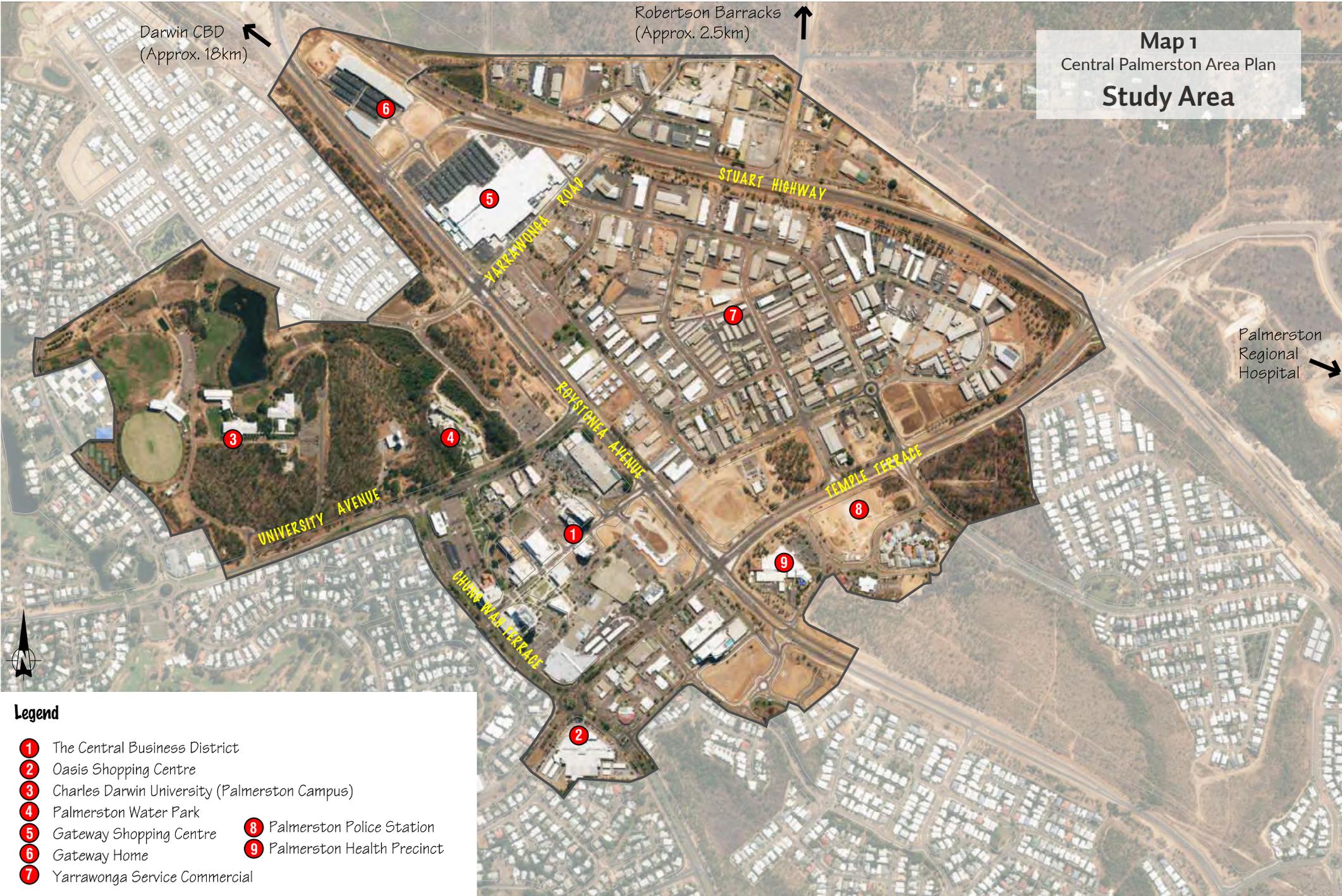


**Map 1**  
**Central Palmerston Area Plan**  
**Study Area**



**Legend**

- ① The Central Business District
- ② Oasis Shopping Centre
- ③ Charles Darwin University (Palmerston Campus)
- ④ Palmerston Water Park
- ⑤ Gateway Shopping Centre
- ⑥ Gateway Home
- ⑦ Yarrawonga Service Commercial
- ⑧ Palmerston Police Station
- ⑨ Palmerston Health Precinct



*The Northern Territory Planning Commission's (NTPC) primary role is to prepare integrated strategic land use plans.*

The NTPC has identified the need to revise the Palmerston City Centre Planning Principles and Area Plan, which were included in the Northern Territory Planning Scheme in 2008.

In 2016, the area planning process commenced and now, following a few years of considerable growth and further studies, Stage 1 is being progressed. This study area is larger than the current plan to capture areas around the city centre that have undergone recent development. Robertson Barracks and Palmerston Regional Hospital are significant influences outside the study area.

## *What is an Area Plan?*

Area Plans are land use and development policies within the NT Planning Scheme. They

establish a long term vision and usually contain maps, planning principles and objectives to give the community, industry, and decision-makers guidance and confidence regarding future land uses.

Area Plans in the Darwin region build on the overarching direction provided by the Darwin Regional Land Use Plan (DRLUP). Planning is informed by population and infrastructure studies, and community input is essential to developing an Area Plan.

Area planning also provides an opportunity for authorities like Power and Water Corporation and local councils to plan for future infrastructure and services such as power, water, roads and drainage. Area Plans do not automatically rezone land. Any applications for rezoning must be made through the Minister responsible for administering the *Planning Act 1999*.

## *How you can be involved*

We are currently in Stage 1 of the area planning process outlined in our three stage area planning process as shown below. The purpose of Stage 1 is to engage the community on the issues presented in the Discussion Paper and share ideas to create a prosperous and dynamic city centre.

Stage 1 is an opportunity to be involved and have your say through information sessions, talking with planners, or making a submission to the NTPC.

Check the Planning Commission's website for details: [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)

Look out for the 'Tell Us' boxes throughout this Discussion Paper as these questions might help you prepare a submission, respond to the survey or talk with our team. Your thoughts, comments and questions will help us to prepare the draft Area Plan, which will be released for comment in Stage 2.

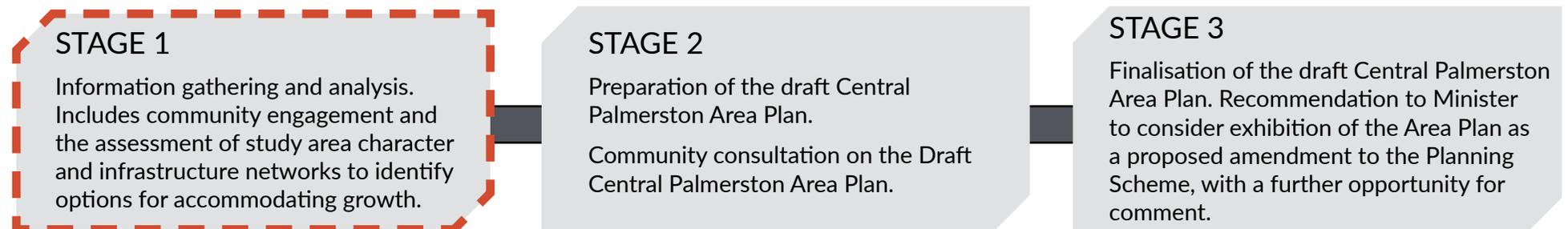


Figure 1 - Area planning process

## ***Understanding the project***

The Central Palmerston Area Plan is important as it will provide an understanding of the future demand for social and physical infrastructure, and land use changes that will occur to support future growth in the study area.

The Area Plan will also give confidence to government, industry and the community about future land use.

The Area Plan will provide a clear and effective land use and development framework that:

- reinforces the CBD as a commercial, service, community and entertainment hub;
- to establishes connectivity between the CBD and surrounding areas, including Gateway Shopping and Home Centre, Charles Darwin University – Palmerston Campus (CDU) and Yarrowonga;
- supports improved amenity for residents and visitors; and
- maintains the character of established localities while enhancing connectivity, and respecting environment, heritage and recreation values.

This project will revise the existing Palmerston City Centre Area Plan and planning principles. It is an opportunity to build on and bring together previous studies, projects and consultation that have focused on shaping the city. Connections will also be made to Northern Territory planning policies such as the Darwin Regional Land Use Plan and the Compact Urban Growth Policy.

## ***What this Discussion Paper does***

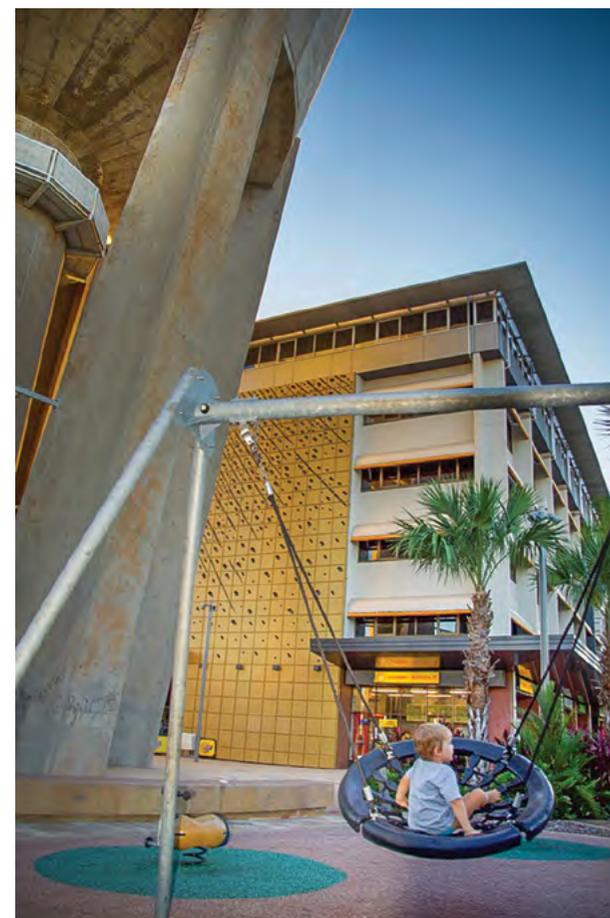
This Discussion Paper outlines how you can be involved, what we understand from previous studies and projects, and what needs to be considered in the preparation of the Area Plan.

This section introduces the project, summarises the consultation process and places the Area Plan within the hierarchy of plans and background information relevant to guiding future land use and development (Figure 2).

The Planning Themes section addresses influences on land use and development that apply across the study area. The themes should be thought about in relation to how they contribute to an integrated, functional and liveable city centre and surrounds.

The Focus Areas section looks at the study area's unique localities. Maps in this section highlight the main influences and opportunities for discussion.

Both the Planning Themes and the Focus Areas have been informed by the documents listed at the end of this paper, advice from key government agencies and initial consultation undertaken in 2016.



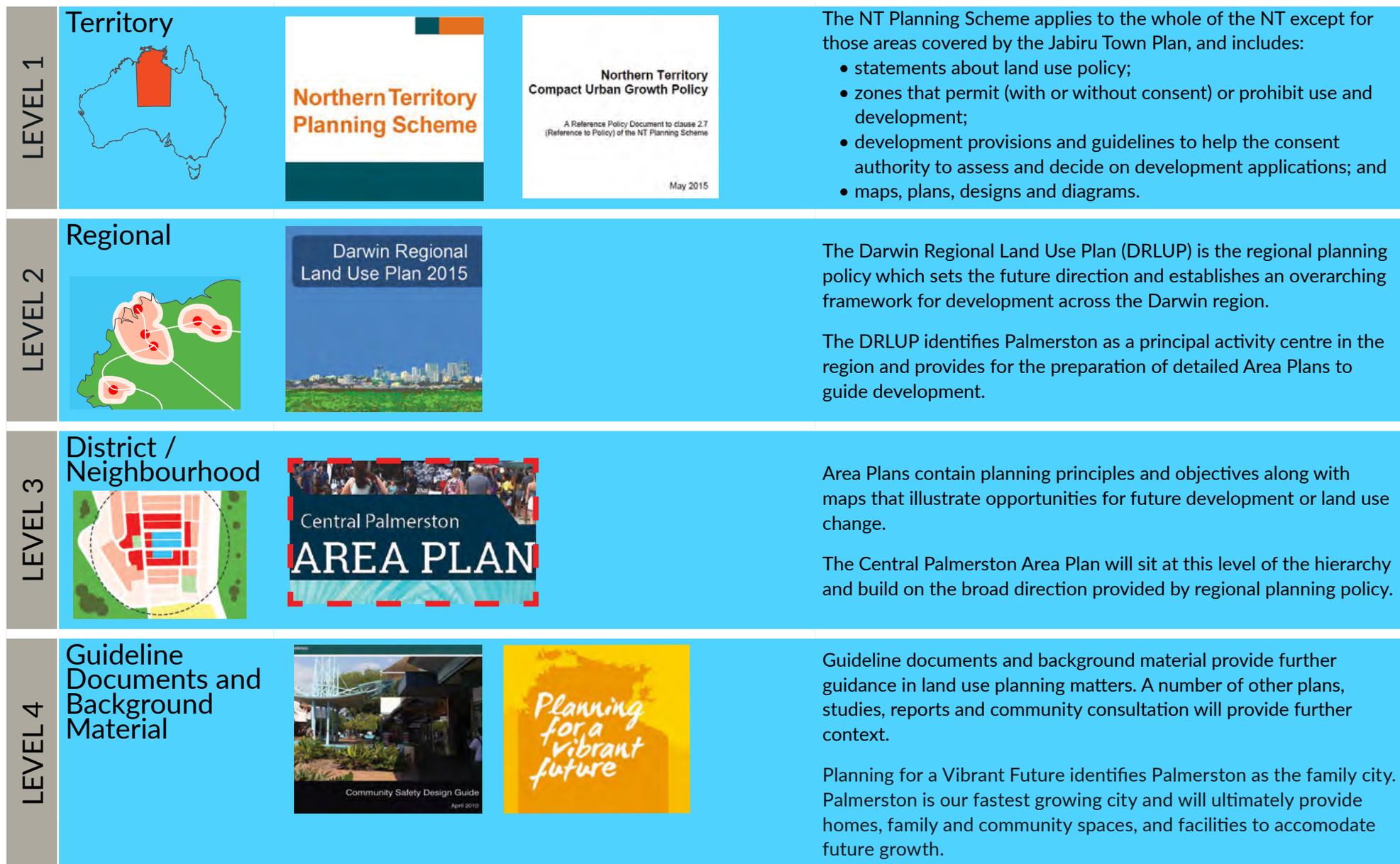


Figure 2 Hierarchy of Plans and Information

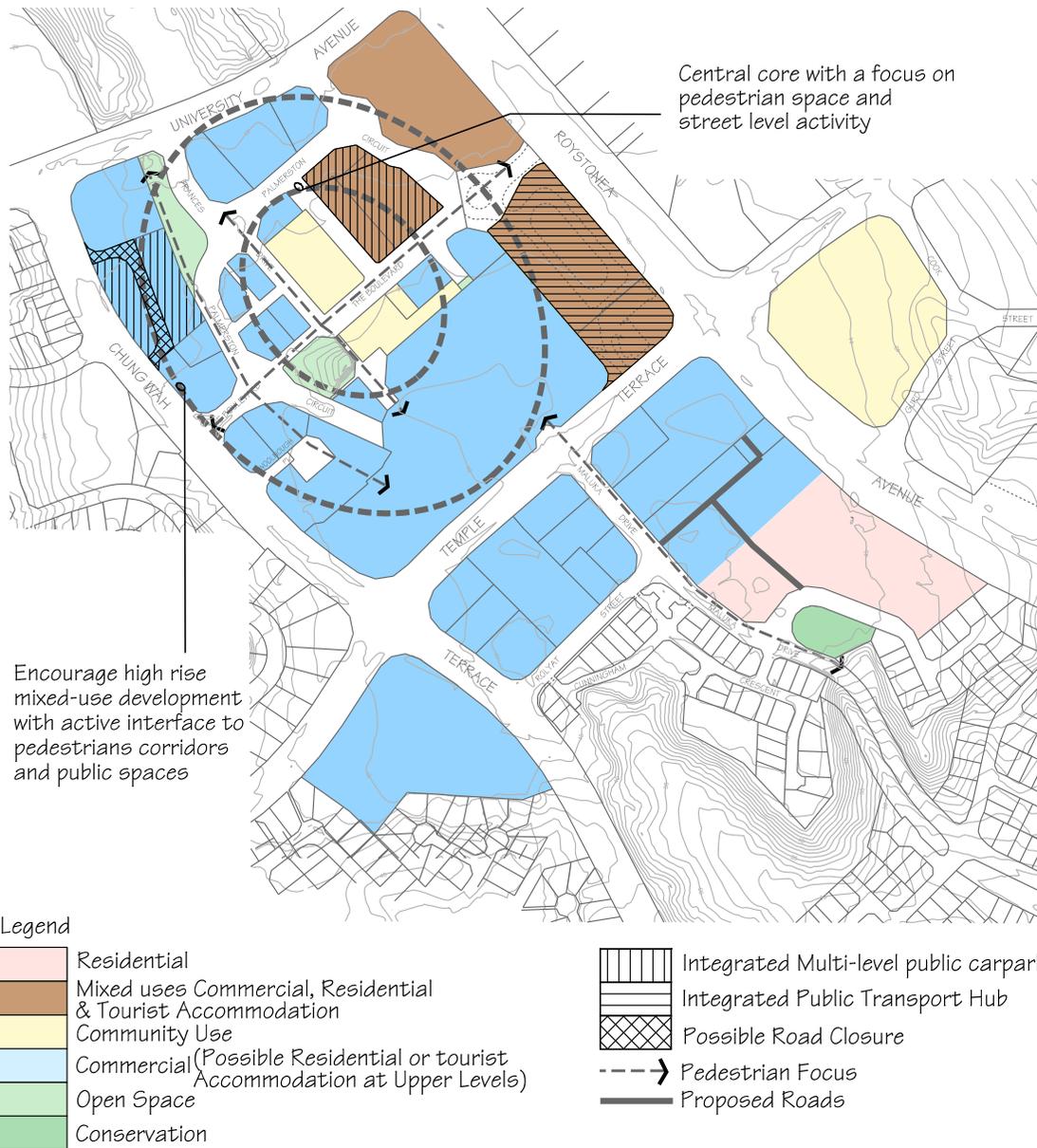


Figure 3 Current Palmerston City Centre Area Plan

## Current Area Plan

The current Palmerston City Centre Area Plan included in the NT Planning Scheme was introduced in 2008 (Figure 3). It identifies future land uses and considerations in transitioning to those uses. The current Area Plan includes a number of key planning principles to guide the development of the city centre to:

- include a diversity of land uses;
- reinforce the role of the city centre as a competitive location of commerce and community activity and as the principle focus for facilities and services for the Palmerston community;
- relate scale and density of development to the significance of the centre to the region and the city;
- reflect desired future character by encouraging high density residential living in a mixed use people friendly urban development; and
- create coherent and interconnected built environment and public domain that contributes to a sense of place and community within the city centre.

The current Area Plan and planning principles will be reviewed as part of the Central Palmerston Area Plan drafting process to take into account the wider scope of land use and activities within the surrounding area not included in the current plan.



## Growth Considerations

### Population and housing

Palmerston is a young population with a median age of 30 years. This is below the Northern Territory median of 32 years of age, and the Australian median of 38 years. Just over 25% of the Palmerston population is under the age of 15 years and only 4.5% of the population is aged 65 years and over.

Over the past decade Palmerston has achieved growth rates substantially higher than the rest of the Darwin region and other Australian cities, with a projected growth rate at 2.4 percent annually to 2036. The population of Palmerston in 2016 was 35 880 people. With the completion of the remaining eastern suburbs, Palmerston is likely to accommodate more than 40 000 people.

Central Palmerston's residential population is expected to grow at a moderate pace to an estimated 3200 residents in the far term. In contrast, the daytime population of Central Palmerston is projected to increase considerably. In 2015 the daytime population for Central Palmerston was 4700 and it is projected to be around 16 300 in the far term. This will result in an increase in demand across a range of services and infrastructure, such as public transport and pedestrian/cycleway networks, office and retail floor space, and community facilities.

The first residential tower in the CBD was completed in 2018, signifying the beginning of a residential population in the study area. Recent population studies estimate the number of dwellings required in the CBD in the far term to be approximately 1800.

### Office and retail space

In 2015, the Palmerston CBD had 25 200m<sup>2</sup> of commercial office space. The NT Government is the single largest tenant in the market and so future demand is largely shaped by policy relating to the distribution of Government office space. If the CBD was to retain its current share of office demand, a total of approximately 44 000m<sup>2</sup> will be required in the far term.

Completion of the Gateway Shopping and Home Centre has met the short and intermediate term demands for retail space. However, a market gap of approximately 30 000m<sup>2</sup> will still need to be met in the far term.

### Service Commercial and Industrial

A large proportion of the study area is the Yarrowonga precinct, which consists of light industrial land to the north of Stuart Highway and service commercial land south of the highway. There is a mix of manufacturing, storage and onsite administrative and sales

functions. Other key land uses that have established in the area include:

- showrooms;
- gym and fitness centres;
- vehicle repairs and servicing;
- community facilities; and
- a veterinary hospital.

Most land in Yarrowonga is now developed and many properties have the potential for future re-development due to either underutilisation, or age and condition of existing structures. The increase in traffic in the vicinity due to the opening of Gateway could lead to the re-development of land in this area.

The Area Plan requires clear objectives to retain the appropriate balance of retail and commercial uses between the CBD and Yarrowonga.

#### TELL US ...

*What would encourage you to live in Central Palmerston?*

*How do you spend time in Central Palmerston? What is the best thing about this area?*

*What would you like to see here in the future?*