

Development Application

Land Use Recommendations and Economic Assessment Summary

Prepared from The Farrar West Economic Needs Assessment

1. Recommended Land Use Summary

Recommended Development Outcome

A mixed-use precinct comprising predominantly residential development supported by complementary convenience-focused commercial, community and employment-generating uses. The recommended approach favours separate residential and commercial buildings rather than vertically integrated mixed-use buildings, providing flexibility in staging and delivery while maintaining a cohesive mixed-use outcome.

Key recommendations include:

- Prioritise residential development as the dominant land use given the site's strategic location adjacent to the Palmerston CBD.
 - Focus commercial uses on convenience retail, services, food and beverage, office, community and health-related activities that capitalise on passing traffic and complement rather than compete with existing centres.
- Avoid a traditional neighbourhood shopping centre or standalone supermarket-led development due to existing retail supply and competitive market conditions, particularly given the proximity of the Palmerston CBD.
- Incorporate high quality landscaping, shade, architecture and public realm improvements to establish a distinctive gateway destination.
- Retain flexibility for staged development and future intensification as the surrounding catchment matures.

Table 1 - Proposed Land Use Mix

Commercial Land Uses	Indicative Floorspace	Purpose
Indoor recreation / large-format flexible space	1,500 m ²	Youth and family recreation, entertainment, or adaptable large-format commercial use
Service centre	350 m ²	Fuel, convenience services and passing-trade capture
Cafe, convenience food and takeaway retail	200-400 m ²	Local services, commuter convenience and activation
Office, co-working and meeting space	400 m ²	Small business, Aboriginal enterprise, professional services and community meeting space
Total GLA	~ 2,250 m²	Excludes land area for service centre and parking
Childcare (optional)	1,500 m ²	Family-focused service responding to population growth. Presented as a notional amount given other sites within Farrar West area may be viewed as more suitable.

2. Appreciation of the Site and Local Context

Following provides a summary of contributing factors and considerations that have informed the recommended land use mix.

Table 2 - Site and Local Context Appreciation

Strategic and Planning Considerations	
Strategic Location	Gateway position at Temple Terrace and Farrar Boulevard has strong visibility and high traffic exposure, with proximity to the Palmerston CBD and future Greater Holtze growth corridor.
Planning Alignment	Development recommendations were informed by the NT Planning Scheme, Palmerston Eastern Suburbs Area Plan and Central Palmerston Area Plan, which support a complementary mixed-use node providing local services, employment and housing.
Development Objective	The recommended land use mix is intended to complement, not compete with, established activity centres within Palmerston while supporting the long-term growth of the surrounding community.
Market Demand and Commercial Viability	
Retail Market Conditions	- Palmerston already contains a substantial supply of retail floorspace. - Analysis found limited justification for additional traditional retail centres, supermarkets or extensive specialty retail.
Population and Demand Growth	Strong forecast population growth across Palmerston and surrounding growth areas supports additional housing, convenience services, childcare, local employment space and community-focused uses.
Commercial Viability	Recommendations prioritise uses with demonstrated market demand and leasing interest, including boutique offices, flexible commercial space, service centres and convenience food operators.
Community and Catchment Needs	
Catchment Characteristics	A young, family-oriented population, high car ownership and strong commuter flows favour convenience-based uses, childcare, recreation and accessible services.
Community Outcomes	Opportunities were identified to support Aboriginal enterprise, co-working, meeting spaces and youth-oriented recreation facilities.
Development Delivery and Future Flexibility	
Staging Assumptions	A transitional development approach is recommended, allowing interim uses that respond to current market demand while preserving the ability to redevelop into higher-value uses in the future.