

ALICE SPRINGS

Central Activity District

Built Form Guidelines

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This Document has been prepared for

**The Northern Territory Government
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Figure 1 – Alice Springs Central Activity District

INTRODUCTION

This document provides the draft Built Form Guidelines for the Alice Springs Central Activity District (CAD) and a Rationale for the Guidelines. The Rationale and Guidelines are both principal based as well as place-based in that they respond to specific conditions found in Alice Springs.

The Guidelines are not prescriptive in terms of architecture and provide opportunities for designers to innovate. However they do require architects and other designers of the built environment to recognise that buildings are to form a cohesive whole along street edges. The Guidelines therefore require buildings to contribute to an overall townscape and become “*space-making objects*”. The individual building’s contribution to defining a comprehensive “*Public Realm*” is critical to improving streetscapes and the overall townscape in Alice Springs. The role of individual buildings is therefore to combine with other buildings to create great streets, as they do in all good towns.

The Guidelines are a reflection of the relative importance of buildings in the Alice Springs CAD, and represent a change of planning emphasis from land use control to built form control, ensuring that buildings work harmoniously together to improve the quality of the CAD and encourage increased walking to and within the CAD.

Pedestrian amenity is a key objective of the Guidelines. This is in line with the Northern Territory Planning Scheme, where the Central Business Zone (Zone CB) states, “*Building form and design is expected to be sensitive to the needs of pedestrian movement and facilitate the creation of safe and active street frontages and public places and a vibrant commercial precinct*”. A recent urban design audit of Alice Springs indicates that these objectives are not being met through the application of zoning controls. Zoning controls are

activity based and not placed-based or focussed on built form outcomes and character, hence the need for Built Form Guidelines to guide development to better overall outcomes.

The number of pedestrians using a street is a key factor in amenity. Currently proximity or ease of car parking relative to destination is a factor in the decision to visit. This is a “*functional*” motivation derived from the “*ease*” of doing something, rather than from the “*pleasure*” in doing something. If the townscape is such that more local people and visitors take pleasure walking in Alice Springs, then they will be encouraged to walk further. This is a feature of all successful towns.

The Guidelines describe how the physical elements of town (buildings, streets, river, parks and open space, natural landscape and land form) will work together to create a harmonious whole. While the Guidelines are generally performance-based, certain specific requirements are identified and are “*non-negotiable*”. The Guidelines relate specifically to built form and do not use arbitrary methods such as site coverage or floor space ratios (FSR). They do however give guidance to allowable height and setbacks. Other mechanisms for development control (such as parking ratios) are proposed in the Guidelines.

The Built Form Guidelines relate to a hierarchy of elements:

- Town Centre or CAD (development capacity, links, height, setbacks, views)
- Streets (street types within the CAD)
- Buildings (Contributing to a quality Public Realm)
- Shopfronts (how buildings deliver shops and the presentation of shops to streets)
- Landscape (Role of landscape in Town, and around Town)
- Fencing
- Signs (Controls for signage)
- Materials (Promoting local identity)
- Parking (Maintaining capacity, but reducing visibility of parking)
- Safety (Crime Prevention through Environment Design)
- Privacy and Noise
- Environmentally Sustainable Design (Water conservation, energy efficiency, use of sustainable materials, low carbon footprint)

What are the Objectives of these Built Form Guidelines?

During 2009 an urban design audit of the Alice Springs Central Activity District was undertaken. (*City of Melbourne, Design Urban, Feb 2009*). In summary, the audit revealed that quality in the Public Realm was being diminished and eroded by poor development outcomes and the increasing number of surface car parking areas adjacent to or in the Public Realm. These problems and opportunities will be addressed by Built Form Guidelines. It is intended that over time the Guidelines will yield better urban design results in Alice Springs.

Experience and evidence show that strong, vibrant town centres which are the focus of community and economic life have a very strong “*sense of place*”. This sense of place attracts activity to it. Sense of place is not created by land use controls. It requires a design framework (such as these Built Form Guidelines) which is focused on the quality of the Public Realm and the quality of buildings as the means by which to guide development.

A key objective is the need to elevate the **quality** of the experience for all users of the CAD, and in particular the pedestrian. The quality of the pedestrian experience has been shown to improve the overall economic performance of town centres and result in greater social activity. It also increases the use of other modes of movement other than the use of private cars. Changes in economic, social and environmental performance are complimented by improved cultural performance as a consequence of a place that is ultimately seen as authentic and truly representative of its location in both time and space. This is the basis of “*sustainable development*”.

For Alice Springs to continue to be a tourist destination, it will need to become a place recognised for its amenity and attractiveness. This amenity and attractiveness will need to become a major factor in people’s decision to visit. This will take some time to occur requiring a long term view from the Community, Local Government and Northern Territory Government. It is also a fact that Alice Springs will continue to evolve and change and so the Built Form Guidelines make no statement about fashion or style. The creation of robust and adaptable buildings has proven to be the best way for towns to cater for the dynamics of economic and social change. These Guidelines and their application over an extended period of time are the most effective way to deal with these changes.

Quality in the Public Realm is a function of how well buildings interact with streets and other public spaces in combination with slow traffic speeds. The Guidelines seek a seamless relationship between key locations within the CAD by combining traffic management with land use and built form controls. In key locations suggestions are made for changes to the way traffic is controlled in the CAD.

Through these Guidelines the value of public infrastructure is to be recognised, valued and respected by public and private investment. Development has an obligation to maintain and increase the values created in the Public Realm. From a planning perspective this means that planning authorities will evaluate each development proposal on the basis of its contribution to the inherent quality and amenity in the Public Realm.

Amenity is the facilitator for mixed use and intensity of use in the CAD. These are major factors in improved economic performance. All buildings must enhance the value of other sites and spaces in the CAD. Buildings therefore need to contribute positively to nearby sites, including streets and other public spaces. This is the opposite of blank walls and loading zones of major stores and shopping malls where the functional requirement (land use) comes at a major cost to the Public Realm and to other adjacent sites. A key objective is to ensure that blank walls onto the Public Realm no longer occur.

It is an objective of these Guidelines to ensure that all components of development contribute to a positive and engaged relationship with the Public Realm. This extends from the overall orientation of buildings to public space down to details such as the quality of glazing, fencing, the location of parking and the weather protection provided for pedestrians. Increased quality in the Public Realm ultimately translates to a more sustainable and safe central activity district where people are attracted to visit, work, play and live.

In addition, the Built Form Guidelines are intended to:

1. Improve the economic, social, cultural and environmental performance of Alice Springs CAD.
2. Control the manner in which buildings are developed in the Alice Springs CAD.
3. Improve the level of amenity in the Alice Springs CAD.
4. Improve the economic capacity of the CAD by allowing it to adapt and grow over time.
5. To better integrate the CAD and the Todd River.
6. To better link the CAD and the surrounding hills and parks.
7. To provide greater certainty to the community and developers about future development outcomes in the CAD.
8. To create a town centre where walking is the major mode of travel.
9. To provide for an increased mix of use including residential use.
10. To better manage the impact of cars and traffic.
11. To improve the quality of buildings and enhance local identity through the use of appropriate materials.
12. To improve the relationship between buildings and the Public Realm.
13. To reduce congestion by improved traffic management.
14. To reduce the visual impact of signage through better signage controls
15. To allow for more effective management of parking by not requiring all parking on site.
16. To promote the use and visual expression of sustainable energy and water collection and re-use.

Where Do These Guidelines Apply?



Figure 2 – Area Where the Guidelines Apply

What is the Rationale for these Built Form Guidelines?

ALICE SPRINGS - RATIONALE FOR BUILT FORM GUIDELINES

The Rationale and the Built Form Guidelines work together to inform the design of public and private spaces and buildings located within the Alice Springs CAD. The Rationale works at a range of scales from the overall town centre through to the level of individual buildings and building components.

The following Rationales are intended to facilitate streets clearly defined by a collection of buildings that will work together to create a valued townscape in Alice Springs. The Rationale and Guidelines encourage design innovation and do not prescribe a style; rather they require a context within which architecture is created.

1. Buildings are more important for the CAD than land use (zoning)
2. Built form is the most important factor in good mixed use outcomes – (not zoning)
3. Good mixed use is important for sustainability (supports public transport, safety, walking and cycling, activity over extended hours in town, better social and economic centre performance, reduced vehicle kilometres travelled (vkt), reduced environmental impacts, etc).
4. Land use should be mixed vertically and horizontally.
5. Streets are the most important spaces in Alice Springs and all development should support quality in streets and support pedestrians as a priority.
6. All buildings must contribute collectively to townscape by: facing the street and having entries directly from the street or other public space.
7. All retail stores must be entered from the street. (Exceptions can be made for large “boxes” if a “sleeve” of stores is placed between it and the street).
8. “*Perimeter block*” pattern of development requires buildings to be placed adjacent to streets with car parking to the rear of buildings (car parking must be intra block or remote - to promote and support walking).
9. All buildings to be robust and adaptable over time (i.e. not purpose designed, flat floored, with high floor to ceilings).
10. The overall townscape is more important for amenity than individual site requirements for signage, loading and other functional needs.

ALICE SPRINGS Central Activity District - BUILT FORM GUIDELINES

1. Alice Springs Town Centre (CAD)

These guidelines refer to the overall structure and land use mix of the CAD.

Objectives

- O1 To improve the development potential in the CAD.
- O2 To increase the number of residences in the CAD.
- O3 To increase safety and a sense of safety in Alice Springs.
- O4 To maintain key vistas to the MacDonald Ranges, Chewings Ranges, Anzac Hill, Billygoat Hill Annie Meyer Hill and the Todd River.
- O5 To identify key future links.
- O6 To create many “*stopping places*” in the CAD where people can sit.
- O7 To promote the use of solar energy.
- O8 To integrate art into the design of public spaces and buildings.

Requirements

- R1 Heights of buildings in the Alice Springs CAD are limited to a maximum height of 3 storeys. This may be increased to 5 storeys if the requirements of these Guidelines and the following conditions are met.
 - Buildings need to avoid heritage buildings and heritage areas
 - If buildings are built to 5 storeys, an equivalent of 20% of the area built above the 3rd storey must be built as affordable housing on the developed site, or an equivalent financial contribution must be made so that this may be built on other sites within the CAD area.
- R2 Where basement parking is provided and basements are naturally ventilated, basements may protrude an average of 1.0m above the natural ground level without being counted as a storey.
- R3 To maintain key vistas, the height limit in identified specific areas are limited to a maximum of 3 storeys with no provision to increase to 5 storeys. (See Figure 3 below). The Key Vistas are to the MacDonald Ranges, Chewings Ranges, Anzac Hill, Billygoat Hill, Annie Meyer Hill and the Todd River.



Figure 3 – Maximum Permissible Building Heights

- R4 In identified heritage areas, buildings may be constructed to 5 storeys provided that the requirements of these Guidelines are met and that the heritage value and integrity of existing buildings is maintained.
- R5 All buildings are to have a zero setback from the front boundary, with the exception of residential only buildings located along Railway Parade which may be set back a maximum of 6.0m.
- R6 Building setbacks within the CAD are to be in accordance with Figure 4 below.

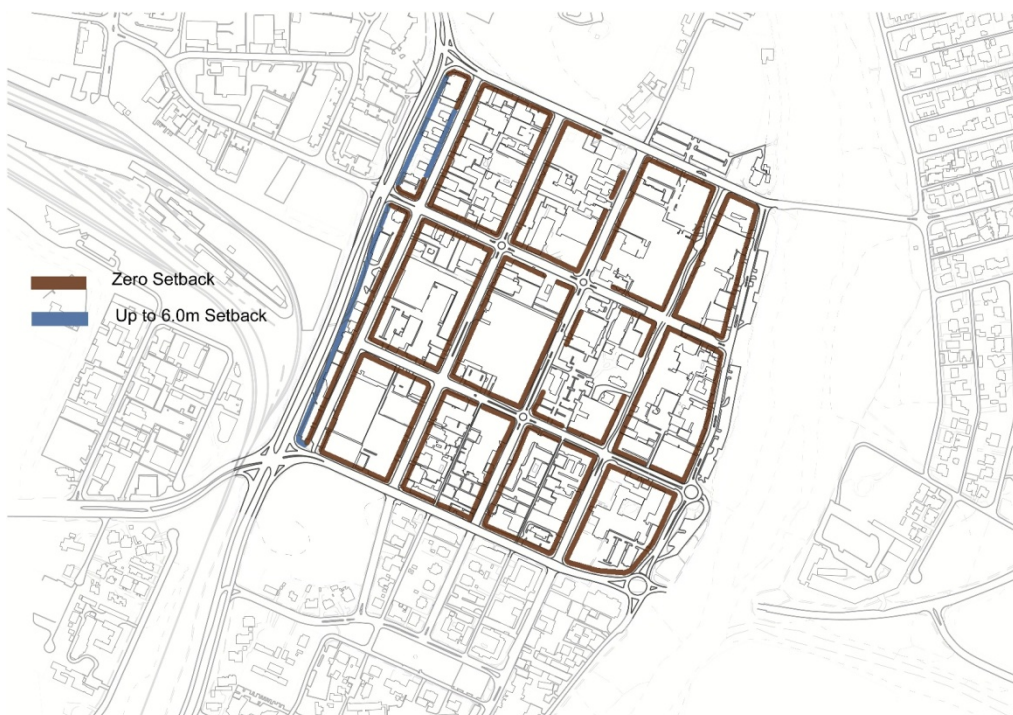


Figure 4 – Maximum Building Setbacks

- R7 Key Future Links are to be strengthened and maintained for public use. These are shown on Figure 5 below, and are in addition to streets and links in private development.



Figure 5 – Future Public Links

- R6 Buildings should be designed to ensure that neighbouring buildings are able to receive sufficient sunshine for potential solar hot water or solar energy production.
- R7 Artists should be included in the design process of streets and buildings.
- R8 Stopping places should be designed in public spaces in the CAD and along the Todd River. These places should incorporate a range of public amenities including amongst others public seating, protective canopies, trees, public phones, bins, ashtrays, and local information panels.

2. Streets

Streets are the most important public spaces in the Alice Springs Central Activity District. They perform a wide range of functions including the movement of pedestrians, cyclists, motorists, tourists and public transport users. Beyond this streets are key social and economic spaces where social and economic interaction and exchange occur on a daily basis. Streets and the buildings around streets carry strong cultural messages and values and their quality determines the quality of the townscape. Currently Alice Spring's streets are underperforming in these roles.



Objectives

- O1 To support pedestrians by providing sufficient shade and weather protection in streets.
- O2 To ensure that pedestrians have safe and regular crossing opportunities in the Alice Springs CAD.
- O3 To ensure that pedestrians, cyclists, people with disabilities, public transport users and motorists needs are met and balanced in the design and function of streets.
- O4 To create streets which function primarily as “*places*” and “*social spaces*” and not just as conduits of traffic.
- O5 To provide opportunities in streets for stopping, sitting and social gathering.
- O6 To give character and differentiate streets in the CAD

Requirements

- R1 Footpaths should be available on both sides of every street .
- R2 Pram ramps and tactile bumps should be introduced to aid the visually impaired.
- R3 On-street parking should be encouraged in all streets to provide a physical barrier between moving traffic and pedestrian paths.

- R4 Where possible new medians should be introduced and have trees incorporated into their design to provide shade and cool the general Alice Springs environment.
- R5 Provide as much public seating in well protected and shaded places in streets.
- R6 Where practical, plant additional street trees in Todd St Mall to increase the tree canopy and provide additional shade for pedestrians.
- R7 Signalised or signed pedestrian crossings should be introduced at key locations as indicated in Figure 6 below.



Figure 6 – Key Pedestrian crossings

- R8 Introduce specific tree planting on specific streets to give individual character to streets.
- R9 Introduce tree planting which links to the natural environment of the Todd River along Parsons Street between Todd Mall and the Todd River.

3. Buildings

Objectives

- O1 For each building to contribute to a high quality Public Realm.
- O2 For buildings to achieve a high level of activation of the Public Realm.
- O3 To avoid blank walls and poor visibility between inside and outside buildings.
- O4 For buildings to contribute to a strong sense of safety in streets and other public places.
- O5 For buildings to provide weather protection for pedestrians at the street edge.
- O6 For buildings to create a strong sense of continuity and containment of the street edge.
- O7 To improve the design and appearance of buildings in all three dimensions including the roof.

Requirements

- R1 Buildings must be oriented to the street and be entered from the street. This is important to promote passive surveillance and support a sense of community safety in public spaces.
- R2 All shops must be entered from the street. Big “boxes” such as supermarkets may be an exception to this requirement however; links to the street must be maintained even when a “sleeve” of shops surrounds this building typology. (See Figure 7 below).

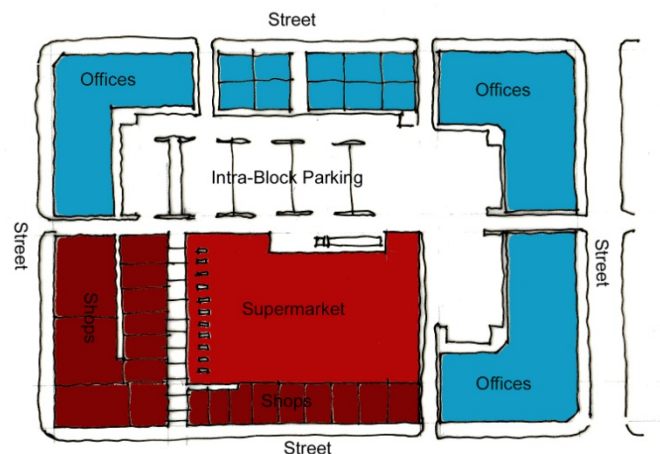


Figure 7 – Big Box retail “sleeved” by other shops

- R3 80% active frontages are required in this area. No blank wall facing the Public Realm may be longer than 20% of the width of a site frontage, and may not exceed 3m in length.
- R4 Darkened glazing or highly reflective (mirror effect) glazing may not be used in the Alice Springs CAD. Where shading is required, the use of canopies or verandahs should be considered.
- R5 Building design should express a clear “base, middle and top” to the building.



Figure 8 – Clearly expressed “base, middle and top” of a building

- R6 Consider providing seating as part of the design of the base of the building.
- R7 Individual buildings should contribute to a general continuity of the street edge and support a sense of enclosure to the street.
- R8 The ground level proximity to pedestrians calls for special treatment which takes advantage of the potential for pedestrian contact. Ground floors of buildings should be “*retail capable*” or “*commercial capable*” by having 4.5m floor to ceiling heights and have plumbing and toilets located to the rear of the building.
- R9 Buildings on corners should be respond to the corners architecturally and also give attention to the role openings and awnings play in reinforcing the intersection as an activity area.
- R10 Buildings built to the front boundary must provide weather protection for pedestrians in the form of a canopy or verandah.
- R11 To promote continuity and compatibility between buildings, buildings should respond to design features of surrounding buildings. This will promote a sense of continuity and a sense of place in Alice Springs.
- R12 Buildings should be designed to be adaptable to a range of uses over time. Dimensions should be suitable for a range of uses.
- R13 The design of the roof of buildings should receive special attention. Roofs in Alice Springs are highly visible from surrounding hills. Consider roof gardens, roof terraces, and the like to soften the appearance of roofs, provide improved insulation to buildings, and visual relief to the overall townscape and roofscape.
- R14 Consider including artists in the design of buildings.
- R15 Design buildings which promote health and flexibility of use by reducing the reliance on artificially modified air temperatures. Design windows which are able to be opened by building occupants.
- R16 Where verandahs or patios are created in conjunction with residences at ground floor, these should be raised to ensure that the eye level of passers-

by is below that of seated occupants of verandahs and patios. Care should be taken to ensure that access for people with a disability are maintained.

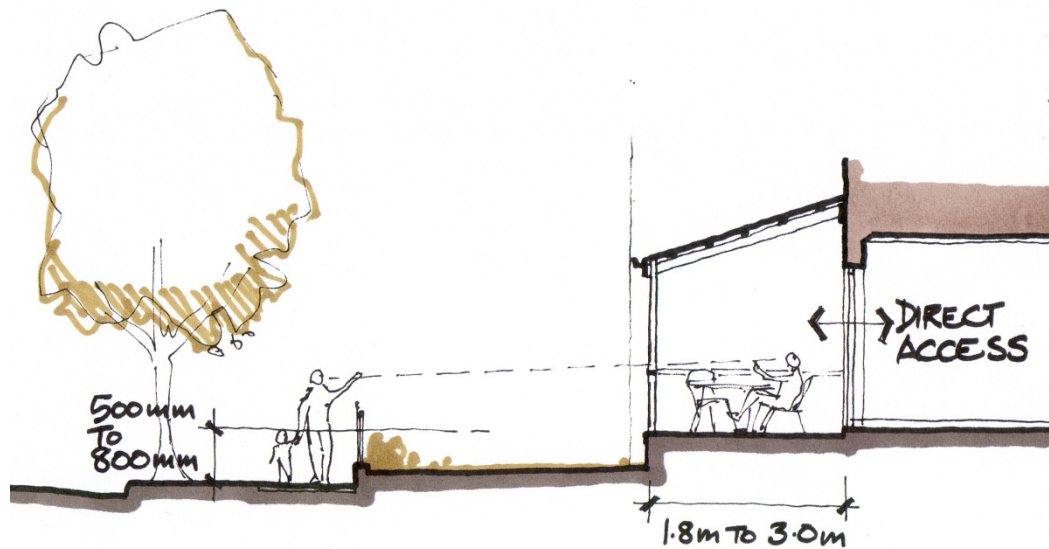


Figure 9 – Raised Verandahs to promote social interaction

- R17 Where residences have ground level verandahs or patios these should be accessed directly from a living space within the building.
- R18. All facilities/access for disabled persons shall be provided in accordance with Ordinance 70 of the Local Government Act, 1919, as amended, Australian Standard 1428.1-1988 or the Building Code of Australia.

4. Shopfronts

Objectives

- O1 To maintain visual connection between inside and outside of shops. When human activities are invisible the diversity of character of the CAD is lost. If the CAD is to have life its buildings and shopfronts must be oriented to the outside.
- O2 To ensure that the structure of buildings is visually “brought to the ground”.
- O3 To avoid a shopping mall approach to shopfront design.
- O4 To achieve a balance between display, access and architectural expression at ground floor.

Requirements

- R1 No blackened or mirror glass may be installed.
- R2 Glass display windows may not be used for painted on or poster applied advertising. Display windows should maintain a high level of visibility between inside and outside.
- R3 At ground level no more than 70% of the building frontage may be glazing. (This is a shopping mall aesthetic and inappropriate for a town centre). The

structure and materials of the building should be “brought to the ground” visually, so that the building appears not to “float” on glass.



Figure 10 – Shopfront Design to be avoided – more than 70% glass



Figure 11 – Shopfront design which expresses the structure of the building and its architecture

- R4 Embellish streets with small-scale features that connect the interior activities of a building with the street.

5. Landscape

Objectives

- O1 To provide shade and visual amenity for street users.
- O2 To support pedestrian comfort and activity.
- O3 To “green” buildings and rooftops.
- O4 To bring the natural environment of the Todd Rover environment to Parsons Street and Todd Street Mall.
- O5 Landscape should support the *urban* character of the Alice Springs CAD.

Requirements

Streets

- R1 Street trees should be planted in all CAD streets at approximately 9.0m to 12.0m centres in order to provide a shade canopy for pedestrians.
- R2 Street trees should be selected to be “fit for purpose”. The following are performance criteria for street trees:
- If street trees are deciduous, they should preferably have an early drop of leaves to facilitate solar access to buildings in autumn. This is important to reduce power required for heating and cooling.
 - Trees to be non-fruiting, but may produce flowers.
 - For public safety reasons species to be non-allergic, and not in the habit of dropping boughs, or producing fruit.
 - Trees to be “architectural” and regular in their form.
 - Street trees to produce deep shade in summer.
 - Trees to have clear trunks to 2.0m at maturity to maintain visibility at pedestrian level.
 - Trees to have a non-invasive root system.
 - Trees to have an urban scale, growing up to four storeys in height where appropriate.
- R3 No plants or shrubs should be planted to block the field of vision between 700mm and 2000mm above ground level in Alice Springs streets.

Intra-Block Parking areas

- R4 Trees in intra-block parking areas are encouraged to provide shade in summer and allow sunlight penetration in winter.
- R5 Ground cover planting is encouraged to soften the appearance of parking areas. This should not however be higher than 700mm above ground level.
- R6 Planting should not obstruct pedestrian movement paths in intra-block parking areas, but should provide shade for pedestrian comfort.

Plazas or Squares

- R7 Squares to be landscaped and paved with natural materials to facilitate a wide range of uses over time.
- R8 The planting of trees in squares to provide shade and break up the large scale of spaces is encouraged.
- R9 Seating in and around squares must be provided.

Parks

- R10 Landscaping in parks should not block views of paths and open spaces from streets and surrounding houses.
- R12 Landscaping should approximate natural conditions in parks and in the Todd River environment.
- R13 Essential paths in parks should be well lit with lighting that is consistent along the path, and at a higher level shining down, not at eye level to avoid “blinding” pedestrians.
- R14 Lighting should illuminate each side of pathways to provide a greater sense of safety for users at night.

Street Furniture

- R15 Seating to be provided in streets, squares and parks and along the Todd River banks.
- R16 Seating and lighting to be provided in streets near bus stops.
- R17 Waste bins and ashtrays to be located in areas where anticipated pedestrian volumes are high, near shops, and near public transport stops.
- R18 Drinking fountains to be provided in or adjacent to squares.
- R19 Street lighting should generally be in accordance with Australian Standard 1158.1.
- R20 Public lighting should be provided in streets, footpaths through parks, near public telephones and public transport stops, squares, intra-block parking areas and any public spaces likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and motorists.
- R21 Lighting in intra-block parking areas should illuminate car bays and pedestrian paths to and from cars. Lighting levels should be consistent avoiding pools of darkness.

6. Fencing

Objectives

- O1 To improve the visual impact of Alice Springs by reducing the amount of fencing and improving the quality of fencing in the CAD
- O2 To improve safety by improved streetscapes in order to avoid the need for fencing
- O3 To reduce the perception of a lack of safety by the reduction of fencing adjacent to the Public Realm

Requirements

- R1 The use of corrugated metal fencing is not permitted within the CAD
- R2 The use of standard pool fencing should be avoided.
- R3 The use of low level (up to 1m high) stone walls using local stone is encouraged to enhance local identity in Alice Springs
- R4 The use of low level planted hedges or planted barriers is encouraged rather than the use of fencing.

7. Signage

Signage on buildings falls into two categories – building identification signage and advertising signage. Both of these types of signs need to be regulated to visually integrate with the Alice Springs townscape and reduce the amount of visual “noise” and clutter. Signs should be well designed and contribute to the quality and character of streetscapes.

Objectives

- O1 To regulate location, size and style of building identification and advertising signage.
- O2 To provide signage which will:
 - Integrate with the architectural character of the subject building and adjacent buildings.
 - Harmonise with other features, particularly size and placement of other signs in the immediate vicinity.
 - Not threaten the safety of pedestrians and traffic.
 - Enhance attractiveness and character of the landscape.
- O3 To ensure a street number for each building is clearly visible from the street.

Requirements

- R1 Signage should generally be contained within the shopfront and building 'frame' (main structuring elements) and be designed to fit within the architectural style of the building.
- R2 Street number should be positioned on the street alignment in highly visible locations.
- R3 Special promotional advertisements and A-Frames on footpaths are not supported.
- R4 Under and Above-awning signs (illuminated and non-illuminated) shall have:
 - Maximum dimensions of 1800mm X 500mm;
 - Be erected horizontally and at right angles to the building façade;
 - Have a minimum clearance of 2650mm above the footpath
- R5 Top hamper signs:
 - May project up to 200mm from the building façade;
 - Shall not exceed 600mm in height
 - Shall be restricted to one sign per premises.
- R6 Fascia Signs:
 - Shall be part of the verandah or awning;
 - Should not project above or below the verandah fascia;
 - Product identification is not supported.
- R7 Building Identification Signs:
 - Only one building identification sign may be displayed per building elevation
 - Should be positioned at the focal point of the building façade
 - Does not include general advertising of products, goods and services
- R8 Flush Wall Signs
Where opportunities exist for flush wall signs on the blank side or rear walls, the following shall apply:
 - Not comprise more than 20% of the wall area on the given frontage of the building.
 - One sign to be permitted per wall per side
 - Services advertised are to be sold within the premises

- R9 Freestanding advertisements:
- Only one sign freestanding advertisement per property
 - The above ground elevation is 3 metres or less
- R10 Window Signs:
- Not comprise more than 20% of the window area on the given frontage of the building.
- R11 The following types of signs are not supported:
- Flashing or moving signs
 - A-boards (except in association with sidewalk eating areas for the purpose of displaying menus)
 - Display of banners, canvas or fabric signs (except in association with one-off festivals and the like)
 - Freestanding signs (such as pylon signs) with an above ground elevation greater than 3 metres
 - Roof signs.
 - Bunting and/or flag type signage typically used in car yards

8. Materials

Local identity can be significantly enhanced by the use of local materials. The local geology in and around Alice Springs provides very good materials for conveying local identity.

Objectives

- O1 To enhance the local identity of Alice Springs through the use of locally sourced building materials.
- O2 To improve the cultural values of the built environment through the use of local stone.



Figure 12 – Local materials used effectively in Alice Springs buildings

Requirements

- R1 Building designers are to explore the possibility of using local natural materials to improve local identity and enhance the cultural significance of architecture.

- R2 Similarity of materials and colours of materials give the built environment strong visual unity. Where practical local natural materials used in adjacent buildings should be incorporated into the design of new buildings.
- R3 The use of local sandstone, rammed earth using local material, corrugated metal, timber (termite resistant), steel and glass is encouraged.

9. Parking

Objectives

- O1 To provide an optimum amount of parking for the CAD.
- O2 To reduce the visual impact of parking on the Public Realm and other sites.
- O3 To promote pleasant and efficient pedestrian access in and around the Alice Springs CAD.
- O4 To maximise the amount of on-street parking in the CAD.
- O5 To prohibit large car parks in front of buildings in the Central Activity District and to accommodate larger public parking areas intra-block.
- O6 To provide vehicular and pedestrian access to intra-block parking, which does not unreasonably compromise the perimeter block development continuity, in order to actively front and enclose public open spaces, both external and internal to these street blocks.
- O7 To ensure that adjoining perimeter block development overlooks the intra-block parking areas to enhance natural surveillance and safety.
- O8 To ensure that street trees and other landscaping enhance the environment and comfort of on-street and public intra-block parking areas.
- O9 To allow for private under-ground or basement parking below buildings where feasible.

Requirements

- R1 Parking in the Alice Springs CAD should be assessed at the following minimum rates.

Table 1 - Car Parking Requirements

Use Type	Spaces Required	Notes
Retail	3 per 100 sqm	May be located in intra-block, basement or rooftop, and/or on-street parking
Commercial (non-retail)	2 per 100 sqm	May be located in intra-block, basement or rooftop and/or on-street, or basement parking
Civic	None	Parking demands generally off-peak to retail and commercial, and therefore no parking requirements for civic uses.
Residential 3BR	1.5 per dwelling	A proportion of residential parking requirements may be provided for in intra-

2BR or 1BR or Studio	1 per dwelling	block or on-street parking. All visitor parking may be provided for in public intra-block or on-street parking, at a rate of 0.2 spaces per dwelling.
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- R2 Intra-block, basement and other nose-in ninety-degree parking shall be designed with the following dimensions:

Bay Length	5.5 metres
Bay Width	2.5 metres
Aisle Width	6.0 metres
Total Module	17.0 metres

Structural columns and fin walls in basement parking may be located in adjoining bays with these dimensions so long as these structural elements are not located midway in the bays where vehicle doors normally open.

- R3. Ensure that access requirements for emergency services are satisfied.
- R4. Provide vehicle access points to parking areas from secondary streets rather than the primary street where practical.
- R5. Design driveway crossings in accordance with Council's standard vehicle entrance designs.
- R6. Locate driveways to take into account any services within the road reserve (such as electricity, drainage inlet pits).
- R7. Ensure the maximum grade for access ways is 25%. To avoid vehicles scraping or bottoming, the maximum allowable change of grade is 12% over 1.5m.
- R8. Vehicular ramps less than 20m long must have a maximum grade of 1 in 5 (20%).
- R9. Vehicular ramp widths are to be in accordance with AS 2890.1.
- R10. Stacked car parking (one space behind another) is permitted for car parks allocated to the same residential unit. This should not interfere with common manoeuvring areas.
- R11. Security roller screens or shutters will be provided at the entrance to all basement parking areas.
- R12. All facilities/access for disabled persons shall be provided in accordance with Ordinance 70 of the Local Government Act, 1919, as amended, Australian Standard 1428.1-1988 or the Building Code of Australia.

10. Safety

Objectives

- O1. To maximise informal or passive surveillance of streets and other public open spaces.
- O2. To maximise residential amenity through the provision of privacy within the subject site and from (on) neighbouring properties.
- O3. To integrate layout and occupation patterns of new development with the street

Requirements

- R1. Provide windows overlooking streets and other public spaces.
- R2. Ensure that entrances to buildings are directly from the street.
- R2. Locate living areas towards streets and other public spaces.
- R3. Use level changes, especially floor and balcony spaces elevated above the street level, to allow views from residential units and offices onto adjacent public spaces while controlling views into these units.
- R4. Avoid recesses to ground level street frontages that could allow concealment.
- R5. Locate active ground floor uses along the street perimeter of new development to increase the safety, use and interest of the street.
- R6. Provide sufficient lighting of public spaces to ensure safety and a sense of safety in public spaces.

11. Privacy and Noise

Objective

- O1 To ensure that the placement and design of the buildings provide reasonable levels of visual and acoustic privacy for residents in the Alice Springs CAD.

Requirements

- R1 Locate and orient residential development to limit adverse amenity impacts from existing building and activities, such as noise from loading bays, cooking exhausts, service plants, waste collection and bin storage.
- R2 Maximise privacy between internal living areas of opposing dwellings through:
 - Site and building layout
 - Utilising screening devices such as louvers, balustrades, planter boxes and landscaping.
- R3 Separate private outdoor spaces by using design devices such as recessed balconies and vertical fins between balconies.
- R4 Locating rooms/areas that are least sensitive to noise, closest to noise sources so they form an internal buffer to those rooms/areas that are most sensitive to noise.

- R5 Utilise techniques and materials to minimise the effect of noise, such as acoustic glazing and insulation.
- R6 Sound insulation requirements between separating floors, ceiling and walls of adjoining dwellings must meet the Building Code of Australia minimum specifications for mixed use development.

12. Environmentally Sustainable Design

The design of buildings must incorporate energy conservation measures through appropriate orientation, technology, detailing and material specification. Guidelines are aimed at preserving the environment by minimising the use of non-renewable resources, minimising greenhouse emissions, minimising waste and improving comfort for residents, visitors, shoppers, workers and all other users.

Objectives

- O1 To maximise the use of renewable natural resources
- O2 To reduce the use of potable water
- O3 To enhance Alice Springs performance as a “Solar City”
- O4 To minimise greenhouse gas emissions
- O5 To reduce the demand on energy consumption for heating cooling and for artificial light.

Requirements

- R1 The use of solar heating for heating water is recommended.
- R2 The use of solar power for all energy requirements is recommended
- R3 New buildings should incorporate water conservation measures which minimise the use of potable water and maximise water reuse for internal and external use
- R4 New retail, commercial and office buildings should achieve at least five star Green Star rating for environmental performance

Definitions

- Active Frontage** Refers to street frontages where there is an active engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, face and open towards the street.
- Natural Surveillance** “Eyes on the street” provided by local people as they go about their daily activities – this can deter anti-social behaviour and make places “feel” safer.
- Robust Buildings** Buildings which are designed to be able to change use over time are referred to as “robust”. These buildings are wide enough to allow natural light to penetrate most of the interior and are accessible and flexible to allow a range of uses.