that neglects preserving tropical character of Stuart Park results in ugly and heat creating development – must be avoided • Proposal a significant change to area character – such a large footprint • Impact during demolition and building will be substantial – machinery, trucks, work vehicles, dust, noise, traffic congestion for lengthy period <ul style="list-style-type: none"> ○ Management strategies to minimise impacts during construction must be developed and enforced ○ Start/finish times, dust/noise suppression, erosion/sediment controls • Density increase not opposed and can benefit the community • Inner suburban redevelopment which increases housing, rather than urban sprawl is supported
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Local Authority Submission (Bookmark B3)

City of Darwin submission summarised in the table below

Local Authority	Comments
City of Darwin (Bookmark B3)	<ul style="list-style-type: none"> • Matter considered at Ordinary Council Meeting 26 May 2026 • Supports principle of increased residential density, recognising range of benefits; greater housing diversity, urban renewal, more efficient use of existing infrastructure • Strongly supports prioritising infill development over greenfield expansion, given associated environmental, economic, social benefits • Support contingent on planned in coordinated, transparent, strategic manner, with appropriate infrastructure planning and funding certainty, and with meaningful community engagement • Not identified as areas for change in DISAP, developed with community input to provide certainty to landowners and residents regarding future density and built form of their neighbourhood • Growing number of out-of-sequence PSAs and EDPs within municipality. DISAP and relevant Area Plans need review to ensure planning framework remains responsive to emerging housing needs and development pressures, while maintaining opportunities for broader community input • Broader, strategic review would allow for consideration of appropriate locations for increased density, enable coordinated, place-based outcomes, respect established character of Stuart Park

	<ul style="list-style-type: none"> • Don't support proposal, any increase in density should be addressed through a comprehensive strategic review of DISAP
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Service Authority Submissions (Bookmarks B4 to B6)

Three (3) submissions were received from Service Authorities.

Service Authority submissions are summarised in the table below.

Service Authority	Comments
Power Networks Network Engineering (PWC) (Bookmark B4)	<ul style="list-style-type: none"> • Doesn't object proposal provided landowner be responsible for establishing suitable power servicing requirements for future development • If approved, landowner to engage accredited electrical consultant and contractor to design/construct required compliant power servicing
Water Services Land Development (PWC) (Bookmark B5)	<ul style="list-style-type: none"> • Developer may need to upgrade existing water/sewer service and should contact Services Development prior to construction • Existing water service connections shared with neighbouring lots. Separate connections required to facilitate multi metering • Only single water/sewer service permitted for individual lot. New services constructed by developer at no cost to PWC. Multi-metering required for new multiple residential dwelling developments, suitable up to 12 units • Existing sewerage easements in subject lot required. Structures mustn't be located on/over water supply or sewerage easement, or where no easement exists within 1.5m of centreline of water and/or sewer main • Works mentioned above must be according to PWC's Connection Code at developer's expense. A letter has been sent to the applicant outlining fees and charges applicable for development. All standard and quoted charges valid for 6 months from date of letter. PWC will reassess the charges for the development
Transport and Civil Infrastructure (Bookmark B6)	<ul style="list-style-type: none"> • Transport and Civil Infrastructure has no objection/comments in principle to the development, as it does not impact a NTG controlled road

7. RECOMMENDATION

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