

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2011/0512 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 16th February 2012


Minister for Lands and Planning

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 213

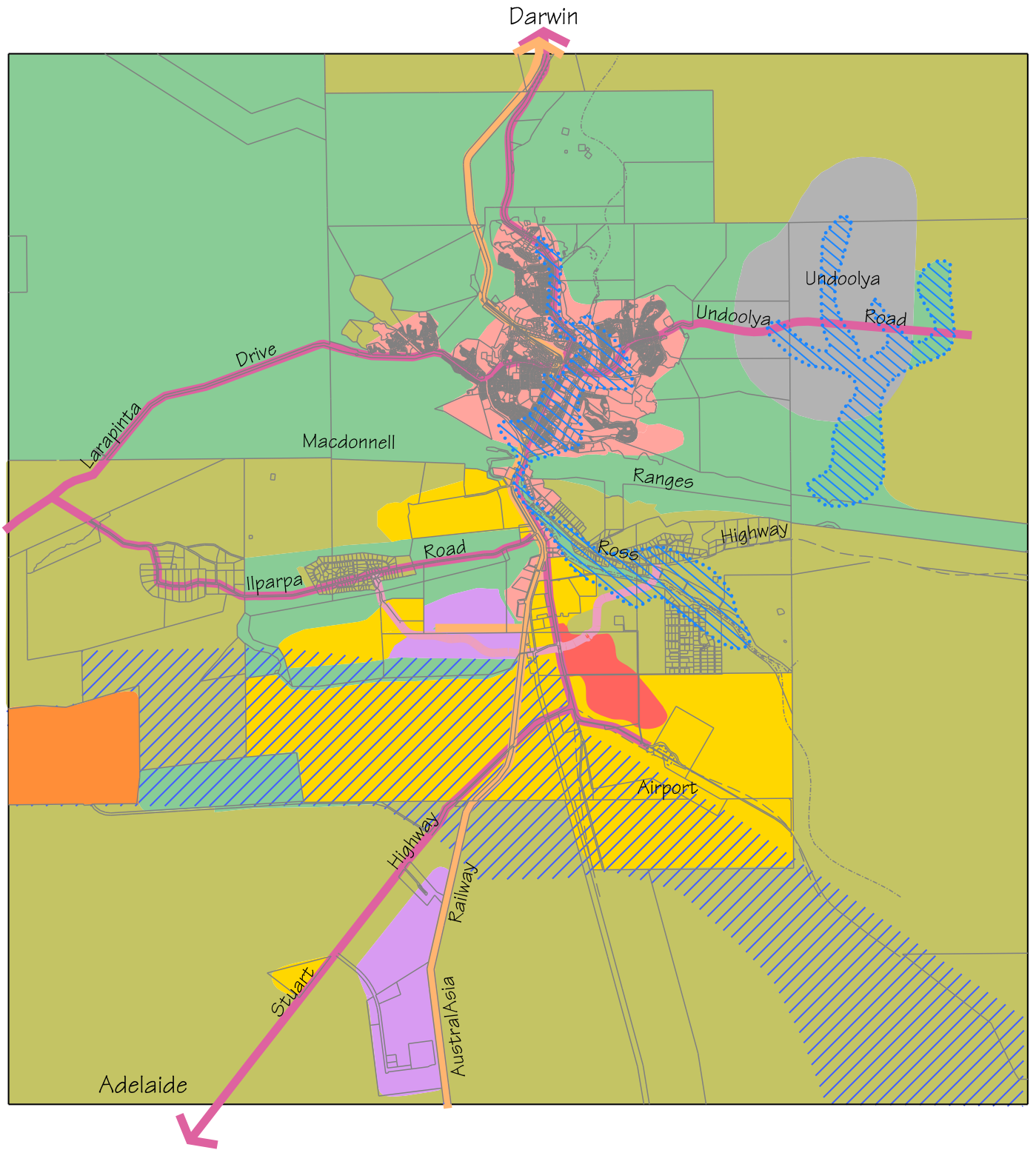
1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 213.









2. Amend Clause 4.3






4.3 ALICE SPRINGS

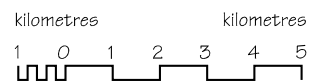
Delete map to Clause 4.3 and replace with new Land Use Framework map shown on following page –



Legend

-  Pastoral & Rural
-  Urban
-  Future Urban
-  Long Term Growth Option
-  Major Industry
-  Public Use
-  Defence
-  Natural Feature

-  Water Management Area
-  Defined Flood Area
-  Main Road
-  Main Road (Proposed)
-  Railway



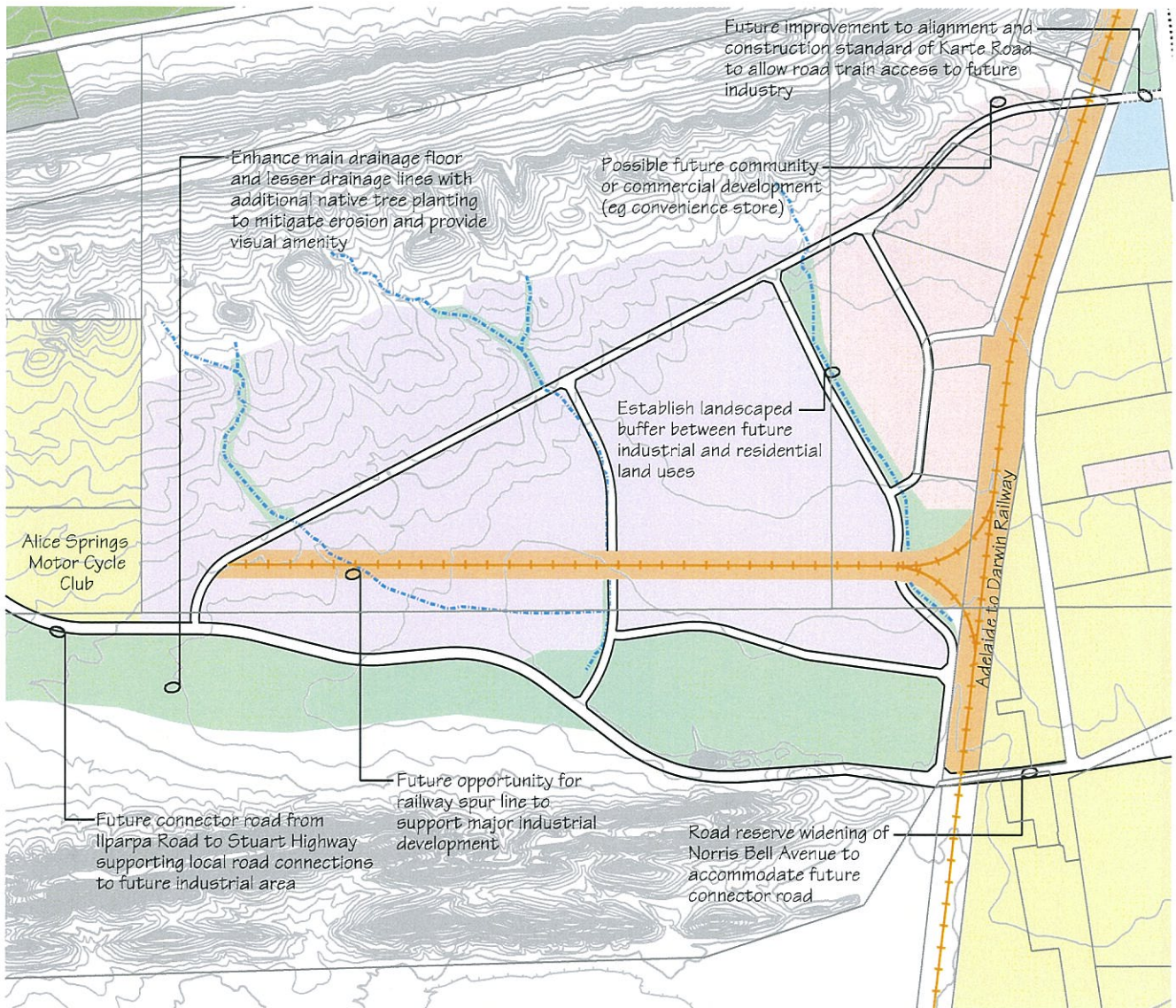
Alice Springs Land Use Framework

3. Replace Clause 14.4.6

Delete map to Clause 14.4.7 and replace with new

14.4.6 ARUMBERA AREA PLAN

as shown on following page -











New industrial area

Proximity to the new residential area of Kilgariff and existing rural residential areas support this precinct as a future major employment area. Upgraded road access to the Stuart Highway will be essential both for heavy industry traffic, service vehicles and public transport. The road network will need to provide direct access to the future industrial lots and efficient internal circulation.

Detailed design of future development will need to minimise the risks of soil erosion and incorporate the principles of Water Sensitive Urban Design. Measures such as utilising the existing drainage floor to retain stormwater should be considered.

Legend

	Residential Use Area		Utilities Purposes Area
	Community Use Area		Rural Living, Agriculture
	Service Commercial Area		Industry
	Open Space Area		Cycleway and Pedestrian Corridor

Alice Springs

Arumbera Area Plan
New Industrial Area

October 2011



4. Replace Clause 14.4.7

Delete Clause 14.4.7 and replace with new planning principles and area plan –

14.4.7 KILGARIFF AREA PLAN

Design to minimise the impacts of development on the landscape and natural environment

1. Kilgariff will respond to and preserve the key natural and cultural features of the site, especially St Mary's Creek and associated areas of native vegetation, and will be developed in accordance with prescribed environmental management plans. Site responsive stormwater management will be achieved through the application of water sensitive urban design principles. The flat landform with soils susceptible to erosion will require innovative site-specific drainage solutions. Future Development is to:
2. Demonstrate a site planning response to Kilgariff's landform, drainage and soil types by:
 - (a) providing a network of local roads, urban drainage and open space that responds to and is integrated with the landform and natural drainage system;
 - (b) maintaining the arid zone hydrology of St Mary's Creek and associated natural drainage features;
 - (c) preserving natural ground cover wherever possible, and avoiding disturbance of land which is not directly required for construction, excavation or filling;
 - (d) avoiding drainage channel erosion by controlling the magnitude and duration of sediment-transporting stormwater flows; and by
 - (e) controlling sediment and erosion during construction.
3. Minimise adverse impacts on natural stormwater drainage flows and quality by:
 - (a) managing stormwater at source to reduce runoff from impervious areas;
 - (b) incorporating stormwater detention and infiltration; and
 - (c) applying Australian best practice standards to the quality of stormwater runoff into the natural drainage system.
4. Retain natural features and native vegetation with environmental or cultural value by:
 - (a) identifying and mapping natural features and native vegetation which are valuable for their cultural significance, species, habitat, stature, or natural amenity;
 - (b) integrating identified natural features and native vegetation into open space, road reserves and drainage corridors; and
 - (c) protecting all identified areas of native vegetation during construction.

Creating a resilient residential environment

5. Kilgariff shall be structured around compact neighbourhoods that are safe, efficient and adaptable to change. Housing will be diverse and climate responsive. Higher residential densities shall be located in areas of high amenity close to neighbourhood centres and public transport stops. Road networks shall be interconnected rather than hierarchical to distribute rather than concentrate traffic flow, and shall especially support pedestrians, cyclists and those dependent on public transport. Future Development is to:
6. Provide compact, safe, and walkable neighbourhoods by:
 - (a) locating neighbourhood centres to maximise opportunities for direct access via cycle and pedestrian corridors;
 - (b) providing an interconnected street network supporting access, route choice and designed with a priority for safe and convenient walking and cycling;

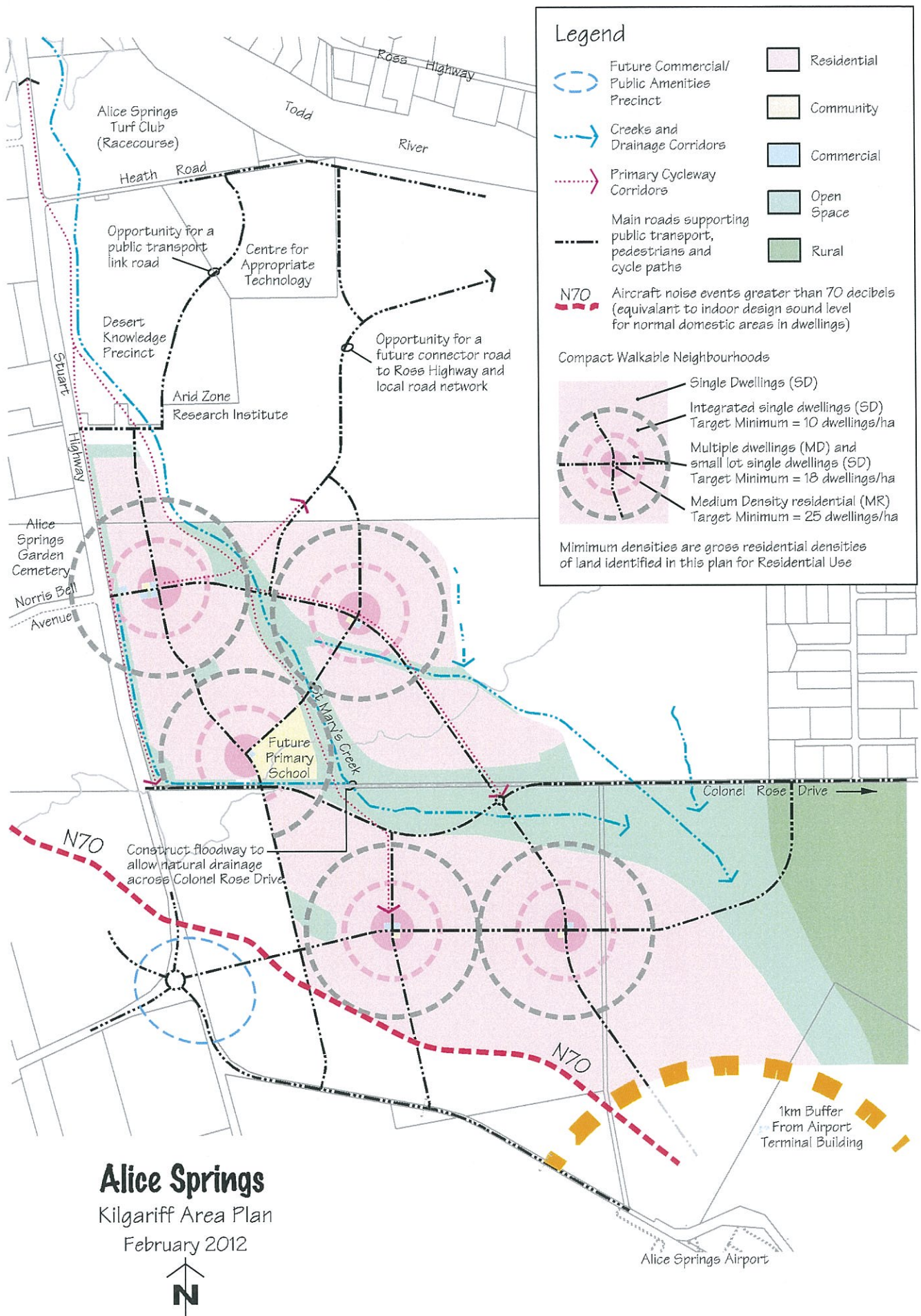
- (c) providing direct main roads between neighbourhood centres, designed to support efficient public transport, the pedestrian/ cycleway network, and with street trees to provide shade and visual amenity; and
 - (d) providing direct access to St Mary's Creek and other open space; and
7. Provide community focused neighbourhood centres by:
- (a) accommodating commercial and business activities within the centre with a focus on local community needs and opportunities for employment without competing with Alice Springs town centre as the principle focus for higher order services; and
 - (b) providing community services such as child and elderly persons care.
8. Provide housing choice in appropriate locations by:
- (a) creating a mix of lot sizes for single, multiple and medium density dwellings, supporting a mix of housing types including small-lot single dwellings; and
 - (b) locating multiple and medium density housing, including accommodation for aged persons and people requiring assistance, close to a neighbourhood centre and overlooking open space wherever possible.
9. Provide a community purpose site to meet the needs of Kilgariff into the future by:
- (a) locating the community purpose site in accordance with the Area Plan or in a similar location on the primary movement corridors to maximise opportunities for safe access via public transport, pedestrian and cycle corridors;
 - (b) locating the site without impacting on the walkability and population capacity of adjacent neighbourhoods; and
 - (c) providing sufficient community purpose land to allow collocation and integration of a school with other community and active recreation facilities for the Kilgariff area.

Building a community

10. Kilgariff shall be developed in response to the social needs of the community, including the timely and coordinated delivery of human services, community facilities and local employment opportunities. Planning and development shall identify opportunities to tell the story of the site and hence develop a community identity and sense of place.

Future Development is to:

11. Create neighbourhoods with focal spaces able to support place making initiatives by:
- (a) designing neighbourhood centres that provide active interfaces to public space and create opportunities for casual surveillance;
 - (b) incorporating urban spaces for community interaction and to assist in establishing a sense of place;
 - (c) creating locations for public art to interpret the narrative of Kilgariff; and
 - (d) designing community facilities that will accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.



NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 213**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that -

- (a) I have, under section 25 of the Act, amended the NT Planning Scheme by altering:
- i. the South of MacDonnell Ranges Area Plan 2 of 2 by expanding the area to include Alice Springs Airport land;
 - ii. the two South of MacDonnell Ranges Area Plans 1 and 2 by applying the following names - the Arumbera Area Plan (clause 14.4.6) and the Kilgariff Area Plan (clause 14.4.7) respectively;
 - iii. the South of MacDonnell Ranges Planning Principles (clause 14.4.7); and
 - iv. the Alice Springs Land Use Framework to show the enlarged future urban area that includes Alice Springs Airport land and is known as Kilgariff (clause 4.3).
- (b) copies of the amendment, (Amendment No. 213), are available from the Offices of the Department of Lands and Planning, Level 1, Alice Plaza, Todd Mall, Alice Springs.

Dated 16th February

2012


GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME AMENDMENT No. 213


Amendment No. 213 relates to the South of the McDonnell Ranges Area Plan and associated Planning Principles, and the Alice Springs Land Use Framework.

The Alice Springs Airport Master Plan approved in August 2010 identifies an area of Airport land immediately south of the AZRI site for future urban development. Together, the AZRI site and the Airport land known as Kilgariff, provide a large area of land for future urban development with an area of approximately 800 hectares. The site is about nine kilometres south of the centre of Alice Springs.

The Enquiry by Design Forum (Kilgariff EBD) held in Alice Springs in April 2011 involved the local community in the production of long term planning options for the urban development of the Kilgariff area. The resulting design concept for the long term development of Kilgariff proposes future urban expansion for the next 50 years with residential land developed around five urban neighbourhoods and industry and business close to the Airport along Roger Vale Drive and the Stuart Highway.

Amendment No. 213 amends the following in support of the long term growth objectives:

- The South of MacDonnell Ranges Area Plan 2 of 2 by expanding the area to include Airport land;
- The two South of MacDonnell Ranges Area Plans 1 and 2 by applying the following names - the Arumbera Area Plan (clause 14.4.6) and the Kilgariff Area Plan (clause 14.4.7) respectively;
- The South of MacDonnell Ranges Planning Principles (clause 14.4.7); and
- The Alice Springs Land Use Framework to show the enlarged future urban area that includes Airport land and is known as Kilgariff (clause 4.3).



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

16 / 2 / 2012