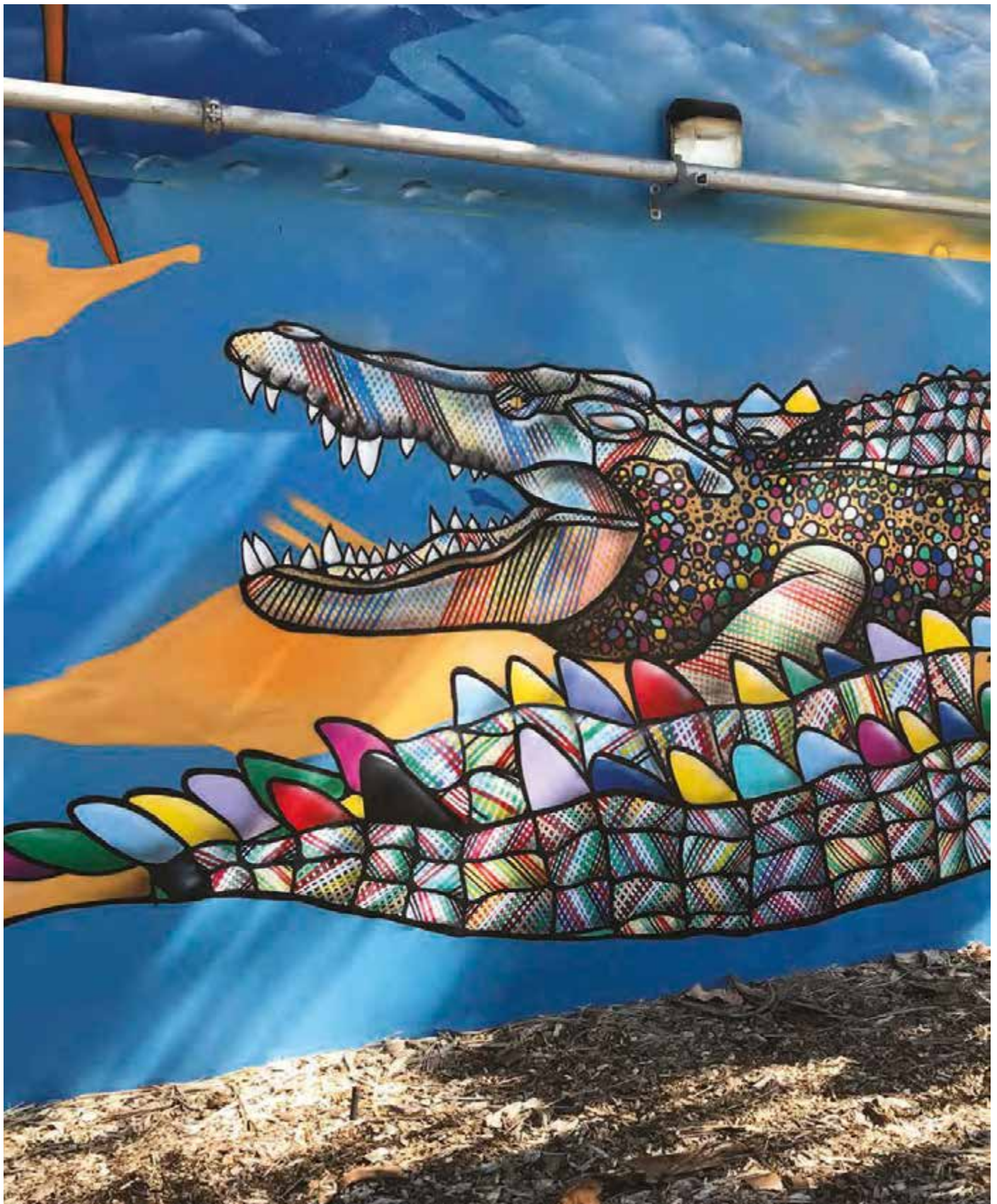


## STAGE 1 CONSULTATION REPORT



# *Central Palmerston* **AREA PLAN**





*Image: Palmerston Library Artwork*

#### GLOSSARY OF TERMS

CBD	Central Business District
CDU	Charles Darwin University (Palmerston Campus)
Gateway	Gateway Shopping and Home Centre

#### APPROXIMATE TIMEFRAMES

Near Term	< 5 years
Intermediate Term	10 to 20 years
Far Term	40 to 50 years

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## Introduction

On 24 July 2019 the Northern Territory Planning Commission (NTPC) commenced the first stage of public consultation on the Central Palmerston Area Plan. This work includes a revision of the Palmerston City Centre Planning Principles and Area Plan, which currently form part of the Northern Territory Planning Scheme (NTPS).

To assist in the preparation of the draft Central Palmerston Area Plan, the NTPC endorsed a Community Engagement Strategy. The engagement strategy identified that the Area Plan would be prepared in three stages (Figure 1).

Stage One community consultation ran for 5 weeks from Wednesday 24 July 2019 to Friday 30 August 2019. Stage One was an opportunity for the community to participate in the planning process by contributing to the development of a vision to meet the future needs of the Palmerston community.

The purpose of this report is to summarise key themes that were identified by stakeholders during consultation. The feedback received is now assisting the NTPC in its preparation of a draft Central Palmerston Area Plan.

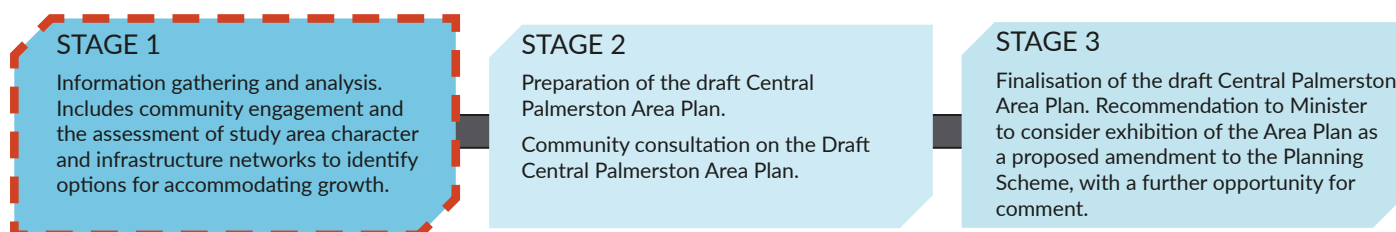


Figure 1: Process for preparing the Central Palmerston Area Plan



Image: Palmerston Library Artwork



## Study Area

The study area lies within the municipality of the City of Palmerston. It is the second-largest city in the Northern Territory and is located 20kms from the Territory's capital, Darwin. Palmerston has a young population with a median age of 30 years, with a high number of young families and Defence personnel.

In 2016, the population of Palmerston was 35 880 people. Achieving growth rates substantially higher than the rest of the Darwin region and other Australian cities over the last decade, Palmerston has a projected growth rate of 2.4 percent annually to 2036.

With the completion of the remaining eastern suburbs, Palmerston is likely to accommodate more than 40 000 people. This will result in an increase in demand across a range of services and infrastructure, such as public transport, pedestrian/cycleway networks, office and retail floor space, and community facilities.

The study area boundary includes the Palmerston Central Business District (CBD) as well as recent development that has occurred in areas around the city centre (Figure 2). Significant influences outside the study area include the Robertson Barracks and the Palmerston Regional Hospital.

The study area includes three Focus Areas outlined below.

**North Link** – This locality has a critical role in connecting the Gateway Shopping Centre to the CBD.

**The CBD** – The CBD hosts a range of Government and business activities for Palmerston residents, workers and visitors.

**South Side** – This locality has the opportunity to become a high-amenity locality serving as a transition from the CBD to the adjacent low-density residential suburbs.



Figure 2: Central Palmerston Study Area



## Consultation Objectives

The first stage of consultation was focused on gathering information, building an understanding of stakeholder issues and sensitivities, and providing sufficient opportunities for community feedback.

Stakeholders included:

- Palmerston residents and visitors;
- local businesses and employees;
- City of Palmerston;
- local MLAs;
- government agencies and departments;
- industry associations and representative bodies; and
- special interest groups and community groups.

Stage One community consultation was undertaken by the NTPC over a five-week period from Wednesday 24 July 2019 to Friday 30 August 2019.

Engagement activities sought to:

- provide clear, balanced and consistent engagement by creating opportunities and mechanisms for discussion, feedback and stakeholder education;
- encourage involvement from all stakeholders;
- build an understanding of stakeholder issues and sensitivities by seeking genuine community and key stakeholder input; and
- promote improved knowledge and understanding of the land-use planning process and its role in the delivery of community aspirations for the future of Central Palmerston.

Particular issues that were explored with stakeholders include:

- perceptions of the area at present;
- aspirations for the future of the area; and
- current and expected needs of stakeholders concerning movement and transport, essential infrastructure and social infrastructure.



*Image: Print materials*



## Consultation Activities

Members of the community, industry groups and NT Government departments identified as stakeholders in the endorsed communications engagement strategy were engaged using the following methods:

- print advertising in the NT News;
- social media;
- interactive surveys, maps and an ideas board on the 'Have Your Say' website;
- a dedicated page on the NTPC website that included times and dates of public displays, contact details to receive submissions and answer enquiries, and an online feedback form;
- pop-up stalls at the Gateway Shopping Centre, the Royal Darwin Show and the Palmerston Markets;
- community forums, workshops and an information session;
- postcards mailed out to approximately 400 landowners in the study area; and
- flyers hand delivered to approximately 100 businesses in the CBD and Yarrowonga.



*Images: Senior's Forum*

## Community

### Pop-Ups and Workshops

The community had several opportunities to be briefed on the project, and to provide verbal and written feedback to the NTPC at the various pop-up stalls and workshops.

During the consultation period, 273 people engaged with the pop-up stalls. Pop-up stalls were held at the Royal Darwin Show, Gateway Shopping Centre and the Palmerston Markets. Pop-up stalls provided the community with the opportunity to learn about the project, engage with project staff, and to share thoughts and ideas.

Over 125 people engaged through workshops held on:

- 19 August 2019 - NTPC staff participated in a Senior's Forum held by the City of Palmerston, facilitating a workshop with the seniors in attendance;
- 20 August 2019 - NTPC staff conducted a workshop with interested parties and Community and Youth Service Providers; and
- 29 August 2019 - NTPC staff conducted a workshop with Mulligas and Cudjeries, an Indigenous men's and women's group.



## Online Engagement / 'Have Your Say'

The 'Have Your Say' online portal had 350 visits with over 85 people completing surveys and 171 people either uploading submissions, downloading documents, dropping pins on maps or uploading notes to the ideas board. From the 85 respondents, 33.3 percent visited Palmerston daily

and 45.8 percent visited weekly, and 72 percent were residents of Palmerston.

The NTPC conducted the following online surveys through the 'Have Your Say' platform.

Survey		
Online	Main survey	A comprehensive survey across a number of planning themes
	Youth	A smaller version of the main survey with the focus on walking, cycling and youth facilities
Quick Poll	Royal Darwin Show	A smaller version of the main survey with the focus on connectivity
	Yarrawonga	A survey completed face to face with Yarrawonga businesses to capture their ideas and comments on the current situation and future of Yarrawonga

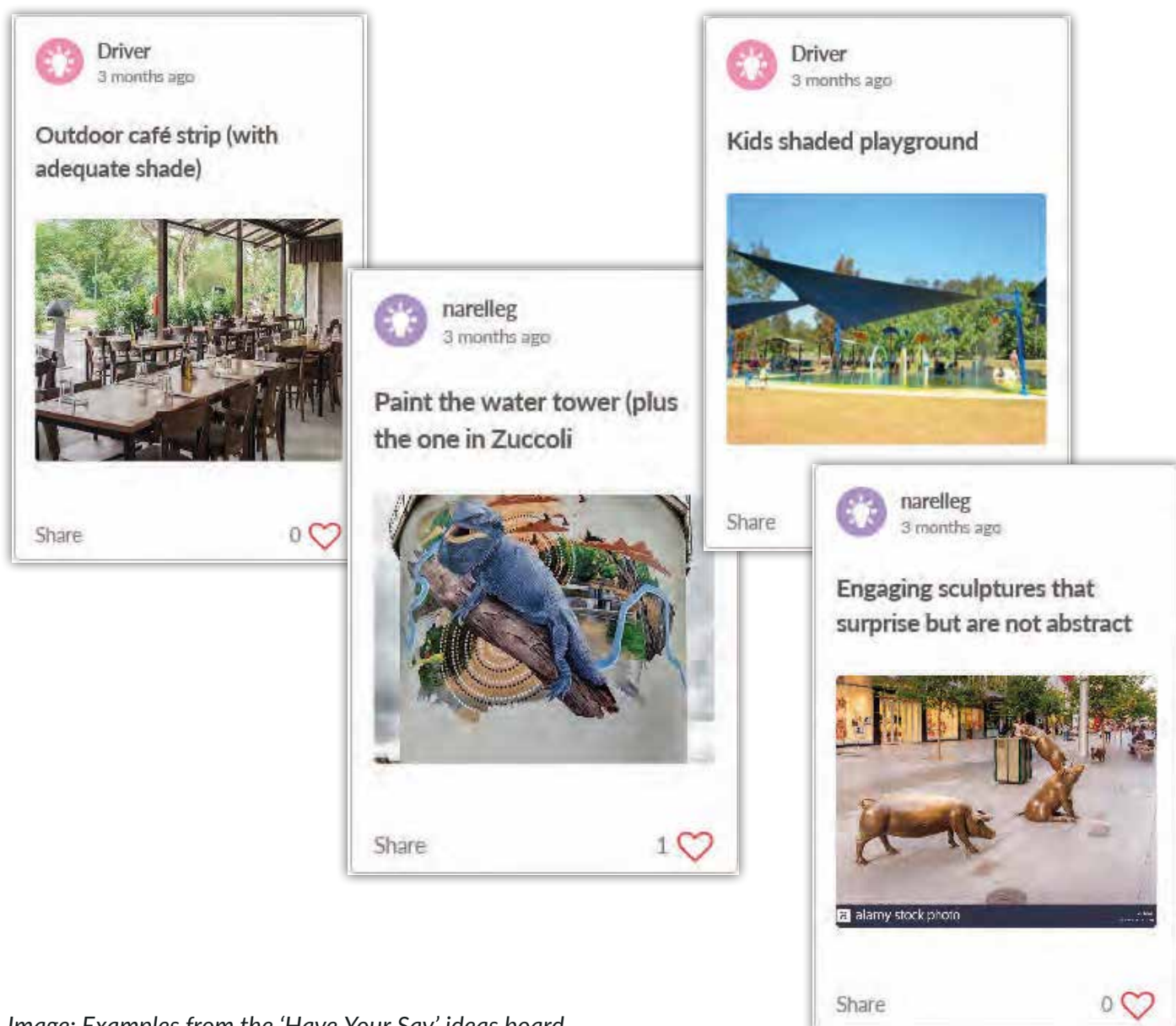


Image: Examples from the 'Have Your Say' ideas board



## Government

### Project Control Group

The Project Control Group (PCG) is an advisory body of government agencies with the purpose of providing strategic direction and specialist advice. The PCG consists of technical specialists from the Department of Infrastructure, Planning and Logistics (DIPL), Power and Water Corporation and the City of Palmerston.

The PCG reviewed the draft Stage One Discussion Paper and comments were taken into consideration in the finalisation of the paper. The PCG will continue to provide input throughout Stage Two in the preparation of the draft Needs Assessment and draft Area Plan.

### Elected Representatives

The NTPC briefed the following MLAs and government representatives:

- Minister for Infrastructure, Planning and Logistics and Member for Drysdale, Eva Lawler MLA on 9 July 2019;
- The Member for Spillett, Lia Finocchiaro MLA on 6 August 2019;
- The Member for Solomon, Luke Gosling OAM MP participated in a workshop 19 August 2019;
- The Member for Blain, Terry Mills MLA participated in a workshop on 20 August 2019; and
- The Member for Brennan, Tony Sievers MLA on 22 August 2019.

### The City of Palmerston

The NTPC briefed the City of Palmerston on the following occasions:

- The CEO and Mayor on 10 July 2019; and
- Council Aldermen on 16 July 2019.

### Industry

An industry information session was held on 6 August 2019 at the Palmerston Recreation Centre. Ideas on how Central Palmerston should develop were discussed with industry representatives.

The Palmerston Regional Business Association was briefed on 7 August 2019.



Image: Consultation, Royal Darwin Show



Image: Palmerston Markets



## Media Coverage

### Print Media

22 July 2019 - the project was mentioned in a Joint Ministerial Media Release from Eva Lawler MLA and Tony Sievers titled 'Creating Jobs: Investing in Palmerston's Future';

21 August 2019 - an article 'Palmo CBD to be split into areas' featured on the front page of the NT News with the full story on page three and an editorial 'All roads will lead to Palmo'; and

22 August 2019 - an article 'Cohesion the goal for Palmo' was in the NT News with a follow up article the following day on 23 August 2019 'Public input call into Palmerston plan' asking the community to get involved.

### Social Media - Facebook

16 August 2019 - The Hon. Eva Lawler MLA and Minister for Infrastructure and Minister for Infrastructure, Planning and Logistics posted regarding the NTPC consulting at the Palmerston Markets;

25 August - Luke Gosling OAM MP mentioned the NTPC briefing at the City of Palmerston Senior's Forum; and

29 August - The Hon. Eva Lawler promoted the consultation Palmerston reminding people to 'Have Your Say' by the closing date.



Image: NT Newspaper Articles

## Community Feedback

Approximately 550 people provided comments concerning the future of Central Palmerston. Comments and key issues raised are broadly summarised on the following pages into key themes of:

- movement and transport;
- social infrastructure;
- commercial and industrial uses;
- environment, culture and heritage; and
- built form.

It is noted that many comments received are beyond the scope of the Central Palmerston Area Plan, such as:

- management of Council assets;
- reopening closed facilities;
- community infrastructure in other areas of Palmerston; and
- regulation of commercial rent.



## Movement and Transport

### Traffic Management

The issue of connectivity was a dominant concern across participants. Many people felt the existing road network limited options for pedestrian movement and made vehicular movement difficult and unsafe.

Concerns were raised in relation to the increasing development of the light industrial area of Yarrawonga to the north of Stuart Highway. Many viewed it as an 'island' and perceived challenges in vehicular movement. Other areas of concerns included:

- Roystonea Avenue, which is seen as barrier to safe vehicle connectivity between Yarrawonga and the CBD;
- access and traffic flow around the KFC on the corner of Temple Terrace and Maluka Drive;
- rat runs from Temple Terrace through Palmerston Shopping Centre (around Target) into the CBD;

- increased delays turning out of the Tulagi Road intersection to Robertson Barracks during peak times of the day; and
- traffic weaving across the Stuart Highway to the Yarrawonga Road intersection.

Suggested improvements include:

- improved pedestrian experience through connectivity and shading to reduce reliance on cars;
- implementation of permanent car-free zones; and
- creation of a caravan turn around and car park to allow tourists and grey nomads to access the commercial and industrial areas



Image: Central Palmerston



## Pedestrian and Bicycle Networks

Across all consultation activities, people commented that while there are many pedestrian crossings in the study area, there was limited connectivity between various facilities and services within the CBD. The CBD was commonly viewed as not walkable because of lack of shade and green corridors. For example, a participant stated it was 'too difficult to walk from University Avenue [to the Palmerston Water Park] and for me the pathways that do exist are too far and too steep to walk'.

A number of comments were made in regards to general safety and the safety of existing crossings connecting the CBD to other areas within Central Palmerston and Yarrowonga, in particular across Roystonea Avenue and Stuart Highway. Several business owners had witnessed a number of pedestrians either being involved in near misses or being hit by traffic as they tried to traverse these roads.

A number of suggestions were made by members of the community to improve comfortable, direct and safe movement in and around the study area. Suggestions included :

- shaded pedestrian/bicycle network between key destinations in the Central Palmerston area. One person suggested 'using tropical design elements to allow pedestrian movements via shaded walkways, which also work in the wet season';
- provide access to Gateway from the CBD via a footbridge or tunnel;
- provide a 'pedestrian and bicycle path bridge from Durack Heights to Gateway which could act as an aesthetic statement piece 'City Gates -City of Palmerston';
- provide a public transport route around Central Palmerston;
- more shaded seating, street furniture, solar-powered lighting and cool drinking fountains along pedestrian and bicycle networks;
- additional lighting of pathways to deter anti-social behaviour; and
- re-grading areas that have slopes and dips to assist those who use mobility aids to access Central Palmerston.

### What would encourage you to walk to and around Central Palmerston?

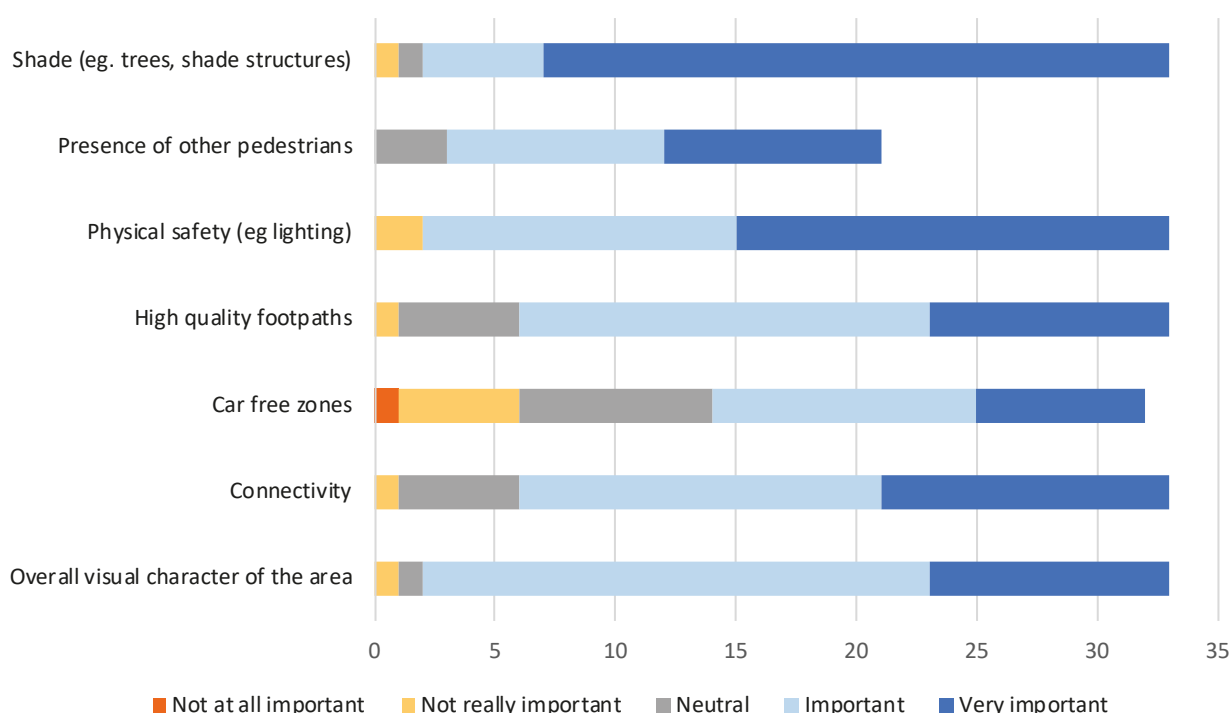


Figure 3: Response from 'Have Your Say' Surveys



## Public Transport

Concerns were raised around a perceived lack of public transport options connecting Central Palmerston to suburbs in Palmerston and the greater Darwin region, and the amenity of the Palmerston Bus Interchange. Public transport users noted that there is very little connection and poor shading between the Palmerston Bus Interchange and the nearby shopping centres or other destinations.

Suggested improvements include:

- the addition of new bus routes (circle route) which connects the CBD, Gateway and other social infrastructure located in the area, including the Health Precinct;
- high-frequency shuttle buses around Central Palmerston;
- increased frequency of bus services on Sundays;
- the addition of light rail; and
- at the Palmerston Bus Interchange:
  - safe, convenient and shaded access
  - increased safety measures and attractiveness
  - a park and ride facility. One comment received
  - suggested that 'when Bunnings moves, that land should become a multi-storey car park so residents can drive to the car park and commute into the city'.

## Car Parking

49 percent of respondents of the 'Have your Say' survey agreed with the statement that 'There is enough car parking within a reasonable distance to my destination'. Some comments from pop-up stalls and CBD business were:

- there is a lack of parking in the CBD, including a lack of all-day parking for the bus interchange; and
- parking in the Yarrowonga area is creating conflicts for road trains and delivery trucks accessing businesses.

Suggested improvements to car parking include more free parking zones in the CBD and shaded car parking.



*Image: Palmerston Bus Interchange*



## Social Infrastructure

### Community Facilities

Many people, across all generations, suggested a need for a major government hub that includes all government services at a Federal and Territory level, including services such as Jacana Energy, doctor and dentist to reduce the need for public transport. Medical appointments were a common reason for people to visit Central Palmerston.

Suggestions for more multi-use facilities, including those targeting youth, were made across the study area. Site suggestions included Goyder Square, the Hub and the soon to be former Bunnings site. An Entertainment Centre was suggested by a number of participants.

### Public Open Space

A significant proportion of those who completed the 'Have Your Say' survey felt that high quality public open spaces were important / very important in the Central Palmerston area (Figure 4).

A dominant concern from participants was a lack of shade, greenery and seating across the study area, including in parks and open space.

In relation to Yarrowonga, a number of comments supported the addition of a public park in Yarrowonga so that people working in this area have a nice shaded place to enjoy their breaks.

In regards to the focus areas, people provided the suggestions for improvements to North Link including access to the natural vegetation, boardwalks, more landscaping, a botanical garden, bird sanctuary, cafes and seating.

### Placemaking and Amenity

Over half of respondents to the main survey in 'Have Your Say' strongly agreed with the statement 'I care about Central Palmerston and its future', reflecting the values of the community. Many people throughout consultation saw opportunities to improve the area and felt the City of Palmerston was a special place for young families.

A large number of people stated they felt the CBD had 'no heart'. Many people also provided comment on a perceived feeling of lack of safety during the day and in particular at night. Suggestions to encourage more people into the CBD and give the CBD 'life' include:

- more shade, water, drinking fountains and water feature;
- chairs, tables and umbrellas in Goyder Square;
- additional lighting of public spaces and pedestrian / bicycle networks;
- free wifi;
- cafes with al fresco dining;
- more public art, for example interactive sculptures and street art;
- info signs with USB charger stations;
- residential development;
- more activities for seniors and youth; and
- paint the water tower to become part of an art trail.

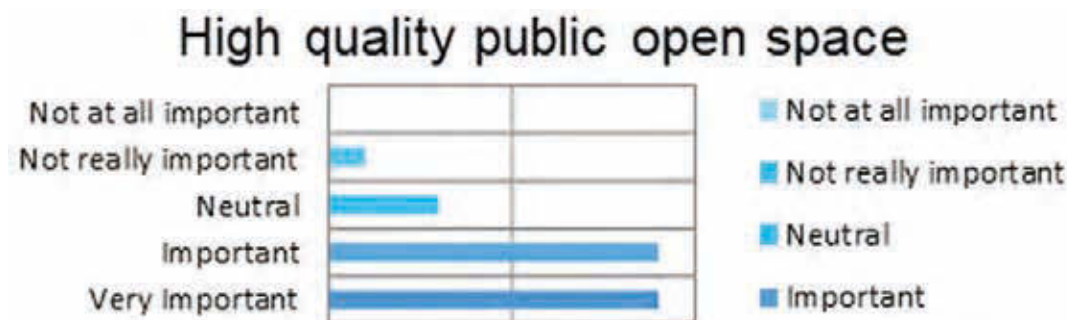


Figure 4: Ratings from the 'Have Yours Say' Main Survey on public open space



Figure 5 below illustrates community values and beliefs on some of the issues discussed.

### To what extent do you agree with the following statements about Central Palmerston?

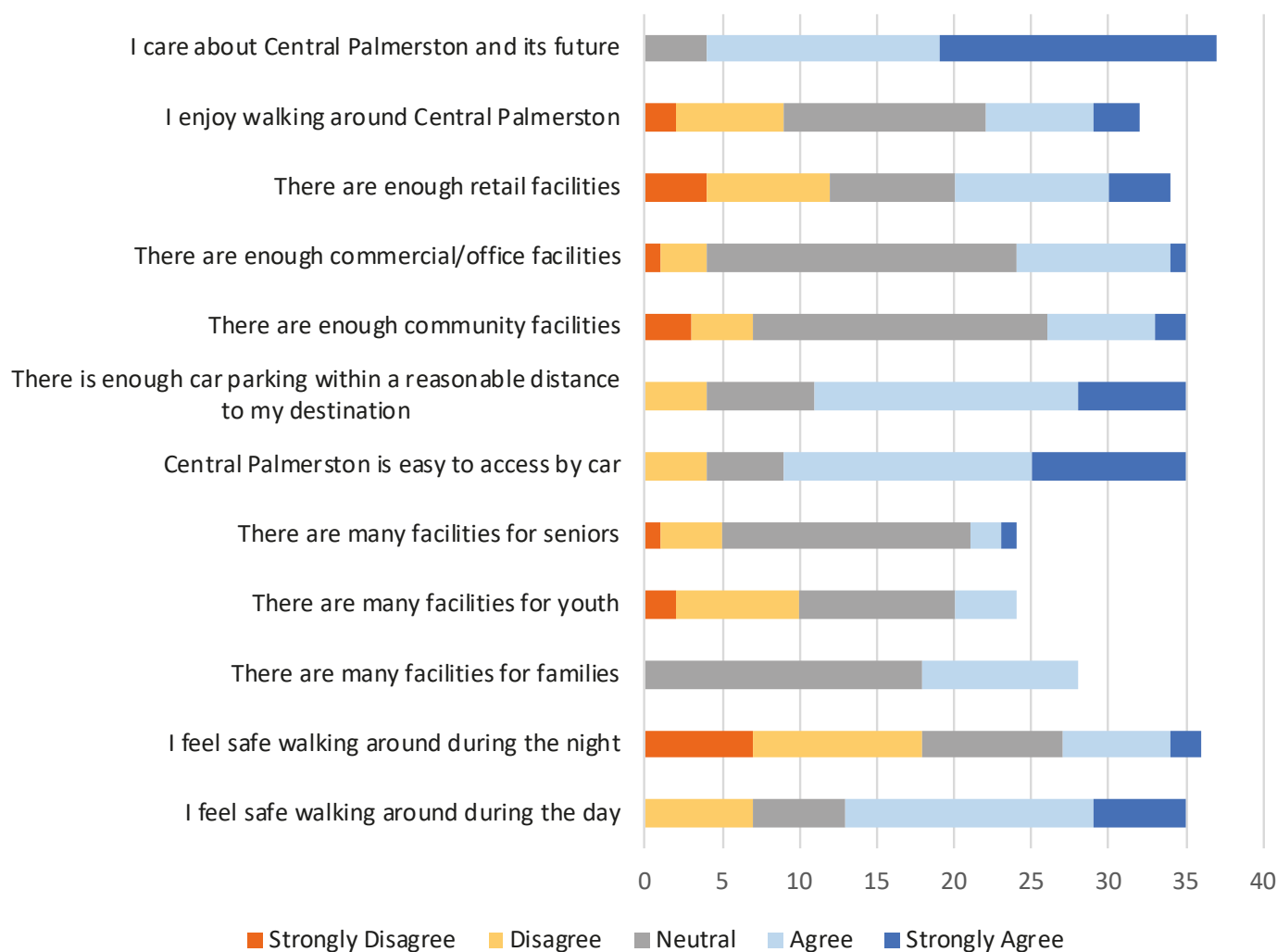


Figure 5: Responses from 'Have Your Say' Surveys

### Sport and Recreation Facilities

A number of respondents to the survey stated that the Water Park was their favourite place to visit in Palmerston. In addition to this, the community felt that the water park facilities could be improved through the addition of a swimming pool to increase the range of users.

The community also expressed a need to provide more recreational opportunities for both seniors and youth. Feedback from the Senior's Forum

highlighted that seniors in particular felt that current facilities predominantly cater for the youth. This was balanced by general feedback from the community suggesting that more facilities are required to keep youth engaged. Suggestions for youth facilities include the use of the Bunning site as a drive-in, wet season market space, indoor go-cart venue, ice-skating rink or multi-purpose space for community events.



## Commercial and Industrial Uses

Figure 6, below, shows that shopping is the most common activity undertaken by participants in the study area. This was followed by dining and visits to a service provider.

A significant number of respondents stated that their favourite place in Palmerston was either the Gateway Shopping Centre, the Palmerston Shopping Centre or the Oasis Shopping Centre. For those who commented that Gateway Shopping Centre was their favourite place, additional positive comments were provided on its accessibility, cleanliness, management and the variety of shops.

In contrast, a number of members of the community felt that the additional retail space provided at

Gateway has had a negative impact on the viability of retail tenancies in the CBD, particularly those located in the Palmerston Shopping Centre and the Oasis Shopping Centre. The addition of retail space in Yarrowonga is also seen to have detracted from the liveliness of the CBD.

Business operators in the CBD shared concerns on the impact of an oversupply of retail space for the catchment area. Most business operators consulted in Yarrowonga did not have any major concerns; many believe Yarrowonga will become the 'new Winnellie' with the relocation of businesses to Yarrowonga, which appears to be currently happening.

### Activities in the last two weeks in Central Palmerston

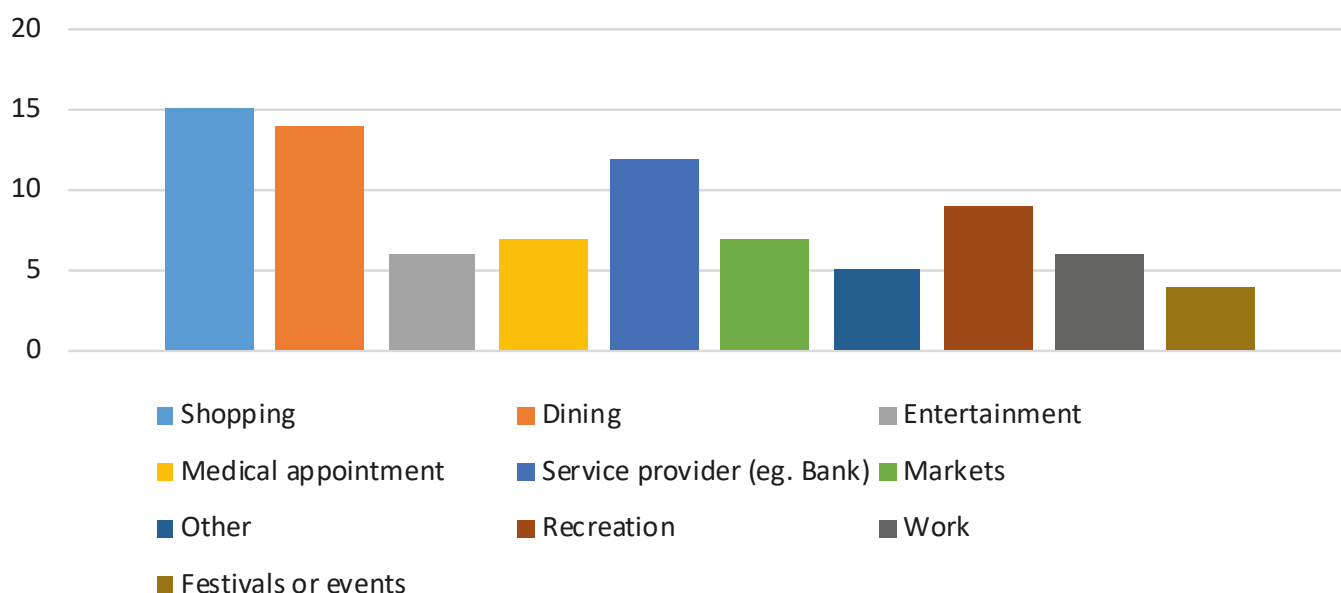


Figure 6: Chart of Responses from 'Have Your Say' Surveys on Frequency of Activities

## Environment, Culture and Heritage

The majority of people who provided comment recognised the importance of the environment and the need for the retention of open space and native vegetation corridors.

Comments were made on increasing access to native vegetation to improve health and well-being, and the importance of these areas being accessible for all members of the community.

There were several suggestions regarding integrating Indigenous art, sculpture and native bushfoods into the community that include plaques with explanations in Larrakia and English.

## Built Form

Although not a dominant issue discussed during consultation, a number of comments were received regarding the built form within the CBD. Some participants stated that buildings do not present well to the street and were enclosed, making the streetscape desolate and unwelcoming.

Views on high-rise development in the CBD were mixed. Some comments were in favour of a greater range of housing options for the city. Others felt that there should not be high-rise development in the CBD and there should be a restriction on the number of building height.



## NT Government Agencies

Comments were made from the following NT Government agencies:

### ***Office of the Commissioner of Police and Fire and Emergency Services (NTPFES)***

NTPFES advised that changes to NTPFES assets would require consultation with the Agency. The Agency further advised that any changes made that affect fire service access to, and occupant egress from a building will require review and approval from NTPFES.

### ***Aboriginal Areas Protection Authority (AAPA)***

The AAPA supports the requirement for investigation into sacred sites being undertaken prior to the commencement of development or land clearing, in accordance with the *Aboriginal Sacred Sites Act 1989*.

### ***Department of Education***

The Department advised that they are continuing to monitor the capacity of government schools in and around the study area, noting that the new government school in Zuccoli will provide an alternative option for families living in Palmerston. The Department further advised that additional youth and after-hours activities would be beneficial and could be facilitated by the Palmerston Youth Action Working Group, of which the Department is a member.

### ***Department of Local Government, Housing and Community Development***

The Department advised they currently lease office space within the study area and that it does not own any public or social housing properties within the study area.

### ***Department of Trade, Business and Innovation***

The Department of Trade, Business and Innovation has noted that the draft plan should provide detail on linkages to other area plans, future land use and transport needs, and long-term future direction on Yarrowonga.

### ***Territory Families***

The Department advised they have current infrastructure plans within the study area. The Department advise their plans align with the Discussion Paper and no adverse implications are identified at this time.



Image: Senior's Forum



## City of Palmerston

City of Palmerston supports the review of the Central Palmerston Area Plan.

City of Palmerston recommends:

- support for urban infill with appropriate design;
- designing development that supports an active streetscape, prioritises people and creates a safe and attractive pedestrian environment;
- improved connectivity for pedestrians and cyclists;
- the Central Palmerston area being a destination, a place for people to come together for a purpose as outlined in the focus areas; and
- the Central Palmerston area is complementary to other areas across Palmerston, particularly other commercial centres. The growth in commercial space and residential population must be considered holistically across the broader area and not in isolation.

In relation to the specific focus areas, City of Palmerston provided the following comments and recommendations.

**The CBD** be renamed to 'The City Centre' and is expected to have uses which spill over Roystonea Avenue and could become a highly walkable arts, culture, entertainment, commercial and residential precinct supported by a range of restaurants and cafes which will help to generate both a day and night-time economy.

**South Side** be called 'The Southern Link' as this will help reflect the character sought in this area, as a mixed-use medium height and medium density area envisioned to provide administrative and civic functions. This area could provide for aged care accommodation and support residents ageing in place.

**North Link** can provide a significant open space opportunity for the community and will need to be well connected to the surrounding focus areas. This will ensure the value of this area is realised, and will provide an opportunity for a botanic garden tying in with tourism themed development.

In addition, the City of Palmerston noted that:

- allied health services could be expanded on the south-eastern corner of Temple Terrace and Roystonea Avenue and on the northern side of Temple Terrace;
- Yarrawonga is expected to transition over time, moving away from having an industrial focus, and accommodating a mix of uses that could potentially include increased commercial/ office space and residential at a medium to high density, where it supports, and does not compromise the role and function of the City Centre; and
- there are opportunities to accommodate a research and technology hub in Palmerston and opportunities to explore student accommodation, along with a regional sporting facility.



*Image: Palmerston Sign*



## Summary

Stage One consultation has allowed the Northern Territory Planning Commission to consult with the community and stakeholders on the future of Central Palmerston. This occurred through a series of online surveys, pop-ups, workshops and an information session.

There was a high level of positive support for the development of a Central Palmerston Area Plan. Key matters raised by the community during consultation include:

- improved pedestrian experience through connectivity and shading;
- more green spaces with shaded seating;
- public recreation facilities that cater for all ages;
- improved public transport networks in and around the study area;
- improved vehicle connectivity in particular between the CBD and Yarrowonga; and
- the impact of additional retail floor space in Yarrowonga on the viability of the CBD.

## Next Steps

This report summarises community consultation and engagement from Stage One, being the information gathering stage.

The next step is to prepare a draft Area Plan in response to the feedback received.

The draft Area Plan will be prepared by the Planning Commission in consultation with the PCG, and will be made available for public comment as part of Stage Two community engagement as shown in Figure 7.

**Stage Two** community engagement is expected to commence in early 2020.

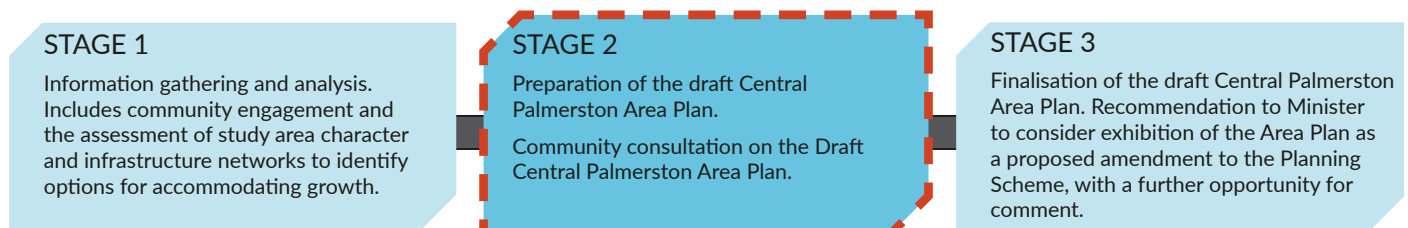


Figure 7: Process for preparing the Central Palmerston Area Plan - Next Step Stage Two



Image: Consultation, Palmerston Markets

## For more information

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Dear Dr Ritchie

**Central Palmerston Area Plan Discussion Paper**

The City of Palmerston (Council) welcomes and encourages the review of the Central Palmerston Area Plan (CPAP) and notes the extent of the study area being considered as a positive opportunity to help shape the future of Palmerston. In saying this and noting the extent of the study area, Council also highlights the importance of urban planning for the whole of the municipality. With this in mind, Council would like to see a broadening of this study.

Drawn from Palmerston's Community Plan, which was created by the people of Palmerston, Council recommends the following overarching outcomes underpin the development of the CPAP:

- Palmerston is a safe and family friendly community, where everyone belongs:

Palmerston is a safe, friendly, family city that offers a high-quality lifestyle; a happy sanctuary. As a community, we want to foster the wellbeing of families and of our community. In Palmerston, everyone belongs, and we care for each other. When people feel safe, are secure and supported in their community, they participate actively and can fully enjoy what Palmerston has to offer.

- Palmerston is a destination city for employment, it is a place where businesses are encouraged to set up and grow:

Palmerston is a new and growing city. Our vibrant economy and business sector contribute in many positive ways to the people of Palmerston. When businesses thrive, families also thrive, and the city becomes more liveable. Jobs enable community members to set down roots – and this means that they are more likely to stay.

- In Palmerston, we celebrate our cultures in a way that values our diversity:

Palmerston's rich mosaic of cultures is something to celebrate. Our community is strong and successful when we live in harmony and tap into the diverse mix of people and cultures to enrich our lives. As proud residents of Palmerston we have many things in common, and we celebrate, honour and value our differences. We all own the future of Palmerston and all people of Palmerston have the opportunity to contribute to their community. In Palmerston every individual matters.

- Palmerston is an innovative city that can sustain itself through the challenges of the future:

Palmerston is full of opportunities and is a leading regional community. Palmerston is an inspirational city into the future for generations to come. We forecast and respond to the predictability of change, and in doing so plan the best use of our human, built and natural resources. We model best practice in smart cities and attract and keep people with the skills we need for the future. Palmerston promotes progress.

- Palmerston is an environmentally friendly, liveable city that promotes renewable practices and sustainability:

Green spaces invite and encourage our community to connect outdoors – this is good for our health and wellbeing and allows us to celebrate our unique climate. We know that our seasons and climate are changing, so we live within our means in Palmerston – we know why that is important and we plan and act to prepare for a changing future. Everyone has a role to play to ensure we will have a better future.

More specifically, Council recommends the CPAP also reflect:

- Support for urban infill with appropriate design.
- Design development that supports an active streetscape, prioritises people and creates a safe and attractive pedestrian environment.
- Improved connectivity for pedestrians and cyclists.
- The central Palmerston area being a destination, a place for people to come together for a purpose as outlined in the focus areas.
- The central Palmerston area is complimentary to other areas across Palmerston, particularly other commercial centres. The growth in commercial space and residential population must be considered holistically across the broader area and not in isolation.

In relation to focus areas, Council recommends that the central Palmerston area be thought of as a range of focus areas including:

- The City Centre: this focus area is requested to be re-named from the CBD as currently reflected in the Discussion Paper. This precinct is expected to grow in height and density, providing a wide mix of uses. It is envisioned that this area will become an arts, culture, entertainment and commercial and residential precinct supported by a range of restaurants and cafes which will help to generate both a day and night-time economy. This mix of use and focus will help provide a point of difference from the Gateway Shopping Centre which focusses on retail.

The City Centre is expected to have uses which spill over Roystonea Avenue, leading to a gradual reduction in intensity and heights. This will help provide a transition from the City Centre to those contained in the surrounding area.

The City Centre will capture a range of arts and cultural aspects for the community and may include a museum. There is space in the City Centre to deliver an entertainment centre. This could also accommodate an E-Sports facility. The nature of this type of development may also see it being developed in Yarrawonga, helping to create links between the City Centre and Yarrawonga.



The City Centre should include affordable accommodation, boutique restaurants (e.g. wine bars, breakfast café's) and cool shaded areas that are walkable and people focussed. It will be highly walkable and will encourage alternative transport to the current car dominated environment.

Key environmental and cultural elements in the City Centre include the creek-line off University Avenue, Goyder Square and developing a place to showcase the history of Palmerston.

- The Southern Link: this is requested to be re-named from the South Side. This will help reflect the character sought in this area, as a medium height and density area, with a gradual progression from the low density residential areas in the south and east towards the taller buildings envisaged in the City Centre. The Southern Link is envisioned to provide administrative and civic functions. This area could provide for aged care accommodation, and support residents ageing in place. A mix of uses is envisaged to develop here, to provide for local needs.
- North Link: This area is envisaged to provide a significant open space opportunity for the community. With increased density, there will be a greater need for adequate space for residents and visitors to connect with nature. This space will need to be well connected to the surrounding focus areas to have the value of this area realised. There is an opportunity for a botanic garden to be delivered here, which could tie in with tourism themed development.
- Allied Health Services: This area could be located in the south-eastern corner of Temple Terrace and Roystonea Avenue. On the northern side of Temple Terrace, the properties are expected to provide associated health industry uses, leading to a blending of the precinct into this buffer area in Yarrawonga. This range of uses could be located along the full length of northern side of Temple Terrace linking these medical and health uses towards the hospital.
- Yarrawonga: This area is expected to transition over time, moving away from having an industrial focus, and accommodating a mix of uses suited to the design and character of the area. It may have a surrounding 'buffer area' where associated and supporting uses to adjacent focus areas spill over. Yarrawonga could potentially include increased commercial / office space and residential at a medium to high density, where it supports, and does not compromise the role and function of the City Centre.

There is also an opportunity to locate (and maintain) military and other industrial type uses, particularly where it is proximal to the industrial uses located on the northern side of Stuart Highway.

Open space should also be captured in this area to support business and their employees.

- Sports and Education: this area includes the Charles Darwin University campus. Having a university in such proximity to the City Centre and the Allied Health Services focus area means there are opportunities to accommodate a research and technology hub in Palmerston. An education focus also means there are opportunities to provide schooling at primary, middle and senior years. There are opportunities to explore student accommodation in this area, complimentary to the

function and growth of the City Centre. A regional sporting facility could also be delivered in this space.

Council appreciates the opportunity to provide feedback and looks forward to being involved in the future stages of this project.

If you have any further questions regarding this matter please don't hesitate to contact Rebecca de Vries, Manager Growth and Sustainability on 8935 9987 or email [rebecca.devries@palmerston.nt.gov.au](mailto:rebecca.devries@palmerston.nt.gov.au).

Yours sincerely



Luccio Cercarelli  
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