

Palmerston Eastern Suburbs Planning Principles and Area Plans

Version	Amendment No.	Date Published	Details
1	30 (NTPS 2007)	28.11.2007	Introduction of the Palmerston Eastern Suburbs Planning Principles and Area Plans
2	161	6.7.2011	Replaces Area Plan 2 of 3
3	294	1.7.2013	Replaces Area Plan 2 of 3
4	399	18.9.2015	Alterations to the planning principles and replaces Area Plan 1 of 3
5	430	29.1.2016	Replaces Area Plan 1 of 3
6	3 (NTPS 2020)	30.10.2020	Minor alterations for consistency with the NT Planning Scheme 2020
7	10	16.04.2021	Omit and replace Map 1 of 3

Future development within the 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 centres 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 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, route choice, and designed with priority for safe, efficient, and pleasant walking and cycling.

2. Promote community focused neighbourhood centres 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 dwellings-single, dwellings-group and / or dwellings-multiple ;
 - (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.

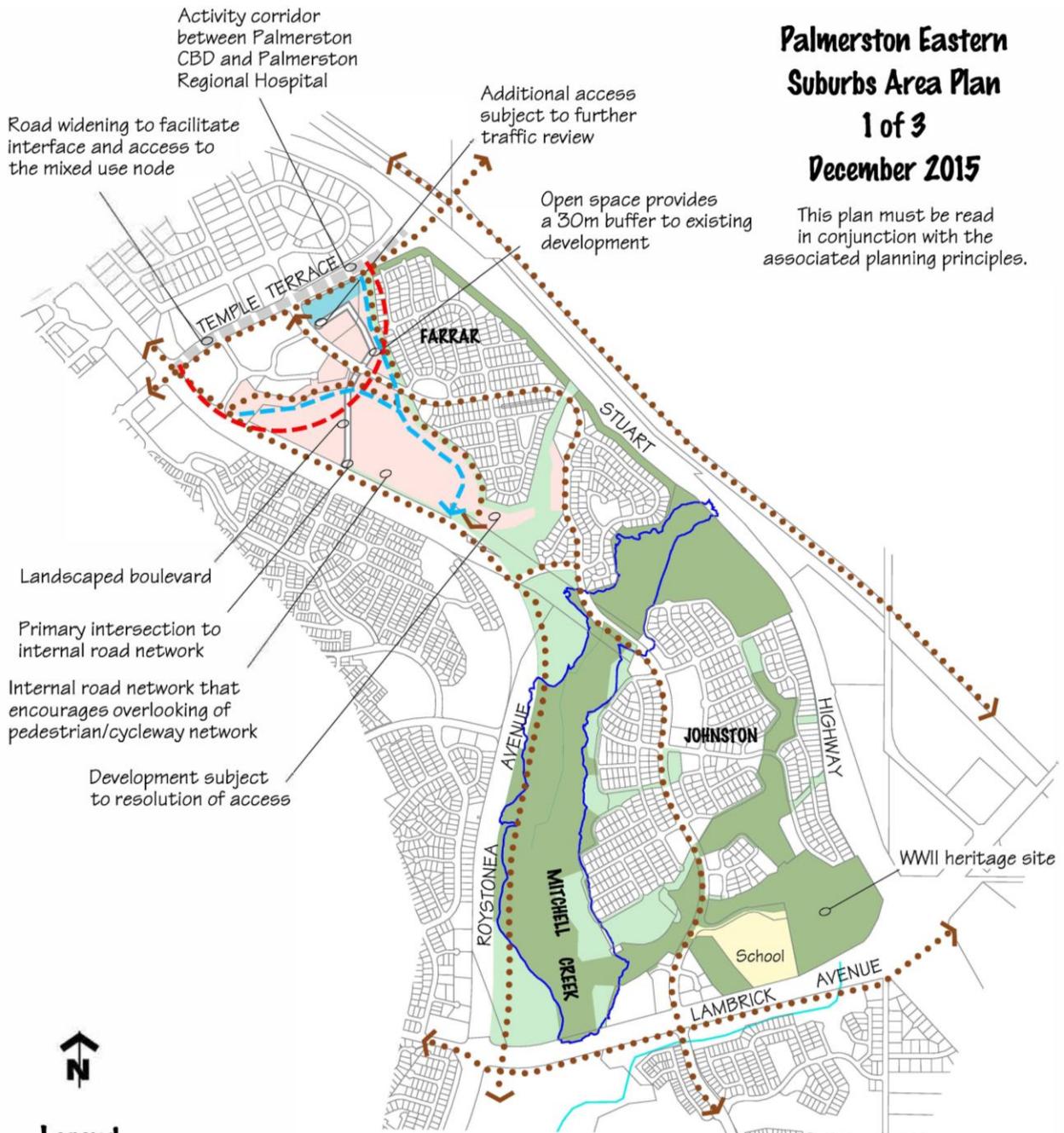
5. Providing community purpose sites of sufficient size to allow co-location and integration of schools and other significant community and active recreation facilities serving more than an individual neighbourhood to:
 - (a) respond to policies for the provision of education facilities and increase opportunities for local choice in education through the collocation of facilities;
 - (b) minimise the impacts that large community purpose sites have on the walkability and/or population capacity of individual neighbourhoods;
 - (c) achieve efficiencies through shared use of facilities and infrastructure particularly active recreation spaces; and
 - (d) 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 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.

7. Establish a compact neighbourhood centre around the Temple Terrace Mixed Use Node to:
 - (a) provide medium density housing in this area characterised by high residential amenity and high accessibility;
 - (b) facilitate commercial and business activities at ground level within the Node to meet local community needs without impacting on the primacy of the Palmerston CBD; and
 - (c) ensure a robust, adaptable design and appropriate orientation of mixed use development fronting Temple Terrace reinforcing the role of the Node as an activity spine linking the Palmerston CBD and the Palmerston Regional Hospital Precinct.

Palmerston Eastern Suburbs Area Plan 1 of 3 December 2015

This plan must be read in conjunction with the associated planning principles.



Legend

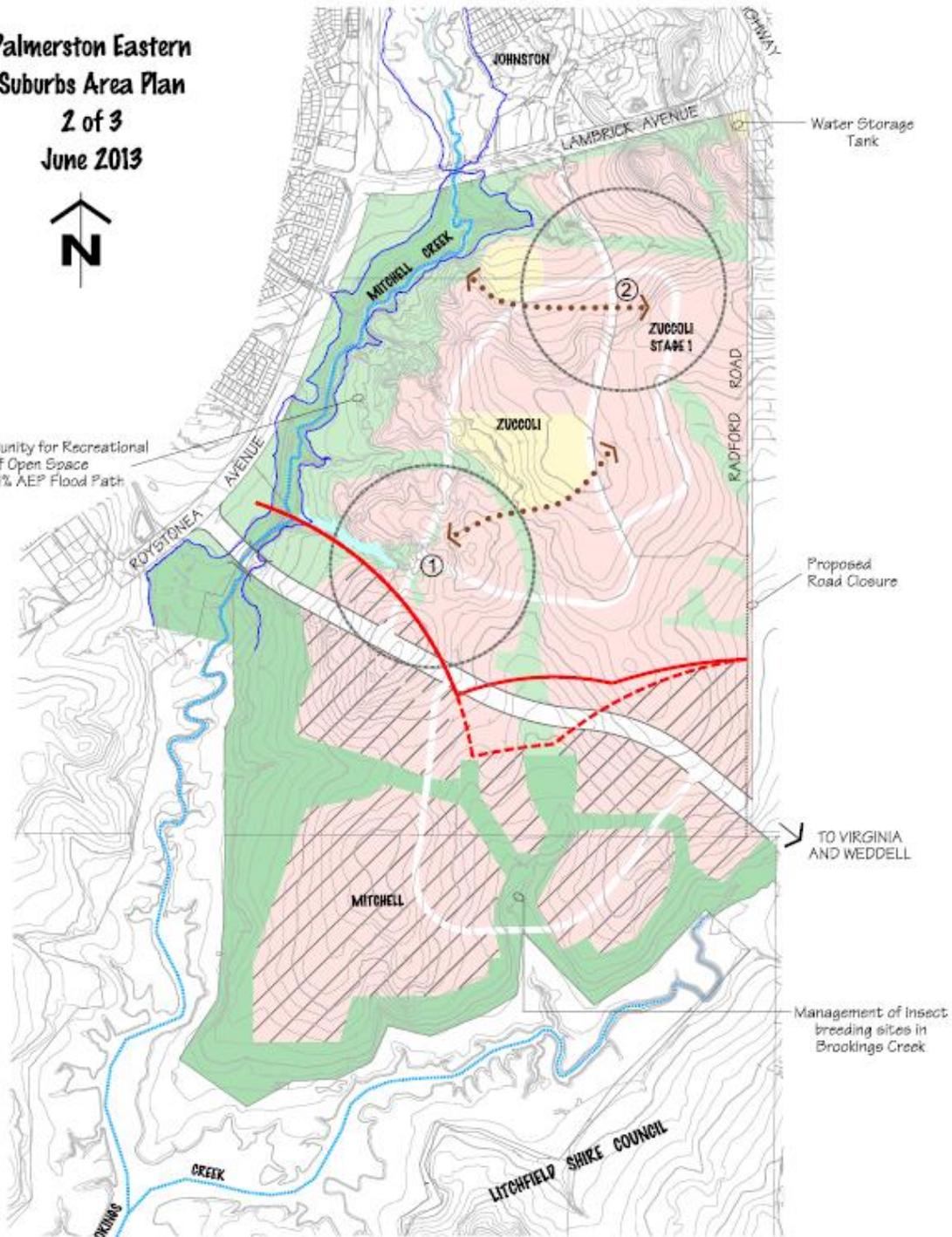
- Residential
- Commercial/Mixed Use
- Temple Terrace Mixed Use Node
- Community
- 20 to 40 dwellings per hectare
- Drainage Line
- Main local roads
- Pedestrian / Cycleway network

- 1% AEP flood path
- Open Space incorporating drainage function and natural habitat, and supporting passive recreation
- Natural Open Space for the protection of Mitchell Creek and inclusive of passive recreation areas

**Palmerston Eastern
Suburbs Area Plan
2 of 3
June 2013**



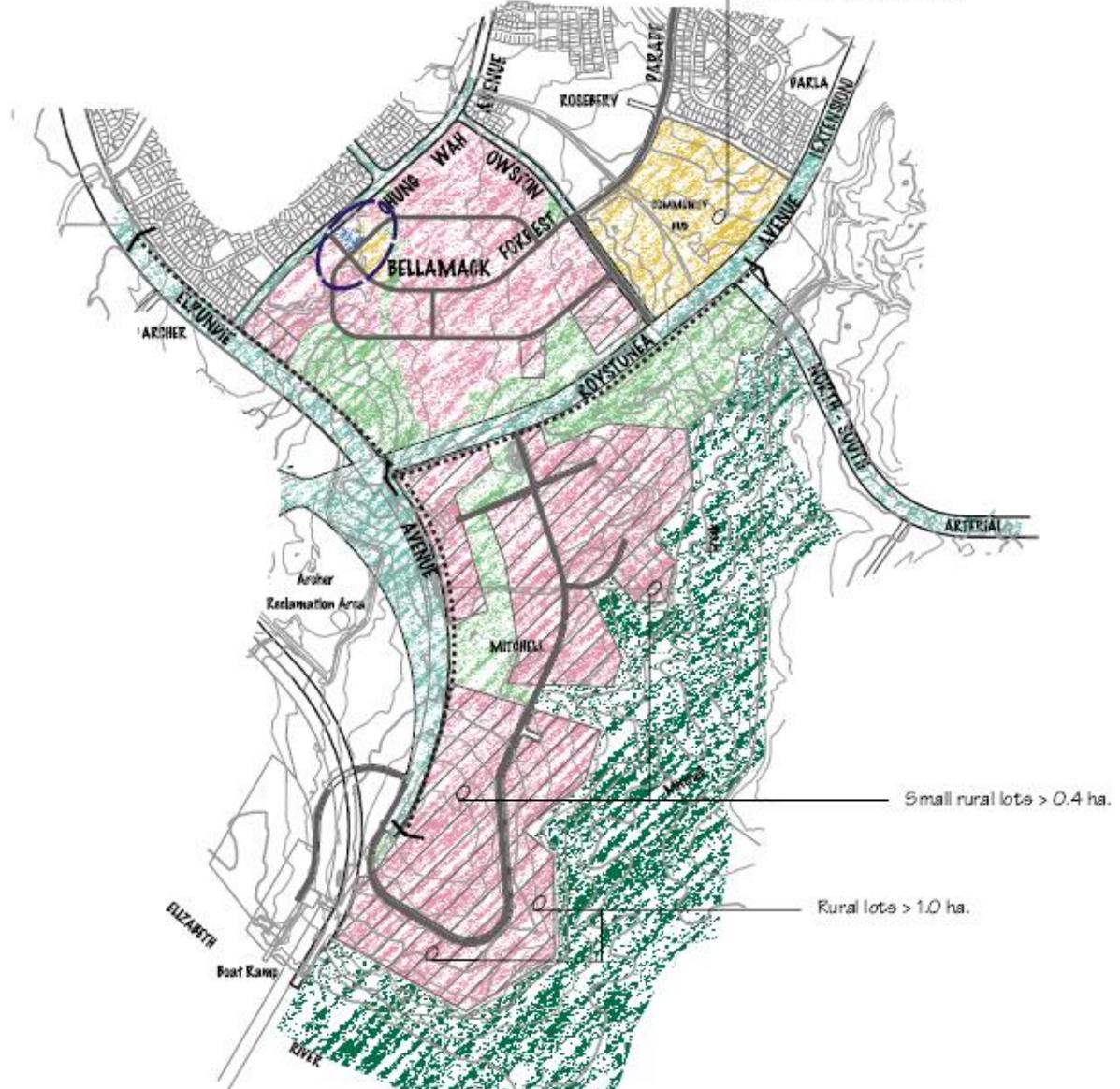
Opportunity for Recreational
Uses of Open Space
Above 1% AEP Flood Path



Legend

- | | | | | | |
|--|--|--|---|--|---|
| | Urban Residential | | 1% AEP flood path | | 1km biting insect buffer (provided by Medical Entomology) |
| | Primary neighbourhood centre supported by medium density residential and mixed use development | | Open space incorporating drainage features, natural habitat and supporting passive recreation | | Revised 1km biting insect buffer subject to appropriate management of breeding sites |
| | Secondary neighbourhood centre with local shop and community uses. | | Natural Open Space for the protection of Mitchell Creek and Brookings Creek inclusive of passive recreation areas | | Pedestrian / Cycleway network |
| | Community Purpose including school and sports facilities | | Constrained by biting insects - suitable for rural living lots | | Compact neighbourhood which maximises the number of dwellings within a 400m walk from the neighbourhood centre and bus stop |
| | North South Arterial between Weddell & Palmerston supporting public transport and cycleway | | Main local roads supporting public transport, pedestrians and cycle paths | | |

Collocated education, recreation, and community facilities serving surrounding neighborhoods.



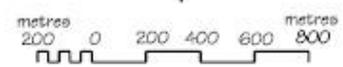
Small rural lots > 0.4 ha.

Rural lots > 1.0 ha.

Protect conservation values of mangrove forests.

Legend

-  Community Use
-  Residential
-  Commercial
-  Open Space
-  Conservation
-  Arterial Roads
-  Biting Insect Constraints
-  Neighbourhood Village
-  Pedestrian/Cycle Access
-  Landscaped Boulevard



Palmerston Eastern Suburbs Area Plan
Plan 3 of 3