

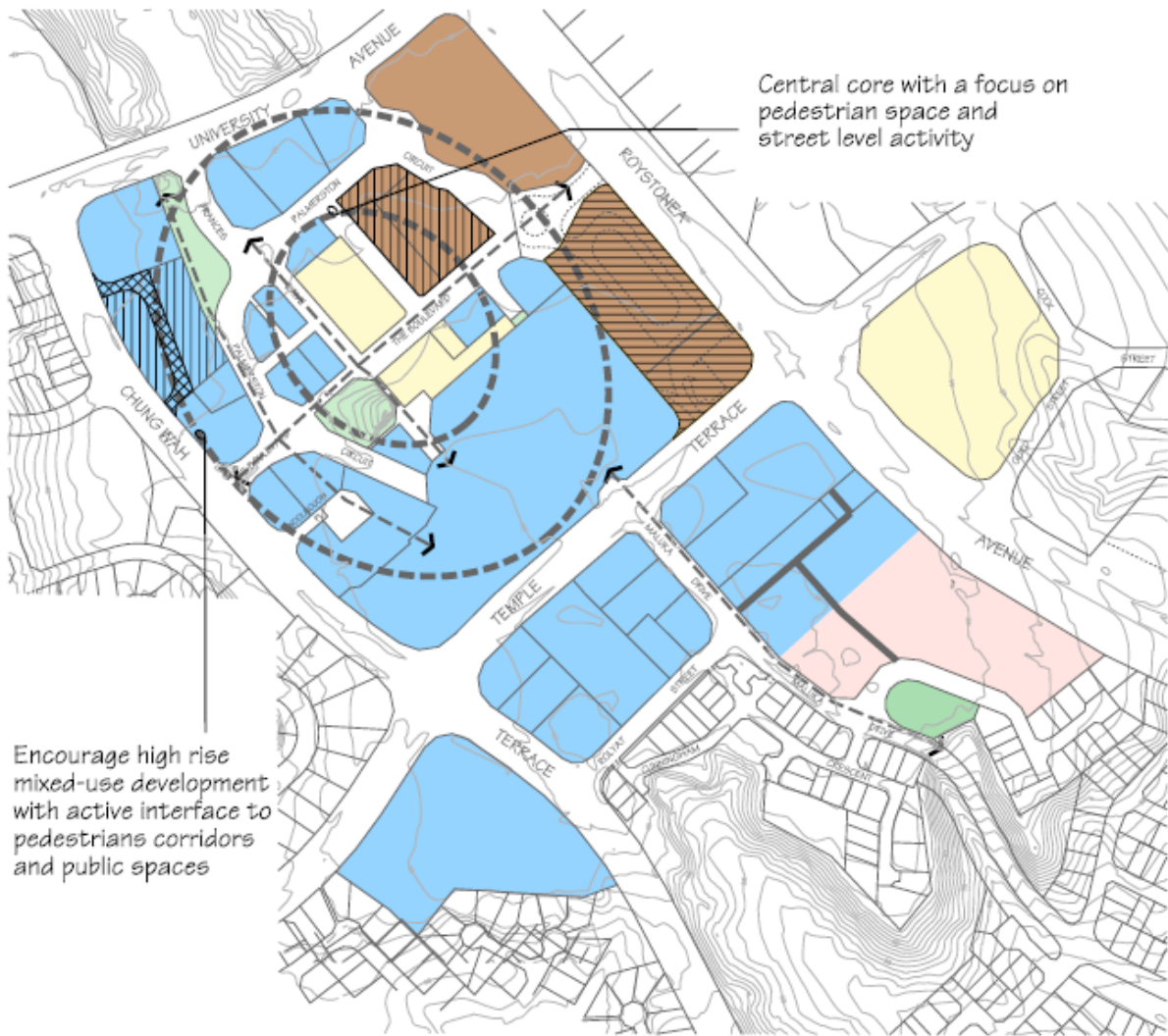
Palmerston City Centre Planning Principles and Area Plan

Version	Amendment No.	Date Published	Details
1	51 (NTPS 2007)	26.3.2008	Introduction of the Palmerston City Centre Planning Principles and Area Plan
2	243	15.8.2012	Alterations to the planning principles and area plan
3	3 (NTPS 2020)	30.10.2020	Minor alterations for consistency with the NT Planning Scheme 2020

Development within the Palmerston City Centre is to be consistent with the following principles:

1. Provide a diversity of land uses including office and retail, entertainment, residential, tourist accommodation and community services, which reinforce the role of the City Centre as a competitive location for commerce and community activity in the region and as the principle focus for facilities and services for the Palmerston community.
2. Relate the scale and density of development to the significance of the centre to both the region and the city and to reflect the desired future character by creating positive mixed use relationships, encouraging high density residential living and achieving people friendly urban places.
3. Create a coherent and interconnected built environment and public domain that contributes to a sense of place and community within the centre that includes:
 - (a) legible connections between streets and movement corridors that assist orientation and movement within the centre;
 - (b) public transport facilities like buses, taxis, minibuses etc convenient to the central core;
 - (c) an active interface between public and private areas through architectural devices such as articulated facades, arcades, detailing and material, and street level land uses that create interest and activity;
 - (d) awnings above the full width of pedestrian thoroughfares throughout the Palmerston City Centre; and
 - (e) strong themed landscaping to all streets and public spaces, particularly within the central core, to enhance pedestrian and streetscape amenity.
4. Within the residential precincts identified within the Area Plan:
 - (a) maximise street activation by delivering residential **dwelling**s at ground level that have direct street interface;
 - (b) buildings are to contribute to the creation of a residential scaled neighbourhood through attention to:
 - i. roof design;
 - ii. provision of verandahs, balconies and ground level open spaces that interface with the street;
 - iii. articulation of the facades; and
 - iv. landscaping that softens the visual appearance of the built form and provides a clear transition between the commercial and residential precincts.
 - (c) place **car parking areas** in a basement or at the rear of **dwelling-group** and **dwelling-multiple** complexes;
 - (d) deliver buildings that are of a height and density that are sensitive to existing residential **dwelling**s; and

- (e) provide public open spaces that are safe, well landscaped, have a clear recreation purpose within the neighbourhood and are a focal point of the neighbourhood.



Central core with a focus on pedestrian space and street level activity

Encourage high rise mixed-use development with active interface to pedestrians corridors and public spaces

- Legend**
- Residential
 - Mixed uses Commercial, Residential & Tourist Accommodation
 - Community Use
 - Commercial (Possible Residential or tourist Accommodation at Upper Levels)
 - Open Space
 - Conservation
 - Integrated Multi-level public carpark
 - Integrated Public Transport Hub
 - Possible Road Closure
 - Pedestrian Focus
 - Proposed Roads

Palmerston City Centre Area Plan



Palmerston CBDArea Plan (as per planning scheme).dgn