

27 April 2020

Hon. Nicole Manison
Minister for Infrastructure Planning and Logistics
C/- NT Department of Infrastructure Planning and Logistics
50 Bath Street
Alice Springs NT 0870

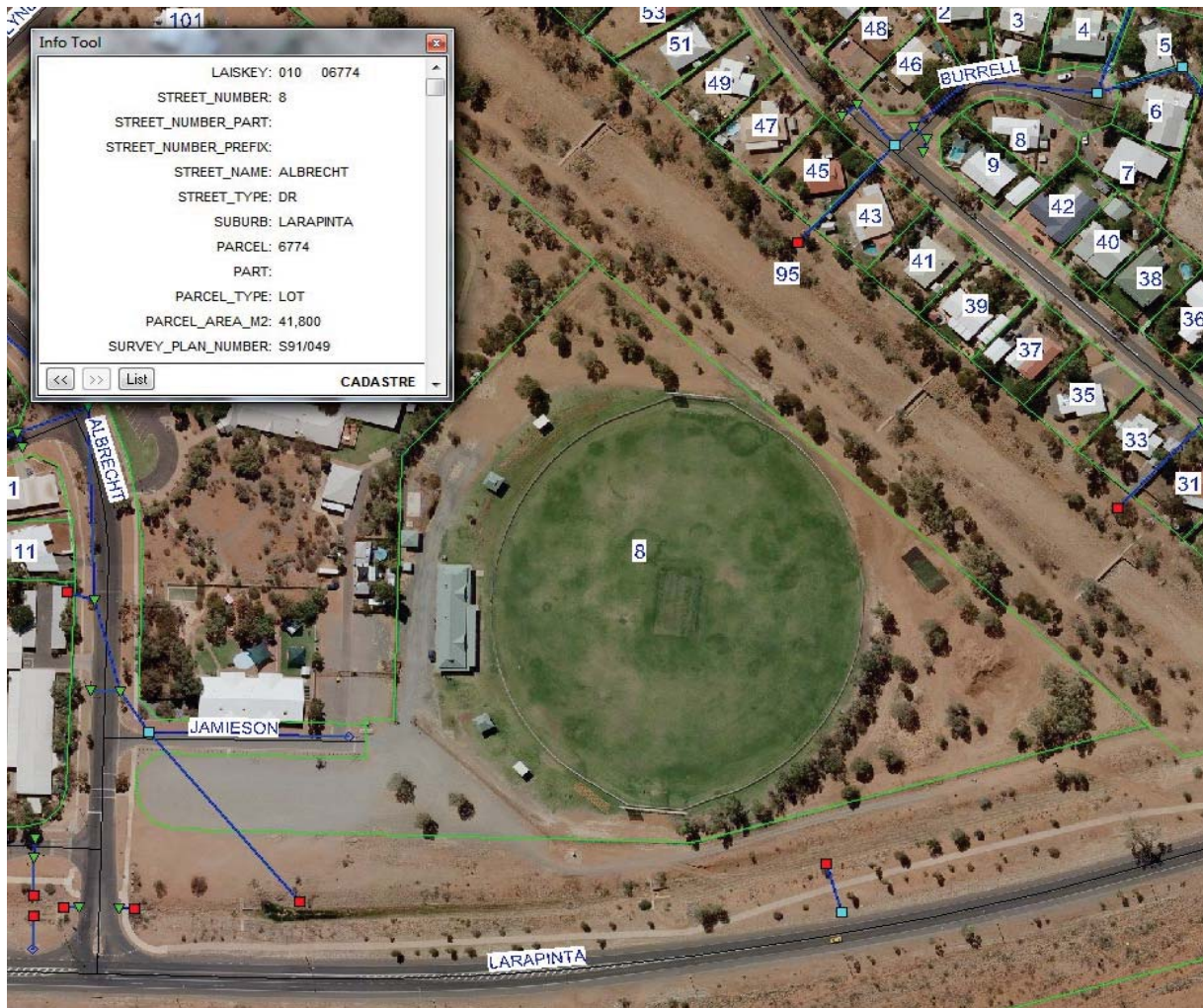
APPLICATION TO AMEND THE NT PLANNING SCHEME – PROPOSAL TO REZONE LOT 6774 - 8 ALBRECHT DRIVE, LARAPINTA FROM PS TO OR

Dear Minister,

I submit this application on behalf of the Alice Springs Town Council, who is the owner of Lot 6774. The owner has consented to this application, as per the attached written authorization letter.

Background

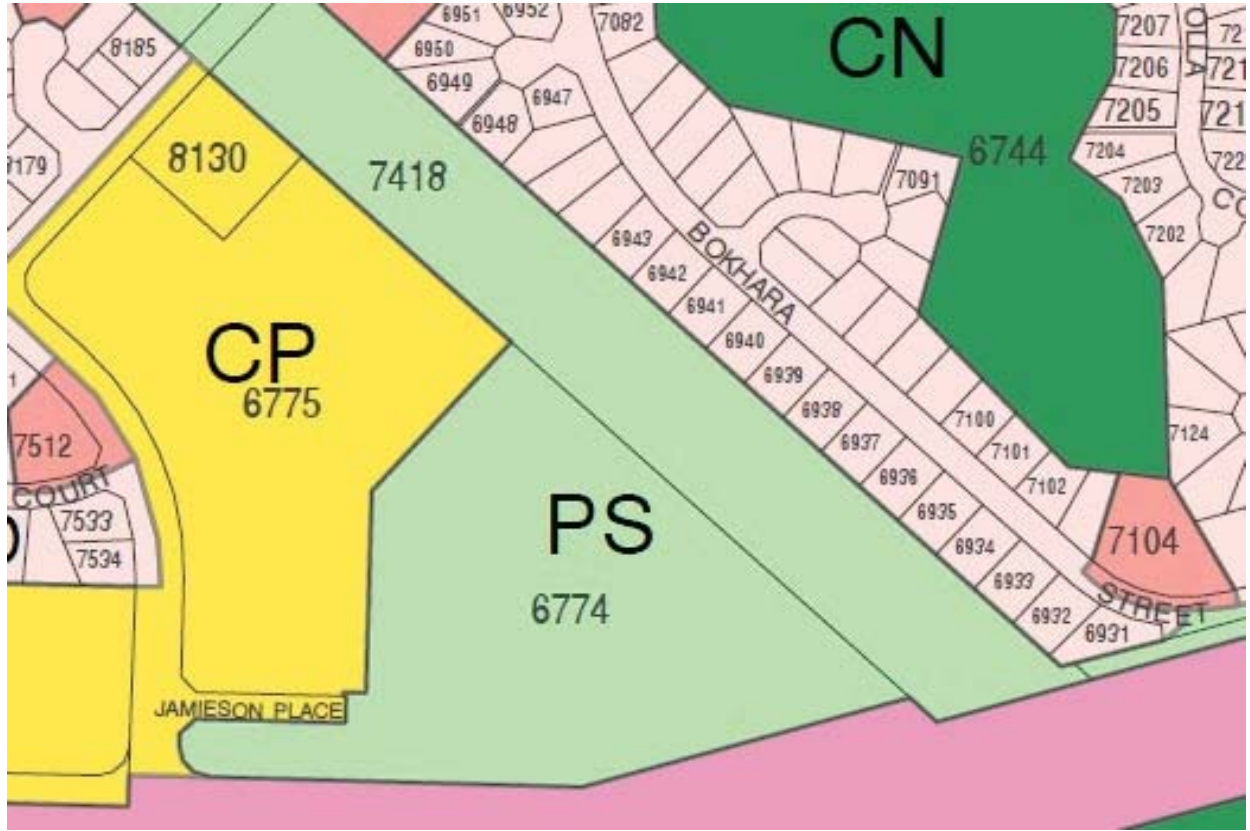
The Albrecht Oval Sporting facility which is located at Lot 6774 (No 8) Albrecht Drive, is currently zoned PS (Public Open Space). In order to continually comply with the NT Planning Scheme requirements, the Alice Springs Town Council would like to change the zone to OR (Organized Recreation) which is more appropriate to its current usage.





This Proposal

The Albrecht Oval Sporting facility which is currently zoned PS (Public Open Space) has varied uses. Currently about 2% of its usage is by the local residents who walk their dogs and play sport. The other 98% of the time it is used by sporting bodies for Organized Recreation. In view of this the Alice Springs Town Council would like to rezone Lot 6774 - 8 Albrecht Drive to Zone OR (Organised Recreation) which is more appropriate to its historical usage in the last decade.

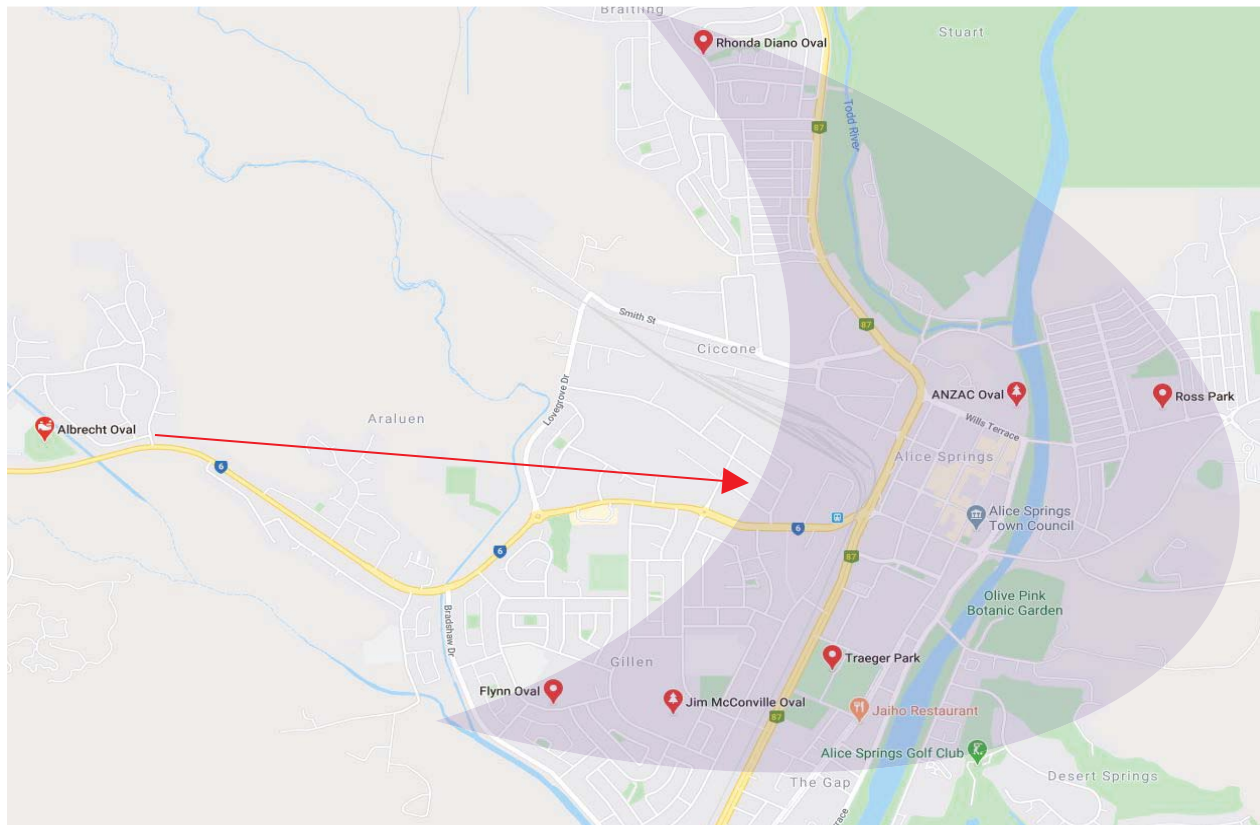


This application is intended only to streamline the current use. Current arrangements onsite will continue to remain in place. The residents of Alice Springs will continue to be allowed to use the facility for their routine exercise with pets, when the facility is not being used by sporting bodies as per current existing arrangement.

Unique Location

Alice Springs is a busy town with a vibrant and healthy community that values its sporting culture. Currently there are limited number of venues actively offering the ability to play sports in town. The sporting facilities in town are listed below:

Sporting Facility	Location in Alice Springs
Anzac Oval – Rugby League and Union	CBD
TIO Traeger Park Oval – AFL and Cricket	Gap Road - South
Netball Association	Undoolya Road - East
Albrecht Oval – AFL and Cricket	Larapinta Drive - West
Rhonda Diano Oval (Northside) – Athletics and Cricket	Head Street - North
Jim McConville Oval – AFL, Cricket and Softball	Memorial Avenue - West
Hockey Association – Traeger	Gap Road - South
ASBA – Basketball Association – Traeger	Gap Road - South
Tennis – Traeger	Gap Road - South
Flynn Drive Oval – Touch Football	Flynn Drive - West
Ross Park Oval – Football (soccer) and Cricket	Undoolya Road - East



The maps above and below indicate the proximity of the sporting facilities in town. The above map shows 7 locations marked in red for the sporting facilities and ovals. The purple shaded area in the map above, shows the distribution of the current facilities in town. When compared in terms of proximity this shows an unevenly weighted distribution of most of the facilities to the central areas around the CBD region and South. Rhonda Diano oval is the only one oval to the North of town, but is still closer to the CBD in comparison to Albrecht Oval on Larapinta Drive. This places Albrecht Oval in a unique location to provide support for much needed sporting facilities to the western part of town.



A clipping of the above map (which is attached with the application), shows some of the existing public open space areas, in proximity to the Albrecht Oval. This drawing was prepared in 2002 with the Albrecht Oval listed as an organized recreational area, demonstrating that the intent has always been for a facility that provides organized recreation.

Hierarchy

Council's open space areas are classified under

- Pocket parks
- Local parks
- Neighbourhood parks
- Precinct parks
- Organized recreational areas

Sporting ovals fall under the category of Organized Recreational areas. All other parks are classified under recreational areas. Open drains and unused spaces still fall under open space but have a low maintenance priority. As a highly used oval the Albrecht Oval has a very high maintenance priority. This hierarchy is based on the demand from the sporting facilities and community use.

The Albrecht Oval will have a similar usage to Traeger Park (TIO) stadium which is appropriately zoned OR (Organized Recreation).

Zoning requirements

5.14 ZONE PS – PUBLIC OPEN SPACE

1. The primary purpose of Zone PS is to provide public areas for recreational activity.
2. Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.

5.15 ZONE OR – ORGANISED RECREATION

1. The primary purpose of Zone OR is to provide areas for organised recreational activities.
2. Development is to be limited to that which is consistent with the recreational opportunities of the land.

Currently with the zone being PS the uses related to this land do not appropriately fit under the scheme. A change in zoning will allow the current use to be compliant to the current requirements of the scheme.

Alignment with NT Regional Land Use Plan 2016

This proposal is in alignment with the objectives of the NT Regional Land Use Plan 2016. As stated in page 41 of this plan, the **Key Community Facilities Objectives** are stated below:

- *Ensure appropriate levels of community services and facilities based on future population growth*
- *Recognise the regional role of Alice Springs as a regional centre and continue to support remote communities with adequate provisions of services and facilities, especially in the health sector*
- *Maintain a high quality standard of community service provision through:*

- *appropriate provision and management of regional recreation facilities to encourage involvement of residents in sport, and to provide for healthy living and premier sporting activities*
- *encouraging the co-location of recreation facilities with other community uses particularly schools to maximise potential for multi-use*
- *recognising the role of parks and reserves in meeting the recreation needs of the community*
- *Provide appropriate levels of services and a range of facilities in indigenous living areas*
- *Provide appropriate levels of community services and facilities south of Heavitree Gap, mainly centralised in Kilgariff, to cater for future population growth*

Apart from meeting the objectives stated above, this facility has also been identified (in page 42, clipped image below) as one of the few active open space/ recreation areas for sporting purposes in Alice Springs. It must be clarified that the Albrecht Oval is used as more than just an open space but rather more widely for active and organized recreation.

Active Recreation

Traeger Park is the main sports complex in Alice Springs and can host AFL and cricket events of international standards with a capacity for 10,000 persons. Anzac, Albrecht, Ross Park and Rhonda Diano Ovals are also significant open space/recreation areas for sporting purposes.

The Albrecht Oval has been identified as one of the open space/ recreation areas under the NT Regional Land Use Plan 2016. Page 31 of the land use plan shows the map below.



LEGEND



The facility plays a major role in servicing the requirements of the western precinct and will fulfill some of the key requirements of the area plan.

Alignment with the Sports Facilities Master Plan

This proposal is in alignment with the Masterplan for Alice Springs Sporting Facilities and is intended to be developed to meet the active sporting and recreational needs of the town, as specified in the masterplan document which provides a long term vision, developed for the sporting facilities in town.

The Albrecht Oval is one of the four ovals identified to have the potential to be used as a multi-purpose facility but lacking in infrastructure to support the town's training and sporting requirements.

The provision of sporting facilities helps Council to meet all five of its goals and related outcomes. Elaborating upon each set of outcomes, a suite of specific sporting facility goals is listed below:

Economic

- Sporting facilities which contribute to economic growth and development through the hosting of events which attract visitors to Alice Springs
- Sporting facilities which cater for the needs of residents and the region

Community Support

- Sporting facilities which improve community health and well being
- Sporting facilities which encourage participation and reduced anti social behaviour
- Sporting facilities which increase participation opportunities for young people

Environment

- Sporting facilities which are environmentally sustainable

Culture and Heritage

- Sporting facilities which enhance community spirit and pride
- Sporting facilities which assist in improving cultural awareness and understanding
- Sporting facilities which assist in the preservation of the unique identity of Alice Springs

Organisation

- Sporting facilities which are used and developed in consultation with the community

A number of investigations and feasibility studies were conducted by SGL consultants to create location specific infrastructural upgrade plans as listed in the Masterplan. The current and future uses of the oval related more to Organised Recreation than that of a public open space.

Benefits

The following are the overall benefits resulting from the amendment to the Planning Scheme.

1. It is a requirement of sporting bodies to have an event strategy to be able to conduct events responsibly.
2. Should this amendment be successful, it will allow operational compliance of this facility with current zoning requirements.
3. This will allow recognition of Albrecht Oval in the hierarchy of Council's open space areas as an Organized Recreational space.
4. It will allow appropriate use of the facility to promote games such as Cricket and AFL.
5. This will also permit the use of the facility for appropriate training to budding sporting professionals.
6. Aligns with the Northern Territory Regional Land Use Plan 2016 and Alice Springs Town Council's sports facilities masterplan.
7. Will allow Council to fulfill its legal obligations to its community as a service authority.

Summary

The Albrecht Oval is a well utilized facility, especially by the sporting bodies and patrons from the western precinct areas; but is currently non-compliant and under recognized. Rezoning this facility will permit Council to continue being compliant as a service authority and will allow Council to appropriately manage and respond to demands from this facility.

Hence it is requested that the Minister consider this application for rezoning as pertinent, and kindly grant approval to amend the scheme in order to incorporate this change.

For any clarifications on this application, please contact the undersigned.

Sincerely,

Dilip Nellikat
Manager Developments
Alice Springs Town Council
Ph: (08) 8950 0538
Mob: 0438 892 237
Email: dnellikat@astc.nt.gov.au
www.alicesprings.nt.gov.au

**TOWN OF ALICE SPRINGS
-PARK PRECINCTS-**
PRODUCED FOR ALICE SPRINGS TOWN COUNCIL
APRIL 2002

LEGEND

- ASTC Owned - Open Space
- ASTC Managed - Organised Recreation Area
- ASTC Managed - Drains, VCL, CL Reserve, Road Reserve Parks
- ASTC Managed - Other Open Space

Prepared and produced by the Department of Infrastructure, Planning and Environment (DPIE) Southern Region, Northern Territory of Australia.
April 2002

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