



Central Palmerston **AREA PLAN**

DRAFT
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Front Cover Image: Public art, Central Palmerston



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Palmerston was first imagined in the 1970s as a way to expand the supply of residential land in the region beyond Darwin. The staged development of the initial suburbs and the establishment of the Palmerston Development Authority in 1980 were the first steps for Palmerston to become a city in its own right.

Palmerston is now the fastest growing city in the Northern Territory, and quickly becoming established as a family-focussed, dynamic and multicultural regional hub.

Building on past land use plans, the NT Planning Commission has prepared this draft Central Palmerston Area Plan as a framework to guide growth and development in this area over the next 50 years.

This Area Plan considers the role Central Palmerston plays in providing key services and employment opportunities to the wider region that includes East Arm, Holtze, Howard Springs, Coolalinga, Virginia and Humpty Doo. The **Study Area Map** (page 3) shows the extent of land identified as Central Palmerston and highlights key destinations that directly influence the vitality of the City Centre.

The Central Palmerston Area Plan has also been developed having regard to feedback received between 2017 and 2020. This feedback was collected from all areas of the community, including residents, land owners, local council, businesses and industry. Key outcomes sought by the community for Central Palmerston were for:

- more green spaces and shading
- a welcoming City Centre
- more recreation facilities for all age groups
- better walking and cycling experiences.

Concerns have also been taken into consideration, including the key concern from the business community about the economic viability of the City Centre, noting the impact of additional commercial developments in Yarrowonga and the broader region.

This Area Plan seeks to address the feedback received and create a renewed focus on the Palmerston City Centre through the promotion of activity, growth and a strong sense of place.

Understanding this Area Plan

This Area Plan is structured in three parts. This introduction provides the context, purpose and vision of the Area Plan. The **Land Use Vision Map** (page 6) is a combination of anticipated land uses and zonings, and identifies Focus Areas. Focus Area B: North Link is identified as a site that may have a different use into the future and so is indicated as a Potential Area for Change. This area is where development that is not in accordance with the current town planning zoning is expected.

The Land Use Vision is an easy reference tool to identify the main themes that apply to a site. While in most instances a single theme will apply to a site, it is also important to check other themes, such as Environment, Essential Infrastructure or Movement and Transport.

The Land Use Vision includes a **Vision Statement** which captures the values and aspirations of the community to provide context to the land uses and guide decision-making.

Part Two: Themes

Each Theme provides an overarching principle statement prefaced by a brief contextual comment. Each principle is supported by a set of objectives and acceptable responses that provide more detailed direction and serve as policy. These terms are further explained below:

- **Planning Principles** are action-based policy statements to guide land use and development.
- **Objectives** are actions that will achieve the outcome described by the planning principle. A proponent must demonstrate how a proposal will meet each objective.
- **Acceptable Responses** identify standards which will contribute to the achievement of the objectives. A departure from the acceptable responses can be considered only where:
 - o an alternative solution that achieves the objective is provided; and
 - o the alternative solution demonstrates an equal or higher standard than that set out by the acceptable response.

The themes apply across the whole of Central Palmerston and include plans to visually support the planning principle. The themes are as follows:

- Environment
- Mixed and Commercial Use
- Service Commercial and Industrial Use
- Movement and Transport
- Social Infrastructure and Culture
- Essential Infrastructure.

Part Three: Focus Areas

Focus Areas are localities that have objectives to address unique issues relevant to that location. The **Urban Design Plan** (page 29) highlights key elements of urban design across the three Focus Areas and displays the relationship between the three areas.

The Focus Areas are:

- The Boulevard Precinct
- North Link
- South Link.

Context

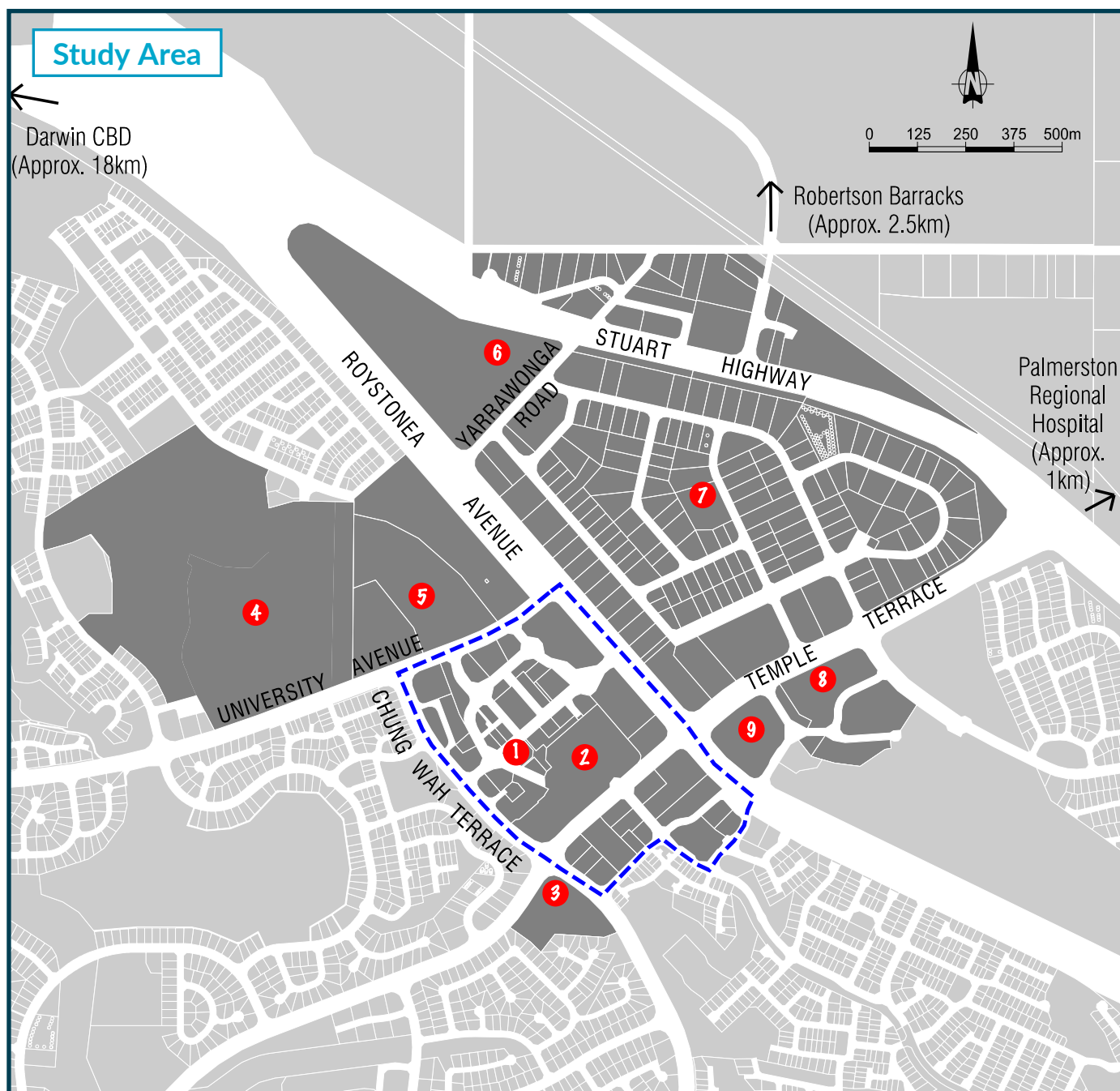
This Area Plan fits into the context of broader regional strategic planning policies established by the Darwin Regional Land Use Plan 2015 (DRLUP). Central Palmerston is identified as a Primary Activity Centre for the Darwin Region and is set to benefit from anticipated regional population and services growth.

The DRLUP forecasts a regional population of 250 000 in the far term. Central Palmerston's residential population is expected to grow at a moderate pace to an estimated 3200 residents in the far term. 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. Technical studies based on these population projections have informed this Area Plan on the essential infrastructure (electricity, water and sewerage connections), social infrastructure and transport services required to meet the needs of the community into the future.

This Area Plan supports high-density residential living in the City Centre with suitable transitions to the surrounding low-density residential localities. The projected daytime population of 16 300 in the far term will increase demand across a range of services and infrastructure, such as public transport and pedestrian/cycleway networks, office space and community facilities.

Development in recent years outside of the Palmerston City Centre has led to an oversupply of commercial and retail floor space within the catchment area. This Area Plan returns the focus to the City Centre and largely limits land use in other areas of Central Palmerston to be in accordance with the zoning, or in the case of land identified as North Link, to be in a manner that complements rather than competes with the City Centre. North Link is identified for change to broaden the use from tourism focused development to mixed use development.

Alternative land use options were considered in relation to the large extent of land in Zone SC (Service Commercial) in Yarrowonga. Given the critical need to support the economic viability of the City Centre, development in Yarrowonga is to be in accordance with the current zone. Future planning may consider land use changes to Yarrowonga that align with the needs of the Palmerston City Centre and the Darwin Region at that time. However, given the projected population growth rates and the oversupply of retail and commercial floor space, considering such change may be a far term proposition.



Legend

- Study Area
- Palmerston City Centre
- 1 Goyder Square
- 2 Palmerston Shopping Centre
- 3 Oasis Shopping Centre
- 4 Charles Darwin University (Palmerston Campus)
- 5 Palmerston Water Park
- 6 Gateway Shopping Centre
- 7 Yarrowonga Precinct
- 8 Palmerston Police Station
- 9 Palmerston Health Centre

Purpose

The purpose of this Area Plan is to provide certainty and guide the future development of land within Central Palmerston. The Area Plan will inform the exercise of discretion when assessing requests to vary scheme provisions, change land use and/or rezone property.

In order to cater to the changing needs of the population, this Area Plan provides a land use and development framework for Central Palmerston that:

- prioritises investment in the Palmerston City Centre as an employment, living and entertainment hub
- retains Yarrowonga as a key industry and employment hub for the Darwin Region
- promotes a connected, multi-modal movement and transport network
- fosters improved amenity to create a sense of place for residents and visitors.

Rezoning of Land

Some sites may require rezoning before the land use and development potential envisaged by this Area Plan can be realised. However, this Area Plan does not automatically rezone land, remove the need to apply to the Minister responsible for administering the *Planning Act 1999* to rezone land or pre-empt the Minister's decision in response to a request to amend the zone.

Instead, this Area Plan provides a framework to inform consideration of any future proposal to rezone land or alter land use. Decisions regarding rezoning or change of use proposals will be informed by this Area Plan and servicing requirements. Where this Area Plan identifies a site as a 'Potential Area for Change', it defers to the Planning Scheme Amendment process to consider and determine the merit of rezoning proposals.

Relevant service authorities and the City of Palmerston should be contacted to ascertain any service upgrades required before applying to rezone land, noting that the rezoning of land may require contribution to the upgrade of services.

Existing Zoning and Existing Use Rights

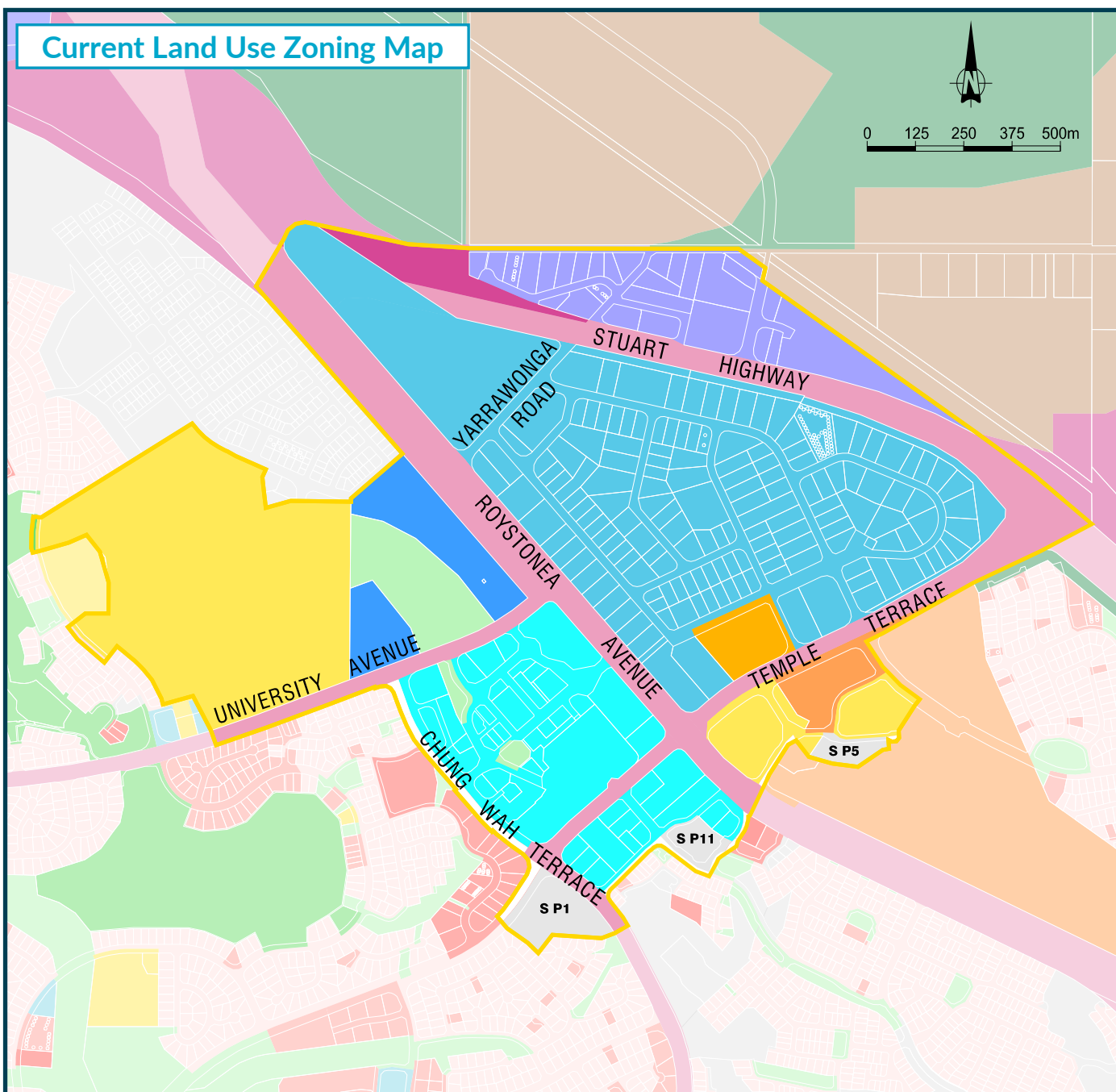
This Area Plan does not prevent the use of land consistent with the current zone that applies to a site. Further, the Area Plan does not prevent the use of land consistent with a planning permit or existing use rights that have not been extinguished. However, this Area Plan may specify additional requirements for a development consistent with an existing zone.

Supplementary Material

This Area Plan is accompanied by a Needs Assessment that is intended to sit within the background documents section of the draft NT Planning Scheme 2020. The Needs Assessment is a systematic assessment to determine which issues are prioritised in the drafting process to inform the Area Plan.

The Themes and Focus Areas within this Area Plan have been prepared in response to the critical issues within the Needs Assessment. It is recommended that the Needs Assessment be consulted where there are questions about interpretation of the approach outlined in this Area Plan.

Current Land Use Zoning Map



Legend

Study Area

Town Plan Zones

Service Commercial
 Central Business
 Specific Purposes
 Community Purposes
 Public Open Space
 Utilities
 Tourist Commercial

Single Dwelling
 Medium Residential
 Medium Density
 High Density Residential
 Main Road
 Proposed Main Road
 Light Industry
 Future Development

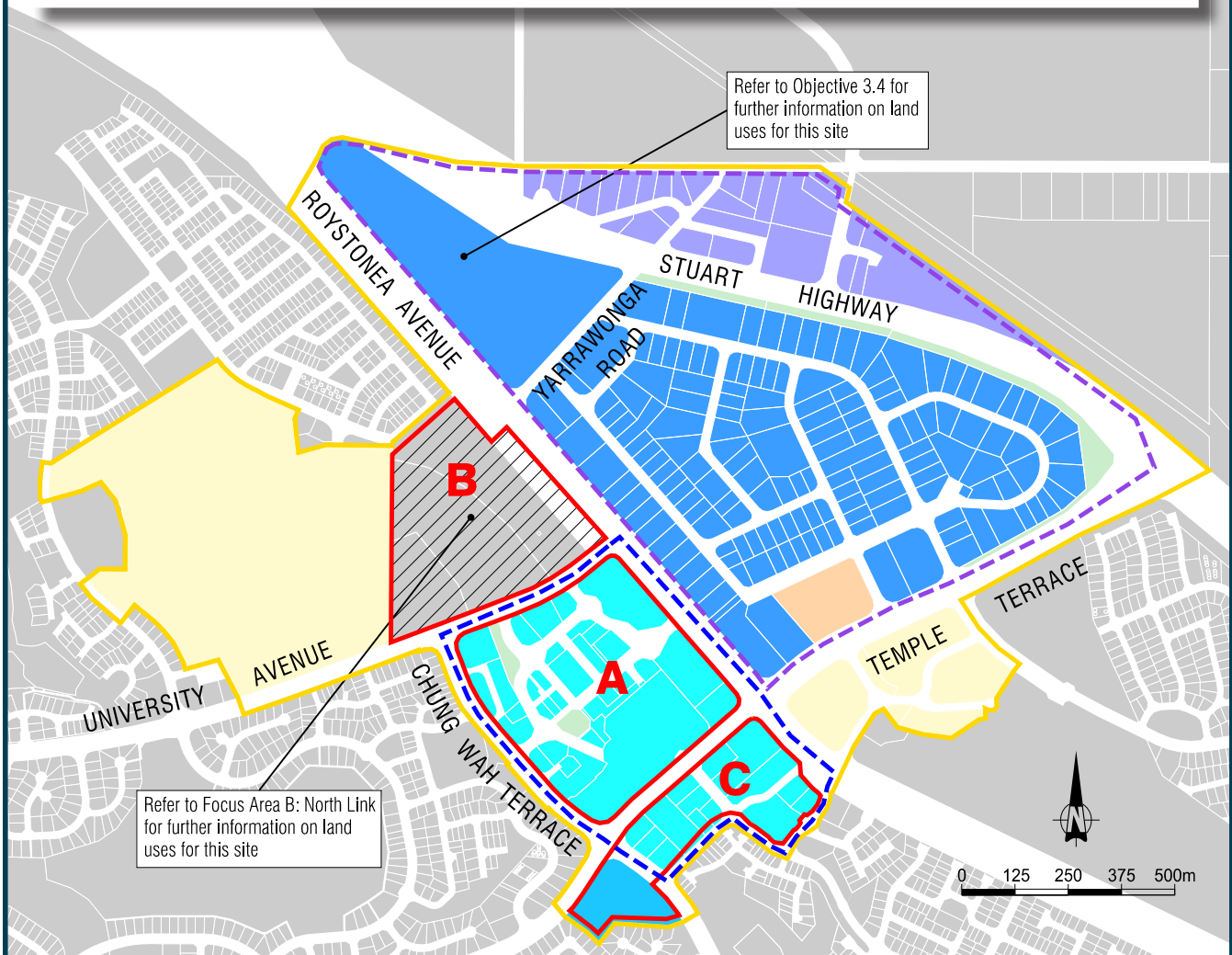
Land Use Vision Map

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 the city centre as an engaging civic heart with a focus on lifestyle, entertainment and hospitality.

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



Legend

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

Focus Areas

- A The Boulevard Precinct (Refer to page 32)
- B North Link (Refer to page 33)
- C South Link (Refer to page 36)



Environment

This Area Plan supports an appropriate balance between future growth and maintaining the natural environment. Areas of priority are protecting and enhancing identified significant clusters of native vegetation, mitigating heat and responding to potential residual contamination. These objectives apply to the extent of Central Palmerston.

Improving liveability, health and well-being are critical issues for Central Palmerston. The city of Palmerston has a young, diverse population and opportunities to connect with the natural environment are key to supporting health and well-being for all residents.

Pockets of remnant vegetation that lie in natural drainage lines in the northern section of Central Palmerston are to be protected for their environmental value and for the continued enjoyment of the community.

As work and travel patterns continue to change, it is increasingly important to support the provision of a welcoming public realm that is comfortable for its user through the provision of cooling climate responses. Environmental studies indicate a potential increase in average temperatures and the number of extreme weather events for the Northern Territory. A critical strategy to address potential changes to climate for Central Palmerston is heat mitigation. Central Palmerston includes a significant proportion of hard surfaces contributing to the urban heat island effect. The image below reveals the extent of heat captured across Central Palmerston¹.

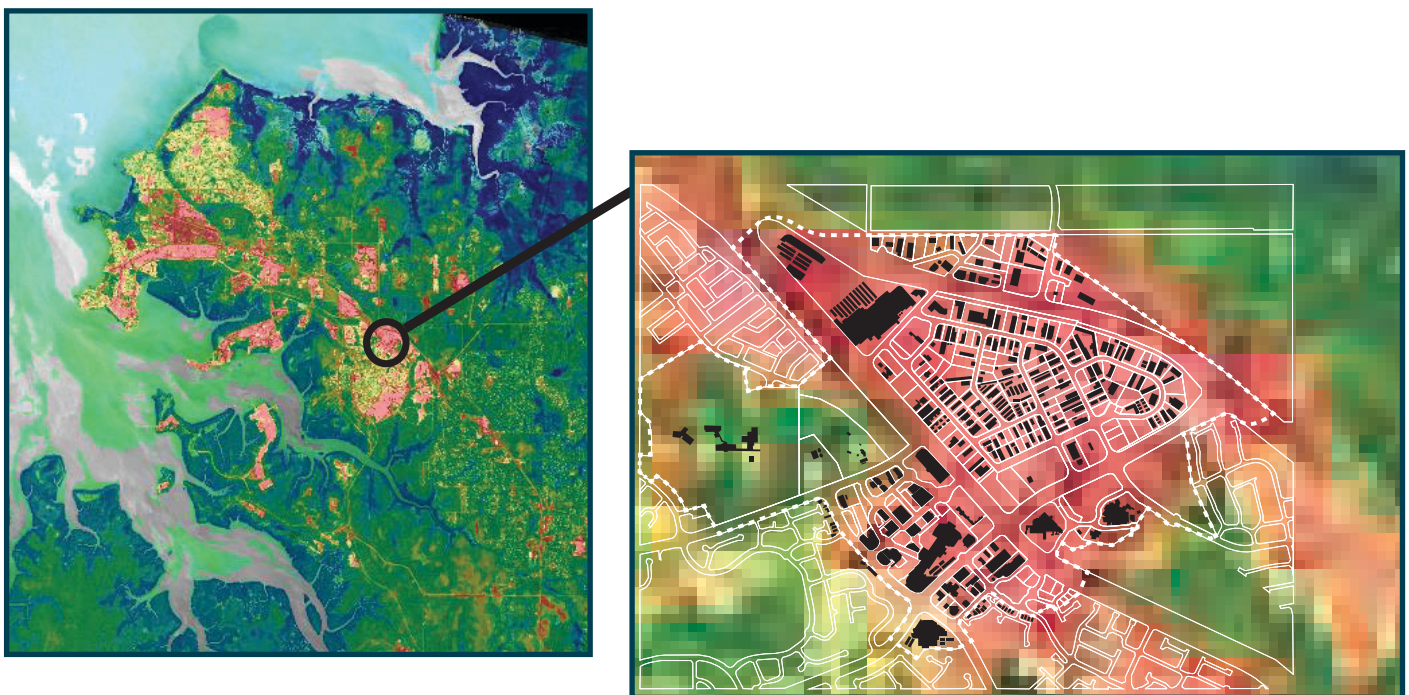


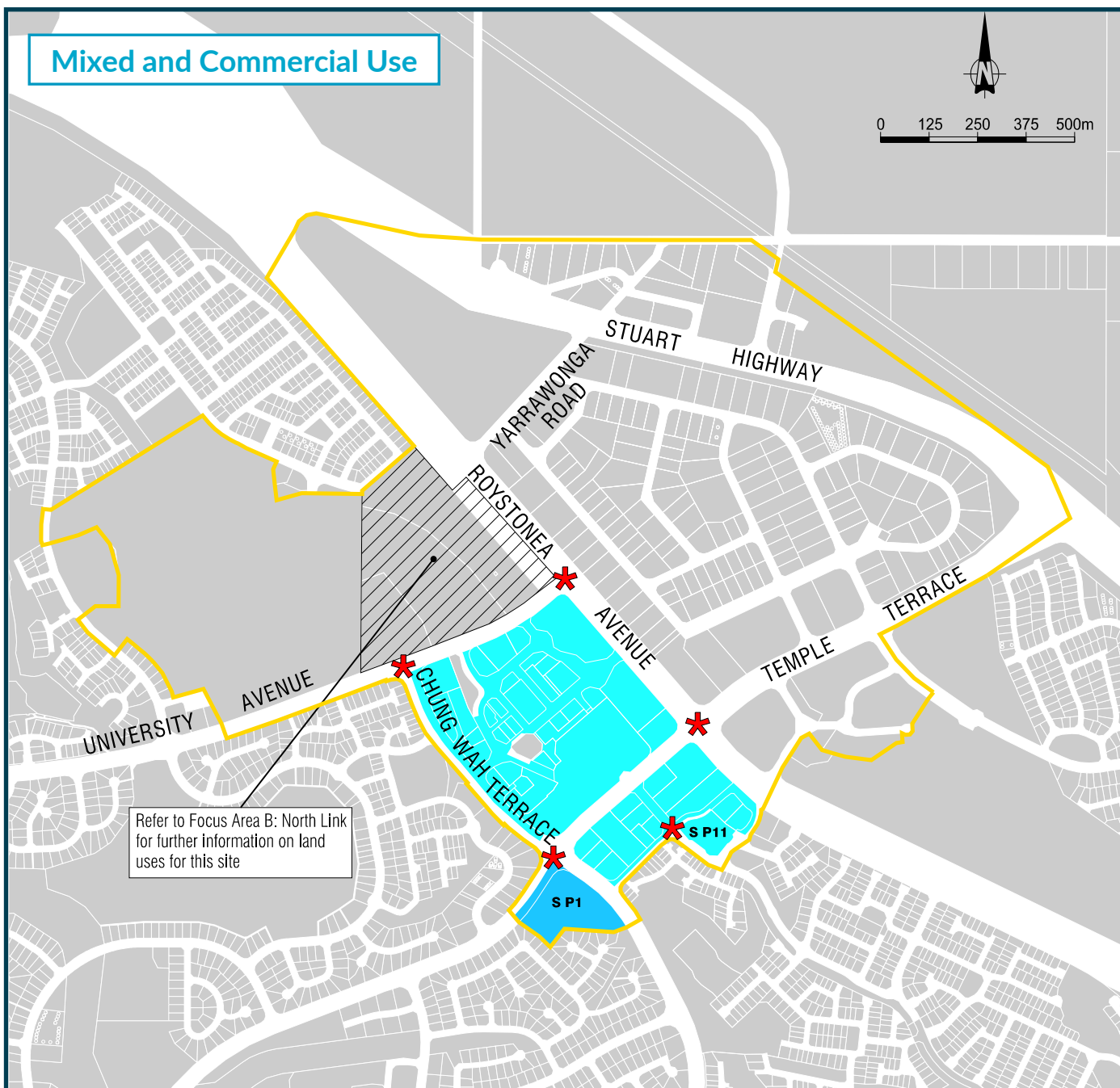
Figure 5: Darwin Region heat mapping with insert of Central Palmerston. Red = hotter, blue = colder
(Source: CSIRO 2016)

¹: It is anticipated that more advanced heat mapping for Palmerston will become available during the drafting process of this Area Plan. The Area Plan will be revised accordingly.

Principle 1: Balance urban development with the natural environment to meet the needs of current and future generations

Objectives	Acceptable responses
1.1 Retain and enhance significant natural landscape features and clusters of native vegetation	<ul style="list-style-type: none"> i. Areas of remnant native vegetation within the northern section of Central Palmerston are to be retained, where possible. The use of these areas is to be limited to recreational activities that enhance rather than detract from the environmental values (refer Focus Area B: North Link) ii. Development includes a storm water management system that, where appropriate, utilises open space and natural corridors.
1.2 Incorporate environmental sustainability into building design and the urban environment	<ul style="list-style-type: none"> i. Buildings and the urban environment demonstrate reasonable responses to support cooling, heat mitigation, greening, waste reduction, and water and energy efficiency. ii. Heat mitigation strategies to reduce the 'urban heat island effect' are prioritised, such as: <ul style="list-style-type: none"> a. minimising direct solar penetration to buildings through orientation and use of screens, awnings, eaves, louvres and the like; b. providing climatically appropriate canopy trees with dense foliage and shade trees that define spaces as comfortable outdoor rooms; c. minimising the use of pavers or other hard surfaces that are not appropriate to the tropical climate of the Top End; and d. providing extensive shading; and e. reducing glare.
1.3 Respond to potential residual contamination	<ul style="list-style-type: none"> i. Development is: <ul style="list-style-type: none"> a. informed by an assessment of site contamination; b. designed and engineered to respond to any contamination issues; and c. carried out in a manner that responds to site contamination in accordance with any Statement of Environmental Audit prepared for the site and to the satisfaction of the relevant authorities.

Mixed and Commercial Use



Legend

Study Area

Potential Area for Change

Mixed Use (Commercial, Civic, Residential and Retail)

Commercial Use

SP1 Specific Use - Palmerston Number 1 of the NT Planning Scheme

SP11 Specific Use - Palmerston Number 11 of the NT Planning Scheme

Gateway Location: Development of sites surrounding intersection to be of an exemplary architectural standard (refer Objective 2.7)

Mixed and Commercial Use

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

The emerging civic heart requires a framework that fosters a unique character and feel that is distinctive from the Darwin CBD and the other activity centres in the Palmerston catchment area. This character will build on recent built form and landscape contributions.

There are a number of undeveloped and under-developed sites within the Palmerston City Centre. This presents a rare opportunity for new authors to contribute to the story of Palmerston. This Area

Plan seeks to balance certainty of outcome, with opportunity for bold and innovative contributions.

A key factor in bringing the vision of a vibrant Central Palmerston to fruition is growing a critical mass of local users to enable economic sustainability. While the suburban residential frame has grown well, there is significant opportunity to foster a new residential population in the City Centre.

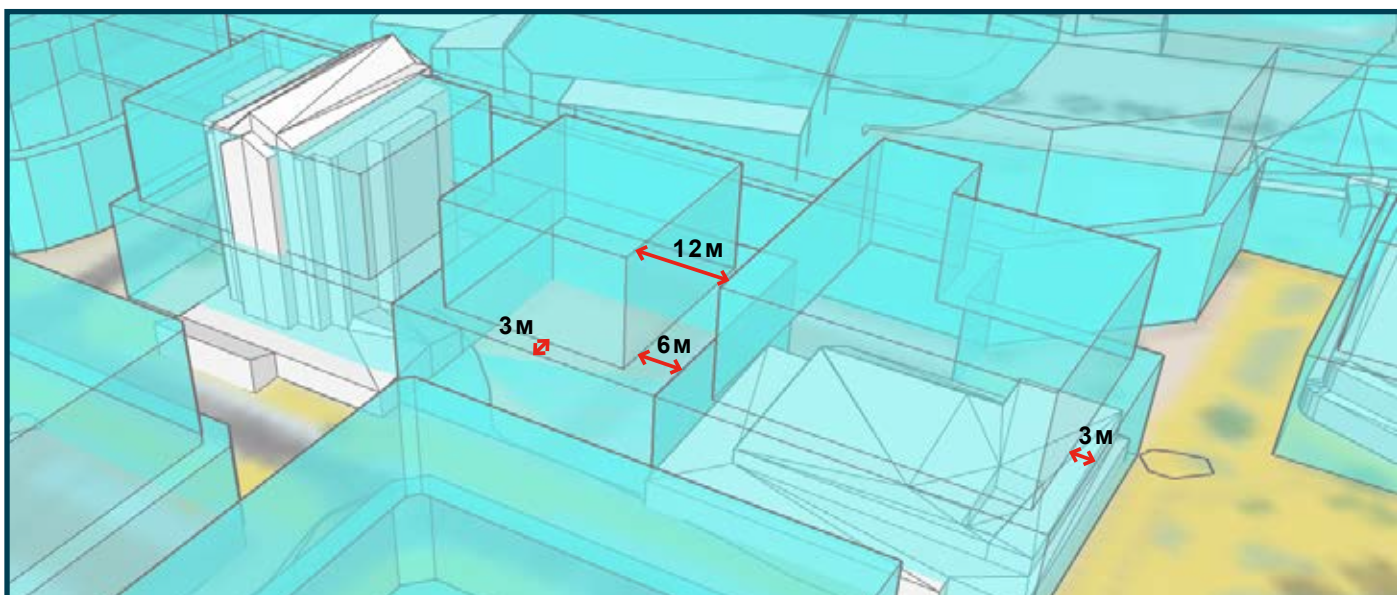
As the residential population continues to be established in the coming years, temporary adaptations to land in the City Centre are encouraged to attract investment and expedite the establishment of a local identity to the young city. In response to an oversupply of retail space across the catchment area, future retail use in the City Centre is encouraged to focus on lifestyle, entertainment and dining opportunities to service the existing and emerging residential population.

Principle 2: Establish a dynamic mixed use locality with an active public domain

Objectives	Acceptable responses
2.1 Foster a mix of uses that respond to the needs of the current and future populations	<ul style="list-style-type: none"> i. A mix of the following uses are supported: <ul style="list-style-type: none"> a. community facilities; b. commercial; c. leisure, dining and entertainment venues; and d. high density residential and associated retail. ii. Single use development is supported if the use: <ul style="list-style-type: none"> a. is consistent with the uses listed in 2.1(i); b. is adaptable to meet future needs; and c. contributes to the activation of the public realm.

Principle 2: Establish a dynamic mixed use locality with an active public domain

Objectives	Acceptable responses
2.2 Create an urban form that is of a human scale and provides adequate separation	<ul style="list-style-type: none"> i. Building design: <ul style="list-style-type: none"> a. mitigates conflicting uses and reasonably anticipates the future development of adjoining sites; b. does not unreasonably impact on the amenity of any adjacent low-density residential areas; c. is multi-functional and adaptable over time; and d. enables contribution to both the day and night time economies. ii. Podiums are to be up to 4 storeys in height, to a maximum of 15m Above Ground Level (AGL). iii. Buildings are encouraged to build to the boundary. For components of buildings above 4 storeys, a setback is to be: <ul style="list-style-type: none"> a. 6m from any boundary to an adjoining property; and b. 3m from any boundary to a street or the public domain. iv. Car parking is to: <ul style="list-style-type: none"> a. have level surfaces (excluding ramps) and a minimum floor to ceiling height of 3m to allow for adaptive re-use; and b. be screened from the street and other public areas.

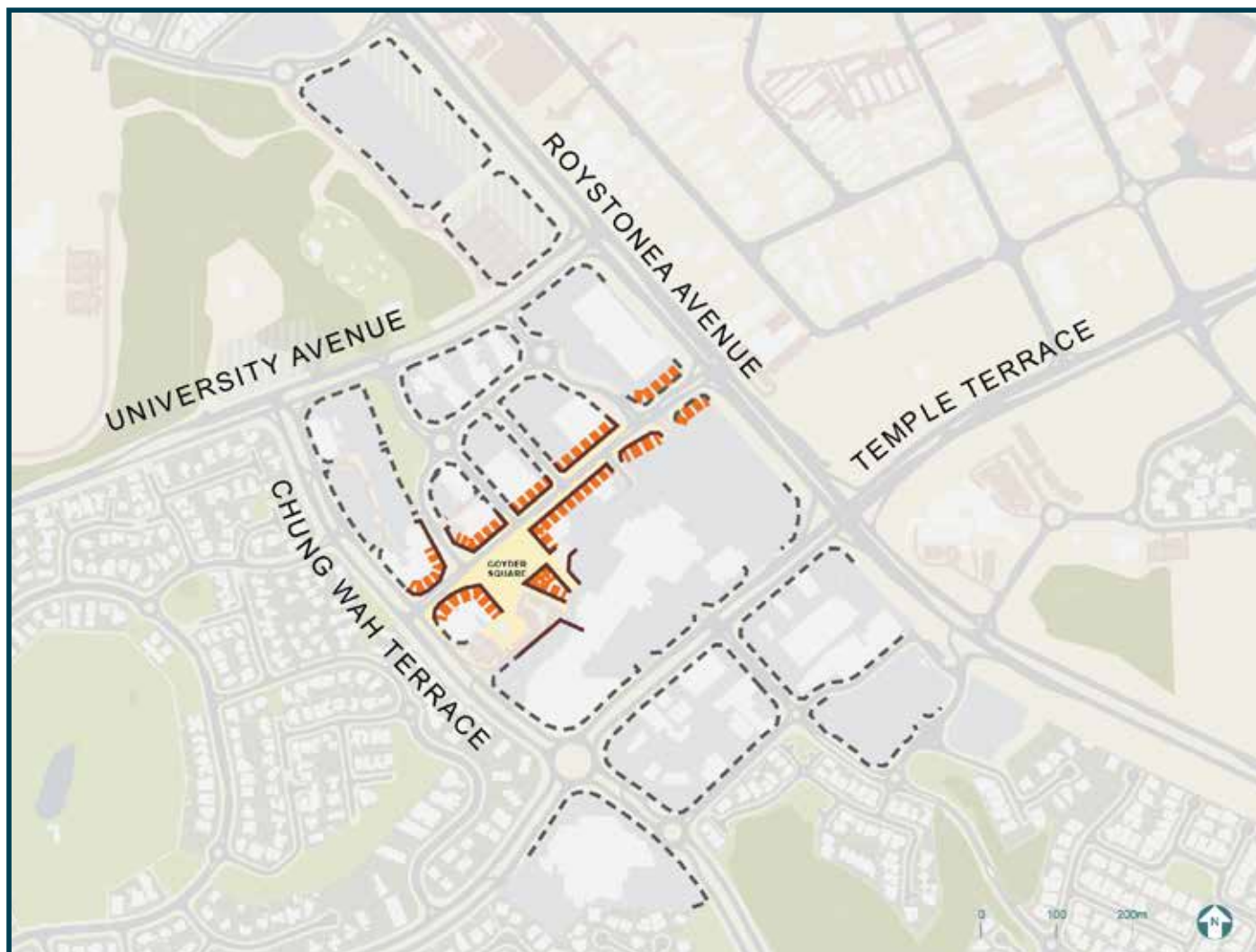


Volumetric Study that informs Objective 2.2

Principle 2: Establish a dynamic mixed use locality with an active public domain	
Objectives	Acceptable responses
2.3 Support innovative design that contributes to the public realm and encourages a varied skyline	<ul style="list-style-type: none"> i. All buildings seeking approval for heights above 8 storeys or 34m Above Ground Level (AGL) are to clearly demonstrate how they have provided elements of public benefit within the lot, such as: <ul style="list-style-type: none"> a. public road connections, where practical, to the satisfaction of the controlling authority; b. publicly accessible walkways and thoroughfares to improve permeability; c. exemplary site landscaping to contribute to public amenity; and d. publicly accessible parks and plazas, to the satisfaction of the City of Palmerston which: <ul style="list-style-type: none"> i. are flexible and provide for a variety of uses and events, including recreation, fitness, play, cultural and artistic functions, in addition to ecological and stormwater management functions; ii. contribute to an integrated, high-quality network of public spaces; iii. facilitate a range of active and passive recreation to meet the needs of the community; and iv. allow for temporary uses such as street activities and special events including cultural, entertainment and artistic performances.
2.4 Provide landscaping that contributes to the amenity of communal and public spaces	<ul style="list-style-type: none"> i. Landscaping is to be provided that: <ul style="list-style-type: none"> a. is responsive to the conditions and consists of native vegetation where appropriate; b. is generous, integrated and connected to contribute to the overall appearance and function of the building; c. is in commonly accessible spaces such as a plaza or roof terrace; and d. utilises techniques such living walls, planter boxes and landscaped podiums.

Principle 2: Establish a dynamic mixed use locality with an active public domain

Objectives	Acceptable responses
2.5 Encourage active and variable frontages in priority locations	<ul style="list-style-type: none"> i. Large expanses of blank walls or inactive frontages are to be discouraged. ii. A minimum of 50% active street frontage is encouraged in variable frontage areas indicated on the Street Frontages Plan through treatments such as: <ul style="list-style-type: none"> a. the expression of relatively small tenancies (8m to 16m in width) with openings directly accessible from the public footpath; b. clear glass windows with views to and from the street; c. variation in function and use on the ground level; d. areas that allow for alfresco dining; and e. limiting services at street level on building frontages to the following: <ul style="list-style-type: none"> i. fire egress; ii. fire booster connection points; and iii. single vehicle entry and exit point to and from the building except for larger sites where additional access points are supported by a traffic study for the site. iii. Developments that front either The Boulevard or public open space are to have highly activated street frontages (recommended minimum 75% active street frontage on that frontage) in accordance with the Street Frontages Plan through such treatments as: <ul style="list-style-type: none"> a. fine grain ground floor tenancies ($\leq 8\text{m}$ in width) with openings directly accessible from the public footpath; b. clear glass windows with views to and from the street; c. quality materials and visual richness in facade details; d. areas that allow for on-street dining or alfresco dining; e. vertical greenery; f. variation in function and uses; g. primarily vertical façade articulation; and h. limited vehicle access and service zones along The Boulevard. iv. Development where active frontages are encouraged must provide continuous pedestrian shelter to the footpath through structural awnings.



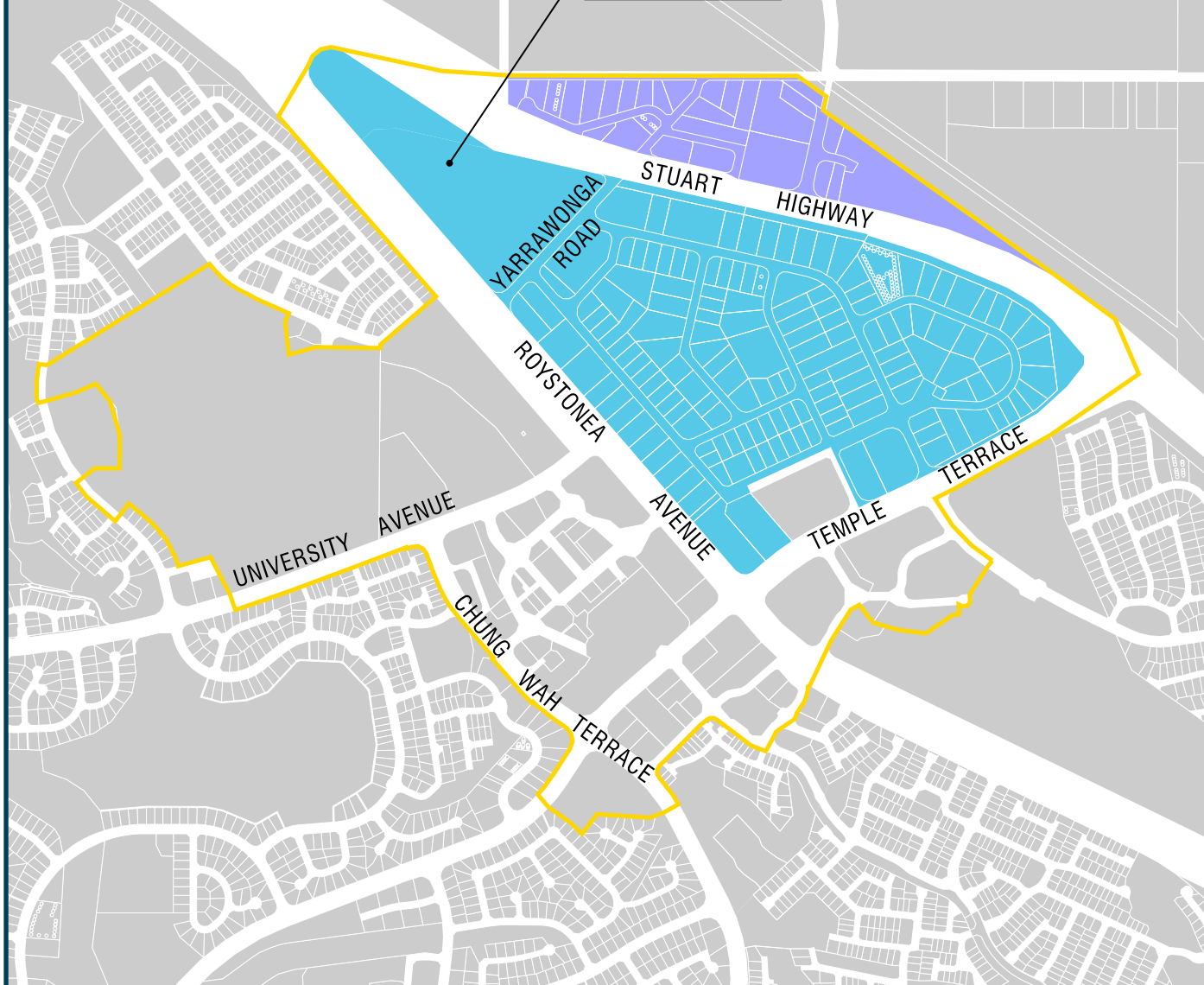
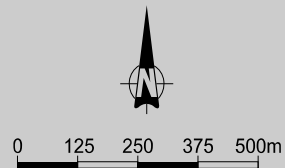
Street Frontages Plan that informs Objective 2.5

Principle 2: Establish a dynamic mixed use locality with an active public domain

Objectives	Acceptable responses
2.6 Encourage the activation of vacant lots or re-use of buildings to support the economic viability of the Palmerston City Centre	<ul style="list-style-type: none"> i. Where land is in Zone CB (Central Business): <ul style="list-style-type: none"> a. the activation of vacant lots with a temporary use is encouraged for activities such as markets, an art gallery or a community event; and b. the re-use of buildings is supported to optimise the operation and commercial performance of the building. ii. Activation and re-use is to: <ul style="list-style-type: none"> a. not be detrimental to the far term intended use of the land; and b. satisfy the provisions of the Planning Scheme.
2.7 Design buildings to address prominent corners and 'Gateway Locations'	<ul style="list-style-type: none"> i. Development at the intersections identified as a Gateway Location on the Mixed and Commercial Use Concept provides: <ul style="list-style-type: none"> a. vertical elements, such as an additional storey, raised parapets, spires, roof sections and similar structures as part of the building design; b. public art and signage within the design of buildings and related public spaces; and c. effective and visually appealing all-weather protection.
2.8 Limit commercial use outside of the designated mixed use localities	<ul style="list-style-type: none"> i. The use and development of Lot 1219 (15 Temple Terrace and Chung Wah Terrace) is to be development in accordance with Specific Use Zone – Palmerston Number 1 (SP1) of the NT Planning Scheme and Focus Area C: South Link.
2.9 Prevent any new use or intensification of development that would prejudice the safety or efficiency of an airport	<ul style="list-style-type: none"> i. Any proposed development determined to exceed the heights prescribed by the Defence (Aviation Areas) Regulations 2018 or Civil Aviation legislation will need approval by the relevant airport authorities.

Service Commercial and Light Industrial Use

Refer to Objective 3.4 for further information on land uses for this site



Legend

Study Area

Town Plan Zones

Service Commercial

Light Industry

Service Commercial and Light Industrial Use

The Yarrowonga Precinct, as identified in the Land Use Vision Map, is a significant local employment hub and provides for a range of local and regional service commercial and low impact industrial uses. The estate is well located with light industrial land to the north of Stuart Highway and service commercial land to the south of the highway with good vehicle access and parking.

This Area Plan protects the continued use of the land to support growth for the Darwin Region and

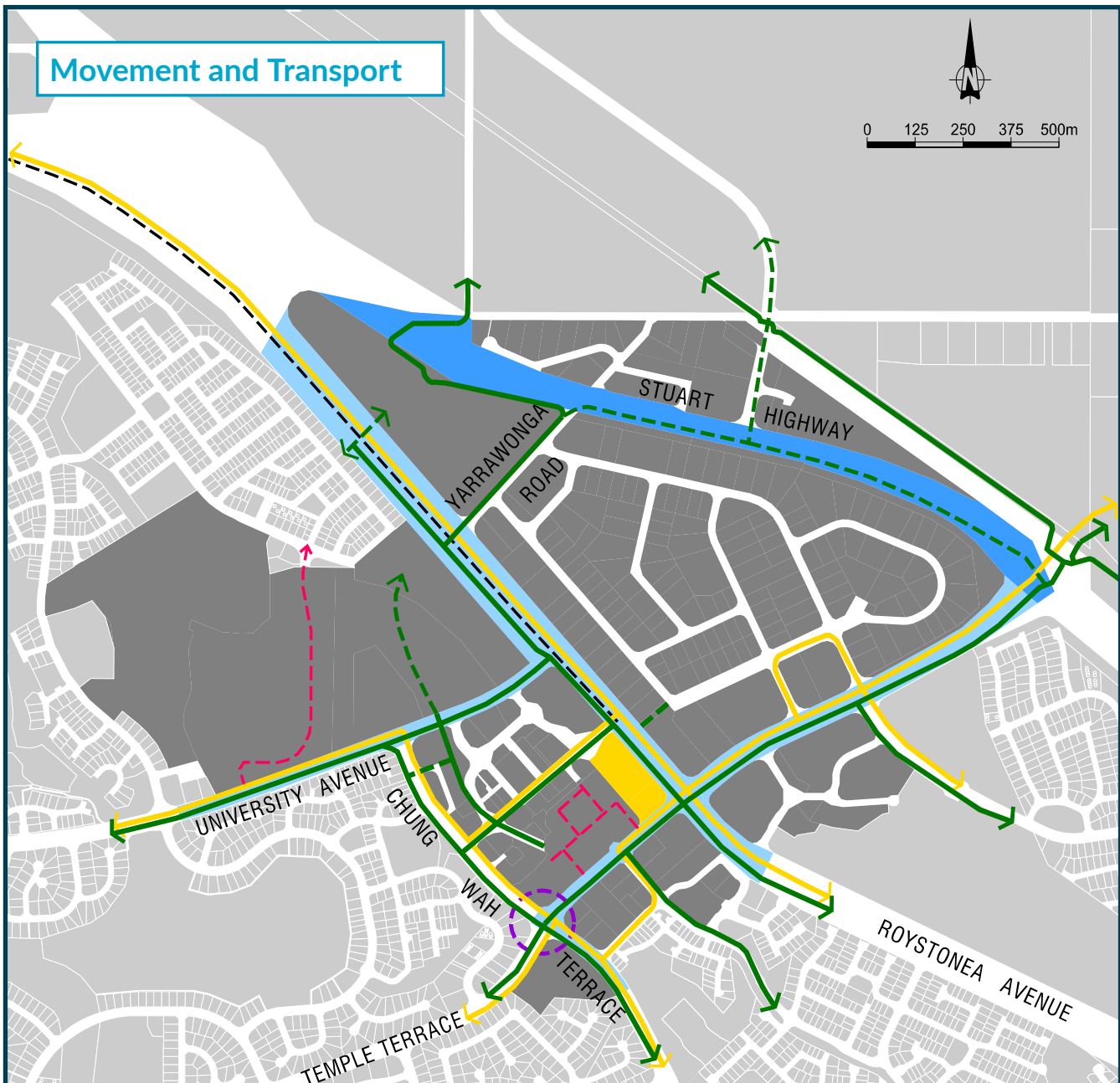
provide service commercial and light industrial land, services and employment opportunities for Palmerston. Furthermore, it prioritises the balance of retail uses in the Palmerston City Centre and service commercial uses in Yarrowonga.

The road network is well established to maintain efficient movement along the major corridors and throughout the precinct, and protects the function of the Stuart Highway as a national corridor. The designated pedestrian links across Roystonea Avenue and Stuart Highway allow safe connections between Yarrowonga and adjacent areas.

Principle 3: Retain Yarrowonga as a service commercial and light industrial estate for Palmerston and the Darwin Region

Objectives	Acceptable responses
3.1 Maintain the continued use of Yarrowonga as a service commercial and light industrial precinct	<ul style="list-style-type: none"> i. Development is to be in accordance with the provisions of Zone SC (Service Commercial) and Zone LI (Light Industrial) as identified in the Land Use Vision on Page 8. ii. The intensification of uses is supported to meet the need for service commercial and light industrial uses for the Darwin Region iii. Opportunities for employment are prioritised to retain the locality as a key employment hub for the Darwin Region.
3.2 Ensure development in Yarrowonga does not conflict with or compromise the primacy of the Palmerston City Centre	<ul style="list-style-type: none"> i. Commercial and retail activities that should otherwise be located in the city centre, such as offices and shops, are not supported as the primary use of the land within Yarrowonga. ii. Commercial and retail activities, such as an office or shop, are acceptable where they are subordinate to the primary development of the site. iii. The rezoning of land in Yarrowonga is not supported for uses other than those consistent with the current zones.
3.3 Establish a high quality service commercial and industrial precinct	<ul style="list-style-type: none"> i. Development incorporates climatically appropriate design principles, including heat mitigation technologies such as awnings. ii. Landscaping prioritises legibility and connectivity within the site and to surrounding areas. iii. The establishment of shaded open space on site for employees is encouraged.
3.4 Support the continued use and expansion of Gateway Shopping Centre and ancillary services	<ul style="list-style-type: none"> i. The use and development of Lot 14828 (1 Roystonea Avenue) is to facilitate the continued use and expansion of the shopping centre and ancillary services. Residential use is not supported. ii. A future change of use of Lot 14828 (1 Roystonea Avenue) is to be in accordance with the provisions of Zone SC (Service Commercial).

Movement and Transport



Legend

- Study Area
- Regional Transport Corridor
- Urban Primary Arterial
- Palmerston Bus Interchange (including Park and Ride Facility)
- Bus Routes
- Existing Bike and Pedestrian Corridor
- Possible Future Bike and Pedestrian Corridor
- Possible Future Road Connection
- Rapid Transit Corridor
- Possible Future Intersection Upgrade

Movement and Transport

This Area Plan prioritises active and public transport without compromising the safety and efficiency of local and regional road networks. It 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.

A primary objective is to provide walkable and cycle friendly connections between destinations within the Palmerston City Centre and to the adjacent residential areas. The original vision of a walkable and compact town centre has been compromised

in the past with land consolidation and adjacent development. The focus on improving the active transport network as expressed within this Area Plan aligns with the suite of objectives across this Plan to revitalise the Palmerston City Centre by making people feel comfortable and welcome. This is further supported through the identification of Green Links.

The Palmerston Bus Interchange and the Park and Ride facility are well positioned within the City Centre and identified for mixed use development to meet the needs of the growing region. Priority is placed on retaining these facilities in the current location.

Principle 4: Provide for all movement and transport options (pedestrians/bikes, public transport and private vehicle access) across Central Palmerston

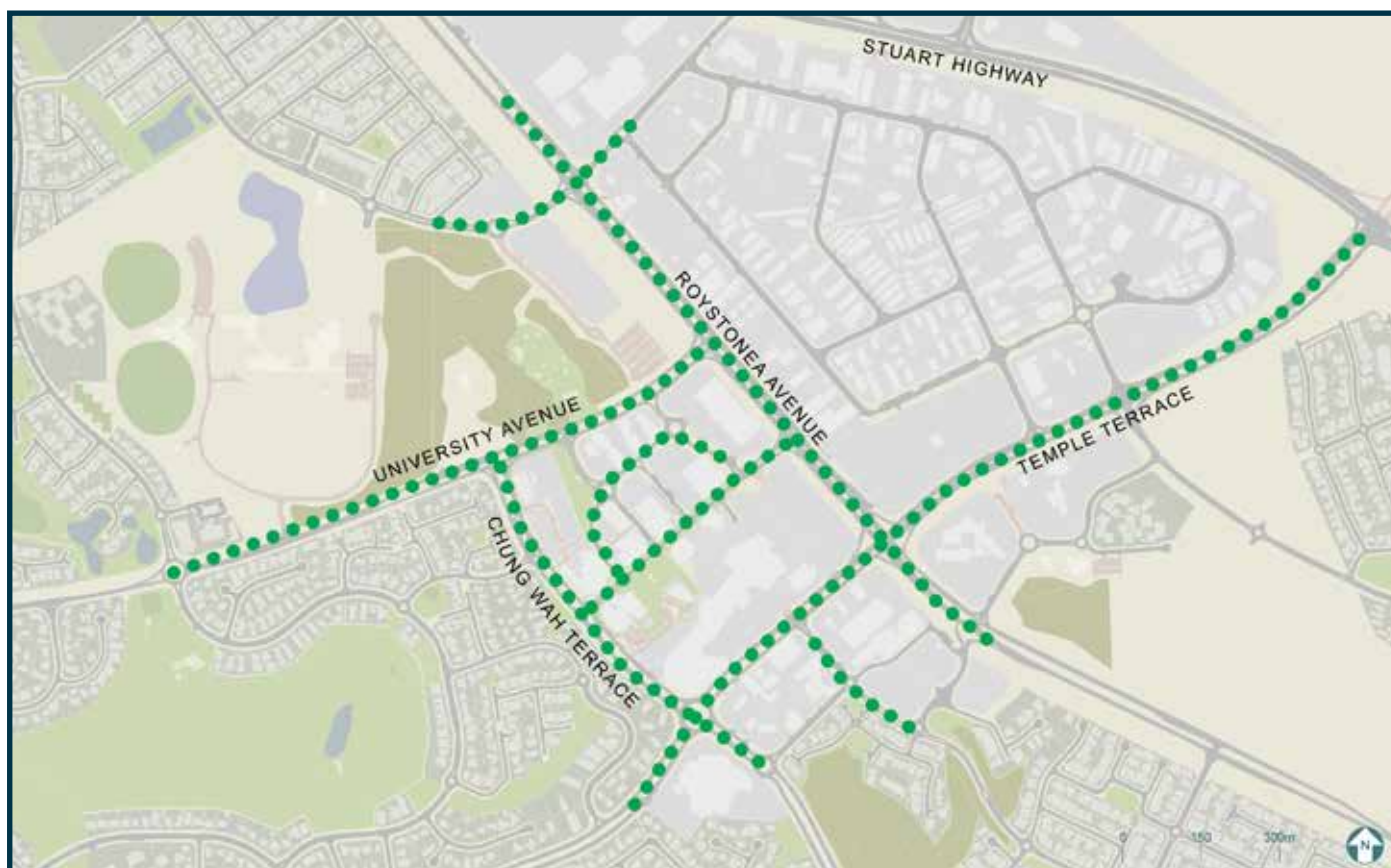
Objectives	Acceptable responses
4.1 Provide for the safe and efficient movement of pedestrians, cyclists, public transport and vehicles	<ul style="list-style-type: none"> i. Access and activity on roads in Zone PM (Proposed Main Road) and Zone M (Main Road) or identified as a sub-arterial or primary road by the City of Palmerston: <ul style="list-style-type: none"> a. is in accordance with the requirements of the controlling authority; and b. enables the safe and efficient movement of pedestrians and cyclists, e.g. through connected shared paths, direct access and prioritised crossings. ii. The role of the Stuart Highway as a link in the national highway network is protected. iii. The rapid transit corridor connecting Palmerston to the Darwin CBD is protected. iv. Development does not impact on the road reserve unless approved by the agency responsible for administering the road.
4.2 Facilitate growth through upgrades to the movement and transport network	<ul style="list-style-type: none"> i. Future roads are established to a standard that satisfies the requirements of the responsible service authority. ii. Extensions and upgrades to the movement and transport network by the relevant controlling authority, as indicated in the Movement and Transport Map, are not compromised. iii. Where the City of Palmerston or the Northern Territory Government has established an infrastructure contribution plan to fund the construction of strategic transport connections, contributions are to be made in accordance with the contribution plan; OR The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority and how the required infrastructure will be paid for.

Principle 4: Provide for all movement and transport options (pedestrians/bikes, public transport and private vehicle access) across Central Palmerston

Objectives	Acceptable responses
4.3 Reduce car dependency through the provision of a safe and accessible public transport network	<ul style="list-style-type: none"> i. The Palmerston Bus Interchange (Lot 7823): <ul style="list-style-type: none"> a. is integrated with the fabric of the City Centre and incorporates mixed use development; b. includes safe and convenient entry points; c. is easily accessed and welcoming; and d. is well connected to the active transport network and major destination points. ii. The Park and Ride facility (Lot 7824) is retained and upgraded to incorporate an appropriate mix of uses, as required. iii. Pedestrian and cycles routes to the bus interchange are clear, continuous, shaded and direct. iv. New development provides easy access to public transport facilities, where possible, through site access and permeability. v. Bus stops are comfortable and weather-protected.
4.4 Establish a safe, connected and direct active transport network throughout Central Palmerston and to adjoining destinations	<ul style="list-style-type: none"> i. Pedestrian and cyclist links are direct, connected, have clear sightlines and are well lit to encourage activity throughout the day and night. ii. Where there is reasonable capacity to do so, street and movement network enhancements include provision for pedestrians and cyclists. This may include, but is not limited to: <ul style="list-style-type: none"> a. separated cycleways; b. prioritised street crossings; c. bike parking; d. map signs; e. directories; f. signage identifying pedestrian and/or cyclist networks; and g. interpretive signage. iii. Street verges are landscaped to provide shading for pedestrians and cyclists, while also softening the appearance of hard surfaces and buildings.

Principle 4: Provide for all movement and transport options (pedestrians/bikes, public transport and private vehicle access) across Central Palmerston

Objectives	Acceptable responses
4.5 Prioritise investment along 'Green Links' to establish green, shaded movement corridors between key destinations	<ul style="list-style-type: none"> i. Green Links: <ul style="list-style-type: none"> a. are lined with climactically appropriate shade trees with dense foliage; and b. provide protection from extreme heat and weather conditions. ii. Green Links include enhancements to amenity and local character in accordance within the agency responsible for administering the road. This may include, but is not limited to: <ul style="list-style-type: none"> a. landscaping, including native species and species suitable to withstand extreme weather events; b. well-lit shared pathways and separated cycleways; c. street furniture; d. drinking water stations; and e. public art. iii. New pedestrian connections, publicly accessible parks or streets that provide additional connections to the identified Green Links are encouraged. iv. Driveways and vehicle parking access are to be limited along the identified Green Links.



Green Links Plan that informs Objective 4.5

Social and Essential Infrastructure



Social Infrastructure and Culture

Social sustainability focuses on the well-being of all community members; social infrastructure is paramount to enabling this. Locally-appropriate land use and development can contribute to building communities that are safe, resilient and cohesive. This Area Plan encourages the community to share spaces and feel connected.

This Area Plan forecasts some of the social infrastructure necessary to support land use change resulting from the continued growth of resident, worker and visitor populations of this young, family-orientated urban centre.

Social infrastructure in Central Palmerston serves both the needs of the local community as well as

the broader catchment area. It includes facilities and spaces that support and improve the quality of life such as education, health care, cultural and community facilities, and open space. Enabling access to a high quality public open space is increasingly important to remain responsive to on-going technological and behavioural changes in living, travel and work patterns.

It is to be noted that not all social infrastructure required for the catchment area will be provided within Central Palmerston. Notable facilities that can be provided in the study area for the catchment are identified in the Social Infrastructure, Essential Infrastructure and Environment Map. There are currently no registered heritage items or sacred sites within Central Palmerston.

Principle 5: Foster a safe, resilient and cohesive community and enhance civic and community spaces

Objectives	Acceptable responses
5.1 Prioritise social sustainability	<ul style="list-style-type: none">i. Public spaces, plazas and development incorporating public meeting spaces incorporate elements that:<ul style="list-style-type: none">a. foster a shared space for a range of culturally and socially diverse groups;b. are safe and welcoming; andc. enhance quality of life for all community members.
5.2 Integrate cultural knowledge and heritage	<ul style="list-style-type: none">i. Indigenous knowledge systems are considered and, where possible, incorporated into the management of public open space.ii. Cultural heritage is incorporated into the urban environment through interventions such as public art and multi-lingual information signs.

Principle 5: Foster a safe, resilient and cohesive community and enhance civic and community spaces

Objectives	Acceptable responses
5.3 Maintain, enhance and maximise existing public open spaces for formal and informal recreation, and public events	<ul style="list-style-type: none"> i. No net loss of public open space other than to: <ul style="list-style-type: none"> a. maintain and install essential public infrastructure and services; b. enhance the function of these spaces (including through potential use for alfresco dining areas which complement the open space character of the area); or c. provide community facilities and public amenities associated with the public open space function of the land. ii. Public open space is enhanced by: <ul style="list-style-type: none"> a. extensive areas of landscaping incorporating dense foliage and shade trees; b. heat mitigation technologies to reduce the urban heat island effect; c. increasing amenity (drinking fountains, play areas, wifi, street furniture etc); d. creating a sense of place through the use of public art and play spaces. iii. Public spaces are versatile spaces that support: <ul style="list-style-type: none"> a. informal public gathering, rest and recreation; b. organised temporary events including markets, pop-up stalls, food trucks and live music; c. outdoor extensions of adjacent businesses where appropriate and approved by the City of Palmerston; and d. shared use by informal users and different businesses, and adaptation of users across day/night and dry/wet season.
5.4 Provide community facilities to meet the needs of the community	<ul style="list-style-type: none"> i. Support the increase and enhancement of social support services, residential care, senior's accommodation, retirement living, public housing, affordable housing, community accommodation services and other community uses according to the needs of the community ii. Childcare facilities are to be constructed in the Palmerston City Centre as demand increases and existing facilities in Palmerston reach capacity. iii. Community facilities within a multi-purpose community centre provide flexible spaces for a range of activities including: <ul style="list-style-type: none"> a. council administrative functions; b. community service agencies; c. cultural facilities; d. specialised youth facilities; e. adult education facilities; and f. open spaces facilitating a range of community events. iv. Net social infrastructure is maintained, where possible, across Central Palmerston and is not reduced through new development.

Principle 5: Foster a safe, resilient and cohesive community and enhance civic and community spaces

Objectives	Acceptable responses
5.5 Provide for a purpose-built cultural and performing arts centre	<ul style="list-style-type: none"> i. A cultural and performing arts centre is established in a key destination within the Palmerston City Centre or North Link to provide for a range of events and cultural activities. This facility is to: <ul style="list-style-type: none"> a. be well connected to the public transport network; b. incorporate an outdoor performance space; and c. co-locate ancillary community or commercial facilities.
5.6 Retain area identified as 'Community Services Precinct' for medical and community use	<ul style="list-style-type: none"> i. Development is to be in accordance with Zone CP (Community Purpose), and should focus on providing medical and community services to the local community. ii. Services co-locate where possible. iii. Use and development of Lot 8511 (2 Brennan Court, Farrar) is to be in accordance with Specific Use Zone SP5 of the NT Planning Scheme, for the purposes of health-related services and facilities.
5.7 Retain and enhance existing organised recreational areas in Zone CP (Community Purpose)	<ul style="list-style-type: none"> i. The maintenance of land in Charles Darwin University (Palmerston Campus) for uses consistent with Zone OR (Organised Recreation) is encouraged.

Essential Infrastructure

Central Palmerston is fully serviced by reticulated power, water and sewerage. The locality is yet to reach capacity across the range of essential infrastructure, however minor upgrades will be required over time. Digital telecommunications infrastructure will continue to be extended as required.

This Area Plan supports the need for upgrades to be appropriately provided as required to meet the

needs of the growing population into the future. Power and water infrastructure is identified on the Environment, Social Infrastructure and Essential Infrastructure Map (page 22).

Development and/or subdivision may be deferred or refused if utilities and trunk services are not provided as required by this Area Plan, the NT Planning Scheme or relevant service authority. Funding contributions or agreements will provide for the upgrade of utilities and infrastructure as required.

Principle 6: Provide for the timely delivery of essential infrastructure to ensure Central Palmerston has adequate power, water, sewerage and telecommunications infrastructure to cater for growth

Objectives	Acceptable responses
6.1 Protect existing essential infrastructure	<ul style="list-style-type: none"> i. Development is not to have a detrimental impact on the functionality of existing infrastructure. ii. Land on Lot 1114 (3 Woolnough Place, Palmerston City) may be developed in accordance with the provisions of Zone CB (Central Business), subject to the satisfaction of the responsible agency or service authority.
6.2 Upgrade and extend reticulated systems in a manner that is timely, holistic and cost effective	<ul style="list-style-type: none"> i. Upgrades to water and sewer systems are considered prior to development. ii. Trunk infrastructure is incorporated into a development's engineering design. iii. Upgrades to existing infrastructure are provided and funded in accordance with an approved infrastructure plan; OR The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority and how the required infrastructure will be paid for; OR The proponent accepts the requirement for either a monetary contribution or requirement to enter into agreements with the relevant authority for the provision of infrastructure or a combination of both. iv. New infrastructure is provided sequentially and funded in accordance with an approved infrastructure plan; OR The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority and how the required infrastructure will be paid for.

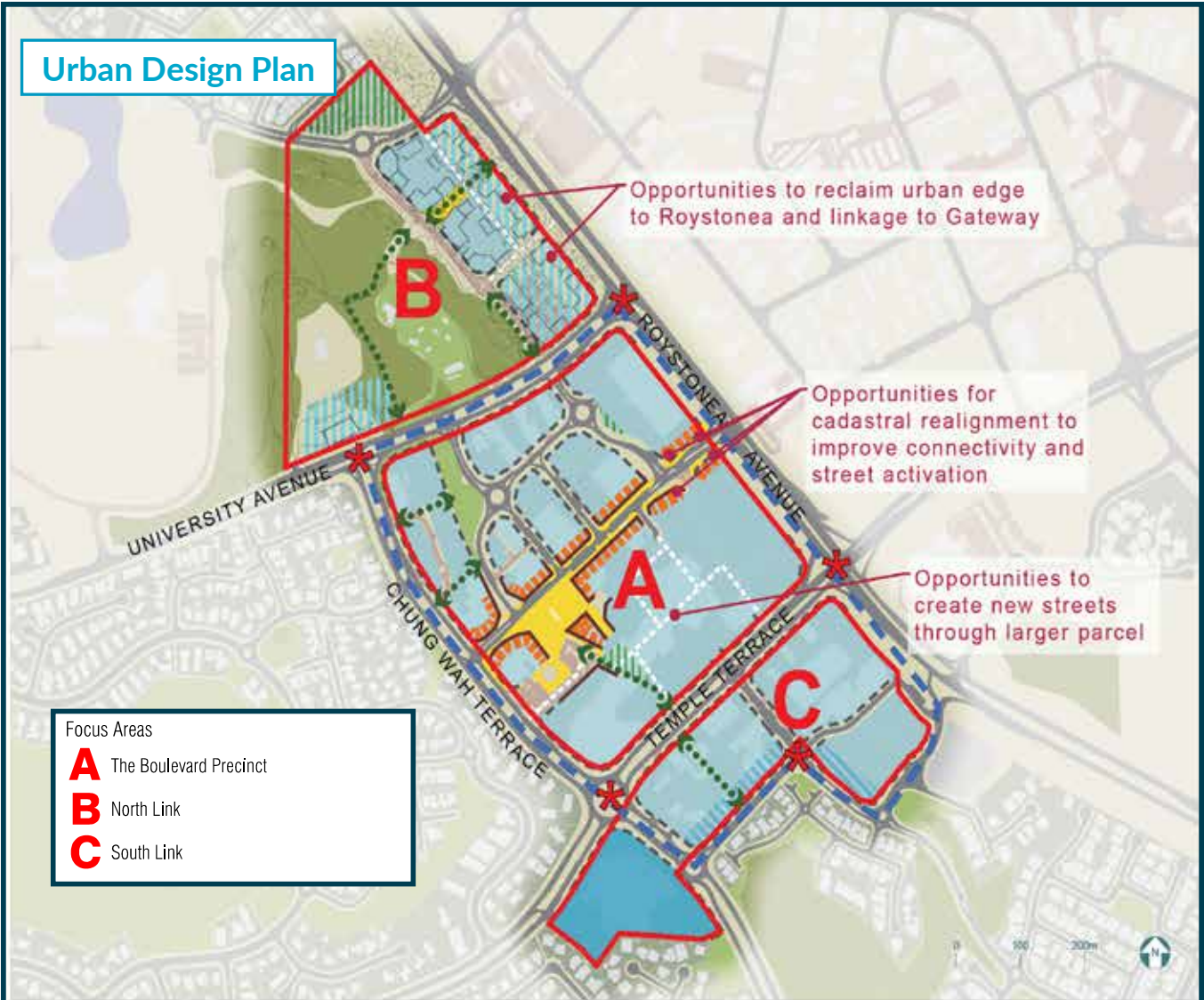
Principle 6: Provide for the timely delivery of essential infrastructure to ensure Central Palmerston has adequate power, water, sewerage and telecommunications infrastructure to cater for growth

Objectives	Acceptable responses
6.3 Ensure that essential infrastructure does not detract from amenity and character	<ul style="list-style-type: none"> i. Infrastructure is to be sensitively sited, where possible; in instances where it cannot be incorporated into a building, roads, open space or street infrastructure. ii. Amenity is enhanced through the use of building materials (e.g. non-reflective surfaces) and screening (e.g. landscaping).
6.4 Support the growth of digital telecommunication technologies	<ul style="list-style-type: none"> i. Upgrades to infrastructure provides for the integration of adaptable digital telecommunications infrastructure. ii. Infrastructure is to be sensitively sited and not unreasonably detract from the amenity of a locality.

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Urban Design Plan



LEGEND

	Palmerston City Centre Precinct Boundary		Variable Frontage Encouraged
	Focus Area		Possible Future Pedestrian Link
	Existing Public Landscape Area		Possible Future Street
	Existing Vegetated Area		Possible Lower-Scale Interface Benefit Area
	Possible Public Landscape Area		Possible Future Developable Land
	Pedestrian Priority Area (Hardscape Open Space)		Gateway Location Development of sites surrounding intersection to be of an exemplary architectural standard (refer 2.7)
	Mixed Use (Commercial, Civic, Residential and Retail)		
	Commercial Use		
	Active Frontages Required		
	Nil Setback Frontage Encouraged		



A

The Boulevard Precinct

LEGEND

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

Focus Area A: 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.

Recent investment in The Boulevard and Goyder Square has established a more pedestrian friendly urban centre with wide footpaths to accommodate pedestrian traffic and street furniture to allow pedestrians a chance to rest in a public space. A single car lane in each direction of The Boulevard allows for passing traffic but restricts speed of passing vehicles.

Building on recent improvements, this Focus Area prioritises opportunities for transit-orientated development and outcomes that further establish the walkability of the precinct.

Street activation with nil front setbacks from street frontages is prioritised along The Boulevard and adjacent to Goyder Square to improve safety through passive surveillance, provide ease of access for businesses and increase attractiveness of the public domain.

This Area Plan promotes the Palmerston Bus Interchange as an accessible and safe, mixed use destination. Land uses adjacent to the Interchange are prioritised in this Focus Area for high-activity uses.

Principle 7: Maintain and enhance The Boulevard Precinct as the civic ‘heart’ of the city

Objectives	Acceptable responses
7.1 Establish a high amenity precinct through the prioritisation of activated street frontages and pedestrian priority areas	<ul style="list-style-type: none"> i. Street frontages are to be activated in accordance with the Street Frontages Plan. ii. Nil setback frontage is encouraged for developments that front the priority pedestrian areas of The Boulevard or Goyder Square. iii. Cadastral realignment of The Boulevard road corridor is recommended to improve connectivity and street activation.
7.2 Further establish Goyder Square as the primary public open space and pedestrian activity hub in Central Palmerston that is an active, well-utilised space at all times of the day	<ul style="list-style-type: none"> i. New development with existing or possible frontage to Goyder Square should help to frame the square with built form and active frontages. ii. New streets and links connecting surrounding locations and destinations into the square are encouraged to improve connectivity throughout the City Centre. iii. Development fronting the square is to provide continuous structural awnings along the frontage and is encouraged to provide additional complementary shade and weather protection elements such as shade structures, awnings and shade trees that help to contribute positively towards creating a comfortable micro-climate within the square. iv. Integrated building interface solutions that create new seating opportunities and complementary private domain al fresco spaces are supported to encourage pedestrian activity.
7.3 Support transit orientated development to contribute to a vibrant urban environment and reduce car dependency	<ul style="list-style-type: none"> i. The use of the Palmerston Bus Interchange and Park and Ride Facility for mixed use development is supported. ii. Land uses adjacent to the Palmerton Bus Interchange are to be active for extended periods and prioritised for high-activity uses e.g. convenience store, café, day-to-day services. iii. Safe and direct connections are to be established between Goyder Square and the Palmerston Bus Interchange.



B

North Link

LEGEND

- . - Focus Area Boundary
- Pedestrian Priority Area (Hardscape Open Space)
- <...> Possible Future Pedestrian Link
- Possible Future Street
- Open Space incorporating drainage features, native vegetation and supporting passive recreation

Focus Area B: 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. The escarpment location offers the opportunity for development that celebrates expansive views of Darwin Harbour and Darwin City skyline.

This Focus Area promotes a range of uses to create a unique destination for residents and visitors that

evolves over time as the City of Palmerston grows. The sites are to be developed in a manner that complements the Palmerston City Centre.

The design looks to create a new urban edge to Roystonea Avenue and improve connectivity between the Gateway Shopping Centre to the City Centre for pedestrians and cyclists. New public open space north of Packard Avenue helps to create local amenity and a transition to the existing lower-scale residential dwellings to the north-west.

Principle 8: Establish North Link as a lifestyle and cultural destination for the Darwin Region

Objectives	Acceptable responses
8.1 Prepare a Local Area Plan for North Link	<ul style="list-style-type: none"> i. A Local Area Plan is prepared to establish a framework for the coordinated development of this Focus Area. ii. The Local Area Plan addresses the following elements: <ul style="list-style-type: none"> a. a response to the objectives in this Focus Area and any other relevant objectives with the Themes sections of the Area Plan; b. demonstrated consideration and response to the key attributes and constraints of the Focus Area including, where necessary: <ul style="list-style-type: none"> i. the natural environment, landform, topography, hydrology, and soils; ii. vehicular and active transport access and connections; iii. the integration of the locality with the public transport system. c. any major land uses proposed for the locality in accordance with this Focus Area; d. the indicative lot pattern; e. estimates of: <ul style="list-style-type: none"> i. the number of residential and short-term accommodation units; and ii. the retail floor space; f. an Infrastructure Strategy addressing Objectives 6.2 in the Essential Infrastructure Theme. iii. An application for subdivision and/or development is to accord with the endorsed Local Area Plan.

Principle 8: Establish North Link as a lifestyle and cultural destination for the Darwin Region

Objectives	Acceptable responses
8.2 Develop a high-amenity mixed-use precinct without impacting on the primacy of the Palmerston City Centre	<ul style="list-style-type: none"> i. Development is undertaken in stages to support and not diminish the economic viability of the Palmerston City Centre. ii. A range of uses are established to promote activities throughout different times of the day and night, such as: <ul style="list-style-type: none"> a. recreation, education and entertainment facilities; b. hotels and serviced apartments; c. residential units; d. small scale specialty retail and hospitality services; e. car parking; and f. high-amenity open space.
8.3 Encourage site-specific built form to respond to a unique locality	<ul style="list-style-type: none"> i. Innovative building design contributes to the identity of Palmerston in a way that is locally relevant, such as: <ul style="list-style-type: none"> a. displaying a strong connection to the local environment by using local materials; b. responding to the tropical climatic zone and natural features of the area; and c. incorporating cultural influence. ii. Buildings are to be orientated to capture prevailing breezes. iii. Development maximises views of Darwin harbour and the Darwin CBD through appropriate design and orientation, such as breaks between buildings to share views.
8.4 Incorporate and enhance established native vegetation and the Palmerston Water Park	<ul style="list-style-type: none"> i. Development engages with the existing native vegetation by: <ul style="list-style-type: none"> a. providing landscaping that complements the natural environment. b. using building materials and design details which interact with the natural environment. ii. Native vegetation and drainage corridors are integrated into open space as features, where possible.
8.5 Establish a series of new public open spaces for passive recreation	<ul style="list-style-type: none"> iii. Future uses are encouraged to respond to and complement the existing Palmerston Water Park. iv. Public open spaces are linked, where possible, within North Link and with land in the Charles Darwin University (Palmerston Campus). v. A botanic garden is considered as a potential future public open space element that: <ul style="list-style-type: none"> a. includes a nature play space; b. showcases bush foods and plant species of Northern Australia; and c. is developed in collaboration with the Charles Darwin University (Palmerston Campus).

Principle 8: Establish North Link as a lifestyle and cultural destination for the Darwin Region

Objectives	Acceptable responses
8.6 Ensure the amenity and lifestyle of Durack is protected	i. Development is of a scale and character that is not detrimental to the residential amenity and lifestyle of Durack.
8.7 Provide pedestrian/ cycle connections to areas of significance within the precinct and to surrounding networks	<ul style="list-style-type: none"> i. Clear and direct pedestrian connections are provided to the public transport network and active transport network. ii. High quality pedestrian/ cyclist underpasses or overpasses are made at University Avenue and Roystonea Avenue. iii. A viewing platform is incorporated to maximise views from the escarpment. iv. Pathways, bush tracks, boardwalks, rest areas, drinking fountains and interpretative signage are incorporated throughout the network.



C

South Link

LEGEND

- - - - - Focus Area Boundary
- Mixed Use (Commercial, Civic, Residential and Retail)
- Commercial Use
- Possible Lower-Scale Interface Benefit Area
- - - - - Variable Frontage Encouraged
- < . . . > Possible Future Pedestrian Link

Focus Area C: South Link

The Mixed and Commercial Use theme within this Area Plan promotes high-density mixed use development throughout the Palmerston City Centre. This Focus Area recognises that high-density development may need careful consideration in this location. Therefore, this Focus Area seeks to protect the amenity of adjacent 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.

Lot 1219, at the corner of Temple Terrace and Chung Wah Terrace (Oasis Shopping Centre), lies outside of the City Centre. This Focus Area seeks to ensure the development and use of this lot remains compatible with adjacent residential areas while complementing the commercial activity within the Palmerston City Centre.

Principle 9: Establish a transition from high density residential development in Palmerston City Centre to the surrounding low density residential areas

Objectives	Acceptable responses
9.1 Provide for a logical transition between the Palmerston City Centre and the adjacent residential area	<ul style="list-style-type: none"> i. Development is encouraged to respond to adjacent low-density residential areas through sensitive approaches to height and massing. Developments which are able to demonstrate sensitive approaches to these interfaces are encouraged to seek opportunities to deploy additional height elsewhere on their site. ii. Transition between Lot 14731 (1 Ridge Street, Gunn) and adjacent residential land is to be in accordance with Specific Use Zone - Palmerston Number 11 (SP11) of the NT Planning Scheme. iii. Developments fronting Rolyat Street are to step in at a proportionally suitable manner and demonstrate low intensity commercial land uses such as offices or purely residential buildings on the Rolyat Street frontage. The following uses are discouraged: <ul style="list-style-type: none"> a. motor body works; b. motor repair station; c. passenger terminal; and d. service station.
9.2 Ensure the use and development of Lot 1219 is compatible with adjacent land uses and the Palmerston City Centre	<ul style="list-style-type: none"> i. The use and development of Lot 1219 (15 Temple Terrace and Chung Wah Terrace) is to be developed in accordance with Specific Use Zone - Palmerston Number 1 (SP1) of the NT Planning Scheme.
9.3 Provide pedestrian/ cycle connections within the focus area and to surrounding networks	<ul style="list-style-type: none"> i. A pedestrian link is encouraged through Lot 1489 (7 Rolyat Street).

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For more information

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