

# CENTRAL ALICE SPRINGS **AREA PLAN**

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## STAGE 1 CONSULTATION REPORT



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## EXECUTIVE SUMMARY

On 12 October 2017, the Northern Territory Planning Commission commenced the first stage of public consultation on a Central Alice Springs Area Plan. A discussion paper was released to gain upfront community input to the development of a draft area plan, which will be brought back to the community at Stage 2. The consultation period ran for four weeks to 9 November 2017.

This document reports against the goals established for stage 1 consultation, and summarises the feedback received through the many feedback options. Stage 1 consultation goals were to:

1. inform people of the project
2. provide information about what is an area plan
3. provide information for people to consider to develop informed feedback
4. provide opportunities for people to provide either or both quick feedback and detailed feedback

A consultation schedule was established that sought to provide information at the commencement of the project, to work through issues in detail mid-way through, and allow people time to consider the current situation and planning considerations to make a submission before consultation finished.

During the consultation period:

- 363 people visited the project webpage
- 327 people visited the pop-up information stalls at shopping centres and markets
- 265 votes were submitted in the quickpoll
- 26 people attended information sessions or the workshop
- 23 people submitted an online survey
- 10 people provided a written submission

Through the various feedback mechanisms generally consistent feedback was received that provided a level of confidence that all relevant issues were being identified and consultation goals were being achieved. Key findings that emerged from the consultation included:

- establishing a vision for the Alice Springs CBD as Australia's Inland Capital, recognising the unique culture, environment and heritage
- encouraging more residential development within the CBD, including student and short term accommodation
- anchoring the future commercial and retail centre within the established CBD grid, with very little support for expansion to the western precinct
- supporting further enhancement of the bulky goods and light industrial uses within the western precinct
- support for a health and wellness precinct around the hospital comprising services, facilities and accommodation that supports the medical industry
- the Todd River is an asset of the town that should be enhanced through creation of open space and parks that enable increased use, with development of light, environmentally sensitive and flood resilient development. Development along Leichhardt Terrace should have a frontage to the Todd River, and provide connection through to the CBD
- shaded pedestrian connections are important to encourage more movement and activity within the CBD
- cycling within the CBD is convoluted, and more car parking is wanted across the CBD
- the culture, heritage and natural environment contribute to the identify of Alice Springs, and should be reflected within development

Stage 2 will include the preparation of a draft Central Alice Springs Area Plan in response to this community feedback and other assessments in Stage 1.

**Map 1**  
Central Alice Springs  
Study Area



- 1 The Central Business District
- 2 Anzac Hill
- 3 Billy Goat Hill
- 4 Todd River
- 5 Alice Springs Hospital
- 6 Railway Station

# INTRODUCTION

The Northern Territory Planning Commission's primary role is to prepare integrated strategic land use plans to manage growth. The NTPC has identified the need to update and implement a Central Alice Springs Area Plan into the Northern Territory Planning Scheme to provide for the growth of Alice Springs.

Area Plans are land use and development policies within the NT Planning Scheme. They establish a long term vision and usually contain maps, planning principles and objectives to give the community, industry, and decision-makers understanding and confidence about future land uses.

The Central Alice Springs Area Plan is important as it will provide an understanding of the necessary social and physical infrastructure upgrades, and land use changes that will occur to support a growing centre. These Area Plans will also give confidence to government, industry and the community about the future land use.

The Northern Territory Planning Commission commenced a three stage process to prepare an area plan, including public consultation. This report provides a summary of the consultation undertaken, and the feedback received at Stage 1 to guide the preparation of a draft Central Alice Springs Area Plan that will be brought back to the community at Stage 2.

## STUDY AREA

The Study Area (Map 1, Page 4) identifies the boundaries of the five current area plans at Part 8 of the Northern Territory Planning Scheme. In reviewing the current area plans, and updating them to create a Central Alice Springs Area Plan, it was considered logical to commence the process with the established boundaries, notwithstanding that the boundaries may evolve as information comes to light during the three stage process.

The boundary follows around the base of Anzac Hill at the north, the eastern bank of the Todd River to Tuncks Road, then South Terrace to Bagot Street, and Gap Road and Traeger Avenue. The eastern boundary loosely follows the railway line to capture a portion of the rail yards and western industrial area, and then follows Smith Street back to Anzac Hill.

## STUDY CONTEXT

Alice Springs is the largest urban centre outside of Darwin and Palmerston. It is a place rich in natural and cultural heritage, operating as a major economic hub servicing the southern region of the Northern Territory as well as remote areas of South Australia, Western Australia and Queensland.

Long term land use planning considers how and where development should occur to maximise investment in infrastructure, use land efficiently, and create enjoyable spaces for people. A Central Alice Springs Area Plan will help to build on a vision for a vibrant inland capital.

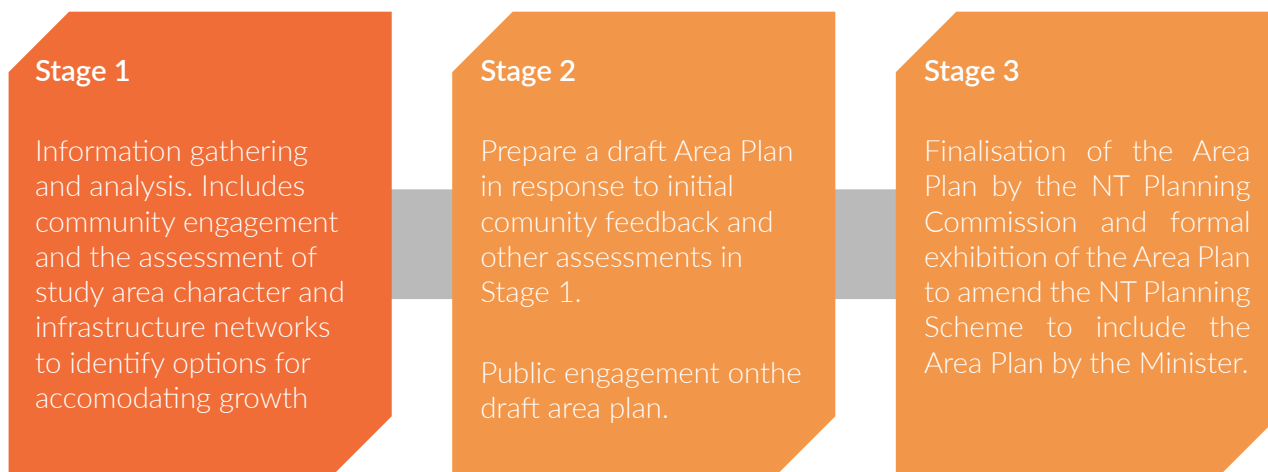
The current Area Plans are now 20 years old. With recent amendments to the NT Planning Scheme to include the Alice Springs Regional Land Use Plan, design guidelines, and to allow eight storey buildings in the CBD, the Northern Territory Planning Commission initiated a review of the current area plans to align with the strategic direction of these amendments to communicate a clear vision for the future.

Over the last 10-15 years, investigations into town planning, urban design, architecture, landscape architecture and place making have focused on the Alice Springs CBD. These investigations and consultation reports contain information relevant to the purpose of this study and have been considered in the Stage 1 Discussion Paper.

## CONSULTATION PROCESS

The Northern Territory Planning Commission has employed a three stage process to prepare a Central Alice Springs Area Plan, with public consultation a key element at each stage.

Stage 1 is focused to gather and collect the necessary information to prepare a draft plan, including public consultation. Stage 1 consultation commenced on 12 October 2017, and ran for four weeks until 9 November 2017. All Stage 1 consultation materials communicated the three stage process (below), advising that at Stage 2 the Northern Territory Planning Commission would bring back to the community a draft Area Plan, and Stage 3 is the formal exhibition of the Area Plan to amend the Northern Territory Planning Scheme to include the Area Plan by the Minister.



## CONSULTATION GOALS

Prior to commencing Stage 1 public consultation, four goals were developed to guide the consultation process with each component of the consultation strategy measured against these goals to ensure: the most valuable use of time and resources; that consultation targeted those affected by this process or its outcomes; and that opportunities were created for people to provide feedback that will contribute to an area plan. The goals for Stage 1 consultation are below, and have been reported against to demonstrate how each action has contributed to successfully achieving these goals.

Stage 1 consultation goals:

1. Inform people of the project
2. Provide information about what is an area plan
3. Provide information for people to consider to develop informed feedback
4. Provide opportunities for people to provide either or both quick feedback and detailed feedback

### 1. INFORM PEOPLE OF THE PROJECT

Goal 1 sought to ensure that people who reside within and use the study area were aware of the project. This goal was achieved by direct mail to land owners and residents within and immediately surrounding the study area, email to stakeholders of past projects, media release and opportunity for interviews by local media outlets, and adverts in the Centralian Advocate. Each of these methods is discussed in more detail below.

The launch of the Central Alice Springs Area Plan Stage 1 occurred on Thursday 12 October 2017, with information sessions commencing the same day and additional events planned within the first couple of days. Key stakeholders, land owners and residents were advised of the project prior to launch, given the limited time between the official launch and opportunities for people to be informed.

## PRE LAUNCH - WEBPAGE AND 'SAVE THE DATE' EMAIL

On Thursday 5 October 2017, a webpage was published advising the launch of the project on Thursday 12 October, and the full list of consultation events. An email was sent to 175 addresses of people who made a submission to the Alice Springs Regional Land Use Plan 2016, asking them to 'Save the Date' for the project launch, inviting them to an information session, and providing a link to the website for the full list of events.



Dear All,

This is a quick email to 'Save the Date'. On Thursday 12 October the NT Planning Commission will be launching Stage One of the Central Alice Springs Area Plan, and we will be kicking off with information sessions on Thursday at 1pm, and Friday at 12pm (bring your lunch if you like).

We will send out the full details of the project on Thursday 12<sup>th</sup>, but until then, please see [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au) for the full list of consultation events

Regards,

**Northern Territory Planning Commission**  
 p... (08) 8924 7540 |  
 e... [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au) | <http://www.planningcommission.nt.gov.au>



Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin

## EMAIL, POST AND FLYERS

Beginning Tuesday 10 October 2017, 1 430 letters (including a flyer) were delivered to mailboxes of land owners and residents of the study area and immediate surrounds. On Thursday 12 October, a second email was sent to 175 addresses advising the release of the project, and providing links through to the website. Flyers provided information of what the project is about, what is an area plan and the process that will be completed. The flyers provided information about how people could make contact, get more information and how to provide feedback. Flyers were distributed at all events and allowed busy people to collect a small piece of information to consider at a later time, or to share with people not able to attend an event.



Dear All,

You may recall the Northern Territory Planning Commission developed the Alice Springs Regional Land Use Plan in 2016 in consultation with the Alice Springs community. I am pleased to advise this plan now forms part of the NT Planning Scheme to shape the future development of the Alice Springs Region.

The next step is to prepare a draft area plan for Central Alice Springs, which will guide future development and growth, while also providing for future services and infrastructure. Over the coming weeks, the Planning Commission will be in and around Alice Springs asking for your input to help develop options for the draft area plan.

As you participated in the consultation for the regional plan, we invite you to get involved in stage one of the Central Alice Springs Area Plan – please go to [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au) for event dates, times and locations.

These will cover the area planning process and key considerations we have identified so far and give you an opportunity to share your knowledge and discuss land-use planning for the area. Please register your interest in attending the information sessions by contacting the Planning Commission via email at [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au) or phone (08) 8924 7540.

Your participation in the development of a central area plan is valued and appreciated. I look forward to working with you on this important step in planning for the future land-use needs for Alice Springs.

Kind regards

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Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin

## NEWSPAPER ADVERT

Adverts were placed in the Centralian Advocate on Friday 13 October 2017 and Friday 27 October 2017.

The advert was for the release of the discussion paper, and outlined the various ways that feedback could be provided, and referred to the website for a full list of dates, times and locations.

The advert provided the website address, phone number and email for people to contact for more information.

**NORTHERN TERRITORY PLANNING COMMISSION**

### CENTRAL ALICE SPRINGS AREA PLAN

**STAGE 1 DISCUSSION PAPER**

The Planning Commission has released the Central Alice Springs Area Plan discussion paper for comment.

Stage one is an opportunity to provide upfront input to the draft area plan, by speaking to us at our pop-up stalls, attending information sessions, completing a survey, or providing written feedback.

Check [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au) for dates, times and locations of our events.

[www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)  
[ntpc@nt.gov.au](mailto:ntpc@nt.gov.au) 08 8924 7540

## MEDIA COVERAGE

A media alert was sent to ABC Alice Springs, the Centralian Advocate and Alice Springs News Online, inviting them to Anzac Hill for the launch of the project. The media release, engagement materials, and an interview with Chair of the NT Planning Commission, Mr David Ritchie, were all provided.

On 12 October 2017 at 5pm, ABC Radio broadcasted a segment of approximately 15 minutes, including audio from the media briefing and mention of the NT Planning Commission having a stand at the night markets.

On 13 October 2017, at 8:30am, ABC Radio interviewed Alice Springs Mayor Damian Ryan on the topic of the Area Plan in a segment that was approximately 10 minutes long. Alice Springs News Online published an article on the topic of the Area Plan, with a link to the article from their Facebook page.

On 15 October 2017, a commentary in Bushranger mentioned David Ritchie launching the Central Alice Springs Area Plan project.

On 17 October 2017, the article 'Alice Springs' future handed to the people' was published on Page 6 of the Centralian Advocate with a large photo of Chair David Ritchie holding the discussion paper at Anzac Hill. On page 21 was an editorial on the project 'What's the future of Alice Springs?'

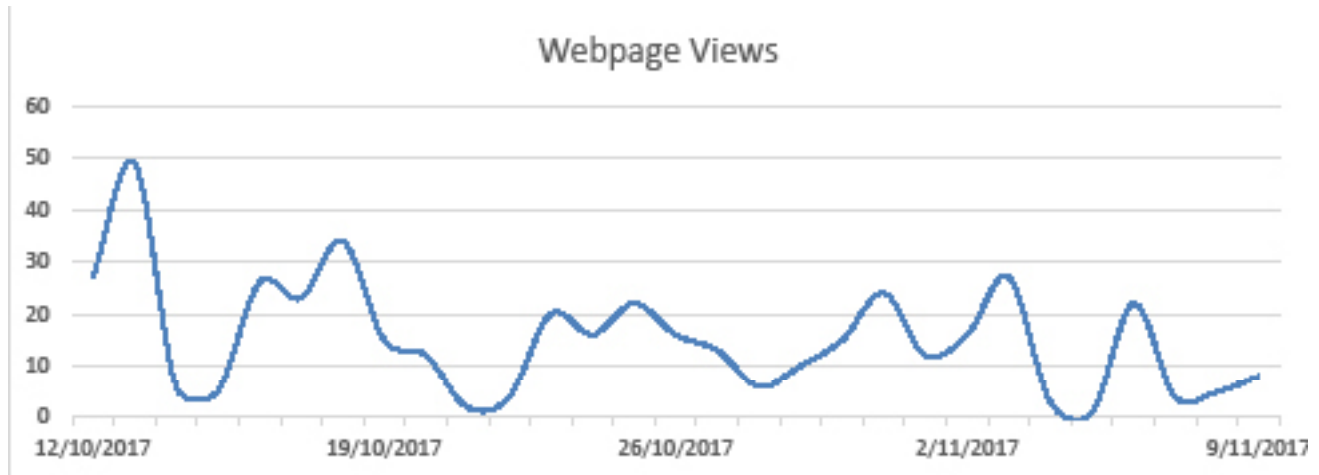




## WEBPAGE

A project webpage was published on 12 October 2017 to provide an introduction to the project, including the process to prepare an area plan, and a full suite of resources to inform people of the current situation and planning considerations. Links to the webpage were provided in emails to all stakeholders prior to and at the project launch. The NT Planning Commission home page featured the project, providing a convenient link to the project page.

During the four week public consultation period, a total of 363 people viewed the project page 443 times.



## POP-UP INFORMATION STALLS

Pop-up information stalls provided a physical presence for the NT Planning Commission to be seen in the community, for people to obtain a flyer or discussion paper, and leave feedback. Five pop-up information stalls at varying dates, times and locations provided the greatest exposure to CBD users, residents and businesses. Conversations varied from simple advice of the project, through to in-depth discussions with planners and Commission members.

**Table 1 - Pop-up Information Stalls**

Date	Location	Attendees
Thursday 12 October 2017 5:00pm - 9:00pm	Todd Mall Night Market	81
Saturday 14 October 2017 9:00am - 1:00pm	Yeperenye Shopping Centre	100
Tuesday 17 October 2017 11:30am - 1:30pm	Alice Plaza	13
Saturday 28 October 2017 9:00am - 1:00pm	Coles Shopping Centre	40
Sunday 29 October 2017 9:00am - 1:00pm	Todd Mall Sunday Markets	93

## INDIVIDUAL MEETINGS

The NT Planning Commission met with local MLA's and Alice Springs Town Council members in the lead up to the launch of the Central Alice Springs Area Plan Discussion Paper to advise them of the project, consultation and invite feedback.

## 2. PROVIDE INFORMATION ABOUT WHAT IS AN AREA PLAN

Goal 2 was to inform people about what an area plan is, and how it is used in land use planning. This understanding provides a foundation for people to provide feedback best tailored to what the project is able to achieve. All communications provided a consistent message about:

- what an area plan is (land use and development policies within the NT Planning Scheme)
- what an area plan seeks to achieve (build on the overarching direction provided by the Alice Springs Regional Land Use Plan (ASRLUP) and are informed by community input, population and infrastructure studies); and
- how an area plan is beneficial to other parties (allows for Power and Water Corporation and local councils to plan for future infrastructure and services such as power, water and sewerage)

This goal was achieved by providing the information in the Flyer, discussion paper (online and printable), website, pop-up information stalls and at information briefings.

## 3. PROVIDE INFORMATION FOR PEOPLE TO CONSIDER TO DEVELOP INFORMED FEEDBACK

Goal 3 aimed to provide information for people to consider when preparing their submission.

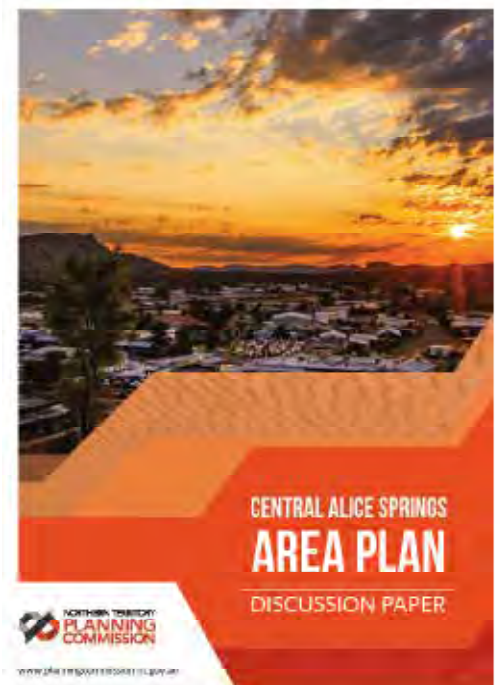
This goal was achieved by providing information in a variety of formats and presentation, including a printed discussion paper, online discussion paper, website, and verbally at information sessions and the workshop.

Provided materials considered a range of issues, outlining the current situation and planning considerations for the future. The variety of presentation methods provided the option for people to utilise the format they most preferred, enabling easy understanding of the content.

### POP-UP INFORMATION STALLS

A 20 page printed discussion paper was produced as the key document outlining the project, consultation process, existing policies and plans, previous studies, current situation, and planning considerations to assist people to make an informed submission. The document considered the growth considerations for a far term population threshold of 40 000 people, current town planning zones, movement and transport, physical infrastructure, culture and heritage, social infrastructure, environment, and bulky goods and industry. The discussion paper included a number of questions throughout the document to prompt thinking of the issues relevant to future planning.

The final page of the discussion paper presented aerial images of the central area in 1983 and 2015 – a timeframe not dissimilar to that being considered by this project. It highlights that in a town potentially perceived not to change drastically, just how much has changed over time, and to put people in the mindset of what Alice Springs might look like in another 30 years. Key changes over the past 30 years include redevelopment of the western precinct, three major shopping centres and general infill of the CBD area. Approximately 100 hard copy discussion papers were handed out at consultation events.



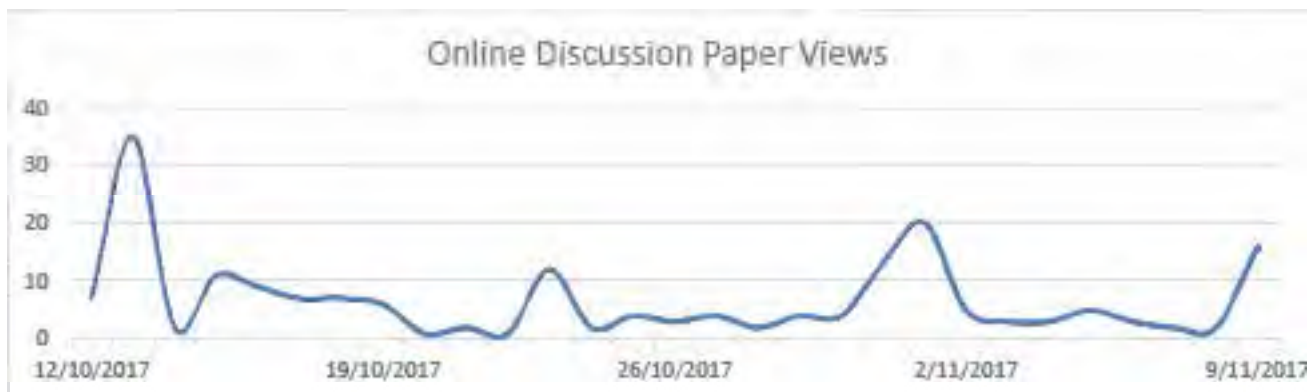
## ONLINE DISCUSSION PAPER

An online discussion paper was developed to provide all the same information as found in the printed discussion paper, with the additional goals to provide information:

- in a format suitable for use on phones and tablets
- in smaller digestible chunks
- to capture feedback as the reading took place
- to display information in a more dynamic format, allowing people to zoom in to areas of interest and look at information relevant to them.



Anecdotal evidence during the consultation period was positive to the online discussion paper, with a number of people commenting on the ease of use and presentation of information. At pop-up information stands a number of people refused a printed hard copy, preferring instead to view the discussion paper online. Throughout the consultation period 195 people viewed the online discussion paper, with key interest points at the launch of the project, immediately following public consultation events, and at the close of consultation.



## INFORMATION SESSIONS

Three, one hour information sessions were delivered at the Central Australian Development Office, at 55 Todd Mall. Information sessions were held at 12pm or 1pm during the first and third weeks of consultation. This allowed people to attend in or adjacent their lunch break, and to provide time for them to consider the issues before providing a submission and the close of consultation. Information of the date, time and location of the event was provided on the webpage, and while people were invited to RSVP they were not obliged.

Information provided was largely based on the content of the discussion paper, with the additional advantage of delivering it verbally, supported by graphics and with the opportunity to pause to discuss issues of interest, or to provide additional explanation. Information sessions allowed people to hear what others were interested in, and to ask questions about both the project and issues more broadly. The small group provided an intimate environment where people were comfortable and engaged to provide considered and detailed feedback. Feedback was recorded by staff, and is summarised below. Participants were encouraged to provide additional feedback through other means. seventeen people attended the three information sessions, while an additional nine people were aware of the event and RSVP'd but were not able to attend.

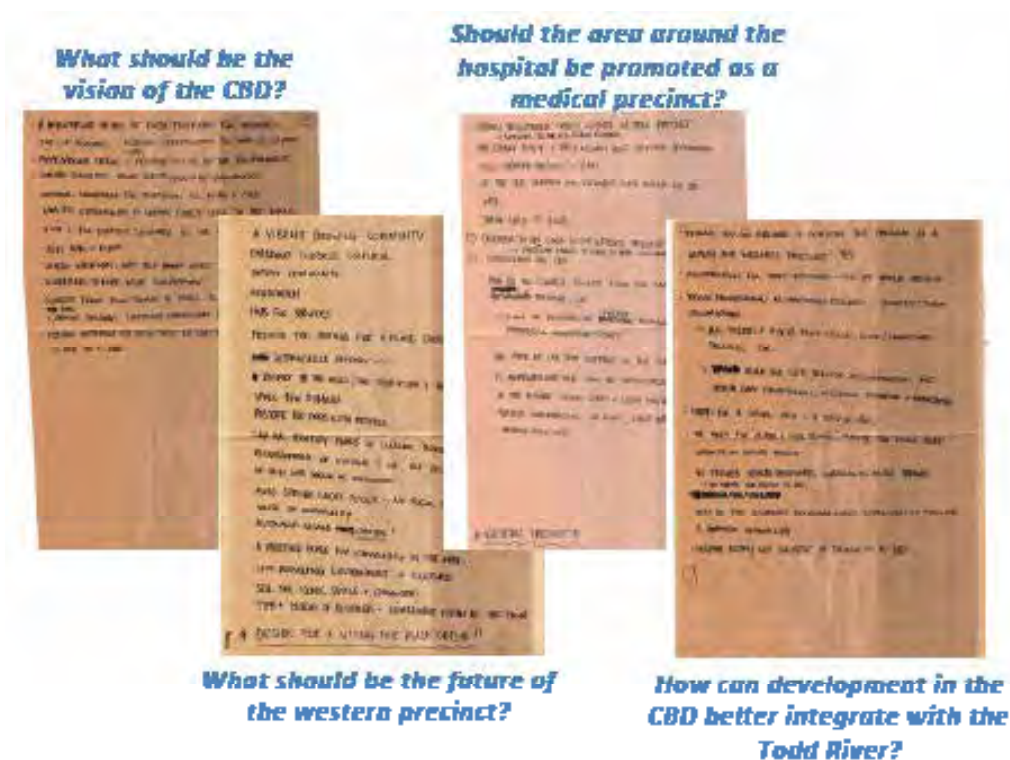
**Table 2 - Information Sessions**

Date	Location	Attendees
Thursday 12 October 2017 1:00pm - 2:00pm	CADO Office 55 Todd Mall	5
Friday 13 October 2017 12:00pm - 1:00pm	CADO Office 55 Todd Mall	100
Friday 27 October 2017 12:00pm - 1:00pm	Cado Office 55 Todd Mall	13

**WORKSHOP**

A two hour workshop was held at 6pm on Wednesday 25 October 2017 at the Andy McNeill Room, 94 Todd Street Alice Springs, being central to the study area. The Wednesday evening time slot enabled people employed during the day to attend. The workshop was held during week three of Stage 1 Consultation to allow people some time to gather information and develop ideas, and prior to the close of consultation to allow time to provide a submission if new ideas had formed. The format of the workshop was to introduce the project to the whole group, before breaking into small groups to consider each workshop question. Six people attended the workshop, while an additional five people were aware of the event and RSVP'd but were not able to attend. The small group allowed for people to quickly become comfortable with each other, and provided an environment that everyone was able to contribute to. The extended timeframe allowed for a thorough discussion of each topic, being:

- What should be the vision of the CBD?
- What should be the future of the western precinct?
- Should the area around the hospital be promoted as a medical precinct?
- How can development in the CBD better integrate with the Todd River?



## 4. PROVIDE OPPORTUNITIES FOR PEOPLE TO PROVIDE EITHER OR BOTH QUICK FEEDBACK AND DETAILED FEEDBACK

This goal was achieved by providing multiple opportunities for feedback by asking questions based on established opinion or current action to general issues (i.e. quick poll, pop-up stands, Have Your Say form and website contact form), by providing concise information before asking a question (i.e. online survey and online discussion paper), and providing in-depth information for a written submission (i.e. discussion paper, information sessions and workshop).

Feedback mechanisms included (ranging from quickest to most detailed):

- Quick Poll
- Pop-up information stand and Have Your Say form
- Contact us webpage
- Online survey
- Online discussion paper
- Printable discussion paper
- Email/Letter/fax/upload a submission

### QUICK POLL

Three multiple choice questions were created on the project webpage asking about movement, desirability and function of the CBD. The quick poll allowed people to provide feedback without prior understanding of the discussion paper, and then see the results of all participants. The questions were located on the project webpage to capture an audience that had a level of curiosity to the project but were likely to dedicate only a small amount of time and energy to learning about the project, and providing their feedback. The quick poll allowed anonymous feedback limited to the options provided.

### POP-UP INFORMATION STANDS AND HAVE YOUR SAY FORM

The pop-up information stand provided an opportunity for people to provide both quick and/or detailed feedback. Conversations were had with 327 people, ranging from briefly informing of the project, through to 20 minute conversations about specific issues.

Feedback was recorded as either general notes of a conversation by staff members, or as written feedback on a 'Have Your Say' form by the submitter themselves. The 'Have Your Say' form provided the option for people to leave their contact details to continue to be informed about the project.

CENTRAL ALICE SPRINGS  
**AREA PLAN**  
HAVE YOUR SAY

CENTRAL ALICE SPRINGS  
PLANNING  
COMMISSION  
www.planningcommission.nt.gov.au

NAME \_\_\_\_\_  
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aps@nt.gov.au www.planningcommission.nt.gov.au 08 8124 7540

### CONTACT US WEBPAGE

The website provided a 'contact us' page where people could leave their contact details and a short message with an enquiry, comments or feedback. This option allowed quick feedback, and best suited for brief or specific feedback.

## ONLINE SURVEY

Twenty three responses were received to the 13 question survey hosted on the webpage, providing people the opportunity to provide feedback to identified issues, without necessarily needing to read the discussion paper. The survey provided an intermediate depth of engagement, requiring approximately 5-10 minutes to complete and was comprised of:

- four multiple choice questions
- four short response questions about existing habits and values
- four questions presenting information and asking a question based on that information; and
- an option to provide any other information

## ONLINE DISCUSSION PAPER

An online discussion paper provided an alternative format to deliver the same information as provided in the printable discussion paper. The online format gave greater flexibility in presenting information and receiving feedback, allowing people to read, consider, and provide feedback to each issue as they progressed through the discussion paper. It allowed:

- information to be presented in digestible chunks
- direct links to reports, studies and other online information
- convenient viewing on computers, tablets and phones
- for people to move maps and zoom in to look at areas of their interest
- change the main view to match the story being told, as it was told
- provide both written feedback and upload of photos; and
- a comparison of historic photography overlaid with current photography

## PRINTABLE DISCUSSION PAPER

The printable discussion paper provided the traditional form to share and provide information. Copies were distributed at all information events, allowing people to take the information away and consider it in their own time. The hard copy nature prompts for the respondent to provide a written response in return, with the options for email, letter, fax or the upload of a submission to the website.

## WRITTEN SUBMISSIONS

Written submissions provided an open opportunity for people to submit their feedback. This form of feedback has traditionally been the primary means of providing feedback, but has also taken the most effort and time to form. The discussion paper was prepared with a number of prompting questions to help guide a written submission, and all consultation materials invited a written submission through various means:

- sending an email to [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au)
- sending a letter to PO Box 1680, Darwin NT 0801
- uploading a submission from the project webpage

Ten people provided a written submission by email, online discussion paper or Have Your Say form, being 30% of all written responses received. It is noted that people took the opportunity to provide extensive responses in the 13 question online survey, who may have otherwise prepared a written submission.

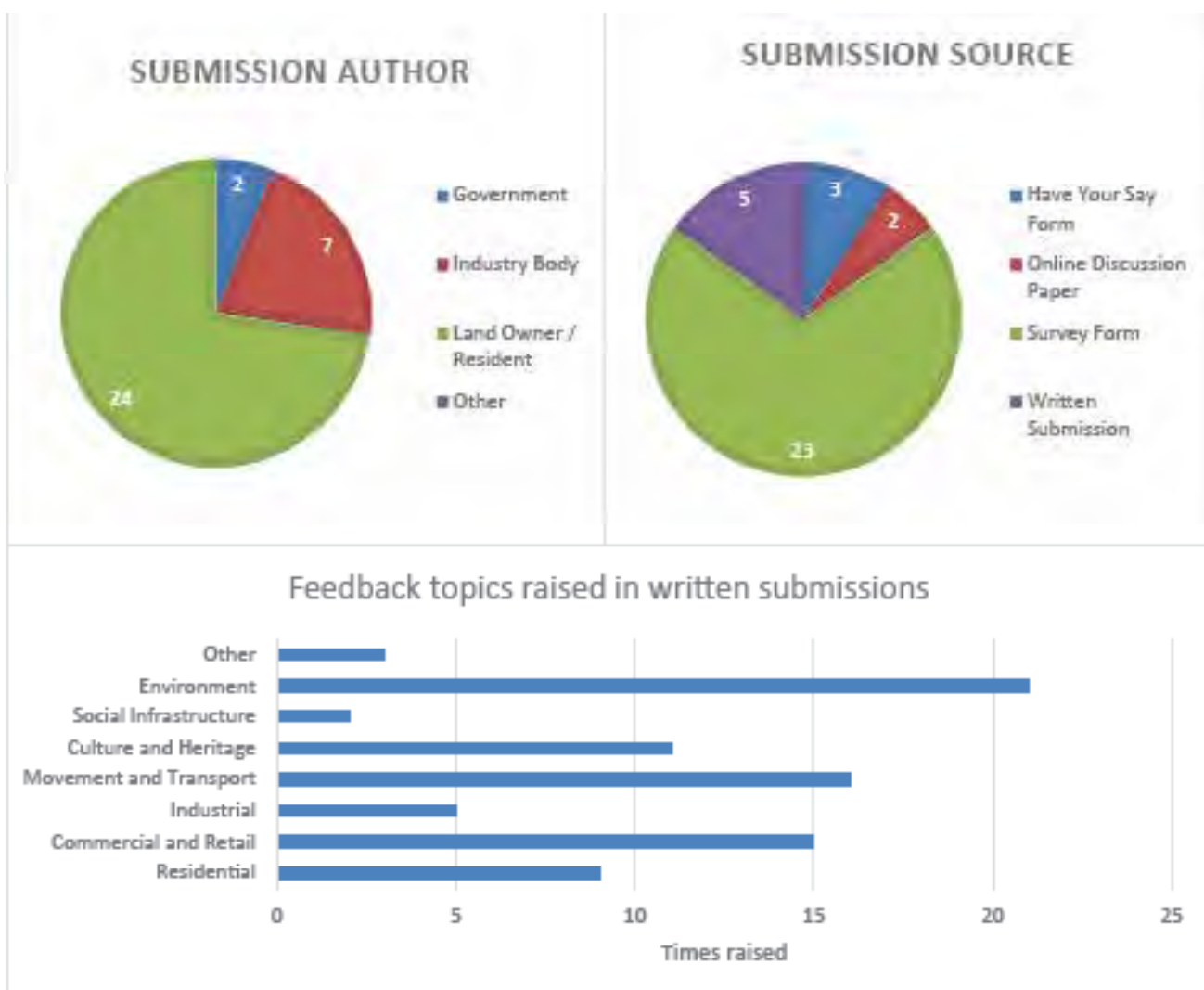
# SUBMISSIONS AND FEEDBACK

During the consultation period:

- 363 people visited the project webpage
- 327 people engaged with the pop-up information stalls at shopping centres and markets.
- 265 votes were submitted in the quick poll
- 26 people attended information sessions or the workshop
- 23 people submitted an online survey
- 10 people provided a written submission by email, online discussion paper or Have Your Say form

Verbal feedback recorded at pop-up stands, information sessions and the workshop is summarised under the individual sections following.

The diagrams below summarise the written submissions received, being Have Your Say forms, submissions via the online discussion paper, survey responses and written submissions. The most popular form of written submission was the online survey, with land owners and residents providing the greatest number of submissions. Feedback topics varied, with most submissions raising more than just one issue. The environment was raised frequently with typical comments about heat, shade and greenery, as well as car parking and cycling, and the vacancy of shops or offering of services and facilities.



## POP-UP STALLS AND INFORMATION SESSIONS

Pop-up stalls provided people the opportunity to learn about the project, to engage with project staff, and to provide initial thoughts and ideas. Feedback ranged from quick thoughts on general topics to 20 minute conversations about specific issues.

One hour Information sessions were an opportunity to present the current situation and planning considerations in the discussion paper, and to stop and discuss topics that interested attendees. It was an opportunity for people to listen to the questions that others were asking and to gain clarification on the project and issues more broadly.

For many people pop-up stalls and information sessions were an introduction to the project, with feedback drawn from the questions asked and comments made. Feedback has been grouped by general theme headings.



## A VISION FOR THE CBD

People identified that Alice Springs is a unique location, and should be promoted as Australia's Inland Capital and an iconic desert metropolis, drawing on its history of Aboriginal culture, European settlement, arrival of rail, and the stories of notable people of history. Responses noted that one doesn't have to look far to discover that Alice Springs is a cosmopolitan CBD, with many different cultures and languages converging in one location. Some people thought that Alice Springs was quirky, with events like the Henley on Todd and Beanie Festival adding to the appeal of the place.

The built form of the CBD area should make it distinctly recognisable from the areas surrounding it, utilising and creating landmarks that allow people to easily navigate. The CBD should be kept concise, avoiding the need to sprawl in order to remain a walkable retail and commercial centre with a variety of services and facilities.

There was a strong respect to the environment, with a view that the built form should reflect the character of the environment more strongly. People see the Todd River as an underutilised asset, and advocated for development to retain trees, create green space and have an appropriate scale and appearance, especially to sacred sites and the MacDonalld ranges. People discussed how Alice Springs should aim to maximise the use of renewable energy, and become a demonstration of how to live in an arid environment.

## RESIDENTIAL

There was strong support for more residential land use in the CBD with apartments, town houses and student accommodation suggested as suitable options, with further suggestions that it was most suitable looking to the Todd River and along arterial roads to the CBD. Given the wider benefits of more people living in the CBD, there should be incentives to prompt residential development. Some people questioned the need for more residential with a recently declining population, and others unsure how to introduce higher densities while maintaining the established character of the CBD. A small number of people did not believe residential in the CBD was good. For a number of people, the cost of renting or purchasing would be a key factor in choosing to live in the CBD themselves, and would be balanced with the ability to walk to services and facilities available.



## COMMERCIAL AND RETAIL

People responded that commercial and retail should be concentrated in the CBD, and not allowed to sprawl west of the Stuart Highway. People were disappointed to see so much vacant space and wanted to see the spaces being used, some suggesting that a vacant premises tax was one way to motivate land owners – particularly the ones that don't live in town. The cost of renting space in the CBD was considered high for many, with cheaper locations in other centres available. Many people commented on the wide variety of services and facilities available in the CBD.

One person made the distinction that the Coles and Yeperenye shopping centres were right across the road from each other, but most people saw them as distinctly separate destinations, suggesting that the connectivity between the two does not invite people to move between each centre.

A number of younger people liked to spend time in the shopping centres because there was air conditioning and lots of visual stimulation, and not much else to do on a weekend when it appears the rest of the CBD closes.

### Bulky Goods

There was general consensus that the area around Harvey Norman was performing well as a bulky goods retail area, and that the area should continue in this style. Some suggested that the railway yards could be relocated south of the town and the bulky goods could be expanded.

### Todd Mall

Overall, people spoke positively about the Todd Mall, with a tourist from Canada commenting "the vitality of the town centre today (Sunday Markets) has been a significant positive first impression and something other cities would be envious of." Other people commented on how well the mall works with the meandering path lined with shady trees, and that without it, there wouldn't be anywhere else in town suitable for the markets. The markets were also credited to be a significant drawcard for both locals and tourists to come to town.

People wanted to see more development and activity around the mall, and for more uses that increase the span of business hours. Very few people suggested the mall should be open for traffic, citing the less active section north of Parsons Street. Some people commented that development around the mall needed special controls to ensure that development integrates sympathetically, and contributes to the pedestrian environment in the mall.

## INDUSTRIAL

People spoke in a positive manner about the current operation of the western precinct industrial area. It provides significant employment, but that there is also a largely hidden residential population in the form of caretaker's residences. People did not feel that the caretakers' residences inhibited the function of the area, although some commented on the dust generated from the railway yards.

It was noted that there were a number of smaller businesses that had relocated to this area as crime and rents were lower. There was suggestion that more industrial land is needed, and what is currently provided in the western precinct should not be diminished, and should not be changed to more intense retail.

## MOVEMENT AND TRANSPORT

There was a lot of comment about transport and movement, with a high majority of people identifying personal experiences. Notwithstanding the range of comment provided, three distinct themes emerged at the pop up stalls:

- There is not enough parking in the CBD
- There should be bike lanes throughout the CBD
- The CBD is very walkable, but not shady

## Traffic and parking

There was a lot of comment about traffic and parking in the CBD. Parking was identified as an issue at the hospital, Council car park, Court House, Todd Mall, post office and banks. People suggested the solution was for more car parking within a multistorey facility, located central to town. Alternative views were for parking to be at the periphery of town so the CBD did not become a car dominated place. People also wanted to see more shady car parks throughout the CBD to keep the car cooler in summer.

Traffic was an issue around Yeperenye Centre, Hartley Street, the Council car park, and the intersections along Wills Terrace. The roundabouts have slowed traffic significantly, being good for pedestrians but less desirable for drivers.

It was also noted that coaches and caravans sometimes park on Railway Terrace and block the Public Transport Interchange, and that better way-finding signs should lead tourists to the coach and caravan parking area next to the Council offices along the bank of the Todd River on Leichhardt Terrace. Tourists need to be better catered for as they are a significant contributor to the economy of the town.

Other comments included the need for a bridge over the train line at the Larapinta Drive intersection, and that roads are under pressure from heavy vehicles in the CBD. In addition, a road train bypass road should be built so that trucks are not travelling through the CBD.

## Cycling

Pop-up information stalls provided an opportunity for people to provide feedback about their cycling experiences in Alice Springs. Most responses were very complimentary of the wider cycling network, other than the Wills Terrace causeway, which has a poor surface and is not wide enough for cars and bikes at the same time. People commented that the cycle paths come to an abrupt halt at the boundaries of the CBD, forcing cyclists onto the footpath or road, with feedback that neither option is an ideal solution. People also commented that there could be more bike parking facilities with shade throughout the CBD, and there was equal comment that bikes should and should not be ridden in the mall.

## Walking

People commented on the walkability of the CBD with the modest size blocks and wide footpaths making for an easy walk throughout the CBD. Some people commented that moving between the Mall and Yeperenye shopping centre was convoluted, but few people recognised the further connection to Coles.

Many people commented that heat affects the way they move through the CBD, with still vast stretches without shade cover. One person was inspired by the Skywalk in Toronto, Canada (500 metre enclosed walkway connecting major CBD locations) to suggest that it was possible to connect the major locations in the Alice Springs CBD via a covered walkway to protect pedestrians from direct sun. Other people were not so specific, but many suggested the need for more shade throughout the CBD from trees, structures or awnings.

## Public Transport

People commented that Alice Springs was a car dominated town, and that Public Transport was not perfect, but usable. Suggestions included:

- To delete the CBD Loop, as it only adds to congestion by sending the busses around the block twice
- Public transport should be more regular
- There should be a 'jump on, jump off' section along Gap Road from Traeger Park and through the CBD
- More information about bus services for tourists is needed such as adding time tables to the bus stops

## Rail

Comments to rail were diverse. People commented that the Ghan running through the centre of town is a unique feature that should be enhanced with a rail terminal closer to the CBD. Some suggested that it could integrate into a transport hub with buses and taxis, or a tourism precinct with an entry statement to the CBD.

Other people suggested relocating the freight rail terminal to somewhere south of town and re-routing the line through Honeymoon Gap, so that the rail between Larapinta Drive and the Gap could be removed thereby eliminating the traffic issues experienced when a train passes through.

## CULTURE AND HERITAGE

Locals and tourists commented that the Aboriginal culture is a unique characteristic of the town that should be enhanced and embraced in the built environment to provide experiences that allow people to connect with the culture. At the same time, development should be respectful to sacred sites in their form and how they address sites. People commented that being able to buy artworks direct from the artists was an experience that made them feel connected to the Aboriginal people and culture of the town.

Feedback received identified that there is a need for a temple for Hindus and Sikhs, and that perhaps the area at the base of Anzac Hill would be appropriate, provided that traffic conditions were appropriate.

People spoke about the social culture within the CBD, requesting more performance space in the Mall, and to improve the way the CBD is used at night.

People commented that they valued the heritage elements of the CBD, and that they should continue to be used and developed appropriately to preserve them as assets. People did raise concern to the impact to the context of heritage buildings from development on adjacent sites, so as not to undermine the presentation of those buildings.

## SOCIAL INFRASTRUCTURE

The idea of transitioning to a medical precinct in the vicinity of the hospital, with additional medical facilities and services, including accommodation and secondary supporting industries, was raised with people during consultation. Most people were supportive of this idea, commenting that the area is already establishing itself in this way, and that more medical uses in this area would be good. People commented that a childcare facility near the hospital would be beneficial for local workers.

People also spoke about the value of the Traeger Park, Anzac Oval and the Aquatic Centre as community facilities and that they play a significant role in bring locals to the CBD.

Throughout all the pop-up stalls people spoke about improvements to public and private land in the CBD, such as:

- A dog park around the caravan parking area, so that locals and tourists have a place to exercise pets
- A water park / play area in the CBD for kids
- More grassed areas
- Todd River bank adjacent the CBD to be developed as a boulevard with parks and BBQ's
- There should be more Café's along Leichardt Terrace, and development fronting the Todd River
- An event space for performances and entertainment, and attract people to come to town
- The Melanka site should be developed as a park with facilities that attract both families and youth (play grounds, water parks, skate parks, outdoor gym, etc) that also offers social services
- More indoor play spaces for kids
- Improved outdoor spaces to fit the need of apartment dwellers, including places to exercise pets
- More public toilets

## ENVIRONMENT

When people spoke about the environment, often the comments were about the climate and heat, and that the CBD should have more cool spaces and walkways. Commonly, people spoke about the lack of green space throughout the CBD, and that while there were trees and shade in the Todd River, it was not used as public open space. People were unsure why the Todd River was not more of a focus for the town, with more activity and attractions.

People commented on the health of the Todd River, talking about the occasional flooding, the way water moves around crossings, and that there used to be permanent water holes in front of the CBD.

Other feedback included more solar panels on both residential and commercial buildings, and for development to be more responsive to the environment, through less energy and water use and orientating appropriately to the sun.

continue to be used and developed appropriately to preserve them as assets. People did raise concern to the impact to the context of heritage buildings from development on adjacent sites, so as not to undermine the presentation of those buildings.

## WORKSHOP

A workshop was held from 6-8pm on Wednesday 25 October 2017 and worked through:

- A vision for the CBD
- What should be the future of the western precinct?
- Should the area around the hospital be promoted as a medical precinct?
- How can development in the CBD better integrate with the Todd River?

### A Vision for the CBD

People talked about a vision encapsulating:

- A vibrant growing community that embraces a diverse culture
- Desert community, that is innovative
- Alice Springs as a hub that provides services for people from far and wide
- A place powered by sustainable energy
- That shows respect to the hills, the Todd River and the trees
- There should be space between buildings
- Alice Springs needs a focal point to create a sense of community – a meeting place in the Mall
- Known as Australia's Inland Capital
- It should be a CBD that reflects environment and culture, and better sells its iconic status and character
- The design of buildings should compliment the vision for the town

## **What Should be the Future of the Western Precinct?**

- Trees should be retained as they are part of the cultural stories of the area
- A small CBD is good, there is vacancy already in the CBD, the Stuart Highway and railway line create separation, why would we expand the CBD west? The CBD should consolidate around its existing boundaries
- The cheaper land and availability of car parking for employees makes it a desirable location for large offices. This risk needs to be managed to keep offices in the CBD, but something needs to be done to reduce the cost of office space in the CBD
- There should be a better connection between the CBD and rail passenger terminal – can we relocate the freight terminal to Arumbera industrial estate?
- Attracting CBD uses to the western precinct is an irreversible action. The western precinct should have bulky goods on the highway, and light industrial as you move west

## **Should the Area Around the Hospital be Promoted as a Medical Clinic?**

- The area should be considered more broadly as a health and wellness precinct
- It should include accommodation for staff that work in the area, including short term accommodation for professionals. Doctors and nurses tend to live close or in the immediate precinct, but affordable accommodation in the CBD would also be a positive contribution
- Growth in the health industry has been significant, and the area plan should ensure that it caters for that growth in the future – extend the southern boundary to ensure there is sufficient space
- Hospital entry needs to be convenient to the CBD, so that people can collect their medications and other services/facilities that are in the CBD

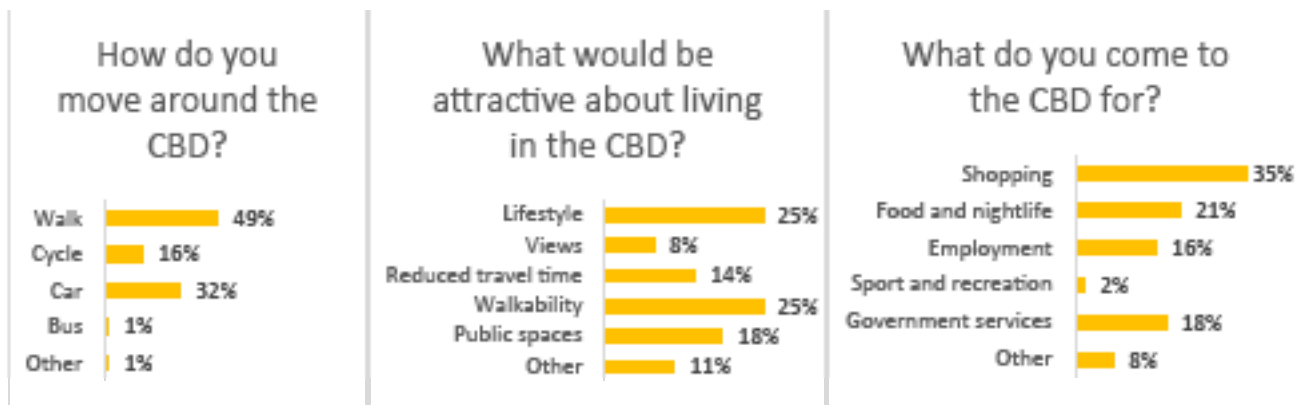
## **How Can Development in the CBD Better Integrate with the Todd River?**

- Development at the edges of the Todd River could be appropriate, provided it was resilient to the flooding, and did not impact the health of the trees or the environment. Raised platforms for viewing and pop-up business would be considered.
- More events should be encouraged along the Todd River, including potentially an outdoor cinema in the car park between the mall and river
- Shaded walkways may help make main street connections to the river more comfortable
- Future development should allow for a connection from town square in mall to the river via the John Cummins Building
- Long term option for development of the CBD could be to develop the eastern bank of the Todd River to activate on both sides of the Todd River.

## QUICK POLL

The quick poll provided feedback about the current habits and attitudes of people to movement, desirability and function of the CBD. A total of 265 votes were submitted to the three multiple choice questions. The responses identified that:

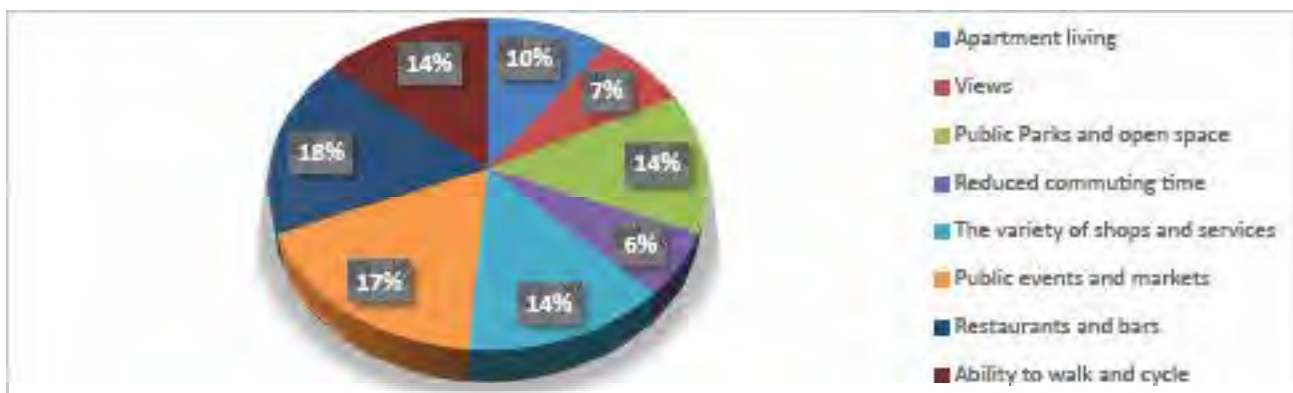
- Walking is both a popular means of transport within the CBD, and something that people would find attractive about living in the CBD
- Cycling and driving are equally popular means of transport within the CBD
- No respondents identified that they use the bus to move around the CBD, suggesting that the highly walkable CBD grid does not require use of the bus
- There are many attributes that make living in the CBD attractive, and while walkability rated highest, the slim margin suggests that it is the combination of factors that makes the CBD an attractive locality
- The CBD provides an equally important shopping, cultural, and employment function



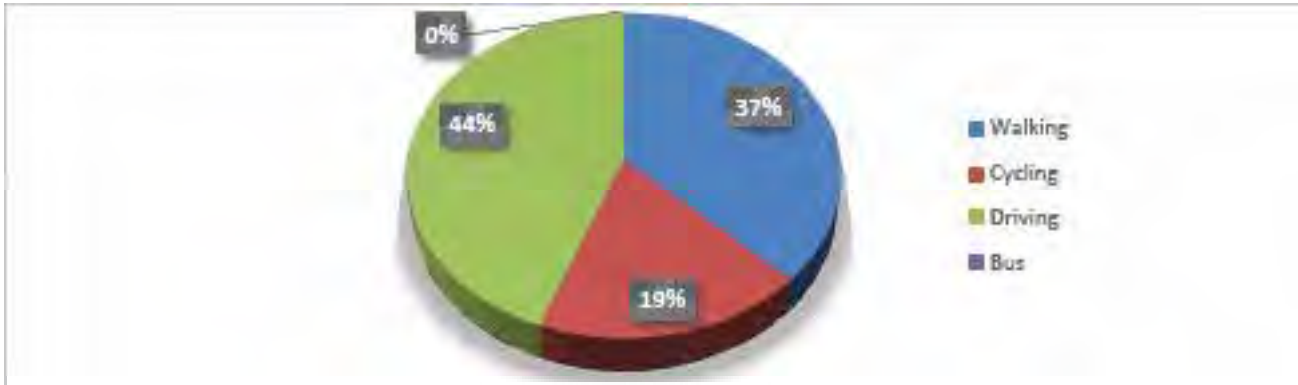
## ONLINE SURVEY

Twenty three people chose to provide feedback via the 13 question online survey. The survey asked four multiple choice questions and seven long answer questions. Below is a summary of the findings to each question. Where similar comments have been made by multiple submitters an asterisk (\*) has been put at the end of the sentence.

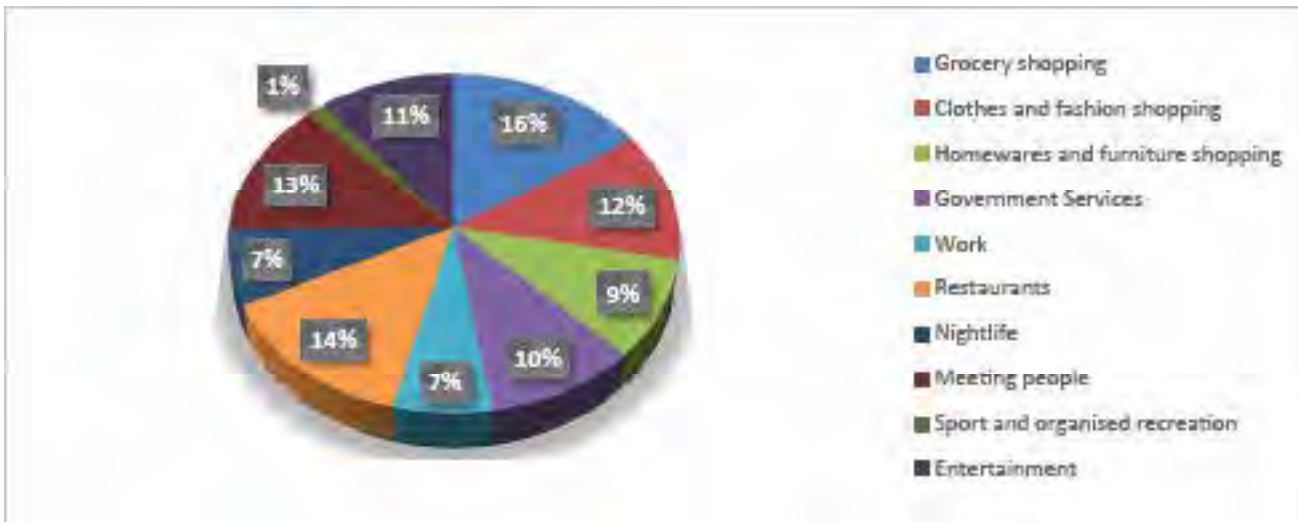
### 1. What would you find attractive about living in the CBD?



2. How do you commute to, and around the CBD?



3. What services and facilities do you use in the Study Area?



4. What are your most frequented places in the Study Area?

Table 3 - Destinations	
Destination	%
Todd Mall	14%
Yeperenve shopping centre	17%
Coles shopping centre	13%
ANZAC Hill	2%
Post Office	14%
Council office or library	12%
Alice Plaza	12%
K-Mart shopping centre	5%
Hospital	4%
Traeger park	2%
ANZAC oval	2%
Schools	1%
Churches	1%
Other	2%



## 5. What would encourage you to spend more time in the CBD and surrounds?

### Design, art and architecture

- Classic architecture rather than fashionable 'modern' styles is needed
- More public art
- More public music
- Better public safety
- Shaded walkways
- Public art and use of water in a way that it forms part of the definition of the Mall, not just as a single point feature
- More artworks especially Aboriginal art integrated into architecture and infrastructure
- Turning the town around to face the Todd River
- Green streets to help cool the CBD and make it more attractive

### Movement and parking

- More bike parking, lanes and secure storage
- Safer cycling paths within the CBD, especially for when cycling with children
- More and easily accessible car parking
- Car parking at the periphery of the CBD, such as Wills Terrace, to enable Public Open Space around the Old Hartley Street School

### Hospitality and entertainment

- More bars and restaurants, particularly at night
- Upmarket coffee shops, bistros, food areas
- Coffee shop at Old Hartley Street School
- Public events, performances or activities

### Parks and community facilities

- Community facilities for families and children such as:
  - o learn to ride bike park, bicycle skills
  - o "pump track"
  - o small public water park/water play area,
  - o shaded seating for parents near children's' play areas
  - o shaded play equipment/adventure playground
  - o BBQ facility close to the CBD cafe's/shops or along the river front area
- More shaded park tables and chairs
  - o To eat lunch
  - o In the Todd Mall



## 6. How does the heat or cold change the way you move around and spend time in the CBD?

### When it is hot:

- stops daytime bike riding
- if I can't find parking under cover, I will generally go home and not bother with town
- I stay away during hottest time of day or stay to air conditioned places
- Prefer shaded car parking in summer
- Changes the way I move around the CBD
- Go to the cinema or shopping centres for the air conditioning
- Leave the bike at home and drive
- Reduced walking
- Avoid the unshaded areas i.e. northern end of the mall, many of the western CBD streets

### Cold

- Wait for the day to warm up before leaving home
- Love the mall during the cooler months

### Other

- The use of deciduous vines and trees plus smart orientation of shade structures can make the CBD much more liveable in both summer and winter
- Encourage more outdoor seating
- Cooling water mists are a great idea in summer
- Vast swathes of concrete paths and carparks produce substantial heat sinks which force people into air-conditioned buildings and opting for driving rather than walking

## 7. What makes Alice Springs CBD unique?

- The distinctive landscape - nestled in the MacDonnell ranges with the Todd River winding through the town
- Indigenous art stores
- The vast diversity of cultures, languages and demographics
- The selling of artwork in the street
- Good mix of uses such as retail, commercial and public space
- Everything is easily accessible
- Small size and flat to walk or cycle around
- A mountain biking destination
- Pedestrian mall
- The small speciality shops
- Cool coffee shops
- Heritage buildings
- The Markets
- Hot summers
- The lighting in the Todd Mall
- Close knit community
- The remoteness from the rest of Australia
- The small country town feel
- The view from Anzac Hill

### To improve on it...

- Tourist facilities and public uses for families
- A place to sit (in a cafe, bar, or restaurant) outside and enjoy spectacular views of the Todd River or the MacDonnell ranges
- More street art
- It is tired and unappealing

**8. What are the most important pedestrian and cycling connections in the CBD? Are there other connections that could be improved?**

Pedestrian

- Alice Plaza - Post Office - Yeperenye - Coles complex - Kmart Improve\*\*
- Todd Mall/Todd Street; Hartley Street
- Create a tourist walk for visitors and self-guided tours
- Better connection from the river to the mall
- The tree shaded winding path along Sturt Terrace flanked by cool lawns is what makes the walk into the CBD so pleasant and appealing

Cycling

- More bike lanes within the CBD\*\*\*
- Ability to cycle within Todd Mall\*
- Discourage cyclists in the mall but encourage them on the streets
- The CBD is already choked with traffic islands, etc. Cycle lanes would make it even worse, and on user numbers could not be justified
- Bike lanes on Wills Terrace, Bath Street & Gregory Terrace
- Gap Road to CBD; Undoolya Road to CBD; North Stuart Highway to CBD; Larapinta Drive to CBD; are all important connections
- All of the perimeter roads (Leichhardt Terrace, Stott Terrace, Wills Terrace) are all important connections
- Todd River cycle path is good, others are poorly organised
- Alice is doing a great job with the extension of cycle tracks in each direction from the CBD

To improve on it...

- Despite the issue of smart water use in the arid zone, dedicated corridors of cooling grass provide real amenity and will keep people in town longer
- Transform the brick wall on Bath Street where people wait for buses, to create a cooler friendlier and more attractive area with a corridor of green leading up to the base of Anzac Hill
- More greenery and shade to create better public amenity
- Need more east-west connections. Connecting river to CBD and CBD to Stuart Highway
- A better crossing at Hartley Street to the Yeperenye centre

**9. The Todd River is a significant natural feature of Alice Springs, and from time to time will flood. How can we improve the use of and connection to natural features like the Todd River, without exposure to the risk of flooding?**

- Design public spaces with improvements that are flood resilient, so that it can be enjoyed most of the time and without major loss during a flood\*\*
- More facilities near the river for picnics and enjoying the natural surrounds, which is kept clean and tidy\*\*
- Mark the banks within the CBD area more clearly as a reserve (aka “Central Park” for the CBD)
- More bike racks, more bins and more lights. The impression needs to be created that it is a secure public space for everyone to enjoy
- Raised boardwalk along the western side of the river, similar to the section on the eastern side near Olive Pink
- The Todd has a natural attractiveness as is
- Make the back of shops attractive
- Build residential facing the river so that the flood can go underneath
- Create permeant body(s) of water\*
- The Alice Springs Town Council carpark on the roundabout corner is in a brilliant position looking out across the river and to the hill beyond the roundabout – build the new library about it, with outdoor balconies, reading areas and a garden cafe on the roof
- Establishing a connection from laneway where Dumpling House is to the river through Congress car park. Establish a street art gallery in the car park there and have that open to pop up food stalls and shaded areas in the river
- An app for walking tours of the Todd River with information about the river, the red gums, cultural insights, settlement history and augmented reality showing footage of the raging torrents that it can be
- Coolabah Swamp should be re-designed to take surplus floodwaters, thereby easing the flood load on the CBD

**10. The heritage precinct, declared under the Heritage Act, is south of Stott Terrace and includes part of the hospital site, the Royal Flying Doctor site and the old Town Gaol. A number of these buildings have been renovated and are reused for new and different purposes. Is there an appropriately balance between protection of the heritage values and contemporary use of the buildings?**

- Yes\*\*\*\*\*
- Unsure\*\*
- No, streetscapes are not being preserved, rear development is over scale, and better respect to heritage buildings from adjacent non-heritage development
- The heritage ‘togetherness’ is fantastic
- No, they are only tourist attractions
- It is difficult to secure the buildings from break-ins
- Let the few remaining heritage building be repurposed but do not allow more destruction
- Any further development of this area would need to be sympathetic to the heritage style of the area
- There is much to be learned from the architecture of these buildings for creating climate responsive design

11. **The Stuart Highway is the main route for trucks and transport between Adelaide and Darwin, and creates a physical barrier that discourages pedestrian movement across it. Expanding the CBD to the western area will likely cause a divide where people will go to one area or the other, and both will perform inefficiently. How can the western area be advanced without competing with the uses in the**

#### CBD

- There is enough buildings/space for redevelopment in the existing CBD\*\*\*
- Redirect heavy traffic to allow CBD expansion
- Western area for large item retail & car-centric shopping vs CBD more urban - park and walk\*
- More housing
- Put the Stuart Highway underground at Parson Whittaker Street (or partially underground). Then make a feature of the structure and what is on top of it

#### Western Precinct

- The area should be used for uses that the CBD cannot cater for
- Affordable Light Industrial Commercial properties to support small business
- Encourage warehouse style commercial use
- It will be a natural progression to expand to the western area. It needs a big hotel similar to Crowne on that side of the CBD
- Use it as a business park similar to what is there
- It lacks amenity and open space for people
- the best way to curtail competition with the CBD is to keep it industrial\*
- Bulky goods buildings will block views of the ranges from the CBD
- Should have a transport hub and make the arrival by train more of destination, and better connected to the CBD
- This is where a multistorey car park should be located

**12. Looking at the photos from 1984 it becomes apparent how much has changed in the last 34 years. How do you see the CBD evolving in the next 34 years?**

CBD

- More bike friendly\*
- Some high rise apartments/more residential\*\*\*\*
- Consolidation of existing layout/structures
- Better use of the Todd River banks and precinct\*\*\*
- Improved landscaping and community facilities
- The charm of this town is in its historic outback feel and high rise destroys this
- More shade/shaded walkways\*\*
- Careful intensification by going to more multistorey, that doesn't crowd out the historic buildings
- A truly unique town that insists on sustainable energy efficient architecture, with cool corridors of shade and greenery providing a transformation in public amenity
- Town houses in or close to the CBD will create much more reason for activity and interest in people being in the CBD
- The addition of a new Indigenous Cultural Centre and/or Indigenous Art Gallery will provide a much needed acknowledgement of cultural heritage and living Aboriginal culture\*
- Heritage values incorporated into building design to maintain the charm of Alice Springs
- All car parking areas covered in solar panels with electric car charging stations
- Bicycles and electric bikes are the preferred mode of transport around the CBD
- Hartley and Bath Streets are one way, providing opportunities for more parking on streets and bike lanes
- An oasis in the desert and central Australia that draws residents and visitors to the town
- Anticipate very slow growth
- Embrace alternative energy sources and suitable designs that cater to the challenges of climate change and water use

### 13. Is there anything else you would like to add?

- There seems to be a 'redevelopment of the CBD' every few years, which takes considerable time, money & energy
- It would be helpful if it were more affordable for retailers in order for them to offer more competitive pricing
- A quintessential tourist draw card to the CBD is needed. Incentives to property owners or developers to consider re-purposing, developing or renovating existing buildings
- A lovely park in the centre of town on the old Melanka site with night lighting would create ambiance and pull people in to the town to socialise. It could have one of those novelty fountains that kids can run through in the hot weather...recycled water of course...
- We should be bold and generous with the scope of this plan. It should embrace the sacred landscape of Central Australia and its peoples and nurture sacred sites with pride and create a unique town like nowhere else
- The incorporation of these plans and others into a master plan
- This Central Area Plan will need to take into consideration the outcomes of the Alice Springs Masterplan project
- Promote medium density housing along the corridor roads into the CBD
- A satellite shopping centre is needed somewhere near to Bunnings/MVR
- This is an opportunity to develop Alice (Mbarntwe) into a vibrant, dynamic and sustainable cultural hub

## WRITTEN SUBMISSIONS

### A Vision for the CBD

A number of submissions considered at the highest level what a vision for the CBD might be, including:

- an international exemplar of a sustainable town in an arid environment;
- a model remote town expert in water sensitive urban design;
- continuous shading along commercial street frontages and increased tree canopies;
- improved opportunities for shaded and active east/west arcades and other public spaces;
- an open streetscape and unimposing buildings;
- establishing the CBD as a tourism hub; and
- an outback town that showcases and is guided by the unique culture, environment and history.

Submissions had a clear emphasis on the need to plan for people, and focus on improving the experiences people have in the CBD. For example, planning principles could seek to enhance the human experience in their access to and use of the CBD, such as a safer ride to work, a more walkable CBD, or a better connection to the train station and the CBD.

Other comments made in written submissions included the need to create an affordable housing model, looking at scale and density of buildings, and maintaining the unique country town feel. There was comment that despite the introduction of guidelines to guide development in Zone CB (Central Business) in 2016, there continued to be development that did not respond to the aspirations of the guidelines. Others looked at the CBD in the regional sense, considering the wider influences and interactions to ensure that the CBD is being planned from a holistic sense, as is considered by the Alice Springs Regional Land Use Plan 2016.

## **Commercial and Retail**

Written submissions noted the vacant retail space in the CBD, and sought to promote the use of space, or for land and building owners to want to see the space occupied and utilised. Actions would see a safer, more active CBD. Further contributing to an attractive public realm is the consideration of the location of loading zones, with the aim to minimise the extent of on-street deliveries and promoting as much as possible locating these spaces away from public activity. People did not support the expansion of the CBD into the western precinct.

Submissions had a clear emphasis on the need to plan for people, and focus on improving the experiences people have in the CBD. For example, planning principles could seek to enhance the human experience in their access to and use of the CBD, such as a safer ride to work, a more walkable CBD, or a better connection to the train station and the CBD.

## **Movement and Transport**

Caravan and tourist parking was noted as an issue in Alice Springs CBD, and although a caravan parking area exists, it is either not well known about or easily found, and that perhaps an additional parking area should be considered as part of promoting more tourism to the CBD. To further contribute to a greater tourism centre, access to and from the Passenger Rail Terminal was a suggestion for improvement. Pedestrian access between the rail station and hotels is too far, and the terminal in its current location does not have a sense of arrival or connectedness to the CBD. The economics of moving the freight yards south of town should be examined.

Walkways and pedestrian links, such as the one between Yeperenye and Todd Mall, could be enhanced and upgraded with shade and plantings. Similar walkways between Todd Mall and the Todd River would enhance the view and sight-lines to the sacred river.

## **Culture and Heritage**

Indigenous culture deserves a much stronger place in the town identity, and proposals such as the Indigenous Cultural Centre could do so while serving as a much needed information hub or focus point for tourists. To date there are over 150 sacred sites recorded and/or registered within the area.

Multi-purpose use has been adopted with great success in several heritage buildings. On the ground, the heritage precinct is not easily identifiable, but with upgraded signage and interpretation material the precinct can be more actively promoted. It should be noted that at the intersection of Hartley Street and Parsons Street are six declared heritage places that create somewhat of a heritage precinct of their own and as such development surrounding the locality should be respectful.

## SOCIAL INFRASTRUCTURE AND ENVIRONMENT

Written submissions considered the need for a 'town square' or the like to foster genuine social inclusion. Some people referred to this as public parks, multi-use spaces, a 'central meeting place'. Submissions suggest there is a need for a location that people can go to 'people watch' with activities, public performances and the amenities to have a meal or a coffee. Some suggested the Todd River is underutilised and could become a greater feature of the town, perhaps with a focus on public green space, but also resilient to flooding.

People wrote about the role of the CBD as a service hub for the many remote communities, and the corresponding need for short term accommodation, recreation, education facilities, and other social infrastructure that supports people moving between centres. There is a need for a lifelong learning centre, but to protect the historical collection and electronic infrastructure, a location should be selected immune from flooding.

### SUMMARY

Stage 1 consultation commenced on 12 October 2017, and ran for four weeks until 9 November 2017, offering people an opportunity to have upfront input to the development of a draft Central Alice Springs Area Plan that will be brought back to the community at Stage 2. The NT Planning Commission spoke to over 350 people at pop-up stalls, information sessions and the workshop, with a further 350 people visiting our webpage, and 33 people making a written submission or filling in the online survey.

The feedback received has been summarised by each feedback mechanism allowing a comparison of the issues raised by each source. It can be observed that there was emphasis to different issues depending on the source, however the range of issues being considered repeated in each source. This provides a comparison to measure the prominence of any one issue, and a level of confidence that the vast majority of issues were identified. It also speaks to the consistency of the consultation across each method and throughout the period.

Key findings that emerged from the consultation included:

- Establishing a vision for the Alice Springs CBD as Australia's Inland Capital, recognising the unique culture, environment and heritage
- Encouraging more residential development within the CBD, including student and short term accommodation
- Anchoring the future commercial and retail centre within the established CBD grid, with very little support for expansion to the western precinct
- Supporting further enhancement of the established bulky goods and light industrial uses within the western precinct
- Support for a health and wellness precinct around the hospital comprising services, facilities and accommodation that supports the medical industry
- The Todd River is an asset of the town that should be enhanced through creation of open space and parks that enable increased use, with development of light, environmentally sensitive and flood resilient development. Development along Leichhardt Terrace should have a frontage to the Todd River, and provide connection through to the CBD
- Shaded pedestrian connections are important to encourage more movement and activity within the CBD
- Cycling within the CBD is convoluted, and more car parking is wanted across the CBD
- The culture, heritage and natural environment contribute to the identify of Alice Springs, and should be reflected within development

Stage 2 will include the preparation of a draft Central Alice Springs Area Plan in response to this community feedback and other assessments in Stage 1.





For more information

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## Say Hello

See the website for a list of dates and locations

The Northern Territory Planning Commission is an independent and advisory statutory authority that prepares strategic land use plans to manage growth in anticipation rather than response.

The Planning Commission proactively sets the strategic framework for better integrated land use, transport and infrastructure planning, delivering more sustainable and cost-effective outcomes for the community, with sensitivity to environmental and heritage values.