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 PA2009/1301 in accordance with the Schedule to this instrument; and

(b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 27th April 2010

Minister for Lands and Planning

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 133

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 133.

2. Amendment of clause 4.3

Omit

The planning principles that relate to Alice Springs and Alice Springs Land Use Framework at clause 4.3.

Substitute

4.3 ALICE SPRINGS

The administration of this Planning Scheme in relation to Alice Springs is to:

(a) provide for orderly development catering for a growing population maximising options for urban infill adjacent to the town centre and other identified neighbourhood centres and community facilities as well as appropriate expansion at Larapinta, Mount Johns Valley and Arid Zone Research Institute site consistent with the Alice Springs Land Use Framework and any area plans in Part 8 applicable in the circumstances;
(b) preserve the existing tourist commercial focus and rural character of established small lot rural subdivisions south of Heavitree Gap;

(c) affirm the primacy of the existing central business district as the retail and office centre of the town with convenience shopping needs being supported by neighbourhood and district facilities of limited floor space;

(d) provide appropriate areas for future industrial development to west of the Arid Zone Research Institute site in the Blatherskite Valley, which include access to arterial road and rail networks, while preserving and protecting natural drainage systems;

(e) provide opportunities to create residential and work environments taking advantage of the scenic ranges, protected through the maintenance of height restrictions and encouragement of design sensitive to the location; and

(f) protect the Roe Creek and Rocky Hill borefields from inappropriate land uses and development.
Figure 7
Alice Springs Land Use Framework
3. **New clauses 14.4.6 and 14.4.7**

After clause 14.4.5 –

*Insert*

**14.4.6 Alice Springs South of Macdonnell Range (Erumba Industrial) Area Plan**

Future development within the area is to:

1. Provide for a range of lot sizes, catering for a broad range of industrial uses including warehousing and light and general industry.

2. Ensure industrial development creates areas which are pleasant to work in, safe and efficient in terms of transportation, land utilisation and service distribution.

3. Allow commercial or retail development only where it relates to the use of land within the zone for industrial purposes.

4. Facilitate access internally and to arterial road and rail network by:
   
   (a) providing extra wide roads for easy access for heavy vehicles;
   
   (b) identifying two alignments for access off the Stuart Highway; and
   
   (c) catering for a rail spur line.

5. Preserve and integrate areas of environmental and cultural heritage significance by implementing appropriate environmental and engineering measures, including but not limited to landscaped buffer zones and the application of principles of water sensitive urban design.

6. Redirect industrial activities that need to be isolated from other urban uses (such as offensive or hazardous industries) to Brewer Estate.
New Industrial area

Proximity to the new AZRI residential neighbourhood and existing urban and rural residential areas support this precinct as a future major employment area. Upgraded north and south 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 node 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
- Community Use Area
- Service Commercial Area
- Open Space Area
- Utilities Purposes Area
- Rural Living, Agriculture
- Industry
- Cycleway and Pedestrian Corridor

Alice Springs
South of MacDonnell Ranges Area Plan
New Industrial Area

April 2010
14.4.7 Alice Springs South of Macdonnell Range (Connellian) Area Plan

Future urban development within the area is to:

1. Provide compact, accessible and walkable neighbourhood that are safe and foster a sense of community and local identity and include:

   (a) the use of natural areas, open spaces and traffic corridors to delineate and identify the neighbourhood;
   
   (b) the neighbourhood centre located to maximise opportunities for vehicular, cycle and pedestrian access via streets or open space corridors;
   
   (c) a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to the neighbourhood centre, public transport and areas of high amenity such as close to parks;
   
   (d) a network of local and neighbourhood parks that cater for a range of activities and are cost effective to maintain;
   
   (e) a stormwater management system that, where appropriate, utilises open space and natural corridors;
   
   (f) an arterial road network providing direct links to the neighbourhood centre, designed to support efficient public transport, pedestrian and cycle networks and landscaped to provide shade and visual amenity;
   
   (g) landscaped boulevard style avenues to provide movement corridors within the area with a 'sense of place'; and
   
   (h) an interconnected local street network providing access and route choice and designed with priority for safe, efficient and pleasant walking and cycling.

2. Promote a community focused neighbourhood centre with a compatible mix of uses serving the local community through:

   (a) the provision of commercial and business activities within the centre which focus on local community needs and create opportunities for local employment without detracting from the Alice Springs Central Area as the principle focus for higher order services;
   
   (b) the provision of community services such as child and elderly persons care;
   
   (c) integration of medium density residential development above commercial and community uses;
   
   (d) incorporation of urban open spaces to assist in establishing a sense of place and provide opportunities for people to congregate and interact;
   
   (e) responsive neighbourhood centre layout and design that provides an active interface between various activities and creates opportunities for casual surveillance to contribute to personal and property security; and
   
   (f) community facilities designed to accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.
3. Relate the scale of development within neighbourhood centre to both the surroundings and the desired future character by:
   (a) protecting the amenity of adjoining rural areas;
   (b) incorporating a range of building heights;
   (c) discouraging commercial ribbon development along the Stuart Highway; and
   (d) creating positive mixed use relationships to reduce conflicts between public and private uses.

4. Provide a range of both lot sizes and housing choice to cater for diverse household types by:
   (a) creating a mix of lot sizes for single and/or multiple dwellings;
   (b) associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with the neighbourhood centre or areas of high amenity such as major open space corridors or local parks; and
   (c) providing rural residential lots as a further choice and to serve as buffers between urban residential areas and existing rural living or potential horticultural areas.

5. Providing community purpose sites of sufficient size to allow collocation and integration of schools and other significant community and active recreation facilities serving more than an individual neighbourhood to:
   (a) respond to policies for the provision of education facilities and increase opportunities for local choice in education through the collocation of facilities;
   (b) minimise the impacts that large community purpose sites have on the walkability and/or population capacity of individual neighbourhoods;
   (c) achieve efficiencies through shared use of facilities and infrastructure particularly active recreation spaces;
   (d) maximise opportunities to access public transport and provide efficient and safe pedestrian and cycle networks.

6. Preserve and integrate areas of environmental and cultural heritage significance by:
   (a) implementing appropriate environmental and engineering measures, including but not limited to the application of principles of water sensitive urban design; and
   (b) integration of the major natural drainage features and associated significant vegetation into major open space corridors for passive and active recreational use.
New residential area.
The proximity to Alice Springs CBD (10 kilometres) and other employment areas supports cycling and public transport as viable alternatives to the private motorcar for commuting to work. Loop roads that support efficient bus routing and a footpath network that provides excellent pedestrian access must be provided.

Development will need careful design to minimise the risk of soil erosion or shallow inundation in a major flood event. The principles of Water Sensitive Urban Design must be incorporated. Measures such as utilising road and cycleway causeways as natural drainage lines to create low-key retention basins; maximise retention of native vegetation to combat erosion and reuse water to maintain landscaped areas.

Street and lot orientation to allow climate responsive design.

Legend

- Residential Use Area
- Community Use Area
- Service Commercial Area
- Open Space Area
- Future Commercial/Public Amenities Precinct
- Utilities Purpose Area
- Rural Living, Agriculture
- Industry

Cycleway and Pedestrian Corridor

Alice Springs
South of MacDonnell Ranges Area Plan
New Residential Area
April 2010

Alice Springs Area Plan (Area Plan 2 of 2)
NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 133

ALICE SPRINGS LOCALITY

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

(a) I have amended the NT Planning Scheme by altering the Planning Principles and Land Use Framework for Alice Springs and included Planning Principles and Area Plans for two areas south of the MacDonnell Ranges; and

(b) copies of the amendment are available from the Offices of the Department of Lands and Planning, 1st Floor Alice Plaza, Todd Mall Alice Springs.

Dated 27th April 2010

Minister for Lands and Planning
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NT PLANNING SCHEME
AMENDMENT No. 133

The Planning Principles and Land Use Framework for Alice Springs and Planning Principles and Area Plans for two areas south of the MacDonnell Ranges establish a framework to guide future development. The principles encourage safe communities, links with surrounding land uses, connections to arterial road and rail networks, preservation of areas of open space, pedestrian and cycle corridors, housing choice and a community focused neighbourhood centre.

GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

27/4/2010