



Statement of Effect

SUBDIVISION TO CREATE 263 LOTS (FARRAR WEST)

LOTS 13256, 13257, 13260 TOWN OF PALMERSTON (231 ROYSTONEA AVENUE, 5
FARRAR BOULEVARD & 6 GURD STREET, FARRAR)

September 2026

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Document Control

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1.0 Introduction and Background

Cunnington Rosse Town Planning and Consulting has been engaged by the Larrakia Development Corporation to prepare, lodge and manage an application for development permit comprising the subdivision of Lots 13256, 13257 and 13260 Town of Palmerston (231 Roystonea Avenue, 5 Farrar Boulevard & 6 Gurd Street, Farrar). The proposed subdivision will create a total of 263 lots consisting of 241 dwelling-single residential lots, 11 dwelling-group / dwelling-multiple residential lots, a single commercial / mixed use lot, a single community purpose lot, 6 public open space lots, 3 drainage reserve parcels and an associated internal road and shared path network with connections to external infrastructure.

The subject land is identified as 'Farrar West' which is the area subject to a development agreement between the Larrakia Development Corporation and the Northern Territory Government for the purpose of urban subdivision. The subdivision will integrate with the existing developed areas of Farrar, including road network connections to Farrar Boulevard and Roystonea Avenue.

The subject land is currently zoned FD (Future Development), consistent with the development agreement area. The proposed 'normalisation' rezoning of the subdivision area will be subject to separate future applications to the Minister for Lands, Planning and Environment to amend the *Northern Territory Planning Scheme 2020* (Planning Scheme) upon completion of each proposed subdivision stage.

The subdivision of land requires a development permit pursuant to **Section 44(b)** of the *Northern Territory Planning Act 1999* (the Act), and in accordance with **Clause 1.8(1)(c)(ii)** of the Planning Scheme the application is to be considered at the level of *Impact Assessable*. This report details the nature of the subject land and locality, the proposed development, considers the proposal against the relevant provisions of the Planning Scheme (including the Strategic Framework), and the relevant parts of **Section 46(3)** of the Act. This report (and application) is to be read together with the following attachments:

- Attachment A:** Plans of Subdivision
- Attachment B:** Street & Public Open Space Network Plans
- Attachment C:** Public Open Space Landscape Masterplan
- Attachment D:** Infrastructure Services Report
- Attachment E:** Stormwater Management Plan
- Attachment F:** Traffic Impact Assessment
- Attachment G:** NT EP Act Pre-referral Screening
- Attachment H:** Economic Needs Assessment Summary
- Attachment I:** Title Documents

2.0 Site and Locality

The subject land is identified and described in **Table 1** and **Figure 1** below.

Site Details	
Location	Lots 13256, 13257 and 13260 Town of Palmerston (231 Roystonea Avenue, 5 Farrar Boulevard & 6 Gurd Street, Farrar)
Title Reference and Land Tenure	No Current Title Issued
Lot Areas	34.65ha (Lot 13256), 7.27ha (Lot 13257) & 0.496ha (Lot 13260)
Total Site Area	42.42ha
Net Developable Area	27.44ha
Easements	• Drainage to Palmerston City Council • Sewerage to Power and Water Corporation • Electricity supply to Power and Water Corporation
Controlling Agency	Northern Territory Government - Department of Lands, Planning and Environment
Planning Scheme Context	
Planning Scheme	Northern Territory Planning Scheme 2020
Existing Zone/s	• Clause 4.27 – Zone FD (Future Development)
Applicable Land Use Definitions	Subdivision (NTPA Section 5)
Strategic Framework	• Darwin Regional Land Use Plan • Holtze to Elizabeth River Subregional Land Use Plan

	Palmerston Eastern Suburbs Area Plan
Overlays	3.8 LADR – Land Adjacent to a Designated Road
Subdivision and Consolidation Requirements	Clause 6.2.1 – Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR Clause 6.2.2 – Lots Less than 600m² for Dwellings-Single Clause 6.2.3 – Site Characteristics for Subdivision in Zones LR, LMR, MR and HR Clause 6.2.4 – Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR Clause 6.5.1 – Subdivision in Zone FD

Table 1: Site details and Planning Assessment Context



Figure 1: Proposed subdivision plan excerpt

The land the subject of this application comprises Lots 13256, 13257 and 13260 Town of Palmerston (231 Roystonea Avenue, 5 Farrar Boulevard & 6 Gurd Street, Farrar), which together form the extent of a Project Development Agreement area held by the Larrakia Development Corporation for the purposes of the subject subdivision.

The site adjoins established urban areas of Farrar to the east and west, is bordered by Temple Terrace to the north and Roystonea Avenue to the south, and forms a logical extension of the surrounding urban area. The total site area is 42.42ha; however, as a result of the approximately 15ha proposed drainage reserve, the net urban development area of the subdivision is 27.44ha.

The site is overlain by several informal vehicle tracks and is largely covered by native vegetation, with the exception of minor cleared areas. With reference to NR Maps, the majority of the site is contained within land unit 2b2, described as low open woodland with sparse grasses on gently sloping land surfaces comprising Brown Kandosol soils. The central to south-eastern parts of the site fall within land unit 3e, described as a drainage channel consisting of open forest on gently sloping land surfaces comprising Kandosolic Redoxic Hydrosol soils, while a northern portion of the site falls within land unit 1c, described as woodland on rises and short slopes with Leptic Rudosol soils. The site generally falls toward the south-east, with isolated slightly steeper areas generally located in the southern portions of the site. The prevailing vegetation communities comprise Eucalypt forest and woodland.

As shown in **Figure 2** below, the site is within Zone FD (Future Development). The site is identified as Urban / Peri-Urban in both the *Darwin Regional Land Use Plan* and *Holtze to Elizabeth River Subregional Land Use Plan*, and as Urban Development in the *Palmerston Eastern Suburbs Area Plan* (PESAP) refer to section 4.3 of this report.

2.1 Development Approval History

A review of the title documents provided at **Attachment I** has not identified any recorded development approval history for the subject land. On this basis, there are no known prior development permits or approval conditions relevant to the assessment of the proposed subdivision.

2.2 Locality

As shown in **Figure 2** above, the subject land is within Zone FD (Future Development). Surrounding land includes Zones LR (Low Density Residential), LMR (Low-Medium Density Residential) and M (Main Road) to the east and south, and Zones CP (Community Purpose), SC (Service Commercial) and FD (Future Development) to the north and west.

The subject land is situated within the suburb of Farrar. The western portion of the site is directly opposite a cluster of community, health and emergency service uses, including the Palmerston GP Super Clinic, Palmerston Regional Hospital, Palmerston Police Station, a residential care facility, an ambulance centre and a childcare facility. Established residential land within Farrar is located to the east of the site. Temple Terrace provides signalled access to the Stuart Highway, while Roystonea Avenue provides access toward the Palmerston CBD, which commences near the intersection of these declared main roads.

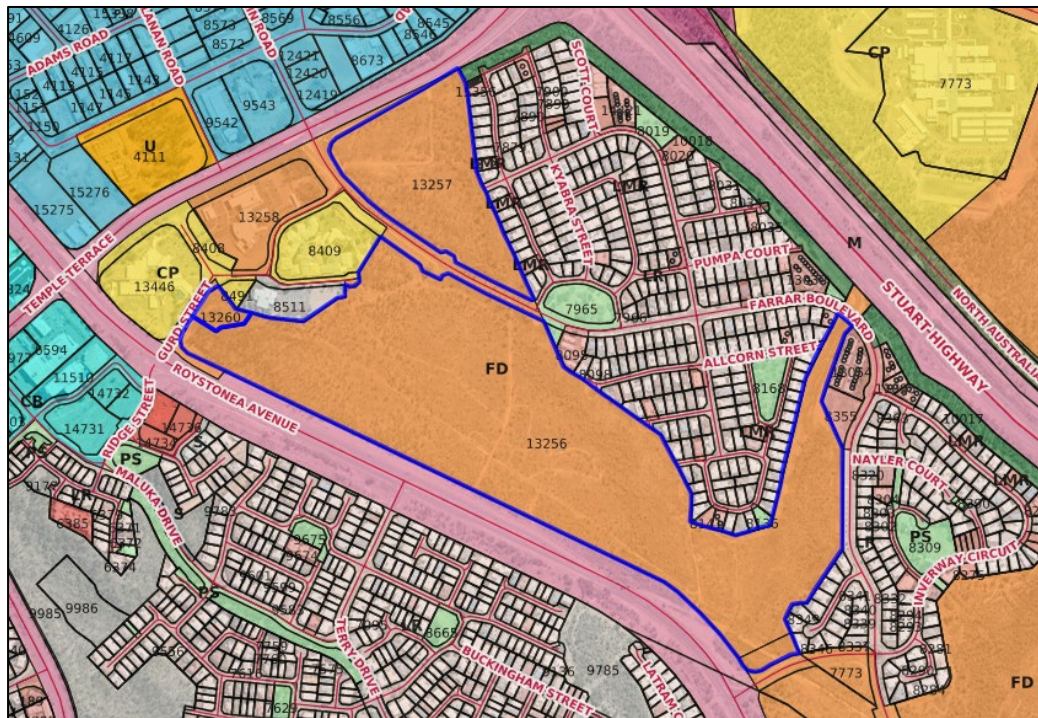


Figure 2: Zoning map of the site location (blue outline)

3.0 Proposed Development

The proposed development comprises the subdivision of land to create 263 lots and an associated internal road and shared path network as detailed in the various supporting **attachments**. Specifically, in terms of lot composition the proposed subdivision contains:

- 241 dwelling-single residential lots with lot size range between of 363m² to 1027m² with an average lot size 497m². Of these lots, 39 are 600m² or more, and 202 lots are between 363m² and 599m².
- 5 dwelling-group/dwelling-multiple lots intended for development consistent with Zone LMR (Low-Medium Density Residential) up to two-storeys. These lots are located adjacent the single-dwelling lots at the outer reaches of the subdivision. These lots are expected to facilitate the development of 43 to 84 dwellings.
- 6 dwelling-group/dwelling-multiple lots intended for development consistent with Zone MR (Medium Density Residential) up to four-storeys. The majority of these lots are located to the west of the

subdivision to maximise residential densities close to the commercial and community purpose areas. These lots are expected to facilitate the development of 139 to 191 dwellings.

- A single mixed-use commercial lot adjacent Temple Terrace which is intended to retain its current FD (Future Development) zoning so that future built-form development is considered against the relevant planning principles in the PESAP.
- A single community purpose lot adjoining Farrar Boulevard intended for development consistent with Zone CP (Community Purpose).
- 3 drainage reserve parcels comprising of drainage channels and a stormwater detention basin.
- 6 public open space parcels with a combined area of 3.57ha, which equates to 13% of the net development area.

The development is for subdivision only, however the proposed zoning to be rezoned at a future date via a separate Planning Scheme Amendment application of the lots to be created is:

- Zone LR (Low Density Residential) for dwelling-single (of two bedrooms or more) lots 600m² or more in area;
- Zone LMR (Low-Medium Density Residential) for dwelling-single lots under 600m²;
- Zone LMR (Low-Medium Density Residential) where identified for the dwelling-group/dwelling-multiple lots;
- Zone MR (Medium Density) where identified for the dwelling-group/dwelling-multiple lots;
- Zone CP (Community Purpose) for the identified community purpose site; and
- Zone PS (Public Open Space) for the identified public open space and drainage reserves of the subdivision.

The proposed mixed use commercial lot adjacent Temple Terrace is intended to retain the existing FD zoning to ensure the application of the PESAP (via future land use and development being considered at the *Impact Assessable* level of assessment).

Further to the plan of subdivision, notional building envelope demonstration plans are included within **Attachment A**, along with a setback plan (optional zero (300mm) setback to one side boundary) to apply to lots with a width of 14m or less under **Schedule 9** of the Planning Scheme via the aforementioned future Planning Scheme Amendment application. The minimum setback requirements, where applied, are intended to override the differing setbacks under **Clause 5.4.3** of the Planning Scheme. Nonetheless, it is noted lots sized under 600m² which are not included within the setback plan will retain the optional zero (300mm) setback to one side boundary in accordance with **Clause 5.4.3.3** of the Planning Scheme.

The proposed subdivision also includes a continuation of the local road network with construction of an internal road network connecting to the existing roads of Temple Terrace, Roystonea Avenue and Farrar Boulevard as shown in **Attachment B** and assessed at **Attachment F**. All lots will be connected to reticulated stormwater, water, sewer, electricity and telecommunications utilising new headwork infrastructure to be constructed to enable the subdivision works.

3.1 Public Open Space Landscape Masterplan

The Public Open Space Landscape Masterplan at **Attachment C** provides the landscape vision and open space framework for the subdivision, including parks, landscaped streetscapes and recreation areas. This document promotes a walkable and connected neighbourhood through an integrated network of parks, shared pathways and cycle routes linking residents to open space, community facilities, public transport, the Palmerston CBD and the Mitchell Creek corridor, with all dwellings located within convenient walking distance of a park.

The recreation strategy references the City of Palmerston Play Space Strategy and focuses on providing opportunities for active and passive recreation, nature-based play, walking, cycling and informal gathering spaces. The local park has been designed with sufficient space to accommodate future upgrades as a major recreation space, while the linkage corridors and retained bushland areas support recreational experiences connected with the natural environment.

The individual parks across a total of 3.57ha (13% of the net development area) of useable public space are:

- A 1.39ha active local park with sufficient space provided for future development as a Major Recreation Space in accordance with the City of Palmerston's Play Space Strategy.
- 3 pocket parks of 963m², 254m² and 325m² respectively, which are linked by 0.48ha of potential POS which is located within the northern drainage reserve parcel that is excluded from the public open space calculation.
- A 2.03ha linkage park with a combination of retained bush, revegetation, minor drainage infrastructure and shared pathways to provide active transport to and from the subdivision with cool respite, while also allowing people to immerse in nature.

The overall landscape strategy promotes a consistent landscape character throughout the subdivision, incorporating extensive tree planting and shading, retention and enhancement of existing vegetation, species diversity, accessible public spaces and connected habitat corridors. Landscape treatments within drainage corridors and streetscapes are intended to integrate stormwater management with recreation, urban cooling, visual amenity and ecological outcomes.

Nonetheless, it is noted the final open space layout, design and infrastructure will be subject to assessment against the Northern Territory Subdivision Development Guidelines, and approval by the City of Palmerston.

3.2 Infrastructure and Servicing

Attachment D demonstrates that the proposed subdivision can be efficiently serviced by staged delivery of road, drainage, water, sewer, electrical and telecommunications infrastructure. The assessment confirms that connections to existing networks are available, infrastructure upgrades can be accommodated, and preliminary engineering investigations have identified no constraints that would prevent development of the site. Supporting geotechnical, stormwater, transport and utility assessments conclude that the subdivision can be developed in a coordinated manner while providing appropriate infrastructure and services to support future residential, medium-density, community and commercial development. Furthermore, the civil earthworks have been designed to achieve a balanced cut and fill outcome across the site and avoid the importation of fill material.

The stormwater management strategy for the subdivision is detailed in **Attachment E**. The proposed engineered drainage channel and detention basin have been designed to manage and convey stormwater through the site, control peak flows and maintain downstream drainage performance. Through the coordinated implementation of these measures, the development is expected to improve existing flooding conditions within the locality by regulating stormwater discharge from the site.

The Traffic Impact Assessment at **Attachment F** concludes that the fully developed subdivision is expected to generate up to approximately 4,833 vehicle trips per day and 469 vehicle trips during the peak hour. The assessment confirms that the surrounding road network has sufficient capacity to accommodate the expected traffic generated by the development and adjoining growth areas, and that the proposed internal road reserves have been designed in accordance with the *Northern Territory Subdivision Development Guidelines*.

3.3 Subdivision Lot Staging and Base Period

The proposed lots will be developed across seven stages, with each stage delivering between 18 and 54 residential lots and allowing the delivery of single or multiple stages together, subject to market demand. Sub-staging of the seven stages is also proposed as outlined in **Attachment A**. The proposed substages within **Attachment A** will enable flexibility in lot development and titling, including residential lots being delivered and titled prior to completion of the public open space and drainage areas, allowing title transfers and the commencement of dwelling construction while open space areas are being completed. While this effectively defers the delivery of public open space, the dwelling construction period will prevent occupancy before the public open space is completed and made available. Development will proceed in the order of staging; therefore, future residential stages cannot be titled before previous stages are completed.

Staging commences within Lot 13256 south of Farrar Boulevard, east of Brennan Court, extending south to the second stage before generally heading east until Lot 13257 is developed as the seventh and last stage. The proposed staging layout has been based on the rollout of service infrastructure and considers the provision of public open space to service residents of all stages. Lot yield and anticipated delivery for each stage is identified in **Table 2** below.

Pursuant to **Section 58(1)** of the Act, the proponent is seeking a development permit base period of 2 years to substantially commence, and a further 7 years to enable project completion, providing a total of 9 years to complete the development through the combination of the base period and the extension under **Section 58(2)**. The proposed base period will enable the delivery of lots in accordance with anticipated demand, and provide a level of flexibility for the proponent to adjust the delivery of lots accordingly.

Subdi vision Stage	Lot Type / Intended Zoning					Public Open Space / Drainage Reserve	Commun ity Purpose	Total	Anticipated Delivery
	LR (Dwelling- Single) >600m ²	LMR (Dwelling- Single) <600m ²	LMR (Dwelling- Group/ Multiple)	MR (Dwelling- Group/ Multiple)	Commer cial Mixed- Use				
1	6	28	-	2		1	1	38	2027
2	12	30	1	2		1	-	46	2028
3	7	47	-	-		1	-	55	2029
4	5	38	-	-		-	-	43	2030
5	3	29	-	-		1	-	33	2031
6	4	19	1	-		1	-	25	2032
7	2	11	3	2	1	4	-	23	2033
Total	39	202	5	6	1	9	1	263	

Table 2: Subdivision development outcomes for each stage.

3.4 Bulk Earthworks & Overall Subdivision Staging

To enable the seven subdivision stages, there will be three bulk earthworks stages as shown on Pages 56 to 59 of **Attachment D Part 3**, which correspond to the subdivision stages as follows:

- Earthworks stage 1 to enable the completion of subdivision stages 1 and 2.
- Earthworks stage 2 to enable the completion of subdivision stages 3 to 5.
- Earthworks stage 3 to enable the completion of subdivision stages 6 and 7.

As such, the earthworks staging will enable bulk earthworks to ‘jump ahead’ of the subdivision staging to ensure efficiency in construction and minimise disruption. As a result, there are effectively 10 construction stages proposed by this development application as follows:

1. Earthworks Stage 1
2. Subdivision Stage 1
3. Subdivision Stage 2
4. Earthworks Stage 2

5. Subdivision Stage 3
6. Subdivision Stage 4
7. Subdivision Stage 5
8. Earthworks Stage 3
9. Subdivision Stage 6
10. Subdivision Stage 7

4.0 Section 46(3)(a) – Northern Territory Planning Scheme 2020

4.1 Nature of Development

Section 5(1)(a) of the Act defines *subdivision* as follows:

- (1) *Subject to subsections (2), (3) and (4), in this Act, subdivision means the division of land into parts available for separate occupation or use, by means of:*
- a) *Sale, transfer or partition.*

The proposal comprises the division of land into parts (being individual allotments) for separate occupation by means of sale, transfer or partition. The proposed subdivision is not an exempt subdivision under subsections (2), (3) or (4), thus is consistent with the definition of *subdivision* in **Section 5(1)(a)** of the Act. Pursuant to **Section 44(b)** of the Act, a development permit is required *if the proposed development is the subdivision or consolidation of land.*

4.2 Assessment Category

Subdivision (where it is not for consolidation or for the creation of a unit title scheme) is an *Impact Assessable* form of development pursuant to **Clause 1.8(1)(c)(ii)** of the Planning Scheme. In accordance with **Clause 1.10(4)**, when considering an application for a use or development identified as *Impact Assessable* the consent authority must consider all of the following:

- a) *any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*
- b) *any Overlays and associated requirements in Part 3 that apply to the land;*

- c) *the guidance provided by the relevant zone purpose and outcomes in Part 4; and*
- d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

In accordance with **Clause 1.10(5)**, the consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:

- a) *the purpose and administration clauses of the requirement; and*
- b) *the considerations listed under Clause 1.10(3) or 1.10(4).*

4.3 Strategic Framework

Part 2 of the Scheme contains the Strategic Framework, consisting of strategic planning policies and strategic land use plans. Consideration of the Strategic Framework is required in an application for development identified as *Impact Assessable*. There are three layers of Strategic Framework policy applicable to the subject land and proposed subdivision:

- ⇒ Darwin Regional Land Use Plan
 - ⇒ Holtze to Elizabeth River Subregional Land Use Plan
 - ⇒ Palmerston Eastern Suburbs Area Plan

4.3.1 Darwin Regional Land Use Plan

The Darwin Regional Land Use Plan (DRLUP) was prepared by the Northern Territory Planning Commission and incorporated into the Planning Scheme as a policy document in 2015. The plan provides a vision, goals and intended outcomes for development of the Darwin Region, identifies regional opportunities and the intention for development into the medium and long terms. The Land Use Structure on Page 13 of the Plan identifies the subject land as *Urban / Peri-Urban*.

Page 16 of the Plan identifies Urban / Peri-Urban land to include:

- A variety of housing types;
- Retail and commercial;
- Community facilities and services;

- Sport, recreation and urban open space; and
- Natural and conservation areas.

Commencing on page 12, the Plan deals with residential land uses and development, and provides the following key residential objectives:

- Integrate new and existing residential development to maintain character and create a cohesive society that meets the diverse needs and aspirations of all sectors of the community.
- Ensure sustainable development by encouraging:
 - the efficient use of land, water, energy and other resources;
 - accessible and efficient public transport to reduce transport demands;
 - cost effective provision and efficient utilisation of infrastructure and services;
 - development that is consistent with the community's economic, social, cultural and environmental values;
 - the creation of character and identity; and
 - opportunities for community initiatives that support happier, healthier and inclusive communities.

The DRLUP also recognises the infrastructure efficiencies realised through a more compact urban form, and the need for infill development to support growth in the region. Farrar West, as part of the eastern suburbs of Palmerston, is identified as one of the final estate developments possible within the existing urban boundaries at the time of the DRLUP's inception. The proposed subdivision to create 263 lots is generally consistent with the intended land use and development outcomes for urban areas under the DRLUP.

4.3.2 Holtze to Elizabeth River Subregional Land Use Plan

The Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) was prepared by the Northern Territory Planning Commission and introduced into the Strategic Framework in **Part 2** of the Planning Scheme in July 2022. The HESLUP provides a medium – long-term framework recognising current and providing for future land uses, and identifying and confirming strategic corridors for main roads, rail and utilities.

The HESLUP also identifies the subject land within the *Urban / Peri-Urban* areas, and the site is not within one of the four identified Focus Areas.

The HESLUP refines the extent of the greenfield areas shown in the Darwin Regional Land Use Plan for fully serviced residential development, acknowledging their proximity to existing transport and utility corridors, the Palmerston CBD, Yarrowonga and the Palmerston Regional Hospital. The HESLUP provides broad planning principles and objectives relating to the natural environment, land capability, residential land demand and development, movement and transport, social infrastructure, trunk services and utilities.

Whilst there are several Planning Principles within the HESLUP that apply broadly to the development of urban and peri-urban areas, they generally apply to future growth and the development areas rather than identified subdivision sites within the existing urban designation of the strategic framework such as the location of the subject application. As set out further within this report, the fundamental future land use, dwelling type, density and lot yield development outcomes are consistent with the intended zoning of each residential lot to not be contrary to any aspect or planning principle within the HESLUP.

4.3.3 Palmerston Eastern Suburbs Area Plan

The PESAP was first adopted under the 2007 Planning Scheme in 2007 and later adopted under the current Planning Scheme in 2020 (amongst other amendments). The PESAP outlines a number of planning principles and three associated plans for the development of the Palmerston Eastern Suburbs.

Plan 1 on page 3 of the PESAP locates the subject site adjacent the activity corridor between Palmerston CBD and the Palmerston Regional Hospital which is to be supported by commercial/mixed use development adjacent Temple Terrace and residential land uses elsewhere. Planning Principles 1-7 of the PESAP as addressed below are relevant to this designation of the site.

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;*

The subdivision has been designed to deliver a compact, accessible and walkable neighbourhood that promotes community interaction, safety and local identity; with the average lot size for the dwelling-single lots being 497m². The subdivision layout utilises a combination of public open space, movement corridors and an interconnected street network to create distinct neighbourhood precincts and establish a strong sense of place. Public open space parks align with existing drainage corridors to separate the proposed subdivision from established residential areas to the north, east and south-east, and are distributed throughout the subdivision, providing recreation opportunities, visual relief and defining neighbourhood character while maintaining passive surveillance from adjoining roads and residential lots.

- (b) neighbourhood centres located to maximise opportunities for vehicular, cycle and pedestrian access via streets or open space corridors;*

The subdivision is integrated with the broader Farrar and Palmerston road network through connections to Roystonea Avenue, Temple Terrace, Gurd Street, Brennan Court and Farrar Boulevard ensuring convenient vehicular access while also supporting efficient pedestrian and cycle movement. Shared paths, footpaths and open space corridors provide direct and legible connections between residential areas, parks, public transport routes and nearby community facilities, encouraging active transport and reducing reliance on private vehicles.

- (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;*

A range of residential lot sizes and housing opportunities are proposed, including dwelling-single, dwelling-group and dwelling-multiple residential lots. Higher density housing opportunities are concentrated adjacent to the Temple Terrace activity corridor, public transport routes, community facilities and areas of high amenity, including public open space areas, consistent with the intent of the PESAP.

- (d) a network of local and neighbourhood parks that cater for a range of activities and are cost effective to maintain;*

The public open space network as detailed in **Attachments B and C** includes a hierarchy of parks that cater to a broad range of passive and active recreation activities. The proposed open space network has been designed to be functional, accessible and capable of efficient long-term maintenance, while also contributing to biodiversity, urban cooling and neighbourhood identity. Existing native vegetation throughout the site will be retained where feasible.

- (e) a stormwater management system that, where appropriate, utilises open space and natural corridors;*

Stormwater management infrastructure as detailed in **Attachment E** has been integrated with the subdivision design with dedicated drainage reserve proposed to ensuring drainage outcomes are achieved without compromising the recreational function and visual quality of open space areas. All infrastructure has been designed in conjunction with the broader civil works and servicing strategy for the subdivision.

- (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;*

Temple Terrace (via Farrar Boulevard) and Roystonea Avenue provide direct connections to the Palmerston CBD, surrounding residential neighbourhoods, community facilities and the regional road network. Streetscapes throughout the subdivision as shown in **Attachment C** will incorporate landscaping and street tree planting to

provide shade, visual amenity and an attractive pedestrian environment to the satisfaction of the relevant road authority in accordance with the Subdivision Development Guidelines.

(g) landscaped boulevard style avenues to provide movement corridors within neighbourhoods and establish a 'sense of place'; and

The proposed road hierarchy incorporates a landscaped boulevard-style secondary collector from Farrar Boulevard to Roystonea Avenue as envisaged by the PESAP Plan 1. This corridor will improve neighbourhood legibility, support safe and attractive pedestrian and cycle movement, reinforce local identity, and help establish a distinctive sense of place, as depicted below and in **Attachment C**.

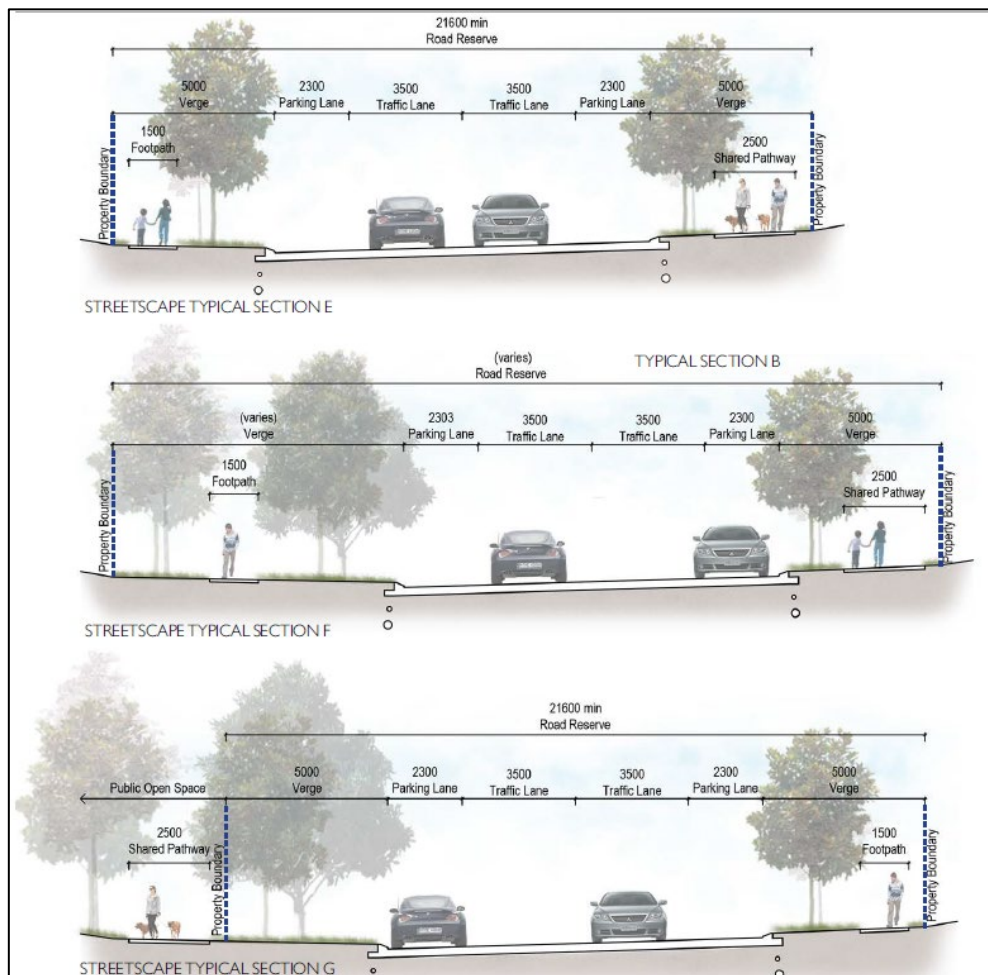


Figure 3: Typical boulevard style avenue cross section design

(h) an interconnected local street network providing access, route choice, and designed with priority for safe, efficient, and pleasant walking and cycling.

The proposed internal street network is interconnected and provides multiple route choices for pedestrians, cyclists and vehicles as shown in **Attachment B**. The layout avoids isolated development pockets and promotes

permeability throughout the subdivision, with particular emphasis on safe, efficient and pleasant walking and cycling connections between residential areas, parks, community facilities and surrounding neighbourhoods.

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;*

The subdivision supports the establishment of a community-focused neighbourhood that will contribute to the viability of existing and future commercial and business activities within the Temple Terrace activity corridor and surrounding centres, particularly the Palmerston CBD. The development will deliver a substantial residential population within walking, cycling and short driving distance of these centres, increasing demand for local retail, service and business activities and creating opportunities for local employment. Importantly, the proposal does not include a major retail or commercial centre and therefore does not detract from the Palmerston CBD's role as the principal centre for higher-order commercial, administrative, civic and retail services. Rather, the subdivision will complement the established hierarchy of centres by supporting future local-scale services and employment opportunities that serve the immediate community on the proposed commercial development lot as supported by the Economic Assessment Summary at **Attachment H**.

- (b) the provision of community services such as child and elderly persons care;*

The subdivision is located adjacent to a concentration of existing community services, including the Palmerston GP Super Clinic, childcare facilities, police station, ambulance centre and aged care facilities. In addition, the proposal includes the creation of a community purpose lot that will provide flexibility for future community-based uses and services to respond to increasing community needs over time.

- (c) integration of medium density residential development above commercial and community uses;*

Opportunities for medium-density residential development are concentrated near the Temple Terrace activity corridor, consistent with the intent of the PESAP to locate higher density residential development in accessible locations with close proximity to public transport, employment opportunities, services and community infrastructure. This arrangement will facilitate integration between residential, commercial and community activities as the land use composition of the broader locality involves over time.

- (d) incorporation of urban open spaces to assist in establishing a sense of place and provide opportunities for people to congregate and interact;*

The proposed public open space network as detailed in **Attachment C** has been designed to respond to existing natural features and drainage lines, establish a strong sense of place and provide opportunities for recreation,

social interaction and community gatherings. These spaces are strategically distributed throughout the subdivision to ensure residents have convenient access to open space and to support community cohesion.

- (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*

The subdivision layout promotes active frontages to public accessible roads, parks and pedestrian corridors, creating opportunities for passive surveillance and supporting community safety through Crime Prevention Through Environmental Design principles. The interconnected road, path and open space network provides clear sightlines and encourages activity throughout public areas, contributing to personal and property security.

- (f) community facilities designed to accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.*

The subdivision makes provision for a community purpose lot that is located near existing health, emergency services, child care, aged care and community facilities within the broader Temple Terrace activity corridor. This will assist in supporting the needs of the local residential community and provides flexibility for future community services to respond 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;*

The subdivision locates higher intensity residential and mixed use opportunities towards the Temple Terrace activity corridor, where increased building scale is anticipated by the PESAP and where access to public transport, community facilities and commercial services is strongest. Lower density residential lots are generally located away from this corridor and toward existing residential interfaces, providing an appropriate transition in development intensity and assisting to protect the amenity of adjoining residential areas, and the proposed subdivision exceeds the minimum open space buffer to adjacent residential areas.

- (b) incorporating a range of building heights; and*

The intended future zoning framework will enable a range of building heights and housing forms across the subdivision, from predominantly low-rise single dwellings in the Zone LR and Zone LMR areas through to grouped dwellings and medium density/multiple dwelling development in locations closer to the Temple Terrace activity corridor. This gradation of built form supports the desired future character of a compact urban neighbourhood, while avoiding abrupt changes in scale at sensitive residential interfaces.

- (c) creating positive mixed use relationships to reduce conflicts between public and private uses.*

The subdivision establishes clear public and private interfaces through the road layout, public open space network, pedestrian and cycle links, and the siting of higher density and mixed use opportunities near an identified activity corridor. These design measures support positive relationships between residential, community, commercial and public open space uses, while reducing the potential for conflict through separation, passive surveillance, access management and appropriate transitions in land use intensity.

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;

The subdivision provides a diverse range of residential lot sizes and housing opportunities to cater for varying household types, life stages and housing preferences. The development includes dwelling-single lots of varying sizes, dwelling-group lots and dwelling-multiple residential sites, creating opportunities for detached housing, townhouses, grouped housing and future apartment-style development. This mix of residential products will support housing choice and contribute to a diverse and inclusive community.

(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

Higher density residential opportunities as shown in **Attachment A** are deliberately concentrated adjacent the Temple Terrace activity corridor, public transport routes, community facilities, open space areas and the identified activity corridor. This arrangement supports the PESAP objective of locating medium density housing, including townhouses and apartments, in areas of high accessibility and amenity, while providing future opportunities for housing that may accommodate aged persons and people requiring assistance. The proximity of these sites to health services, community facilities and public transport further supports this outcome.

(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.

Notwithstanding that the proposal does not include rural residential lots, the subject land is identified within the Strategic Framework for urban development and is surrounded predominantly by existing urban residential land uses. As such, the provision of rural residential lots is not considered necessary or appropriate in this location. The subdivision utilises public open space, road reserves and landscaped areas to provide transitions between established and proposed residential development, differing land use intensities and to enhance residential amenity.

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;*

The proposed subdivision includes a community purpose lot intended to accommodate future community infrastructure that serves both the subdivision and the broader Farrar and Palmerston communities. This lot is of sufficient size at 1,577m² as confirmed within **Attachment H** to facilitate a range of potential uses, including health, community, recreation or social service facilities. This provides opportunities for the co-location of complementary community services and infrastructure, supporting local choice and flexibility in the future provision of community facilities.

- (b) minimise the impacts that large community purpose sites have on the walkability and/or population capacity of individual neighbourhoods;*

The location of the community purpose lot has been planned to integrate with the surrounding residential neighbourhoods, open space network and transport infrastructure, ensuring that large community facilities do not create barriers to neighbourhood connectivity or adversely affect walkability. The proposed subdivision maintains an interconnected street and pathway network that enables direct movement throughout the estate while maintaining accessibility to community facilities.

- (c) achieve efficiencies through shared use of facilities and infrastructure particularly active recreation spaces; and*

The subdivision layout facilitates the efficient shared use of facilities and infrastructure through its integration with the proposed public open space network and existing open space areas beyond the site as shown in **Attachment C**. The location and connectivity of active recreation spaces will enable use by future residents and the broader community, supporting efficient infrastructure provision while maximising opportunities for recreation, social interaction and community benefit.

- (d) maximise opportunities to access public transport and provide efficient and safe pedestrian and cycle networks.*

The proposed community purpose lot is accessible via the existing road network and is connected to the broader pedestrian and cycle network, enabling convenient access by a variety of transport modes as shown in **Attachment B**. The subdivision also provides connections to existing public transport services within the locality, supporting various travel options and improving accessibility for future users of community facilities.

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;*

The subject land does not contain estuarine mangrove areas. The subdivision design has been prepared to avoid prejudicing environmental values within the broader locality, including Mitchell Creek. Stormwater will continue to be directed generally toward Mitchell Creek, consistent with the existing broader drainage pattern, but will be collected, conveyed and managed through an engineered stormwater drainage network within the subdivision to ensure flows are controlled and appropriately managed.

(b) implementing appropriate environmental and engineering measures, including but not limited to the application of principles of water sensitive urban design; and

The proposed subdivision civil works and servicing strategy within **Attachments D and E** incorporates appropriate environmental and engineering measures, including stormwater management infrastructure designed to collect, convey and manage runoff generated by the subdivision. The integration of drainage infrastructure with the broader open space network, where safe to do so, assists in delivering sustainable water management outcomes consistent with the principles of water sensitive urban design. The use of vegetated drainage channels will be effective in nutrient and sediment management, and detailed design will consider additional measures such as low check weirs or drop structures to further improve water quality performance. The detailed stormwater and landscape design will be developed with the City of Palmerston to ensure an appropriate balance between stormwater quantity and quality outcomes, maintenance and amenity, prioritising low-maintenance requirements to ensure quality and amenity outcomes are maintained. Drainage lines will incorporate gross pollutant traps prior to discharge to the main drainage channel in accessible locations.

(c) retention of the 17 and a half mile WWII camp site as public open space.

The subdivision area does not contain these known WWII heritage areas.

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;

Medium density residential sites as shown in **Attachment A** are located adjacent the Temple Terrace activity corridor, providing opportunities for future townhouse, apartment and other higher density housing forms in an area with high accessibility and residential amenity. These sites benefit from proximity to community facilities, employment opportunities, public transport services and the proposed public open space network, supporting the creation of a compact urban neighbourhood.

(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

The subdivision is intended to support the future establishment of ground level commercial land use activities within the Temple Terrace activity corridor between the Palmerston CBD and Palmerston Regional Hospital precincts by delivering a substantial residential catchment within walking and cycling distance of this local node.

Future commercial development within this node will have the opportunity to service the day-to-day needs of the local community and provide employment opportunities while complementing, rather than competing with or undermining, the higher-order retail, commercial and civic functions of the Palmerston CBD.

Attachment H provides further details on the type of commercial land uses which are feasible for the proposed 1ha commercial / mixed use development lot relative to current market conditions and this particular planning principle, at a scale appropriate to the surrounding neighbourhood. Future commercial development should support local convenience needs, employment opportunities and a compact mixed-use outcome that is well connected to the broader community, and does not jeopardise the commercial viability of the Palmerston CBD.

(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.

The proposed road network, lot layout and land use pattern depicted in **Attachments A** and **B** have been designed to facilitate an appropriate interface with future mixed-use development adjacent Temple Terrace. The concentration of higher density housing and community-based activities within and near the corridor will support a vibrant and adaptable urban environment that reinforces the role of Temple Terrace as an activity spine connecting the Palmerston CBD with the Palmerston Regional Hospital precinct and surrounding community facilities.

Suburb Area Plan 1

With reference to **Figure 4** below, the proposed subdivision responds to the identified PESAP planning principles by providing:

- a 1ha local commercial / mixed use development lot adjacent Temple Terrace to not detract from Palmerston CBD as supported by the Economic Assessment Summary at **Attachment H**;
- a dwelling density of 19 to 27 dwellings per hectare within the 400m semi-circle density band adjacent Temple Terrace as shown at **Attachment A**;
- a pedestrian and shared path network which achieves the envisaged route connections with the established broader network surrounding the site as shown within **Attachments B and C**;
- a 50m or more public land buffer (drainage reserve) to existing Farrar residents as shown in **Attachments A**; and

- primary intersection connections to Farrar Boulevard and Roystonea Avenue as shown in **Attachment B** and supported by the Traffic Impact Assessment at **Attachment F**.

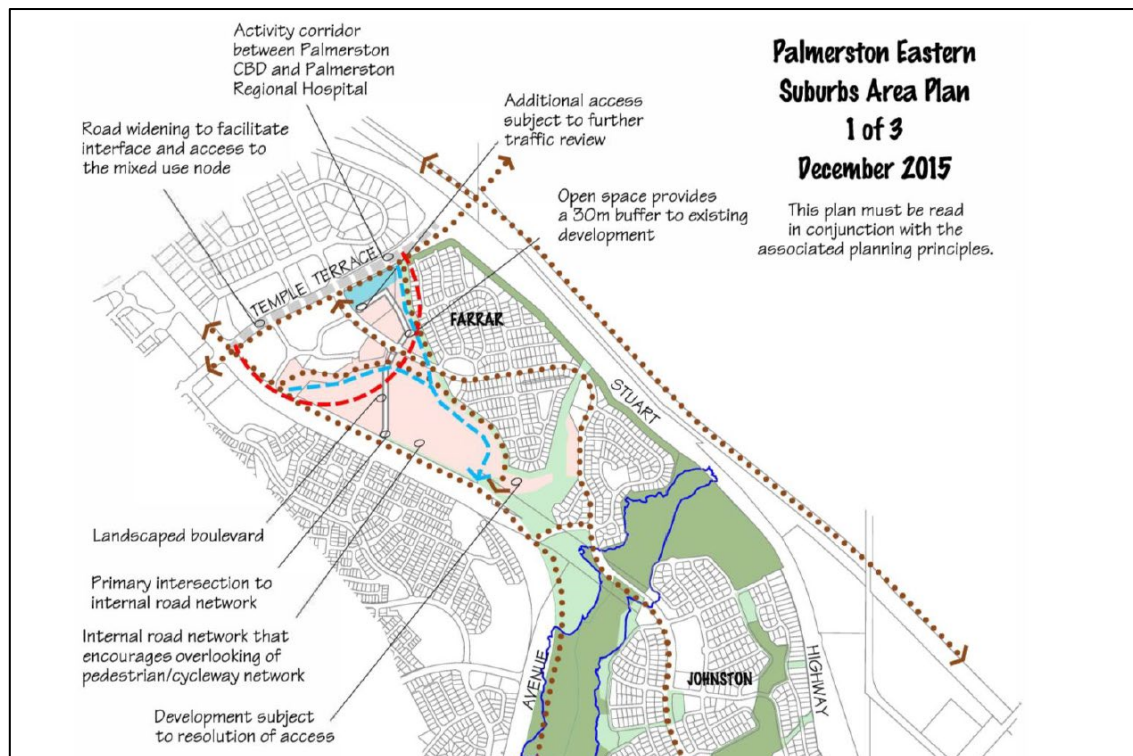


Figure 4: PESAP Farrar West Plan excerpt.

4.4 Zoning

4.4.1 Zone FD (Future Development)

Zone Purpose

Identify an area that is intended for future rezoning and development in accordance with the Strategic Framework. Development is limited to a level that will not prejudice future development or is compatible with planned future purposes.

The development adheres to the strategic framework and development intended for the site as detailed above.

Zone Outcomes

1. *Subdivision and development responds to the Strategic Framework, and does not compromise existing or planned or future development or infrastructure through its location and operation.*

The proposed subdivision responds to the strategic framework and development intended for the site as detailed previously.

2. *Subdivision and development demonstrates that it does not prejudice the intended ultimate subdivision and future development.*

The proposed subdivision is consistent with the intended ultimate subdivision and future development of the subject land, and does not prejudice future development of adjoining and nearby areas by aligning with the intent of the strategic framework for the site as detailed previously.

3. *Subdivision and development demonstrates that infrastructure can be provided and funded in accordance with an approved plan for infrastructure and will be to a standard that satisfies the requirements of the responsible service authority.*

Specific detail on service infrastructure for this subdivision is included at **Attachment D**. Infrastructure can be provided and funded in accordance with an infrastructure masterplan.

4. *Interim development that is time limited may be established to ensure the land remains available for future development in accordance with the Strategic Framework.*

No interim development forms part of this subdivision application, therefore this outcome is not applicable for assessment.

5. *Dwelling-community residence, dwelling-independent and home based business are provided with an appropriate level of services and infrastructure.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment. Each proposed lot will be serviced and all roads constructed (in accordance with the staging plans) to ensure resultant dwellings are appropriately serviced in accordance with the Subdivision Development Guidelines.

6. *Development:*

- (a) supports the needs of the immediate community;*
- (b) is of a scale and intensity compatible with the character and amenity of the area;*
- (c) minimises impacts on sensitive environments;*
- (d) avoids adverse impacts on the local road network; and*
- (e) is managed to minimise unreasonable impacts to the amenity of surrounding land.*

The subdivision will support the staged completion of residential development in the planned areas of the Palmerston Eastern Suburbs and contribute to the character of Farrar. Subdivision enables development

consistent with the anticipated density, land use outcomes and separation anticipated in the Strategic Framework (noting the required separation to existing development is exceeded), thus will not unreasonably impact existing or future amenity.

The pre-referral screening report confirms the subdivision will not have a significant environmental impact, and the subdivision will also deliver an integrated road, pedestrian and cycle network, with a strong emphasis on connections to established areas to promote accessibility, walking and cycling. In addition, lots will connect to reticulated infrastructure, including stormwater, water, sewer, electricity and telecommunications services, and integrate upstream drainage.

7. Development does not impose unsustainable demands on surface water and groundwater.

The proposed lots are to be connected to reticulated water supply and will therefore not impact on surface water and groundwater usage demand.

8. Subdivision design is informed by land suitability assessment to confirm the land is able to support the intended future development.

The PESAP considered land suitability matters at the time of inclusion into the Planning Scheme and a land suitability assessment is not required for this urban engineered subdivision. Drainage corridors and areas of excessive slope have been incorporated into retained drainage lines and public open space, minimising the need for severe alteration to existing landforms.

9. Development is provided with an appropriate level of services and infrastructure. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.

All created lots are to be connected to reticulated electricity, stormwater, telecommunications, water and sewer services.

10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

4.4.2 Zone LR (Low Density Residential)

Purpose

Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential amenity, in locations where full reticulated services are available.

The proposed subdivision will create 241 residential lots ranging in size from 363m² to 1027m², all of which are intended for development of dwellings-single of two-bedrooms or more. These lots will be fully serviced by reticulated infrastructure and will contribute to the streetscape and residential amenity, and support / be supported by existing community and commercial services and facilities in broader Farrar and the Palmerston locality. Of these 241 lots, 39 are intended to be zoned LR and have a lot size range of 600m² to 1027m².

Zone Outcomes

1. *Dwellings-single and associated dwellings-independent predominantly two storeys or less, on individual lots on a range of lot sizes that respond to changing community needs.*

The proposed subdivision to create future LR zoned lots will subsequently facilitate low density dwelling development of the site.

2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

4. *Dwellings and outbuildings are set back in a manner sympathetic to neighbours, the streetscape and scale and character of surrounding development.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment. However, it is noted the proposed lots sizes, setback requirements, orientation and width to depth ratios will enable building design within each created LR zoned lot to provide a sympathetic interface to surrounding development.

5. *Non-residential activities such as community centres:*
 - a. *support the needs of the immediate residential community;*

- b. are of a scale and intensity compatible with the residential character and amenity of the area;*
- c. wherever possible, are co-located with other non-residential activities in the locality;*
- d. avoid adverse impacts on the local road network; and*
- e. are managed to minimise unreasonable impacts to the amenity of surrounding residents.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

- 6. Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not explicitly applicable for assessment. However, it is noted the proposed lots sizes, orientation and width to depth ratios will enable building design, site layout and landscaping to provide a sympathetic interface to the adjoining public spaces, privacy from neighbouring land, and attractive outdoor spaces within each created LR zoned lot.

- 7. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with convenient access to open space and community facilities.*

An efficient pattern of land use will be delivered with all future LR zoned lots to be connected to reticulated services, integrated with existing transport networks, and provided with access to open space and community facilities.

4.4.3 Zone LMR (Low-Medium Density Residential)

Purpose

Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

The proposed subdivision will create 241 dwelling-single residential lots ranging in size from 363m² to 1,027m², all of which are intended for the development of dwellings-single with two bedrooms or more. These lots will be fully serviced by reticulated infrastructure, contribute to the streetscape and residential amenity, and support and be supported by existing community and commercial services and facilities in broader Farrar and the Palmerston locality. Of these 241 lots, 202 are intended to be zoned LMR and range in size from 363m² to 599m².

The subdivision also proposes the creation of five dwelling-group / dwelling-multiple lots located at the extremities of the residential precincts of the site, which range in lot size from 2,277m² to 4,611m² and are anticipated to enable the future built-form development of 43 to 84 dwellings, as detailed in **Attachment A**.

Zone Outcomes

1. *A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

The proposed subdivision to create future LMR zoned lots will subsequently facilitate low to medium density dwelling development of the site.

2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

4. *Non-residential activities are limited to community centres that:*
 - a. *support the needs of the immediate residential community;*
 - b. *are of a scale and intensity compatible with the residential character and amenity of the area;*
 - c. *wherever possible, are co-located with other non-residential activities in the locality;*
 - d. *avoid adverse impacts on the local road network; and*
 - e. *are managed to minimise unreasonable impacts to the amenity of surrounding residents.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

5. *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not explicitly applicable for assessment. However, it is noted the proposed lots sizes, orientation and width to depth ratios will enable building design, site layout and landscaping to provide a sympathetic interface to the adjoining public spaces, privacy from neighbouring land, and attractive outdoor spaces within each created LMR zoned lot.

6. *An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

An efficient pattern of land use will be delivered with all future LMR zoned lots to be connected to reticulated services, integrated with existing transport networks, and provided with access to open space and community facilities.

4.4.4 Zone MR (Medium Density Residential)

Zone Purpose

Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development.

The subdivision includes six dwelling-group and dwelling-multiple residential lots generally strategically located adjacent to the Temple Terrace activity corridor, where residents will have access to nearby health services, community facilities, public transport routes and future mixed-use commercial opportunities. These lots are expected to facilitate the development of 139 to 191 dwellings as detailed in **Attachment A**.

Zone Outcomes

1. *Predominantly medium density residential developments generally not exceeding four storeys.*

The proposed subdivision to create future MR zoned lots will subsequently facilitate medium density development of the site.

2. *Home based businesses and dwellings-community residence are operated in a manner consistent with residential amenity.*

The subject development application is for the purpose of subdivision for residential purposes; therefore, this outcome is not applicable for assessment.

3. *Residential care facilities are of a scale and operated in a way that is compatible with the character and amenity associated with medium density residential development.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

4. *Non-residential activities, such as child care centre and community centre:*
 - a. *support the needs of the immediate residential community;*
 - b. *are of a scale and intensity compatible with the residential character and amenity of the area;*
 - c. *wherever possible, are co-located with other non-residential activities in the locality;*
 - d. *avoid adverse impacts on the surrounding road network; and*

- e. are managed to minimise unreasonable impacts on the amenity of surrounding residents.*

The subject development application is for the purpose of subdivision for residential purposes; therefore, this outcome is not applicable for assessment.

- 5. Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not explicitly applicable for assessment. However, is noted the proposed lots sizes, orientation and width to depth ratios will enable building design, site layout and landscaping to provide a sympathetic interface to the adjoining public spaces, privacy from neighbouring land, and attractive outdoor spaces within each created MR zoned lot.

- 6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient access to open space, community and educational facilities.*

An efficient pattern of land use will be delivered with all future MR zoned lots to be connected to reticulated services, integrated with existing transport networks, and provided with access to open space and community facilities.

4.4.5 Zone PS – Public Open Space

Zone Purpose

Retain and enrich open space areas for public use and enjoyment, and the enhancement of public amenity.

The subdivision incorporates a public open space network that will provide a range of recreational, social and environmental benefits for future residents.

Zone Outcomes

- 1. Public open space enriches the amenity of the surrounding area and primarily caters for the informal outdoor recreation needs of the community.*

The subdivision incorporates a hierarchy of public open space that is distributed throughout the development to provide convenient access for residents and contribute positively to neighbourhood character and liveability.

The public open space areas as shown in **Attachment C** have been designed to accommodate a broad range of passive and active recreational activities, including playgrounds, kick-about areas, walking and cycling paths, picnic facilities and shaded gathering spaces. These facilities will provide opportunities for recreation, exercise, social interaction and community events, supporting the health and wellbeing of future residents.

2. *Temporary or periodic uses, such as markets or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

3. *Uses which are complementary to and support the use and enjoyment of open space, including community centre, leisure and recreation activities, food premises-café/take away and food premises-restaurant, may be established if of a scale and intensity that does not detrimentally impact on the amenity or integrity of the zone.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

4. *All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:*
 - a. *retain or enhance the character and amenity of the open space;*
 - b. *minimise encroachment on the publically-accessible open space in a way which would unreasonably reduce its function for informal recreation;*
 - c. *respond to the local climate, including minimising the ongoing consumption of energy and water;*
 - d. *integrate with natural systems; and*
 - e. *minimise unreasonable impacts on the amenity of surrounding residential land.*

The subdivision has been designed to integrate public open space, landscaped areas and stormwater management infrastructure in a manner that responds to the site's environmental characteristics while supporting the intended urban development outcome. Public open space areas and retained vegetation within parks and landscape corridors will assist in maintaining local amenity and environmental values.

5. *Development avoids any adverse impacts on ecologically important areas within or nearby the zone.*

The subject land is identified for urban development within the applicable Strategic Framework and does not contain estuarine mangrove communities, conservation reserves or other environmentally significant areas that would be adversely affected by the subdivision.

6. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The subject development application is for the purpose of subdivision for residential purposes; therefore, this outcome is not applicable for assessment.

4.4.6 Zone CP (Community Purpose)

Zone Purpose

Provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.

The subdivision includes a dedicated community purpose lot that has been centrally located within the site to ensure it is readily accessible to residents of the subdivision and the broader Farrar locality when developed under this zoning regime in the future.

Zone Outcomes

1. *Community services and facilities such as medical clinic, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre and childcare centre are established to meet the social, educational, spiritual, cultural or health needs of the community.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

2. *Development such as hospital, passenger terminal, place of assembly and recycling depot servicing the broader regional population may be established where they do not compromise the reasonable amenity of residential land in the locality.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

3. *All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:*
 - a. *make a positive contribution to the locality by incorporating a high quality of built form and landscape design;*
 - b. *minimise unreasonable impacts to the amenity of surrounding premises and any residential land;*
 - c. *mitigate the potential for land use conflict with existing and intended surrounding development;*
 - d. *avoid adverse impacts on the local road network;*

- e. provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;*
- f. avoid any adverse impacts on ecologically important areas; and*
- g. allow passive surveillance of public spaces.*

The subdivision establishes a coordinated urban structure incorporating a hierarchy of streets, public open space, pedestrian and cycle connections, and a community purpose site that will support the creation of a high-quality residential neighbourhood.

- 4. Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.*

The subdivision as depicted in **Attachment B** includes the delivery of an interconnected road network, shared paths, footpaths and pedestrian linkages that integrate with the surrounding Farrar road network and provide safe and convenient access throughout the subdivision. Connections are proposed to Temple Terrace, Roystonea Avenue and Farrar Boulevard, ensuring integration with the existing transport network and supporting efficient movement by vehicles, pedestrians and cyclists.

The proposed community purpose lot will be fully serviced by reticulated electricity, water, sewerage, stormwater drainage and telecommunications infrastructure, ensuring it is capable of supporting a broad range of future community uses. The lot is strategically located within the subdivision and benefits from direct access to the road network, pedestrian and cycle links, and the surrounding public open space system.

- 5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The subject development application is for the purpose of subdivision; therefore, this outcome is not applicable for assessment.

4.5 Overlay 3.8 LADR – Land Adjacent to a Designated Road

Purpose

Ensure that access to a designated road from adjacent land does not prejudice traffic safety or the integrity and operation of the infrastructure.

Administration

1. *Access to a use or development or proposed use or development from a designated road identified on this Overlay requires consent.*
2. *Despite sub-clause 1, this Overlay does not apply where the agency responsible for the management of the designated road has provided written approval for the access.*
3. *The consent authority may only consent to an access to a use or development where the access complies with sub-clause 4.*

Requirements

4. *Any access from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.*

Temple Terrace and Roystonea Avenue are Northern Territory Government controlled roads. As a result, the proponent has actively engaged with the Department of Logistics and Infrastructure during the preparation and design of the subdivision to ensure that the proposed road network and access arrangements appropriately integrate with the surrounding transport network.

The proposed subdivision does not seek to establish access arrangements that are inconsistent with the function or operation of the designated road network. Access points and road connections have been planned having regard to the existing and intended road hierarchy, traffic movements and infrastructure requirements for the locality as supported by the Traffic Impact Assessment at **Attachment F**.

It is anticipated that the development application will formally be referred to the Department of Logistics and Infrastructure (DLI) as the road authority responsible for assessment and comment. Any requirements or recommendations of the DLI relating to access, road design or associated infrastructure can be addressed through the development assessment process and implemented through conditions of approval where forthcoming and required.

4.6 Subdivision Requirements

4.6.1 Clause 5.3.4 – Development in Zone FD

Purpose

Provide for the use and development of land in Zone FD (which would typically be urban development) consistent with the intended future use or development of the land.

Administration

1. *Where a development permit has been issued for subdivision of land in Zone FD, the consent authority may permit the use and development of that land only in accordance with sub-clauses 2, 3 and 4.*

Requirements

2. *The use or development is consistent with any Area Plan in Part 2 applicable in the circumstances.*
3. *The use or development is consistent with the intended ultimate zoning.*
4. *Services (in particular reticulated services including water and sewerage) are, or can be, made available to that land.*

Pursuant to subclause 1 above, **Clause 5.3.4** will apply to the future use and development of the land following the issue of a development permit for subdivision. With the exception of Lot 12, it is anticipated that the resultant lots will be rezoned in accordance with their intended development outcomes (i.e. LR, LMR, MR, etc.); therefore, land use and development under Zone FD will be limited to interim land uses, such as a temporary sales office. The requirements of **Clause 5.3.4** will apply at the time of any such application. At this stage, it is intended that Lot 12 retain its existing FD zoning to ensure that any resultant development application is *Impact Assessable* and therefore subject to the requirements of the Strategic Framework, including the PESAP. This will ensure that development is consistent with the economic analysis and does not undermine the primacy of the Palmerston CBD.

4.6.2 Clause 6.2.1 (Lot Size and Configuration)

Purpose

Ensure that subdivision of land for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone.

Administration

1. *The consent authority must not consent to a subdivision that reduces a lot size by an area greater than 5% of the minimum specified in Table A to this clause:*
 - (a) *in Zone LR; or*
 - (b) *in Zones LR and MR in Alice Springs and adjacent zoned areas.*
2. *The consent authority must not consent to a subdivision in Zone LMR that is not in accordance with Table A to this clause.*

3. *The consent authority may consent to a subdivision in Zone LR, MR or HR that is not in accordance with Table A to this clause only if it is satisfied that all lots created are consistent with the purpose of this clause and the zone purpose and outcomes.*
4. *The consent authority may consent to a subdivision that is not in accordance with sub-clauses 5-12, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes.*

Requirements

5. *Land is to be subdivided in accordance with Table A to this clause.*

Table A to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions	
Zone	Minimum Lot Size
LR in greenfield areas identified for compact urban growth in the strategic framework	Average of 600m ² and no smaller than 450m ²
LR other than greenfield areas identified for compact urban growth in the strategic framework	800m ²
LR, MR, HR and lots for residential buildings in Zone T	800m ²
LMR	300m ²

The Strategic Framework identifies the subject land as a *greenfield area for compact urban growth*. The DRLUP notes, at page 17, that *the Lee Point locality in Darwin's northern suburbs, Berrimah Farm, and the eastern suburbs of Palmerston are the final greenfield developments possible within existing urban boundaries*. Principle 1 in the PESAP requires development within the [Palmerston] Eastern Suburbs to:

Provide compact, accessible and walkable neighbourhoods that are safe and foster a sense of community and local identity.

The proposed subdivision for 241 dwelling-single residential lots ranging in size from 363m² to 1,027m² with the applicable lot size stipulated for the corresponding residential zone above, noting lots 600m² or more in area will be zoned LR and lots under 600m² in area will be zoned LMR. Furthermore, all dwelling-group/dwelling-multiple lots intended to be zoned LMR are no less than 2,277m².

6. *Lots are to conform with the building envelope requirements in Table B to this clause.*

Table B to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions	
Lot Size	Minimum Building Envelope Requirement
300m ² to less than 450m ²	7m x 15m (exclusive of any boundary setbacks or service authority easements)
450m ² to less than 600m ²	8m x 15m (exclusive of any boundary setbacks or service authority easements).
600m ² and greater	17m x 17m (exclusive of any boundary setbacks or service authority easements)

Each of the intended future LR and LMR zoned lots of the proposed subdivision can site the applicable lot size building envelope within which is exclusive of lot boundary setbacks and any required service easements as

indicatively shown in the notional Demonstration Plans within **Attachment A**, except for the following over 600m² Zone LR Lots: 1, 9, 10, 11, 12, 21, 32, 37, 38, 48, 54, 63, 64, 65, 66, 90, 108, 131, 142, 149, 169, 173, 175, 191, 192, 206, 211, 228 and 229.

The Planning Scheme outlines the following for such a variation:

The consent authority may consent to a subdivision that is not in accordance with sub-clauses 5-12, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes.

As demonstrated in **Attachment A**, irregularly shaped Lots 10, 12, 32, 54, 63, 64, 131 and 175 can accommodate an equivalent building envelope area in an alternative configuration. Although part of the standard 600m² plus 17m by 17m building envelope extends into the setback areas, each lot can support a dwelling consistent with the intent of the Planning Scheme.

The same applies to the remaining listed lots: Lots 1, 9, 11, 21, 37, 38, 48, 65, 66, 90, 108, 142, 149, 169, 173, 191, 192, 206, 211, 228 and 229. These regularly shaped rectangular lots are marked by asterisks on the notional building envelope plans and can accommodate an equivalent building envelope in an alternative configuration because of their greater lot depth.

Accordingly, the lots can support the residential density envisaged by Zone LR, with future buildings and outbuildings able to achieve appropriate setbacks, privacy and streetscape outcomes. The variation is therefore consistent with **Clause 6.2.1** and the Zone LR purpose and outcomes.

7. Lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including dwellings, vehicle access, parking and ancillary buildings.

Each of the intended future LR and LMR zoned lots as shown in **Attachment A** comply with the applicable design principles as detailed herein, including lot typologies and road widths to ensure they have sufficient area and dimensions to provide for the intended density and form of future residential development.

8. There are no battle-axe lots.

No Zone LR/LMR battle-axe lots are proposed by the subdivision.

9. Lots are oriented to allow dwellings to take advantage of environmental conditions such as prevailing breezes and sunlight.

The proposed dwelling-single lot layout, dimensions (with no lot width less than 12.1m), lot sizes (with no lot less than 363m²) and side setback provisions provide sufficient opportunity for future dwellings to incorporate shading, natural ventilation and landscaping. As demonstrated by the indicative building envelope plans, future built form can be appropriately orientated and designed to respond to prevailing breezes and site conditions.

The dwelling-group and dwelling-multiple lots provide sufficient area and flexibility to facilitate site-responsive development outcomes, including landscaping, shading and natural ventilation. The size and configuration of these lots enable future built form to respond to lot orientation and prevailing breezes while achieving appropriate residential amenity and supporting the higher-density housing outcomes envisaged for the subdivision.

10. Lots are connected to reticulated services.

All lots will be connected to reticulated services as per **Attachment D**.

11. Potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents.

In combination, the lot sizes and finished ground levels will mitigate land use conflict between the visual and acoustic privacy of future detached housing residential development on the site and adjoining public land being the local road and public open space network. Nevertheless, through such privacy mitigation measures the opportunity for passive surveillance from the proposed residential lots to the public realm is not lost.

12. Where there are lots for medium and higher density residential development, those lots are:

- (a) distributed in small groups serviced by public transport;*
- (b) in close proximity to public open space and with adequate access to community facilities and services; and*
- (c) not located in a cul-de-sac.*

The dwelling-group/dwelling-multiple lots intended for MR zoning have been strategically located within the subdivision to support higher-density housing outcomes in accordance with the PESAP and the intended future zoning framework. These medium-density residential lots are distributed in small clusters, primarily adjacent to Temple Terrace activity corridor and key movement corridors where access to public transport services is available or can be readily accommodated as the surrounding urban area develops. This location provides future residents with convenient access to employment, community facilities and commercial activities while supporting a compact and connected urban form.

However, proposed MR Lot 7 is located at the end of Brennan Court. The location of Lot 7 is considered appropriate in this instance having regard to the purpose of **Clause 6.2.1** and the purpose and outcomes of Zone MR. Lot 7 has been designed with sufficient area, dimensions and orientation to accommodate medium density residential development at the density envisaged for the zone, including future dwellings, vehicle access, parking, landscaping and ancillary infrastructure. Although located at the end of a cul-de-sac, Lot 7 is not isolated from the broader subdivision structure and remains integrated with the surrounding movement network, public open space system and nearby community, commercial and public transport opportunities. The land is directly adjacent the public open space corridor, and Brennan Court has a road reserve width exceeding 17m, well in

excess of the 15-16m requirement for minor roads, culs-de-sac / local roads in the Subdivision Development Guidelines.

The purpose of **Clause 6.2.1** is to ensure that subdivision for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone. The proposal satisfies this purpose because the affected MR lots are capable of accommodating the intended medium density residential outcome in a functional and efficient manner. The cul-de-sac arrangement does not compromise the ability of the lots to support this form of residential development, nor does it prevent appropriate building siting, access, parking, servicing, landscaping or residential amenity outcomes from being achieved at the future built-form development stage.

The variation is also consistent with the purpose of Zone MR, which is to provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space where reticulated services can support medium density residential development. The affected MR lots remain located within the broader Temple Terrace activity corridor catchment and have direct access to public open space, as well as convenient access to existing and planned pedestrian and cycle connections, nearby community services and future commercial opportunities. All reticulated services will be available to the lots as part of the subdivision works, ensuring the land can support the intended medium density residential outcome.

On this basis, the siting of Lot 7 at the end of Brennan Court is a limited and acceptable variation to sub-clause 12(c). The subdivision continues to provide legible access, convenient pedestrian and cycle movement, opportunities for passive surveillance from surrounding public areas and integration with the subdivision's principal movement corridors and areas of higher amenity. The variation does not undermine the intent of the requirement, as the lot remains suitably located, serviced and configured for medium density residential development, while contributing to the planned housing diversity and compact urban form sought by the subdivision.

4.6.3 Clause 6.2.2 (Lots Less than 600m² for Dwellings-Single)

Purpose

Ensure the subdivision of land to lots of less than 600m² will allow residential development that minimises impact on amenity and the functionality of the street infrastructure.

Administration

1. *The consent authority must not consent to a subdivision that is not in accordance with sub-clauses 3 and 4.*
2. *An application must provide plans to demonstrate the requirements of sub-clause 4.*

Requirements

3. *Lots subject to this clause shall not have a boundary to any public road less than specified in the table to this clause.*

Table to Clause 6.2.2: Lots Less than 600m² for Dwellings-Single	
Range of Lot Size	Minimum length of any Boundary to a Public Road
300m ² to less than 450m ²	10m
450m ² to less than 600m ²	13m

The proposed lots which are between the subject lot size thresholds have road frontages on or above the minimum stipulated by this requirement as shown in **Attachment A**.

4. *The site layout of lots subject to this clause is able to comply with the purpose of this clause and the development requirements for vehicle parking (5.2.4), building setbacks (5.4.3 and 5.4.3.3) and private open space (5.4.6).*

The typical building envelope demonstration plans and notional side setback plans at **Attachment A** depict the lots which will have an optional zero (300mm) setback to one side boundary. Nonetheless, based on the proposed 12.1m or more minimum lot width, the proposed dwelling-single lots are able to accommodate the **Clause 6.2.1** required building envelope irrespective of whether the proposed (reduced) or **Clause 5.4.3.3** setbacks are applied. Furthermore, the typical building envelope plans outline two car parking spaces, access driveway and continuous (unbroken) kerb can be provided in accordance with **Clause 5.2.4**; and private open space in accordance with **Clause 5.4.6** for Areas A and B can also be provided within the applicable setback areas.

4.6.4 Clause 6.2.3 (Site Characteristics for Subdivision in Zones LR, LMR, MR and HR)

Purpose

Ensure that the subdivision of land provides lots suitable for urban residential purposes that respond appropriately to the physical characteristics of the land and does not detrimentally impact on surrounding land.

Administration

1. *The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-6, only if it is satisfied the subdivision design is consistent with the purpose of this clause.*

Requirements

2. *Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.*

Geotechnical investigations within **Attachment D** confirm the site is suitable for residential development, while the subdivision design utilises engineered earthworks and dedicated drainage reserves to avoid development on land affected by excessive slope, unsuitable soils or natural drainage lines.

3. *Ensure, by site selection or site grading, that areas intended for lots less than 600m² do not slope in excess of 2%, such that the need for on-site stormwater structures, retaining walls and the like is minimised.*

As detailed in Section 2.6 of **Attachment D**, detailed earthworks design will ensure residential lots are graded to a maximum slope of 2%, with inter-lot battering and finished level refinement incorporated where required to achieve the necessary level transitions in a manner similar to that adopted in recent Zuccoli and Durack subdivisions. This minimises the need for retaining walls, stormwater structures and other site-specific engineering treatments.

4. *Retain and protect significant natural and cultural features.*

No known natural or cultural features exist on the subject land.

5. *Avoid development of land affected by a 1% AEP flood or storm surge event.*

The subject land is not affected by the flooding or storm surge overlays of the Planning Scheme.

6. *Retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them into public open space.*

The existing drainage corridor has been incorporated into the subdivision design through dedicated drainage reserves, public open space areas and the proposed regional detention basin. This approach preserves the primary drainage function of the corridor while integrating landscape, environmental and recreational outcomes within the broader open space network. The proposed open space system therefore protects key drainage features and contributes to the site's ecological and stormwater management objectives.

Overall, the proposed subdivision responds appropriately to the site's physical characteristics by retaining significant drainage infrastructure, accommodating flood and stormwater management requirements, and providing lots suitable for urban development without unreasonably impacting surrounding land.

4.6.5 Clause 6.2.4 (Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR)

Purpose

Ensure that subdivision of land for residential purposes is appropriately integrated with infrastructure, community services and facilities.

Administration

1. *The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-7, only if it is satisfied the subdivision is consistent with the purpose of this clause.*

Requirements

2. *Provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements.*

The proposed subdivision provides for pedestrian, bicycle and vehicle movements via proposed roads, footpaths within, and connections with the wider road network of Farrar as shown in **Attachment B**.

The proposed subdivision layout includes an interconnected street network providing clear pedestrian and cyclist connections, and adopting a road hierarchy that prioritises through movements along higher order roads whilst distributing traffic evenly throughout the subdivision. External pedestrian connections are evenly distributed to ensure a spread of pedestrian access options and maximise connectivity, and the pedestrian and road network prioritises access to public open space and bus stop locations.

3. *Provide links to schools, commercial facilities and public transport services.*

The proposed subdivision facilitates pedestrian, bicycle and vehicle internally within Farrar and wider locality links to schools, commercial facilities and public transport services of Palmerston as shown in **Attachments B** and **C**.

4. *Provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users.*

The proposed road network shown in **Attachment B** and assessed in **Attachment F** will be constructed as part of the subject subdivision and will comply with the relevant subdivision standards to ensure that suitable traffic management measures control vehicle speeds, deter through traffic and create safe conditions for all road users, including pedestrians.

5. *Incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of dwellings.*

A current public bus service (Route 74) runs along Farrar Boulevard with two stops which are generally 400m walking distance from all proposed residential lots as shown in **Attachment B**.

6. *Provide for connection to reticulated services.*

The proposed lots of the subdivision are to be connected to reticulated electricity, stormwater, telecommunications, water and sewer services as detailed in **Attachment D**.

7. *Provide a minimum of 10% of the subdivision area as public open space which:*

- (a) ensures the majority of dwellings are within 400m walking distance of a neighbourhood park;*
- (b) incorporates recreational open space in larger units available for active leisure pursuits;*
- (c) is unencumbered by drains and has sufficient flat area for informal recreation; and*
- (d) is designed to provide a safe environment for users by allowing clear views of the open space from surrounding dwellings or passing vehicles.*

As detailed in **Attachments B and C**, the subdivision provides 3.57ha of usable public open space, representing approximately 13% of the net developable area, exceeding the minimum 10% requirement.

The proposed public open space network comprises:

- A 1.39ha active local park centrally located within the subdivision, providing sufficient area to accommodate future upgrades as a Major Recreation Space in accordance with the City of Palmerston Play Space Strategy.
- Three pocket parks of approximately 963m², 254m² and 325m², distributed throughout the northern section of the subdivision to support local recreation opportunities and improve accessibility to open space.
- A 2.03ha linkage park incorporating retained vegetation, revegetation areas, shared pathways and minor drainage infrastructure, providing recreational and active transport connections while enhancing environmental and visual amenity.
- An additional 0.48ha of potential open space within the northern drainage reserve, which contributes to the open space network, but is excluded from the public open space calculation.

The distributed open space network ensures all dwellings are within convenient walking distance of a park, as demonstrated in **Attachment B**. The network provides opportunities for both active and passive recreation, comprises predominantly usable and unencumbered land, and is designed with strong frontage and passive surveillance from adjoining streets and residential lots to promote user safety.

The proposed open space network is integrated with an interconnected system of footpaths, shared paths and pedestrian linkages, providing convenient access between residential areas, parks, community facilities and surrounding neighbourhoods. This network promotes walking and cycling as practical transport options while ensuring residents have convenient access to public open space, recreation opportunities and the broader active transport network.

4.6.6 Clause 6.5.1 Subdivision in Zone FD

Purpose

Provide for the subdivision of land in Zone FD in a manner that will not prejudice the intended ultimate subdivision and future development of the land envisaged in the strategic framework.

Administration

1. *The consent authority may consent to a subdivision that is not in accordance with sub-clauses 3 or 4, only if it is satisfied the subdivision is consistent with the purpose of this clause.*
2. *An application for subdivision in accordance with sub-clause 4 must include a proposed zoning plan that identifies the intended future zoning.*

Requirements

3. *The minimum lot size is 50ha.*
4. *Despite sub-clause 3, subdivision may create lots consistent with the intended future zoning if it:*
 - (a) *complies with the relevant subdivision requirements of the intended future zone;*
 - (b) *is generally in accordance with an area plan or other relevant component of the strategic framework; and*
 - (c) *services are, or can be, made available to that land.*

The proposed subdivision of current FD zoned land will create lots less than the 50Ha threshold stipulated in this clause. However, this can be supported in this instance as this report has detailed that the proposed subdivision meets the requirements of the intended zoning, is consistent with the PESAP, and all created lots can be connected to reticulated electricity, stormwater, telecommunications, water and sewer services.

5.0 Section 46(3)(b) – Interim Development Control Order

Title details in **Attachment I** confirm there are no Interim Development Control Orders currently applicable to the subject land.

6.0 Section 46(3)(c) – Referral to the NT EPA

Section 48 of the *Environment Protection Act 2019* (EPA Act) requires a project be referred to the NT Environmental Protection Authority (NT EPA) for assessment if it has the potential to have a significant impact on the environment or meets a referral trigger. The subject land is overlain by urban residential development intent and is partly disturbed. Nevertheless, the pre-referral screening assessment prepared by EcOz

Environmental Consultants and included at **Attachment G**, concluded that the proposed subdivision is unlikely to result in a significant environmental impact as defined under the *Environment Protection Act 2019* and therefore does not require referral to the Northern Territory Environment Protection Authority. The assessment considered impacts on landforms, terrestrial ecosystems, hydrology, water quality, aquatic ecosystems, air quality, culture and heritage, communities, economy and human health. While some localised impacts associated with vegetation clearing and construction activities were identified, these were assessed as capable of being appropriately managed through standard mitigation measures and development controls.

7.0 Section 46(3)(d) – Merits of Proposed Development

The proposed subdivision will facilitate the orderly development of Farrar West, a strategically identified urban growth area within the Palmerston Eastern Suburbs. The subdivision will contribute to housing supply while supporting the planned urban expansion of Palmerston in accordance with the applicable Strategic Framework. The proposal adopts a well-considered urban layout comprising a range of residential lot types, medium-density housing opportunities, a community purpose lot, an interconnected public open space network and an integrated transport system.

The subdivision layout promotes higher density residential development in locations close to community facilities, public transport routes, open space and the Temple Terrace activity corridor, while lower-density residential lots provide an appropriate transition to adjoining residential areas. The proposal also incorporates a substantial public open space network that provides opportunities for recreation, community interaction and active transport, while retaining vegetation within key open space areas to enhance neighbourhood amenity and landscape character.

Overall, the proposed subdivision represents a logical and desirable urban development outcome that is consistent with the planning framework applying to the site and will deliver significant community benefits through the provision of housing, infrastructure, public open space and community development opportunities.

8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land

The subject land is suitable for the proposed subdivision and is not affected by any significant physical or environmental constraints that would prevent its orderly development for urban purposes. The site can be appropriately serviced through the provision of reticulated water, sewerage, stormwater, electricity and telecommunications infrastructure, with no excessive slope, flooding or drainage constraints affecting the development outcome.

Attachment G supports the suitability of the site for urban development, concluding that flooding, hydrology, land capability and environmental values can be appropriately managed through the proposed subdivision design and that the development is unlikely to result in significant environmental impacts.

The proposal will complement the planned growth of the surrounding area through the provision of additional housing, public open space, community infrastructure and an integrated movement network. Accordingly, the subdivision represents the orderly and coordinated development of Farrar West and is not expected to adversely affect surrounding land.

9.0 Section 46(3)(f) – Public Facilities and Open Space

The subdivision has been designed to provide future residents with convenient access to public open space, recreation opportunities, active transport infrastructure and community facilities. The proposed public open space network comprises a combination of local parks, pocket parks and linkage corridors that support passive and active recreation, social interaction and community wellbeing.

The open space network is integrated with an interconnected system of footpaths and shared paths that provide convenient connections between residential areas, parks, community facilities and surrounding neighbourhoods. This network promotes walking and cycling while ensuring dwellings have convenient access to public open space and recreation facilities.

The subdivision also benefits from its proximity to the existing health, education, childcare, aged care and emergency service facilities within the Temple Terrace activity corridor and the broader Palmerston CBD. Together with the provision of a dedicated community purpose lot and additional public open space, the proposal will provide a high level of accessibility to public facilities and support the recreational, social and community needs of future residents.

10.0 Section 46(3)(g) – Public Utilities and Infrastructure

The proposed subdivision incorporates an interconnected road, pedestrian and cycle network that provides convenient access to public open space, community facilities and surrounding neighbourhoods through connections to Temple Terrace, Roystonea Avenue and Farrar Boulevard. The movement network promotes walkability and active transport, linking residential areas with parks, community facilities, public transport services and the broader Palmerston community.

The subdivision will also be supported by the delivery of the necessary infrastructure and services to facilitate the use and enjoyment of public facilities and open space areas. As detailed in **Attachment D**, the development will provide a sealed urban road network, pedestrian and cycle pathways, stormwater infrastructure, and fully reticulated utility services. The staged provision of headworks, transport infrastructure and servicing will ensure the subdivision is appropriately integrated with the surrounding urban area and that public open space and community facilities are accessible to future residents.

11.0 Section 46(3)(h) – Impact on Amenity

The proposed subdivision will facilitate the planned urban development of Farrar West, delivering a connected residential neighbourhood consistent with the applicable Strategic Framework of the Planning Scheme. The design incorporates an interconnected road network, public open space, pedestrian and cycle connections, and a mix of residential densities that support accessibility, recreation and community interaction.

Higher density residential lots are concentrated near Temple Terrace, community facilities and public transport, while lower density housing transitions to existing residential areas, providing an appropriate interface and minimising potential land use conflicts. A network of parks, linkage corridors and landscaped open spaces further enhances amenity, recreational opportunities, urban cooling and neighbourhood character.

Future residents will benefit from convenient access to community facilities, active transport infrastructure, public transport services and employment opportunities within the Temple Terrace precinct and Palmerston CBD. Temporary construction impacts, including dust, noise and traffic, have been assessed as localised and short-term and can be effectively managed through standard environmental management measures.

Overall, the proposal is not expected to result in any unreasonable amenity impacts and will positively contribute to the establishment of a connected, accessible and attractive urban neighbourhood.

12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest

Section 51 of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.

In response to these matters:

- the land is to be connected to reticulated water supply and will therefore not impact on water security;
- access to drainage areas will depend on the design depth and velocity of stormwater, with access restrictions limited to required areas only; and
- the subdivision will be required to comply, where applicable, with the access requirements outlined in **Section 23** (Access to Premises) of the *Disability Discrimination Act 1992*;

More broadly, the proposed subdivision is of a consistent nature and expected outcome for the locality. The proposal is in the public interest in that it will facilitate the staged delivery of the Farrar West lots to the market that are provided with reticulated services and associated infrastructure, to increase the available supply of affordable housing that is generally consistent with the intended land use outcomes of the applicable planning framework.

13.0 Section 46(3)(ja) – Restricted Water Extraction Area

The subject property is not located within a declared Restricted Water Extraction Area under the *Water Act 1992*.

14.0 Section 46(3)(k) – Compliance with the Building Act

There are no existing buildings on the subject land. Accordingly, **Section 46(3)(k)** is not applicable.

15.0 Section 46(3)(l) – Development of Scheme Land

The application does not comprise the subdivision of land under a unit titles scheme. Accordingly, **Section 46(3)(l)** is not applicable.

16.0 Conclusion

The proposed subdivision of Lots 13256, 13257 and 13260 Town of Palmerston will create 263 lots comprising residential, commercial, community purpose, public open space and drainage reserve land, together with an integrated road and shared path network. The subdivision has been designed to facilitate the orderly urban development of the site in accordance with its intended future zoning and the PESAP.

This report has demonstrated that the proposal is consistent with the Planning Scheme. The development will deliver a connected and accessible neighbourhood supported by a diverse housing supply, public open space network, community infrastructure opportunities and fully reticulated services.

The site is suitable for the proposed development and is not affected by significant constraints that would prevent its orderly subdivision and future development. The findings of the NT EP Act Pre-referral Screening confirm the proposal is unlikely to result in significant environmental impacts and does not warrant referral under the *Environment Protection Act 2019*.

Accordingly, the proposed subdivision represents a logical and anticipated urban development outcome for Farrar West and is considered to satisfy the relevant provisions of the Act and the Planning Scheme, and is therefore suitable for the granting of a Development Permit.



Rory Mackay

Cunnington Rosse Town Planning and Consulting