



CITY OF PALMERSTON
RECREATION
CENTRE

CITY OF PALMERSTON
A place for people

2016 - 2026
COMMUNITY INFRASTRUCTURE PLAN



2016 - 2026

COMMUNITY INFRASTRUCTURE PLAN



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INTRO DUCTION

The City of Palmerston and the region

The City of Palmerston Local Government Area is located approximately 20km south of Darwin, the capital of the Northern Territory. The municipality occupies land originally acquired by the Australian Government in 1971 in recognition of the limited supply of land in the Darwin area to accommodate urban growth. Long term planning in the late 1970s envisaged a future population of 50,000 for Palmerston, living in eight suburbs.

In 1980 development of the then of Palmerston (initially known as Darwin East) commenced and in April 1985 the Municipality of Palmerston was created. Palmerston was

declared a city in 2000.

Today, Palmerston is the second largest city in the Northern Territory, the fastest growing centre in the Northern Territory and one of the fastest growing cities in Australia. Palmerston's population rose from approximately 19,000 to 34,000 between 1999 and 2014 (an increase of around 75 per cent) and has a projected population of 42,000 by 2021¹.

This Plan has been prepared to ensure adequate community infrastructure is provided to accommodate the municipalities' future growth.



¹ ABS - 3222.7 - POPULATION PROJECTIONS, NORTHERN TERRITORY, 1999 TO 2021

▶ SOURCE: GOOGLE MAPS

DEFINITION OF COMMUNITY INFRASTRUCTURE

The Community Infrastructure considered in this Plan includes this community land and built facilities for which Council has responsibility and through which it delivers its community services and programs. Specifically, Community Infrastructure in this plan includes the Council provided infrastructure commonly known as:

COMMUNITY CENTRES AND HALLS

General community use facilities providing meeting spaces, social, educational and recreational activities, health and/or support services and information.

FACILITIES FOR THE YOUNG AND OLD

Youth Centre - A Youth Centre is a community centre meeting the needs of young people. The facility may deliver on-site and outreach youth programs and services. While Youth Centres may be accommodated within multi-purpose facilities and or community halls, they require a specific focus.

Seniors Centre - A Seniors Centre is a centre meeting the needs of the older population. The facility provides for a meeting space where seniors can meet for social, physical, emotional, and intellectual purposes. The centre may also provide programs and community services that can help seniors stay healthy and independent. While Seniors Centres may be accommodated within multi-purpose facilities and/or community halls,

they also require a specific focus and can often vary between a passive 'care' based centre or an 'active' centre.

COUNCIL PROVIDED HEALTH AND RECREATION FACILITIES

This generally includes Council Indoor Sports Facilities and Aquatic centre available for public use.

LIBRARIES

A library offers access to both text and online resources for learning and can also incorporate community, training and meeting spaces and areas for study and gathering.

ENTERTAINMENT AND CULTURAL FACILITIES

A space for arts and performance, ranging from small playhouses to large multi-purpose performance centres supporting a wide range of performing arts (*from plays to operas and eisteddfods*).

OTHER COMMUNITY FACILITIES FOR PUBLIC USE

This includes the Council assistance for the provision of space for specialist centres and or groups.

While this Plan will considers existing services, activities and programs operating from Council facilities, it does not provide an evaluation of these items, nor does it identify resourcing requirements for these activities, services and programs into the future. The scope of this Plan is the provision of Community Infrastructure (the type of facilities, their proposed timing for delivery and location) to accommodate anticipated growth.

THIS PLAN CONSIDERS THE CONTRIBUTION OF OTHER INFRASTRUCTURE BUT IT DOES NOT INCLUDE PLANNING FOR THE PROVISION OF PUBLIC OR PRIVATE SCHOOLS, CHILD CARE CENTRES OR DESIGNATED GOVERNMENT PROVIDED SPORTS FACILITIES.

PLANNING FOR COMMUNITY INFRASTRUCTURE IN PALMERSTON

The Community Infrastructure Plan is a strategic planning tool used by Council to guide and manage the provision of future Council Community Infrastructure. Effective and coordinated planning of Council Community Infrastructure is required to accommodate the rapid urban growth and expansion of Palmerston.

In the context of this Plan, Community Infrastructure includes existing and future land and built facilities for which Council has responsibility and through which it delivers community services and programs.

Effective planning for Community Infrastructure in Palmerston will ensure that:

- ▶ Growth areas are sufficiently supplied with community infrastructure;
- ▶ Access to Community infrastructure is as equitable as possible (*including existing areas*); and

- ▶ Community infrastructure is effectively and efficiently configured so that service providers can respond to changing local community needs over a long time period.

To achieve the above aims, the following outputs will occur from the Plan.

- ▶ Guide the development, timing, design and location of community infrastructure for the life of this plan (2016–2026), being Short Term (0-3 years), Medium Term (3-7 years) and Long Term (7+ years).
- ▶ Clearly identify the services and facilities required for the City of Palmerston's emerging population;
- ▶ Provide the City of Palmerston with a framework for community infrastructure planning principles and standards for the planning of community infrastructure in all urban areas beyond the life of this plan (10+ years).



PLANNING & POLICY CONTEXT

Northern Territory Government Documents

DARWIN REGIONAL LAND USE PLAN

The key purpose of this Darwin Regional Land Use Plan 2015 is to identify the essential characteristics and needs that will shape future development in the region and establish an overarching framework for that development.

The plan presents a broad rational foundation for long term use and development of land and other natural resources, highlighting key regional policies that respond to the immediate and foreseeable issues associated with the region's natural environment and the human communities within it.

With relevance to the growth of Palmerston, both urban and peri-urban areas identified on the plan in an around Palmerston and the continued development of the Palmerston eastern suburbs.

The plan also highlights major population growth and employment drivers for Palmerston which include the planned hospital in Holtze and the proposed Gateway Shopping Centre. The plan also notes that future industrial development on Elrundie Peninsula with associated port facilities also has the potential to contribute to local employment and population growth.

NORTHERN TERRITORY PLANNING SCHEME

The Planning Act provides for a single integrated NT Planning Scheme which regulates development in the Northern Territory. The NT Planning Scheme contains provisions that include:

- ▶ statements of policy with respect to the use or development of land;
- ▶ provisions that permit, prohibit or impose conditions on a use or development of land;
- ▶ provisions that provide instructions, guidelines or assessment criteria to assist the consent authority in assessing development applications;
- ▶ other provisions in connection with planning for, or control of, the use or development of land; and
- ▶ maps, plans, designs and diagrams.

The Planning Scheme reflects the development intent for land by way of Zonings (Residential, Commercial etc.). Zonings that facilitate Community Infrastructure land uses include Zone Community Purpose (CP) however infrastructure can also occur in other zones including and not limited to - zone Central Business (CB) and zone Commercial (C) depending on the delivery method.

The Planning Scheme also includes future strategic intent of areas of land by way of Area Plans. This includes the Palmerston Eastern Suburbs Area Plan for the City of Palmerston Council area.

City of Palmerston Documents

CITY OF PALMERSTON MUNICIPAL PLAN 2015-2020

The Municipal Plan provides the City of Palmerston's strategies from 2015 – 2020.

Strategic Directions of the Municipal Plan Relevant to the Community Infrastructure Plan include the following items:

COMMUNITY & CULTURAL WELLBEING:

This key area covers activities of Council devoted to the wellbeing of our community, including arts and culture, libraries, health and safety, sports and recreation, parks and gardens and family. In particular:

- 1.1** Healthy Communities - We are committed to providing quality health and family support services to our community;
- 1.2** Safe Communities - We are committed to ensuring the safety and security of our community;
- 1.3** Arts and Culture - We are committed to the fostering and promotion of arts and culture within our community, the awareness and promotion of our local history, and advocacy for increased cultural resources; and
- 1.4** Recreation - We are committed to providing quality recreation and sporting facilities, parks, gardens, playgrounds and open spaces for the benefit of our community.

ECONOMIC DEVELOPMENT

Strategies, programs, support and advocacy initiatives related to the economic vitality of our city are found in this area, including city planning, support for local businesses and tourism, and government liaison. In particular:

- 2.3** City Planning - We are committed to effective and responsible city planning which balances and meets both residential and commercial needs in our community.

ENVIRONMENT & INFRASTRUCTURE

Roads and transport, drainage, bridges, developer liaison, waste management and Council services related to streetscaping and sustainability are found in this key area. In particular:

- 3.2** Assets and Infrastructure - We are committed to maintaining and developing community assets and infrastructure which meet the needs of our community.

GOVERNANCE & ORGANISATION

Ensuring your Council is run in an efficient, responsible and sustainable manner means that your rates are used in the most appropriate manner. This key area includes responsibility and accountability, finance, human resources, information technology, and a host of continuous improvement and performance measurement initiatives. In particular:

- 4.1** Responsibility - We are committed to

corporate and social responsibility, the sustainability of Council assets and services, and the effective planning and reporting of Council performance to the community.

- 4.2 Service** - We value and encourage participation in Council activities by the community, and are committed to delivering the highest possible levels of service and community engagement.

CITY OF PALMERSTON PHYSICAL ACTIVITY STRATEGY (2011)

Completed in 2011 the physical activity strategy analysed existing activities and facilities to propose recommendations and actions to improve the physical activity levels and well-being of the Palmerston community.

The purpose of the strategy was to increase the levels of physical activity of residents, build capacity to plan, develop and implement physical activity program and services, identify and assess local existing and opportunities for residents to engage in physical activities, review Councils existing services and provide recommendations to strengthen physical activity levels in Palmerston. The Strategy also provides an assessment of some of the facilities of relevance to this Plan.

CITY OF PALMERSTON DEVELOPMENT GUIDELINES

The City of Palmerston Development Guidelines provide an overview of approvals

and permits required for development and the minimum standards acceptable to Council for new development, as well as the layout, design and construction of roads, stormwater drainage, street and pathway lighting, pathways, driveways and open space.

With relevance to this plan, the guidelines identify how open spaces (parks) are provided across the Palmerston Municipally. It provides a hierarchy of public open space (Local, Major and Regional levels) and in this regard the provision of open space is guided by the City of Palmerston Development Guidelines rather than the Community Infrastructure Plan.

PALMERSTON CITY CENTRE MASTER PLAN

In 2011 the City of Palmerston recognised that the development of its Central Business District was not keeping pace with the residential growth occurring in the new suburbs.

The development of Master Plan for city centre occurred in the following years and in 2015 Council adopted the Palmerston City Centre Master Plan. The Master Plan provides a vision and framework to achieve better planning and urban design outcomes. The vision is predominantly for the next 10-15 years; however it also provides long term direction for the next 30 years.

A key driver of the Master plan and of relevance to Community Infrastructure Planning is the aim to increase the residential density within the City Centre.



COMMUNITY PROFILE & POPULATION TRENDS

Palmerston is the fastest growing centre in the Northern Territory and one of the fastest growing cities in Australia, with its population rising from approximately 19,000 to 34,000 from 1999 to 2014 . According to the Australian Bureau of Statistics the population of Palmerston and is anticipated to grow by at least a further 20 per cent to 42,000 residents by 2021².

² ABS - 3222.7 - POPULATION PROJECTIONS, NORTHERN TERRITORY, 1999 TO 2021

▶ THE PALMERSTON MUNICIPALITY IS SHOWN IN MAP 1 LEFT.



The suburbs of Palmerston are shown on Map 2 below. Historically, the growth of Palmerston began with the first suburbs developed being Driver and Gray, with Moulden and Woodroffe soon to follow. Marlow Lagoon, Durack, Bakewell, Gunn and Rosebery soon followed and the subdivision of Bellamack has also now completed.

The suburbs of Farrar and Johnston are also now in the final stages of initial development, while the suburb of Zuccoli is on track to ultimately house the highest number of residents as development progresses over the next 5 years. The suburb of Mitchell remains the only undeveloped suburb in the Palmerston municipality.



▶ MAP 2 – THE SUBURB OF PALMERSTON

PALMERSTON DEMOGRAPHIC SNAPSHOT

An analysis of demographics of the Palmerston community is key to understanding both the current community and determining characteristics that are likely to influence demands for Community Infrastructure into the future.

A summary of the Palmerston Demographic Snapshot (2013 ABS data) can be found in the table on the next page.

The table also provides a comparison with Darwin, Northern Territory and Australia and has been sourced by the best available statistical data.

PALMERSTON DEMOGRAPHIC SNAPSHOT

RESIDENT AGE PROFILE (2013)³

Characteristic	Palmerston LGA	Darwin LGA	Northern Territory	Australia
Aged 0-14 (%)	25.6	18.3	22.3	18.9
Aged 15-24 (%)	15.9	13.6	14.9	13.4
Aged 25-34 (%)	20	19.9	18.5	14.6
Aged 35-44 (%)	16	15.4	15.3	13.9
Aged 45-54 (%)	11.1	13.9	13.1	13.3
Aged 55-64 (%)	6.9	11	9.7	11.4
Aged 65-74 (%)	3	5.7	4.5	8.1
Aged 75-84 (%)	1.1	1.8	1.4	4.5
Aged 85 years & over (%)	0.2	0.5	0.3	1.9
Median Age (years)	29	33.9	31.6	37.3

ETHNICITY AND CULTURAL DIVERSITY (2011)⁴

Characteristic	Palmerston LGA	Darwin LGA	Northern Territory	Australia
Aboriginal and Torres Strait Islander Peoples (%)	10.9	8.4	26.8	2.5
Persons born in Australia (%)	75.7	62.3	74.6	69.8
Persons born outside of Australia (%)	24.3	37.7	25.4	30.2

FAMILY COMPOSITION (2011)

Characteristic	Palmerston LGA	Darwin LGA	Northern Territory	Australia
Couple Family Without Children (%)	30.9	39.1	34	37.8
Couple family with Children (%)	49.7	43.2	46.3	44.6
One parent Family (%)	18	15.8	17.9	15.9
Other family (%)	1.3	1.9	1.8	1.7
Average children per family	2.9	1.8	2	1.9
Average people per household	2.9	2.6	2.9	2.6

³ABS.GOV.AU - DATA BY REGION STATISTICS (2013)

⁴ABS.GOV.AU - QUICKSTATS (2011)

KEYNOTES ON THE PALMERSTON DEMOGRAPHIC SNAPSHOT

- ▶ Palmerston has a higher proportion of the young people (aged 0-14 years) compared to Darwin, the Northern Territory and Australia as a whole.
- ▶ The median age in Palmerston is significantly lower than the balance of the Northern Territory and Australia as a whole.
- ▶ Palmerston has a lower proportion of Aboriginal and Torres Strait Islander Persons compared to Northern territory as a whole, however a higher concentration when compared to Darwin and Australia.
- ▶ Palmerston has a higher proportion of people who were born in Australia when compared to Darwin and Australia.
- ▶ Palmerston has a high proportion of families with children when compared to Darwin and Australia.
- ▶ Both the Average children per family and Average people per household is significantly higher in Palmerston than the balance of the country.

The Age Structure Trend of Palmerston reveals that while a large proportion the population remains below 14 years of age, the ageing of this cohort over the past 10 years has seen an increase in the 15-24 year age cohort reflecting the ageing of the younger residents as they remain within the Municipality.

While not making up a large proportion of the total population (approximately 6%) a slight increase in residents aged 55-64 years has occurred.

⁵ ABS - NATIONAL REGIONAL PROFILE, 2009 TO 2013

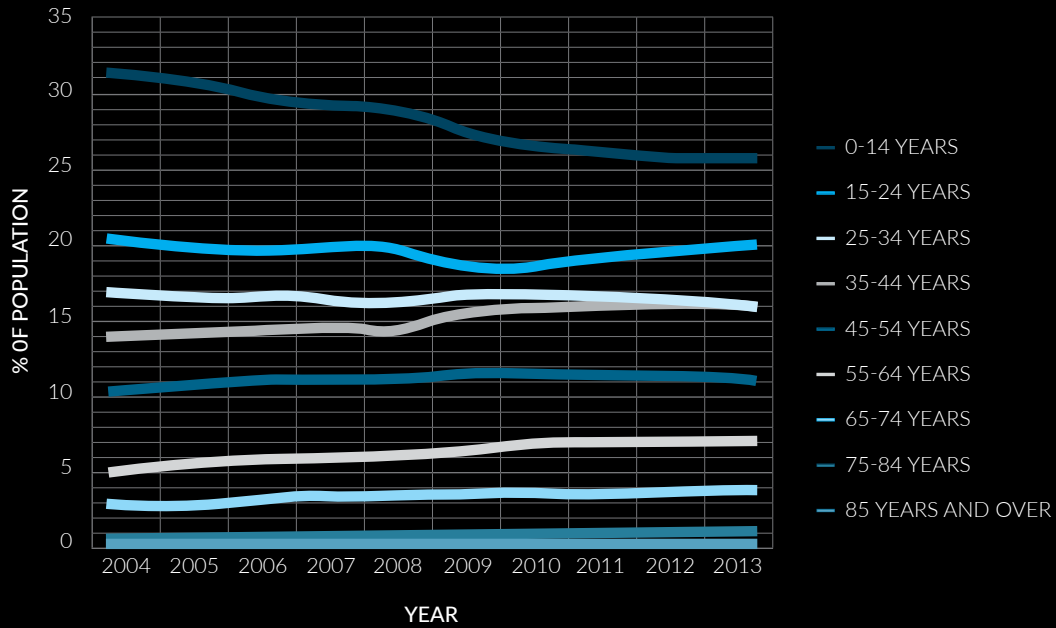
PALMERSTON DEMOGRAPHIC TRENDS

While the Demographic snapshot provides a view of the population at a point in time, planning for the future of Palmerston includes identifying population growth trends which are vital to understanding the demands for Community infrastructure and how the communities needs may change over the next 10 years.

AGE STRUCTURE TREND

Palmerston has a predominately young population with a median resident age of 29 years of age (2013)⁵. This is in contrast to the median age across Australia which sits at 37.3 Years of age (2013).

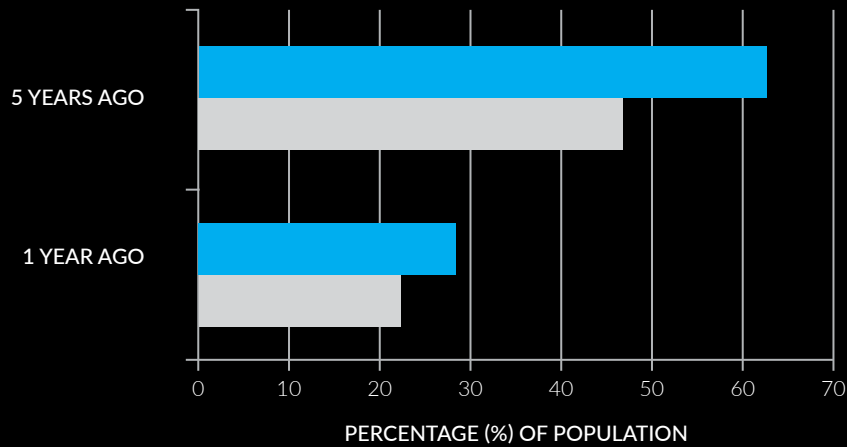
PALMERSTON RESIDENT POPULATION AGE STRUCTURE 2004-2014



INTERNAL MIGRATION TREND
The movement and migration of Palmerston’s residents can reveal trends in transiency of a population and must also be considered when planning

for future community infrastructure. Internal migration is the movement of people from one defined area to another within a country⁶. The below graph outlines

the migration of Palmerston’s residents in both 2006 and 2011 via a change in address 1 year ago and also 5 years ago.



⁶ ABS.GOV.AU (DEFINITION)

In 2006, an estimated 63.2% of Palmerston residents had lived at a different address 5 years beforehand; in 2011 this had reduced to 45.9%. Furthermore in 2006, an estimated 29% of Palmerston residents had lived at a different address 1 year beforehand; in 2011 this had reduced to 22.1%.

While these relatively high percentages (compared to the rest of Australia) are in fact partially resulting from the high population growth rate, the fact it has reduced over time reveals that proportionately more residents were in fact staying in Palmerston for longer periods in 2011 when compared to 2006. This appears to be continuing in recent years based

on the Palmerston's maturing age structure as the percentage of children (under 14) reduces and these residents now move into the next age cohort (15-24 years).

This correlation between internal migration figures and the trending age structure reveals residents are remaining in Palmerston for longer and the proportional transiency of the population is reducing.

PALMERSTON SUBURBS PROFILE AND TRENDS

Gaining an insight to the population trends at a suburb level enables the identification of growth areas and population trends within new and established suburbs.

Residential Suburb	Median Age (2013)	Persons under 14 Years (%)	Persons over 65 years (%)	Estimated Population (2013)
Gunn*	29	28	4	3,034
Farrar*	29	28	4	1,617
Marlow Lagoon*	34	24.8	3.7	743
Durack*	28	27.3	2.1	3,275
Driver	29.5	24	3.9	3,228
Gray	30.3	23.1	7.3	3,666
Moulden	29.9	28.2	6.3	3,433
Woodroffe	30.4	25.6	5.1	3,706
Bakewell	29.5	24.3	3.8	3,627
Rosebery, Bellamack	26.1	29.3	2.3	5,019
Johnston, Zuccoli	26.9	21.1	1.4	560
Yarrowonga & Palmerston City*	N/A	N/A	N/A	88
TOTAL				31,996

*Original data has been split for each suburb based on 2013 abs data for the combined Statistical Areas using the actual 2011 separate suburb data proportions, development, and population trends. Due to the small population identified in Yarrowonga & Palmerston City (predominantly business care takers) no detailed demographic data is available.

In Palmerston newer suburbs tend to have a higher proportion of younger residents with a lower median age while older, more established suburbs tend to have a lower proportion of younger residents and slightly higher median age. However some variation can occur, such as the suburb of Bakewell which has a lower percentage of persons aged 0-14 years. This can be attributed to higher proportion of multiple dwellings (Semi-detached, row or terrace house, townhouse, flat, unit or apartment etc.) which account for 45% of total dwellings in Bakewell⁷ compared to greater Palmerston LGA (22%). Multiple dwellings generally contain smaller households being single and couples with fewer dependents under the age of 14 years. It is also noted that the suburb of Marlow Lagoon has the highest median age of all suburbs.

PALMERSTON'S GROWTH SUBURBS (2016 - 2026)

To enable effective forecasting to occur, a review of the population, demographics, rating data, occupancy levels and the existing and potential developable land has occurred to determine future population growth over a Short Term (0-3 years), Medium Term (3-7 years) and Long Term (7+ years) timeframe for this plan. This evaluation allows for a resident snapshot of the future growth suburbs to occur by estimating a current (2016) population for each suburb, along with an ultimate (2026) population to be estimated. This 2016 suburbs population estimate has been benchmarked against 2013 ABS data in established suburbs to ensure integrity of assumptions used to estimate 2016 data and forecast a 2016 population estimate.

Established suburbs that will have limited growth (less than 15%) over the life of this

plan include Bakewell, Driver, Gray, Gunn, Marlow Lagoon, Moulden and Woodroffe.

Below is a review of the current and expected residential growth in Palmerston's growth suburbs.

Durack

The development of the Heights, Durack which commenced in 2012 represents the most northern residential growth area in the Palmerston Municipality. Once completed the Heights Durack will ultimately deliver more than 800 residential dwellings and a further 70 dwellings for independent retirement living over the next decade. The 2016 estimated population indicates the suburb currently has around 4,500 residents (Based on rating data, demographics and dwellings). Based on the demographics trends, the approved and under-construction subdivision approval it can be assumed that by 2026 it is expected the population of the suburb of Durack will reach over 5,500 residents in the medium to long term.

Farrar

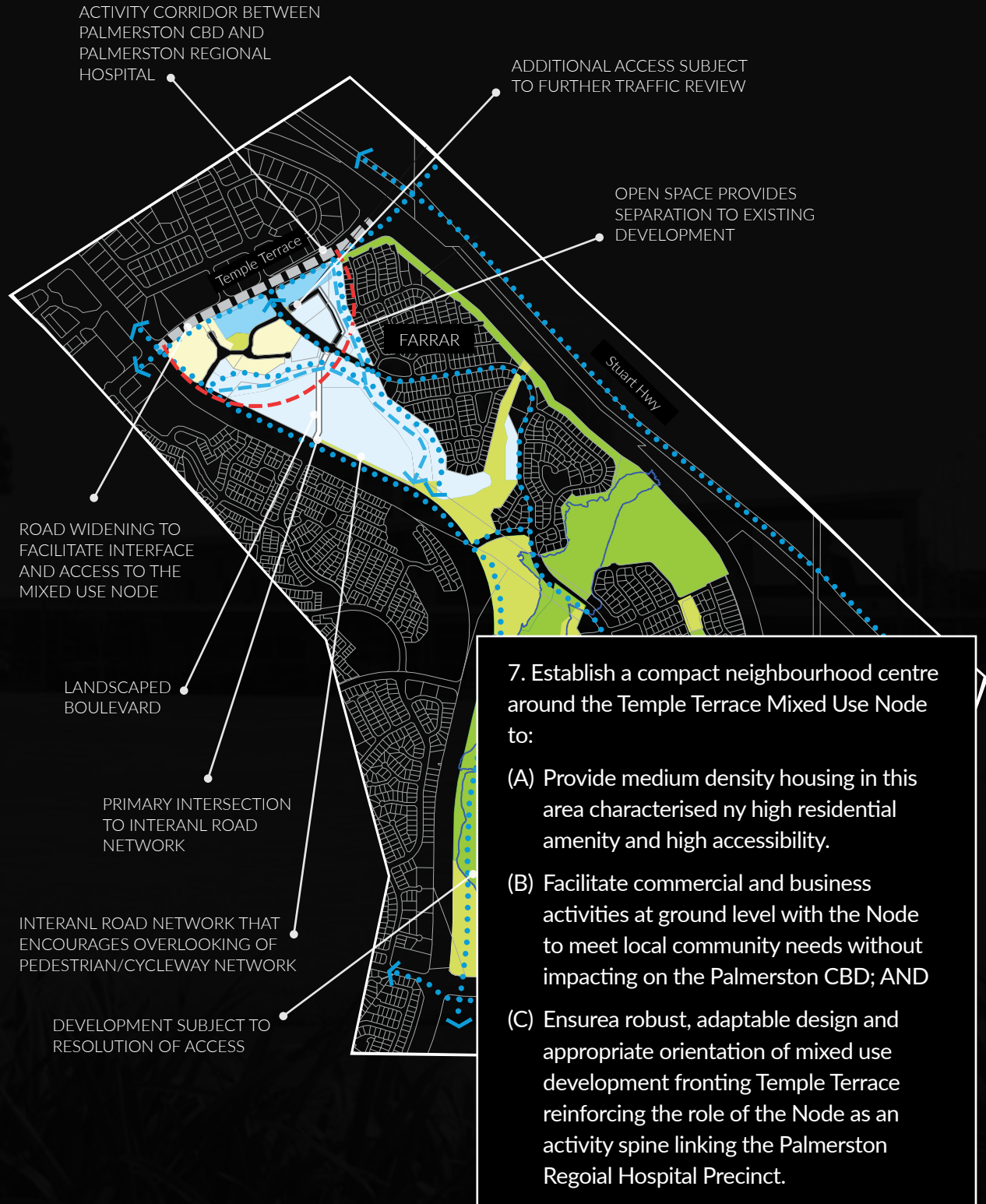
The existing Development in Farrar is restricted to predominantly single dwelling traditional lot subdivision with the exception of some multiple dwelling developments now infilling to the north-east of the suburb. It is noted the suburb will change significantly over the medium to long term due to amendments made to the Palmerston Eastern Suburbs Area plan in 2015 (extract below). It is noted that changes to the Area Plan reveal the intent for the north-western vacant part of the suburbs to facilitate commercial and business activities along with mixed use development fronting temple terrace. It is also noted that the intent of the residential development will

⁷ABS - 2011 CENSUS
BAKEWELL (SA2) QUICKSTATS (2011)

▶ SOURCE: NT PLANNING SCHEME EXTRACT - LEFT

be of a more compact urban form than the current suburb subdivision pattern and the inclusion of medium density residential will occur in the area of high accessibility along the temple terrace strip.

Based on the demographics trends, available vacant land and intent of the type of residential development, it is expected the population of the suburb of Farrar will reach approximately 3,500 residents in the medium to long term.



Johnston

Single Dwelling development in Johnston is almost complete and the 2016 estimated population indicates the suburb currently has approximately 2000 residents (Based on rating data, demographics and dwellings).

Further growth in this suburb will occur on predominantly MD and MR sites and the ultimate resident population is expected to reach over 3,000 residents in the medium to long term.

Rosebery

Nearly all of the residential development in Rosebery is complete with the exception of a small number of MD lots. The 2016 estimated population indicates the suburb currently has around 4,300 residents (Based on rating data, demographics and dwellings).

The population of Rosebery is not expected to go beyond 4,500 in for the life of this plan.

Bellamack

The majority of the suburb has now been subdivided and only minor areas of vacant lots remain in the southern portion of the suburb. As it stands Bellamack contains large area of generously sized lots and the 2016 estimated population indicates the suburb currently has approximately 2,200 residents (Based on rating data, demographics and dwellings).

With the final areas to be built and areas of MD due for construction in the short term an ultimate population of around 2,700 residents can be anticipated for Bellamack.

Zuccoli

Zuccoli represents the largest growth suburbs in the Palmerston municipality; the development type also represents a subdivision form that presents a generally smaller lot size from 300m². Later stages of Zuccoli are also predominantly smaller lot subdivision with the majority of lot sizes (70%

+) being below 500m².

The 2016 estimated population indicates the suburb currently has around 1,300 residents (Based on rating data, demographics and dwellings).

This will significantly increase over the life of this plan, in particular the short to medium term as the majority of development occurs. Based on the nature of development and number of lots it is anticipated that ultimately Zuccoli will house over 9,500 residents. While this is the ultimate population for the suburb, a large portion of these residents will call Zuccoli home in the short to medium term of this plan.

A key aspect of the growth in Zuccoli is the resulting overall higher population and higher density when compared to existing established Palmerston suburbs.

Mitchell

Mitchell is the only undeveloped suburbs in the Palmerston Municipality. The future residential land use will be predominately Rural Residential development as the locality is constrained by biting insects.

Based on the demographic trends, land constraints, the type of residential development and area plan the suburb of Mitchell will ultimately have a population of around 700 + residents, occurring a density similar to that of Marlow Lagoon.

City and Yarrowonga

Substantial development within the Palmerston City Centre and Yarrowonga is expected to occur over the life of the Community Infrastructure Plan. Yarrowonga is set to house the Gateway shopping centre development and the CBD has recently seen Development approvals for large mixed use developments occurring.

In terms of City Centre growth, the City of



Palmerston has developed a Master Plan for its City Centre to provide a vision and framework to achieve better planning and urban design outcomes. The vision is predominantly for the next 10-15 years, however it also provides long term direction for the next 30 years. A key driver of the Master plan is to increase the residential density within the City Centre.

It is difficult to forecast and quantify the residential growth of the CBD for the life of this plan as the zoning allows a mix of uses to occur and ultimately the development will be driven by market demands.

Based on current development approvals (and the residential components of these) and considering the vacant land within the city centre, a conservative population estimate puts a long term CBD population of over 2000 residents within the city centre.

Holtze Growth Area

While not included in the Palmerston municipality, it is noted that the growth in the Holtze locality will occur in the medium to long term. This growth may impact on the existing infrastructure within the Palmerston Municipality if the effective planning and provision of services does not occur in the Holtze locality.

Therefore, applying infrastructure provision principles similar to those of Palmerston will generally allow for adequate provision and less reliance on Palmerston facilities.

Council should therefore ensure effective comments are provided for development in Holtze as part of the planning process where applicable.

COMMUNITY INFRASTRUCTURE PROFILE

A snap shot of 2016 infrastructure reveals Palmerston has a range of existing community facilities, many of which Council manage to provide spaces for community members to meet and pursue their needs and aspirations.

For the purposes of this plan, the Community Infrastructure includes the community land and built facilities for which Council has responsibility and through which it delivers its community services and programs. This includes:

- ▶ Community centres and halls;
- ▶ Facilities for the young and old;
- ▶ Council provided Health and Recreation facilities;
- ▶ Libraries;
- ▶ Entertainment and Cultural facilities; and
- ▶ Other Community Facilities for public use.

Applicable existing Community Facilities are listed below and represented in the Community Facilities Map (Map 3) On page 22:

Facility Type	Facility
Community centres and halls	<ul style="list-style-type: none"> ▶ Driver Resource Centre (29 Driver Avenue, Driver) Lot Size: 2070m² Year of construction: 1984 Condition of Building: Good ▶ Gray Community Hall (Corner Essington Avenue & Victoria Drive, Gray) Building Size: 290m² Lot Size: Part of large Park Lot (surrounded by Gray Community Garden) Year of construction: 1995 Condition of Building: Good ▶ Durack Heights Community Hall (33 Packard Avenue) Building Size: 350m² Lot Size: 2000m² Condition of Building: Under Construction
Facilities for young people and for older people	<ul style="list-style-type: none"> ▶ Joy Anderson centre (25 Dillon Circuit, Gray) - Zone: SD (Single Dwelling) – Seniors centre – ‘Care’ Based Building Size: 150m² (Approx.) Lot Size: 787m² Year of construction: Prior to 1991 (official year unknown) Condition of Building: Good
Health and recreation facilities	<ul style="list-style-type: none"> ▶ YMCA Topend (City – Gym and 2 x Indoor timber sprung courts) Building Size: 2870m² Lot Size: 6,140m² Year of Construction: 2005 Condition of Building: Good ▶ YMCA Topend (Moulden – Gym and Pool) Building Size: 1455m² + (Main Pool size: 50m x 21m)(Kids Pool Area: 190m²) Lot Size:15,400m² Year of Construction: 1987 (including pools) Condition of Building: Good
Libraries	<ul style="list-style-type: none"> ▶ Palmerston Library (Palmerston City) Building Size: 1450m² including: Community Room: 64m² Training Room: 68m² Lot Size: 4,330m² Condition of Building: Good
Entertainment and cultural facilities	<ul style="list-style-type: none"> ▶ No formal facilities however Goyder Square and Marlow Lagoon have previously been used for concerts etc.
Other Community Facilities for public use	<ul style="list-style-type: none"> ▶ Men’s Shed (Occupies Shed 4 - City of Palmerston Depot) ▶ Gray Community Garden (Occupies the lawn area of the Gray Community Hall site)

Gray Community Hall

Address

Cnr of Essington Ave &
Victoria Dr, Gray,
NT 0830

For Bookings

PH: 8935 9922

palmerston@palmerston.nt.gov.au

0.0 0.5 1.0 1.5 2.0
KILOMETRES



- ↑ COMMUNITY CENTRE / HALL
- ★ HEALTH AND RECREATION FACILITY
- ◆ LIBRARY
- ◇ YOUTH CENTRE / SENIORS CENTRE
- ▲ OTHER FACILITIES
- ★ ENTERTAINMENT FACILITY

MAP 3 - EXISTING COMMUNITY FACILITIES

EXISTING FACILITY UTILISATION RATES AND TRENDS

To determine demand of Community Infrastructure in Palmerston it is important to analyse patronage data and trends of relevant existing facilities in the Municipality.

COMMUNITY CENTRES AND HALLS/FACILITIES FOR THE YOUNG AND OLD

Council provides three indoor facilities for hire to the community. Of the three, Gray Hall (GH) is the most typical 'hall' layout, the Driver

Family Resource Centre (DFRC) is a converted preschool and Joy Anderson Centre (JAC) is a converted dwelling house.

These physical characteristics set limits on the use of each facility. The DFRC is designed and fitted out for small children and the JAC is most suitable for small 'domestic' groups.

Current uses of both facilities reflect these limitations but meet the needs of user groups adequately while a facility such as GH would be less than ideal for such users and uses.



Gray Hall (GH) - Corner Essington Avenue and Victoria Drive, Gray

Availability: 8am to midnight, daily.

This facility is a large square room with timber floor. A kitchenette and separate toilets for female, male and disabled access are provided. Limited storage is available to long-term users. There are verandahs on each side and the construction of the Harvest Corner Community Garden, which wraps around both sides and back of the hall and provides a sheltered area with garden views. Although the garden is fenced the area is not suitable for children to play unsupervised and the garden

is not considered part of the hall booking. A carpark at front and a near-by bus stop provide convenient access for users.

Facilities and amenities Summary:

- ▶ 12 folding tables, 80 chairs
- ▶ Small kitchen with limited facilities
fridge, sink, wall urn, stove, microwave
- ▶ Ceiling fans and wall fans, shuttered windows
- ▶ Air conditioning
- ▶ Maximum capacity – 100 people standing, 80 people seated

Driver Family Resource Centre (DFRC)

29 Driver Ave, Driver

Availability: 8am to midnight, daily.

This facility was designed as a preschool and retains its ablution room with several child-height toilets, low basins and large shower. Usable space inside includes a large kitchen and a main room. Three rooms are used as office and areas for the lead tenant. An adult-sized toilet and shower are separate from the children's amenities.

The large yard is properly fenced for children's security with child-stop gates and is divided into three fenced zones. As such it is a safe place for children to play in. A side verandah is used for sheltered play and there is a large verandah at the back which is mostly used by

the lead tenant.

Extensive sheds and an external store room provide storage for long-term users. A small carpark at front and near-by bus stop provide access.

Facilities and amenities summary:

- ▶ 4 tables, 15 chairs
- ▶ Standard sized kitchen- stove, oven, fridge, portable urn
- ▶ Ceiling fans
- ▶ Drink taps outside
- ▶ Showers and toilets- separate bathroom for children
- ▶ Maximum capacity- 30 people



Joy Anderson Centre (JAC)

25 Dillon Circuit, Gray

Availability: 8am to 5pm, M-F, 8am to noon Saturday.

This facility is leased by Council from Territory Housing, which is responsible for major maintenance.

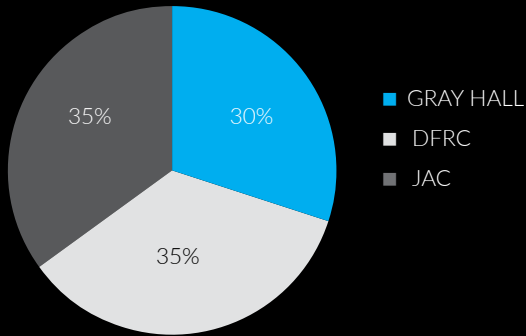
JAC is a former dwelling house that is provided by Council to Alzheimer's Australia NT to run programmes for adults with dementia in a homely, safe environment. This is a 'care' based centre where the tenants have furnished the centre to suit and support their clients' needs.

The long-running JAC Craft Group uses one room each week to hold a social arts and crafts session, and socialises with the other tenants (The shared arrangement benefits both groups).

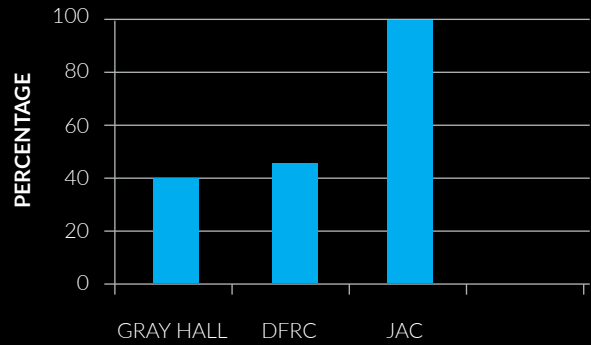
The yard is fenced and the lead tenants are working with other organisations to develop a dementia -friendly garden. Council does not offer the space to other groups, in order to minimise disruption of the lead tenants. No parking is provided, beyond the drive way; cars often park outside, external to the site.

FACILITY USAGE STATISTICS

A comparison of the three facilities shows that they are used for approximately the same number of hours each year. However, if the hours of actual use are compared to the hours available, it is clear that GH and DFRC have opportunities for many more hours of use each year.



**FACILITY USAGE COMPARISON
(HOURS) 2014-15**

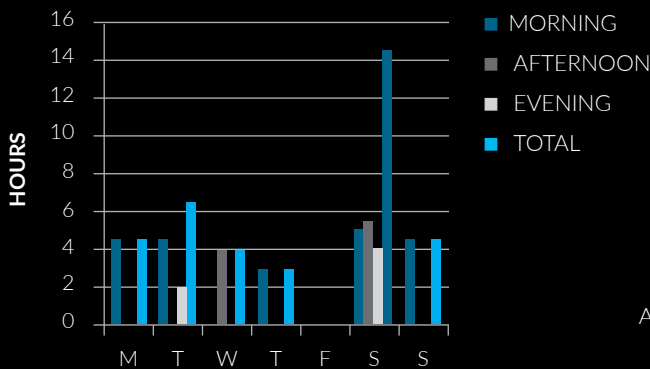


**FACILITY USAGE - 2015 PERCENTAGE OF
CAPACITY (BY HOUR)**

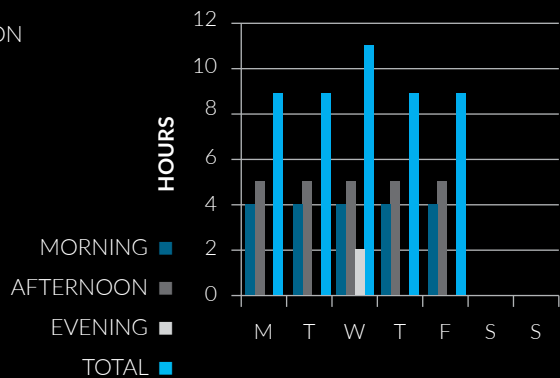
While it is noted that the facilities (Gray Hall and Driver Centre) are available until midnight, patronage drops significantly late into evenings. It is also noted that the JAC is set up for and maintained by Alzheimer’s Australia NT and use by other groups after 5pm may disrupt their functionality. Furthermore, this facility is situated on a residential street and the amenity of adjacent premises and residents must be considered. At this point there are no plans to extend availability to other users.

LONG TERM AND AD-HOC BOOKINGS

A review of the long term bookings reveals the GH has potential for more evening usage, plus several day time slots while the DFRC could be utilised on weekends and more evenings. It is noted that several long-term bookings were cancelled early in the 2014-15 financial year, citing the increased hirage fees. Groups operating as businesses rely on a minimum participation to make a profit. As it stands the JAC is used to capacity of the available time.

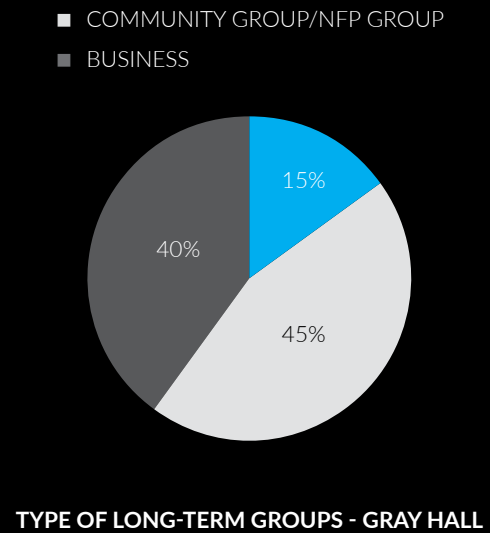
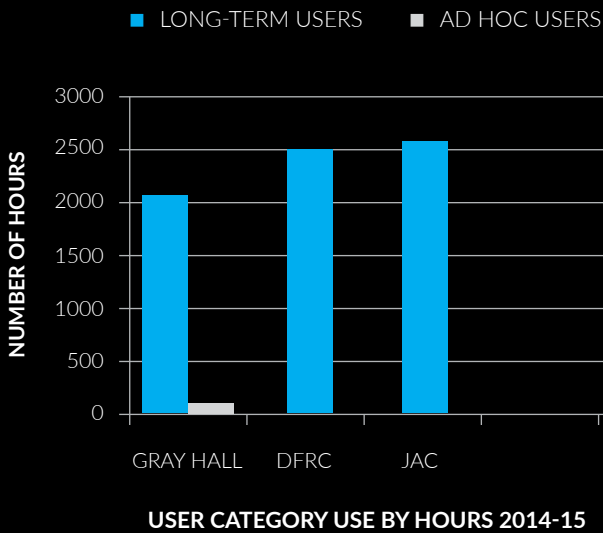


**GRAY HALL - LONG TERM BOOKINGS
PATTERN OF USE PER DAY, JULY 2015**



**DFRC - LONG TERM BOOKINGS
PATTERN OF USE PER DAY, JULY 2015**

A review of the ad-hoc bookings reveals GH offers more flexibility of use and has more availability than the other two facilities for ad-hoc bookings (generally one-off party bookings for a family or work group), which is reflected in the booking statistics; however the majority of time used for all facilities is by long-term users. Encouraging more long-term users would make ad-hoc bookings less likely, however it would result in more use overall, which would benefit the community.



USER GROUPS

Gray Hall

Council uses Gray Hall for activities such as the 8-week Activate program, library wet season children’s activities (KAT) and programs supported by Council that are delivered by external organisations, such as the community garden open day.

The NFP/Community Groups are mainly groups providing seniors with opportunities for social inclusion, physical activity (line- dancing, bowls, ballroom dancing), mental activity (crafts, bingo, board games, card games, guest speakers) and fun (music, games, friendship,

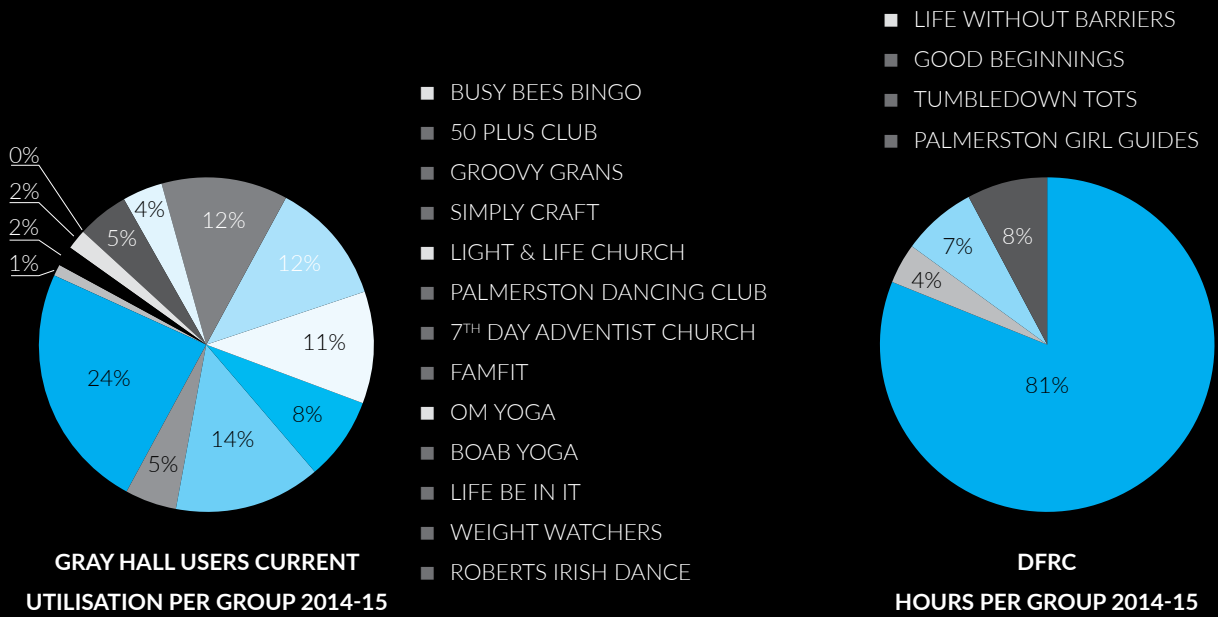
club activities). Two churches operate from the hall each weekend; offering worship, activities and outreach to the community, especially the socially disadvantaged.

Four of the businesses that entered into long-term leases, with an intention of using Gray Hall for up to 12 months (with the option to extend), have subsequently cancelled as they were not operating at profit. The NFP/Community groups are heavily subsidised so do not have the same financial pressures to maintain numbers of participants. All are interested in maintaining their group’s viability so are happy to accept new members.

Driver Family Resource Centre

Effectively 100% of User Groups of the DFRC are Community/Not for Profit Groups. In recent years a potentially beneficial arrangement with the 'lead' tenant has not worked out to be as practical as the situation with Joy Anderson Centre. A lead tenant has responsibilities such as cleaning the facility in return for reduced hiring fees.

Throughout the year Council has received several requests for a suitable venue to provide



additional child based activities such as playgroups. This facility is perfect for such groups due to its design. As these groups operate during business hours Council has not been able to provide the facility, due to existing long-term bookings.

One booking on a weekend for a children's party was taken; the facility has potential to attract more such bookings.

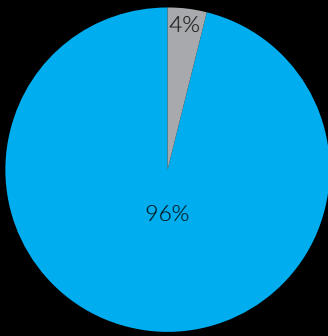
While the facility is structurally in good Condition, it is old and 'tired' looking but could be made attractive with a thorough clean, bright painting and promotion as a child-friendly venue.

Joy Anderson Centre

The Joy Anderson Centre has User Groups are 100% Community/Not for Profit Groups. The lead Tenant (Alzheimer's NT) has the long running occupation of the centre.

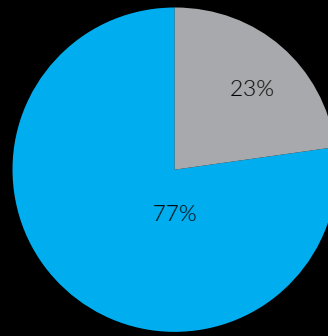
The craft group, a small but dedicated group of artists and crafters, visits during the booking of the lead tenant. This arrangement allows both groups to socialise and compare projects being worked on. Both groups are fee-free.

- ALZHEIMERS AUS NT
- JAC CRAFT GROUP



JAC - HOURS PER GROUP 2014-15

- GRAY HALL
- DFRC
- JAC



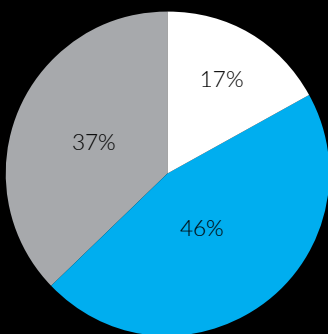
COMPARISON OF COST OF MAINTENANCE REQUESTED BY USERS, FACILITIES 2014-15

Facility Maintenance

Users of each facility are directed to raise maintenance issues with Council. Gray Hall, having the biggest turnover of patrons has the most requests and subsequently the higher costs to maintain. DFRC has a lot of requests considering amount of use, but most requests are not costly. Major maintenance requests for JAC are referred to NT Housing.

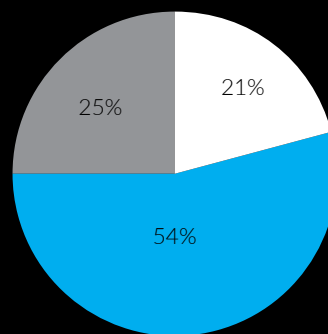
Council pays for scheduled services such as pest treatment, cleaning and air-conditioning servicing at each facility. Although minor maintenance costs for JAC are low Council has agreed to some improvements such as the installation of air-conditioning throughout the facility, at the request of users. Overall, all buildings are considered to be in good structural and functional condition.

- GRAY HALL
- DFRC
- JAC



COMPARISON OF NUMBER OF MAINTENANCE REQUESTS RAISED BY FACILITY USERS 2014-15

- GRAY HALL
- DFRC
- JAC



COMPARISON OF COST OF SCHEDULED MAINTENANCE, FACILITIES 2014-15

Health and Recreation Facilities

Councils Health and Recreation facilities are spread over two sites. The recreation centre located within the Palmerston City Centre is managed for Council by the YMCA and features two large courts suitable for a variety of court sports including Basketball, Netball, Indoor Soccer (Futsal), Indoor Volleyball, Badminton and Gymnastics.

The facility also has a fully equipped gymnasium and group fitness class rooms. There is also a half-court basketball area outside for general use.

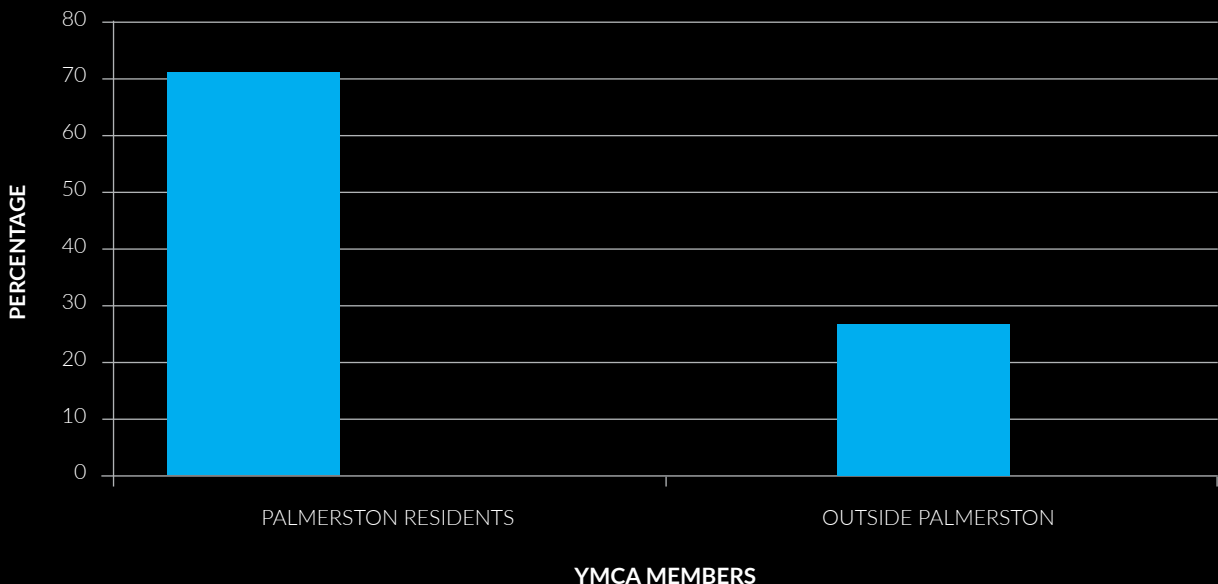
The second site is the Palmerston Swimming & Fitness Centre also managed by the YMCA, located in Moulden which houses a 50m Olympic swimming pool and a toddler pool. In addition to the Pools, the site is surrounded by a grassed area with picnic facilities along with a Health Club and Gymnasium attached to the Kiosk building. YMCA membership gives members access to both the City and Moulden facilities.

In terms of usage it is noted that during peak times (4pm – 8pm) the Indoor Basketball Courts are booked to capacity, booking enquiries for further booking during this time suggest that an additional court could easily be accommodated and be fully occupied during peak hours.

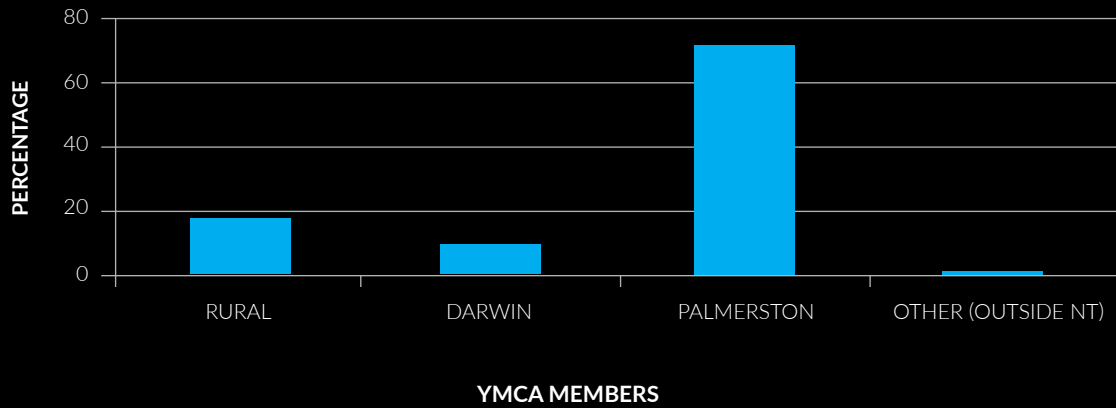
While the current aquatic facilities are in good condition it is noted that maintenance costs are increasing as the pool begins to approach its estimated life span of approximately 40 years (approximately 2028).

While the size (area and courts) of the facilities suggest they should be adequate for the population of Palmerston (in comparison to other similar municipalities and best practice standards) membership statistics reveal that 27% of YMCA members live outside of the Palmerston Municipality. This places a higher reliance on the facilities as they operate as regional facilities rather than solely Palmerston residents in terms of member patronage.

THE FACILITY ALSO HAS A FULLY EQUIPPED GYMNASIUM AND GROUP FITNESS CLASS ROOMS. THERE IS ALSO A HALF-COURT BASKETBALL AREA OUTSIDE FOR GENERAL USE.



In terms of the members that reside outside of Palmerston 18% (of the 27%) are from the NT rural localities and while 9% (of the 27%) are from the Darwin LGA.



Entertainment Facilities

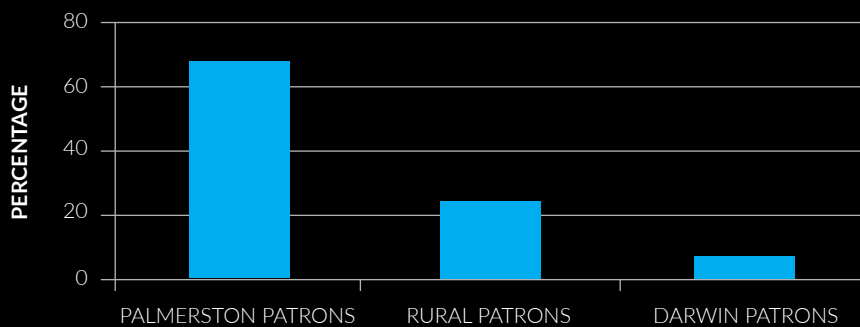
At present, the redevelopment Goyder Square provides the focus Entertainment and cultural events within the city. It is noted that events have also occurred in the Marlow lagoon and Sanctuary Lakes recreation areas with varied success.

While no built facility occurs for such events Council does have a demountable stage facility which can be utilised for such events and is flexible to movement across a number of locations. While it is noted that no formal performing arts space exist, other facilities

such as the recreations centre and Gray Hall do function as weather protected facilities for indoor performance arts rehearsal and event space for the City.

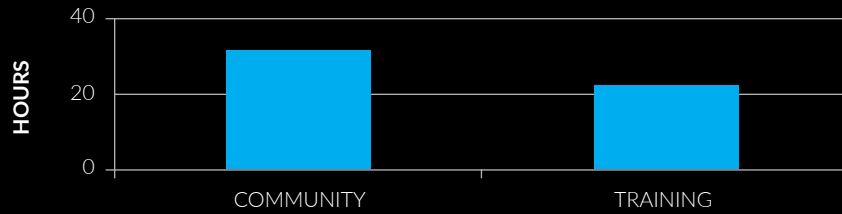
Library

In 2014/2015 the Palmerston library had over 160,000 visitors to the facility. While the Library primarily services Palmerston residents, 2015 patronage statistics reveal the library plays a regional role in servicing the community with over 30% of patrons coming from outside the Palmerston LGA and rural patrons accounting for over 23% of library patrons.



PALMERSTON LIBRARY USERS - 2015

In addition to the general library services the facility also has a Community Room and a Training Room available for hire which are available 24 hours per day 7 days per week. The rooms are used by a small number of not for profit organisations but are predominately used by businesses.



LIBRARY ROOM HIRE 2014/2015 (HOURS PER WEEK)

These rooms are well patronised each being utilised for between 20 to 30 hours per week.

The community room has a seating capacity of approximately 50 with work tables available for use. The conference room also features a full size whiteboard and a small kitchenette with continuous boiling water and small fridge. The Training Room is fully equipped with laptops and work desks for ten (10) students and has a digital projector installed, a TV and DVD player available for hire.

It is noted that there is intent in the short term for the constrained shape of the library lot to undergo a boundary realignment with the adjacent site to excise the library building and part of the parking to a lot size of approximately 2,200m².

Other Facilities

Mens Shed - City of Palmerston Depot, Corner Georgina Crescent & Toupein Road Yarrowonga

The Palmerston Men's Shed group provides for a community workshop area for men to gather, develop skills, and undertake different activities. The Men's Sheds aim to increase the wellbeing of men by fostering social connectedness and increasing self-esteem. A number of different projects and social enterprises can operate out

of a Men's Shed. Membership is by application and payment of a small annual fee.

Currently, the Palmerston Men's Shed is located at Shed 4 within the City of Palmerston Depot. The organisation has around 20 members but future growth indicates this will grow significantly in the coming years. While this facility operates out of the Depot in the short term, long term it is envisaged that the group should be located in a more appropriate location and facility to cater for the growing membership.

Gray Community Garden - Gray Community Hall (Corner Essington Avenue & Victoria Drive, Gray)

In 2012 the City of Palmerston began working with the community to establish Palmerston's first community garden at Confalonieri Park in Gray. Using funding provided by the Federal Government and in partnership with community volunteers, Harvest Corner Community Garden sowed its first seeds in 2013 and continues to grow under the management of its committee of local residents. The group has approximately 30 formal members and this yearly membership numbers have been consistent since its inception. Approximately 80% of the garden area is utilised with only several small projects left to complete that will utilise the remaining garden space.

COMMUNITY INFRASTRUCTURE HIERARCHY & PROVISION STANDARDS

Before determining the future needs for the city, desired standards of service (DSS) are required to provide a benchmark for analysis. The desired standards of service outline the standards for community infrastructure provision required in the Local Government context. Palmerston is unique in that the Local Government Area (LGA) of Council is comparatively small in area and when compared to other LGA's across Australia as it primarily mainly requires Local and District level provision of facilities. While facilities within Palmerston do service regional areas outside of the Palmerston LGA (rural areas etc.) at a district level, the focus of Council is to service the existing and future population within the Palmerston LGA when considering Community Infrastructure planning at a Local level.

DESIRED STANDARDS OF SERVICE

The below standards provide guidance on how to best provide community facilities for the City of Palmerston. To develop the Desired Standard of Service (DSS), consideration has been given to not only best practice standards but also aspects such as normative need (demographics and social trends), a higher level of provision where greater need was evident (based on facility usage statistics etc.) and the unique needs of the diverse community. Key elements of the DSS include the Network Hierarchy, Rate of Provision and the Accessibility, Design and Function. It is

noted that the DSS are intended to provide a guide only for future community infrastructure provision. The standards should be considered as part of a wider assessment and further collaboration with key stakeholders, users and the community to determine the specific needs for new or improved facilities. While the DSS is to be used as a guide, consideration of existing suitably zoned or located sites that Council own should also be considered in the context of future provision.

NETWORK HIERARCHY

The level of service hierarchy for community infrastructure has been developed based on the unique size, location and diverse community of the Palmerston LGA. Benchmarking against best practice standard, the existing hierarchy of community facilities and the user's proximity to the facility were also considered. Palmerston's network of community infrastructure has been broken down into the following levels of provision, which are:

District Level

Community Infrastructure at a District Level is generally located in a central node surrounded by other community/business activities (hub) and aim to service the entire Palmerston community. Residents should be able to access a district facility within 15 minutes from home, with a short distance to public transport essential. District facilities can also

provide a local function, however they are generally for the wider population (greater Palmerston). The District Level is based on an ultimate population of over 50,000 residents and includes facilities such as the Aquatic Centre and Library.

Local Level

Community Infrastructure at a Local Level is located in close proximity to local parks and shops and can service several adjoining suburbs (5,000 - 10,000 residents). They may also be planned and operated in partnership with community/ private organisations. An example of a local level facility would be the Gray Hall in its current function and users.

Note: While historically Community Infrastructure has been provided for a singular suburb (Suburb Level), contemporary planning has shifted to the provision of Infrastructure to a Local Level as a base point (usually population based) and therefore for this plan, the hierarchy of provision considers only Local and District Level Facilities.

RATE OF PROVISION

Population demographics, the existing capacity of facilities, relative need, future growth and other local issues determine the provision within each local community area. Further detailed planning is also required to determine the best response to meet community needs (i.e. expansion of an existing facility in an adjacent community, delivery through outreach services or provision of a private facility). Formulating the rate of provision also considers Council’s current rate of provision and also contemporary community infrastructure planning. Across Australia there is a clear trend in community infrastructure planning towards fewer but better, more centrally located, multipurpose facilities, which is reflected in the desired provision rates. The rate of provision is only one method to inform future infrastructure provision, and again should be used as a guide tool in its application.

RATE OF PROVISION TABLE 1

Community Infrastructure Type		Rate of Provision (Facility / Population)	
		Local Level	District Level
Community centres and halls		1/8,000	1/50,000
Facilities for young people and for older people	Youth Centres*	1/8,000	1/50,000
	Seniors Centres*	0.5/8,000**	-
Council Health and recreation facilities		1/50,000	-
Libraries		-	1/50,000
Entertainment and cultural facilities		-	1/50,000
Other Community Facilities for public use		As needs - considered on case by case basis	

*Should aim to be provided within or co-located with community centres if capacity exists and design allows.

** The rate of provision may vary depend on the services offered (i.e. a ‘care’ based seniors centre or ‘active seniors centre’)

When considering the minimum land size and gross floor area for infrastructure it is important to consider the existing and future demand on infrastructure. It is noted that the demand for types of community infrastructure is changing just as our communities are changing. It is also difficult to precisely predict the ultimate requirements for community infrastructure in the future in both existing suburbs and future growth areas, however current utilisation of existing facilities provides validated baseline data. As the benefits of integrated and co-located facilities are becoming more widely recognised, best practice trends recognise the need to be flexible in how a facility may be provided. This means that in some cases additional land could be replaced with floor space within a larger building or a public/private partnership may be established with an existing private facility. Considering these trends, the minimum size and area requirements

are provided with the potential for floor area solutions to be included across a broad spectrum of infrastructure provision. While the lot area provides a guide to the size required, delivery of a facility could occur on larger or smaller lot sizes depending on the built form of the facility.

RATE OF PROVISION TABLE 2

Community Infrastructure Type		Design Standard (Land Area / Gross Floor Area)	
		Local Level	District Level
Community centres and halls		1,000m ² /300m ²	2,000m ² /600m ²
Facilities for young people and for older people	Youth Centres*	1,000m ² /300m ²	2,000m ² /600m
	Seniors Centres*	1,000m ² /300m ² **	-
Council Health and recreation facilities		-	7,000m ² /3,500m ² -50m pool -3 x Indoor Multiuse Courts
Libraries		-	3,000m ² /1,750m ²
Entertainment and cultural facilities		-	3,000m ² /1,500m ²
Other Community Facilities for public use		As needs - considered on case by case basis	

*Should aim to be provided within or co-located with community centres if capacity exists and design allows.

** The rate of provision may vary depend on the services offered (i.e. a 'care' based seniors centre or 'active seniors centre')

ACCESSIBILITY, DESIGN AND FUNCTION

Although historically some community infrastructure has been located within the residential areas of older Palmerston Suburbs, best practice trends across Australia suggest there is a shift away from building stand-alone facilities amongst residential neighbourhoods and streets which in cases can be hard to access and can result in reduced utilisation. Across Australia, well utilised community infrastructure tend to be located in places that are readily accessible by public transport, pedestrian and cycle pathways and where people already congregate, such as a local or activity centre.

A local or activity centre provides a high mix of different but compatible uses within a compact form. These centres can occur on a number of different scales but generally are defined by their concentration of retail, office, employment, residential and community land uses. By locating community infrastructure adjacent to and within mixed use centres, this allows people to combine trips to the facility with other activities.

These locations also enhance visibility, safety and convenient access. The following table outlines the hierarchy of community facilities and accessibility standard in Palmerston.

The design and construction of new, upgraded and refurbished facilities should make provision for the variety of community based groups likely to use a facility. Spaces should be adaptable and the needs of the community considered in the design of all facilities. Effective Community Infrastructure design and function should seek to maximise opportunities to co-locate appropriate Infrastructure and consider contemporary delivery models in the provision of Community Infrastructure. Multiuse facilities are beneficial to users and the nature and utilisation time of facilities can be managed to accommodate all users. An example is the shared use of a community hall, youth centre and seniors centre within the one facility provided adequate space and adaptive design occurs.

⁸ WEBB & PULLE (2002) PUBLIC PRIVATE PARTNERSHIPS: AN INTRODUCTION.

⁹ PARTRIDGE (2008) COMMUNITY FACILITIES: FACT SHEET

ACCESSIBILITY, DESIGN AND FUNCTION TABLE

Community Infrastructure Type		Accessibility, Design And Function Standard	
		Local Level	District Level
Community centres and halls		Within 4km of the proposed catchment Co-locate / investigate partnerships approach where possible Within or within close proximity to Activity Centres and walking distance (400m) to public Transport	Within Activity Centres
Facilities for young people and for older people	Youth Centres*	Co-locate / investigate partnerships approach where possible	Within Activity Centres
	Seniors Centres*	Co-locate / investigate partnerships approach where possible / Consider alternative access (shuttle bus options etc.)	-
Council Health and recreation facilities		-	Within Activity Centres
Libraries		-	Within Activity Centres
Entertainment and cultural facilities		-	Within Activity Centres OR Area / Location to support Such a facility
Other Community Facilities for public use		As needs - considered on case by case basis	

Generally, youth activities occur out of business hours while senior’s actives generally occur within business hours. This is evident by the utilisation of Councils’ existing facilities. A shared use provision and operation model provides an opportunity for the different groups to utilise the same space at different times of the day to ensure resulting activities do not impact on one another. While shared use and co-location are desirable, certain infrastructure may suit a certain environment or varied access arrangements. This is particularly applicable to seniors’ centres whereby a screened environment may be desirable or where access may be delivered through alternative methods (private shuttle bus services etc). Public Private Partnerships (PPP's) are partnerships between the public sector⁸ and the private sector for the purposes of designing, planning, financing, constructing and/or operating facilities which would be traditionally regarded as the responsibility of the public sector , and can successfully be implemented for the provision community infrastructure. The opportunity for PPP's to deliver community infrastructure in Palmerston over the next 10 years should be considered and explored whenever possible, this includes opportunities for Council to assist existing privately owned and managed assets to improve the facility in exchange for public access and patronage. Assistance from Council to improve and enhance privately owned infrastructure in exchange of “public use” represents a fraction of the establishment costs of a new facility and also improves both the existing organisations infrastructure and the infrastructure available to the public. Opportunities may also exist for Council to partner with Government, philanthropic organisations, community organisations, not-for- profit organisations and social enterprises in the planning, delivery of both new and existing community infrastructure in Palmerston.

Opportunity also exists in partnering with developers as they construct commercial and retail centres. Community infrastructure can be cost effective for developers as building a shared facility can potentially add value to the development by providing a ‘point of difference’ and making the residential component of the development more attractive to buyers⁹.

COMMUNITY INFRASTRUCTURE 2016 - 2026

A review of the evolving demographics, expected growth areas, existing facilities and patronage data of the Palmerston community has led to a number of recommendations to ensure the adequate provision of community infrastructure in Palmerston occurs in the future.

It is noted that a number of existing facilities are adequate for Palmerston in the short term although those and other items require action and planning to cater for evolving trends and contemporary delivery models across the life of this plan.

To enable effective planning and delivery of infrastructure, suggested actions have been allocated a Short Term (0-3 years), Medium Term (3-7 years) and Long Term (7+ years) timeframe in the context of this plan.

COMMUNITY CENTRES, YOUTH CENTRES AND SENIORS CENTRES

Local Level Provision

Overall, the localities Gray, Driver, Marlow Lagoon and Durack contain adequate provision of Community Centres also function as Youth Centres (as reflected by patronage data). The Joy Anderson Centre provides adequate provision as a Seniors Centre for abovementioned localities along with Moulden and Woodroffe (as reflected by the

DSS), however it is noted that the service the centre provides is orientated largely (96% of occupation) towards 'care' based occupancy rather than 'active' options for seniors. It is noted that provision of an "active" seniors centre could be investigated to service these localities and the wider Palmerston community.

While Youth centres are not provide in isolation, capacity and operation of the existing halls is adequate as Youth Centres in the above localities and the operation of existing facilities as multi use centres reflects contemporary provision models which is a suitable ongoing provision model. It is also noted that Marlow lagoon, while not densely populated, has an advantageous location to utilise the multi-use services of existing centres, in particular the Driver Family Resource Centre.

Gaps in established Localities

Moulden, Woodroffe - Local Facility

While capacity within existing community centres and Youth Centres can be utilised by residents in Moulden and Woodroffe, an area

of space for this locality should be explored. While the opportunity in Moulden and Woodroffe to acquire suitable land for a facility has expired, the opportunity for a joint partnership to provide suitable space would be a suitable and desirable outcome.

It is recommended Council investigate public/private partnership with existing space provider. Opportunities for the provision of a community and youth space in the short term should be explored at the following facility:

- ▶ Palmerston Corps (Salvation Army) - Corner of Woodroffe Ave and Temple Terrace
 - Capacity of between 50-80 patrons depending on activity;
 - Includes kitchenette, bathroom facilities, and movable seating;
 - Currently utilised by facility provide along with other groups by appointment;
 - Opportunity exists for increased patronage subject to the activity aligning with the current management practices.

The facility location proves desirable in terms of servicing the catchment and while not within an activity centre, is adequately serviced by public transport. Initial consultation suggests the operator would consider further patronage should the activities integrate with the existing operation. The above provision model for existing centre would result in a lower capital cost for Council and improve community relationships while promoting capacity building within existing centres.

RECOMMENDATION

INVESTIGATE THE POSSIBILITY OF ESTABLISHING A PUBLIC PRIVATE PARTNERSHIP WITH AN EXISTING SPACE PROVIDER TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) FOR THE MOULDEN AND WOODROFFE LOCALITY.



	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	Investigate Public / Private Partnership for suitable space to meet DSS	

Estimated Capital Cost (Built Facility Only)	N/A
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for utilisation of a shared space through negotiations with existing space provider.	✓		
2. Trial the proposed space with a Council Community program / directing space requests and seek community feedback on the ongoing operation	✓	✓	
3. If successful, seek to move to a formal agreement for Council patronage, opportunity's for co-branding in exchange for agreed Council assistance			✓

Gunn and Bakewell - Local Facility

A shortfall of community and youth space exists in the locality of Gunn and Bakewell. While the opportunity to acquire suitable land has expired, the opportunity for joint partnerships to provide suitable space would be a suitable and desirable outcome.

It is recommended Council investigate public/private partnership with existing space provider. Opportunities for the provision of community space in the short term should be explored at the following facility:

- ▶ Living Water Community Centre (79 Shearwater Drive, Bakewell) –
 - Capacity of between 50-80 patrons depending on activity;
 - Includes kitchenette, bathroom facilities, performance stage and movable seating;
 - Currently utilised by facility provide along with other groups by appointment;
 - Opportunity exists for increased patronage subject to the activity aligning with the current management practices.

The facility location proves desirable in terms of servicing the catchment and while not within an activity centre, is adequately serviced by public transport. Initial consultation suggests the operator would consider further patronage should the activities integrate with the existing operation.

The above provision model for existing centre would result in a lower capital cost for Council and improve community relationships while promoting capacity building within existing centres.

RECOMMENDATION

INVESTIGATE THE POSSIBILITY OF ESTABLISHING A PUBLIC PRIVATE PARTNERSHIP WITH AN EXISTING SPACE PROVIDER TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) FOR THE GUNN AND BAKEWELL LOCALITY.

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	Investigate Public / Private Partnership for suitable space to meet DSS	

Estimated Capital Cost (Built Facility Only)	N/A
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for utilisation of a shared space through negotiations with existing space provider.	✓		
2. Trial the proposed space with a Council Community program / directing space requests and seek community feedback on the ongoing operation	✓	✓	
3. If successful, seek to move to a formal agreement for Council patronage, opportunity's for co-branding in exchange for agreed Council assistance			✓

Rosebery and Bellamack - Local Facility

The growth of Rosebery and Bellamack in recent years has resulted in an increased population in this locality. These adjacent suburbs combine to demand the needs for a Community Centre at a Local Level and a lack of Community Space that enables a multi-use (Community Centre and Youth focused Centre) is evident.

The provision of a multipurpose facility to meet the needs of the community which aligns with the Desired Standards of Service should be pursued on an existing zone CP site located at 133 Flynn Circuit (Lot 10282) currently identified as Crown land.

The nature of the facility should cater for community uses to include general community services and the utilisation as a youth centre in its design. Given the large site area of the lot and its location adjacent to a commercial centre, an opportunity for Council to consider additional space by way of leasable space to private enterprise that serves a community purpose could also be considered. This opportunity may also give rise to a possible public/private partnership which may assist in the provision of the facility which should be investigated.

RECOMMENDATION

PROVISION OF A MULTIPURPOSE COMMUNITY CENTRE WHICH ALSO CONSIDERS YOUTH PATRONAGE TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) WITHIN THE ROSEBERY AND BELLAMACK LOCALITY.



	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	8,080m ² (current site size)	300m ²

Estimated Capital Cost (Built Facility Only)	\$472,000 ¹⁰
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate opportunity to acquire the land from the crown with the view to providing a facility in the medium to long term	✓		
2. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space	✓	✓	
3. Consider provision options for a facility which may include a public / private partnership via an expression of interest for the facility and possible commercial opportunities on the site.		✓	
4. Aim for delivery of the facility in the Medium to Long term once action (3) has been investigated.		✓	✓

Johnston and Farrar - Local Facility

The recent growth of Johnston and Farrar has resulted in a substantial population increase in this locality.

Based on the population growth projections of this locality these adjacent suburbs will combine to demand the needs for a Community Centre, Youth Centre and Seniors Centre at a Local Level in the long term.

In this locality the provision of senior’s space within the centre development will provide an alternate space to the Joy Anderson Centre for seniors activities and is in a location to service the wider locality. The use of the space as a

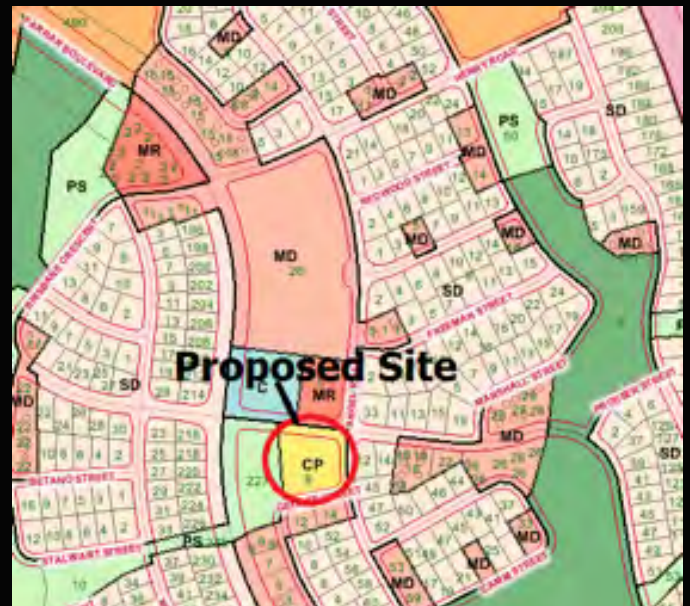
‘Care’ space or an ‘Active’ space for seniors would need to be determined through further investigations.

The provision of a multipurpose facility to meet the needs of the community which aligns with the Desired Standards of Service should be pursued on an existing zone CP site located at 8 Lind Road, Johnston (Lot 11256) currently identified as Crown land.

¹⁰ RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 – 11.5.2 “COMMUNITY RECREATION CENTRE” MEDIUM STANDARD (DARWIN INDEX)

RECOMMENDATION

PROVISION OF A MULTIPURPOSE COMMUNITY CENTRE THAT ALSO ALLOWS FOR BOTH YOUTH AND SENIORS PATRONAGE TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) WITHIN THE JOHNSTON AND FARRAR LOCALITY.



The nature of the facility should cater for community uses to include general community services and the utilisation as a youth centre in its design. Given the large site area of the lot and its location adjacent to a commercial centre, an opportunity for Council to consider additional space by way of leasable space to private enterprise that serves a community purpose could also be considered. This opportunity may also give rise to a possible public/private partnership which may assist in the provision of the facility which should be investigated.

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	4,410m ² (current site size)	300m ²

Estimated Capital Cost (Built Facility Only)	\$472,000 ¹¹
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate opportunity to acquire the land from the crown with the view to providing a facility in the medium to long term	✓		
2. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space	✓	✓	
3. Consider provision options for a facility which may include a public / private partnership via an expression of interest for the facility and possible commercial opportunities on the site.		✓	
4. Aim for delivery of the facility in the Medium to Long term once action (3) has been investigated.			✓

Zuccoli and Mitchell

Zuccoli presents both a challenge and opportunity for the provision of community infrastructure. While destined to become Palmerston’s most populated locality with over 9,500 residents once entirely developed, the suburb also presents an opportunity as a large balance of the developable area is still vacant. While growth in Mitchell is set to only comprise of Rural Residential Lots (due to biting insects constraints) similar to Marlow Lagoon it will be in the advantageous position to utilise the adjacent suburbs infrastructure, being the proposed Zuccali infrastructure.

The major growth of Zuccoli demands the provision of an integrated facility to provide for community’s needs as a Community Centre and Youth focused Centre given the expected younger demographics of the locality. While the centre should have a community and youth focus for the life of this plan, beyond that term a review of the demographics should occur as the space could also cater for the senior’s community if the proportion of senior citizens grow in the locality over time.

A number of possible sites in zone CP exist and are proposed within the suburb that could meet requirements to contain a suitable space.

¹¹ RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 – 11.5.2 “COMMUNITY RECREATION CENTRE” – MEDIUM STANDARD (DARWIN INDEX)

Existing zone CP land (contained within the balance parcel being Lot 12087) to the north of suburb (Stage 2 of the Development) presents an opportunity for further investigation. In terms of its location, while not entirely central to the wider Zuccoli does meet the DSS requirements being within close proximity to the local centre and public transport. An opportunity for a public / private partnership development could be explored and it noted the land sits idle with

the NTG at this time (early 2016).

While the site is large in area, it is noted it is constrained with drainage issues and has some low lying areas. Preliminary investigations reveal it does have a suitable area of unconstrained land to allow for the provision of a local level facility. Additional earthworks may also improve the useable area of the site.

RECOMMENDATION

1. PROVISION OF A MULTIPURPOSE COMMUNITY CENTRE THAT ALSO ALLOWS FOR YOUTH PATRONAGE TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) WITHIN THE ZUCCOLI AND MITCHELL LOCALITY; AND
2. INVESTIGATION OF THE PROVISION OF COMMUNITY SPACE AND FUNCTIONAL SQUARE SPACE WITHIN THE FUTURE SOUTHERN COMMERCIAL CENTRE.



A future Zuccoli facility should cater for general community services but also youth services in its design. Given the large site area of the site and its location adjacent to commercial site with future development potential, an opportunity for Council to consider additional space by way of leasable space to private enterprise that serves a community purpose could also be considered. This opportunity may also give rise to a possible public/private partnership which may assist in the provision of the facility which should be investigated.

The ultimate combined population of both Zuccoli and Mitchell may demand provision for a further space. This should be investigated within the future southern Zuccoli commercial centre. This may come via the occupation of commercial space through a public / private partnership and these investigations should occur as development progresses to ensure the opportunity is not missed. Opportunity also exists to provide some function within the future centre square within the commercial centre by way of a possible public performance / gathering space in the form of a covered shelter which could be delivered through the development process.

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	29,000m ² (approx.) (current zone CP portion although constrained)	300m ²

Estimated Capital Cost (Built Facility Only)	\$472,000 ¹²
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate opportunity to acquire the land from the crown with the view to providing a facility in the medium to long term.	✓		
2. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space.	✓	✓	
3. Use consultation and needs analysis outputs to determine the need for space within the Southern Zuccoli commercial centre.		✓	
4. Consider provision options for a facility/s which may include a public / private partnership via an expression of interest for the facility and possible commercial opportunities on the site.		✓	
5. Aim for delivery of the facilities in the Long term			✓

City Centre

While the current city centre population does not warrant the provision of space, the anticipated residential growth within the city centre over the life of this plan will see the utilisation of both library and recreation centre to function as a local facilities for future City centre residents and will be adequate in this regard.

RECOMMENDATION

UTILISATION OF EXISTING LIBRARY AND RECREATION CENTRE SPACE AS CITY CENTRE COMMUNITY SPACE IN THE MEDIUM TO LONG TERM AS THE CITY CENTRE POPULATION GROWS

¹²RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 – 11.5.2 “COMMUNITY RECREATION CENTRE” – MEDIUM STANDARD (DARWIN INDEX)

Utilisation of existing suitable Council owned land - Marlow Lagoon – Seniors Centre:

An opportunity exists to utilise an existing Zone CP site in Marlow Lagoon for a community use.

An existing Community Purpose zoned site is located within the suburb whereby the provision of sensitive infrastructure could be located given the nature of the Zone CP site and its locality in the low density area. It is noted that while the site is serviced via a public transport route, the location does lend itself to a facility that could accommodate private transport arrangements, particularly in the form of a shuttle bus service etc.

While the suburb of Marlow lagoon has limited projected growth it is identified as having the highest median age of all Palmerston suburbs. It is further noted that across Palmerston, while small

RECOMMENDATION

PROVISION OF AN ACTIVE SENIORS' CENTRE THAT WILL CATER FOR THE NEEDS OF SENIORS GROUPS IN PALMERSTON BUT ALSO ALLOWS FOR GENERAL COMMUNITY PATRONAGE AND UTILISATION.



in proportion to youth the above 65 years age cohort, is a proportionally growing demographic cohort for Palmerston.

The prospect of delivering an ‘active’ seniors centre in this location may be possible. It is recognised that the Joy Anderson Centre provides a ‘care’ based seniors centre and the Marlow site would allow for a seniors centre that would cater for the proportion of the seniors seeking an active space that has appropriate amenity for the nature of the use.

Initial feedback from consultation activities undertaken for this plan indicated strong support from the senior’s community and general community for the proposed Marlow lagoon location for a senior’s centre. While the focus of the facility may be for seniors, the centre should also allow for general community patronage and utilisation.

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space	✓	✓	
2. Consider provision options for a facility which may include a public/private partnership via an expression of interest for the facility and approaches to national funding bodies.		✓	
3. Aim for delivery of the facility in the Long term once action (2) has been investigated.			✓

RECOMMENDATION

UTILISATION OF EXISTING RECREATION CENTRE SPACE TO CONTINUE TO FUNCTION AS A DISTRICT LEVEL COMMUNITY SPACE.

District Community Centre

The existing YMCA, in particular the indoor hall/court area provides the function of both as a Community centre, hall and youth centre at a District Level. The location of the Facility within the city centre allows adequate servicing by public transport and the size of the facility allows the provision of larger events, higher number of patrons and ability for Council to conduct its larger programs. The primary item for consideration is management of activities by both Council and YMCA staff to ensure the variety of uses can be managed on the site, in particular given the peak hour patronage of the timber court areas. It is noted that expansion of library and any additional recreation centre space in the long term may also aid in the provision of community and youth space, along with a quiet environment for additional seniors activities that may reach beyond the local level provision.

Council Health and Recreation facilities

It is noted that the existing Health and Recreation facilities has a significant patronage and does service communities outside of the Palmerston LGA.

Future growth within Palmerston and the role the facilities play on a regional scale (servicing adjoining LGAs) should be considered in a future needs analysis for this particular piece of Community Infrastructure.

Based on the peak hour utilisation and external patronage of the existing indoor recreation centre, provision of a 3rd indoor court is warranted in the long term.

Expansion of the existing city centre site on a ground level may be limited given its existing footprint, however the available land on the Moulden site may allow for the provision of a further indoor court to improve the offerings of the current Moulden site and relieve peak hour patronage on the city site.

Depending on the feasibility of delivery of a 3rd court in isolation, investigations should also consider the feasibility and cost benefit of the delivery of a 3rd and 4th court in future expansion. It is noted both the land area and GFA of the DSS are met with these facilities however the provision of an additional court is required.

Improved facilities on the Moulden site will allow the large range of activities currently utilising the indoor court facility to be split across sites should the Moulden site prove feasible. It is noted that the existing YMCA management allows for central management of both facilities locations.

Expansion of the space will also enable the cross utilisation of uses to occur, where the hall and court areas can also function as community space, in particular as youth space (the existing YMCA already operates a youth

drop-in centre service).

It is noted that as the existing Aquatic facility, in particular the 50m Pool nears its lifespan, an increase in maintenance costs will occur, it is therefore wise for council to consider the planning for new or upgraded facility within the life of this plan for a delivery to occur beyond the life of this plan. While external patronage from outside of Palmerston increases the reliance on the facility, it will also add weight to sourcing assistance and alternative funding sources for the future expansion.

RECOMMENDATION

THE PROVISION OF AN ADDITIONAL INDOOR MULTIUSE COURT TO BE DELIVERED IN THE LONG TERM TO MEET DESIRED STANDARDS OF SERVICE (DISTRICT).

INVESTIGATE PROVISION OF NEW AND/OR UPGRADED AQUATIC FACILITY.

	Site Area	GFA
Existing Provision (2016)	6,140m ² & 15,400m ² (Total 21,540)	2,870m ² and 1,455m ² (Total 4,325m ² - noting that a gym on each site occurs) Including 50m pool & 2 x Indoor Multiuse Courts
Proposed Provision (2026)	Existing Provision Adequate	3,500m ² Including 50m pool & 3 x Indoor Multiuse Courts

Estimated Capital Cost (Built Facility Only)

Depends on Delivery method

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for expansion of 1 indoor court on current sites.	✓	✓	
2. Investigate feasibility of providing a 3rd court in isolation and options for the delivery of 3rd and 4th court if feasibility is robust.	✓	✓	
3. Delivery of expanded Indoor Court use.			✓
4. Investigate provision of new and/or upgraded aquatic facility.		✓	✓



Library

The existing library is provided of a size and scale that is an adequate facility for the existing Palmerston community. It is noted that the library has a significant patronage level and does service communities outside of the Palmerston LGA. Future growth within Palmerston and the role the library plays on a regional scale (servicing adjoining LGAs) should be considered in a future needs analysis for this particular piece of Community Infrastructure. In the short term the existing provision appears adequate however in the medium to long term, expansion of the existing facility will be required to increase the floor area by some 300m².

The need for expansion may be further accelerated should the residential population within the city centre grow as development occurs and as the Holtze area begins to house residents. Residential growth in the city and Holtze will place pressure on the facility to service the city population as a community space in addition to the library. It is noted that there is intent in the short term for the

RECOMMENDATION

THE PROVISION OF AN EXPANDED LIBRARY FLOOR AREA TO BE DELIVERED IN THE LONG TERM TO MEET DESIRED STANDARDS OF SERVICE (DISTRICT)

constrained shape of the library lot to undergo a boundary realignment with the adjacent site to excise the library building and some parking to a lot size of approximately 2,200m². Regardless of whether the resizing of the lot occurs, the constrained shape of the existing lot, encumbrances and existing car parking layout may restrict further ground level expansion.

	Site Area	GFA
Existing Provision (2016)	4,330m ²	1,450m ²
Proposed Provision (2026)	3,000m ²	1,750m ²

Estimated Capital Cost (Expansion of Built Facility Only – Approx. 300m²)	\$919,000*¹³
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for expansion on current site.	✓		
2. Confirm expected future patronage form rural areas.	✓		
3. Confirm quantity (~300m ² to meet DSS) and expansion use type.	✓	✓	
4. Delivery of expanded area.			✓

¹³ RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 – 1.2.5 “LIBRARY, SUBURBAN” (DARWIN INDEX)

* IF CONSTRUCTED ON GROUND FLOOR. DOES NOT ACCOUNT FOR RETROFIT COSTS TO EXISTING BUILDING.

Entertainment Facilities

At present, the redeveloped Goyder Square provides the focus Entertainment and cultural events within the city. It is noted that events have also occurred in the Marlow lagoon recreation area with success. While no built facility occurs for such events Council does have a demountable stage facility which can be utilised for events which is flexible to movement across a number of locations. While it is noted that no formal performing arts space exist, other facilities such as the recreation centre and Gray Hall do function as weather protected facilities for indoor performance arts rehearsal and event space for the City.

When considering the need for formal Entertainment Facilities (a standalone Entertainment centre / performing arts centre) the expected external patronage should be considered in future demand. As it stands approximately 30% of patrons who use the Palmerston Library and Recreation centre reside outside of the Palmerston Municipality,

a large proportion of these originating from rural areas. The growth of the City centre, Gateway shopping centre, Regional hospital and Holtze area will only provide an increase in the rural patronage to the city as the range of goods and services increase as development progresses.

Considering the external demands that already occur on District Level facilities within Palmerston, investigations for the provision of a regional Entertainment Facility should occur in the short term. While the DSS provision of an Entertainment Facility does exist in this report, the investigations and feasibility should inform the nature of the regional facility in this particular case.

While this investigation and feasibility reach beyond the scope of this plan, the existing trends suggest patronage of such a facility would reach well beyond the Palmerston municipality and provide a benefit to the wider areas of the Territory.

RECOMMENDATION

INVESTIGATIONS AND LIAISON WITH EXTERNAL MUNICIPALITIES FOR THE DEVELOPMENT OF A 'PALMERSTON ENTERTAINMENT CENTRE' TO SERVICE THE PALMERSTON, REGIONAL AND RURAL COMMUNITIES

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	TBA	TBA

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate and liaise with external municipalities for the development of a 'Palmerston Entertainment centre' to service the Palmerston and rural communities	✓	✓	

Other Facilities

While “other facilities” could include a large array of uses, these uses can be difficult to locate and demand should be investigated on a case by case basis. For the purposes of future growth, the utilisation and patronage of existing facilities have been considered and recommendations made based on each use.

Community Gardens

The existing Gray community garden has small a capacity to expand and the establishment of a second community garden should be investigated in the suburb of Zuccoli. This could be planned for in the short term with delivery aiming to be in the medium term to long term.

Small lot sizes and a compact urban form of this

particular locality will limit the extent for “at home gardens” to occur within existing lots and the provision of a community garden should be considered.

Based on the Gray Community Garden Model and delivery, a community survey should be undertaken to gauge interest and ascertain a size of the garden when the suburb has been substantially completed.

Opportunity may exist on the large site recommended for a community centre to the north of suburb; however a detailed site analysis would be required. The opportunity for a public/private partnership (with the developers in particular) should also be explored.

RECOMMENDATION

PROVISION OF A COMMUNITY GARDEN IN ZUCCOLI IN THE LONG TERM

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Undertake a community survey to gauge interest and ascertain a size the space when the suburb has been substantially completed and Community Site is secured.		✓	
2. Provision of a community garden			✓

Mens Shed

The Men’s Shed is a valued group to the community and yearly growth suggest the existing facility will not be of a size to house the group in the longer term. The group is unlike most community groups as it requires workshops and to be in location which supports the type of activities that occur.

While Council may not be in a position to provide built infrastructure for the growing group in the medium term (sheds, workshops etc.), it may be able to assist in with grant applications and assistance with the identification and possible provision of a suitable location and/or suitable land for the group. In this regard it is noted that a site of an industrial / service commercial nature would be the most appropriate location for this particular group.

RECOMMENDATION

CONTINUE TO ASSIST THE GROUP TO LOCATE A SUITABLE SITE FOR ONGOING OPERATION AND GROWTH.

REVIEW EXISTING AND FUTURE COUNCIL OWNED SITES TO IDENTIFY A POSSIBLE SUITABLE SPACE.




▶ MAP 4 - EXISTING AND FUTURE COMMUNITY FACILITIES

THE COMMUNITY INFRASTRUCTURE PLAN IS A STRATEGIC PLANNING TOOL USED BY COUNCIL TO GUIDE AND MANAGE THE PROVISION OF FUTURE COUNCIL COMMUNITY INFRASTRUCTURE. EFFECTIVE AND COORDINATED PLANNING OF COUNCIL COMMUNITY INFRASTRUCTURE IS REQUIRED TO ACCOMMODATE THE RAPID URBAN GROWTH AND EXPANSION OF PALMERSTON.

CITY OF PALMERSTON

 08 8935 99 22

 www.palmerston.nt.gov.au

 2 Chung Wah Terrace
Palmerston, NT, 0831