

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 30U

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020
PA2023/0421

I have decided to rezone Lot 131, Town of Nightcliff (68 Aralia Street, Nightcliff) from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential) and amend the Darwin Mid Suburbs Area Plan to the extent of the rezoning.

I am satisfied that, pursuant to section 30S, the amendment:

- (a) promotes the purpose and objectives of the Act as it:
 - i. has been exhibited in accordance with the requirements of the Act;
 - ii. promotes sustainable development of land to facilitate more compact residential development in close proximity to an existing activity centre, public transport and varied open space.
- (b) has merit as it will facilitate housing choice to meet the diverse needs of Nightcliff's population.

The amendment decision does not determine the concurrent application.

The amendment decision will take effect:

- (i) only if the consent authority consents to the development proposal under section 30W(1)(a) or (b) and, after the determination of any appeals under Part 9, issues a development permit under section 54 for the proposal; and
- (ii) if a development permit is issued - on the date on which it is issued.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

10 / 3 / 2025