



LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY  
12<sup>th</sup> Assembly

## Petition

Registration No.	50
Title	Conserve the 'green belt' of Farrar
Presented on	15 September 2015
Presented by	Mr Peter Chandler
Referred to	Minister for Lands & Planning (Hon David Tollner MLA)
Date referred	16 September 2015
Response due	5 <sup>th</sup> sitting day 2016
Response received	16 October 2015 (Hon Adam Giles MLA, A/ Minister for Lands & Planning)
Response to be presented	17 November 2015

### Petition

To the Honourable the Speaker and Members of the Legislative Assembly of the Northern Territory.

We the undersigned respectfully showeth your petitioners will humbly pray that the Minister for Lands and Planning undertake the following remedial action to conserve the 'green belt' of Farrar and annex the catchment area as community space, so that no future development can be allowed and that you immediately put in place the necessary process to facilitate the above, and your petitioners, as in duty bound, will ever pray.

### Response

The area referred to in the petition is currently Zone FD (Future Development). Future development of this land is to be in accordance with the Palmerston Eastern Suburbs Planning Principles and Area Plan 1 of 3 (as attached). The planning principles specifically state that future development is to preserve and integrate areas of environmental significance.

The current area plan, revised on 18 September 2015, indicates a drainage corridor and areas of open space that are intended to serve a drainage function, incorporate natural habitat and support passive recreation.

Future subdivision and development of the area will require consent from the Palmerston Division of the Development Consent Authority and exhibition under the *Planning Act*. This will provide further opportunities for the public to make submissions regarding the specific proposals.



## 14.5 PALMERSTON

### 14.5.1 Palmerston Eastern Suburbs Planning Principles and Area Plans

Amendment No. 30  
gazetted 28.11.2007  
includes Planning  
Principles and Area  
Plans for the Eastern  
Suburbs of Palmerston  
and an Area Plan for  
Archer

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 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 to allow collocation 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.

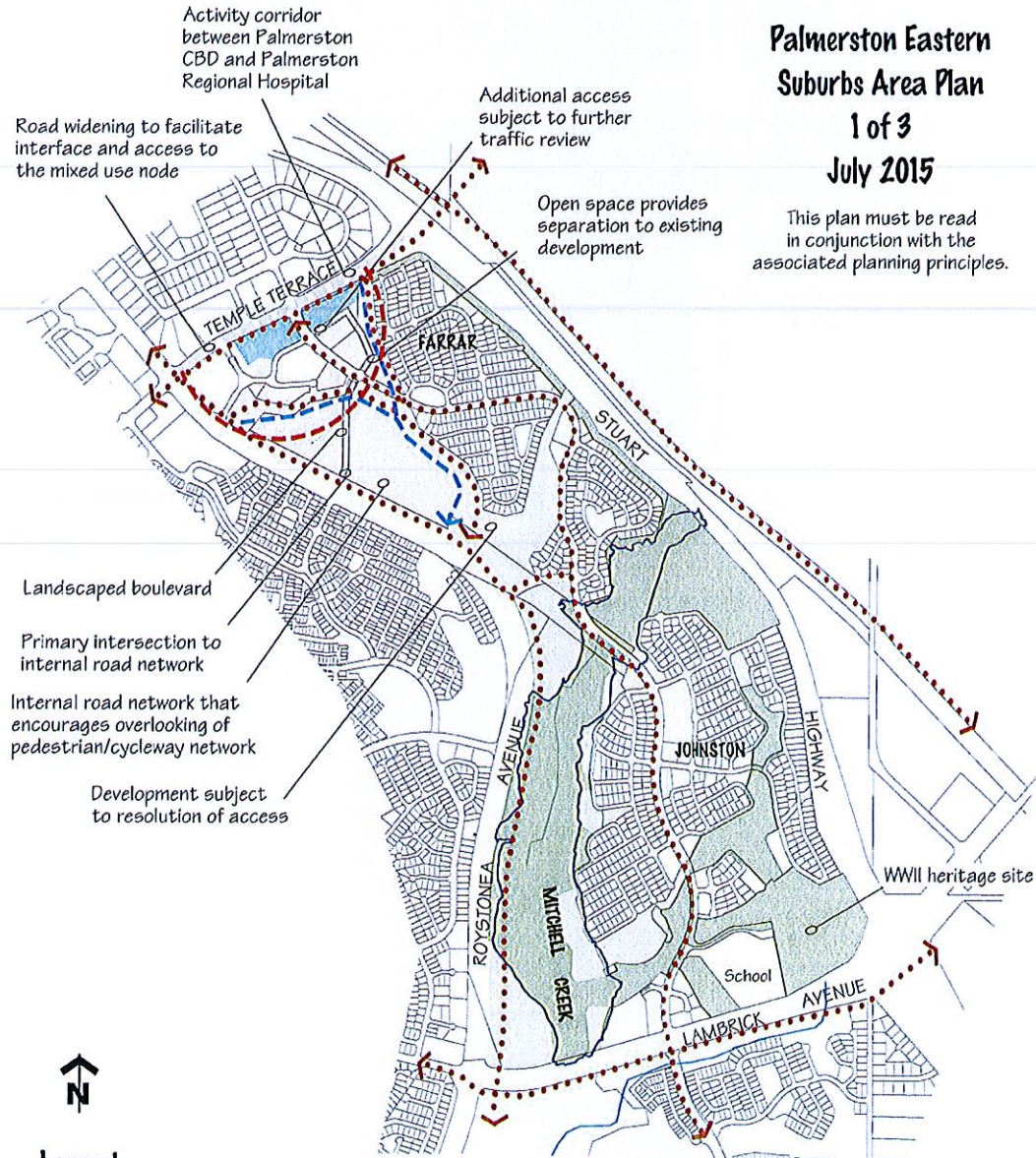
Amendment No. 399  
published in the NT  
News on 18.09.2015  
introduces sub-clause 7

- 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 July 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