

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2007/0142 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 5th November 2007



Minister for Planning and Lands

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 30

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 30.

2. New Clause 14.9

After Clause 14.8 –

Insert

14.9 PALMERSTON

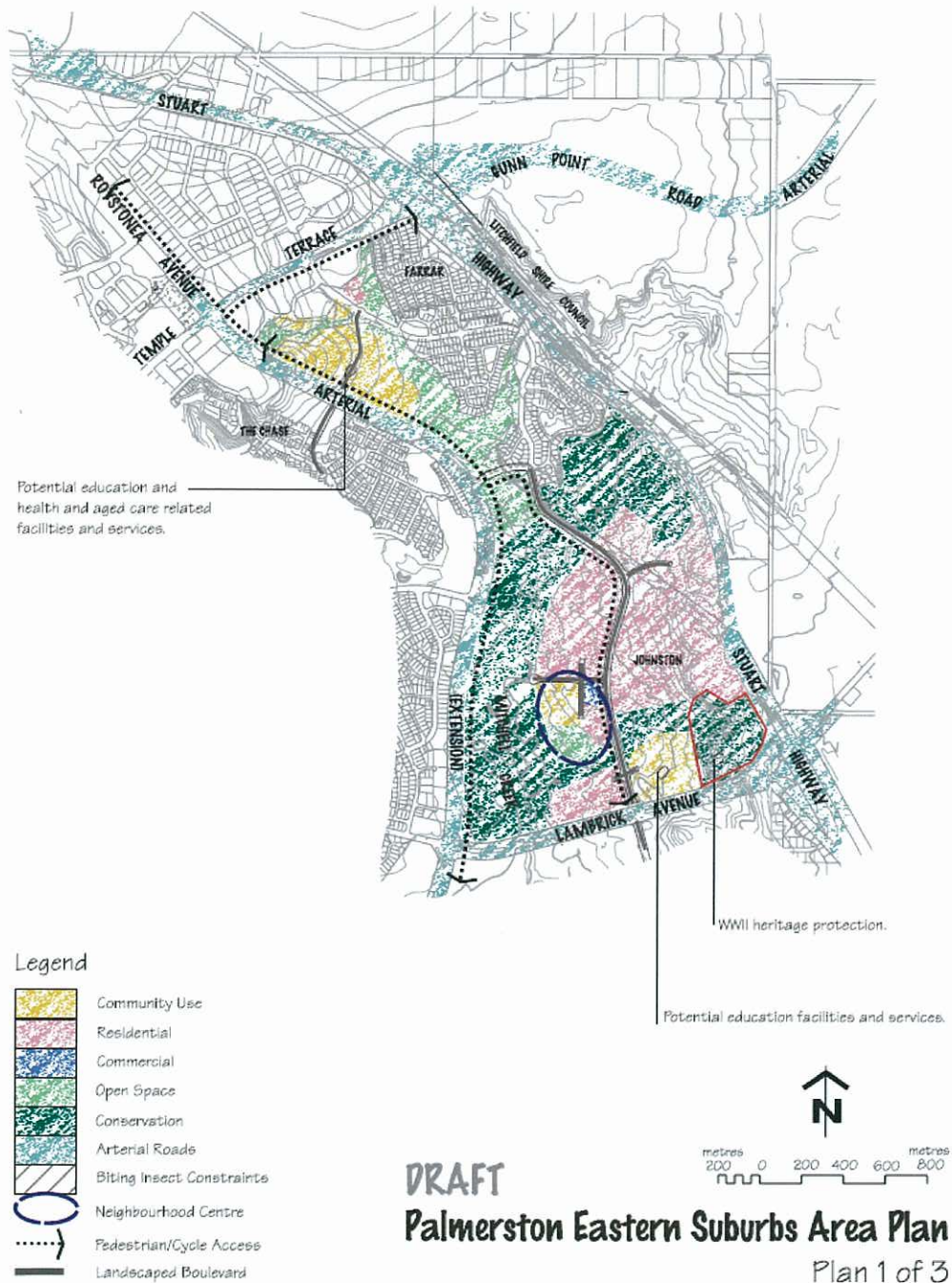
14.9.1 PALMERSTON EASTERN SUBURBS PLANNING PRINCIPLES

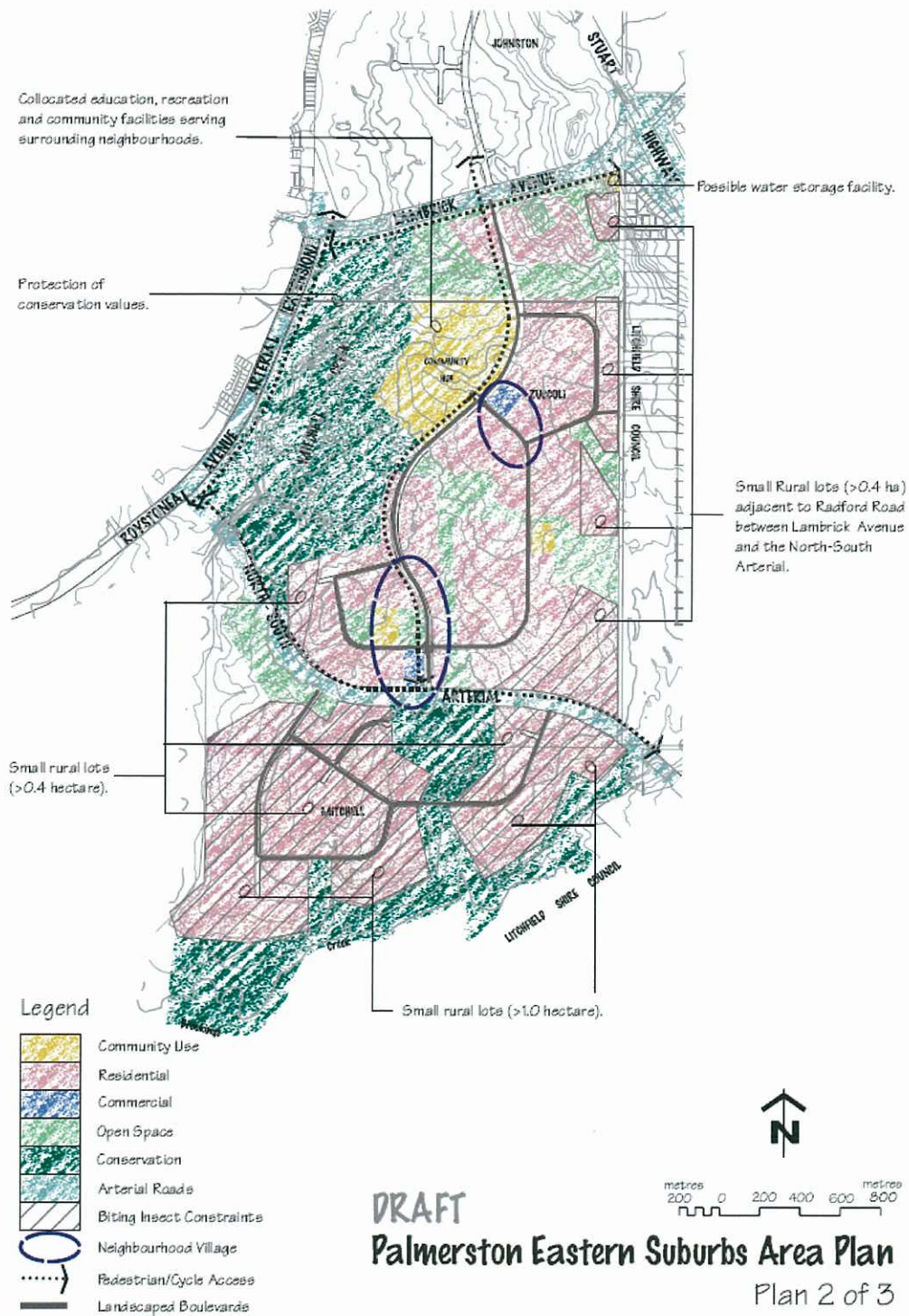
Future development within the Palmerston Eastern Suburbs is to:

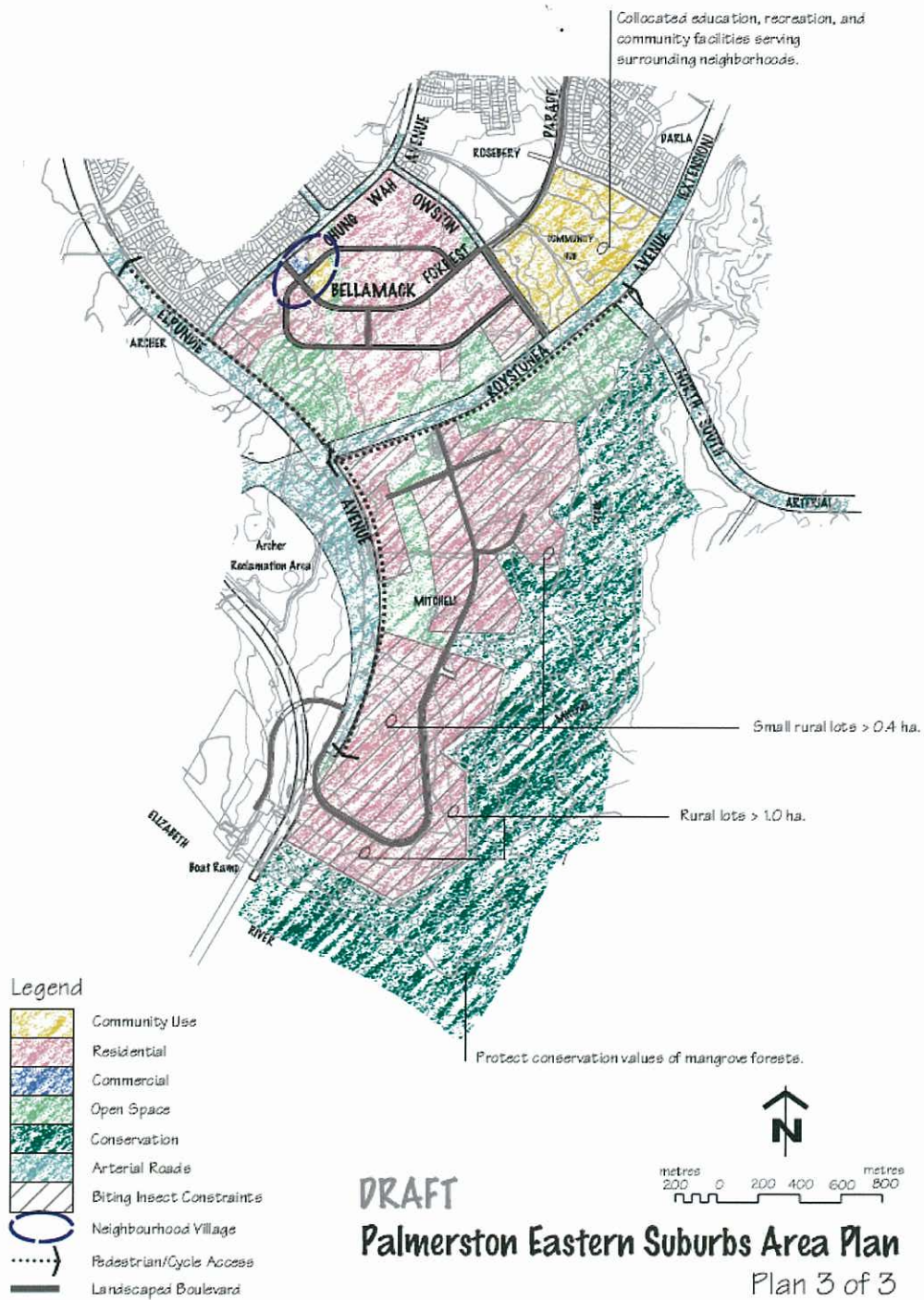
- 1. Provide compact, accessible and walkable neighbourhoods that are safe and foster a sense of community and local identity and include:
 - a. The use of natural areas, open spaces and traffic corridors to delineate and identify individual neighbourhoods;

- b. Neighbourhood villages located to maximise opportunities for vehicular, cycle and pedestrian access via streets or open space corridors;
 - c. A mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks;
 - d. A network of local and neighbourhood parks that cater for a range of activities and are cost effective to maintain;
 - e. A stormwater management system designed to prevent mosquito breeding and that, where appropriate, utilises open space and natural corridors;
 - f. An arterial road network providing direct links to the city centre, designed to support efficient public transport, pedestrian and cycle networks and landscaped to provide shade and visual amenity;
 - g. Landscaped boulevard style avenues to provide movement corridors within neighbourhoods and establish a 'sense of place'; and
 - h. An interconnected local street network providing access and route choice and designed with priority for safe, efficient and pleasant walking and cycling.
2. Promote community focused neighbourhood villages with a compatible mix of uses serving the local community through:
- a. The provision of commercial and business activities within the centres which focus on local community needs and create opportunities for local employment without detracting from the City Centre as the principle focus for higher order services;
 - b. The provision of community services such as child and elderly persons care;
 - c. Integration of medium density residential development above commercial and community uses;
 - d. Incorporation of urban open spaces to assist in establishing a sense of place and provide opportunities for people to congregate and interact;
 - e. Responsive neighbourhood centre layout and design that provides an active interface between various activities and creates opportunities for casual surveillance to contribute to personal and property security; and
 - f. Community facilities designed to accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.
3. Relate the scale of development within neighbourhood centres to both the surroundings and the desired future character by:
- a. Protecting the amenity of adjoining residential areas;
 - b. Incorporating a range of building heights; and
 - c. Creating positive mixed use relationships to reduce conflicts between public and private uses.

4. Provide a range of both lot sizes and housing choice to cater for diverse household types by:
 - a. Creating a mix of lot sizes for single and / or multiple dwellings;
 - b. Associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity; and
 - c. Providing rural residential lots as a further choice and to serve as buffers between urban residential areas and existing rural living or potential biting insect areas.
5. Providing community purpose sites of sufficient size and not located in areas where there is significant biting midge activity if that activity is likely to impact on the community facility to:
 - a. Allow collocation and integration of schools and other significant community and active recreation facilities serving more than an individual neighbourhood to:
 - b. Respond to policies for the provision of education facilities and increase opportunities for local choice in education through the collocation of facilities;
 - c. Minimise the impacts that large community purpose sites have on the walkability and / or population capacity of individual neighbourhoods;
 - d. Achieve efficiencies through shared use of facilities and infrastructure particularly active recreation spaces; and
 - e. Maximise opportunities to access public transport and provide efficient and safe pedestrian and cycle networks.
6. Preserve and integrate areas of environmental and heritage significance by:
 - a. Limiting use of estuarine mangrove areas and the Mitchell Creek drainage corridor and associated upland areas to recreation activities which enhance rather than detract from conservation values;
 - b. Implementing appropriate environmental and engineering measures, including but not limited to preventing the creation of mosquito breeding sites and removing or modifying sites to prevent breeding and the application of principles of water sensitive urban design; and
 - c. Retention of the 17 and a half mile WWII camp site as public open space.







14.9.2 ARCHER AREA PLAN

