

FARRAR WEST

PART 1 MASTERPLAN

FARRAR WEST PALMERSTON
PUBLIC OPEN SPACE MASTERPLAN

LARRAKIA COUNTRY

2602143 • ISSUE B • 22/09/2026

Acknowledgment of Country

Clouston Associates a division of Beveridge Williams acknowledge the Aboriginal and Torres Strait Islander peoples of this nation. We recognise their unique cultural and spiritual relationships to land, water, sea and sky. We refer to this knowledge and seek to better understand our place and responsibilities in working on country. We particularly recognise the Larrakia, their continued custodianship of the land where this project is located, and commit to ongoing, meaningful engagement that recognises Larrakia perspectives and authority.

*Image: Aboriginal or Torres Strait Islander Country.
Source: Darwin Convention Centre, 2025.*

FARRAR WEST

PUBLIC OPEN SPACE

MASTERPLAN

PART 1

Client



Prepared by

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Image: Existing tropical bushland at Farrar, Palmerston. Source: Colliers, 2026.



Image: Cycas armstrongii. Source: Adobe Stock Images, 2025.

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INTRODUCTION

OVERVIEW

Clouston Associates have been commissioned by Larrakia Development Corporation (LDC) to develop the Public Open Space Masterplan (POS MP) for Farrar West, Palmerston. The project is located in northern Palmerston. It is bounded by Temple Terrace and various community facilities to the north-west, the established suburb of Farrar to the north and north east and Roystonea Avenue to the south. It is in close proximity to Stuart Highway, Palmerston Regional Hospital and the Palmerston CBD.

The project will deliver diverse housing options including generous family-sized lots, smaller lots and low-medium to medium density residential sites (townhouses, units and apartments). The combination with broad drainage corridors and public open space responds to the Territory climate and supports comfortable tropical living and access to open space.

Farrar West aims to activate and integrate the development with the adjoining residential suburbs, community and commercial facilities and the broader open space network including the Mitchell Creek corridor to the south east. The spaces will provide an outdoor experience, creating a sense of place and encouraging the exploration and appreciation of the development area.

The intent of the public open space in Farrar West is to provide accessible open spaces that connect with the site's natural features and adjoining residential, recreational and commercial areas. The comprehensive shared pathway network is a key component in achieving this.

PUBLIC OPEN SPACE MASTERPLAN APPROVAL PROCESS

The planning process provides for a two part approach to the Open Space Masterplan. This initial Part 1 Public Open Space Masterplan provides the overall intent, arrangement and key components of the open space, drainage infrastructure and overall pedestrian and bicycle access and circulation. It demonstrates compliance with the NT Subdivision Guidelines and requirement of the planning scheme and area plans. It does not go into the detail of the recreation and play components.

The Part 2 Public Open Space Masterplan is an updated document. It addresses comments received from the Relevant Authorities, as well as providing additional detail related to access, facilities to encourage walking and cycling for short trips, integration of stormwater drainage and public open space, consideration of environmental aspects (remnant bush, habitat corridors, biting insect constraints, health and assessment of existing vegetation to be retained), an overall approach to play and recreational facilities (including consideration of all age groups and diversity of interests and aligned with City of Palmerston requirements), street tree framework (in accordance with City of Palmerston requirements), landscape approach generally (species selection, irrigation strategy and key infrastructure), servicing of public open space areas and incorporation of Criem Prevention Through Environmental Design (CPTED).



Public Open Space. Source: Adobe Stock Images, 2025.

INTRODUCTION

The Part 1 Masterplan (Public Open Space Masterplan) will guide the future use, development and management of the Farrar West subdivision reflecting a consistent and comprehensive design language throughout the site.

The adjacent diagram communicates the strategic vision of the Public Open Space Masterplan and places it in the context of the adjoining suburbs of Farrar, Gunn and the CBD.

LEGEND

- Major Arterial Road (Roystonea Avenue & Temple Terrace)
- Major Highway (Stuart Highway)
- Secondary Collector (Farrar Boulevard)
- Connection from subdivision to Public Open Spaces

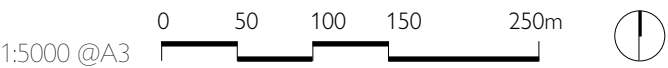
- A Existing Public Open Spaces
- B Connections to adjoining residential and public open space
- C Connections to adjoining commercial and community facilities
- D Connections to Palmerston CBD
- E Connections to Palmerston Regional Hospital
- F Connections to Mitchel Creek Corridor
- G Centrally located park with recreational facilities
- H Major Stormwater Detention Basin
- I Minor Stormwater Detention Basin



THE PUBLIC OPEN SPACE MASTERPLAN

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THE PUBLIC OPEN SPACE MASTERPLAN

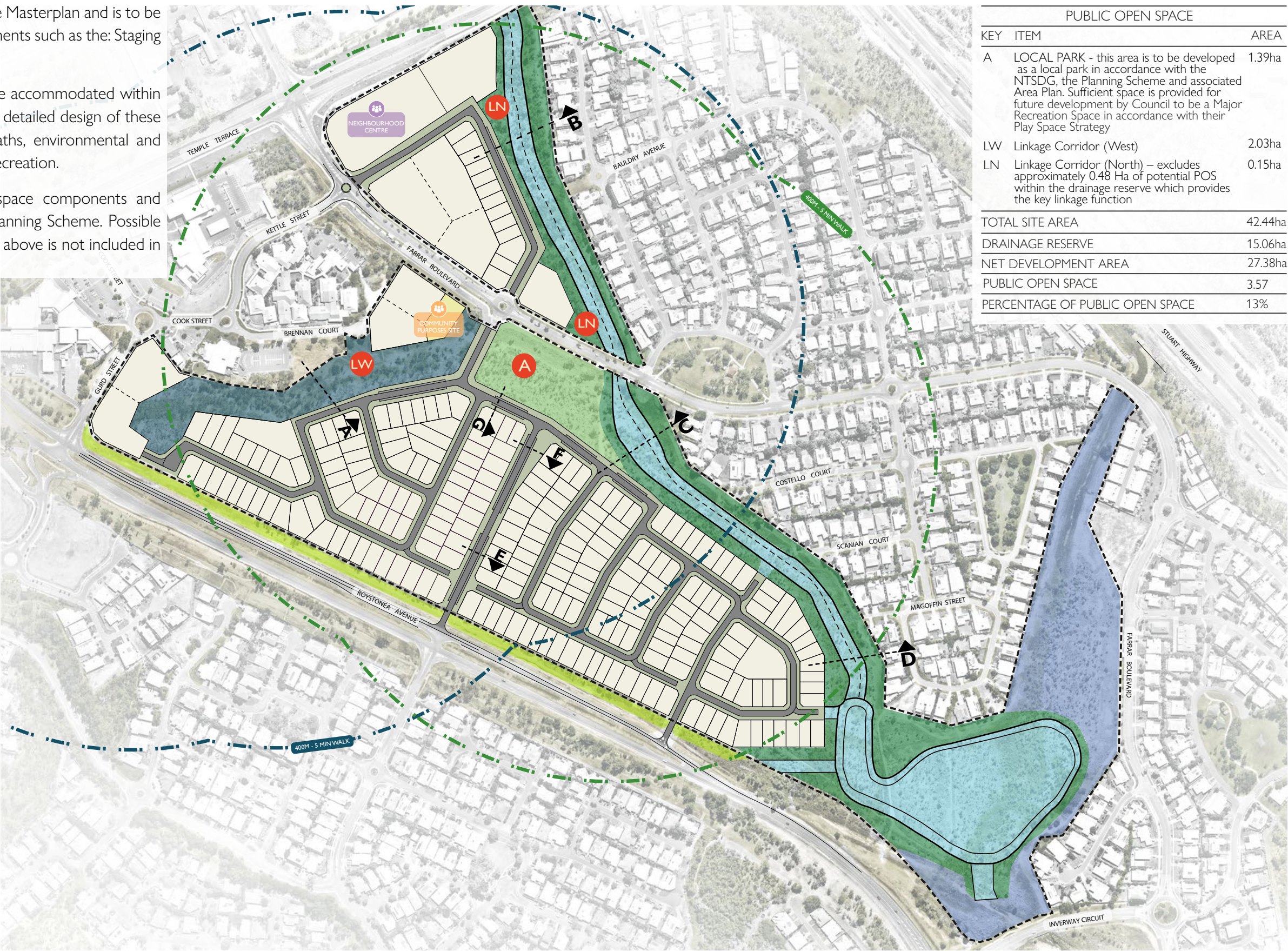
This plan is part of Public Open Space Masterplan and is to be read in conjunction with other documents such as the: Staging Plan, Access & Movement Plan.

Additional Public Open Space may be accommodated within the Drainage Reserve subject to final detailed design of these areas. This would include shared paths, environmental and visual amenity and informal passive recreation.

The table outlines the key open space components and compliance with the NTSDG and Planning Scheme. Possible additional POS as discussed in Item 2 above is not included in the calculation of POS.

LEGEND

- Developed Parkland
- Environmental/habitat/visual buffer. Includes maintenance/ firebreak where necessary
- Lower slopes & base of drainage corridors to be combination of grassing & concrete inverts to carry low flows. Refer to Civil
- Combination of retained bush, revegetation, minor drainage infrastructure and shared pathways
- Existing landscape & ground surface conditions retained & protected
- Rehabilitation and stabilisation works following construction within Roystonea Avenue road reserve (Not directly part of development.)
- LN Open space linkage corridor (North)
- LW Open space linkage corridor (West)



PUBLIC OPEN SPACE		
KEY	ITEM	AREA
A	LOCAL PARK - this area is to be developed as a local park in accordance with the NTSDG, the Planning Scheme and associated Area Plan. Sufficient space is provided for future development by Council to be a Major Recreation Space in accordance with their Play Space Strategy	1.39ha
LW	Linkage Corridor (West)	2.03ha
LN	Linkage Corridor (North) – excludes approximately 0.48 Ha of potential POS within the drainage reserve which provides the key linkage function	0.15ha
TOTAL SITE AREA		42.44ha
DRAINAGE RESERVE		15.06ha
NET DEVELOPMENT AREA		27.38ha
PUBLIC OPEN SPACE		3.57
PERCENTAGE OF PUBLIC OPEN SPACE		13%

OVERALL OPEN SPACE AND LANDSCAPE STRATEGY

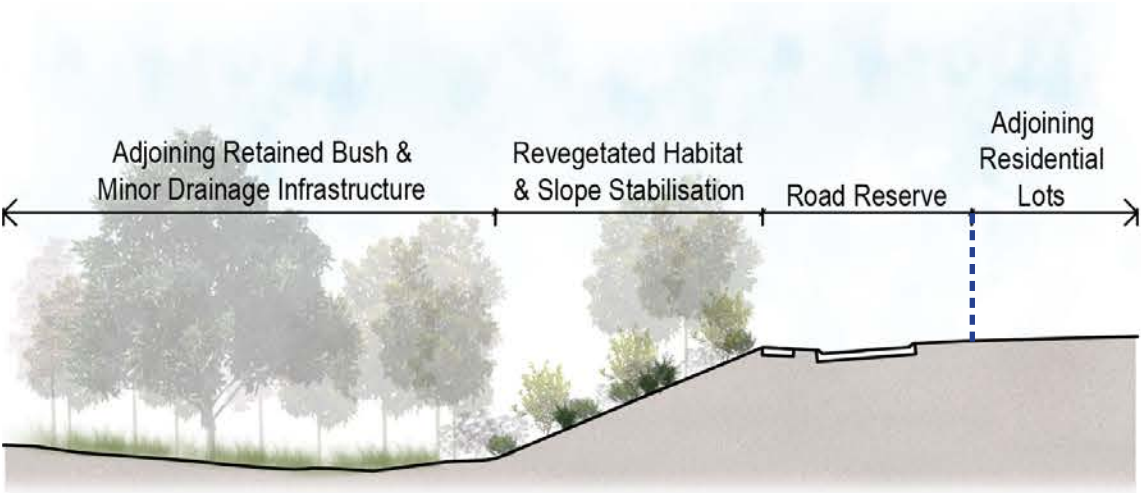
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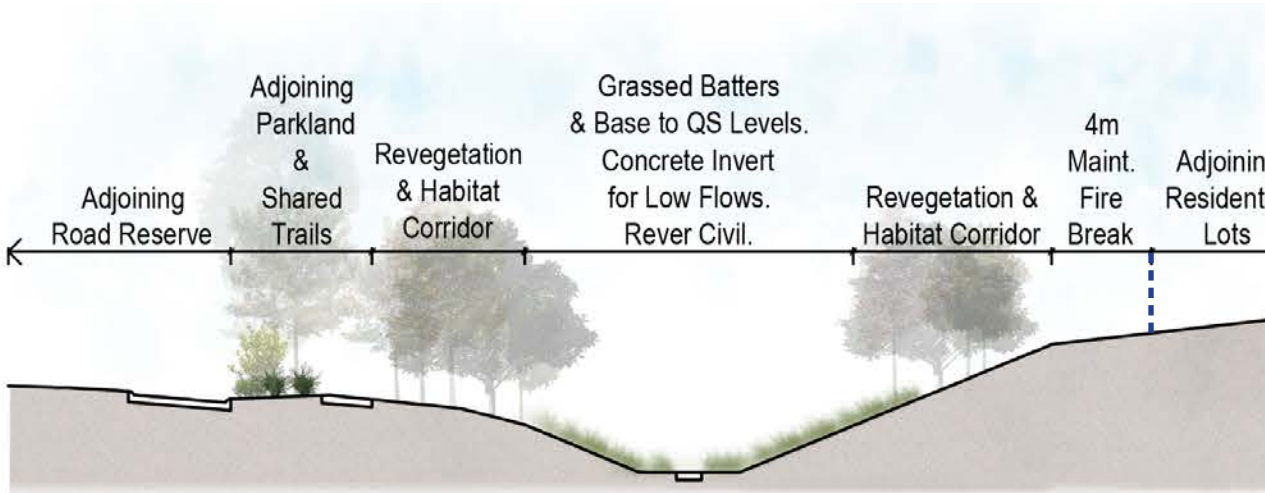
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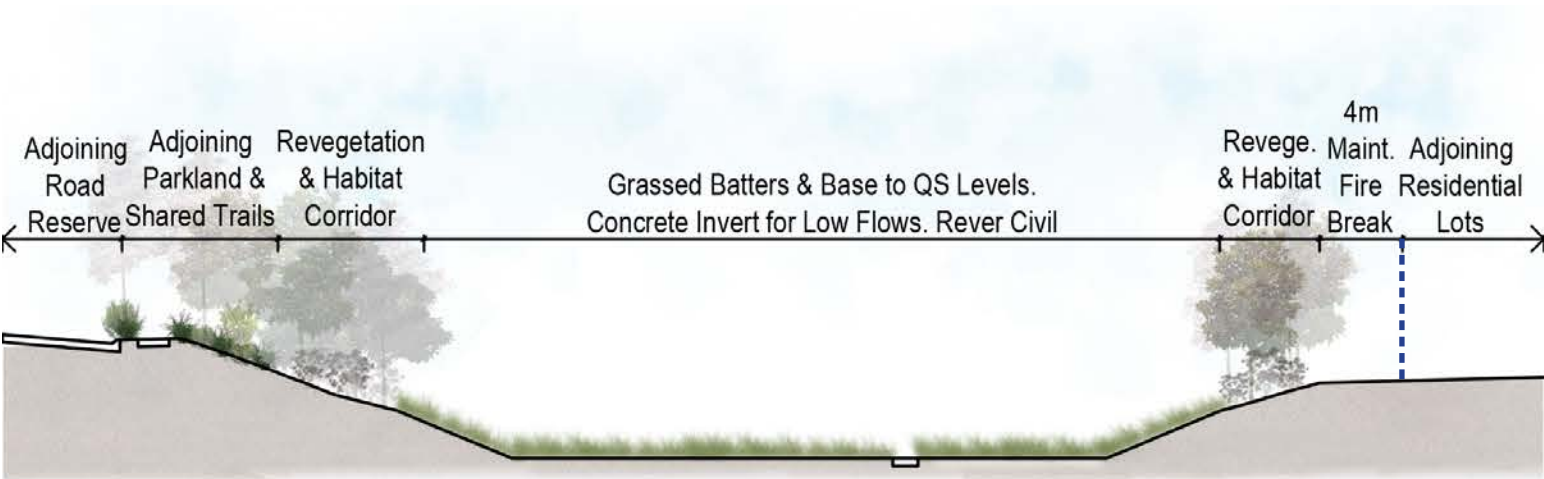
THE PUBLIC OPEN SPACE MASTERPLAN



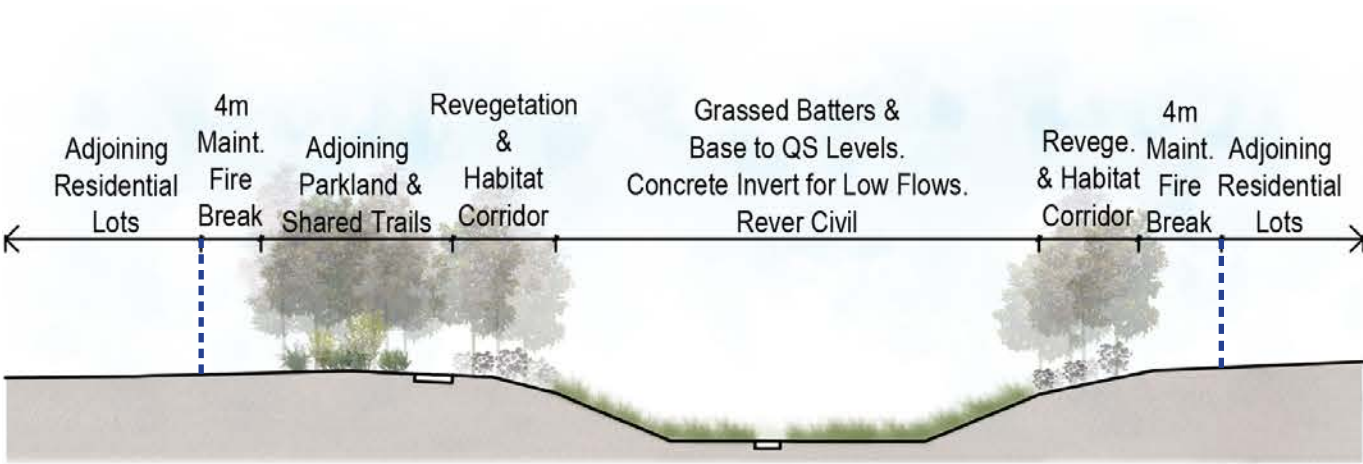
TYPICAL SECTION A



TYPICAL SECTION B



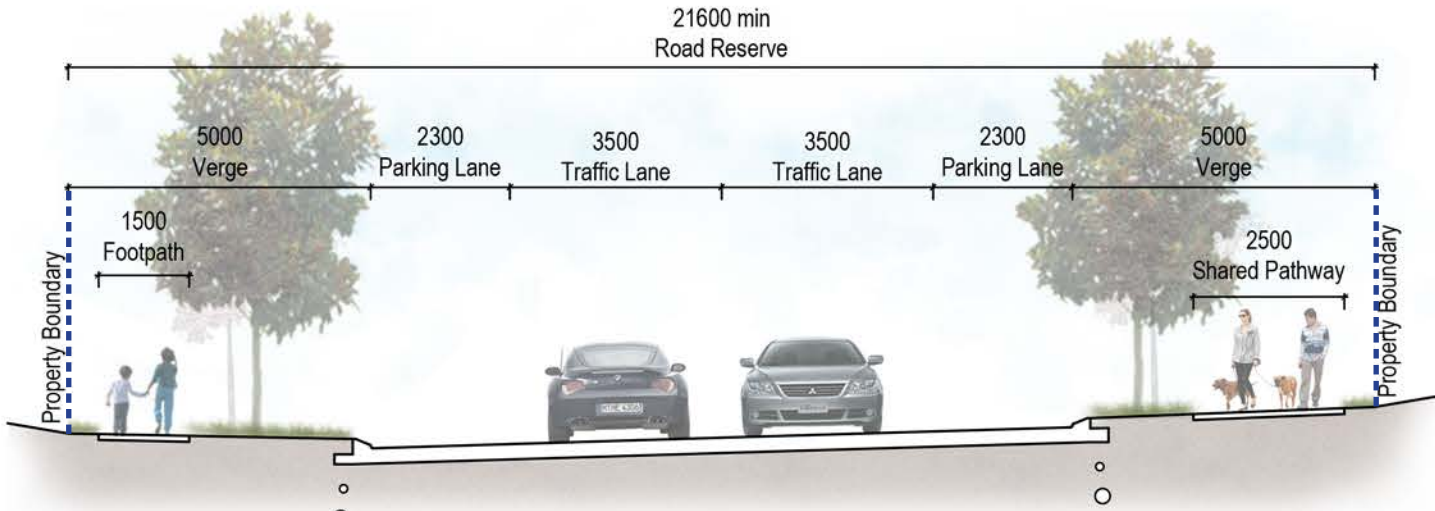
TYPICAL SECTION D



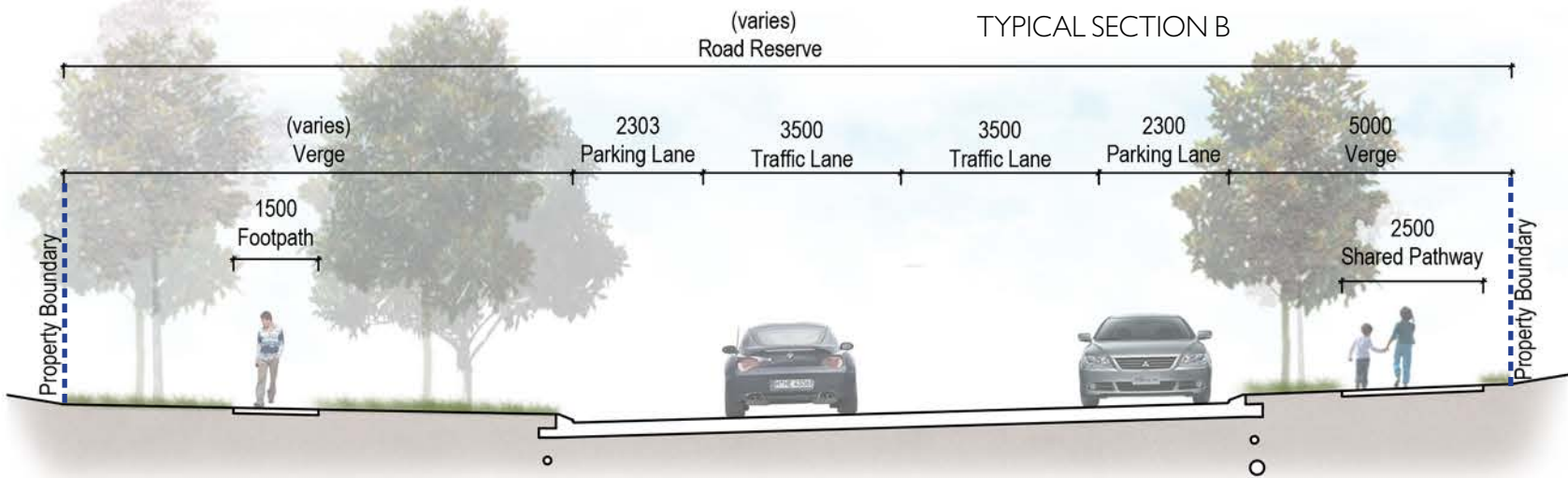
TYPICAL SECTION D

TYPICAL LANDSCAPE TREATMENTS THROUGH DRAINAGE EASEMENTS

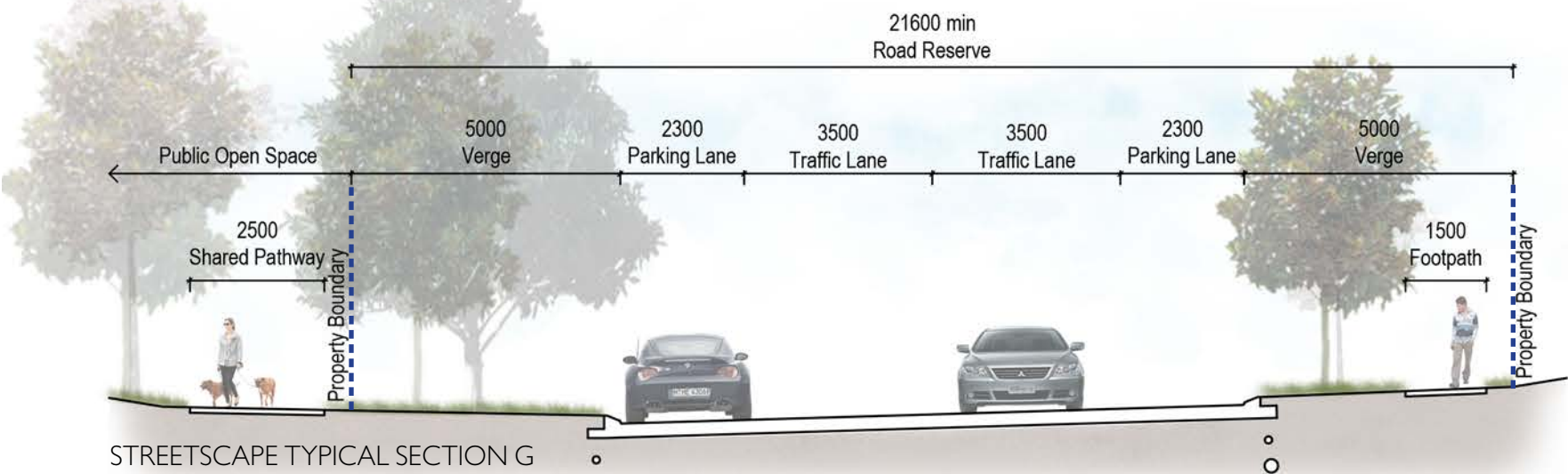
THE PUBLIC OPEN SPACE MASTERPLAN



STREETSCAPE TYPICAL SECTION E



STREETSCAPE TYPICAL SECTION F



STREETSCAPE TYPICAL SECTION G

TYPICAL LANDSCAPE TREATMENTS THROUGH STREETSCAPES

THE PUBLIC OPEN SPACE MASTERPLAN

The staging plan is indicative of the intent to develop and release land packages. It is anticipated that multiple stages may be developed in parallel, subject to market needs.

Finalisation of the staging will be subject to engineering aspects of delivering the required headworks infrastructure in the most efficient manner. This may include delivery of some aspects of drainage infrastructure ahead of the associated stage shown on the plan.

The open space provision will meet the 10% requirement throughout the project delivery.

LEGEND

Stage Boundary

Commercial(C) / Medium Density Residential (MR) Sites

Medium Density Residential (MR) Sites

Low-Medium Density Residential (LMR) Sites

Residential Lots

Drainage Reserve

Public Open Space



Staging Plan prepared by HATCH

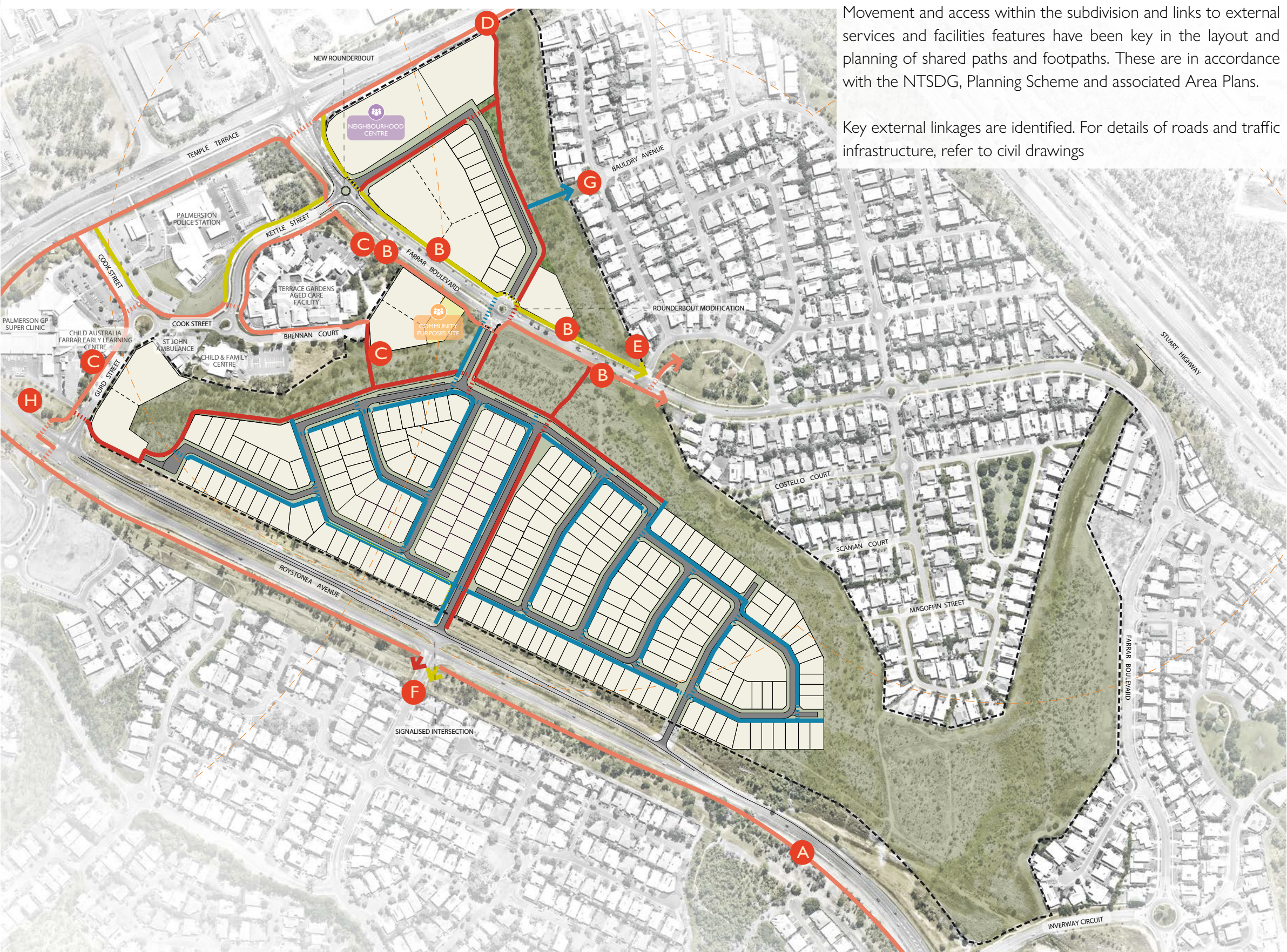
STAGING PLAN



THE PUBLIC OPEN SPACE MASTERPLAN

LEGEND

- Proposed shared paths (1.5m width)
- Proposed shared paths (2.5m width)
- Proposed road crossings (1.5m width)
- Proposed road crossings (2.5m width)
- Existing shared paths (1.5m width)
- Existing shared paths (2.5m width)
- Existing road crossings (1.5m width)
- Existing road crossings (2.5m width)
- A Existing shared path link along Roystonea Avenue to Mitchell Creek Corridor
- B Existing bus stops
- C Existing and proposed shared path links to adjoining community facilities
- D Existing and proposed shared path link to Palmerston Regional Hospital
- E Existing shared path and footpath links to Farrar and Phyllis Uren Park
- F Existing and proposed shared path and footpath links to Gunn
- G Proposed informal footpath link to Farrar through drainage corridor
- H Existing and proposed shared path links to Palmerston CBD



Movement and access within the subdivision and links to external services and facilities features have been key in the layout and planning of shared paths and footpaths. These are in accordance with the NTSDG, Planning Scheme and associated Area Plans.

Key external linkages are identified. For details of roads and traffic infrastructure, refer to civil drawings

ACCESS & MOVEMENT PLAN

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1:5000 @A3 0 50 100 150 250m



RECREATION STRATEGY

The Recreation Strategy for Farrar West aligns with the City of Palmerston's Play Space Strategy (2022). Key aspects include:

- Healthy outdoor lifestyle and engagement with nature, including streetscape pathway network connecting to the public open space, retained bush, rehabilitated areas and vegetated drainage corridors.
- Integrated, diverse and accessible play spaces for all, located within a centrally located parkland parcel.
- Retention of shared pathway network supporting walking, cycling and dog walking connections to Farrar, Gunn and Johnston.
- Passive recreation that makes use of areas of retained and revegetated bush areas and the drainage easement corridors.
- Sense of place based on natural environmental links with the Mitchell Creek corridor.

To provide insight into the general character of the recreation spaces, indicative images of the recreation spaces and opportunities are provided for reference.



LANDSCAPE STRATEGY

The Landscape Strategy’s intent is to deliver a cohesive design language throughout the subdivision with the following integrated features:

- Protection and enhancement of the existing natural features.
- Shading and cooling elements with a strong focus on tree canopies.
- Sustainable, durable materials and finishes consistent throughout the site.
- Accessible, equitable elements catering for a wide range of users.
- Species diversity through open spaces and streetscapes.
- Strengthen visual quality and links from streets through to open space areas.
- Maximise landscape corridors to function as effective visual buffers, linkage corridors and wildlife habitat through mixed plantings and provision of a connected pathway network.



INDEX

The table below provides guidance to where the Northern Territory Subdivision Guidelines planning/ design element requirements, as itemised in 5.2.1 Part I Public Open Space Masterplan, are address within the report.

Design Element	Response
(i) an indicative layout for public open space areas, clearly demonstrating compliance with the NT Planning Scheme minimum requirements	Refer to p. 7 OVERALL OPEN SPACE AND LANDSCAPE STRATEGY
(ii) the location, category and size of Public Open Space, including a summary of the total area and the proportion of the area designated to different types of public open space (active, passive, linkage corridors)	Refer to p. 7 OVERALL OPEN SPACE AND LANDSCAPE STRATEGY
(iii) how linkage corridors are connected to external lionkages, public open space in neighbouring suburbs or adjacent shopping, educational and recreational facilities	Refer to p. 7 OVERALL OPEN SPACE AND LANDSCAPE STRATEGY and p. 9 ACCESS AND MOVEMENT PLAN
(iv) the proposed network of footpaths, shared paths and cycle paths in the Subdivision trhat will link each Public Open Space together and to adjoining sub-divisions/ developments and provide a clear hierarchy of pedestrian movement to Areas of Significance and between sporting, recreation and community facilities	Refr p. 9 ACCESS AND MOVEMENT PLAN
(v) for stage Subdivisions, provide an overall public open space strategy for the whole of the proposed Subdivision, and identify any temporary works required to support each stage	Refer p. 6 THE PUBLIC OPEN SPACE MASTERPLAN and p. 7 OVERALL OPEN SPACE AND LANDSCAPE STRATEGY
(vi) consider the findings and recommendation of any exist plans or reports that may affect or be affected by public open space management on the Development Site	Links to and along Roystonea Avenue provides connections to the Mitchell Creek Corridor.



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