

Town Planning Zones

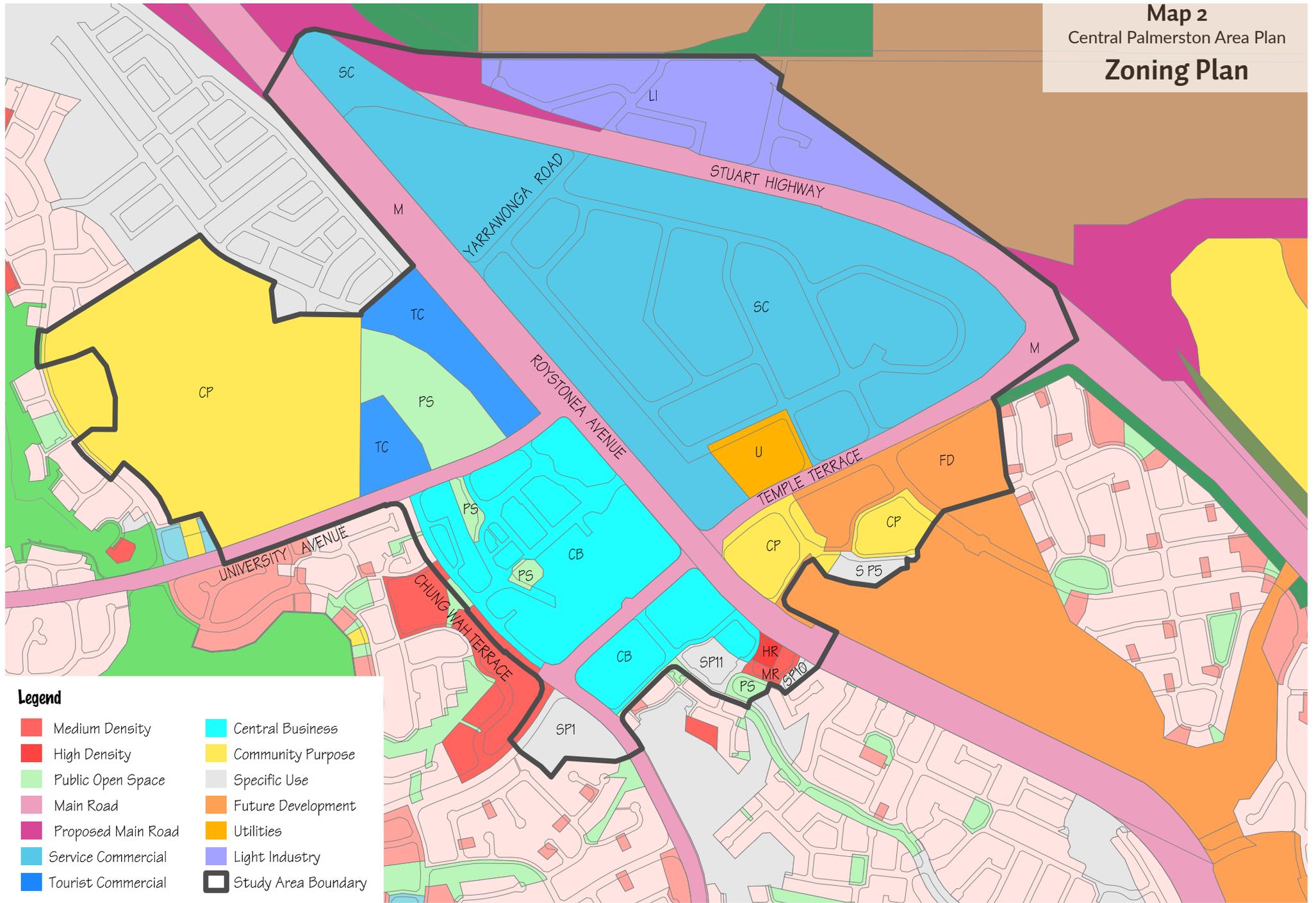
Land use zones in the NT Planning Scheme control the use and development of land.

Most of the Palmerston city centre is within Zone CB (Central Business), which allows a wide range of land uses and activities typical of a regional city centre.

Zoning of land surrounding the city centre allows for a range of housing types, recreation, retail, entertainment and industrial uses (Map 2).



Map 2
Central Palmerston Area Plan
Zoning Plan



Legend

- | | |
|--|---|
| ■ Medium Density | ■ Central Business |
| ■ High Density | ■ Community Purpose |
| ■ Public Open Space | ■ Specific Use |
| ■ Main Road | ■ Future Development |
| ■ Proposed Main Road | ■ Utilities |
| ■ Service Commercial | ■ Light Industry |
| ■ Tourist Commercial | ■ Study Area Boundary |

Movement and Transport

Integrating land use and transport planning creates efficient movement networks and contributes to walkable neighbourhoods, accessible public transport, and increased economic and social activity.

Current situation

Central Palmerston is dominated by major transport networks which both link and divide the city. The CBD is separated from its surrounding areas by a system of ring roads and roundabouts. This design, when originally developed, sought to promote a network of car oriented streets and laneways around large scale office and retail development.

The study area has a variety of public and private transport networks that provide local and regional links, as shown on Map 3. Pedestrian and cycling activity is focused around Goyder Square with various links through to surrounding

commercial and retail outlets, and community facilities. Public transport is focused on the Palmerston Bus Interchange, on the periphery of the CBD adjacent to Roystonea Avenue. Bus services within Palmerston and to Darwin and Casuarina are provided, as well as services to the rural area.

Recent developments have established new transport and land-use patterns across the city centre and influence the manner in which it will be used and developed in the future. There have been recent upgrades to a number of intersections within the study area, primarily along Roystonea Avenue and The Boulevard. Temple Terrace serves as the primary connection between the Palmerston Regional Hospital and future urban development in Holtze, located approximately 2.5km from the CBD.

Planning considerations

Community feedback from 2016 reveals concerns around movement and connectivity, such as the impact of vehicular traffic on pedestrians and the limited number of crossings that link the pedestrian network.

With more residential uses expected in the city centre in the future, the challenge lies in managing the travel patterns that this new urban arrangement brings.

Greater emphasis on alternative modes of transport could lead to more residents choosing options such as cycling and walking to get to their destinations.

Essential Infrastructure

Essential services (power, water, sewer), roads, drainage and communication networks need to be planned to match likely development locations, land uses and future populations.

Current situation

Existing essential service components are shown on Map 3. Investigations of power, water and sewer networks have been undertaken to test capacity and identify necessary upgrades to support growth.

These investigations have identified that there is sufficient capacity in the existing infrastructure to cater for existing and near term development. Upgrades will be required across water, sewer and power networks to accommodate anticipated intermediate and far term development. There is sufficient capacity in the telecommunications network to cater for anticipated growth and telecommunications infrastructure will not require any upgrade.

Planning considerations

Infrastructure plays a fundamental role in how the city operates and functions. Understanding the current capacity and planning for future demand will identify where upgrades are necessary, including any additional land needs.

TELL US ...

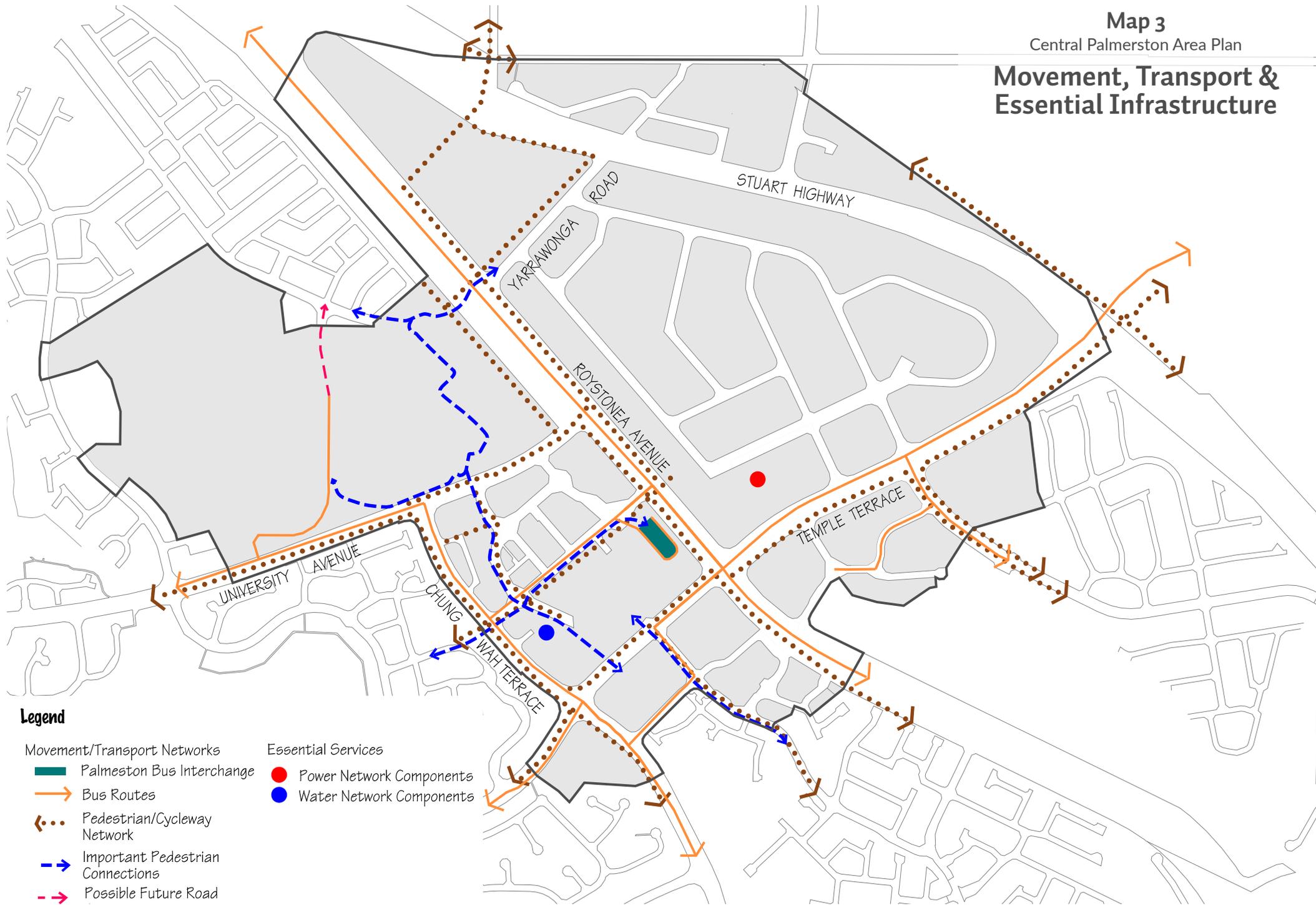
How do you travel to and around Central Palmerston?

What is needed to encourage walking or cycling to and around this area?

Do you catch a bus from Palmerston?

If so, where to?

Movement, Transport & Essential Infrastructure



Legend

Movement/Transport Networks

-  Palmerston Bus Interchange
-  Bus Routes
-  Pedestrian/Cycleway Network
-  Important Pedestrian Connections
-  Possible Future Road

Essential Services

-  Power Network Components
-  Water Network Components

Social Infrastructure

The Area Plan is informed by the Palmerston City Centre Social Infrastructure Assessment (2017). This assessment outlines the availability and relevance of social infrastructure and open space for Central Palmerston, and determines the required capacity to cater to future demands.

Social infrastructure includes:

- community, education and health facilities;
- public open space;
- recreation and sporting facilities; and
- places of worship.

Notable facilities are identified on Map 4.

Current situation

Community and recreation facilities

Central Palmerston has many community and recreation facilities, including Palmerston Library and the Palmerston Water Park. These facilities collectively provide opportunities for events, active and passive recreation and entertainment.

Education

The CDU campus is walking distance from the CBD and provides educational opportunities, services and connections to the community, with a focus on vocation education and training programs. The campus is surrounded by large areas of open space both in the form of native woodland and sports ovals. The ovals and associated sporting facilities have the capacity to operate during both day and night.

All levels of government schools that are in close proximity to the study area are at or close to capacity.

Health

The Palmerston Health Centre provides a variety of health care services and creates an opportunity to collocate allied health services. The new Palmerston Regional Hospital is in close proximity to the study area.

Planning considerations

Central Palmerston functions as both a regional and local centre, providing social infrastructure to both populations. Most facilities are currently operated by City of Palmerston, government agencies and non-government organisations.

Consideration will need to be given to the upgrade and provision of additional social infrastructure to meet the diverse needs of future residents, workers and visitors.

Potential sites for social infrastructure may be nominated in the Area Plan based on the site characteristics required for particular facilities.

Not all social infrastructure required for the region will be provided within the CBD. Some facilities may be better located elsewhere.

TELL US ...

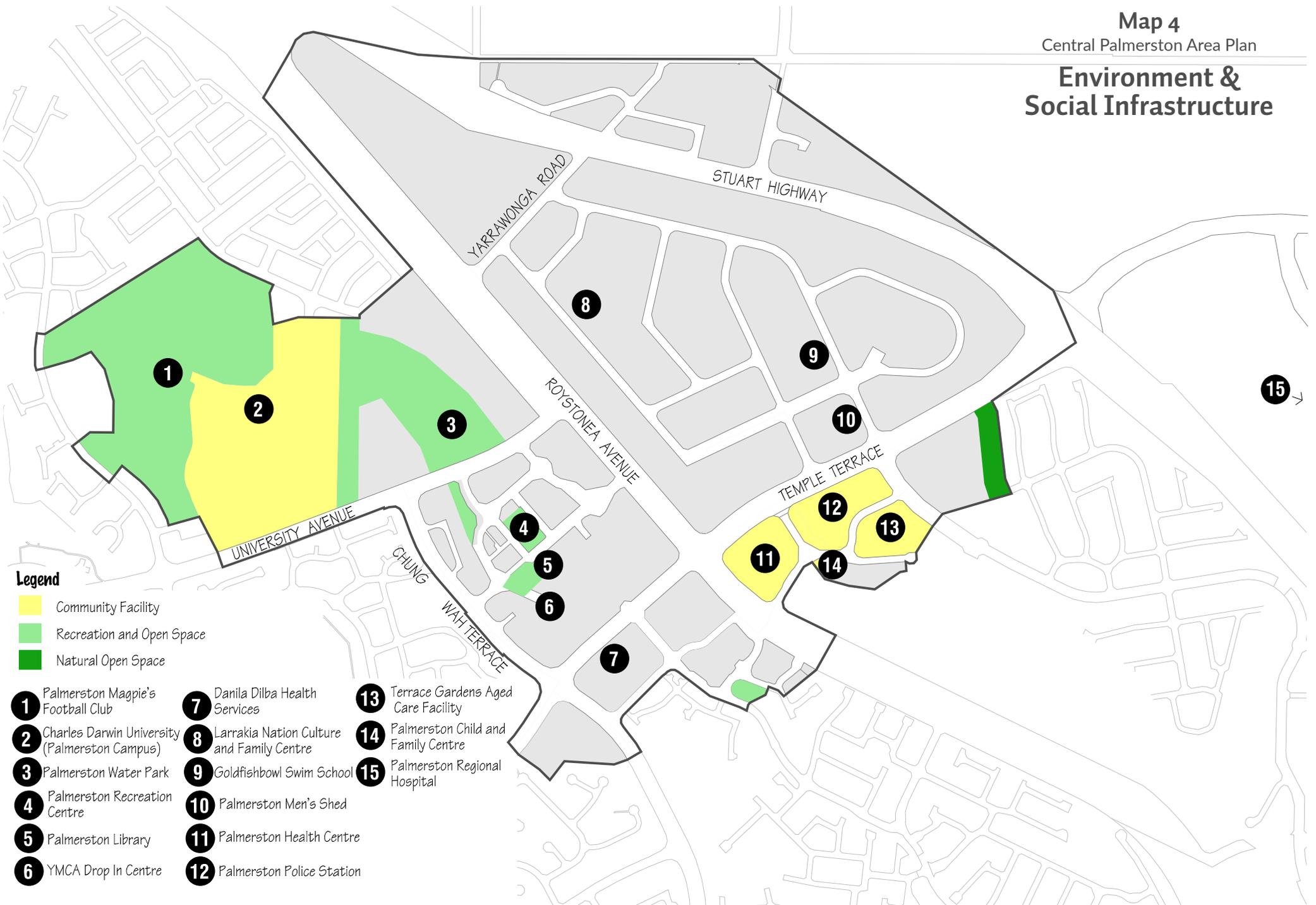
Which facilities do you use in Central Palmerston?

What facilities would you like to see?

What public spaces or facilities do you enjoy at the moment in city or the suburbs of Palmerston?

How can the parks and public spaces be improved?

Environment & Social Infrastructure



Legend

- Community Facility
- Recreation and Open Space
- Natural Open Space

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> 1 Palmerston Magpie's Football Club 2 Charles Darwin University (Palmerston Campus) 3 Palmerston Water Park 4 Palmerston Recreation Centre 5 Palmerston Library 6 YMCA Drop In Centre | <ul style="list-style-type: none"> 7 Danila Dilba Health Services 8 Larrakia Nation Culture and Family Centre 9 Goldfishbowl Swim School 10 Palmerston Men's Shed 11 Palmerston Health Centre 12 Palmerston Police Station | <ul style="list-style-type: none"> 13 Terrace Gardens Aged Care Facility 14 Palmerston Child and Family Centre 15 Palmerston Regional Hospital |
|--|--|--|

Environment, Culture and Heritage

Central Palmerston has some pockets of remnant native vegetation that are particularly valuable in contributing to the liveability of the area.

Similarly, cultural assets require ongoing investment as they have high economic value, engage the community and contribute to a sense of place.

Current Situation

Environment

Whilst most of the study area has been cleared and the land developed, there are some pockets of remnant native vegetation adjacent to the Palmerston Water Park and within the CDU campus grounds. The surrounding gullies in this locality facilitate stormwater drainage from the CBD through the University Lake and to Durack Lakes downstream.

The City of Palmerston manages most parks and street planting on public land.

Culture and Heritage

Cultural assets, such as festivals, community centres, organisations and traditions will continue to be established as the relatively young city continues to grow in time. The NT

Heritage Council administers the *Heritage Act 2011*, the object of which is to provide for the conservation of the Territory's cultural and natural heritage. There are no listed heritage items within the study area.

The investigation into the identification of any sacred sites is undertaken prior to the commencement of development or land clearing through the Aboriginal Areas Protection Authority, in accordance with the *Aboriginal Sacred Sites Act 1989*.

Planning considerations

The Area Plan will have limited ability to influence the management of public open spaces. However, the NT Planning Scheme does contain landscaping and open space requirements for development on private land. Planning for the interaction of landscaping across public and private land will help to maximise community benefit.

The Area Plan may include principles for various localities, as well as site specific concepts and objectives, to guide the relationship between development and our natural systems.

As Palmerston continues to grow, planning policies and zoning contribute to the ongoing

protection of the existing environmental assets and evolution of cultural assets.

The establishment of future cultural assets can be supported by land use planning through the identification of appropriate sites and planning policy. Sacred sites are not incorporated into Area Plans unless specified.

TELL US ...

What makes a great city?

Are there any places in Central Palmerston that are important to you in terms of environment or culture?

What events or facilities would you like to see in Central Palmerston?

What makes Palmerston unique?