

NORTHERN TERRITORY OF AUSTRALIA

PLANNING SCHEME AMENDMENT PA2026/0110

The Delegate for the Minister for Lands, Planning and Environment has accepted a planning scheme amendment made by Tatam Planning Co. The application seeks to rezone 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.

Provided on the [Development Applications Online \(DAO\) website](#) are:

- Proposed Amendment/Statement of Effect documents (detail of the proposal); and
- Supporting Information Documents.

Attached to this Explanatory Document are:

- a locality map;
- extracts from the NT Planning Scheme 2007 relating to Zone SD44 (specific use); and
- proposed new specific use zone.

Period of Exhibition and Lodging a Submission

The exhibition period is from **1 May 2026** to **29 May 2026**.

The suitability of the subject site for uses in accordance with the proposed zone is the primary consideration in the assessment of proposals to amend the NT Planning Scheme 2020. Matters relating to the intended development of the site are addressed in the development application and assessment processes.

Submissions in relation to a planning scheme amendment must be in writing and include the name and postal address of the author and may be made publicly available in full.

Written submissions are to be received by 11.59pm on **29 May 2026** and can be made through:

- the [DAO website](#) using the relevant "Make Submission" tab; or
- Postal letter and addressed to:
NT Planning Commission
PO Box 1680
DARWIN NT 0801; or
- Email: planning.ntg@nt.gov.au; or
- Hand delivered to: Level 1, Energy House, 18-20 Cavenagh Street, Darwin City

For more information please contact Fletcher Willis on (08) 8924 74341 or at fletcher.willis@nt.gov.au

Existing Specific Use Zone SD44

4. Notwithstanding paragraph 3, the following uses if proposed as the primary or secondary use are prohibited on section 4303:
 - (a) **caretaker's residence;**
 - (b) **education establishment;**
 - (c) **home occupation;**
 - (d) **hotel**, where a residential building is proposed;
 - (e) **leisure and recreation;**
 - (f) **medical clinic;**
 - (g) **place of worship;**
 - (h) **plant nursery;** and
 - (i) **rural industry**, where products that attract birds and bats are stored outdoors.
5. Subject to paragraph 2, section 4303 may be developed for the purpose of the zone if development complies with all requirements of the NT Planning Scheme, as if the **site** was in Zone LI (Light Industry), and provided that:
 - (a) all proposed development can be constructed in accordance with AS 2021-2000 'Acoustics – Aircraft noise intrusion – Building siting and construction' (AS2021); and
 - (b) all proposed development can be constructed in accordance with the height provisions determined by the Defence (Area Control) Regulations 1989.
6. Subject to paragraph 2, section 4303 may be developed for the purpose of a subdivision if the application to subdivide the **site** is in accordance with the relevant clauses of the NT Planning Scheme, as if the land was in Zone LI (Light Industry).
7. Any development or subdivision of the **site** should allow for:
 - (a) the future closure of the current access point to Vanderlin Drive; and
 - (b) a replacement site access point or local road connection on the southern boundary of the **site** when the proposed local road for section 6442 Hundred of Bagot is constructed along the southern boundary of section 4303.

SD44

Amendment No. 324
Gazetted 26.03.2014
Creates SD44

Part Lots 5182, Town of Darwin and 8630, Town of Nightcliff (Dick Ward Drive, Coconut Grove).

1. The purpose of this zone is to provide for light industrial development that addresses:
 - (a) the effects of primary storm surge; and
 - (b) preserves the safety and maintains the curfew free operation of the Darwin International Airport
2. Prior to subdivision and the commencement of works to address the issue of storm surge, a hydrological assessment approved by the Department of Land Resource Management must be provided to the satisfaction of the Consent Authority.
3. Subdivision of the land within the zone is to be in accordance with the requirements of 11.3.2 and 11.3.3 of the Northern Territory Planning Scheme.

4. The following uses are permissible only with consent and are to be developed in accordance with the requirements of Zone LI (Light Industry):

- | | |
|---|--|
| (a) animal boarding; | (j) passenger terminal; |
| (b) business sign; | (k) plant nursery; |
| (c) car park; | (l) promotion sign; |
| (d) community centre; | (m) rural industry; |
| (e) leisure and recreation; | (n) service station; |
| (f) light industry; | (o) showroom sales; |
| (g) motor body works; | (p) transport terminal; |
| (h) motor repair station; | (q) vehicles sales and hire;
and |
| (i) office, only where ancillary to the primary use; | (r) warehouse. |

Any other use not explicitly stated within this zone is a prohibited use whether posed as a primary or ancillary use.

5. In determining an application for the use or development of land subject to the ANEF 20 unit value contour line or greater, the consent authority is to have regard to the Building Site Acceptability Table (Table 2.1) based on ANEF Zones taken from AS 2021 – 2000 as a guide to the type of use or development it may consent to.
6. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
7. 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 an airport.

SD45

Amendment No. 322
gazetted 16.04.2014
creates SD45

Lot 4223, Town of Darwin (36 Wilmot Street, The Narrows).

1. The purpose of this zone is to facilitate the use and development of the land for **multiple dwellings**, limiting the development of the site to two units.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds any more than a total of two **multiple dwellings**.

4.1.3 Specific Uses - Darwin

4.1.3.XX SDXX Part Lots 5182 Town of Darwin and 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.
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.
4. Commercial activities 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.
5. 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.

Zone Outcomes

6. 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.
7. 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 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.

8. 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.
9. Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure where appropriate.
10. Development incorporates appropriate urban and landscape design that creates attractive and functional buildings, streets and places.
11. 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.
12. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.
13. Subdivision provides the appropriate urban services including, roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage, stormwater drainage and telecommunication infrastructure.

Requirements

14. An application for subdivision should include a hydrological assessment approved by the Department of Lands Planning and Environment - Natural Resource Management addressing primary and secondary storm surge of the site.
15. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
16. 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 an airport.

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOTS 5182 TOWN OF DARWIN AND 8630 TOWN OF NIGHTCLIFF

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.6 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
			5.2.4 Car Parking	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.7.2 Animal Related Use (Animal Boarding and Stables)
			5.2.5 Loading Bays	
Bar-Public	Impact assessable		5.2.6 Landscaping	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
			5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable		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 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 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 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash

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Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements	
Club	Impact assessable	3.6 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design	
			5.2.4 Car Parking	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC	
			5.2.5 Loading Bays	5.8.3 Club	
Demountable Structures	Merit Assessable			5.8.7 Demountable Structures	
Emergency Services Facility	Impact assessable			5.2.6 Landscaping	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
				5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC
				5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.8.6 Emergency Service 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 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC	
				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 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC	
				5.5.11 Food Premises	
Food Premises- Restaurant	Impact 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	
				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	

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOTS 5182 TOWN OF DARWIN AND 8630 TOWN OF NIGHTCLIFF

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Leisure and Recreation	Merit assessable	3.6 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
			5.2.4 Car Parking	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
			5.2.5 Loading Bays	5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable		5.2.6 Landscaping	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
			5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Motor Body Works	Impact assessable		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	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
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	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
			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	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Passenger Terminal	Impact 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

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOTS 5182 TOWN OF DARWIN AND 8630 TOWN OF NIGHTCLIFF

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design
Service Station	Impact assessable		5.2.8 Car Parking	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Shop	Impact assessable		5.2.9 Loading Bays	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Shopping Centre	Impact assessable		5.2.10 Landscaping	5.5.8 Service Station
Showroom Sales	Merit Assessable		5.2.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	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
Telecommunications Facility	Impact assessable		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 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre
Transport Terminal	Impact 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
Vehicle Sales and Hire	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
Veterinary Clinic	Impact 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

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART LOTS 5182 TOWN OF DARWIN AND 8630 TOWN OF NIGHTCLIFF

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Warehouse	Merit assessable	3.8 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control	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
All other uses defined in Schedule 2 (Definitions)	Prohibited		5.5.3 Car Parking 5.5.4 Loading Bays 5.5.5 Landscaping	
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable		5.5.6 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	Part 2, Part 3, Part 4, Part 5 of this Planning Scheme