

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2019/0004

The Minister for Infrastructure, Planning and Logistics has decided to consider an amendment to the Northern Territory Planning Scheme by placing it on exhibition.

The proposed amendment includes a new Central Alice Springs Area Plan (to replace existing Clause 14.4.7) in Part 8 of the NT Planning Scheme) which:

- Identifies a coordinated approach to support growth in the central area recognising broader significant natural and cultural values in the area; and
- Brings together the results of community consultation, previous planning work, research investigations undertaken in relation to social infrastructure, reticulated services and transport studies and an economic assessment.

As well as being in a contemporary format, the amendment includes a more detailed concept, which is expected to be more informative for the community, developers and guide assessment of future development applications.

Attached are:

- a locality plan;
- the proposed new Central Alice Springs Area Plan; and
- the existing area plans for the Alice Springs Central Area.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 25 January 2019 to Friday 22 February 2019.

Written submissions about the proposed planning scheme amendment are to be received by 11:59pm on Friday 22 February 2019 and addressed to:

NT Planning Commission
PO Box 2130
ALICE SPRINGS NT 0871; or

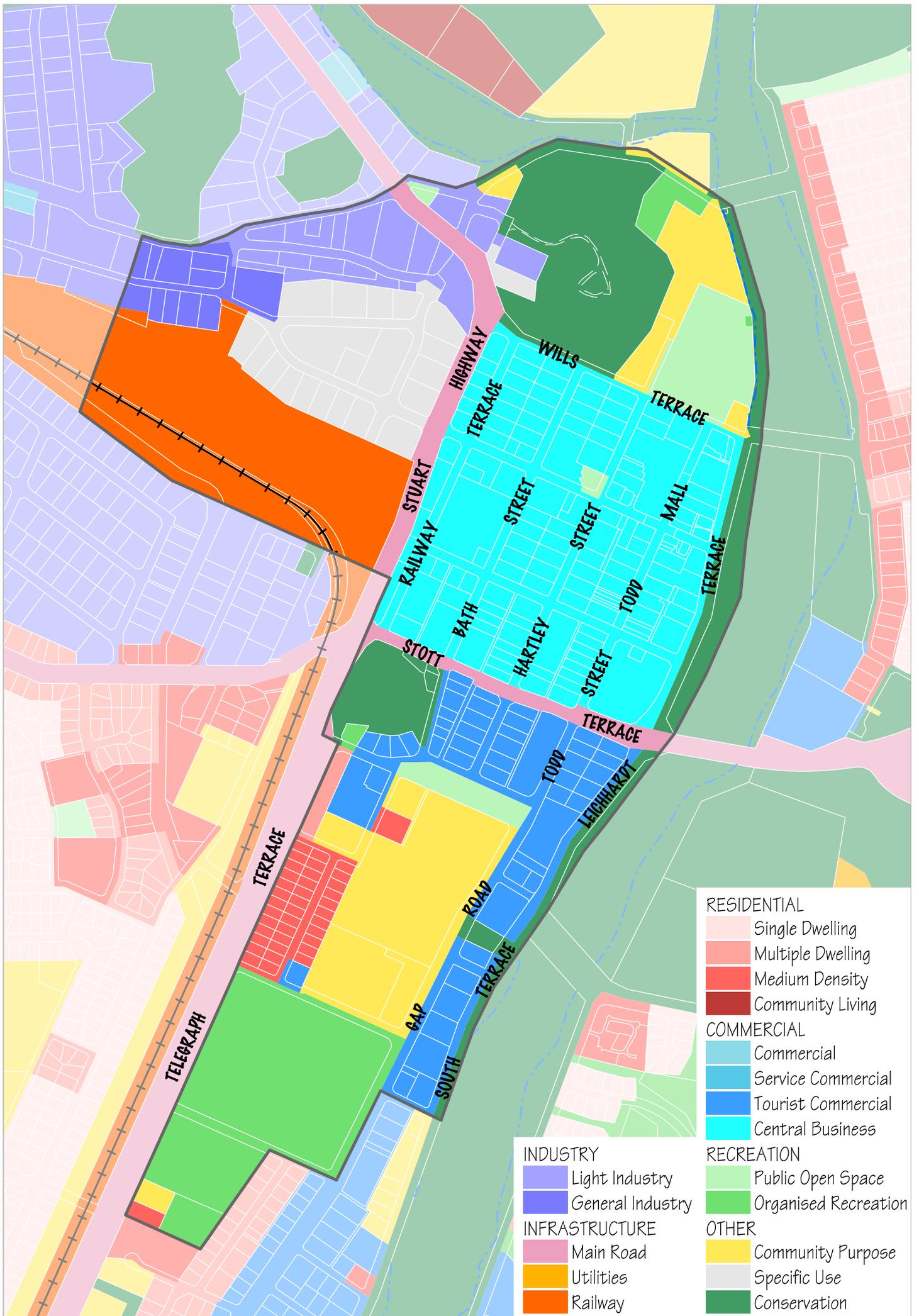
Email: planning.ntg@nt.gov.au ; or

Fax: (08) 89519222; or

Hand delivered to Ground Floor, Green Well Building, 50 Bath Street, Alice Springs

For more information please contact Lands Planning on telephone (08) 89519242.





- RESIDENTIAL**
- Single Dwelling
 - Multiple Dwelling
 - Medium Density
 - Community Living
- COMMERCIAL**
- Commercial
 - Service Commercial
 - Tourist Commercial
 - Central Business
- INDUSTRY**
- Light Industry
 - General Industry
- INFRASTRUCTURE**
- Main Road
 - Utilities
 - Railway
- RECREATION**
- Public Open Space
 - Organised Recreation
- OTHER**
- Community Purpose
 - Specific Use
 - Conservation

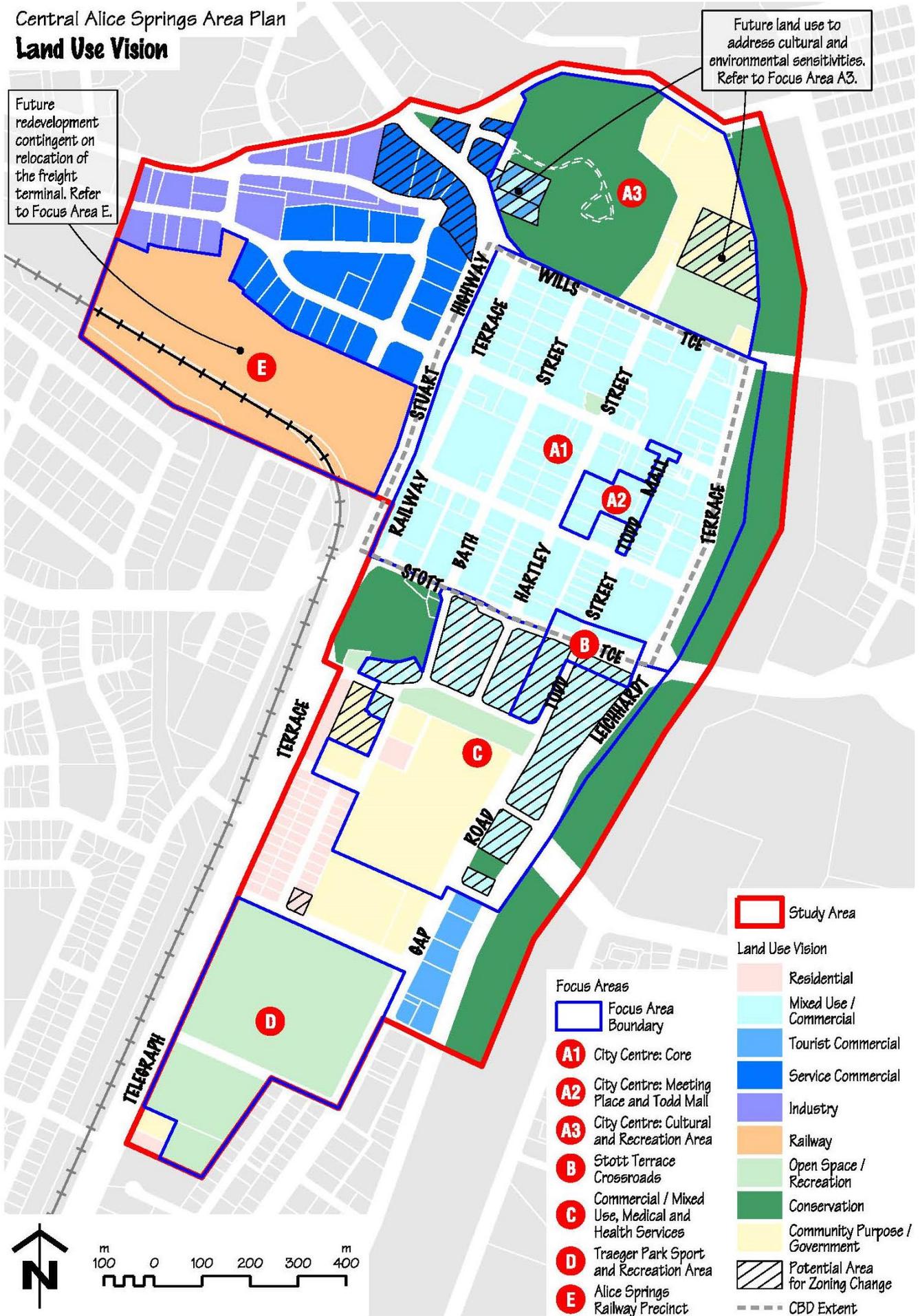
14.4.1	Central Alice Springs Area Plan
	<p>Context</p> <p>The Alice Springs Regional Land Use Plan (2016) provides a land use vision for Alice Springs. The Area Plan identifies opportunity to recognise Alice Springs as Australia’s Inland Capital, through recognition of the unique environment, heritage and culture of the town, and the role of Alice Springs as a key regional economic and administrative centre.</p> <p>Central Alice Springs will need to accommodate a proportion of the anticipated population growth over time, focusing on a sustainable, compact centre with higher density and suitable transitions to lower densities. The future growth of the commercial and retail sectors needs to be anchored to retain the economic primacy of the CBD.</p>
	<p>Purpose</p> <p>The purpose of this Area Plan is to recognise the changing nature of the built environment in order to guide future development of land within central Alice Springs.</p> <p>The Area Plan seeks to cater for the changing needs of the future population, by supporting the efficient delivery of infrastructure and ongoing viability of the commercial centre. The Area Plan provides focused locations for growth in different sectors such as commercial, service commercial and industry, medical and health services, heritage, and sport, to support development and the wider Alice Springs area.</p>
	<p>Vision Statement</p> <p>Alice Springs, Australia’s ‘Red Centre’, is situated in a unique location geographically and economically. The CBD is the primary location for commercial, retail and entertainment activities for local residents, and is also a major regional service hub for Central Australia.</p> <p>A tourism hot spot, there is a rich Aboriginal and European heritage and a lasting connection to the surrounding natural environment, which provide a backdrop and focal point to community and social events.</p> <p>These factors all contribute to Alice Springs’ status as Australia’s Inland Capital – a thriving and energetic business hub in the centre of Australia that acknowledges the significance of its cultural heritage.</p>
	<p>Plan Structure</p> <p>The Land Use Vision identifies the vision for future land use to which this Area Plan applies. Although it does for the main part reflect the existing zoning of the land under the NT Planning Scheme, it identifies those sites that may have a different use into the future. A Vision Statement is included to provide context to the land uses shown. The Land Use Vision is an easy reference tool to identify whether a change in land use is consistent with the Area Plan.</p> <p>Planning principles provide policy to guide development identified on the Land Use Plan, and must be addressed as part of future development of land to which this Area Plan applies. The principles are structured around the themes of:</p> <ul style="list-style-type: none"> • Mixed Use and Residential • Service Commercial and Industrial • Movement and Transport • Physical Infrastructure • Social Infrastructure • Environment • Heritage and Culture <p>These themes are supported by 2 compilation plans, to visually demonstrate the data that has informed the planning principles.</p> <p>The objectives contained within the principles are actions that will achieve the outcome described by the planning principle. The acceptable responses are standards or measures which will contribute to the objective. Alternate responses that demonstrate an equal or higher measure may also be considered.</p> <p>The Area Plan also includes 6 Focus Areas, which are localised areas which may have a specific land use theme or purpose that require more specific planning principles to address the localised issues. Focus Areas can be considered as an inset of the overall Land Use Vision, and any associated planning principles need to be addressed in addition to the general principles included in the first part of the Area Plan. The 6 Focus Areas of this Area Plan are:</p> <ul style="list-style-type: none"> • A1: City Centre - Core • A2: City Centre - Meeting Place and Todd Mall • A3: City Centre - Cultural and Recreation Area • B: Stott Terrace Crossroads • C: Commercial/Mixed Use, Medical and Health Services • D: Traeger Park Sport and Recreation Area • E: Alice Springs Railway Precinct

Central Alice Springs Area Plan

Land Use Vision

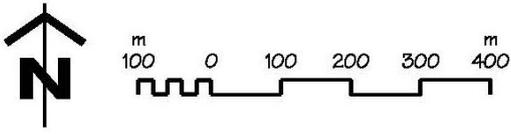
Future redevelopment contingent on relocation of the freight terminal. Refer to Focus Area E.

Future land use to address cultural and environmental sensitivities. Refer to Focus Area A3.

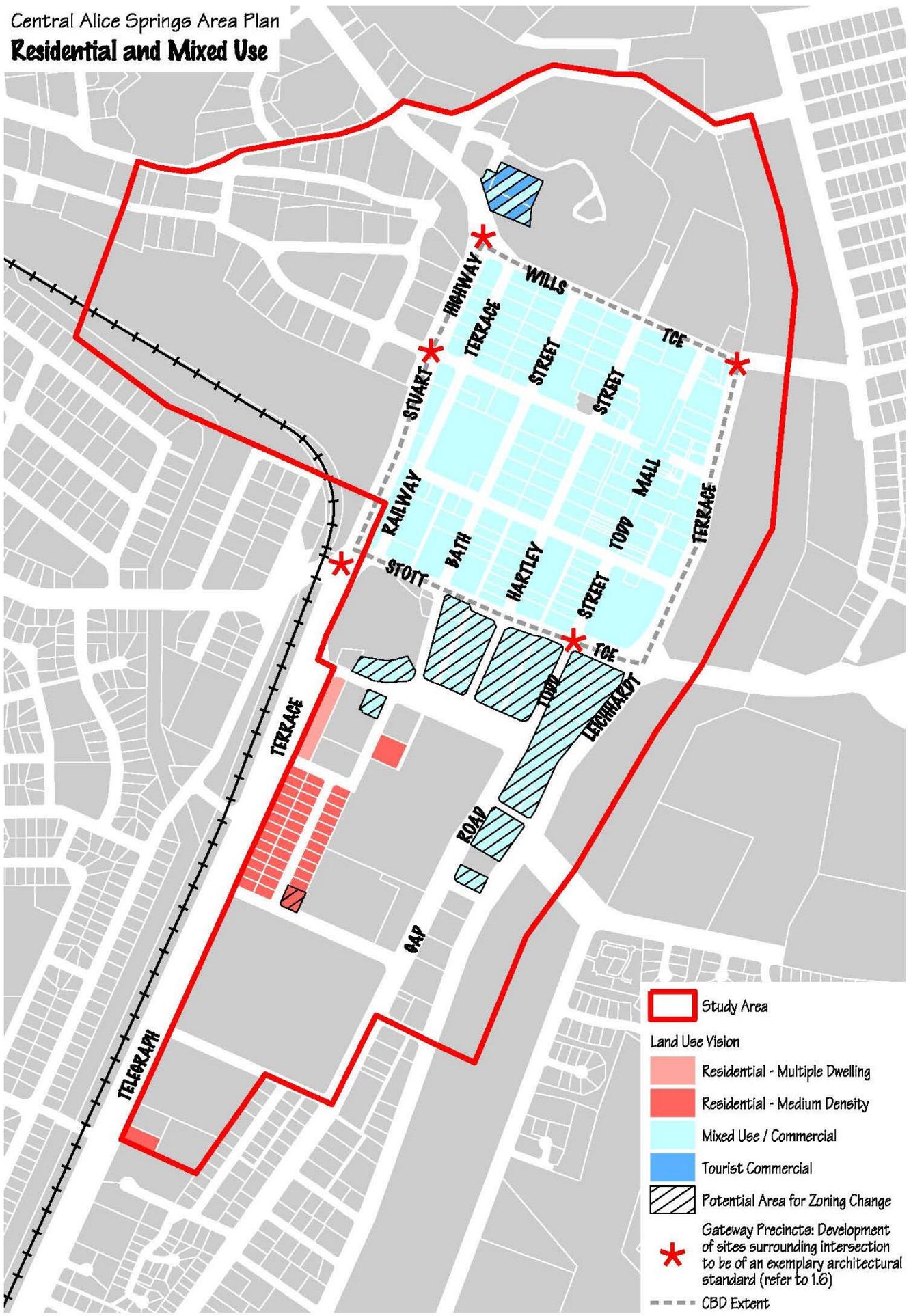


- Study Area
- Land Use Vision**
- Residential
- Mixed Use / Commercial
- Tourist Commercial
- Service Commercial
- Industry
- Railway
- Open Space / Recreation
- Conservation
- Community Purpose / Government
- Potential Area for Zoning Change
- CBD Extent

- Focus Areas**
- Focus Area Boundary
- A1 City Centre: Core
- A2 City Centre: Meeting Place and Todd Mall
- A3 City Centre: Cultural and Recreation Area
- B Stott Terrace Crossroads
- C Commercial / Mixed Use, Medical and Health Services
- D Traeger Park Sport and Recreation Area
- E Alice Springs Railway Precinct



Central Alice Springs Area Plan
Residential and Mixed Use



- Study Area
- Land Use Vision
- Residential - Multiple Dwelling
- Residential - Medium Density
- Mixed Use / Commercial
- Tourist Commercial
- Potential Area for Zoning Change
- * Gateway Precincts: Development of sites surrounding intersection to be of an exemplary architectural standard (refer to 1.6)
- CBD Extent

The Alice Springs Regional Land Use Plan 2016 plans for population thresholds of 32 000 and 40 000 people, equating to the need for an additional 1 700 dwellings, increasing to 5 100 dwellings. Over time, the central area is expected to provide 500 of these as multiple dwellings.

The potential population to be accommodated in the central area will be in the order of 350 people in the short term and 1 200 in the far term. Further detailed analysis has confirmed these requirements and also identified that the central area should accommodate as many of the anticipated 1 500 hotel, motel and serviced apartment rooms required for the far term

A mixed use locality provides opportunity for people to live, work, play and shop locally by co-locating new commercial, retail and higher density residential in a single locality. A 'mixed use' building is one that comprises both commercial and residential components, with commercial activities generally on the ground and lower levels, and residential uses on upper levels.

Multiple dwellings can be provided in a number of different forms, such as ground level duplexes, attached two storey townhouses, or multi-storey apartment buildings. A transition in density and height moving towards the CBD will complement and be respectful of the many heritage buildings and landmarks in the locality. New residential developments are responsible for mitigating against reasonably anticipated impacts from existing entertainment venues or potential new developments.

This Area Plan seeks to increase the permanent and temporary residential population of the CBD, primarily through mixed use buildings. This is partly to accommodate population growth and partly to stimulate economic activity within the locality out of normal business hours. Encouraging a range of housing and accommodation choice will attract a cross-section of residents, who are drawn to the proximity and access to the services and lifestyle that living in a CBD can bring.

1. Mixed use development makes a positive contribution to the achievement of active, safe, liveable and diverse localities

Objective	Acceptable Land Use and Development Response
<p>1.1 Encourage development that provides for a mix of uses, using building design that can be adapted to changing demand</p>	<ul style="list-style-type: none"> i. Buildings and sites include a mix of land uses such as: <ul style="list-style-type: none"> (a) Residential development; (b) Commercial and retail; and (c) Community facilities. ii. Single use developments are to be avoided iii. Proposed development demonstrates how ground floor tenancies have been designed to enable future conversion to commercial land use, i.e. sufficient ceiling heights iv. Floors constructed for car parking within mixed use buildings are to have level surfaces (excluding ramps) and ceiling heights that enable future conversion to commercial or residential use
<p>1.2 Encourage development that contributes to the amenity of the public realm and reflects the character of the area</p>	<ul style="list-style-type: none"> i. Development fronting existing and future public spaces and/or active transport routes: <ul style="list-style-type: none"> (a) Responds to the role and function of the individual space; and (b) provides opportunity for passive surveillance by locating habitable rooms, and/or private open spaces of dwellings, overlooking the public space ii. Building design responds to adjacent buildings and environments iii. Site coverage and building heights respect the individual character of the locality and respond to the features of the site v. Visual connections are maintained and/or created between development and from public places, to Anzac Hill, Billy Goat Hill, and the Todd River vi. Car parking areas are sited and designed to minimise visual impact to the street and other public areas vii. Communal facilities and meeting spaces near the building entry, such as bicycle parking and seating, are integrated into building design viii. Landscaping prioritises legibility and connectivity within the locality and to surrounding areas
<p>1.3 Minimise conflict between proximate uses</p>	<ul style="list-style-type: none"> i. All new developments are sited, designed and operated in a way that minimises the impact of noise, odours, overlooking and other nuisance to and from adjacent uses. ii. New residential developments are responsible for mitigating against reasonable impacts from existing noise sources, such as entertainment venues

1.4	Promote development that responds to ecological sustainability principles, especially those relevant to the arid climate	<ul style="list-style-type: none"> i. Buildings and the urban environment demonstrate innovative responses to support heat mitigation, greening and cooling mechanisms, waste reduction, and water and energy efficiency ii. Development provides for pedestrian connectivity to adjacent development
1.5	Promote the Todd River as a focal point of commercial and social activity within the CBD	<ul style="list-style-type: none"> i. Development along Leichardt Terrace, particularly between Gregory Terrace and Parsons Street, and key active transport routes, promotes interaction with the Todd River, through attractive and safe alfresco dining, active frontages, and balconies orientated towards the Todd River
1.6	Design buildings to address prominent corners and 'Gateway Locations'	<ul style="list-style-type: none"> i. Development at the intersections identified as a Gateway Location on the Residential and Mixed Use Map provides: <ul style="list-style-type: none"> (a) vertical elements, such as additional storeys, raised parapets, spires, roof sections, and similar structures, as part of the building design; (b) public art and signage within the design of buildings and related public spaces; and (c) effective and visually appealing all-weather protection.
2. Provide appropriate housing options to support a diverse demographic		
2.1	Maintain the amenity and character of existing residential areas	<ul style="list-style-type: none"> i. Development of Small Lot/Multiple Dwelling and Medium Density Residential areas is to accord with the Residential and Mixed Use Map ii. Consolidation of residential lots provides for appropriate lot size and configuration
2.2	Encourage residential buildings that provide for a spectrum of demographic groups	<ul style="list-style-type: none"> i. A variety of dwelling types are provided which encourage a diverse population and cater for a broad demographic range ii. Development incorporates landscaping and design features that promote attractive and safe streetscapes and maintain privacy for residents
2.3	Encourage dwelling design that responds appropriately to the local climate	<ul style="list-style-type: none"> i. Built form and dwelling design act to incorporate natural light, capture prevailing breezes, and maximise passive heating and cooling
2.4	Support housing choices in appropriate locations	<ul style="list-style-type: none"> i. Urban residential lots are not located on land affected by flooding.

Service Commercial and Industry

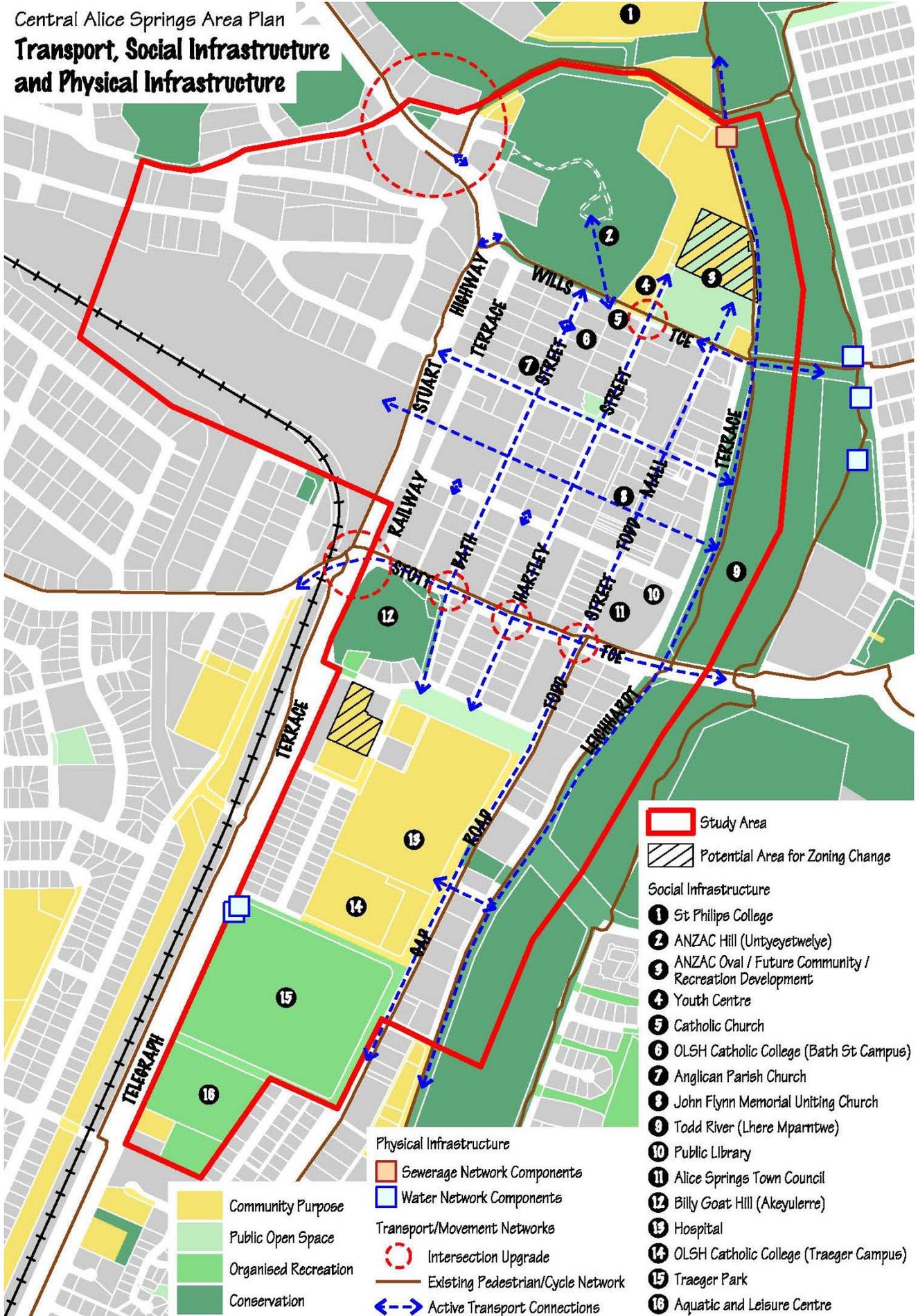
This Area Plan seeks to protect the role of the existing service commercial and industrial area as a local employment hub in central Alice Springs, and encourages the continued transition to the provision of locally accessible service industries.

Whittaker Street, to the west of the CBD, has for some time been set aside for the expansion for the CBD in the long term. In the meantime, it has developed in its own right as a service commercial area, catering for showrooms, car sales, and other large scale retail operators. The sustainability of this niche locality relies on exposure to the Stuart Highway as the main thoroughfare, and easy vehicle access, movement and parking. Increased building heights in the CBD now allow for any anticipated commercial and retail growth to occur in the CBD, and these types of uses are strongly discouraged from establishing within the service commercial and industry area. Promoting this area for large scale retail, bulky goods, and service commercial will support the CBD in retaining its commercial and retail primacy, key to the long term economic success of Alice Springs.

3. Enhance the role of the service commercial and industry area as a local employment hub to complement the commercially focused CBD

Objective	Acceptable Land Use and Development Response
3.1 Maintain the service commercial and industrial land use mix	<ul style="list-style-type: none">i. Development of service commercial and industrial areas is to accord with the existing zonesii. Discourage commercial and retail activities that should otherwise be located in the CBD, such as offices and shops that are proposed as the primary use of the site
3.2 Promote a combination of building design to create a high quality service commercial environment	<ul style="list-style-type: none">i. Arid climate design principles, including awnings and sun protection devices, are incorporated into developmentii. Landscaping prioritises legibility and connectivity within the site and to surrounding areasiii. Buildings provide:<ul style="list-style-type: none">(a) A variety of built form and presentation providing enhanced amenity and security;(b) Enhanced accessibility and permeability within and to and from the site;(c) Passive surveillance of streets to create active pedestrian spaces; and(d) Appropriate responses to surrounding built form.

Central Alice Springs Area Plan
**Transport, Social Infrastructure
 and Physical Infrastructure**



- Study Area
- Potential Area for Zoning Change
- Social Infrastructure**
- 1** St Philips College
- 2** ANZAC Hill (Untyeyetwelye)
- 3** ANZAC Oval / Future Community / Recreation Development
- 4** Youth Centre
- 5** Catholic Church
- 6** OLSH Catholic College (Bath St Campus)
- 7** Anglican Parish Church
- 8** John Flynn Memorial Uniting Church
- 9** Todd River (Lhere Mparntwe)
- 10** Public Library
- 11** Alice Springs Town Council
- 12** Billy Goat Hill (Akeyulerre)
- 13** Hospital
- 14** OLSH Catholic College (Traeger Campus)
- 15** Traeger Park
- 16** Aquatic and Leisure Centre
- Physical Infrastructure**
- Sewerage Network Components
- Water Network Components
- Transport/Movement Networks**
- Intersection Upgrade
- Existing Pedestrian/Cycle Network
- ↔ Active Transport Connections

- Community Purpose
- Public Open Space
- Organised Recreation
- Conservation

Movement and Transport

There are many modes of transport used to travel to and within the central area. People visit the central area for work, shopping, leisure and recreation, entertainment and to visit tourist attractions. They may also be using the transport network to traverse through the central area, to get from one side of town to the other.

The Stuart Highway, the major national highway that connects Adelaide and Darwin, acts as a central spine to the town. The highway provides critical linkages for sub-arterial and local roads to connect from one side of town to the other. From time to time, flooding of the Todd River can impact the accessibility of the transport network for all users, and disrupt the usual flow of traffic through detours.

The local road network needs to cater for a range of vehicles from private cars, campervans and caravans to larger vehicles such as delivery trucks and public and private buses. Additionally, the road network also needs to be safe for pedestrians and cyclists, particularly given the high participation rate in cycling in Alice Springs. The climate influences how people move about – where they park their cars, how far they are willing to walk, and which route they take in order to receive the most protection from the sun. Arcades and other connections that promote pedestrian thoroughfare through a building or parcel of land also contribute to pedestrian activity.

The Alice Springs Railway Precinct Focus Area includes a specific planning principle and objectives for any redevelopment of that site.

This Area Plan seeks to provide for an interconnected, multimodal transport network that prioritises the safety of pedestrians and cyclists throughout the central area.

4. Provide a coordinated, efficient, safe and interconnected transport network that balances the needs of all users and does not impinge upon the amenity of the street environment

Objective	Acceptable Land Use and Development Response
4.1 Encourage the integration of different modes of transport	<ul style="list-style-type: none"> i. Prioritise walking and cycling as the preferred modes of transport within the CBD by providing low speed traffic corridors that allow for the movement of pedestrians, cyclists, private vehicles, and public transport in appropriate locations ii. New development considers access to public transport through site access and permeability iii. Landscaping, art and signage are used to improve streetscape amenity and strengthen the identity of the surrounding area iv. Active transport connections between the CBD and the existing passenger rail terminal are strengthened and clearly identified through wayfinding measures
4.2 Promote pedestrian permeability throughout the study area, particularly in the Central Business District	<ul style="list-style-type: none"> i. Buildings and public spaces contribute to a comfortable pedestrian environment, providing opportunities for weather protection, including shelter from sun and rain ii. Streets, public places and adjacent development provide a safe, secure, stimulating and pleasant walking and cycling environment iii. Expand and link the number of public spaces wherever possible through both public and private initiatives, including the provision of wayfinding measures
4.3 Encourage priority of access and movement to pedestrians and cyclists	<ul style="list-style-type: none"> iv. New development is connected in a way that encourages the use of active transport v. Arcades and other pedestrian connections are provided to encourage site permeability vi. Development minimises impacts to key pedestrian and cyclist movements when locating driveways and loading bays vii. Cycle and pedestrian paths are accompanied by landscaping and built elements that facilitate wayfinding, shade, rest and hydration
4.4 Facilitate a legible local road network	<ul style="list-style-type: none"> i. Access ways, parking facilities and loading bays of new development do not visually dominate the public realm or create obstructions to the pedestrian environment and minimise potential pedestrian/vehicle conflicts ii. Clear signage and wayfinding to public car parks is provided for pedestrians vehicles
4.5 Protect the role of the Stuart Highway as a link in the national highway network	<ul style="list-style-type: none"> i. Access and activity in accordance with the requirements of the Government agency responsible for administering Main Roads

4.7	Facilitate necessary upgrades along transport corridors to allow the safe and efficient movement of vehicles and people	<ul style="list-style-type: none"> i. Ongoing upgrades as required over time within the context of those outlined on the relevant plan ii. Future development does not exacerbate safety issues at identified intersections iii. Redevelopment of Anzac Oval / Anzac High School addresses the safety issues of the Wills Terrace / Hartley Street intersection.
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Physical Infrastructure

Central Alice Springs is fully serviced by the NBN, reticulated power, water and sewer, as well as underground drainage. Whilst there is existing capacity in these networks for some future development, infrastructure improvements will need to be reviewed on a case by case basis depending on the scale and nature of development proposed. Developers may need to upgrade and/or extend reticulated systems as required.

This Area Plan seeks to ensure the sequential and cost-effective provision of infrastructure and a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.

5. Provide reticulated services to the Central Alice Springs area	
Objective	Acceptable Land Use and Development Response
5.1 Provide utilities and trunk services sequentially and cost effectively to service proposed development	<ul style="list-style-type: none"> i. Trunk infrastructure for reticulated services is incorporated into engineering design for development. ii. Infrastructure is provided and funded in accordance with an approved infrastructure plan for Central Alice Springs; or iii. The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority, and how the required infrastructure will be paid for iv. Development and/or subdivision may be deferred or refused if utilities and trunk services are not provided as required by this Area Plan, the NT Planning Scheme, or another service authority.
5.2 Ensure that presentation of infrastructure does not detract from public amenity	<ul style="list-style-type: none"> i. Infrastructure is located and designed to avoid negative impacts on the surrounding character and amenity
5.3 Encourage innovation and sustainability	<ul style="list-style-type: none"> i. Development, and delivery of infrastructure, does not unreasonably constrain implementation of future options including digital infrastructure, solar energy, natural gas, water capture and reuse, and waste recycling

Social Infrastructure

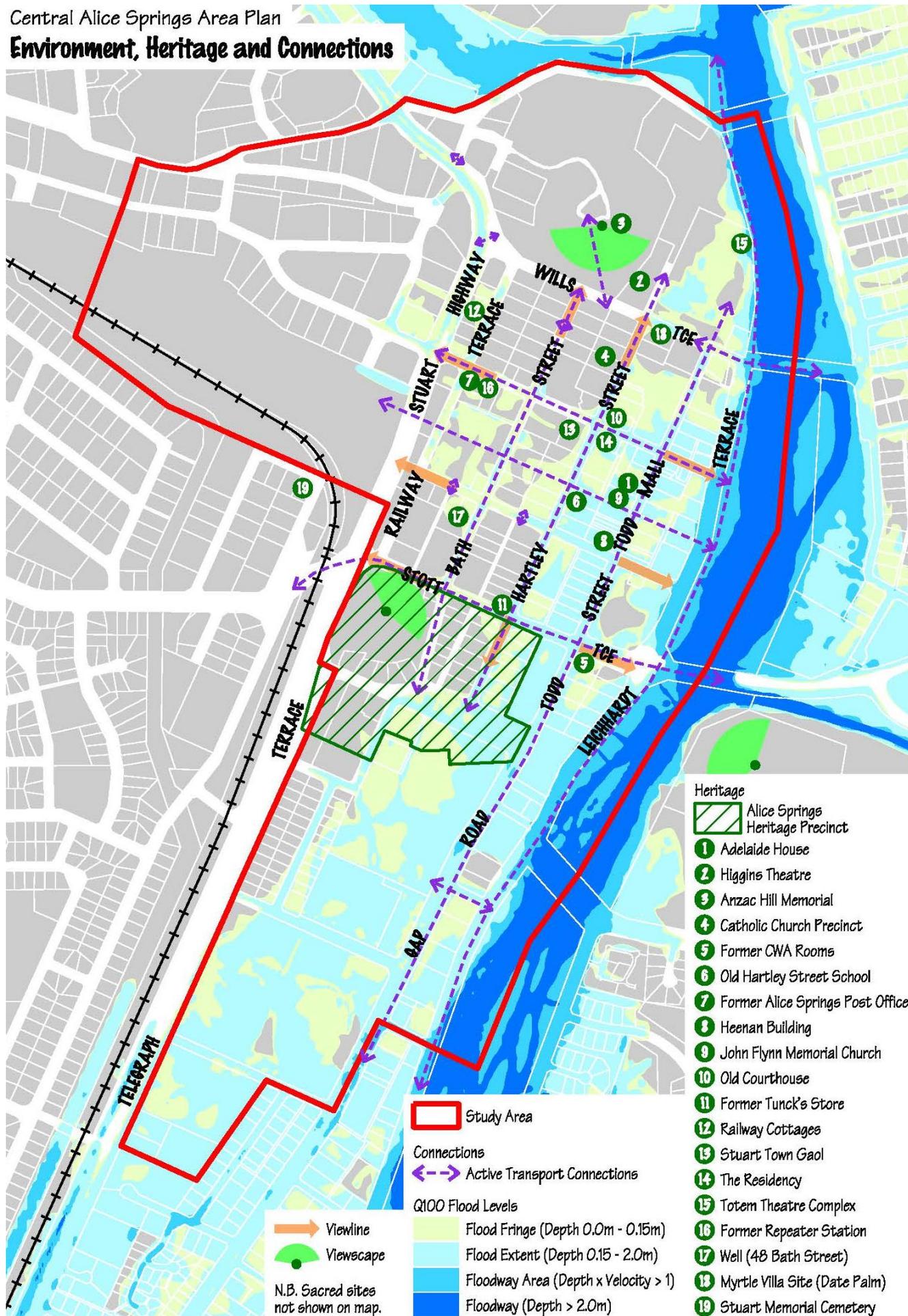
The social infrastructure within the central Alice Springs area serves the immediate local community as well as the broader regional population. The CBD provides for a number of facilities and spaces that seek to maintain and improve the standard of living and quality of life in the community, such as through education, health care, religious, cultural and community facilities, and open space. There is opportunity to increase the use of the Todd River bank for informal social and physical activity to complement what is available throughout the rest of the CBD. Additional child care facilities are encourage within mixed use developments, and also as standalone developments where appropriate.

Concepts for the Anzac Hill locality, City Centre Meeting Place and Todd Mall, Alice Springs Hospital, and Traeger Park and the Alice Springs Aquatic and Leisure Centre include specific planning principles relating to social infrastructure.

6. Provide for social infrastructure that meets the needs and aspirations of the community

Objective	Acceptable Land Use and Development Response
6.1 Provide for community facilities	<ul style="list-style-type: none"> i. Multipurpose community facilities encourage use by a variety of user groups ii. New recreation facilities developed on under-utilised land within existing organised recreation areas iii. Where there is an identified need, incorporate child care facilities into mixed-use development
6.2 Retain, maintain, enhance and connect a network of public open spaces for informal and/or active recreation and public events	<ul style="list-style-type: none"> i. Green spaces are connected to each other and the built environment by the active transport network ii. Development along Leichardt Terrace and key pedestrian routes promotes interaction with the Todd River, such as through an activated street frontage iii. Existing public open space is improved by providing and upgrading play equipment, park furniture, lighting, shade structures and arid climate landscaping
6.3 Enhance the role of the Todd River in providing informal recreation opportunities.	<ul style="list-style-type: none"> iv. No net loss of public open space for development other than to: <ul style="list-style-type: none"> (a) provide low scale community facilities and public amenities associated with the public open space function of the land; (b) further enhance the function of these spaces, including through potential use for ancillary restaurants and alfresco dining areas that complement the open space character of the area; or (c) maintain and install essential infrastructure and services.
6.4 Retain current parkland and riverfront spaces for cultural, social and environmental purposes	

Central Alice Springs Area Plan
Environment, Heritage and Connections



The natural environment of central Alice Springs includes scenic views and vistas valued by residents and visitors for the amenity they provide, and contains habitat for native and protected vegetation. The dry, hot climate causes people to seek shade and cool places. Areas of open space should provide for shade and protection from the hot sun, but also a space for informal recreation and opportunity for people to connect with the natural environment.

The proximity of the Todd River (Lhere Mparntwe) is both an opportunity and a constraint to the future of central Alice Springs. The 1% AEP floodway, flood extent and flood fringe of the Todd River have been mapped, and the relevant provisions of the NT Planning Scheme in relation to the development and use of flood affected land are to be adhered to. The Alice Springs Flood Mitigation Advisory Committee has produced a report on flooding mitigation in the region, identifying that the mitigation of flood events on Alice Springs will rely on preliminary investigations, structural mitigation, flood resilience, land use planning and support measures. Flood mitigation investigations and works are ongoing, and implementation of identified strategies, such as structural mitigation works, will reduce the impact of flooding downstream, particularly on the CBD.

When not in flow, however, the Todd River is a unique natural feature that provides an extension to the town's green spaces and social activities, and is the backdrop to community events. It is an iconic landmark of Alice Springs, and is a natural boundary to the eastern extent of the CBD. This offers opportunity for CBD visitors, workers and residents to engage with and enjoy the natural amenity.

This Area Plan seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community.

7. Provide for the integration of development with the natural environment

Objective	Acceptable Land Use and Development Response
7.1 Promote the use of natural features in enhancing public amenity	<ul style="list-style-type: none"> i. Landscaped street verges and public spaces provide shading for pedestrian and cycle networks, preferably through the use of arid climate species ii. Wayfinding measures direct people to areas of natural value
7.2 Protect areas of natural amenity	<ul style="list-style-type: none"> i. Recognise and respect areas of natural amenity, such as Anzac Hill, Billy Goat Hill and the Todd River
7.3 Reduce the risk to people, damage to property and costs to the general community caused by flooding	<ul style="list-style-type: none"> i. Development responds to the identified mitigation approach in the Alice Springs Flood Mitigation Advisory Committee Report (2017) including structural design elements and early warning systems ii. Development does not impede flood flow and/or lead to an increase in the 1% AEP floodway or flood fringe
7.4 Promote development that responds to potential residual contamination issues	<ul style="list-style-type: none"> i. Development is designed and engineered to respond appropriately to contamination issues potentially present on sites ii. Development demonstrates a response to site contamination in accordance with any Statement of Environmental Audit prepared for the site and to the satisfaction of the relevant authorities

Culture and Heritage

Alice Springs has a rich history of Aboriginal and European heritage. Places of cultural and historical significance contribute to a sense of belonging, and connect people with others, with history and with landscapes. Aboriginal sacred sites and European sites of historical significance exist within central Alice Springs, and are valued by residents and visitors alike. The Todd River (Lhere Mparntwe) is one of these sacred sites.

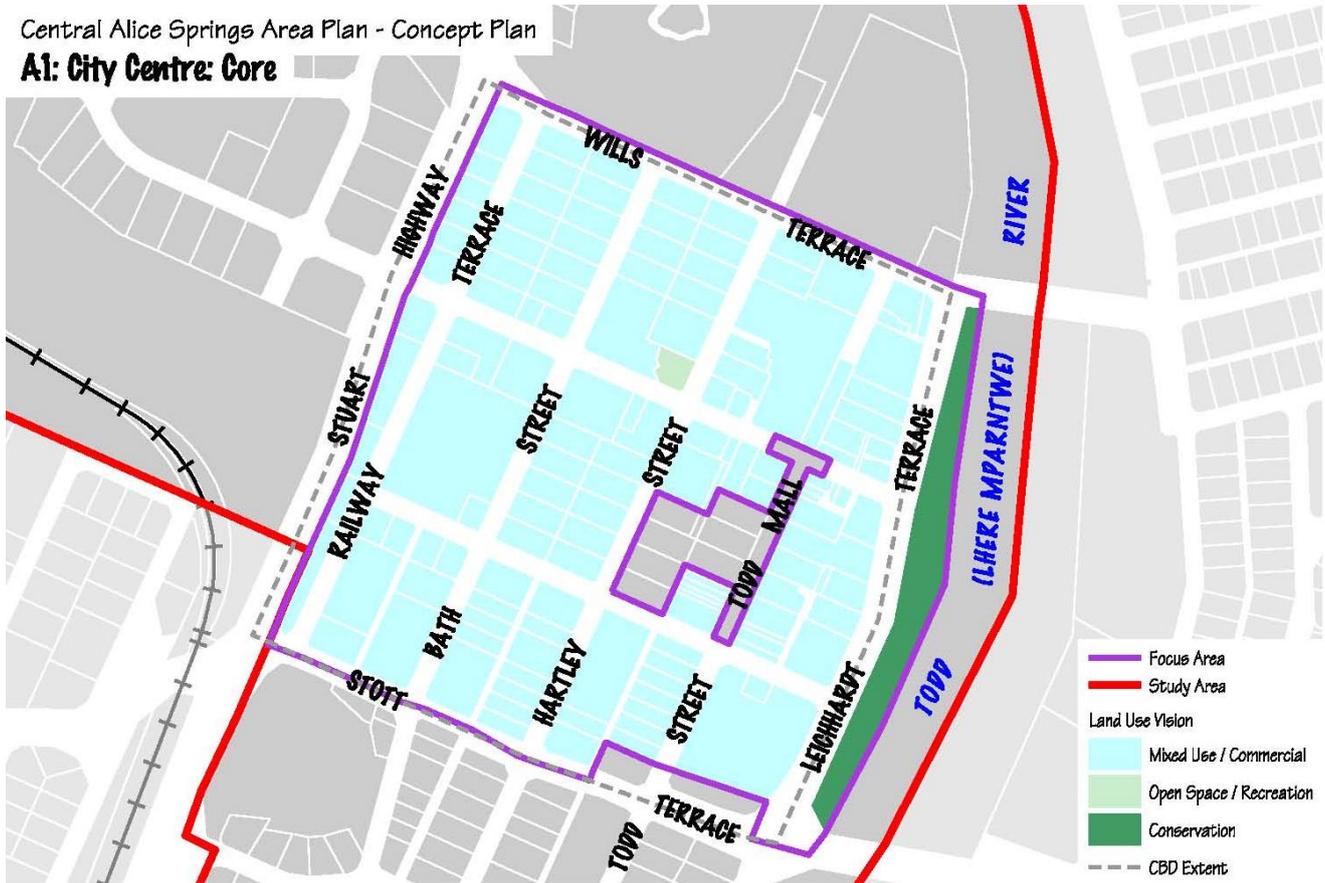
This Area Plan seeks to allow for the appropriate conservation and adaptive reuse of spaces and buildings, as well as integration of Aboriginal culture into place making. This will ensure that future generations have an understanding of the history of the town and region.

The Aboriginal Areas Protection Authority provides advice in relation to Aboriginal sacred sites and an Authority Certificate should be obtained prior to development. Any work carried out to a heritage place or heritage object should first seek approval under the *Heritage Act*.

8. Minimise detrimental impacts of development on sites that are of cultural significance and historic value

Objective	Acceptable Land Use and Development Response
8.1 Design development to respond to heritage listed features and items or places of cultural and social interest	<ul style="list-style-type: none"> i. Building design responds to significant features of adjacent heritage sites, buildings, or objects. This may include a response to the scale, colours, textures and materials of heritage feature to emphasise heritage significance and distinguish the difference in time and style ii. Setbacks of buildings adjoining heritage listed features are sensitive to heritage elements, and maintain view corridors iii. Development on, or adjacent to, a site or item of cultural and social interest indicated on the Environment, Heritage and Connections Map supports ongoing public access and is designed in a manner that shows consideration of that site or item iv. Recognise and respect recorded sacred sites and other areas of cultural significance, such as Anzac Hill and Billy Goat Hill
8.2 Recognise and celebrate the multicultural heritage and values of Alice Springs	<ul style="list-style-type: none"> i. Recognise and connect places of historical and cultural value within the study area, including significant sites, buildings, structures, trees and landscape elements through wayfinding measures such as interpretative information along active transport routes and at significant locations ii. Where Aboriginal heritage sites are known and permission is granted, interpretative signage is provided to explain the meaning and acknowledge the significance of the site iii. Public spaces include areas for performing arts and the display of public art
8.3 Adaptive reuse of a heritage place is sympathetic to the values of the site	<ul style="list-style-type: none"> i. Adaptive reuse of heritage sites, as identified on the Environment, Heritage and Connections Map, are of a scale compatible with the significance of the site ii. The adaptive reuse of heritage places must not result in the demolition of large portions of significant fabric or be inappropriate and (if possible) change should be reversible. The procedures and principles contained in the 'Burra Charter' are to be followed iii. Attention is paid to preserving key features of the place, such as the roof line and external finishes of a building. Usually, the internal layout of a building may be adapted to suit the proposed use. iv. If a new building or structure is to be built within the boundaries of a heritage place, attention is paid to scale, location appearance, and the retention of important views to or from the place. Any new structure should not have an undue visual impact v. Adaptive reuse of buildings within the Alice Springs Heritage Precinct, as shown on the Environment, Heritage and Connections Map, is to have regard to the Alice Springs Heritage Precinct Conservation Management Plan 1994

A1: City Centre: Core



Focus Area A1: City Centre - Core

Alice Springs is a key regional economic and administrative centre, and the CBD is the heart of commercial, retail, and social activity. The CBD provides informal meeting spaces and environments that create areas of public amenity.

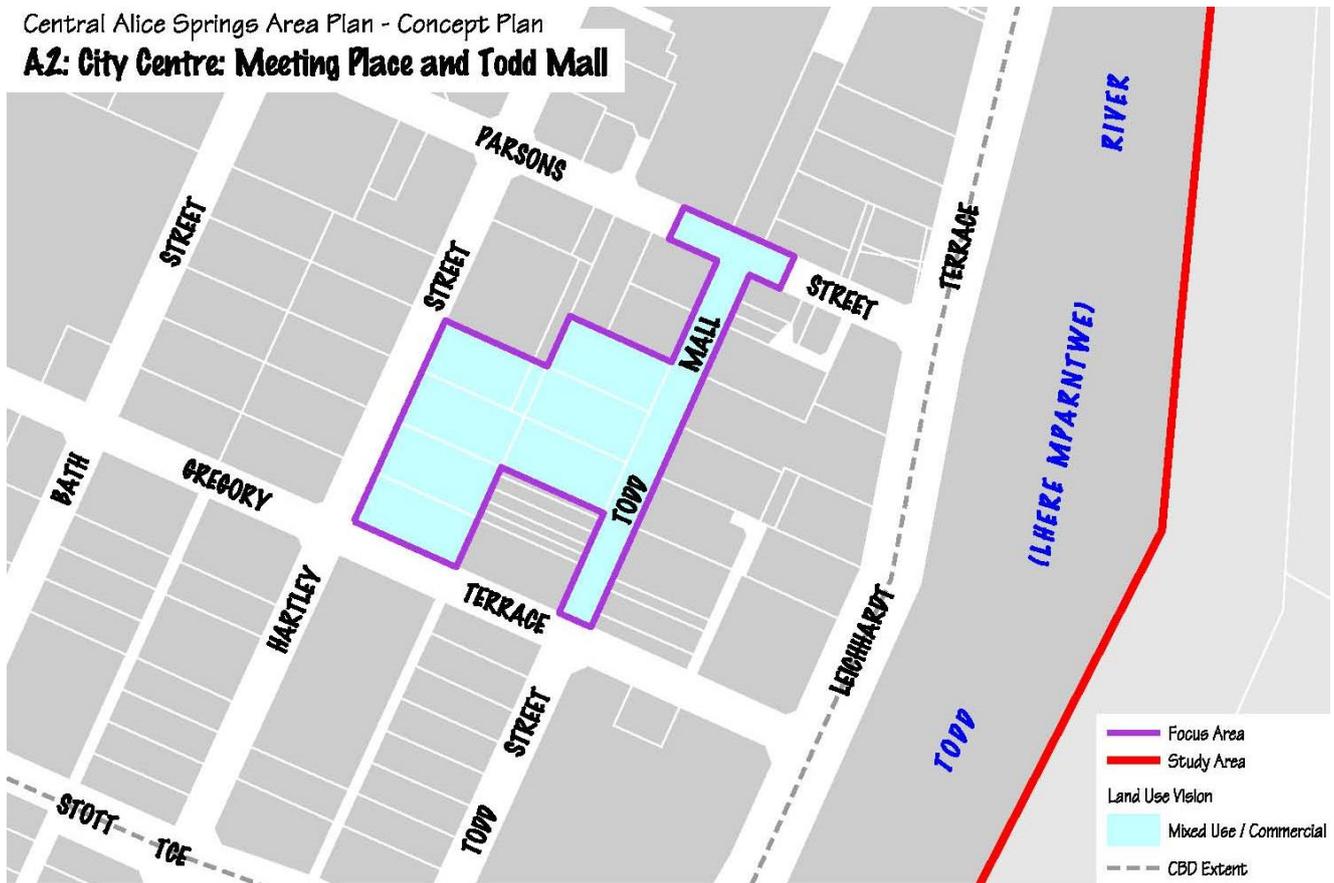
The Todd Mall and various shopping centres provide shops and services for a local and regional population, as well as high numbers of tourists. Over the years the focus of activity has been shifting from the open environment of the Todd Mall and street-facing tenancies that encourage the activation of street frontages, to internally focused shopping centres that are one-stop destinations which do not provide clear movement linkages with the surrounding environment.

Fundamental to the long term economic success of Alice Springs is the continued primacy of the CBD for commercial, retail, and social activity.

9. Maintain an active, safe and connected Central Business District

Objective	Acceptable Land Use and Development Response
9.1 Maintain and enhance the concentration of established retail and commercial uses	i. Incorporate a diversity of activities in street front development ii. Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate the CBD by day and night iii. Preferred commercial uses within the CBD include hotels, offices, restaurants and shops
9.2 Support the development of Alice Springs as a commercial and tourist gateway to Central Australia and beyond with an active and diverse city centre	iv. Tourism opportunities respond to and have regard for public and private amenity and the environment v. Development responds to best practice ecologically sustainable development for the arid Australian environment vi. Building design responds to the 'Design Guidance for Development in Zone CB (Central Business) in Alice Springs' Guideline referenced in the NT Planning Scheme

A2: City Centre: Meeting Place and Todd Mall



Focus Area A2: City Centre – Meeting Place and Todd Mall

The 'Alice Springs Meeting Place' is a concept to redevelop the heart of the CBD of Alice Springs. The Focus Area applies to the land identified in the Concept Plan, and includes the Todd Mall, the John Flynn Memorial Church, Adelaide House, Hartley Street School House, and the existing Alice Springs Town Council Car Park.

This locality is to be a focal point for cultural sharing, incorporating commercial, social and community outcomes within and for the township of Alice Springs. Any redevelopment of the area is to provide for a range of formal and informal social and cultural events and spaces that encourage activation of the locality throughout the day and evening, as well as responding to the Alice Springs climate. The site is also to include an appropriate number of car parking spaces in a design that maximises the activation of prime ground level space.

This Area Plan seeks to provide a locality that thrives socially and economically, connecting the community with each other and with the built form of the wider CBD.

10. Provide for the development of an activated central social and cultural space in the CBD

Objective	Acceptable Land Use and Development Response
10.1 Encourage development that contributes to the public realm and reflects the character of the area	i. Building design responds to the 'Design Guidance for Development in Zone CB (Central Business) in Alice Springs' Guideline referenced in the NT Planning Scheme, and provides a sense of arrival to the Focus Area ii. Development in the Focus Area provides retailing and services which contribute to its function iii. Site coverage and building heights respect the individual character of the locality and respond to the features of the site, particularly the John Flynn Memorial Church, Hartley Street School House, and Adelaide House iv. Visual and active transport connections are maintained and/or created between development and from public places, such as the Todd Mall, Yeperenye Shopping Centre and Alice Springs Town Council

10.2 Support the development of community facilities, commercial services and public open space that forms a community hub	<ul style="list-style-type: none">i. Incorporate a diversity of activities in ground level developmentii. Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate the locality by day and nightiii. Tourism opportunities respond to and have regard for public and private amenity and the environment
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A3: City Centre: Cultural and Recreation Area



Focus Area A3: City Centre – Cultural and Recreation Area

This Focus Area is formed by Anzac Hill, Anzac Oval, the former Anzac Hill High School, and adjacent areas, in the northern part of the CBD. The site provides opportunities for iconic cultural and recreation development that would extend the cultural and social functions of the CBD. Any development in this locality will need to protect and integrate existing cultural, historical, and landscape features.

The old Shell site on the western side of Anzac Hill is an opportunity to provide a gateway to Anzac Hill in recognition of the locality as a cultural, recreation and community hub for local residents and visitors alike. Redevelopment of the site will need to give consideration to how it will interact with the surrounding natural and cultural environment.

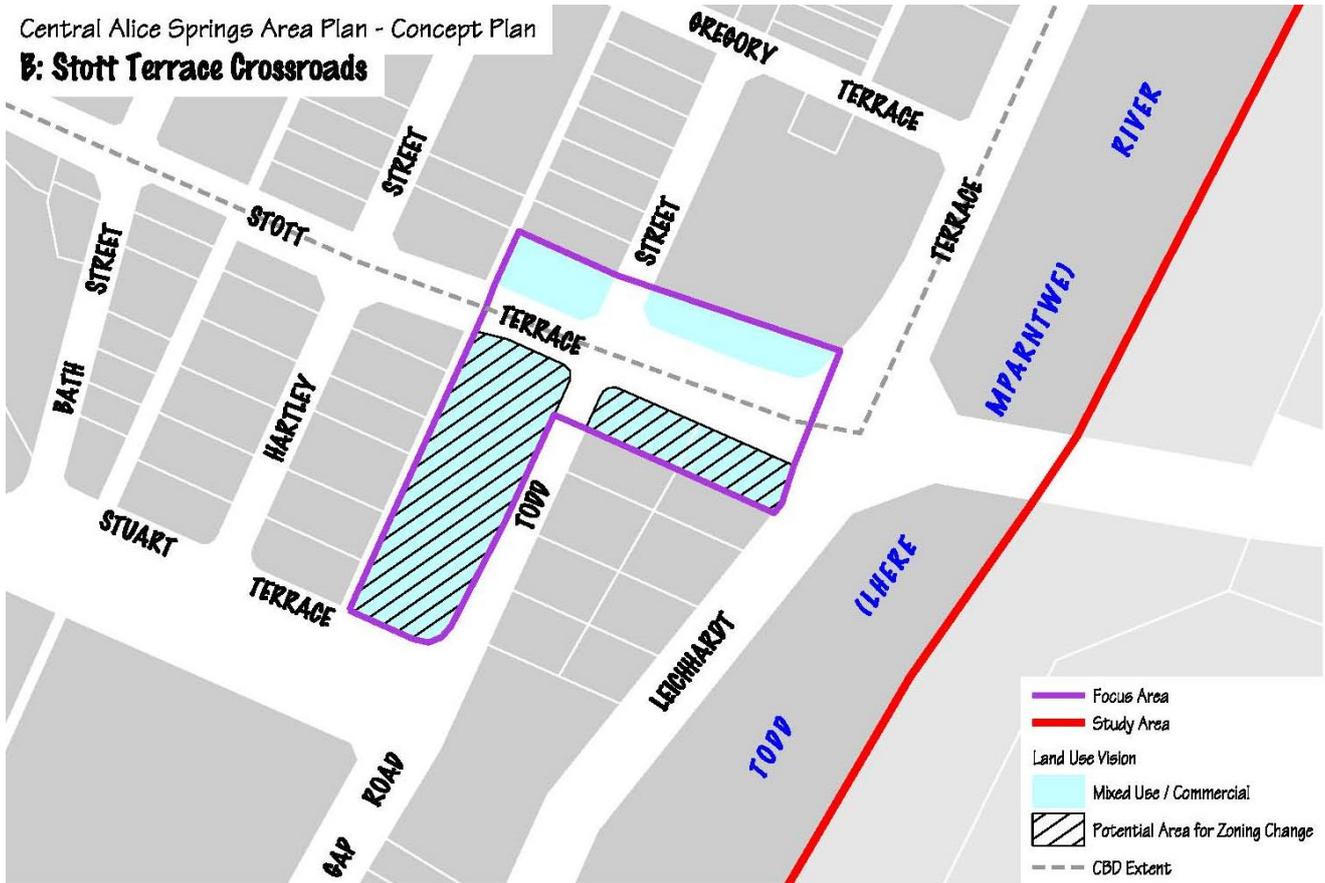
This Area Plan seeks to provide for land uses that are sympathetic to, and are able to integrate with, the significant cultural themes and symbolism of the locality, including a nationally significant development that connects the community with Australia’s indigenous culture and Alice Springs.

11. Provide for the development of a central cultural and recreation area

Objective	Acceptable Land Use and Development Response
11.1 Encourage development that contributes to the public realm and reflects the character of the area	i. Significant features of adjacent buildings and environments including referencing and reinterpreting materials, rhythms, tones, and textures of heritage buildings are reflected in building design ii. Site coverage and building heights respect the individual character of the locality and respond to the features of the site, including Anzac Hill, the Todd River, the Totem Theatre, and the Seniors Community Centre
11.2 Encourage an interactive, outdoors arts precinct	iii. Visual and active transport connections are maintained to and/or created between development and from public places, such as Todd Mall, Anzac Hill and the Todd River iv. Outdoor areas are improved by providing park furniture, lighting, shade structures, and landscaping v. Outdoor areas provide for the display of public art
11.3 Promote development that responds to sustainability principles especially those relevant to the arid climate	i. Buildings and the urban environment are designed to demonstrate innovative responses to heat mitigation, greening and cooling mechanisms and water sensitive design

11.4	Promote integration of development with adjoining sites and neighbouring localities	i. Development fronting existing and future public spaces responds to the role and function of the individual space and provide opportunities for passive surveillance
11.5	Promote opportunities for community facilities and public open space that form a community hub	ii. Landscaping prioritises legibility and connectivity within the site and to surrounding areas iii. Open, ground level car parking areas designed to reduce heat island effects such as through tree planting and shade structures iv. Development of multi-level car parking minimises visual impacts to and from Anzac Hill
12. Facilitate appropriate future development of Lots 274 and 7913 ("Shell site")		
12.1	Encourage development that responds to the cultural and environmental values of the site and the locality	i. Industrial and noxious land uses, including uses that may adversely affect the amenity of the locality, are discouraged ii. Land uses that are encouraged include:
12.2	Promote tourism, recreation, and commercial development	(a) Cultural and leisure facilities (interpretative centres, visitor information centre, galleries and the like); (b) Recreational facilities (public open space, playgrounds, outdoor exercise stations, water play, and the like); (c) Cafes, restaurants, kiosks that relate to the cultural and environmental values of Anzac Hill; (d) Tourist accommodation (e) Ground and first floor speciality retail and offices; and (f) Car parking as an ancillary use to any of the above.
12.3	Maximise opportunities for physical and aesthetic integration of development with the surrounding natural environment	i. Development addresses the position of the site as the "gateway" to Anzac Hill, through factors such as building design and height, building materials, and the use of landscaping; ii. Active and vehicular transport connectivity is provided and connects the site with the Focus Area and the surrounding locality
13. Facilitate appropriate future development of Lot 678 ("Anzac Oval")		
13.1	Encourage development that responds to the cultural and environmental values of the site and the locality	i. Land uses that are encouraged include: (a) Cultural and leisure facilities (interpretative centres, galleries and the like); (b) Recreational facilities (public open space, organised recreation, playgrounds, outdoor exercise stations, water play, and the like); (c) Ancillary cafes, restaurants, kiosks that relate to the cultural and environmental values of the locality (d) Car parking as an ancillary use to any of the above.
13.2	Promote community purpose and recreation development	ii. Suitable facilities are provided for large community events and festivals

B: Stott Terrace Crossroads



Focus Area B: Stott Terrace Crossroads

The Stott Terrace Crossroads is a major thoroughfare and transition point when arriving into the central area, as well as when transiting from one side of town to the other. This Focus Area encompasses land fronting Stott Terrace, from Leichardt Terrace west to the old 'Melanka's' site.

This Area Plan seeks to create a sense of arrival to the central area and provide for a local, mixed use urban village that supports residential and commercial activity on the periphery of the CBD.

14. Commercial and mixed use development provides for a sense of arrival and transition to the CBD

Objective	Acceptable Land Use and Development Response
14.1 Encourage a landmark node at the intersection of Todd Street and Stott Terrace	i. Development addresses the intersections of Stott Terrace with Todd Street and Leichardt Terrace ii. Site planning and building design reinforces the distinct experience of arrival or passing from one landscape character type to the next, such as through a transition in building heights
14.2 Encourage the development of a local node that supports surrounding land uses	i. Development is of an appropriate scale and nature to support local needs outside of the CBD ii. Incorporate a diversity of activities in street front development, particularly those that include spaces for people to meet and socialise iii. Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate the locality by day and night iv. Development is located within the appropriate zone and complements existing land uses

C: Commercial / Mixed Use, Medical and Health Services



Focus Area C: Commercial/Mixed Use, Medical and Health Services

This Focus Area incorporates the Alice Springs Hospital, land extending northwards to Stott Terrace, between the old ‘Melanka’s’ site and Bath Street, and eastwards to Leichardt Terrace, including the land identified in the Focus Area Concept Plan.

Alice Springs provides medical and health care services to the local community and the broader Central Australian region, including many outlying stations and communities as well as a high number of tourists visiting the region. There is high demand for short term accommodation for families of in-patients, and also for those accessing out-patient care and services. Demand for nearby accommodation also arises from staff and professionals. The nature of this locality is evolving into an enclave of uses that support and complement the Alice Springs Hospital, such as allied health providers. Vertical expansion of the Alice Springs Hospital has the potential to accommodate future health needs.

A concentration of European heritage buildings exists in this locality, and it is recognised as the ‘Alice Springs Heritage Precinct’. Development in this locality is to have regard to the Alice Springs Heritage Precinct Conservation Management Plan 1994. The ongoing, meaningful survival of these buildings and sites will be reliant on adaptive reuse, and opportunity for residents and visitors to engage with and understand the historical values present in Alice Springs.

This Area Plan seeks to concentrate and co-locate medical and health services and supporting uses around the Alice Springs Hospital.

15. Provide for the medical and health service needs for Alice Springs

Objective	Acceptable Land Use and Development Response
15.1 Maximise the synergy of established medical facilities by encouraging the co-location of health and medical related services	i. Development incorporates a mix of small scale retail and commercial uses that support the health and medical focus of the locality, including childcare facilities ii. Provide short term accommodation that meets the needs of those frequenting the locality



CENTRAL ALICE SPRINGS
AREA PLAN
NEEDS ASSESSMENT

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ACKNOWLEDGEMENT OF COUNTRY

The NT Planning Commission respectfully acknowledges the Arrernte/Aranda Apmereke artweye (Traditional Owners) and Kwerengerle (Traditional Managers) of Mparntwe (Alice Springs) and surrounding estates of Antulye (Undoolya) and Irlpme (Bond Springs) and pays respect to their Elders past, present and emerging

1. Introduction

The Northern Territory Planning Commission is responsible for the preparation of strategic land use plans to establish a framework to guide future development.

The Central Alice Springs Area Plan provides a decision-making framework for future rezonings and development decisions to give guidance, certainty and confidence to residents, property owners and decision makers, and to help plan for the future.

1.1 Purpose

This document reassesses and updates the land use needs and land constraints of the Central Alice Springs area, and identifies future land use requirements to support economic growth.

This document brings together the results of:

- community engagement;
- previous planning work; and
- social infrastructure, reticulated services, and transport studies,

to inform the preparation of an Area Plan for Central Alice Springs.

1.2 The Study Area

The Alice Springs CBD area is centrally located within the town of Alice Springs. It is generally bounded by Anzac Hill to the north, the Todd River to the east, Traeger Park to the south, and the Stuart Highway and North Australia Railway line to the west. The study area also includes the Alice Springs Hospital, Billy Goat Hill, the heritage precinct, Totem Theatre Complex, and the Alice Springs Town Council administrative centre. This area is represented in Figure 1.

The Central Alice Springs Area Plan consolidates and replaces the following five individual area plans that were previously included in the NT Planning Scheme:

- Central Alice Springs Commercial Area Plan;
- ANZAC Hill / Todd River Area Plan;
- Todd Street Tourism Area Plan;
- Southern Area Plan; and
- Western Area Plan.

1.3 Study Context

The Alice Springs Regional Land Use Plan 2016 (ASRLUP) identifies threshold populations of 32 000 and 40 000 people to guide the identification of land required to accommodate growth in the short and longer term.

The Alice Springs CBD will have a role in accommodating a share of population growth expected within the Alice Springs region.

2. The Planning Journey

2.1 Expected Outcomes of the Central Alice Springs Area Plan

The Central Alice Springs Area Plan provides a detailed land use framework within the context of the strategic planning directions established by the ASRLUP. The Area Plan presents the characteristics and opportunities that will shape the future of the area of the area and establishes policies to guide growth and development. The presentation of the influences on land use and the directions for growth will foster community understanding and consistent decision making.

The Area Plan as a framework for future growth will also inform investigations required to ensure that future essential infrastructure services can and are being provided commensurate to expected growth.

In summary the Central Alice Springs Area Plan will:

1. influences growth within the study area so providing guidance for development and therefore confidence for both developers and the wider community;
2. guides both public and private sector investment; and
3. provides a framework for the coordination of servicing infrastructure to match envisaged growth.

Figure 1: Central Alice Springs Study Area



2.2 Formulation of the Area Plan

The Central Alice Springs Area Plan was prepared in accordance with the process outlined in Figure 2.

2.3 How this document works

This Needs Assessment presents information on feedback and investigations that relate to land use and development. The investigations that have informed this needs assessment, while dealing with the whole study area, have also identified considerations specific to individual localities. Within that context the Needs Assessment presents overarching considerations in a number of themes and considerations relevant to individual localities in a number of Focus Areas.

The key themes are:

- Demographic Context;
- Growth Considerations;
- Service Commercial and Industry;
- Movement and Transport;
- Physical Infrastructure;
- Social Infrastructure;
- Environment; and
- Culture and Heritage.

Focus Areas

There are localities within the study area where synergies associated with clustering land uses have evolved over time. The Area Plan identifies these areas and provides policy to protect and enhance them to support their growth.

A brief summary of each of the identified Focus Areas is provided below, and Figure 3 shows their location within the context of the study area.

A1: City Centre - Core:

The City Centre Core is a key regional economic and administrative centre, and the CBD is the primary location of commercial and retail activity.

A2: City Centre – Meeting Place and Todd Mall:

A focal point for a range of formal and informal social and cultural events and spaces that encourage daytime and evening activation in the heart of the CBD.

A3: City Centre – Cultural and Recreation Area:

A locality that recognises existing and provides opportunity for future cultural and recreation development.

B: Stott Terrace Crossroads:

Commercial and mixed use development that achieves a sense of arrival and transition to the CBD

C: Commercial / Mixed Use, Medical and Health Services:

A concentration of medical and health services and supporting uses around the Alice Springs Hospital.

D: Traeger Park Sport and Recreation Area:

A central premier sport and recreation hub that caters for regional, national and international competition.

E: Alice Springs Railway Precinct:

An opportunity for redevelopment of the passenger and freight rail terminals, including increasing connectivity to the CBD.

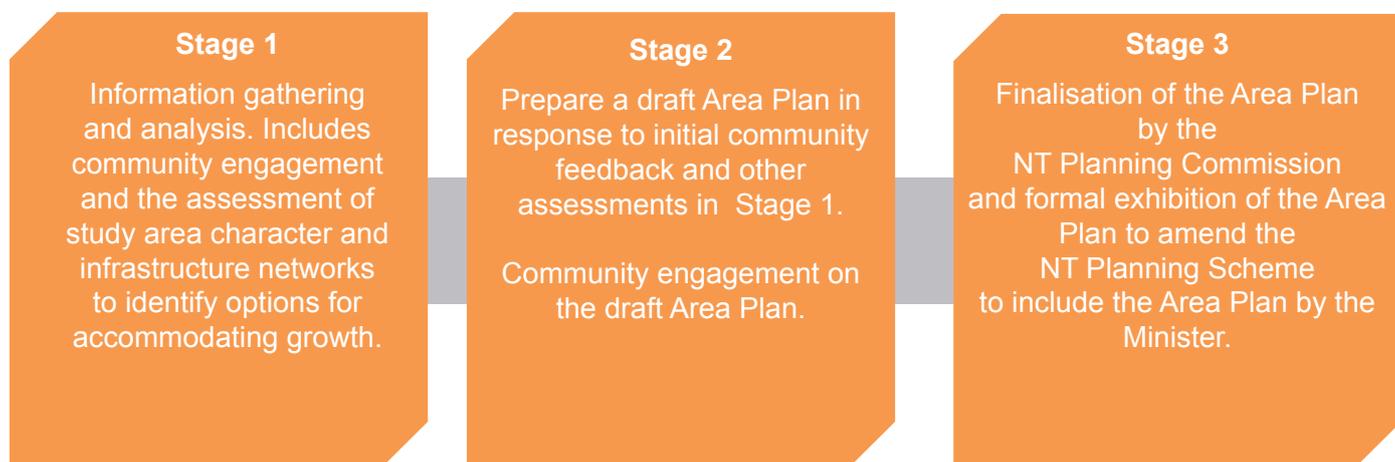
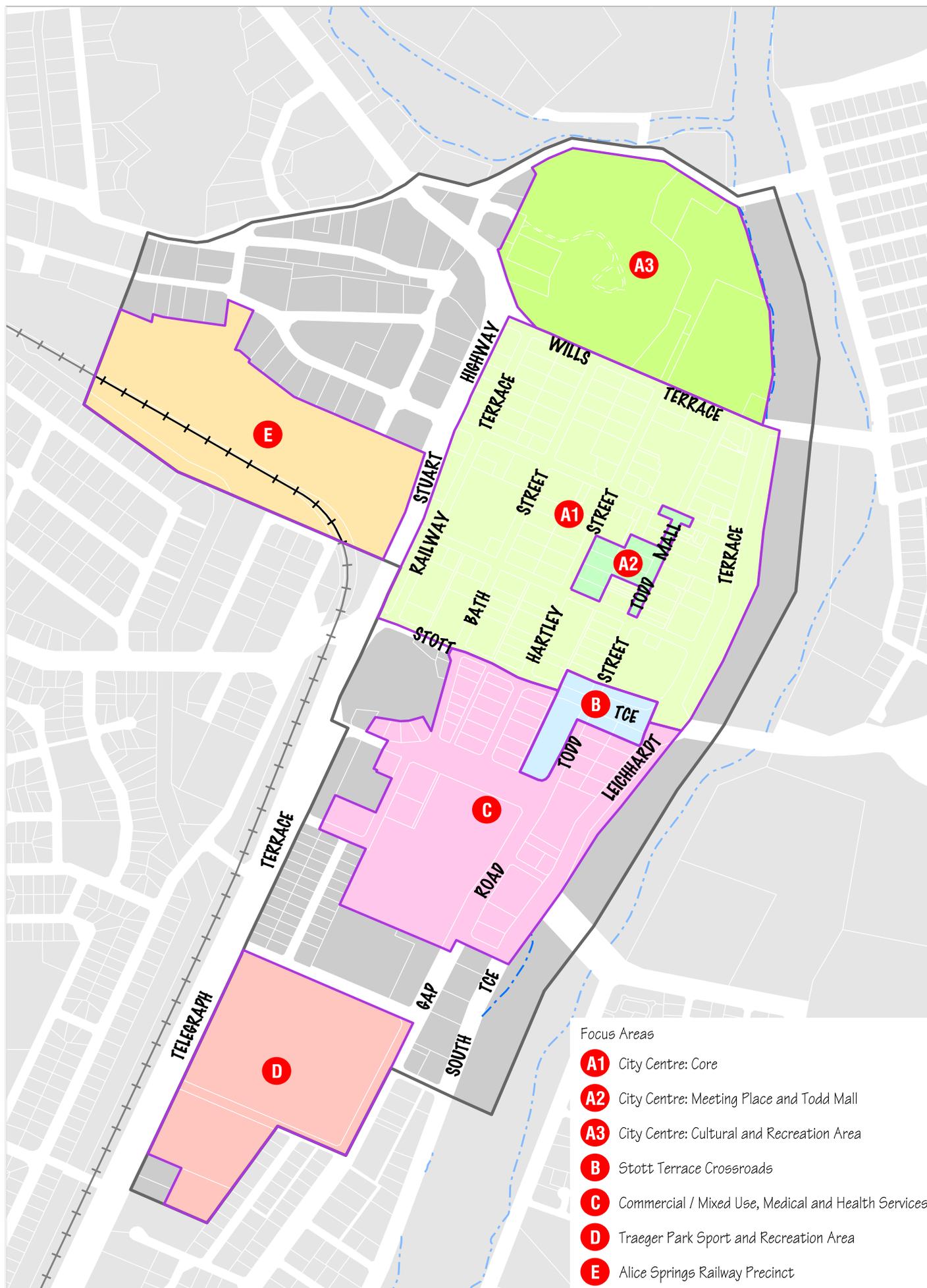


Figure 2: NT Planning Commission Consultation Stages

Figure 3: Focus Area Index Map



3. Regulatory and Policy Context

The use and development of land in Alice Springs is regulated by the policies and documents discussed below.

3.1 The Northern Territory Planning Act

The *Planning Act* provides for appropriate and orderly planning and control of the use and development of land in the Northern Territory. The intended objects of the Act are to plan, and provide a framework of controls for, the orderly use and development of land. This is to be achieved by the strategic and sustainable use of land and resources, protection of the natural environment, and maximising the amenity of development for all stakeholders.

The *Planning Act* also establishes the Northern Territory Planning Commission as an independent body and identifies its functions. These functions include to consult with the community, and to prepare integrated strategic plans, guidelines and assessment criteria for inclusion in the Northern Territory Planning Scheme (NTPS). The Planning Commission does not have any decision making powers under the Act, and responsibility for the inclusion in the NTPS of plans, guidelines or criteria prepared by the Planning Commission remains with the Minister responsible for administering the *Planning Act*.

3.2 The Northern Territory Planning Scheme

The NT Planning Scheme contains provisions that include:

- statements about land use policy;
- development controls that allow, prohibit or put conditions on a use or development of land;
- instructions, guidelines and assessment criteria to help the consent authority to assess and decide on development applications;
- maps, plans, designs and diagrams.

Policy statements within the NT Planning Scheme including documents included in Schedule 2 establish the expected nature of future development and guide the interpretation of the zones and associated development provisions.

Area Plans are included in Part 8 of the NTPS and are also intended to assist the interpretation of the Scheme and the determinations of the Development Consent Authority.

A zoning map for the study area is at Figure 4.

3.3 Alice Springs Regional Land Use Plan 2016

The inclusion of the ASRLUP as a policy document in the NT Planning Scheme establishes a strategic policy framework to guide the future growth and development of the wider Alice Springs region, including the CBD.

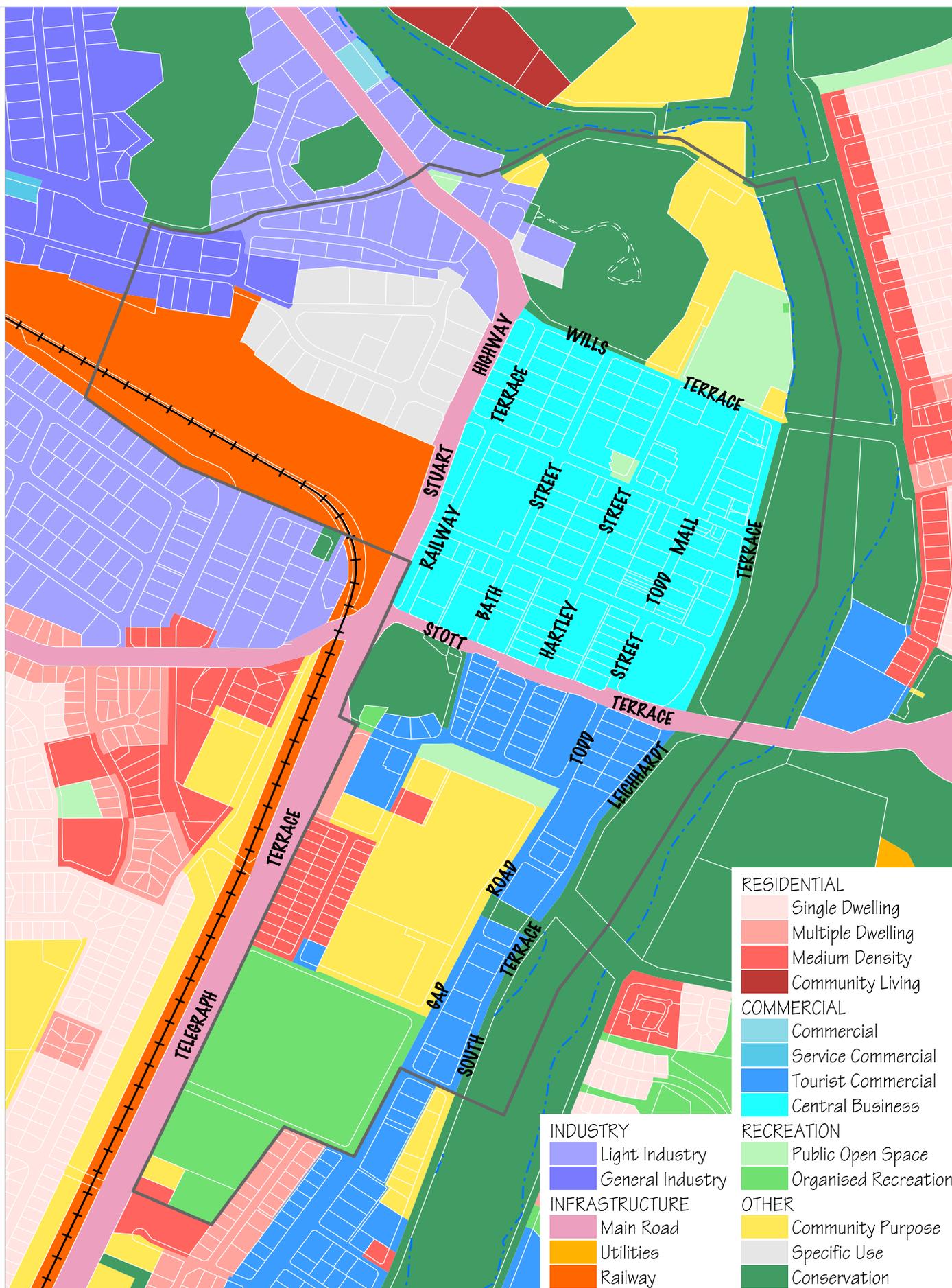
The ASRLUP integrates land use, transport and infrastructure planning to deliver more sustainable and cost-effective outcomes for the community while safeguarding natural resources for future generations. It will guide more detailed planning, including the preparation of Area Plans in consultation with the Alice Springs community.

3.4 Alice Springs and the Compact Urban Growth Policy

Compact Urban Growth facilitates the efficient use of land, services and infrastructure to create compact and mixed activity places that play a role in improving people's lifestyle. The inclusion of the Compact Urban Growth Policy 2015 as a policy document in the NT Planning Scheme establishes a framework to guide the development of area plans and inform decisions on applications to rezone or for an exceptional development permit.

The Central Alice Springs draft Area Plan accords with the Compact Urban Growth Policy in that it is focused on creating a range of compact mixed use localities with the broader central area. These localities will provide a range of opportunities for people to work, rest and play supported by the required physical and social infrastructure.

Figure 4: Central Alice Springs Existing Land Use Zoning



4. Demographic Context

4.1 Alice Springs Existing Population

At the 2016 census, the Alice Springs Local Government Area comprised a population of

24 753 people. The Estimated Resident Population (ERP) of Alice Springs, released by the Australian Bureau of Statistics (ABS) in July 2017, was 26 823 people. Figure 5 is a map of the Alice Springs Local Government Area.

Table 1 compares the population of the Northern Territory and the population of Alice Springs based on the 2016 census. Notable differences in the characteristics of the Alice Springs population include:

- a lower proportion of younger adults between 20-34 years;
- a slightly higher proportion of older people in all age cohorts over 45 years creating a correspondingly higher median aged population of 35 years;
- a slightly lower proportion of family households and a correspondingly higher proportion of lone person households;

- a higher proportion living in semi-detached dwellings and a corresponding low proportion of flats and apartments;
- higher proportions of residents owning their own home; and
- a lower proportion of Aboriginal and/or Torres Strait Islander residents.

4.2 Expected Future Population

The threshold populations of 32 000 and 40 000, which informed the ASRLUP, generates an expected demand in the region for an additional 1 700 dwellings in the short term and a total of 5 100 additional dwellings in the far term.

The potential population to be accommodated in Central Alice Springs will be in the order of 350 people in the short term and 1 200 people in the far term. Based on this population projection, central Alice Springs is likely to experience a demand for 500 new dwellings in the far term. Providing these dwellings within central Alice Springs as multiple dwellings, such as units, apartments and townhouses, will account for a 30 % contribution to the region's far term forecast need for that housing type.

Figure 5: Alice Springs Local Government Area

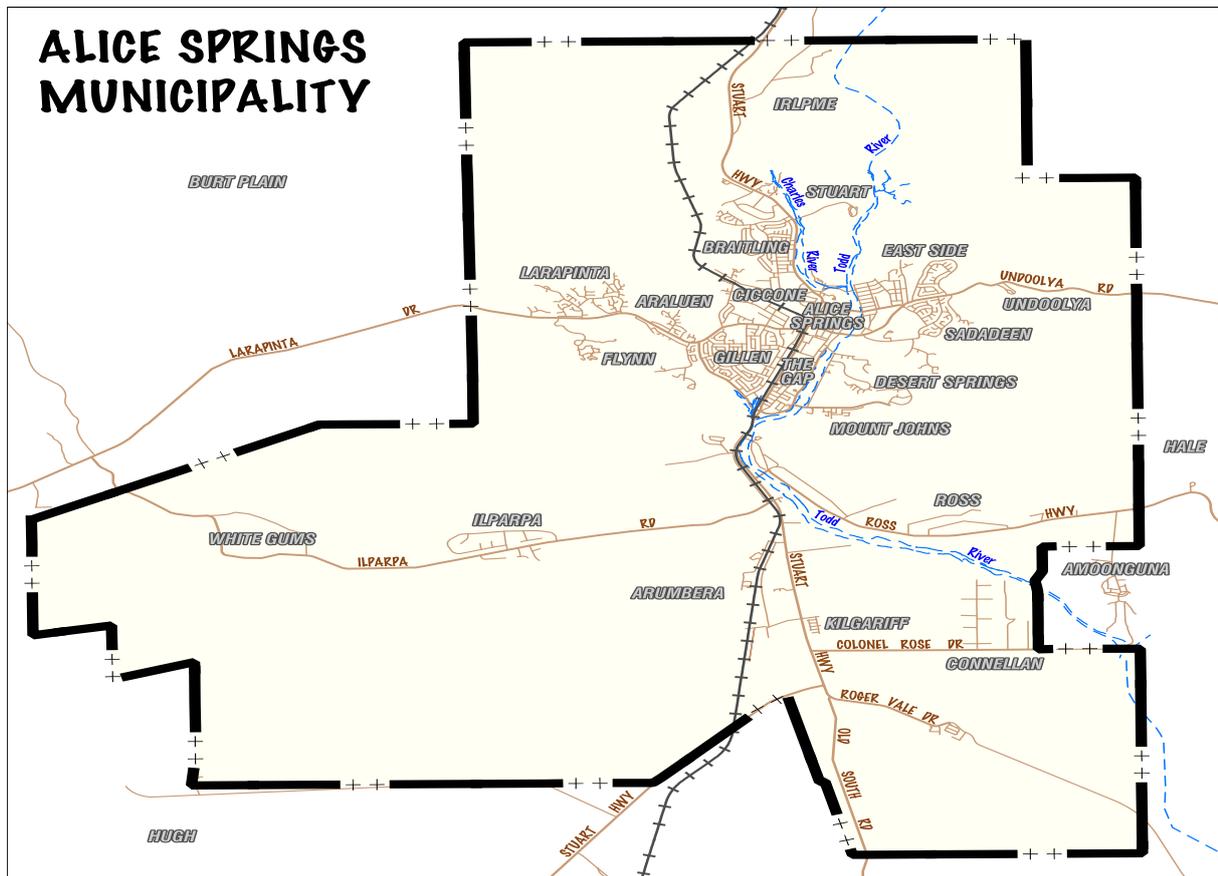


Table 1: Selected population characteristics, 2016 ABS Census

	Alice Springs	Northern Territory
Population number	24 753	228 833
Age groups	%	%
0-4 years	7.3	7.7
5-9 years	7.3	7.4
10-14 years	6.3	6.6
15-19 years	5.8	6.2
20-24 years	5.6	7.3
25-29 years	8.5	9.5
30-34 years	8.8	9.3
35-39 years	7.4	7.9
40-44 years	7.2	7.3
45-49 years	7.7	7.2
50-54 years	7.6	6.5
55-59 years	7.0	5.6
60-64 years	5.5	4.5
65-69 years	3.5	3.2
70-74 years	2.1	1.9
75-79 years	1.2	1.1
80-84 years	0.8	0.5
85 years and over	0.7	0.4
Median age	35	32
Family	%	%
Couple family with children	44.9	46.2
Couple family without children	36.9	35.2
Single parent family	16.5	16.6
Other family	1.8	2.0
Household Structure	%	%
Family households	67.8	72.8
Single (lone) person	26.7	21.9
Group	5.5	5.3
Average household size	2.6 persons	2.9 persons
Median weekly household income	\$1,937	\$1,983
Housing	%	%
Separate house	62.5	66.3
Semi-detached, townhouses etc	26.4	12.1
Flat, or apartment	3.8	17.5
Other	6.4	3.3
Housing Tenure	%	%
Owned	51.9	44.9
Rented	43.7	29.6
Cultural Background	%	%
Percentage Indigenous	17.6	25.5

Source: Australian Bureau of Statistics, 2017

5. Growth Considerations

5.1 Introduction

The ASRLUP recognises the role of Alice Springs as a key regional economic and administrative centre. Central Alice Springs serves a broad regional catchment, offering higher order shopping, commerce, entertainment, health, education and community facilities. The CBD functions as both a civic and administrative centre.

The existing land use zoning of the CBD, Zone CB (Central Business), promotes a high level of mixed use development through the inclusion of residential and tourist accommodation combined with commercial development in the same building.

Most of the activity within the central area currently occurs within business hours, with limited activity at night or weekends. Observations show that only 50% of developable land in the CBD has a building on it, indicating there is space to grow. It was also noted that many buildings are more than 30 years old, and although still used, have redevelopment potential.

The distribution of growth across the centre needs to be carefully considered. Growth needs to be encouraged in locations that will contribute to the long term viability of the CBD and its primary role as a commercial and retail centre. This may mean limiting the expansion of commercial and retail in areas outside the CBD to help strengthen the city centre as a retail destination.

5.2 Context

Population and Housing

The previous section provides detailed information on the existing and projected population of the Alice Springs. Overall, the rate of population growth has slowed over the past 10 years, but it is expected to remain stable at an average of 1.69% growth through to 2026.

The population growth rate is impacted by a number of factors, including interstate and overseas migration, employment availability, and the transient nature of Aboriginal people who access services in Alice Springs.

The Area Plan is supportive of increasing residential density within the central area, as an increased CBD population will stimulate economic activity within the central area, including greater retail and entertainment options throughout both the day and night.

Revised planning controls for building heights and building design in Central Alice Springs were introduced in 2016 as a mechanism to promote growth. Zone CB (Central Business) now provides for buildings of up to 8 storeys; however, residential development to this scale has not yet occurred.

Economic modelling suggests that development of this nature delivered by the private sector is unlikely without Government support and incentives; however, redevelopment of key sites within the central area is anticipated within the near to immediate term. Recent proposals at the old Melanka's site on Todd Street, which is located within the study area but outside of the CBD, indicate a limited yet recent interest in medium density, mixed use development in the central area.

Commercial

Planning for population and employment growth will drive additional demand for commercial office space. The CBD currently has approximately 105 000 m² of office space. Based on a far term population horizon of 40 000 people, an economic assessment of Alice Springs estimates the requirement for additional commercial office space is 12 000 m².

Retail

There is currently an oversupply of general retail space that is likely to be sufficient in the near term, and an additional 10 000 m² will be required in the far term as the population grows.

The food and beverage, and bulky goods sectors are forecasted to be the key retail growth areas. The Todd Mall is a space that has opportunity to capitalise on increased population and commercial activity, by diversifying over time to create a restaurant, café, entertainment and recreation focus. The CBD is the focus for growth in the food and beverage sector, whilst bulky goods retailers are better situated in the service commercial area on the western side of the Stuart Highway.

The role of the CBD as the primary retail destination will be strengthened by promoting retail and commercial growth within the CBD. Limiting out-of-centre retail and commercial expansion outside of the CBD will support this.

Short Term Accommodation

As the economy of Alice Springs diversifies there will be a commensurate increase in demand for short-stay accommodation. An additional 1 500 rooms are estimated to be required across Alice Springs in the far term, and a significant proportion of this future supply should be provided in the central area.

5.3 Community Feedback

Vision for Alice Springs

Alice Springs is a unique location that can draw on its history of Aboriginal culture and European settlement to establish itself as Australia’s inland capital and an iconic desert metropolis.

Alice Springs has the opportunity to present a cosmopolitan and vibrant CBD that is an international exemplar of sustainability in an arid environment. Development guided by the unique culture, environment and history will continue to support quirky events, such as the Henley on Todd Regatta and the Beanie Festival.

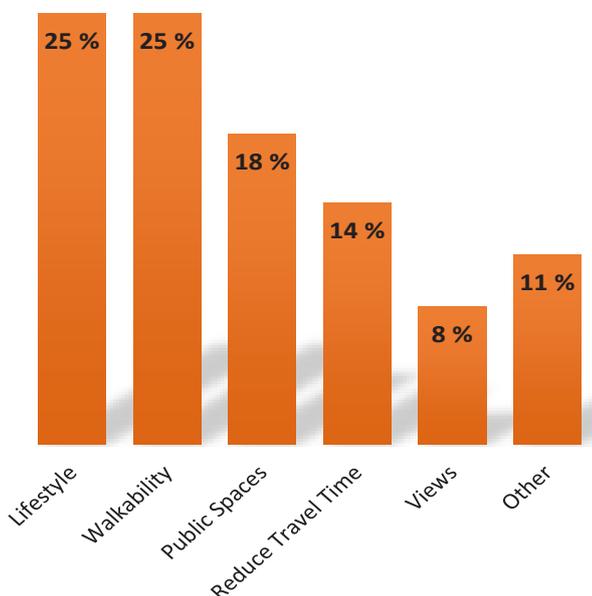
The built form of the CBD area should make it distinctly recognisable from the areas surrounding it, using and creating landmarks that allow people to navigate easily. A compact CBD will retain a walkable retail and commercial centre with a variety of services and facilities.

Residential

Strong support was received for encouraging more residential development in the CBD, with apartments, town houses and student accommodation all suggested as suitable options.

Future residential development oriented towards the Todd River, and also located along the main roads leading into the CBD would maximise accessibility for residents and utilisation of amenity offered by the river. For a number of people, the cost being balanced by the ability to walk to services and facilities. A framework to encourage residential development in the central area will provide benefits for the residents, and more people living in the CBD will contribute to activation.

Stage 1 Consultation Survey Response: “What would be attractive about living in the CBD?”

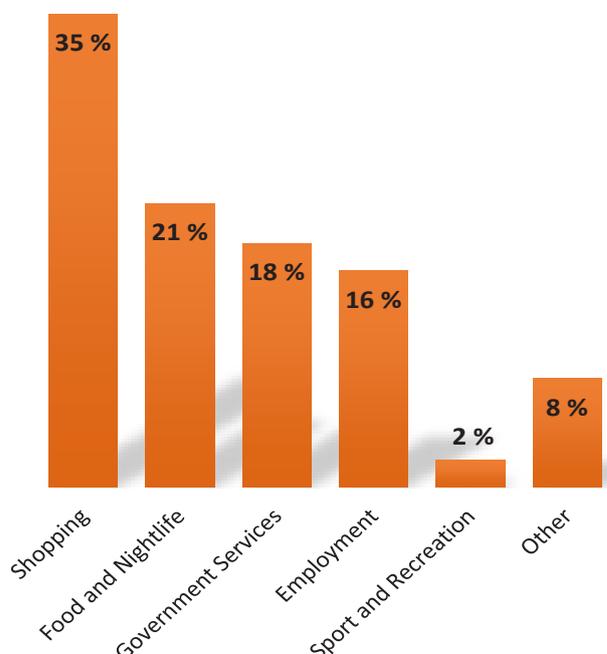


Commercial and Retail

The community considered that commercial and retail land uses should be concentrated in the CBD, and not allowed to extend west of the Stuart Highway. The sentiment was also expressed that vacant retail space in the CBD could be used for interim uses, and it was suggested that land and building owners need incentives to motivate them to activate and/or redevelop their premises.

Activation of the CBD was identified as a method of minimising antisocial behaviour, and thereby making the CBD a more sought after location for business and social activity. This in turn would encourage business owners to consider establishing in the CBD rather than less expensive premises in other centres.

Stage 1 Consultation Survey Response: “What do you come to the CBD for?”



Feedback identified the most visited destination in the CBD to be the Yeperenye Shopping Centre (17%), followed equally by the Todd Mall and Post Office (14%). Popular destinations within the CBD are listed below:

Table 2: Most Popular Destinations	%
Yeperenye Shopping Centre	17
Todd Mall	14
Post Office	14
Coles Shopping Centre	13
Council Office or Library	12
Alice Plaza	12

Todd Mall

The mall is acknowledged as the focal point for retail and social activity, with a high level of amenity due to the large, shady trees. The regular Todd Mall Markets are a significant drawcard for locals and tourists alike. Any new development should integrate sympathetically with the existing character and contributes to the pedestrian environment, as there was limited interest in re-opening the mall to vehicles.

Encouraging a diversity of businesses in and around the mall was seen as an opportunity to extend the period of daily activation in the CBD.

5.4 Discussion in Response

Community aspirations for a mix of dwellings can be met by providing for a diverse range of dwelling types that appeal to a broad market, including:

- investor products;
- owner occupiers;
- seniors living; and
- student accommodation.

The increased diversity will help create a vibrant city with increased activity within the CBD.

The existing zoning provides adequate land to support an introduction of diverse housing products in the long term. Infill growth around active and public transport networks, shops and social infrastructure accords with the broad policy established by the NT Compact Urban Growth Policy. All of these amenities are offered within the central area, and can easily be enhanced as the central area grows.

Residential Development

Zone CB (Central Business) provides for higher residential density proximate to commercial areas, as does Zone MR (Medium Density Residential) along the major transport corridor of the Stuart Highway.

The Area Plan reinforces this long standing development structure within the context of the NT Compact Urban Growth Policy. Higher density development in the central area also enhances the benefits of mixed use activity centres and the delineation of boundaries between mixed use and purely residential areas. This will provide development opportunities to meet demand for a diversity of dwellings over the longer term.

It is important that the necessary infrastructure can be provided to support development in accordance with the area plan. This includes physical infrastructure, movement and transport (including parking and accessibility), and social infrastructure.

Investigations have been undertaken to identify the extensions and upgrades required to support future development. The Area Plan identifies the required extensions and upgrades that will support population growth in the central area.

Retail

The food, liquor and grocery section of retail sector is currently trading strongly within the central area, with local supermarkets outside the central area trading modestly. There are two full line supermarkets within the central area. An economic assessment of Alice Springs undertaken to inform the Area Plan indicates opportunity for another full line supermarket within the broader Alice Springs catchment.

It is unlikely that a third, full line supermarket would establish in the central area, due to high operational costs and availability of custom. Alternately an additional supermarket in a suburban locality would support existing local centres and provide ready access to the anticipated customer base.

Additional floor space for the expansion of the food and beverage sector, such as cafes, take away food outlets, and restaurants (including liquor consumed onsite), is unlikely to be required in the near term due to the current levels of vacancy within the central area. In the far term there is likely to be a demand for an additional 4 700 m² of floor space to provide expansion of this sector. Demand for this additional floor space and a more diverse range of offerings in the food and beverage sector will depend on an increase of residential density within the central area.

General retail such as apparel, leisure, and retail services are oversupplied and likely to remain so in the far term. Additional requirements for floor space within the central area are not anticipated to be required.

Future growth and demand for service commercial and large scale retailing will continue to require sites and floor space over the near and far terms, and further discussion is provided in Section 6 (Service Commercial and Industry).

Commercial

Expansion of the CBD is not considered necessary to provide for the anticipated retail and commercial growth, specifically the estimated 12 000m² of additional commercial space. Promoting the CBD as the primary locality for growth in residential, commercial and retail development is addressed in the Area Plan, specifically through Focus Area A1 (City Centre).

6. Service Commercial and Industry

6.1 Introduction

Service commercial and industrial land plays an important role in the overall function of Alice Springs. An adequate supply of affordable, appropriately zoned land of varied lot sizes, location and type provides employment opportunities for a growing labour force, ensures businesses have access to their clients, suppliers and the transport network, and provides flexibility for the growth and changing demands of the market.

Providing for service commercial (such as bulky goods) and industrial uses in close proximity to the CBD contributes to a diversity of land use in the central area, providing convenient access for those working and living in the CBD.

6.2 Context

There are several areas of industrial land located in Alice Springs, with a small area north of the railway yards around Whittaker Street and Stokes Street being included in the study area. This land is within Zones LI (Light Industry), GI (General Industry), and SA3 (Specific Use Zone Number 3 Alice Springs). The Specific Use Zone provides for a range of commercial uses that rely on large parcels of land, including specific allowances for bulky goods retailing and vehicle sales, hire and repair.

Existing development in the vicinity is a mixture of warehouses, outdoor storage, manufacturing, and bulky goods showroom sales. The locality has a high level of visibility in addition to access to and from the Stuart Highway. The extent of existing service commercial and industrial land use zoning is shown in Figure 6.

Bulky goods outlets generally cater for large scale retail businesses and services, such as household furniture and whitegoods retailers, that require a large floor area footprint and large vehicle access.

The previous Area Plan identified this locality as the long term option to expand the CBD. Subsequent amendments to the building height restrictions in Zone CB (Central Business) in Alice Springs have increased the vertical capacity of buildings within the CBD to provide retail, office and residential floor space. This increased capacity will capably cater for a regional population of 40 000 people without needing to expand westwards over the Stuart Highway.

An assessment of industrial land conducted for the Alice Springs Regional Land Use Plan 2016, along with a review of recent development activity

has identified various attributes of this locality including:

- its strategic location on the Stuart Highway corridor and its contribution to the clustering of bulky goods outlets, which benefit from high traffic exposure and accessibility to road and rail networks;
- a range of lot sizes and zoning, providing a transition from benign service commercial activities, to light industry and to general industry; and
- the focus of recent development towards higher yield service commercial uses, including warehousing, showrooms sales and storage units.

An economic assessment of Alice Springs undertaken in 2017 identified that bulky goods retailing will be a key growth sector in the far term, with approximately 7 000 m² additional floorspace anticipated to be required for a population of 40 000 people.

Discouraging heavy and noxious industries, within the central area, and instead promoting large scale retail, bulky goods and service commercial activity, will protect the area from conflicting land uses in the future as well as providing the highway visibility that these businesses rely upon.

6.3 Community Feedback

The industrial area that is proximate to the CBD functions well, particularly for bulky goods retailers like Harvey Norman, and this use should continue.

Mixed opinions were expressed about whether offices should be encouraged in the service commercial area, owing to affordability, car parking availability, and a perceived lower level of crime. On the other hand, the CBD should be consolidated and not allowed to expand in order to retain its commercial primacy. The existing land use pattern provides a good transition from service commercial to industrial land uses.

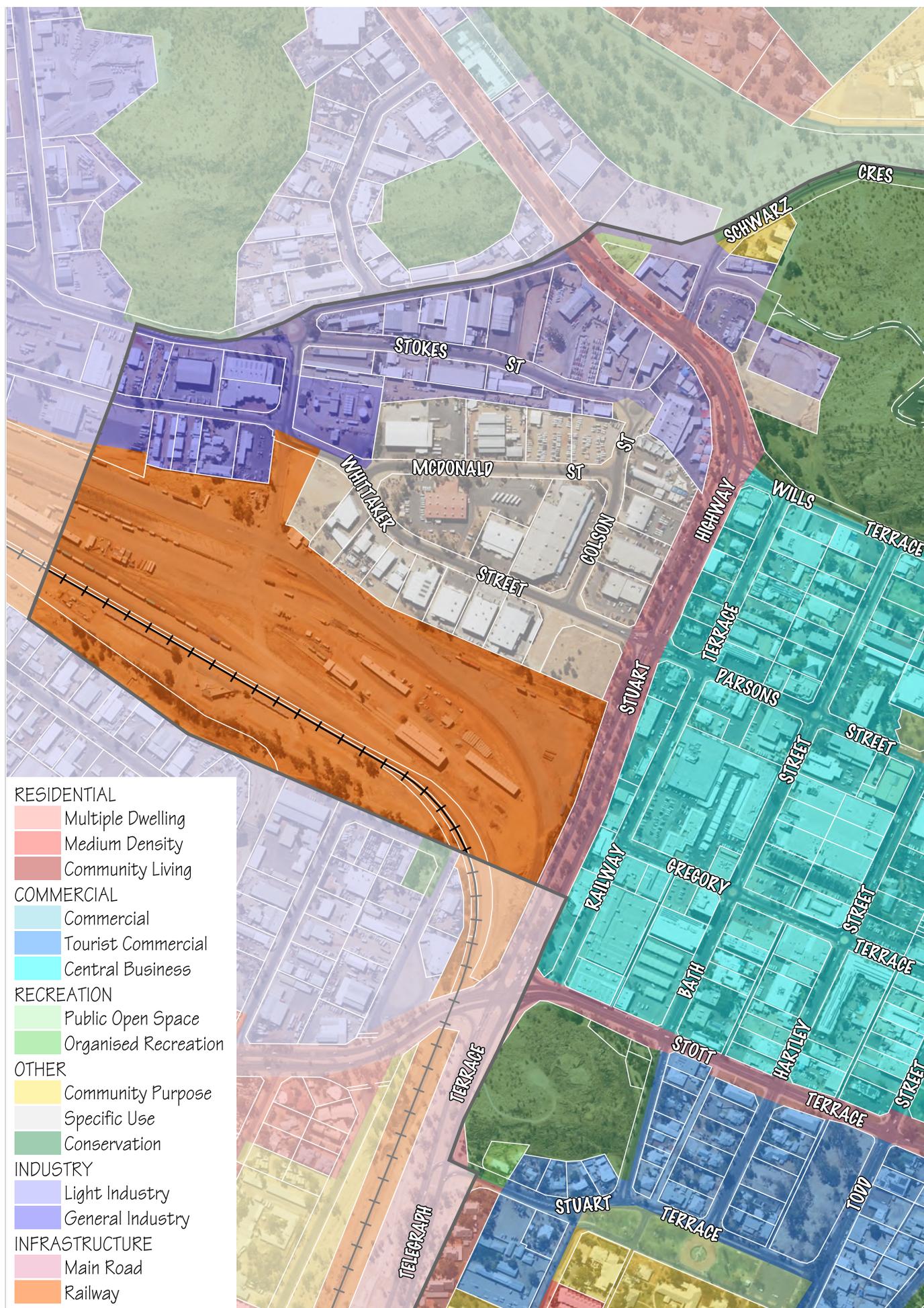
Some comments were received about the location and impact of the railway yards, and that one option would be to relocate the yards to Arumbera. This would allow for the land to be developed for other purposes.

6.4 Discussion in Response

The Area Plan supports the continued use of the existing service commercial and industrial area for that purpose. It recognises the importance of the high level of visibility in the locality in addition to access to and from the Stuart Highway for large scale retailers.

Focusing these types of uses in this area will maintain the commercial and retail primacy of the CBD. Therefore, the existing service commercial and industrial area around Whittaker Street is no longer considered to be an appropriate location for the CBD to expand into.

Figure 6: Central Alice Springs Service Commercial



7. Movement and Transport

7.1 Introduction

Movement and transport networks are vital in supporting economic and social activity and are particularly of benefit if they are effective and safe. The evolution of the road network over time to a multi-modal system providing for walking, cycling and public transport has the potential to contribute to a sustainable and liveable Alice Springs that meets the diverse needs of the growing population.

The Todd River presents a unique challenge to all aspects of the Alice Springs transport network. Several road and shared cycle paths cross the river at various points. After severe rain events either locally or further upstream in the catchment, the usually dry riverbed can rise suddenly and cut access at a number of these crossings. This influences the way that vehicles and pedestrians enter and exit the CBD, and can impact on the provision of public transport, as services need to deviate from their normal route.

7.2 Context

Road Networks

The Stuart Highway, the major national highway connecting Adelaide and Darwin, acts as a central spine to Alice Springs. The CBD lies to the east of the highway, and sub-arterial and local roads all connect through to the highway.

Arterial Roads

The Stuart Highway is a Territory controlled, multi-lane divided road and provides the primary access into Alice Springs. It provides critical linkages to the local road network and is used by a large variety of vehicles, ranging from small passenger vehicles to buses and road trains.

Local Roads

The local road network is vested in the Alice Springs Town Council. Local roads within the study area have various functions, including the distribution of residential and industrial traffic within local areas.

Within the central area, Wills Terrace, Parsons Street and Stott Terrace provide the main east-west connections from the Stuart Highway through the CBD, while Todd Street provides the main access to facilities in the southern portion of the study area. Hartley Street provides the main vehicular access to the existing ANZAC Oval, and Smith Street and Whittaker Street serve the industrial and service commercial area in the west of the study area. Schwarz Crescent provides access to the northern extent of the study area.

Figure 9, an excerpt of the ASRLUP, indicates a number of intersections within central Alice Springs that will need to be upgraded to manage increases in traffic volumes. Four of the intersections are located on Stott Terrace within the CBD. The intersection of the Stuart Highway and Schwarz Crescent has been added, based on the work currently being undertaken by the Department of Infrastructure, Planning and Logistics.

Rail

Alice Springs is a major staging post on the Adelaide to Darwin railway, which is operated by AustralAsia Railway Corporation. The railway line accommodates freight, bulk product, and passenger services.

During 2014-15, twelve trains per week operated between Adelaide and Darwin, carrying more than 90% of all intermodal freight, totalling 860 000 tonnes of containerised general freight, automotive and specialised products.

The railway also carries millions of tonnes of bulk products each year, such as iron ore and other minerals, and liquid goods. New mining activities expected to commence in 2019-2020 are anticipated to export 14 000 tonnes of material on an annual basis, creating a significant demand for Alice Springs intermodal transport.

The Ghan passenger train operates one service weekly in each direction between Adelaide and Darwin. Patronage of premium cabins was expected to increase from 44 000 passengers in 2014 to 49 000 passengers in 2015.

The railway line runs parallel to the Stuart Highway when entering Alice Springs from the south. Level crossings adjacent to key intersections in the central area can cause traffic delays, create safety issues and impact on emergency vehicle response times. The historical road network and limited access impact on the connectivity of the railyards and passengers to the CBD.

Public Transport

The Alice Springs Bus Interchange is located in the CBD on Railway Terrace (southbound), near Gregory Terrace. The eight bus routes that service Alice Springs originate and terminate at the interchange, as shown in Figure 7. The bus stop by the post office on Hartley Street has the highest patronage in the CBD, with all routes passing by this point for either pick up or set down.

Bus services are provided throughout the day, with more frequent services during the afternoon peak period of 4-6pm. Bus services do not currently operate on Sundays or public holidays.

The design of local roads in the central area restricts the movement of larger vehicles through the CBD. Most public transport routes include a left-turning loop through the CBD before arriving at the interchange, in order to avoid turning right over roundabouts and causing damage to road infrastructure.

Cycling and Pedestrians

Cycling and walking are popular modes of transportation in Alice Springs, and provide many health, social, environmental and economic benefits to cyclists and the community.

Annual bicycle counts consistently show high levels of cycling in Alice Springs compared with other regional centres around Australia. In 2015, 26.9% of people in regional NT had cycled in the week leading up to the National Cycling Participation Survey. This was the second-highest participation rate in Australia, behind regional Western Australia (31.7%), and in front of regional New South Wales (22.6%).

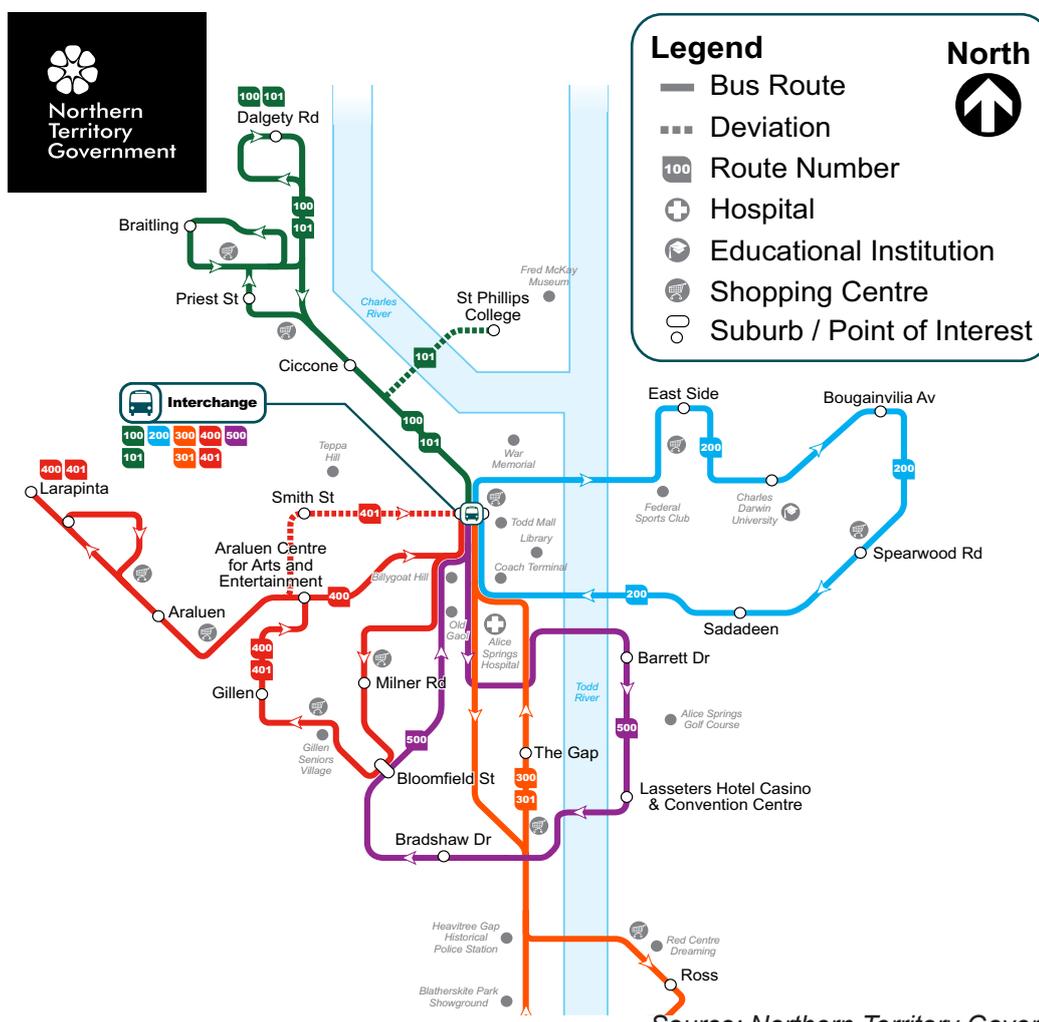
Figure 8 demonstrates that pedestrian and cycling activity is focused around Todd Mall with various links through to the Todd River, Hartley Street, and through the rest of the CBD.

The footpath network in the CBD accommodates both pedestrians and cyclists, and provides connections to the extensive network of shared footpaths and cycleways, and mountain bike paths, that extend out to the suburbs.

There have been recent improvements to the pedestrian network, with the addition of a wombat crossing on Gregory Terrace, pedestrian islands along Bath Street, Gregory Terrace and Stott Terrace, and new roundabouts at the intersections of Gregory Terrace and Bath Street, and at Hartley Street and Gregory Terrace.

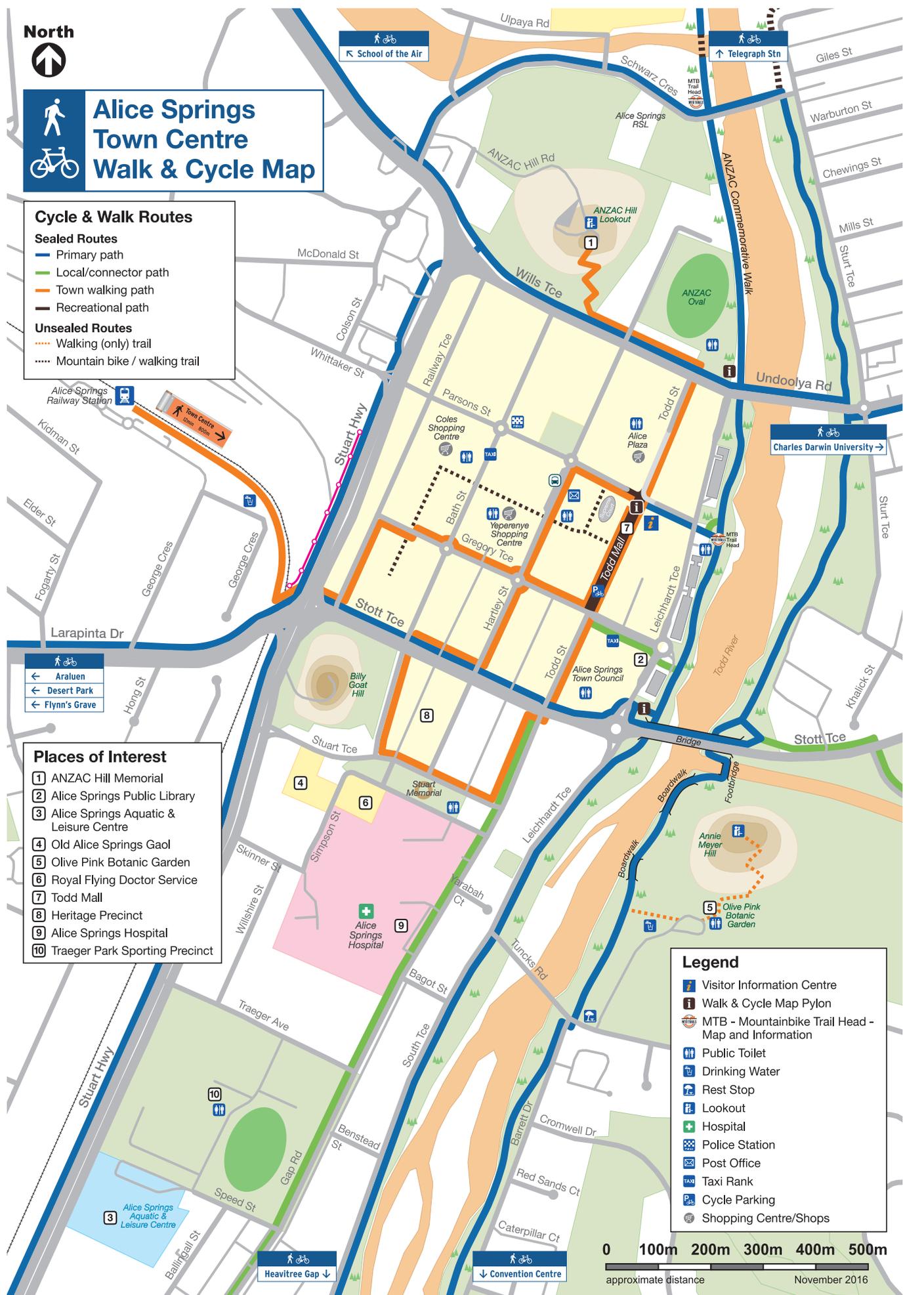
The lack of priority for cyclists and pedestrians is an issue where shared paths conflict with driveway crossovers and side road junctions, as well as pedestrian connectivity across roads. Additionally, there are no dedicated cycling lanes within the CBD, the width of pedestrian islands do not accommodate cyclists, and end of trip facilities such as secure bicycle storage, lockers, and showers, are limited.

Figure 7: Existing Alice Springs Public Bus



Source: Northern Territory Government, 2017

Figure 8: Existing Central Alice Springs Walking and Cycling Networks



7.3 Community Feedback

Road Network

Several suggestions to improve the arterial and local road network were received in relation to better connecting the central area and making it easier to navigate. These included a bridge over the rail line at the intersection of the Stuart Highway and Larapinta Drive, and a heavy vehicle bypass to minimise the number of heavy vehicles and road trains travelling through the central area.

The availability of, and access to, appropriate car parking in the study area is a challenge. Congestion occurs around key locations such as the hospital, the Council car park, the court house, the Todd Mall, the post office, and banks. Additionally, better way finding signage is required to direct long vehicles such as coaches and caravans to the designated parking area on Telegraph Terrace, as they park in the bus interchange on Railway Terrace and disrupt public transport services.

The issue of future car parking in the CBD is a polarising one. Some consider that more parking is required in the CBD, perhaps in a multistorey facility, while others advocate for the provision of parking on the periphery of the CBD to minimise car dominance. Regardless, more shaded car parks are required throughout the CBD to keep vehicles cooler during the hotter months.

Rail

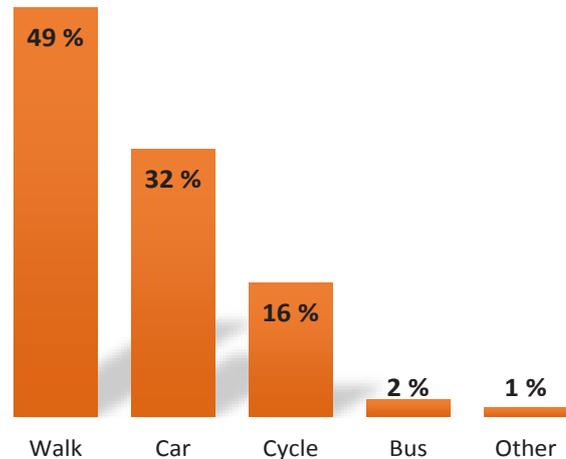
It is a unique feature of Alice Springs that the railway, and in particular the Ghan, is located on the periphery of the CBD. Feedback identified that the existing passenger terminal is not within a convenient walking distance to the CBD. Submissions suggested consideration should be given to a new passenger terminal that is closer to the CBD. One comment recommended that a new terminal could perhaps be developed into an integrated transport hub with buses and taxis, or a tourism precinct with an entry statement to the CBD.

Feedback received during consultation also identified that a new freight terminal south of the Gap, accompanied by a new track alignment through Honeymoon Gap, would remove the long and heavy freight trains from the town. This would address congestion experienced in the narrow transit corridor through the Gap.

Public Transport

Although there was appreciation for the provision of public transport services in Alice Springs, the need was identified for improved accessibility for tourists. A review of bus routes leading into the CBD was also suggested with a focus on meeting passenger needs and implementing the most efficient and effective routes.

Stage 1 Consultation Survey Response: "How do you move around the CBD?"



Cycling and Pedestrians

Community feedback through Stage 1 consultation identified that walking is the most popular form of transport through the central area. Although the wider cycling network connecting into the CBD is extensive, the paths do not transition well into the CBD itself, often coming to an abrupt halt at the boundaries of the CBD. Additionally, some river crossings are not well maintained.

Improved wayfinding measures to identify connections to CBD landmarks and points of interest would complement the modest sized blocks of the CBD and encourage greater walkability.

More shade is required for both cyclists and pedestrians to counteract the central Australian climate. This could be provided through shade trees, awnings, or other shade structures.

One comment received during Stage 2 consultation noted that the pedestrian and cycle network needs to consider increased future use of electric transport such as electric bicycles and scooters.

A mixed response was received as to whether or not bicycles should be permitted within the Todd Mall.

7.4 Discussion in Response

The Area Plan recognises the local road intersections in the CBD that have been identified for future upgrade, and requires that future development does not exacerbate any existing safety concerns.

Written submissions identified that caravan and tourist parking was an issue in the CBD. A caravan parking area is provided; however, it is neither well known nor easily found, and an additional parking area should be considered as part of promoting the CBD to tourists. The Area Plan includes provisions to improve way finding and pedestrian connectivity between the parking areas and CBD points of interest.

The Area Plan encourages a continuous visual connection to local landmarks and destinations when moving through the central area on foot, and ensuring that the physical pathways have a high level of personal and aesthetic amenity.

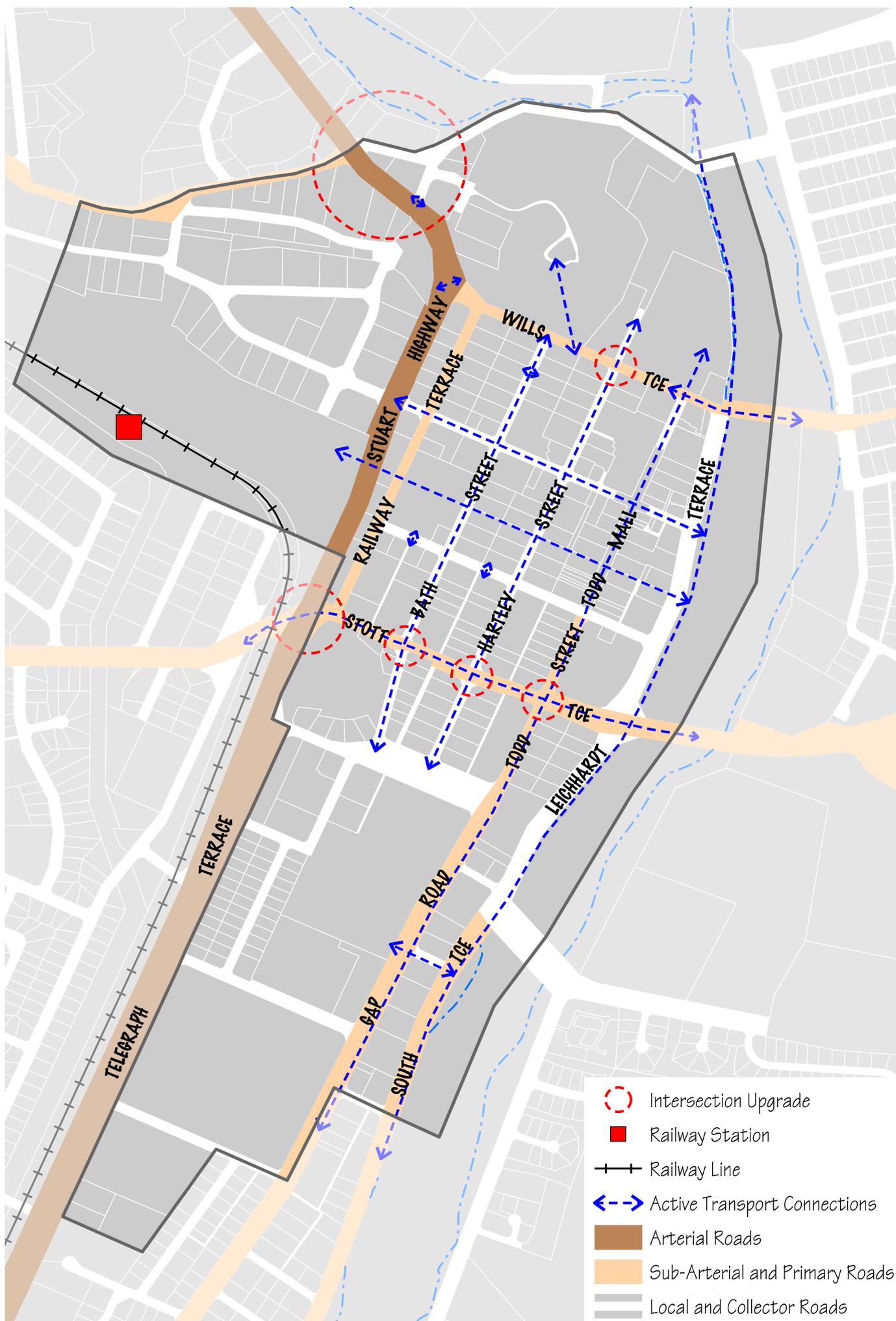
Cyclists are permitted to ride on footpaths within the CBD; however, observations confirmed that cyclists prefer to use the road carriageway.

The Area Plan promotes development that prioritises active transport and which clearly delineates footpaths and cycle ways

End of trip infrastructure (secure bike racks, showers, way finding signage and lockers), should be accommodated within new developments, particularly within the CBD. This is a broader issue shared across the Northern Territory, and a separate project will be required to review and address the provision of end of trip facilities, however; however, the Area Plan acknowledges the significant contributions walking and cycling makes to a healthy population and environment by encouraging and prioritising infrastructure that supports active transport.

The ASRLUP acknowledges the poor connectivity of the existing rail passenger terminal to the CBD, and envisages a new terminal and tourism precinct adjacent to the CBD, on the western corner of the Stuart Highway and Whittaker Street. A new intermodal freight terminal south of the township is also considered by the ASRLUP.

Figure 9: Existing Road Networks and Pedestrian Connections



8. Physical Infrastructure

8.1 Introduction

Physical infrastructure includes power, water supply, sewerage, stormwater, and telecommunication networks.

Land use planning plays a key role in the planning and provision of physical infrastructure, which relies on the projected population, dwelling yields and demand for services in order to design and construct appropriate infrastructure.

All services in the central area are reticulated and underground. Figure 10 shows components of the water and sewer networks in the central area.

8.2 Context

Power

The electrical feeders that supply power to the central area are nearing capacity, and future capacity availability will depend on the location of the overall expected growth in Alice Springs, not just what is expected to be accommodated within the central area. Existing feeders will need upgrading by developers as the need arises to support their developments. Sufficient space is available at the two existing substations to accommodate any new infrastructure; no new zone substations are anticipated to be required within the central area. Changes in customer behaviour, such as the installation of roof top solar panels and efficiency measures could help to reduce the peak demand for electricity.

Water Supply

Potable water is sourced from the Amadeus Basin, south of the Gap, and stored in tanks at Larapinta, Lovegrove and Sadadeen. Irrigation water for recreational spaces such as ANZAC Oval and Traeger Park is sourced from bores in the Todd River and at Traeger Park. No new water supply trunk infrastructure is anticipated within the central area.

Development exceeding a height of 10 m is responsible for its own internal water pressure, and any upgrades to trunk infrastructure to service new development will be the financial responsibility of the developer.

Sewerage

Alice Springs is predominately serviced by a gravity sewer main, with a sewer pumping station being located on the Todd River bank adjacent to the Schwarz Crescent crossing.

The Alice Springs Sewerage Treatment Plant is located south of the Gap, requiring all sewer infrastructure for the town to pass through the Gap.

Currently the number of individual connections exceeds the theoretical maximum number; however, the actual volume of sewage carried is less than that maximum amount. No new trunk infrastructure is required within the central area at the moment; however, developers will be required to upgrade sections of the network as new development occurs.

Stormwater Drainage

Stormwater drainage in central Alice Springs is underground and contained within the road reserves, although it may exit the system in open, ground level drainage networks. Whilst no immediate upgrades are anticipated, it may be necessary to upgrade sections of the network as new development occurs, including reviewing existing outlet levels against the identified 1% AEP flood level.

Telecommunications

Several telecommunications companies provide services and infrastructure through the central area. All buildings within the study area have the ability to connect to the National Broadband Network (NBN) and coverage of mobile phone services is seen as acceptable through the area.

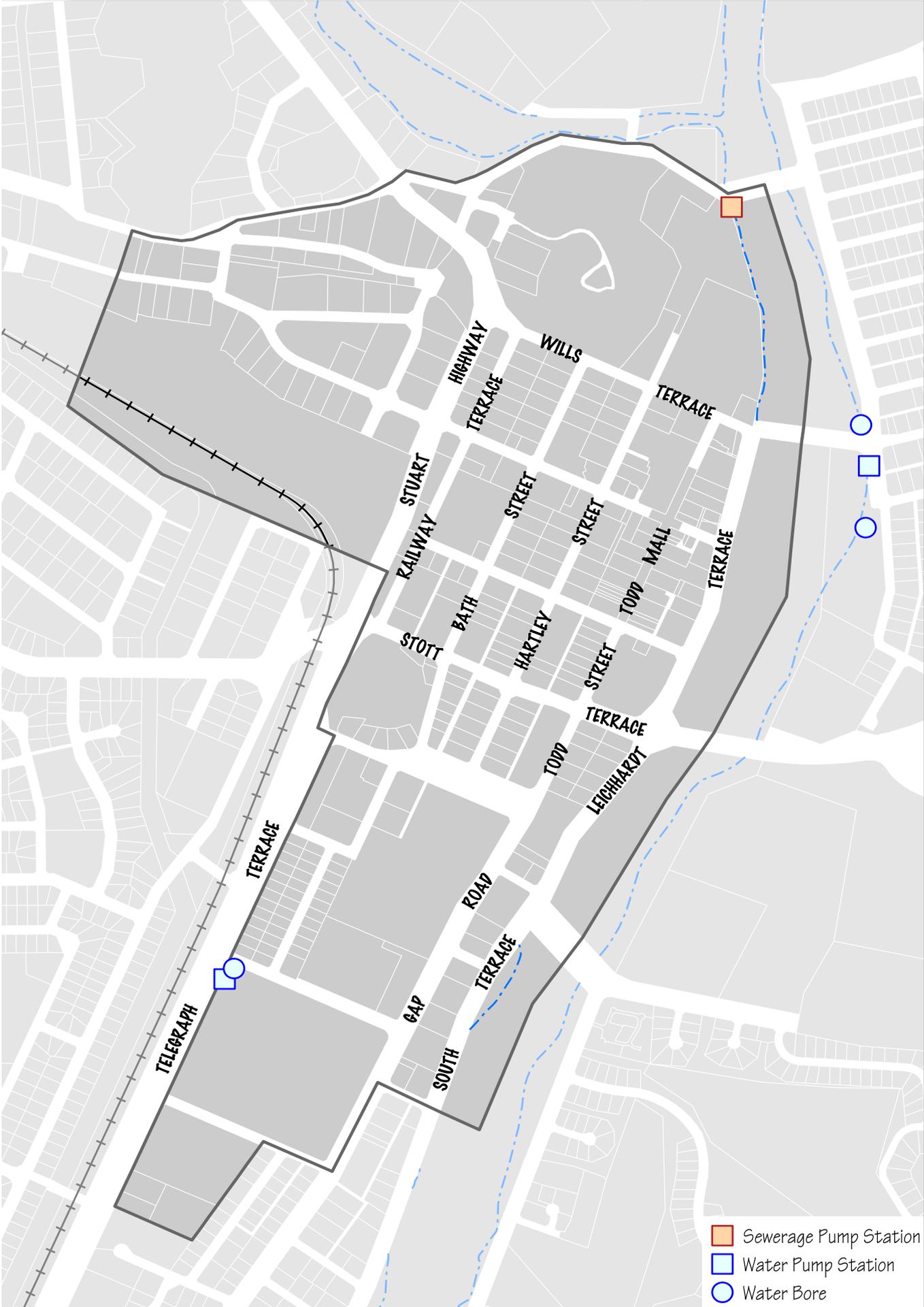
8.3 Community Feedback

Community feedback in relation to physical infrastructure was limited; however, interest was shown in encouraging and embracing alternative energy sources as well as suitable building and streetscape designs that respond to the local climate. Additionally, the onsite capture and reuse of stormwater was identified as an opportunity to complement groundwater use for irrigation purposes.

8.4 Discussion in Response

Existing trunk infrastructure has capacity to cater for incremental growth; however, the draft Area Plan recognises the need to integrate infrastructure planning in development to ensure the sequential and cost effective delivery of services. To this end, developers may need to upgrade / extend reticulated services as required by the relevant service authority.

Figure 10: Existing Physical Infrastructure



9. Social Infrastructure

9.1 Introduction

Social infrastructure includes community facilities, public open space and organised recreation spaces such as community health facilities, education facilities, community centres, public libraries and sporting facilities.

Social infrastructure contributes to healthy and sustainable communities. It ensures that a population is supported by a network of community facilities and services that are accessible, affordable and responsive to local needs. Figure 11 identifies the relevant sites within the study area that are currently used for social infrastructure.

Consideration of the needs for social infrastructure to support population growth in infill areas is a critical component of planning for such development, and a Social Infrastructure Assessment has been completed to inform planning for the Central Alice Springs Area Plan. This assessment is based on population thresholds of 32 000 and 40 000 people for short and far term growth within the context of facilities and services required across the whole municipality of Alice Springs. This is because central Alice Springs provides a wide range of social infrastructure that services both the immediate local community and the broader regional population. Where possible, only information that relates to the central area has been extrapolated from the assessment.

Aspects of social infrastructure considered as part of the assessment include:

- Health Services;
- Aged Care;
- Child Care Establishments;
- Educational Establishments;
- Civic and Community Facilities; and
- Open Space and Recreation.

9.2 Context

Health Services

The Alice Springs Hospital is located in the southern portion of the study area, and provides a range of services including emergency services, obstetrics, intensive care and palliative care. The hospital provides 186 beds.

Other health services available within the study area include the Bath Street Family Medical Centre, the Mall Medical Centre, Alice Dental Associates, Alice Springs Therapeutic Health Centre, and the and the Health Collective (chiropractic, podiatry).

The Central Australian Aboriginal Congress (CAAC) also provides services for Aboriginal people through its services at a clinic on Leichardt Terrace, Headspace on Hartley Street, and the Alice Springs After Hours Clinic at the hospital.

General practitioners are available in the broader Alice Springs region to meet current demand. Anticipated needs in the broader region are for an additional 5 general practitioners in the near term, and a further 10 in the far term.

There is a current need for one additional dentist in the broader region with an anticipated need for an additional 3 in the near term, and a further 4 in the far term.

Even with expected population growth in the central area, it is likely that these demands will come from suburban areas and additional health practitioners will not be required in the study area.

The Department of Health and the CAAC are both focusing the provision of future everyday health services, such as general practice, dental surgeries and allied health practices, close to population catchments in suburban areas.

Critical care and hospital services will remain centralised in the central area to maximise cost efficiencies and accessibility to the majority of the population. This will also assist in maintaining the primacy of the hospital and further growing and formalising the existing health precinct. The Department of Health considers expanding the hospital vertically rather than horizontally to be a more efficient means of delivering health services, as it will minimise land requirements.

Aged Care

The Australian Government provides a benchmark figure for the provision of aged care, through home care packages and residential care. By 2021-2022, the targeted figure for residential care is 78 beds per 1 000 people aged 70 years and over. Theoretically, the existing availability of 148 beds in the Alice Springs region is more than sufficient to cater for existing needs as well as population growth up to and over the far term projections of 40 000 people. However, health conditions related to ageing often affect Aboriginal and Torres Strait Islander people earlier in life than other Australians, and the Northern Territory has a much higher proportion of Aboriginal Australians in residential aged care than any other state or territory.

When taking into account the needs of Aboriginal Australians aged 50-69 years, in addition to all those aged 70 years and over, the existing demand for residential aged care beds actually represents a gap of 9 beds, and indicates the need for an addition 22 beds in the near term, and an additional 47 in the far term.

The Australian Regional and Remote Community Services (ARRCS) is due to complete an extension of 20 beds by mid-2018 to one of its existing facilities, which will meet the immediate and near term requirements. The facilities run by ARRCS also have sufficient land to enable expansion to meet the far term needs of the broader Alice Springs region. It should be noted that none of the 3 facilities operated by ARRCS are located within the study area.

Child Care

Of the 12 long day child care centres established in the broader Alice Springs municipality, 2 are located within the central area and provide 81 of the 625 places available (approximately 13%). Family day care also operates in Alice Springs, and is administered through a central office in the CBD.

At the recommended ratio of 120 places per 10 000 people, the existing long day care places in the Alice Springs region should theoretically be more than sufficient to cater for existing needs as well as population growth up to and over the far term projections of 40 000. However, following a scoping study undertaken by the Alice Springs Town Council in 2015, the current demand for long day care places is estimated at 661, presenting an existing gap of 36 places. In the near term, an additional 96 places will be required, and in the far term, a further 190 places.

Options available to provide these additional places include constructing new facilities, expanding existing facilities, and co-locating with other infrastructure such as pre-schools, schools and community centres.

Education

There are currently no pre-schools or senior secondary schools located within the central area. Primary and middle school education in the central area is provided by Catholic Education across two campuses. St Philips's College, operated by the Uniting Church, is a secondary school on the northern periphery of the study area.

The central area is unlikely to need to support any new education establishments, with any population growth being able to be catered for in existing facilities that are either already within the study area or in close proximity. However, this capacity is limited, with the nearby Ross Park Primary School near capacity with enrolment management in place.

There are no existing gaps in the availability of places in pre-, primary or secondary schools. Although a small gap will arise in the short term for pre-school places, there is sufficient capacity in existing Government and non-Government primary and secondary schools across Alice Springs to cater for short term requirements. In the longer term, up to 120 additional pre-school places will be required, and two new Government primary schools.

It is anticipated that the location of these facilities will be focused in growing population catchments in suburban areas.

Community Facilities

Libraries

The Alice Springs Town Council operates a public library from the site of its administration centre within the central area. The library currently operates at capacity, with Council planning for an expanded multi-level and multipurpose facility on the current site. There are no plans for additional library branches.

Community Meeting and Activity Spaces

Space for community groups to meet and for community activities and events to be held is an important element of social infrastructure for all communities.

There are currently 3 facilities within the study area that provide meeting spaces and facilities for the community. These include the Alice Springs Youth and Community Centre, the 50+ Community Centre, and the Totem Theatre.

The existing facilities within the study area and also within the broader regional area are considered sufficient to cater for the current population and any growth up to 40 000 people.

Places of Worship

The central area hosts 5 places of worship, serving a number of faiths. These land uses are often comprised of a number of rooms and/or buildings that are multipurpose in nature and provide for a variety of uses.

There is no standard or commonly agreed upon ratio of providing places of worship per head of population. The Alice Springs population is increasingly multicultural and multi-faith and may require additional facilities into the future, but it is difficult to predict.

Open Space and Recreation

Within the central area there are several local and neighbourhood level parks and areas of open space for informal and organised recreation, as well as key sporting facilities for the broader region that support high level competition. Open space and recreation land is typically within Zone PS (Public Open Space) or Zone OR (Organised Recreation). Land within Zone CN (Conservation), like Billy Goat Hill and the Todd River, also provide opportunity for passive and informal recreational pursuits.

Future residents, workers and visitors to Central Alice Springs would benefit as much from these spaces as from other public open space.

The level of parks, open spaces and recreation facilities available in Alice Springs generally are in excess of what would be expected of a town of its size, but are commensurate with the regional role that it plays.

There is no existing gap or indication of future demand for more facilities within the central area to cater for any anticipated growth; any new facilities should be located where the need is demonstrated.

9.3 Community Feedback

Alice Springs is considered by the community as a service hub for the many remote communities, with a corresponding need for short-term accommodation, recreation, education facilities, and other social infrastructure that supports people moving between centres.

There was general support to the concept of establishing a dedicated health precinct surrounding the Alice Springs Hospital. The area is already heading in this direction and additional medical uses in the area would support this. A childcare facility in the vicinity of the hospital would be beneficial to those who work in the precinct.

Traeger Park, the aquatic centre, and ANZAC Oval were all identified as community facilities that play a significant role in bringing people to the central area. There were many ideas around different facilities that could promote activation of the city centre, including:

- 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 children;
- more grassed areas and public toilets;
- developing the Todd River bank adjacent to the CBD as a boulevard with parks, picnic facilities, and cafes;
- more indoor play spaces for kids;
- outdoor spaces targeted at the needs of residents of the central area; and
- an event space for performances and entertainment.

Feedback also suggested that central Alice Springs would benefit from a 'town square' like space; a multi-purpose space that brings people together to socialise informally, that provides a performance space, and which provides the opportunity and amenity to enjoy a coffee or a meal.

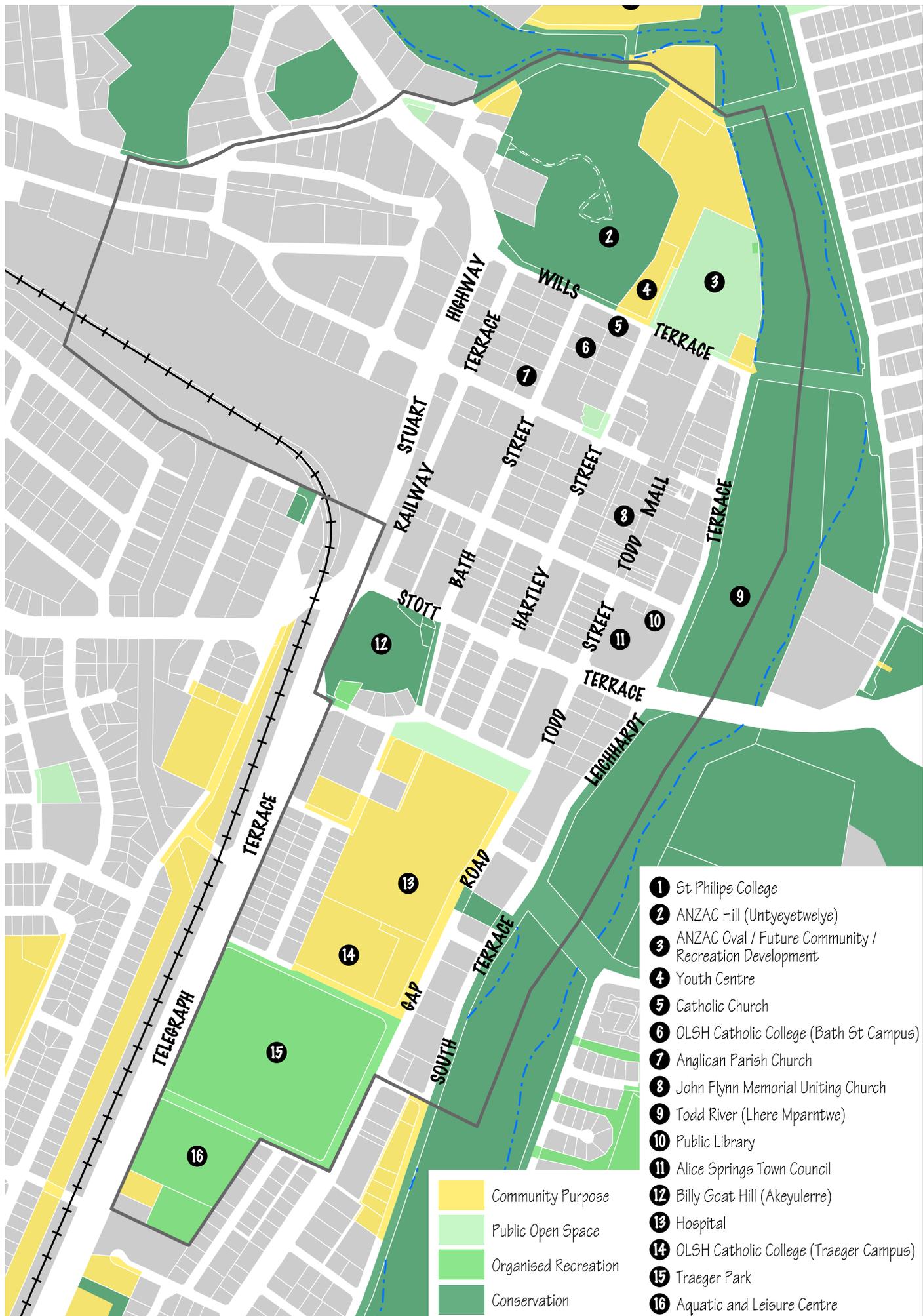
9.4 Discussion in Response

The inclusion of childcare facilities in mixed used developments is encouraged by the Area Plan; all other aspects of social infrastructure are generally well catered for in suburban areas. Additional facilities and public open space are therefore not contemplated by the Area Plan; however, it does advocate for no net loss of public open space, improving existing spaces to increase their amenity, and ensuring visual and pedestrian connections are maintained between areas of interest.

Focus Area A3 (City Centre – Cultural and Recreation Area) provides a specific focus on promoting opportunities for community facilities and public open space that forms a community hub, including providing for suitable facilities for large community events and festivals.

Focus Area D (Commercial/Mixed Use, Medical and Health Services) provides a specific focus on providing for the medical and health needs for Alice Springs, particularly the co-location of allied health services and supporting uses around the Alice Springs Hospital.

Figure 11: Existing Social Infrastructure



10. Environment

10.1 Introduction

The natural environment of Alice Springs can be one of extremes – hot and dry for long periods of time, until significant rainfall in the Todd River catchment causes the usually dry river bed to flow from bank to bank. The Defined Flood Area of the Todd River extends into the central area.

Other features of the natural environment, within and surrounding the study area, include Anzac Hill, Billy Goat Hill, Annie Myers Hill, the Charles River, and the MacDonnell Ranges. These features offer opportunity for informal recreation and for residents and visitors to enjoy the surrounding natural habitat for native and protected flora and fauna.

Successfully integrating the natural environment with the built environment as a way of enabling people to interact with both will contribute to the increased liveability of Alice Springs.

10.2 Context

Climate

Alice Springs is hot during the summer months with average daily temperatures above 30 degrees, and cool during the winter, with average daily temperatures around 20 degrees. During winter, overnight temperatures are around 3 degrees, but it is not unusual for sub-zero temperatures. The hot summer temperatures particularly influence the way people move through the central area, the activities they undertake, and what time of the day they do them.

Physical Environment

The central Alice Springs area is generally flat, which makes it convenient to walk and cycle. Anzac Hill and Billy Goat Hill are local landmarks, and provide opportunities to view the central and surrounding areas from a higher ground level. The Todd River is also a landmark, and forms the eastern boundary of the study area. Although not within the study area, the MacDonnell Ranges are an impressive natural feature and are visible from throughout the central area.

The majority of the central area is otherwise developed to provide services to the regional population.

Riverine and Stormwater Flooding

Central Alice Springs is subject to riverine flooding from the Todd River, and associated localised flooding as a result of overflows from stormwater drainage systems. Figure 12 shows the 1% AEP flood level for the Todd River in Alice Springs.

Since a flow gauging station was installed at Wills Terrace in 1953, the biggest flood event recorded was in 1988, with a peak of 3.99 m. This is considered to be a 1 in 50 year flood event.

The Alice Springs Flood Mitigation Advisory Committee was established in February 2016. A report provided to Government in June 2017 featured a number of recommendations to address future flooding events.

A key theme in the list of recommendations is the implementation of non-structural mitigation measures, such as flood resilience through education, early warning systems and appropriately located emergency shelters, appropriate land use controls, support measures through grant funding and a review of relevant policies, and the establishment of a Todd River Health Management Committee.

Land use planning and building controls provide a mechanism through which land use activities are regulated in areas that may be prone to flooding. Such controls in the Northern Territory require new homes (or substantial renovations) to construct habitable rooms at least 300 mm above the 1% AEP flood level for the site. This is reflected in the NT Planning Scheme.

The NT Planning Scheme currently requires consent for all development that is within a Defined Flood Area, except for extensions to existing dwellings and ancillary structures, and to extensions to existing commercial and industrial buildings, that would otherwise be permitted.

The report notes that flood risk should be considered as early as possible in the planning and development process, and planning decisions affecting flood affected land should take into account the best available flood information. Any changes to land use planning controls and building controls for affected areas will need to be based on the outcomes of revised modelling and mapping for structural mitigation options.

In regards to structural mitigation options, the report identifies measures that will assist in addressing the flooding experienced by Alice Springs through the construction of targeted infrastructure. This may include detention structures in the upper catchment, improvements to the drainage network associated with the road network, and implementation of an ongoing maintenance plan.

Entirely removing the risk associated with the most severe flood events within the flood zone is not possible. A sustainable strategy that provides for the implementation of a combination of short, medium and long term measures that would continuously improve the level of flood immunity and resilience for the Alice Springs community is the key outcome.

10.3 Community Feedback

The community feedback received recognised the environmental and intrinsic value of the Todd River, and considered it to be an underutilised asset. Feedback also suggested that there is scope to use the river as public open space, and opportunity to develop flood resilient buildings and spaces along the river banks.

The ability to seek refuge from the sun and heat is important to those who use the central area, as is the creation of a pleasant and inviting place to be. Suggestions on how to address this included:

- retention of trees and creation of green spaces;
- use of deciduous plants;
- smart orientation of shade structures;
- more cool spaces and walkways;
- minimise large expanses of concrete, which create heat basins; and
- the creation of permanent bodies of water.

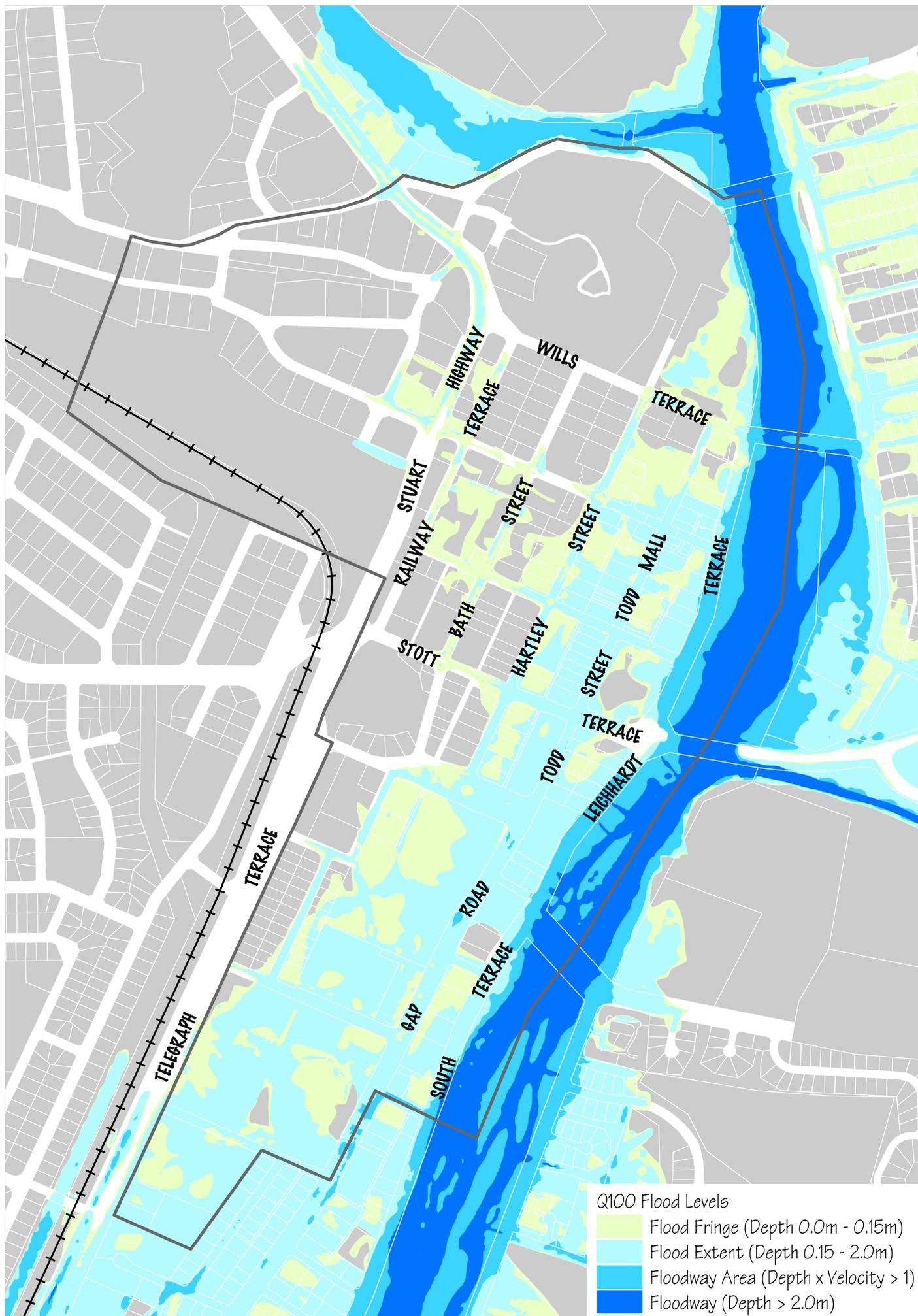
Responses also identified the opportunity for the built environment to better respond to and utilise the natural environment, such as through the integration of alternative energies, and the promotion of breeze circulation by allowing space between buildings.

10.4 Discussion in Response

Recognising and promoting people's interaction with and experience of the natural environment, and how this is integrated with development, is addressed throughout the draft Area Plan. This includes through the promotion of natural features in enhancing public amenity and promoting development that responds to sustainability principles for an arid climate.

Any development or use of land within the Defined Flood Area of the Todd River is still required to adhere to the provisions of the NT Planning Scheme in relation. Additionally, to further reduce the risk to people, damage to property and costs to the general community caused by flooding, proposed development will need to respond to any identified mitigation approach, such as structural design elements and early warning systems.

Figure 12: Existing Defined Flood Area, Central Alice Springs



11. Cultural and Heritage

11.1 Introduction

Places of cultural and historical significance contribute to a sense of belonging, and represent the region's rich and colourful past. They connect people with others, with history and with landscapes. Sites of cultural and heritage value in the study area range from Aboriginal sacred sites, to European settlement, and to natural features.

Alice Springs is culturally and spiritually significant to the Aboriginal population and also appreciated and valued by residents and visitors across the region for its intrinsic historic, cultural and recreational values. Spaces that provide for and encourage visual and performing arts create opportunities for the sharing of culture with locals and visitors alike.

Community engagement with culture and heritage is important to the economic well-being of Alice Springs, as the scenic and recreational values support tourism and local business.

Being able to visually connect with these sites and landmarks, either at ground level through clear view lines or from view scapes at higher ground levels aids in orientating oneself within the central area. It is also an important factor in understanding and appreciating the culture and heritage of Alice Springs.

11.2 Context

Aboriginal Culture

There are a number of registered and recorded sacred sites and areas within central Alice Springs, protected by the Northern Territory Aboriginal Sacred Sites Act. These include Billy Goat Hill (Akeyulerre), ANZAC Hill (Untyeyetwelye), and the Todd River (Lhere Mparntwe). These sites represent significant and formally protected Aboriginal cultural history. The existing zoning of these sites under the NT Planning Scheme as Zone CN (Conservation), as well as other performance criteria for sacred and heritage sites, works to ensure that development on and adjacent to these sites is appropriate and responds to cultural and historical values.

Heritage Places

The Alice Springs central area includes many heritage and archaeological places protected by the Heritage Act. The NT Heritage Register identifies 19 declared heritage sites and the Alice Springs Heritage Precinct. Notable heritage sites include the Old Hartley Street School, Old Courthouse, The Residency, Town Gaol, Totem Theatre Complex and Former Telegraph Repeater Station.

The Alice Springs Heritage Precinct is a unique example of the planned development of the town as an administration centre in the late 1930s. It contains buildings for health, law and order, remote area services, and dwellings that demonstrate an architectural solution to the arid climate. The precinct has links to the pioneering settlers and spiritual associations through the Aboriginal sacred site, Billy Goat Hill.

Adaptive reuse of heritage sites provides for their continued use and active maintenance while respecting the significant associations, meanings and activities of the past. For example, parts of the Old Hartley Street School function as offices and a museum, while a heritage listed dwelling has been repurposed as a restaurant.

11.3 Community Feedback

Feedback from the community identified that the Aboriginal culture of Alice Springs and the surrounding region is a unique characteristic of the town and that it should be enhanced and embraced. The built environment can 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.

It was noted that the opportunity to purchase artwork direct from Aboriginal artists is an experience that can connect a person to the Aboriginal people and culture of the town. Further, more of the town's identity could focus on Aboriginal culture, including a large presence in an integrated tourism and information hub.

Further suggestions also included that the heritage elements of the central area should continue to be used and developed appropriately to preserve them as assets. This includes new development adjacent to heritage sites and buildings having regard and responding to any identified heritage value.

The successful adaptive reuse of several heritage buildings was identified in feedback from the community; however, the feedback also noted that locating these buildings and learning about their history is more of a challenge. Improved signage and interpretation material would greatly assist in actively promoting the Heritage Precinct in the CBD.

Cultural activities could contribute to improved activation of the CBD, particularly in the evening. Spaces for performing and visual arts in the Todd Mall could be one way to achieve this.

11.4 Discussion in Response

The Area Plan identifies all European heritage sites within the study area, and provides associated responses to protect buildings and encourage adaptive reuse. Figure 13 identifies these sites.

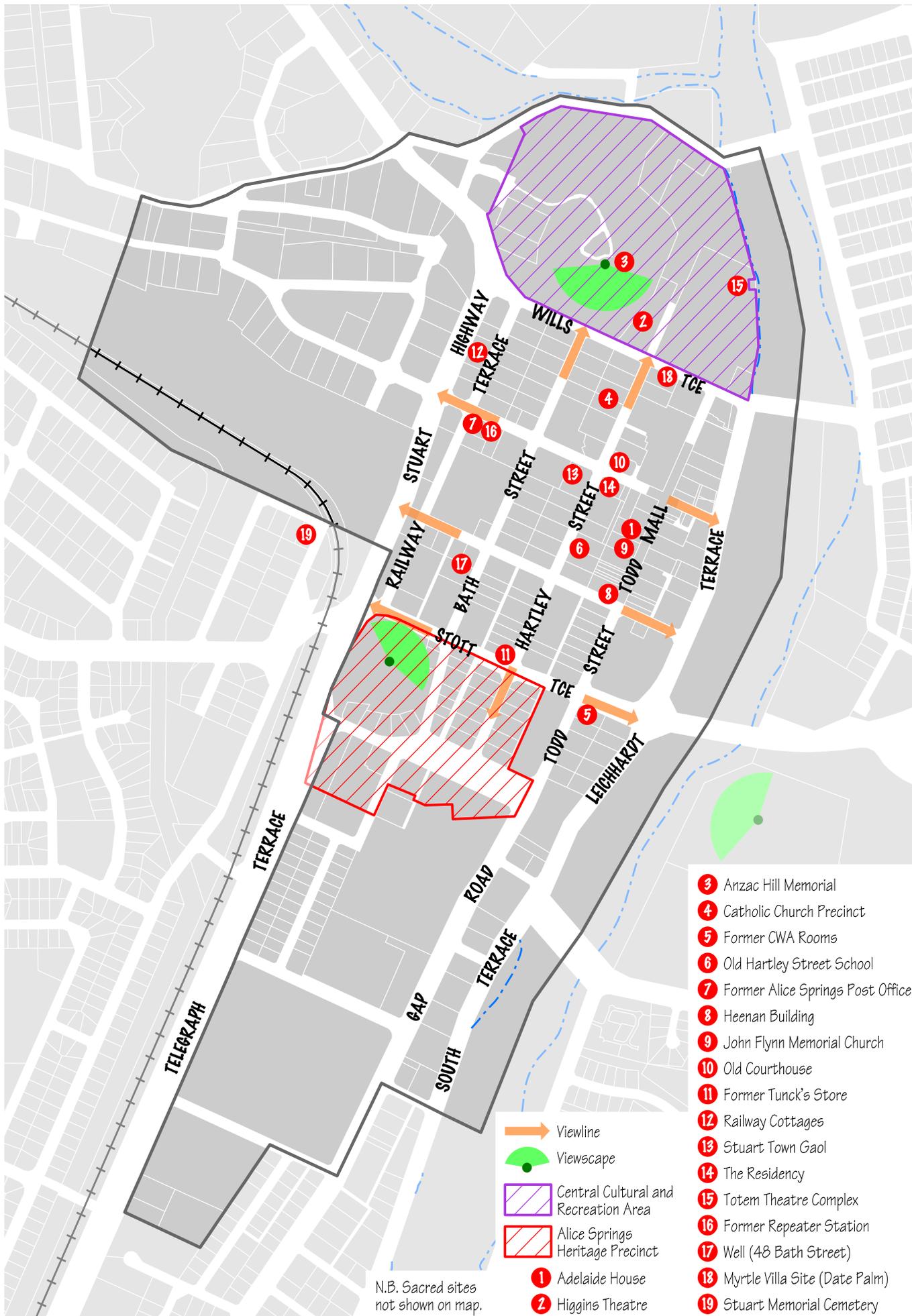
Whilst individual Aboriginal sacred sites are not identified for cultural purposes, the Area Plan recognises and promotes recognition and protection of such sites, including integration with the built environment where appropriate. This also extends to encouraging the appropriate incorporation of Aboriginal storytelling and interpretative information in public spaces. The Aboriginal names for significant local features have been included where appropriate in the Area Plan.

The Northern Territory Government is currently creating an Indigenous Arts Trail throughout the Northern Territory, to position the Territory as a world-class cultural and tourist destination. A significant contributor to this arts trail will be the development of a National Aboriginal Art Gallery (NAAG) in Alice Springs. In March 2018 the NT Government announced that its preferred site for the NAAG is the Anzac Hill Precinct, at the northern end of the study area. The site incorporates Anzac Oval and the old Anzac Hill High School.

The Area Plan recognises the entire Anzac Hill locality for its cultural and recreation importance and opportunities, which is reflected in the Focus Area A3 (City Centre: Cultural and Recreation Area). The Area Plan identifies that the locality provides opportunities for iconic cultural and recreation development that would extend the cultural and social functions of the CBD.

The importance of maintaining visual connections throughout the central area to sites of cultural significance, such as Anzac Hill, Billy Goat Hill, and the Todd River, and landmarks of historical value, such as the John Flynn Memorial Church, the Old Hartley Street School, and the Totem Theatre, is captured throughout the Area Plan. Interpretative signage and increased wayfinding is also encouraged to direct people to areas of cultural and historic significance and to assist in orientation from viewscapes from high points surrounding the central area.

Figure 13: Existing Central Alice Springs Cultural and Heritage



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For more information

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Visit: www.planningcommission.nt.gov.au

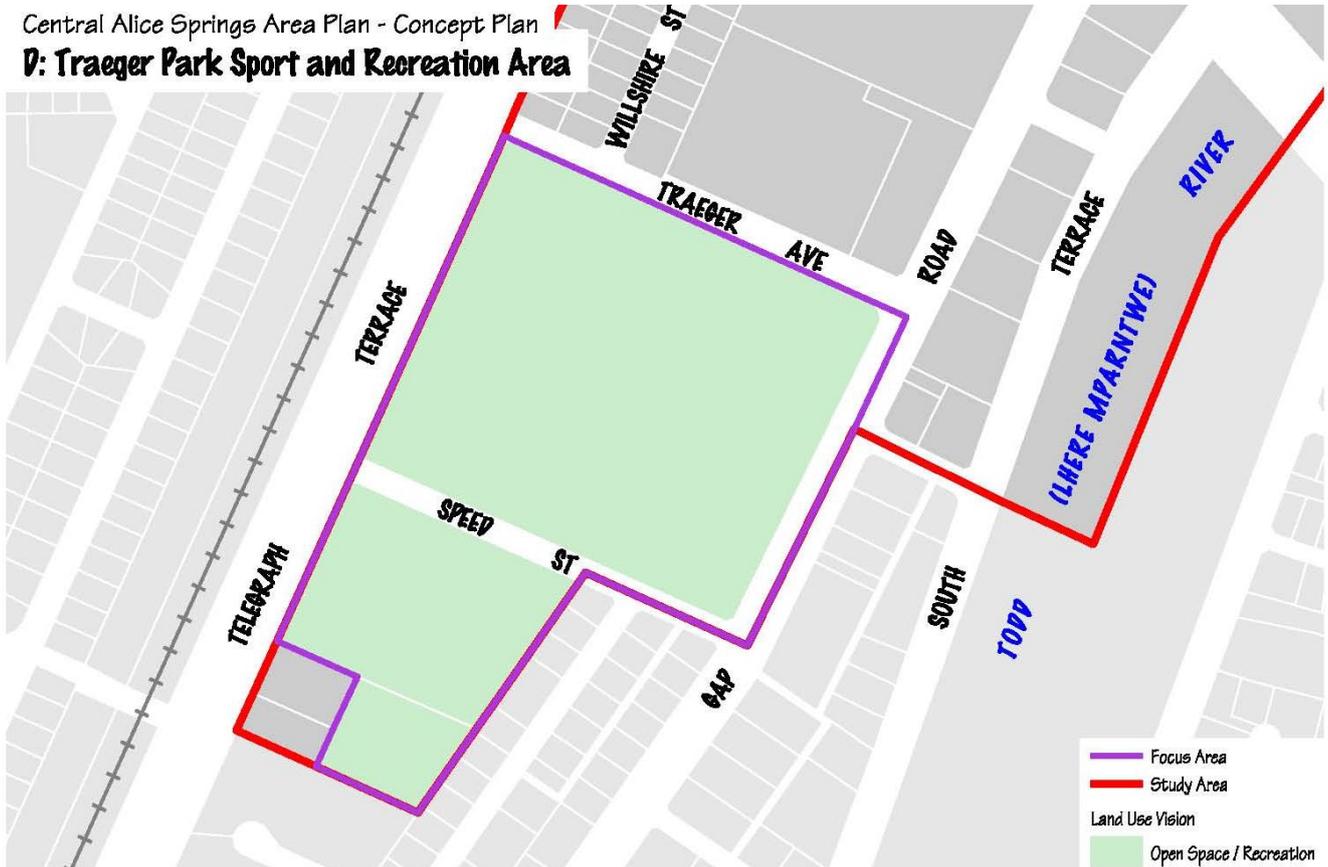
Phone: 08 8924 7540

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.

<p>15.2 Provide for the future expansion of the Alice Springs Hospital</p>	<ul style="list-style-type: none">i. Ensure active frontages, civic space, and buildings are integrated with Gap Road and surrounding facilitiesii. Incorporate greater land use efficiency through a more intense built formiii. Locate and consolidate vehicle access, parking and loading areas away from street frontagesiv. Improve circulation through the provision of street and pedestrian connections through the site to increase permeability to surrounding areasv. Open, ground level car parking areas designed to reduce heat island effects such as through tree planting and shade structuresvi. Development of multi-level car parking minimises visual impacts to and from the surrounding streets
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Central Alice Springs Area Plan - Concept Plan
D: Traeger Park Sport and Recreation Area



Focus Area D: Traeger Park Sport and Recreation Area

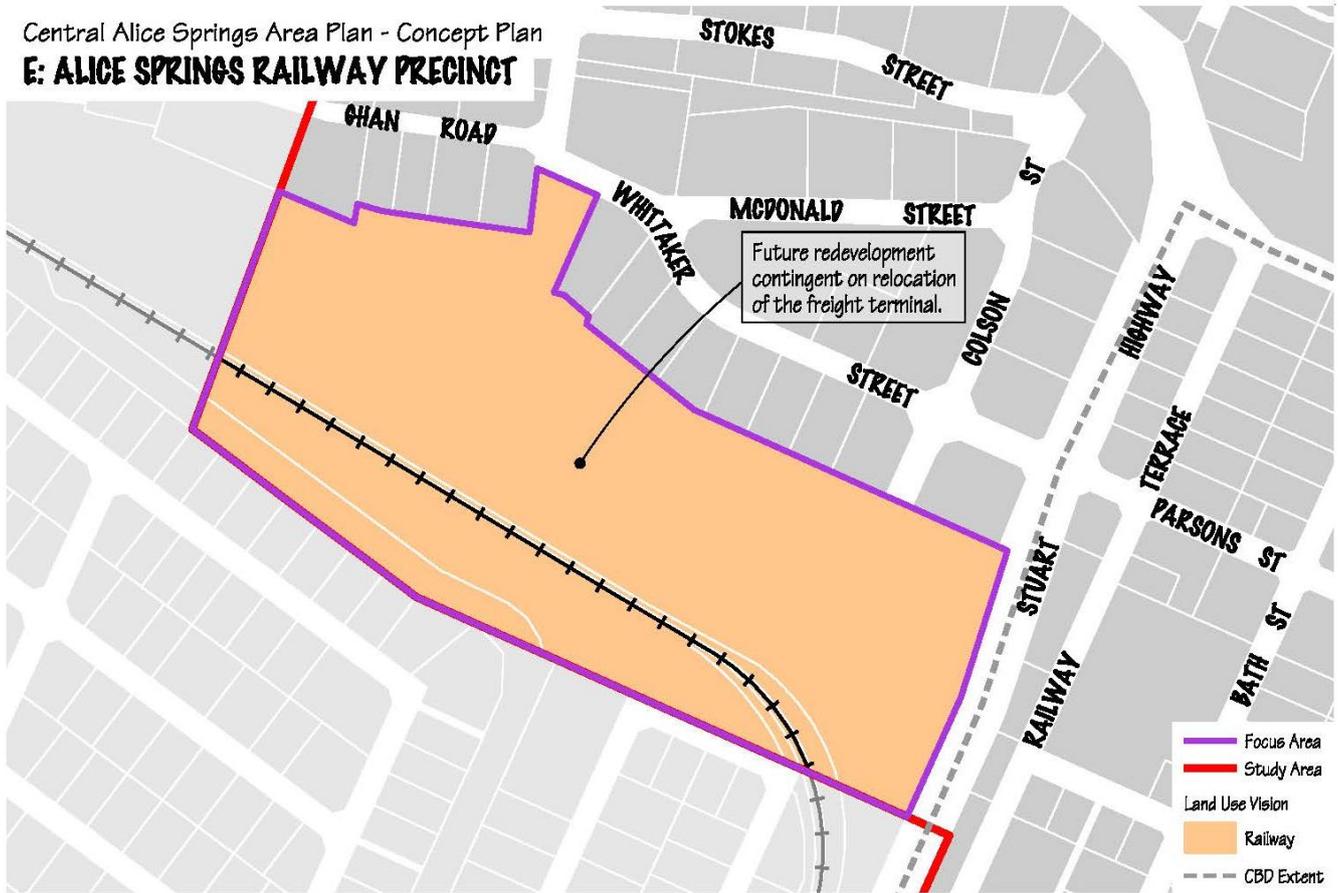
This Focus Area incorporates the Traeger Park sporting complex and the Alice Springs Aquatic and Leisure Centre, and includes the land identified in the Focus Area Concept Plan.

Traeger Park and the Alice Springs Aquatic and Leisure Centre are regional facilities that serve the broader Alice Springs region. This Area Plan seeks to acknowledge and protect this locality to ensure its ongoing use as a high level sporting and recreational hub.

16. Recognise the importance of a premier central sporting hub in Alice Springs

Objective	Acceptable Land Use and Development Response
<p>16.1 Ensure the ongoing role of Traeger Park and Alice Springs Aquatic and Leisure Centre as premier regional facilities for sports and recreation</p>	<ul style="list-style-type: none"> i. Traeger Park is used as the premier sporting and recreational facility in Alice Springs and Central Australia ii. User groups of Traeger Park are encouraged to implement opportunities to share existing and future facilities to capitalise on investment and to minimise the environmental footprint of the complex iii. Existing facilities are upgraded, and new facilities built, to a standard that enables national and international competition iv. Visual connections are maintained to and/or created between development and from public places, such as the Todd River, Gap Road, and the Alice Springs Hospital v. Development fronting existing and future public spaces responds to the role and function of the individual space and provide opportunities for passive surveillance vi. Landscaping prioritises legibility and connectivity within the site and to surrounding areas vii. Incorporate a diversity of activities in ground level development

E: ALICE SPRINGS RAILWAY PRECINCT



Focus Area E: Alice Springs Railway Precinct

This Focus Area incorporates the existing passenger and freight rail terminals and associated railyards in the western extent of the study area, and includes the area identified in the Focus Area Concept Plan.

The Alice Springs Regional Land Use Plan 2016 includes potential sites for new passenger and freight terminals. The passenger terminal is proposed to be relocated within the existing site, and will need to acknowledge and address connectivity with the CBD. The development of either terminal will need to be considered at a regional scale.

This Focus Area seeks to provide a framework through which a local area plan can be developed in order to guide appropriate future development of the site that responds to its location within central Alice Springs.

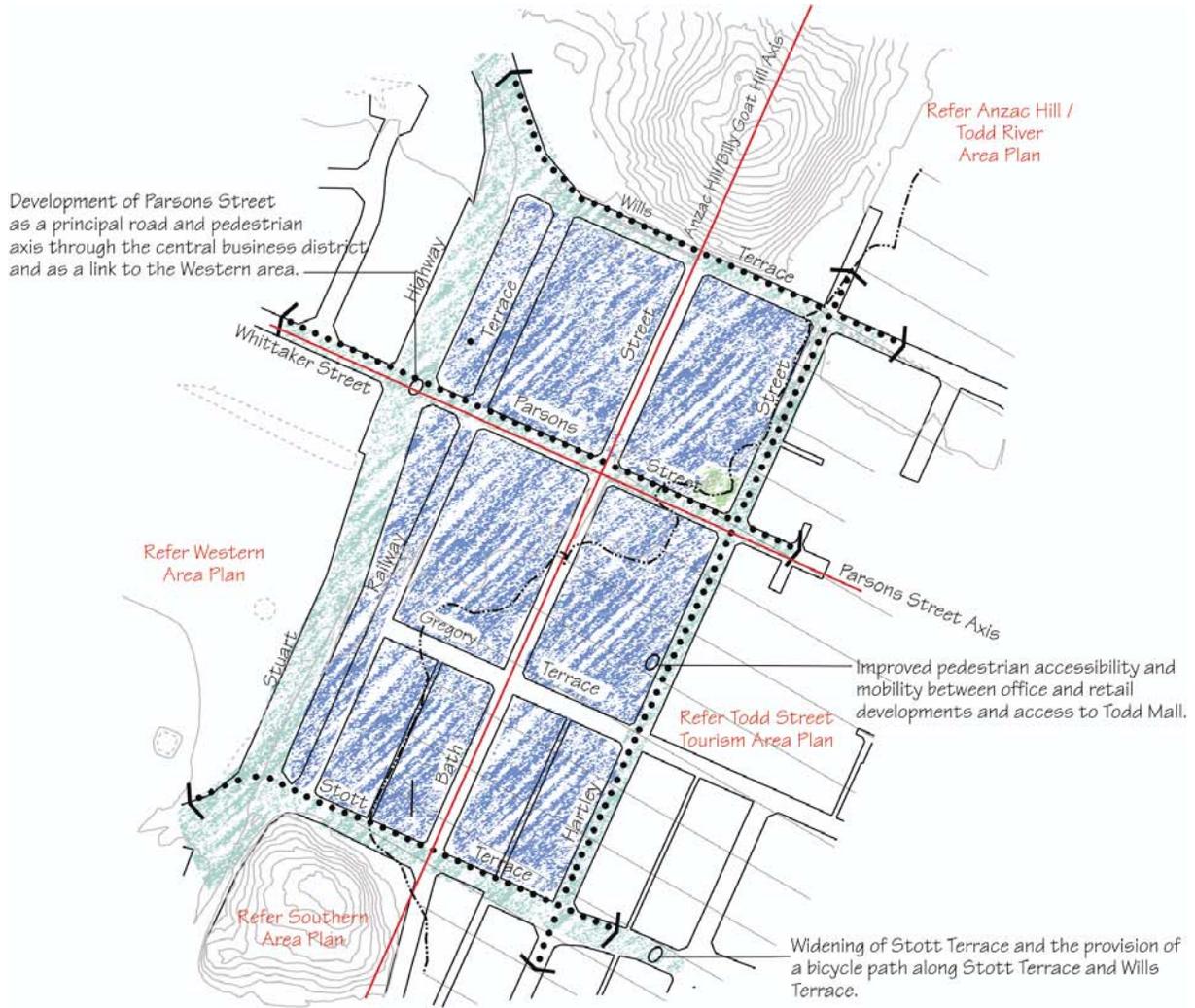
17. Enable and facilitate the redevelopment of the Alice Springs Railway Precinct

Objective	Acceptable Land Use and Development Response
17.1 Coordinate development of the site to comprise a range of land uses that does not undermine the commercial primacy of the CBD	i. A plan is prepared to establish a framework for the coordinated development of the Focus Area. The plan will be included within the NT Planning Scheme following public exhibition and referral to the NT Planning Commission for advice to the Minister.
17.2 Prepare a planning framework for the future development of the locality	ii. The plan addresses the following detail for the development of the site: <ul style="list-style-type: none"> (a) Demonstrated consideration and response to the key attributes and constraints of the Focus Area, including where necessary, vehicular and active transport access and connections, infrastructure provision, and surrounding land uses; (b) how individual developments will relate to existing and anticipated development; (c) a response to the objectives in the Focus Area and any other relevant objectives within the general Themes of this Area Plan; (d) a pedestrian friendly, permeable movement network that integrates with the existing and proposed street network and hierarchy, and active transport networks; (e) a connectivity plan addressing active transport within the development and to neighbouring localities, specifically the CBD; (f) an indicative land use pattern and / or lot pattern, acknowledging that the CBD is the primary location for commercial, retail and social activity;

	<p>(g) where necessary, the integration of the locality with the public transport system. This may include identification of bus stops and road reserve configurations that consider bus movements.</p> <p>iii. An application for subdivision and / or development accords with the endorsed plan</p>
<p>17.3 Promote active transport connectivity to the CBD</p>	<p>i. Design responses ensure that active transport connections from the Focus Area, and specifically the passenger rail terminal, to surrounding areas and public transport are:</p> <ul style="list-style-type: none"> (a) direct; (b) safe; (c) prioritised; and (d) shaded by mature trees or shade structures where possible.

14.4 ALICE SPRINGS

14.4.1 Central Alice Springs Commercial Area Plan



Commercial and Retail Activity Area

The use of local materials and colours that reflect the town's natural setting are encouraged.

An emphasis is placed on consolidation and redevelopment rather than an immediate expansion into the Western area.

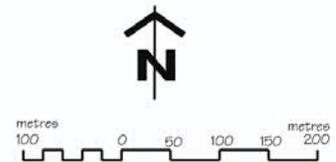
There is no immediate need to be prescriptive about the types of uses that may be permitted other than to express a general preference for office and retail development.

Buildings abutting footpaths and major pedestrian links should cater for weather protection devices over the footpath to provide personal comfort, shade, rest, and improve street scape.

Legend

-  Commercial
-  Open Space
-  Landscaped Roads, Public Transport Corridors and Public Access Areas
-  Pedestrian/Cycle Access
-  Significant Urban Design Axis
-  Defined Flood Area

Advisory Note - Defined Flood Event
 The designated 1% AEP flood level for Todd River affects all land illustrated and is a consideration for planning and development control purposes.

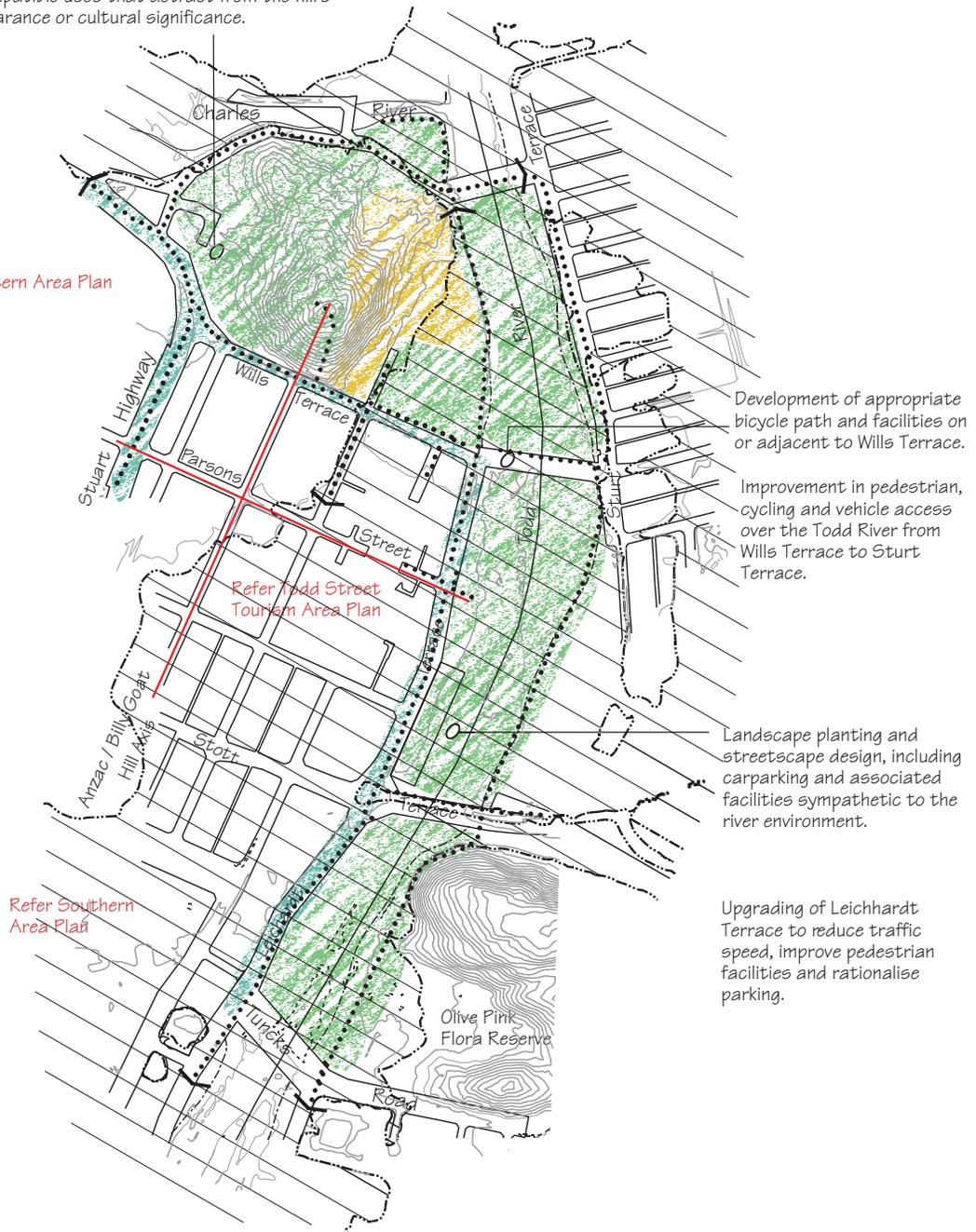


Central Alice Springs Commercial Area Plan

14.4.2 Anzac Hill/ Todd River Area Plan

Relocation from the Anzac Hill area of any incompatible uses that detract from the hill's appearance or cultural significance.

Refer Western Area Plan



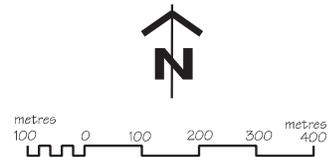
Refer Todd Street
Tourism Area Plan

Refer Southern
Area Plan

Legend

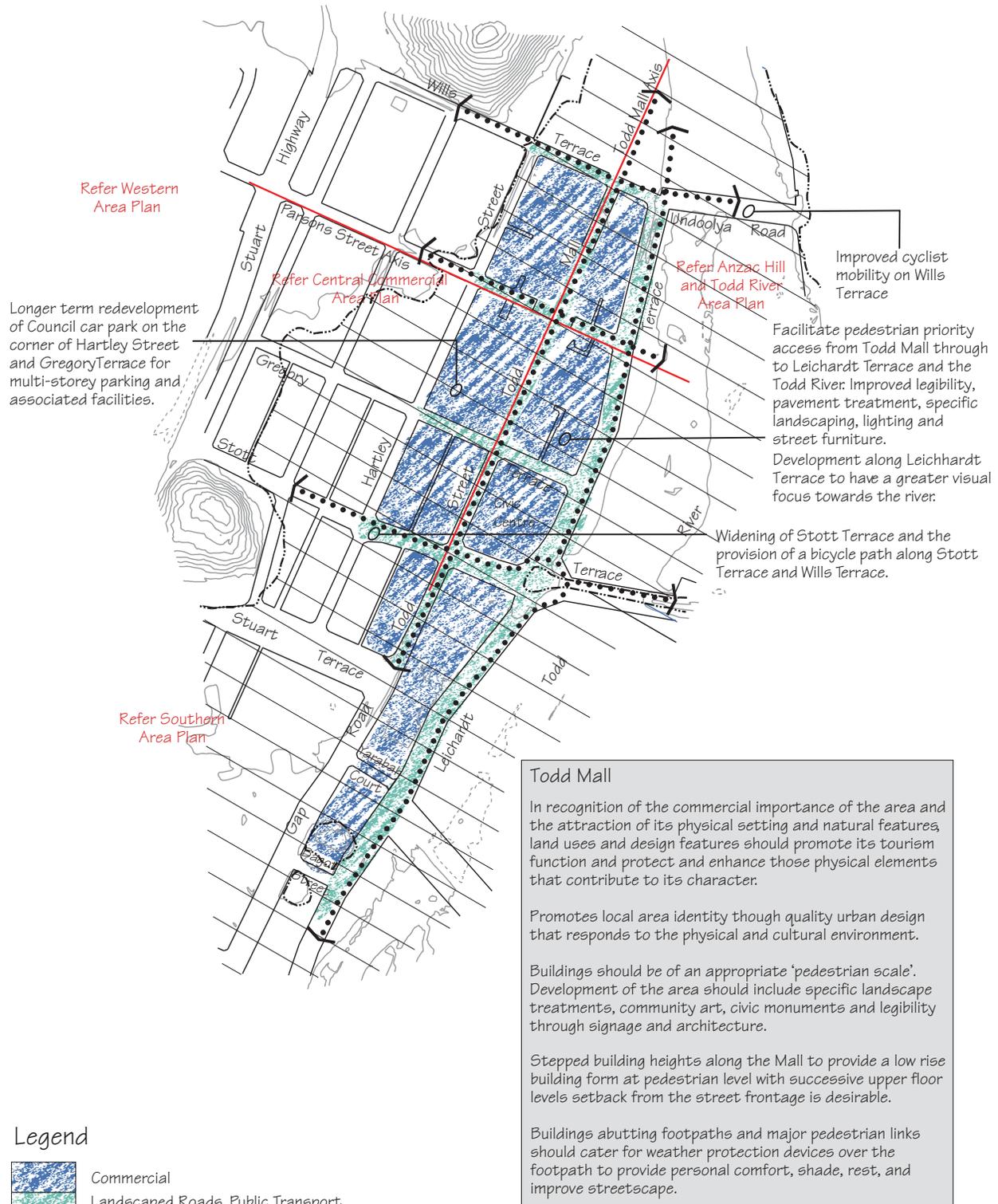
-  Community Use
-  Open Space
-  Landscaped Roads, Public Transport Corridors and Public Access Areas
-  Pedestrian/Cycle Access
-  Significant Urban Design Axis
-  Defined Flood Area

Advisory Note - Defined Flood Event
The designated 1%AEP flood level for Todd River affects all land illustrated and forms the basis for all planning and development control purposes.



Anzac Hill / Todd River Area Plan

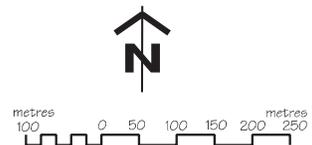
14.4.3 Todd Street Tourism Area Plan



Legend

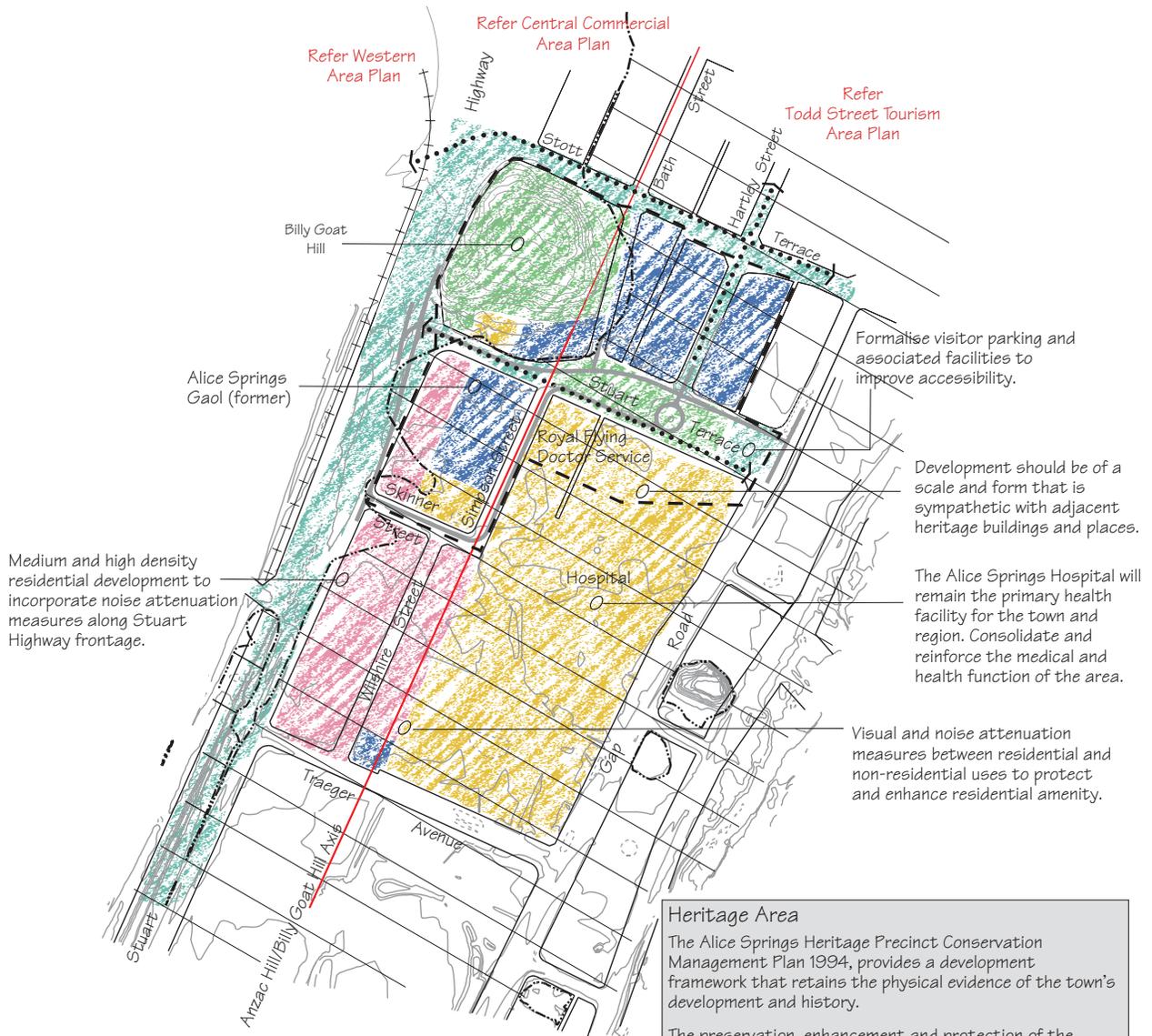
-  Commercial
-  Landscaped Roads, Public Transport Corridors and Public Access Areas
-  Pedestrian/Cycle Access
-  Significant Urban Design Axis
-  Defined Flood Area

Advisory Note - Defined Flood Event
The designated 1%AEP flood level for Todd River affects all land illustrated and forms the basis for all planning and development control purposes.



Todd Street Tourism Area Plan

14.4.4 Southern Area Plan



Medium and high density residential development to incorporate noise attenuation measures along Stuart Highway frontage.

Formalise visitor parking and associated facilities to improve accessibility.

Development should be of a scale and form that is sympathetic with adjacent heritage buildings and places.

The Alice Springs Hospital will remain the primary health facility for the town and region. Consolidate and reinforce the medical and health function of the area.

Visual and noise attenuation measures between residential and non-residential uses to protect and enhance residential amenity.

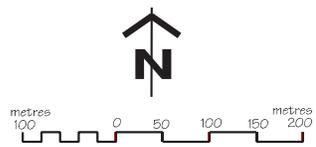
Legend

-  Community Use
-  Residential
-  Commercial
-  Open Space
-  Landscaped Roads, Public Transport Corridors and Public Access Areas
-  Pedestrian/Cycle Access
-  Significant Urban Design Axis
-  Heritage Precinct Boundary
-  Proposed Road
-  Defined Flood Area

Advisory Note - Defined Flood Event
The designated 1% AEP flood level for Todd River affects all land illustrated and is a consideration for planning and development control purposes.

Heritage Area
The Alice Springs Heritage Precinct Conservation Management Plan 1994, provides a development framework that retains the physical evidence of the town's development and history.
The preservation, enhancement and protection of the historic character of the area is the principal objective.
Development on vacant allotments should be compatible with the character of the area and not detract from its heritage significance.
Pedestrian access areas provided with appropriate shade, shelter and street furniture.

Commercial Development
Development should be capable of operating without detrimentally affecting the level of amenity enjoyed in surrounding areas.



Southern Area Plan

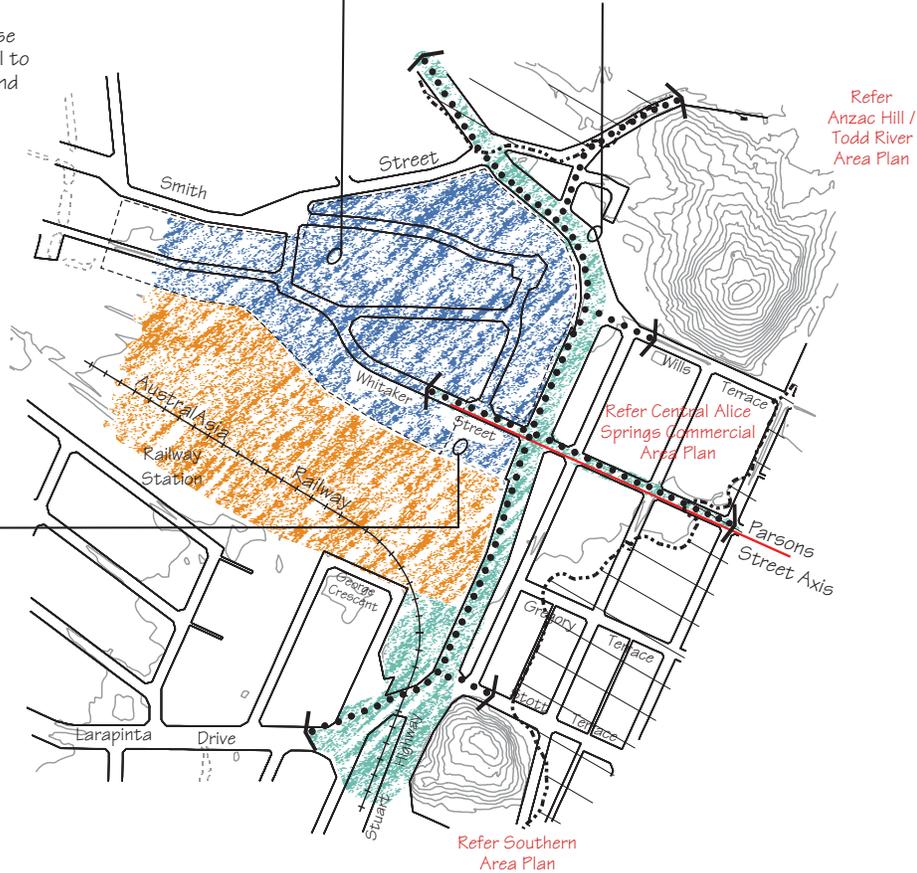
14.4.5 Western Area Plan

A coordinated subdivision and road network to minimise constraints to future redevelopment and appropriate storm water and drainage treatments that will maximise future development potential to minimise any down stream and off-site impacts.

Setbacks and landscaping along the Stuart Highway frontage that recognises the high visibility of the site and the desire to minimise negative visual impacts.

Development of a major parking facility to service the western side of the Central area that provides for coach, bus and caravan parking with pedestrian linkages to the town centre.

Provision of landscaped roads, pedestrian paths, bicycle paths and direction signs to enhance the legibility, character and amenity of the area in accordance with its importance as a gateway to the town center from the north.



Whitaker Street Commercial Area

This area is the preferred option for an expansion of the central business district function, but because the current central business district is capable of providing sufficient commercial floor space for the foreseeable future, this option is long term.

Interim development of the area will feature showrooms, service commercial and industries and warehousing uses with low development densities. High landscaping standards and ample provision for car parking and vehicle movement are desirable.

Development of a transport interchange that is integrated with existing and future road, rail and pedestrian links.

Legend

-  Railway Use
-  Commercial
-  Landscaped Roads, Public Transport Corridors and Public Access Areas
-  Pedestrian/Cycle Access
-  Significant Urban Design Axis
-  Defined Flood area

Advisory Note - Defined Flood Event
The designated 1% AEP flood level for Todd River affects all land illustrated and is a consideration for planning and development control purposes.



Western Area Plan