

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*  
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020  
PA2025/0329

Pursuant to section 12(1), I have decided to rezone Lots 10536,10559,10562,10565,10741,10744,10747,10750,10753,10756,10759,10762,10765,10768,10771,10774,10777,10780,10783,10786,10789,10792,10795,10798,10801,10804,10807,10810,10815,10870,11059,11065,11068,11084,11567,11585,11800 Town of Nightcliff from Zone SD17(Specific Use Darwin) to Zone LMR (Low-Medium Density Residential) and, Lots 9956,10071,10173,10279,10290,10316,10353,10458 Town of Nightcliff from Zone SD17 (Specific Use Darwin) to Zone PS (Public Open Space)

I am satisfied that the amendment:

- (a) pursuant to section 12(2), is not significant enough to require exhibition, as the amendment will normalise the zones in accordance with the approved subdivision and masterplan; and
- (b) has merit and is in the public interest as it:
  - i. it is consistent with the NT Planning Scheme requirement contained in SD17
  - ii. the proposed zones provide certainty that the land is developed in accordance with the approved masterplan and subdivision plans.



JOANNE TOWNSEND  
Delegate of the  
Minister for Lands, Planning and Environment

23/10 /2025

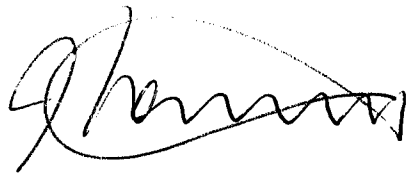
NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0329

I, JOANNE TOWNSEND, Delegate for the Minister for Lands, Planning and Environment, under section 12(2)(a) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.



Dated 23 October 2025.

Delegate for the 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 Delegate of the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2025/0329, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map forming part 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 Darwin to the extent of its inconsistency with the amending map in respect of the areas of land shown on the amending map bounded by a thick black line and lettered LMR which is Lots 10536, 10559, 10562, 10565, 10741, 10744, 10747, 10750, 10753, 10756, 10759, 10762, 10765, 10768, 10771, 10774, 10777, 10780, 10783, 10786, 10789, 10792, 10795, 10798, 10801, 10804, 10807, 10810, 10815, 10870, 11059, 11065, 11068, 11084, 11567, 11585, 11800, Town of Nightcliff and areas of land shown on the amending map bounded by a thick black line and lettered PS which is Lots 9956, 10071, 10173, 10279, 10290, 10316, 10353, 10458 Town of Nightcliff

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**NT Planning Scheme 2020  
Amendment (PA2025/0329)  
Rezone Lyons Stages 1 - 5  
Hundred of Nightcliff Plan  
1 of 2**

DELEGATE FOR THE MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date: 23/10/25



Department of Lands, Planning and Environment

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File No: PA2025/0329  
Date: 25/09/2025



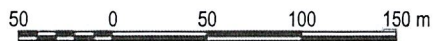
**NT Planning Scheme 2020  
Amendment (PA2025/0329)  
Rezone Lyons Stages 6 - 12  
Hundred of Nightcliff  
Plan 2 of 2**

DELEGATE FOR THE MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

*[Signature]*  
Date: 23/10/25



Department of Lands, Planning and Environment



Scale: 1: 4000 @A4



File No: PA2025/0329  
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