NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0110

I have decided to alter the exhibited proposal and amend the NT Planning Scheme 2020 by rezoning Part Lot 5182 Town of Darwin (213 Dick Ward Drive, Ludmilla) and Part Lot 8630 Town of Nightcliff (95 Dick Ward Drive, Coconut Grove) from Zone SD44 (Specific Use) to a new specific use zone.

I am satisfied that, pursuant to section 25(3)(b), the amendment:

(a) promotes the purpose and objectives of the Act as it will:

- provide for service commercial development in an area consistent with the strategic framework;
- maintains appropriate controls for the locality relating to the impacts of storm surge and proximity to Darwin International Airport/RAAF Base Darwin; and
- ensures the guidance provided by the specific use zone is current and relevant;

(b) updates an already approved zoning of the site to transition it to the current NT Planning Scheme 2020 and aligns future use with service commercial as identified by the strategic framework; and

(c) was exhibited in accordance with the Act and altered to strengthen the operation of the specific use zone.

Pursuant to section 27(1) I am satisfied that the altered amendment is not sufficiently extensive or significant to justify re-exhibiting, as it does not change the intent or development outcomes of the exhibited proposal.

JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment
22 / 10 / 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0110

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

Dated 22 - 10 - 2026

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Definition

In this amendment –

"amending map" means the attached map, signed by the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2026/0110, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Part Lot 5182 Town of Darwin (213 Dick Ward Drive, Ludmilla) and Part Lot 8630 Town of Nightcliff (95 Dick Ward Drive, Coconut Grove) to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered SU.

3. Amendment to Schedule 4: Specific Use Zones

4.1.3 Specific Uses - Darwin

Part Lot 5182 Town of Darwin and Part Lot 8630 Town of Nightcliff

Purpose

To provide for service commercial development that appropriately responds to:

(a) the effects of primary and secondary storm surge; and

(b) preserves and maintains the safety and curfew free operation of Darwin International Airport/ RAAF Base Darwin.

Administration

1. This specific use zone applies to Part Lots 5182 Town of Darwin (213 Dick Ward Drive, Ludmilla) and 8630 Town of Nightcliff (95 Dick Ward Drive, Coconut Grove).

2. The use and development of land subject to this specific use zone is to be in accordance with the table to this zone as if the land were in Zone SC (Service Commercial).

3. The consent authority may consent to a use or development that is not in accordance with sub-clause 14 only if it is satisfied that the application demonstrates that there is no increased risk to people and property, including adjoining property.

Zone Outcomes

4. A mix of service commercial activities that consist predominately of retail business activities such as **shop**, **shopping centre**, **showroom sales**, **vehicle sales and hire**, and **leisure and recreation**, that do not increase risk to people and property from the impacts of storm surge and do not adversely impact on airport operations.

5. A mix of activities such as **industry-light**, **motor repair station** and **warehouse**, which are compatible with and are of such a kind that do not adversely affect the ***amenity*** of the service commercial function of the area, do not increase risk to people and property from the impacts of storm surge, and do not adversely impact on airport operations.

6. Commercial activities including **bar-public, bar-small, club, food premises-café/take away, food premises-fast food outlet, medical clinic, office** and **shop,** are acceptable where they are subordinate to the primary development on the site and provide support to service commercial activities, and/or directly support and are compatible with the ongoing service commercial use of the zone.

7. Buildings provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the service function of the locality.

8. Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure where appropriate.

9. Development incorporates appropriate urban and landscape design that creates attractive and functional buildings, streets and places.

10. Developments are operated in a manner to ensure that there is no unreasonable loss of ***amenity*** for surrounding premises, having regard to the mixed use nature of the zone.

11. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.

12. Subdivision provides the appropriate urban services including, roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage, stormwater drainage and telecommunication infrastructure.

13. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone, and having regard to the 'Building Site Acceptability Based on ANEF Zones' (Table 2.1) in AS 2021 – 2000 regarding the site's exposure to aircraft noise.

Requirements

14. Prior to any further subdivision or development on site, confirmation from a Hydrological Engineer is to be provided to confirm that the site and extent of existing fill adequately addresses primary and secondary storm surge considerations, to the satisfaction of the Department of Lands, Planning and Environment – Natural Resource Management.

15. Development demonstrates adequate measures to minimise the risk to people, damage to property and costs to the general community caused by storm surge.

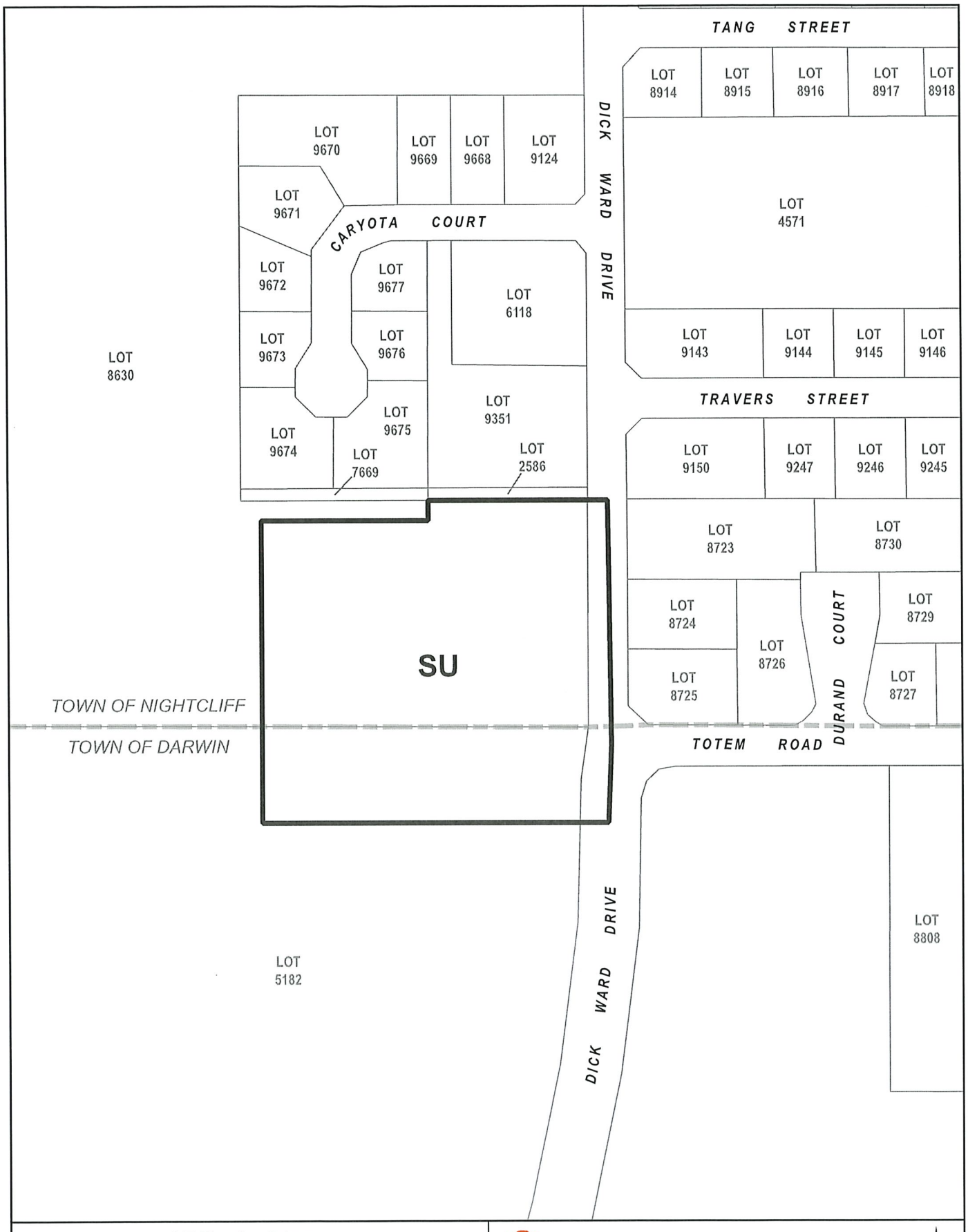
16. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of Darwin International Airport/RAAF Base Darwin.

17. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of Darwin International Airport/RAAF Base Darwin.

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOT 5182 TOWN OF DARWIN AND PART LOT 8630 TOWN OF NIGHTCLIFF				
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Animal Boarding	**Impact assessable**	3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.7.2 Animal Related Use (Animal Boarding and Stables)
Bar-Public	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Car Park	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Car Wash	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.9 Car Wash
Club	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.8.3 Club
Demountable Structures	**Merit assessable**			5.8.7 Demountable Structures
Emergency Services Facilities	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.8.6 Emergency Services Facility
Excavation and Fill	**Impact assessable**			5.8.9 Excavation and Fill
Food Premises-Café/Take Away	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Fast Food Outlet	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.11 Food Premises

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOT 5182 TOWN OF DARWIN AND PART LOT 8630 TOWN OF NIGHTCLIFF				
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Food Premises-Restaurant	**Impact assessable**	3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.11 Food Premises
Industry-Light	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Leisure and Recreation	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation
Medical Clinic	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Motor Body Works	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station
Nightclub Entertainment Venue	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Office	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Passenger Terminal	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Plant Nursery	**Impact assessable**			5.5.2 Commercial Plot Ratio
Service Station	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.8 Service Station
Shop	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Shopping Centre	**Impact assessable**			5.5.2 Commercial Plot Ratio

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOT 5182 TOWN OF DARWIN AND PART LOT 8630 TOWN OF NIGHTCLIFF				
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
		3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.5.3 General Building and Site Design 5.5.12 Shopping Centre
Showroom Sales	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Telecommunications Facility	**Impact assessable**			5.8.10 Telecommunications Facility
Transport Terminal	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Vehicle Sales and Hire	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Veterinary Clinic	**Impact assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Warehouse	**Merit assessable**			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
All other uses defined in Schedule 2 (Definitions)	**Prohibited**			
Undefined Uses **Any uses not defined in Schedule 2 (Definitions)**	**Impact assessable**			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme



NT Planning Scheme
Amendment PA2026/0110
Part Lot 5182 Town of Darwin
and Part Lot 8630 Town of Nightcliff

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date 22-10-2026

NORTHERN TERRITORY GOVERNMENT

Department of Lands, Planning and Environment

25 0 25 50 75 100 m

Scale: 1: 2500 @A4

File No: PA2026/0110
Date: 17/09/2026

Z:\6--13 Planning\2026\2026-07684 - PSA Plans - PA2026-0110 - PA2026-0110 - Pt Lot 5182 Town of Darwin & Pt Lot 8630 Town of Nightcliff\3 - Working Files\PA2026-0110 - Pt Lot 5182 Town of Darwin & Pt Lot 8630 Town of Nightcliff.qgz