

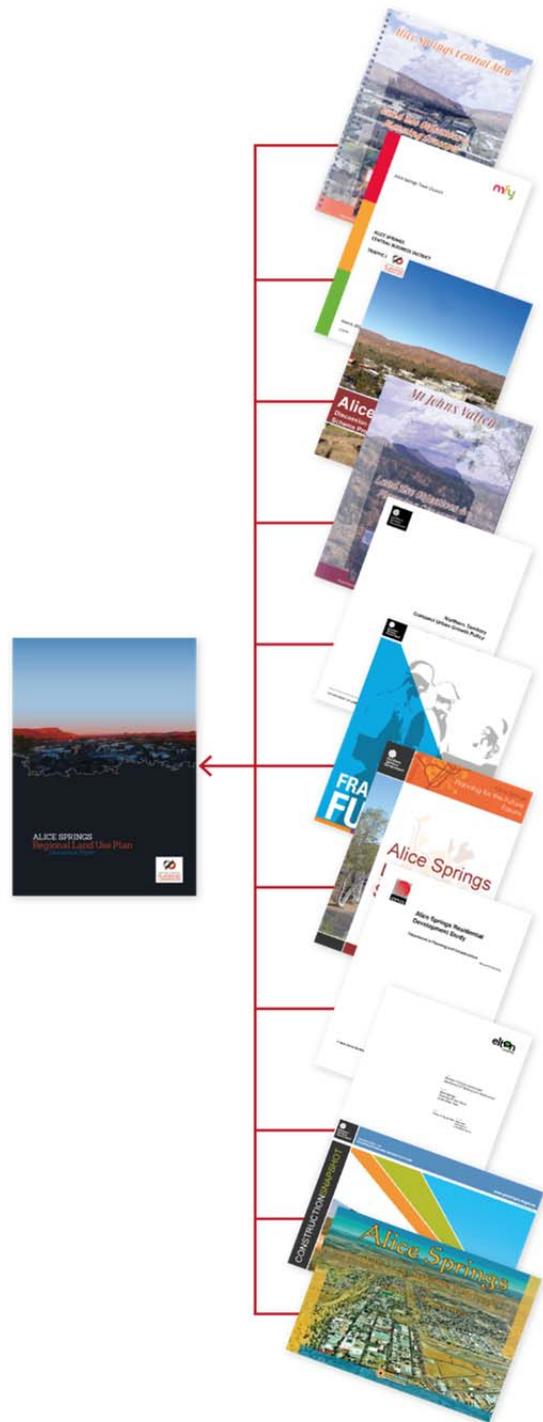


### 3. Previous Strategic Investigations

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The following current and past land use strategies and other relevant planning documents have been reviewed in order to provide context to the background investigations:

- *Framing the Future*
- *Alice Springs Land Use Objectives 1996*
- *Mt Johns Valley Land Use Objectives 1996*
- *Alice Springs Land Use Structure Plan 1999*
- *Alice Springs Planning for the Future Draft Action Plan 2008*
- *Alice Springs Residential Development Study, 2009*
- *Alice Springs Land Use Framework*
- *Alice Springs CBD Traffic Management Study, 2013*
- *Alice Springs CBD High Level Review of Public Parking Availability, 2013*
- *Alice Springs CBD Discussion Paper, 2014*
- *Alice Springs Land Use Study*
- *Northern Territory Compact Urban Growth Policy, 2015*
- *NT Government's Major Works (as of 2012)*



An overview of some of the more relevant strategies and reports is provided as follows.

### 3.1 Framing the Future

Framing the Future is the Northern Territory Government’s strategic plan to guide future growth and service delivery.

The Plan sets out four Objectives with a number of priorities. Those that are particularly relevant to these investigations are outlined in Table 3.1.

Table 3.1: Relevant Objectives and Priorities from Framing the Future.

Objectives	Relevant priorities
<i>Economy</i>	Develop tourism potential Develop economic infrastructure Grow pastoral [...] and agricultural businesses
<i>Society</i>	Social and remote housing delivery and/or redevelopment
<i>Environment</i>	Water and waste management Nature and heritage conservation Threat management Deliver land release programs, investigate potential use and previous studies pertaining to land use in the Alice Springs CBD, and develop urban densification strategy
<i>Culture</i>	Aboriginal communities Senior Territorians Connect all Territorians

“Urban densification” is identified as a key priority, which will require examination of infill development opportunities in association with any broad-hectare expansion of the township.

#### Alice Springs Land Use Study 2008

The Alice Springs Land Use Study (2008) identified the following potential development areas/strategies:

- Larapinta, Mount John’s Valley and the AZRI (Arid Zone Research Institute) site were identified for residential development;
- an area to the east of the CBD was identified for long term growth (Undoolya) as a satellite township;
- the non-aviation area of the airport site was considered appropriate for a mix of uses including residential and industrial;
- industrial development was promoted to the west of the AZRI site (Arumbera) and further south (Brewer industrial estate); and
- the primacy of the CBD and existence of vacant or underutilised sites or redevelopment opportunities was reinforced. The area west of the CBD including the railway yards, was also identified for potential future growth.

Some of the recommendations from the Alice Springs Land Use Study have been incorporated into the Northern Territory Planning Scheme, with the introduction of planning guidelines and Area Plans for the CBD, the AZRI (renamed Kilgariff) and Blatherskite (renamed Arumbera) sites.

The Alice Springs Land Use Study was informed by a Residential Development Study prepared by OPUS, and revised in 2009.

The OPUS study reviewed the opportunities and constraints for the key development areas. Investigations were undertaken and a potential residential and/or commercial yield was identified for each area, in consultation with staff from DLPE. A key outcome of the study was to support the future development of Kilgariff, on the basis that it was more economic to develop in this location as compared to other Crown Land opportunities.

Further findings from the Opus investigations are summarised below:

- costs per dwelling in Larapinta are likely to be significantly higher than in other areas;
- the AZRI and AZRI/ASAC sites were identified as most suitable with relatively low site constraints and costs per dwelling; and
- Undoolya is a long term growth area which requires better definition prior to further investigations being undertaken.

### 3.2 CBD Discussion Paper

The CBD Discussion Paper<sup>1</sup> and recent additions to the NT Planning Scheme<sup>2</sup> presented a number of considerations and concepts and more critically proposes a number of policies that are relevant to the potential future development of the CBD. These included:

- compact centres with higher density and suitable transitions to lower density areas;
- building height to be increased from 3 to up to 8 storeys in some areas;
- increased focus on urban design and architecture;
- protection of key views and vistas;
- enhanced pedestrian amenity, weather protection and shading; and
- crime prevention through urban design.

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<sup>1</sup> Alice Springs CBD Discussion Paper, 2014

<sup>2</sup> Northern Territory Compact Urban Growth Policy, 2015