Alice Springs
Land Use Structure Plan 1999
and
Land Use Objectives
Alice Springs

Land Use Structure Plan 1999

and

Land Use Objectives

DECEMBER 1999
FOREWORD

As the Northern Territory’s major regional centre, Alice Springs is an important if not vital contributor to our growth and development. However, this does not adequately describe the importance of the town to the nation emotionally, as a tourism destination of world renown, as a service centre for a vast inland region, as a base for defence facilities, nor to 25,000 people proud to call it home. With the MacDonnell Range as a backdrop, it is difficult to imagine a more picturesque location for an arid zone settlement. Development of the town should do nothing to spoil the dominating scenery, unnecessarily impact on cultural and heritage values or degrade the natural resources.

It is ten years since the release of the *Alice Springs Structure Plan 1989* and, given the passage of time and the beginning of a new century, it is appropriate to again assess the directions for the future development of Alice Springs. While growth in recent times has been modest, it is inevitable that development will continue. Planning for the future is necessary so that development occurs to the benefit of all.

This document is the product of extensive review and consultation initiated in August 1997, and has involved:

- The formation of a steering committee with representatives from most Government Departments/Agencies and the Alice Springs Town Council;
- Liaison (through the Steering Committee) with ‘The Face of Alice Springs in 10 Years’ Working Group;
- The release, for public comment, of an issues and options paper outlining issues relevant to the review; and
- Public and Government agency consultation to discuss issues identified in this paper, identifying others which may require attention in the document; and
- Formal exhibition under the provisions of the *Planning Act*.

TIM BALDWIN

Minister for Lands, Planning and Environment

December 1999
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The Vision

This document establishes the Northern Territory Government’s planning and development objectives for Alice Springs over the next 30 years and beyond.

The Objectives, along with the already declared Alice Springs Central Area Land Use Objectives & Planning Concepts, Mt Johns Valley Land Use Objectives & Planning Concepts, and where applicable The AustralAsia Railway (Northern Territory Corridor) Land Use Objectives, create a planning framework within which Alice Springs can develop as a major regional centre of distinction, with its character and style derived from its arid climate, its geography, its history and the rich culture of its people.

Intended Outcomes

In conjunction with the associated planning concepts, the Land Use Objectives, as declared under section 8 of the Planning Act, allow the Government and the community of Alice Springs to move towards achieving the following outcomes:

- A high quality living, working and recreational environment.
- Land and air transport networks with facilities that enhance services to both residents and visitors and facilitate regional economic development.
- Sustainable use of resources, combined with effective and environmentally appropriate waste treatment and disposal practices.
- Appropriately protected cultural and heritage values in the unique natural environment of Alice Springs.
- A vibrant and prosperous regional economy that attracts, nurtures and expands sustainable development.
- A built environment which complements and reinforces the values and features of the region’s natural environment.
- An attractive and diverse range of residential accommodation and lifestyle opportunities to attract and retain new residents.
Land Use Structure Plan and Land Use Objectives
Alice Springs Land Use Structure Plan 1999

The regional land use map shown in the Alice Springs Land Use Structure Plan 1999 (Figure 1) sets out existing and proposed urban residential, rural residential, commercial, industrial, recreational and community uses. It focuses on areas likely to be required within the planning threshold growth to a population of 35,000 by about 2030.

The structure plan and more detailed locality plans are planning concepts supporting Land Use Objectives, including the existing declared and published Land Use Objectives for Mt Johns Valley and the Alice Springs Central Area.

Township Structure

<table>
<thead>
<tr>
<th>LAND USE OBJECTIVES</th>
<th>INTERPRETATION</th>
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<tbody>
<tr>
<td>To consolidate urban development north of the MacDonnell Range taking advantage of existing public infrastructure investment.</td>
<td>The Alice Springs Land Use Structure Plan 1999 (Figure 1) proposes cost effective opportunities to cater for additional growth to about 35,000 people using existing development options including urban infill, new subdivisions at Larapinta and Mt Johns Valley, and additional rural residential development in the Emily Hills locality, minimising further public infrastructure investment.</td>
</tr>
<tr>
<td>To retain rural residential development south of the MacDonnell Range</td>
<td>The CBD will retain its dominance of office and retail activities with convenience shopping needs being supported by neighbourhood and district facilities of limited floor space.</td>
</tr>
<tr>
<td>To take advantage of redevelopment opportunities by providing for the relocation of industry in strategic locations.</td>
<td>Opportunities to create residential and work environments taking advantage of the scenic ranges will be protected through the maintenance of height restrictions and encouragement of urban design sensitive to the location. Building design should similarly be attentive to climate extremes and take advantage of passive climate control options for comfort and energy efficiency.</td>
</tr>
<tr>
<td>To affirm the primacy of the existing Central Business District (CBD) as the retail and office centre of the town.</td>
<td>The existence of sites and/or areas of significance to Aboriginal people, as well as natural topographical features, presents a challenge to the creation of open space areas which take advantage of those locations. Developments should aim to link one to another to provide extended open space areas.</td>
</tr>
<tr>
<td>To promote development that is sympathetic to the arid climate and natural landscape.</td>
<td></td>
</tr>
<tr>
<td>To maximise opportunities for integration of open space, recreational and community facilities with new and existing development.</td>
<td></td>
</tr>
<tr>
<td>To protect the Roe Creek and Rocky Hill borefields from inappropriate land uses and development.</td>
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</tbody>
</table>
### Urban Residential

**Land Use Objectives**
- To create and foster quality residential development which is cost effective to the consumer and the community.
- To maximise the range of appropriate housing options available in the market.
- To provide opportunities for convenience shopping, commercial and community activity in residential areas.
- To promote design and construction practices which maximise passive climate control techniques and energy efficiency.
- To promote arid zone landscaping techniques minimising water usage.
- To foster infill development sensitive to the existing streetscape and abutting land uses.
- To foster redevelopment opportunities of sites presently occupied by activities increasingly inappropriate to their location.
- To minimise potential conflict at the interface between residential areas of significantly differing density.

**Interpretation**
- It is not intended to significantly change housing densities within the existing urban area (Figure 2). Whilst recognising that there is a need to offer or facilitate a range of housing choice for consumers with a mixture of housing styles and densities, and that there are some redevelopment opportunities that provide for higher residential densities, the preference is to retain the low density character of the existing residential areas.
- Residential designs (including subdivision designs) which maximise passive climate control features are ultimately more comfortable and less costly to maintain for both consumer and community.
- Opportunities for redevelopment and infill within residential areas should be sensitive to the nature of existing developments, the streetscape and overall densities.

### Rural Residential

**Land Use Objectives**
- To provide opportunities for rural residential development south of the MacDonnell Range.
- To determine allotment sizes on the basis of land capability principles, the protection of the natural environment, the effective and efficient disposal of stormwater and effluent and the efficient delivery of reticulated services.
- To preserve the MacDonnell Range and its foothills, and the Todd River, as areas of open space, and to allow for pedestrian access and linkages to neighbouring rural residential areas for passive recreation purposes.

**Interpretation**
- The existing area designated for rural residential development south of the MacDonnell Range is sufficient for the projected demand for rural residential development for Alice Springs.
- Development for this purpose should be sensitive to the fragility of the environment and promote a range of lot sizes consistent with land capability, particularly with respect to effluent disposal, stormwater drainage, the preservation of views to the MacDonnell Range, and the retention of native vegetation.
- Open stormwater drainage structures should be designed, where practicable, as areas of open space that minimise any potential erosion and follow natural water courses.
- Housing design and siting principles should reflect those relating to climate control and energy efficiency.
### Community Living

<table>
<thead>
<tr>
<th><strong>LAND USE OBJECTIVES</strong></th>
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<tbody>
<tr>
<td>To maintain the number and size of existing community living areas.</td>
<td>No expansion in either the number or size of existing community living areas is contemplated.</td>
</tr>
<tr>
<td>To promote the redevelopment of existing community living areas, meeting the needs of residents and in harmony with adjoining uses.</td>
<td>The redevelopment of these areas in a manner which pays appropriate recognition of cultural needs and values of residents, whilst having regard to the impacts on and from adjoining land uses, is supported.</td>
</tr>
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### Industry

<table>
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<tr>
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<tbody>
<tr>
<td>To provide opportunities for the redevelopment of existing industrial land which is more suited to alternative urban uses.</td>
<td>Service commercial development, which includes a variety of low density service industries, low density retailing and warehousing uses, including stand alone showroom sales developments, are encouraged in the Elder Street, Western Precinct, Smith Street and immediate North Stuart Highway areas.</td>
</tr>
<tr>
<td>To encourage the relocation of existing noxious and hazardous industries, and storage facilities for noxious and hazardous goods, to the Brewer Estate.</td>
<td>These areas are well located to service the needs of existing and future residential areas, and to support the CBD by accommodating complementary commercial uses requiring larger floor space than is economical in the CBD. High landscaping standards will apply and there should be ample provision for carparking and vehicle movement.</td>
</tr>
<tr>
<td>To provide for future industrial land use demand (as required) with new development in the Abattoir Valley, Brewer Estate and the Blatherskite Valley.</td>
<td>Current general industrial uses located in these areas will be encouraged to relocate (over time) to more appropriate land further to the north around Power, Dalgety and Cameron Streets (Figure 2).</td>
</tr>
</tbody>
</table>

Any noxious and/or hazardous industries and storage facilities are to be located at the Brewer Estate, including relocated fuel storage facilities. Service stations are exceptions to this requirement, although new developments of this kind will be prohibited on land liable to flooding.

The Abattoir Valley is the preferred location for new general industrial development (ie. not noxious and/or hazardous industry) in the short-to-medium term. This Plan also retains the option (identified in the 1989 plan) for the Blatherskite Valley to include an area for future general industrial development.
### Recreation and Open Space

<table>
<thead>
<tr>
<th>LAND USE OBJECTIVES</th>
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<tr>
<td>To integrate recreation facilities and open space within urban and rural residential development and, where possible, provide pedestrian and bicycle linkages between such areas.</td>
<td>Recreation areas include neighbourhood, local and regional recreation facilities that are used for passive, active and organised recreation. They may be publicly or privately owned or operated. This open space assists in maintaining the natural scenic features which give the region its unique landscape character and adds to the town’s character and identity.</td>
</tr>
<tr>
<td>To incorporate within open space areas natural scenic features, Aboriginal cultural values, significant remnant vegetation and sites of heritage and cultural significance and, where appropriate, to encourage pedestrian access to these areas.</td>
<td>The development of a consolidated sporting and motor sports complex in the Blatherskite Valley is supported.</td>
</tr>
<tr>
<td>To allow for the development of a consolidated motor sports complex and shooting complex at the western end of Blatherskite Valley.</td>
<td>The showground will remain at Blatherskite Park and, in the medium-to-long term this area is also proposed as the site for the development of a regional sports complex to supplement the Traeger Park facilities. If required in the long term, the preferred location for another major sports complex is the western perimeter of future urban development at Undoolya.</td>
</tr>
<tr>
<td>To retain Blatherskite Park for the showground and, within Blatherskite Valley, provide land for a regional sports complex.</td>
<td></td>
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</tbody>
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### Community and Special Uses

<table>
<thead>
<tr>
<th>LAND USE OBJECTIVES</th>
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</tr>
</thead>
<tbody>
<tr>
<td>To provide adequate areas of suitably located land for the development of community and special uses.</td>
<td>Land currently used for community and special purposes will continue to be set aside for these purposes.</td>
</tr>
<tr>
<td>To allow for the development of complementary research facilities in the vicinity of the Arid Zone Research Institute and the CSIRO.</td>
<td>In the short-to-medium term it is unlikely new facilities will be required. Planning for future urban development will need to take into account the need to provide, as demand dictates, appropriate community facilities (eg. schools, churches, community centres, etc.).</td>
</tr>
<tr>
<td></td>
<td>The development of complementary research facilities, to build upon the work undertaken at AZRI and CSIRO and with a view to promoting Alice Springs as a centre of desert knowledge, is supported.</td>
</tr>
</tbody>
</table>
## Tourism

<table>
<thead>
<tr>
<th><strong>LAND USE OBJECTIVES</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td>To encourage tourism developments which capitalise on the unique Alice Springs culture and landscape.</td>
<td>Tourism is recognised as a primary employment generator in the region and provides a long-term opportunity for sustainable regional economic and employment growth. In this sense, it is important that the development of tourist infrastructure is sympathetic with the landscape and reflects cultural and environmental values.</td>
</tr>
<tr>
<td>To encourage higher density hotel and apartment style accommodation in the CBD and Gap areas.</td>
<td>It is equally important that development be of a standard that contributes to a positive experience for visitors and improves the physical experience of the town, particularly on major tourist routes.</td>
</tr>
<tr>
<td>To maintain existing tourism ventures in the area south of the MacDonnell Range, and to promote additional development works that have regard to the surrounding environment and neighbouring land uses.</td>
<td>The intent is to provide greater flexibility in the location of tourism facilities. This approach recognises the contribution that the tourism industry makes to the regional economy and the need to be innovative and flexible in the development of tourist infrastructure.</td>
</tr>
<tr>
<td>To ensure that future tourism development in the Mt Johns Valley is undertaken in accordance with the <em>Mt Johns Valley Land Use Objectives and Planning Concepts</em>.</td>
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## Pastoral

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<tr>
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<tbody>
<tr>
<td>To ensure that the development and use of Pastoral Leases does not compromise the future growth of Alice Springs.</td>
<td>The Alice Springs region is fringed by the pastoral properties of Owen Springs, Bond Springs and Undoolya.</td>
</tr>
<tr>
<td>To prohibit subdivision, for the purpose of small rural residential development, of land held under pastoral leases.</td>
<td>The pastoral industry is recognised as a significant contributor to the regional economy. However, pastoralists and property owners are seeking to diversify their interests into such areas as tourism, horticulture and agriculture, particularly in areas close to the town.</td>
</tr>
<tr>
<td>To provide for mining and extractive industry practices designed to maintain compatibility with pastoral activities, particularly in relation to weed control and rehabilitation of mining and extraction sites.</td>
<td>Small sized rural residential development will not be permitted, as there is sufficient land set aside within the town area for a range of rural residential lot sizes to accommodate these interests. This does not however restrict the opportunity for pastoralists to pursue horticulture and agriculture activities on land suitable for those purposes. Land capability and water availability will be essential criteria in assessing these developments.</td>
</tr>
<tr>
<td>To allow for a diversification of land uses on pastoral leases where they complement pastoral uses and enhance environmental values.</td>
<td>The importance of maintaining suitable extractive mineral sites in close proximity to the township, as a means of facilitating development activity and economic growth, is recognised. Mining and extractive industry practices that seek to maintain a balance with the adjoining pastoral activities are to be supported.</td>
</tr>
</tbody>
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Transport

**LAND USE OBJECTIVES**

To protect the integrity of the proposed railway extension to Darwin, in accordance with the declared AustralAsia Railway (Northern Territory Corridor) Land Use Objectives.

To ensure appropriate access for road transport vehicles through the town and to locations dependant on road transport facilities.

To facilitate the further development of public transport facilities.

To provide opportunities for the development of a safe and continuous footpath and bicycle path network.

To provide for the development of the following roads:

- an arterial road between Mt. Johns Valley and Sadadeen subdivisions;
- a connecting road between Smith Street and Dalgety Road;
- adequate road reserves for two future arterial road connections to the possible future urban area of Undoolya (extending Sadadeen and Undoolya Roads);
- a collector road through the Emily Hills area;
- a connecting road between Colonel Rose Drive and Ross Highway to the west of the Hornsby Estate; and
- a connecting road through the Blatherskite Valley between the Stuart Highway, near the MacDonnell Siding, and Ilparpa Road.

**INTERPRETATION**

The main tourist corridors, illustrated at Figure 10, have particular importance in a town so economically dependent upon tourism.

There will be a need to progressively upgrade the road network as development occurs, in the form of increasing roadway capacity in existing corridors and the construction of new links.

The proposed Mt. Johns Valley to Sadadeen Valley link road will provide an important all weather access between Mt. Johns Valley and the CBD and links the growing residential area with the education and community facilities at Sadadeen.

The current high dependency on private transport is expected to continue. However, the need for public transport facilities, particularly for school children and the elderly, will grow as the population increases. Integration of public transport and provision of quality facilities as part of the transport network will be necessary, particularly in servicing the Larapinta and rural areas. The provision of appropriate public transport facilities in the early stages of new development is important.

The corridor for the extension of the AustralAsia Railway to the north has been acquired. The option of re-aligning the railway corridor may need to be considered in the longer term, dependant on demand, economic and environmental considerations.
Locality Planning Concepts

Localities within the Alice Springs Region of particular significance in the preparation of this planning document are identified on the plan at Figure 3.

The locality plans, which follow in this section, are enlargements of the land uses shown on the structure plan. An enlargement covering the existing urban areas has been provided (Figure 2) to better illustrate several localities. Other areas are shown on individual enlargements. The following explanations of planning concepts seek to provide interpretation regarding the type of development to be facilitated and encouraged.

Old East Side

As the oldest large scale residential area of the town, the East Side retains unique characteristics, particularly in housing architecture, established landscaping, the width and alignment of its streets and road verges. Retention and enhancement of these features will preserve this distinction from other residential areas.

Infill developments should be designed in sympathy with the existing architectural style, retaining the existing subdivision layout and observing setbacks and landscaping precedents, which contribute to the character of the locality.

New development should reflect existing residential densities, and be cognisant of the impact on the streetscape and neighbouring uses.

Heavitree Gap

Heavitree Gap area currently contains a mix of land uses including residential, tourism, business, commercial and recreational. While the Land Use Objectives do not propose changes to the land use composition of Heavitree Gap, it is expected that it will undergo redevelopment in certain areas during the life of the objectives, because of its central location and proximity to the CBD and the Mt. Johns Valley tourist area.

Retention of existing tourism uses, and development of higher density hotel and apartment style accommodation is anticipated.

Passage through Heavitree Gap from the south is visually inspiring. It is important that the quality of development and the arrangement of land uses that border Gap Road, Stuart Highway and South Terrace (and the Todd River) contribute to a positive impression.

Larapinta

Larapinta is able to provide for urban residential expansion (in conjunction with Mt. Johns Valley) in the short to medium term. The area will be primarily for low-density urban residential allotments, generally of 800 square metres, providing an estimated additional population of approximately 2 000 people.

This development area adjoins the Desert Wildlife Park, one the Territory’s newest high profile tourist attractions. Development should not detract from the natural amenity of the Park and should include adequate setbacks to Larapinta Drive so as to ensure an uncluttered entrance into the town.
Undoolya Valley

The 1999 structure plan retains the option of Undoolya Valley being the location for future urban expansion of Alice Springs in the longer term (beyond 30 years). The broad concept is for the area to be predominantly for urban residential use, providing a range of lot sizes and housing choice with substantial areas for community facilities and open space.

Despite the constraints (eg. cultural features, the seismic array, flooding in Emily Creek, hilly terrain, etc.), Undoolya offers the best opportunities in the region for major urban development expansion.

Any future urban development will not be within a 2km radius of the seismic array.

Emily Hills

While it is proposed to retain and expand the mix of rural residential and tourist uses in the area, the predominant use will be rural residential.

Although minimum lot sizes have been indicated on the plan at Figure 4, it is expected that subdivisions will incorporate a variety of lot sizes, so that the average lot size will be greater than the minimum, accommodating variations in land capability whilst incorporating and conserving significant areas of scenic and environmental value.

As the Emily Hills population, with that of the area to the south of the MacDonnell Range, moves towards 4000 people, more local shopping and community facilities will need to be provided. The specific locations and land required for these facilities, would be determined at a more detailed stage of planning.

Ilparpa

As illustrated at Figure 5, further development in the Ilparpa area will be limited and no further rural residential areas are provided for beyond the land currently set aside for that purpose.

The Ilparpa clay pan area is to be protected from development and is proposed as an open space/conservation area because of its environmental sensitivity.

Blatherskite Park is the preferred site for developing a sports complex in the short-to-medium term. The desirability of a larger scale and more compact facility has been identified, to provide for different events such as the Masters Games, which has become a regular event on the Alice Springs sports and tourist calendar.

The sewage treatment facilities will be retained in the current location, supplemented as the need arises, with appropriate buffers so that continued development and opportunities for effluent reuse are not compromised.

The waste disposal facility will be retained at its current location, with appropriate buffers maintained (to the adjoining community living area, the railway and the Stuart Highway) to minimise adverse impacts (visual, dust, noise, odours, etc).

White Gums

There are a number of 8 hectare allotments in this locality. They were created prior to the institution of a 40 hectares minimum lot following the introduction of the Alice Springs Town Plan 1992. Retention of this minimum size will provide large allotments in the locality and add variety to the range of lots and lifestyle opportunities available to residents.

Proponents of new subdivisions will need, amongst other things, to demonstrate that there is sufficient and suitable water available. Development of existing allotments for hobby farming may also be restricted by limited groundwater. Servicing this locality is likely to remain cost prohibitive, at least in the short-to-medium term.
Blatherskite

Blatherskite features a flat valley floor, between two small parallel ranges, suitable for accommodating a mix of general industries and noise-generating recreational uses with appropriate buffers to existing uses (eg. Aboriginal living areas).

The potential industrial area is sufficient distance from the main tourist routes; the Stuart Highway and the railway, but could be serviced by a spur line from the railway mainline. An area shown on Figure 6 is the preferred site for the development of a general industrial area in the medium term, with appropriate buffers to be provided to existing community living areas. The area has some land capability constraints, generally within the south–eastern portion of the highlighted area, which will need to be considered at a more detailed stage of planning.

At present there are a number of shooting facilities, resulting in marketing and membership disadvantages. The existing rifle range is the preferred site for a consolidated regional sports shooting complex.

Currently, motor sports facilities are at various locations around the town and there are continuing concerns about the illegal use of public land by trail bikes and four wheel drive vehicles. This has had adverse environmental impacts in certain areas, which may be addressed by providing better facilities at a central location. Blatherskite Valley, with the existing motocross site shown on Figure 6, is the preferred location for a consolidated motor sports complex for the town. This complex could accommodate the existing speedway, and relocation of drag racing activities currently undertaken at the airport.

Brewer

The potential expansion of industrial uses at Brewer Estate is illustrated at Figure 7. This locality is too far from the town for general industries requiring convenient access from business and residential areas. However, its remoteness provides an appropriate location for noxious and or hazardous industries, well away from more populated localities.

Brewer is the preferred locality for relocating the existing fuel storage from the central areas of Alice Springs.

The proximity of the railway mainline at Brewer provides an option for any future development of more major industries or livestock industries, which may require large sites with adjacent railway spur lines and/or marshalling yards.
Land Use Planning Concepts
These Concepts apply in relation to those issues which are not necessarily confined by geographic boundaries, and which have been identified as being of importance to the proper and orderly development of the township.

Flood Plain Management
Existing urban development in Alice Springs is largely built on the floodplain of the Todd River and consequently is affected by flooding. Parts of the Undoolya Valley, proposed for possible urban development area in the long term, are also subject to flooding.

The importance of designing development so as to ensure protection of life, property and infrastructure from flood hazard is recognised.

The extent of the 1.0% (Q100) and 2.0% (Q50) Annual Exceedance Probability (AEP) floods have been mapped. The 1% AEP is illustrated at Figure 8 and is the “defined flood area” adopted in the Northern Territory. The following controls apply in respect of development within this area:

- All development within the area subject to inundation in the defined flood area requires planning approval.
- The storage and/or disposal of environmentally hazardous industrial material, and the development of additional service stations and fuel depots, are prohibited in the defined flood area. Works to existing facilities shall be limited to maintaining necessary safety requirements.
- The siting of emergency service facilities is encouraged outside the defined flood area.

The following criteria apply with respect to floor levels in habitable buildings within the defined flood area:-

- The minimum floor level for habitable rooms within dwellings is 300mm above the level of the 1.0% AEP flood.
- For areas of infill development, where the habitable dwelling would be substantially higher, or out of character with the surrounding development, the minimum floor level may be reduced to 300mm above the level of the 2.0% AEP flood, where it incorporates flood proofing, up to a level 300mm above the 1.0% AEP flood.

Building designs that achieve flood proofing by using piers or split level/two storey construction with garages, workshops, wet areas and recreation rooms at the lower level, are to be encouraged. The use of fill has the potential to alter the flowpaths and velocities of floodwater around the development site and consequently may affect the number and extent of properties that are inundated.

Flood proofing also involves the use of construction materials and/or methods, which will either:-

(a) Exclude floodwaters from entering a building (complete flood proofing); or
(b) Resist deterioration during inundation, thereby limiting flood damage costs (partial flood proofing).

Partial flood proofing involves the use of construction materials, which will resist deterioration during inundation. Materials can be graded into the following categories according to their flood resistance:

Suitable - basically unaffected by submersion.
Mildly Affected - some damage, but easily repairable.
Significantly Affected - substantial damage, but still repairable.
 Severely Affected - requires replacement after submersion.
Water Resources

The aquifer system associated with the Roe Creek borefield is shown at Figure 9. The following controls apply to land use and development in order to protect groundwater resources:

**Zone 1 (Source of Potable Water)** - The permitted land use is development associated with water production bores and associated water supply facilities. Residential and industrial development are prohibited. Grazing is not permitted within 100 metres of town supply production bores, and stock watering points are not permitted within 1 kilometre of town supply production bores.

**Zone 2 (High to Moderate Yielding Aquifer)** - The permitted land uses are grazing (stock bores are acceptable) and horticulture that is limited to economically sustainable yields. Residential and industrial development, feed lots and the storage of chemicals and wash down facilities are prohibited.

The longer term potential of the Rocky Hill borefield, which has been identified as the future source of potable water supply for the township in the longer term, will be protected.

**Zone 3 (Low yielding aquifers of the Amadeus Basin)** - Permitted land uses are rural living, grazing and passive agriculture. Intensive agriculture and industrial uses should take into consideration the potential impact on downstream water resources with the aim of minimising any potential adverse environmental impacts.

Major Tourist Corridors

The tourist industry is one of Alice Springs’ most important generators of employment and economic activity and it is important that every effort should be made to sustain the industry.

As part of this overall strategy there is a need to maintain and improve the level of visual amenity when viewed from major transport routes.

The major Tourist corridors are shown at Figure 10 and have been identified as:

- Stuart Highway;
- Larapinta Drive;
- Ross Highway;
- Santa Teresa Road (Airport to the Stuart Highway); and the
- Railway corridor.

Due consideration is to be paid to the impact of building/structure set backs, advertising signs and landscaping along major tourist routes, so as to maintain a quality visual appearance on major tourist corridors.

Landscaping, street furniture and signage within road and rail reserves should enhance the driving and tourist experience and recognise the important role that the appearance of road and rail corridors play in resident and visitor satisfaction.
Extractive Industries

The importance of maintaining suitable extractive mineral sites in close proximity to the township, as a means of facilitating development activity and economic growth, is recognised. The location of additional sites will need to be determined following more detailed investigations, and in conjunction with the relevant industry bodies, the community and property owners. The environmental impacts of developing these sites need to be taken into account in determining their location and on-going management. The rehabilitation of sites, when extraction is completed, is a key issue in Alice Springs' arid environment.

Disclaimer

Any representation, concept, statement, opinion or advice expressed or implied in this document is made in good faith but on the basis that the Northern Territory Government, the Department of Lands, Planning and Environment and their agents and employees are not liable for any persons damage or loss which has occurred consequent to that person taking (or not taking) any action in respect of any representation, concept, statement or advice referred to above.
Figure 5

ALICE SPRINGS LAND USE STRUCTURE PLAN 1999
ILPARPA LOCALITY

Land Uses
- Rural Residential
- Recreation
- Open Space
- Community/Special
- Community Living

Figure 5
Figure 7

ALICE SPRINGS LAND USE STRUCTURE PLAN 1999
BREWER LOCALITY

Land Uses
- Open Space
- Noxious and Hazardous Industry
- General Industry
Figure 8

ALICE SPRINGS LAND USE STRUCTURE PLAN 1999
LAND LIABLE TO FLOODING

LEGEND

- 1% AEP FLOOD (Q100)
ALICE SPRINGS MUNICIPAL BOUNDARY

ALICE SPRINGS TOWN BOUNDARY

STUART HIGHWAY

ALICE SPRINGS

AIRPORT

DRIVE

ROSS

HIGHWAY

ROSS

HIGHWAY

LARAPINTA

ROSS

HIGHWAY

SANTA TERESA ROAD

EXISTING RAILWAY

ALICE SPRINGS LAND USE STRUCTURE PLAN 1999
TOURIST CORRIDORS

Figure 10