

ALICE SPRINGS CBD REVIEW FREQUENTLY ASKED QUESTIONS

1. Why is the Planning Commission undertaking this project?

The Planning Commission is undertaking this project to review the current NT Planning Scheme provisions affecting development in the Alice Springs CBD, in an effort to help revitalise the CBD and encourage quality future development.

2. Will this project lead to any changes for the Alice Springs CBD?

The Planning Commission is aware that a number of reports and studies have been undertaken in recent years, but none of the studies has resulted in any improvement to the CBD, or Planning Scheme amendments to guide the future development of the CBD.

The Planning Commission intends to complete this project and advise the Minister for Lands, Planning and the Environment on planning scheme initiatives that may be introduced into the Planning Scheme.

3. Why is there a need to examine building heights?

Building height is an important aspect of the future character of the Alice Springs town centre because of the importance of views to and from the surrounding MacDonnell Ranges and three important hills adjacent to the town centre.

Many have indicated that they would like to see little or no change to building height restrictions. However, building costs have made it more difficult for new development to be feasible under current height restrictions. There is a growing demand for buildings of more than three storeys in height.

Options for building heights are explored in this review, particularly in relation to the key views and vistas to the MacDonnell Ranges.

4. How is urban design and building quality being addressed?

An Urban Design Audit identified aspects of the built environment which need to be addressed. There is an opportunity to have a broader and more informed discussion around appropriate height along with issues of good urban design and architectural practice.

Draft Built Form Guidelines on topics such as streets, buildings, shopfronts and landscape have been prepared for public feedback. While the Draft Guidelines are generally based on performance and offer guidance, some specific requirements are identified.

5. Is the Alice Springs Town Council involved in the project?

The Planning Commission has consulted with the Alice Springs Town Council, who has provided an option for proposed building heights that differs from that proposed by the Planning Commission. Both options will be presented and discussed at the workshops. The Commission is having ongoing discussions with the Town Council.

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6. Will the Alice Springs community be able to comment on the Commission's Discussion Paper?

The Commission is seeking the views of as many members of the Alice Springs community as possible, to ensure a range of opinions and feedback is provided from local stakeholders, businesses, land owners and residents.

The Commission is holding workshops in Alice Springs on 4 – 5 December 2014, at the Doubletree by Hilton hotel, 82 Barrett Drive. The Commission will also hold a display in the CBD area on Saturday 29 November and Saturday 6 December, where members of the community can discuss the project, view the documents and provide feedback to representatives of the Planning Commission.

7. How do I register to attend one of the workshops?

You can register for a workshop by contacting the Planning Commission by email ntpc@nt.gov.au or by phone (08) 8924 7540 by Friday, 28 November. Late registrations may be accepted, subject to availability.

8. Is the Planning Commission developing a Masterplan?

The Planning Commission's current project does not include the preparation of a Masterplan for Alice Springs CBD. Further strategic planning projects in Alice Springs may be undertaken by the Commission in future work programs.

9. What happens next?

The Planning Commission will review the submissions and feedback from the consultation period after the close of exhibition on Wednesday, 17 December 2014.

The Planning Commission will advise on planning scheme initiatives and finalise a set of Built Form Guidelines, which will be then provided to the Minister for Lands, Planning and the Environment.

The Commission will request the Minister to consider introducing planning scheme initiatives into the NT Planning Scheme, which would require an exhibition period of 28 days for the community to provide further comment.