

Have your say on the Area Plan

Visit haveyoursay.nt.gov.au to find out more about where we will be and how you can get involved. Read the draft Area Plan and Needs Assessment, give us your feedback online or come and have a chat to us at one of our events.

For more information visit
planningcommission.nt.gov.au
haveyoursay.nt.gov.au

08 8924 7540
ntpc@nt.gov.au
planningcommission.nt.gov.au
GPO Box 1680, Darwin NT 0801

INFORMATION

HOW WILL THE AREA PLAN BE USED?

The Area Plan provides a decision-making framework to inform future rezoning and development decisions and gives guidance, certainty and confidence to residents, property owners and decision makers, and helps us plan for the future.

Area plans DO NOT automatically rezone land. Any applications for rezoning must be made through the Minister for Infrastructure, Planning and Logistics.

HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback will be considered by the Planning Commission as it works to finalise the Central Palmerston Area Plan. Check the NT Planning Commission website to view the draft Area plan, find event details, and have your say on the future of Central Palmerston.

CONSULTATION STAGES

STAGE ONE

Information gathering and analysis. Includes community engagement and the assessment of study area character and infrastructure networks to identify options for accommodating growth.

STAGE TWO - CURRENT

Preparation of the Draft Central Palmerston Area Plan.
Community consultation on the Draft Central Palmerston Area Plan.

STAGE THREE

Finalisation of the draft Central Palmerston Area Plan. Recommendation to Minister to consider exhibition of the Area Plan as a proposed amendment to the Planning Scheme, with a further opportunity for comment.

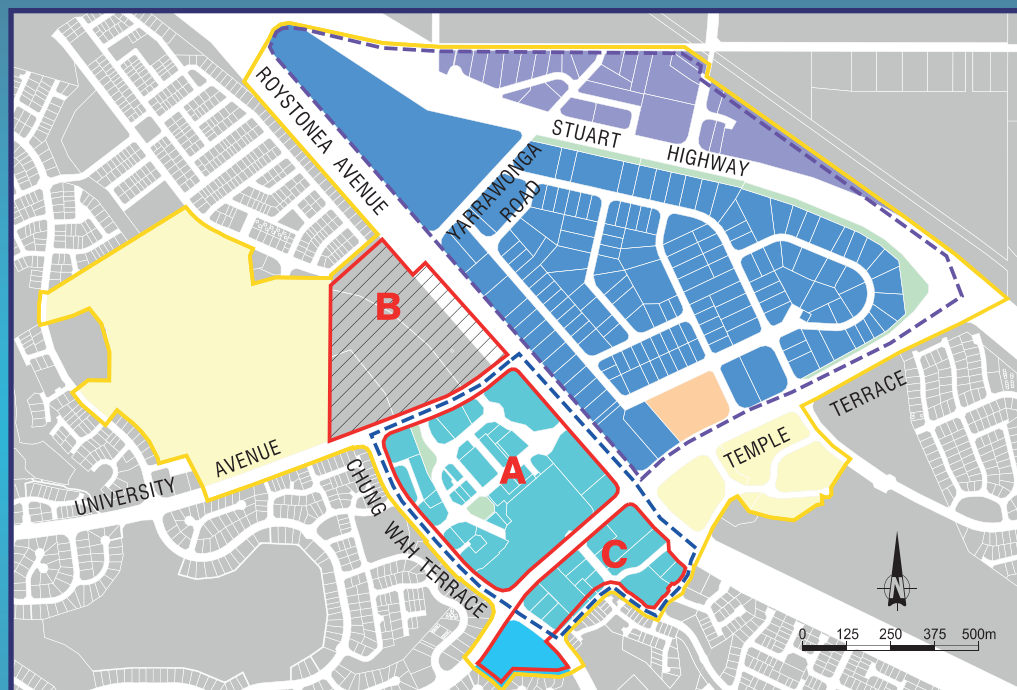
DRAFT

Central Palmerston AREA PLAN

Stage 2

OVERVIEW OF A LAND USE VISION FOR CENTRAL PALMERSTON

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- Study Area
- Mixed Use
- Commercial
- Service Commercial
- Light Industry
- Open Space
- Civic & Community Purpose
- Utilities
- Palmerston City Centre
- Yarrowonga Precinct
- Potential Area for Change

To view this map visit
www.planningcommission.nt.gov.au

THEMES

ENVIRONMENT

The draft Area Plan supports a balance between future growth and maintaining the natural environment while improving liveability, health and well-being which are critical issues for Central Palmerston. Palmerston has a young, diverse population and opportunities to connect with the natural environment are key to supporting this.

MIXED AND COMMERCIAL USE

The draft Area Plan seeks to encourage an appropriate mix of land uses in the Palmerston City Centre to support its future viability. Opportunities are identified to re-establish a more accessible local road network and introduce active street frontages, which align with the original vision for a compact, walkable City Centre.

SERVICE COMMERCIAL AND LIGHT INDUSTRIAL USE

The Yarrowonga Precinct is a significant local employment hub and provides for a range of local and regional service commercial and low impact industrial uses. This Area Plan protects the continued use of the land to support growth for the Darwin Region.

MOVEMENT AND TRANSPORT

Active and public transport is prioritised in the draft area plan while aiming not to compromise the safety and efficiency of local and regional road networks. The area plan protects the role of the Stuart Highway as a vital link in the national highway network and balances the relatively high concentration of arterial roads with objectives to improve and expand the active transport network.

SOCIAL INFRASTRUCTURE AND CULTURE

Objectives are provided to ensure that the social and cultural needs of the local community and broader catchment are considered as the study area develops. Locally-appropriate land use and development can contribute to building communities that are safe, resilient and cohesive. The draft area plan encourages the community to share spaces and feel connected.

ESSENTIAL INFRASTRUCTURE

The Central Palmerston locality is yet to reach capacity of its power, water and sewerage. Although minor upgrades will be required. Digital telecommunications infrastructure will continue to be extended as required.

VISION STATEMENT

This Area Plan envisions Central Palmerston as a thriving destination, reflecting the energy and opportunities of the growing and diverse community.

High quality built form and welcoming public spaces will further establish an authentic and engaging civic heart that supports a range of activities for residents and visitors.

Central Palmerston is to have a balanced mix of commercial, retail, community, residential and recreational opportunities, underpinned by an efficient multi-modal transport network.

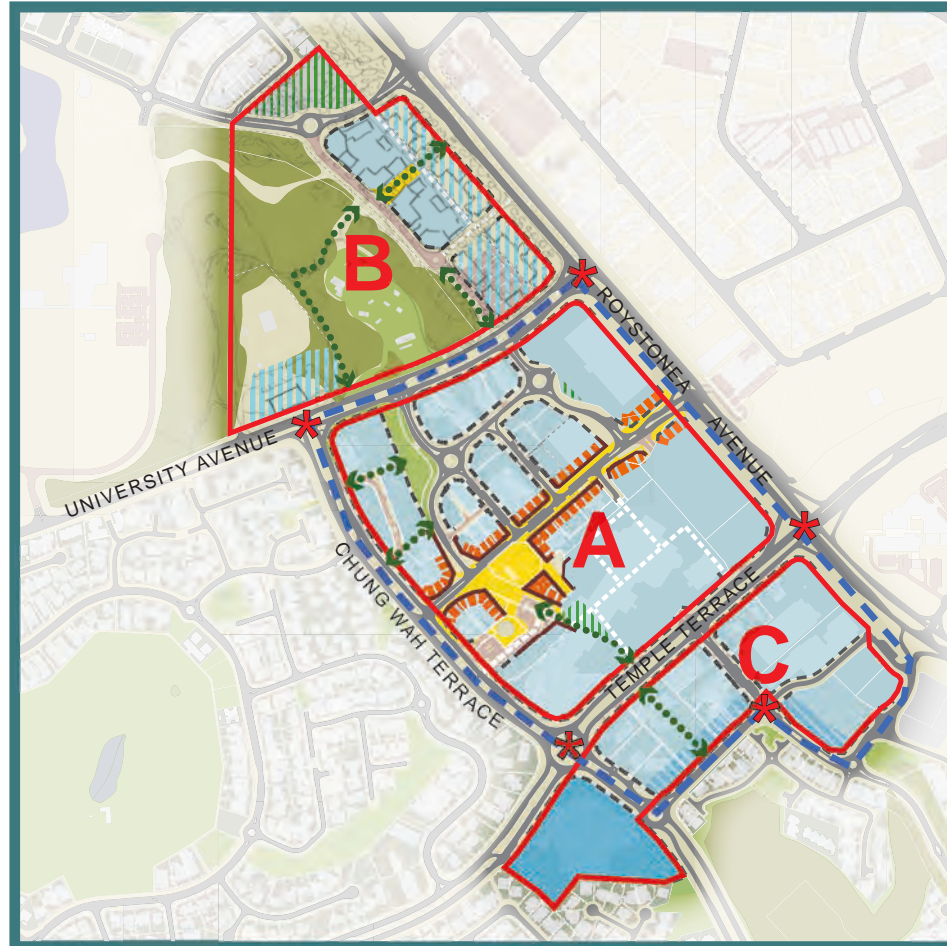
FOCUS AREAS

The study area includes three Focus Areas.

Focus areas are localities within the study area that have unique qualities and opportunities.

Feedback provided during Stage One has informed the drafting of the focus areas.

- Focus Area A - The Boulevard Precinct
- Focus Area B - North Link
- Focus Area C - South Link



---	Focus Area Boundary
	Existing Public Landscape Area
	Existing Pedestrian Priority Area (Hardscape Open Space)
	Potential Public Landscape Area
	Mixed Use (Commercial, Civic, Residential and Retail)
	Active Frontages Required
<...>	Potential Future Pedestrian Link
	Potential Future Street
	Potential Future Developable Land
	Nil Setback Frontage Encouraged
	Variable Frontage Encouraged



THE BOULEVARD PRECINCT

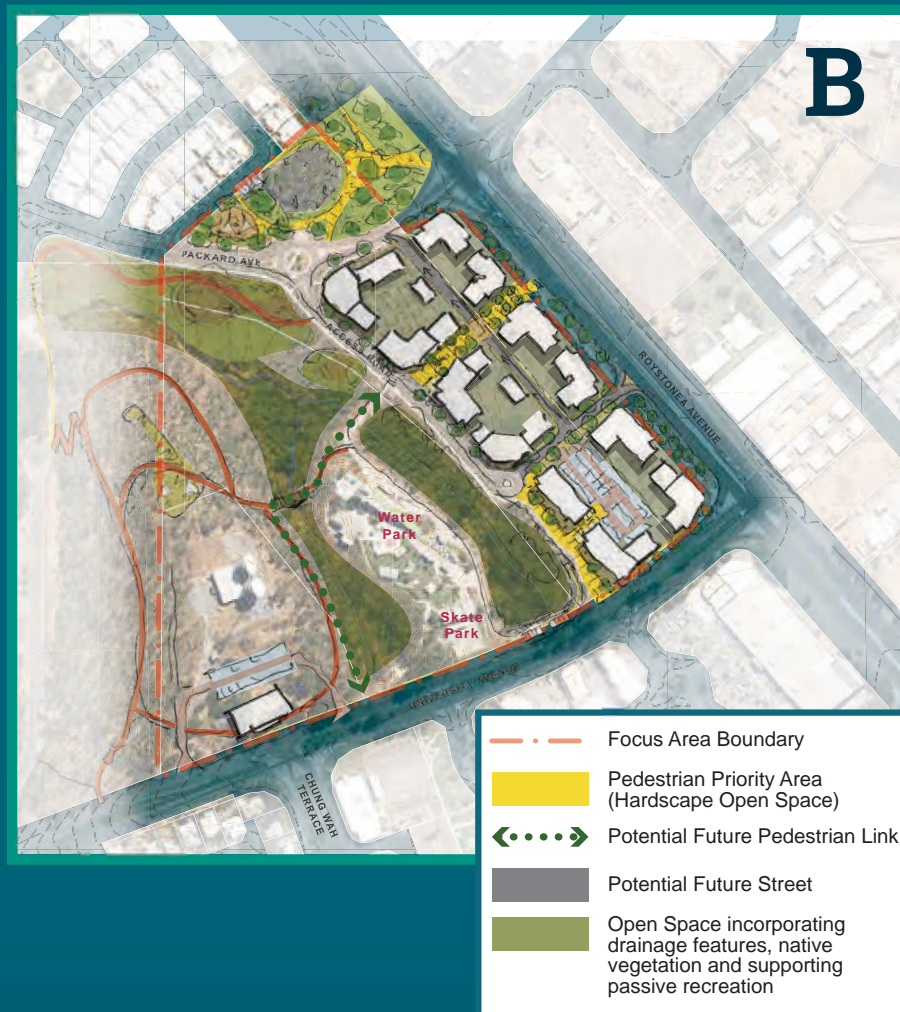
This Focus Area promotes a high-amenity precinct as the civic 'heart' of the city, where walking and cycling are the preferred modes of transport.

- Would additional pedestrian links and green space encourage you to walk/cycle between destinations in the City Centre?
- Do you agree that street activation along the Boulevard and adjacent to Goyder square will encourage passive surveillance?

NORTH LINK

North Link is positioned as a high-amenity, mixed-use precinct, building on the established Palmerston Water Park and the amenity asset of native vegetation along natural drainage line gullies.

- Do you agree there is opportunity to protect and enhance existing native vegetation in this area? If so why/why not?
- Would you be encouraged to walk through this area with the identified future pedestrian links and priority areas?
- Do you think this locality can accommodate a mix of recreation, entertainment and education facilities?



SOUTH LINK

This Focus Area recognises that high-density development in this location may need careful consideration. This Focus Area seeks to protect the amenity of suburbs at the southern end of this focus area by transitioning the height, scale and density of buildings from the Palmerston City Centre to the low-density residential areas. It also seeks to facilitate better connections between the City Centre and Gunn.

- Is it important to create the transition in density between the City Centre and the low density residential areas?
- Will the future connection between south link and the city centre encourage you to walk/cycle between these areas?