

Kilgariff Area Plan

Version Control

Version	Amendment No.	Date Published	Details
1	133 (NTPS 2007)	12.5.2010	Introduction of the Alice Springs South of Macdonnell Range (Connellan) Area Plan
2	213	7.3.2012	Replaces the Alice Springs South of Macdonnell Range (Connellan) Area Plan with the Kilgariff Area Plan and Planning Principles
3	520	31.5.2019	Omits and replaces the Kilgariff Area Plan
4	3 (NTPS 2020)	30.10.2020	Minor alterations for consistency with the NT Planning Scheme 2020

Understanding this Area Plan

This Area Plan has been prepared as an update and review of the previous Kilgariff Area Plan to present the current information on drainage and flood management, outcomes of development to date and an increased focus on the integration of development with the protection of St Marys Creek. The Area Plan includes the following components:

- Introduction to the Area Plan, including context, purpose and plan structure;
- Land Use Vision for the Kilgariff development area and accompanying planning principles that address general themes; and
- Specific planning principles for the ongoing development of Kilgariff West.

The planning principles provide overarching statements of policy, including context and background to those statements. Each planning principle is supported by objectives and acceptable responses that provide more detailed information and direction. These terms are further explained below:

- **Planning Principles** provide policy to guide development and are supported by a short explanation to set the context of each principle. Planning Principles must be addressed when applying to rezone or develop land subject to an Area Plan. They should also be consistent with higher level policy, such as the Alice Springs Regional Land Use Plan 2016.
- **Objectives** are the desired outcomes of a Planning Principle, often given in relation to a place. A developer must demonstrate how a proposal will meet each objective.
- **Acceptable Responses** describe specific and practical actions to achieve the associated objective. A developer should act in accordance with all of the listed responses or demonstrate how a proposal provides a better response to the objective.

The Rezoning of Land

This Area Plan indicates that the land use on specific sites may change in the future. A number of sites will require rezoning before the land use and development potential envisaged by this Area Plan can be realised. However, this Area Plan does not automatically rezone land, remove the need to apply to the Minister for Infrastructure, Planning and Logistics to rezone land, or pre-empt the Minister's decision in response to a request to amend the zone.

Instead, this Area Plan provides a framework to inform consideration of any future rezoning proposal. Decisions regarding rezoning proposals will be informed by the Area Plan and servicing requirements.

Relevant service authorities should be contacted to ascertain any service upgrades required before applying to rezone land, noting that the rezoning of land is contingent on the availability of services.

Existing Zoning and Existing Use Rights

This Area Plan does not prevent the use of land consistent with the current town planning zone that applies to a site. Further, the Area Plan does not prevent the use of land consistent with a planning permit or existing use rights that have not been extinguished.

Context

The *Alice Springs Regional Land Use Plan 2016* provides a vision for the future development of Alice Springs based on its regional geography and history. The Plan's *Key Residential Objectives* include catering for population growth with infill and greenfield development in a range of dwelling types. The Kilgariff area north of Colonel Rose Drive is identified as 'Urban' and as a major greenfield site providing a significant source of residential land. Also recognised is the need to address the site's conservation values in future planning and development.

This Area Plan outlines how urban development can proceed at the Kilgariff site consistent with the regional objectives and provides guidance for decision making on future changes in land use and development outcomes.

Purpose

The Area Plan will guide the development of the Kilgariff urban area through a land use structure for the whole of Kilgariff and more detailed concept plans, initially for Kilgariff West and later for Kilgariff East and South. Development in accordance with the Area Plan will provide for the physical and social development of a resilient community while protecting the significant cultural and landscape features of the natural environment. This includes protection of the St Mary's Creek landscape which is the primary contributor to the natural character and amenity of the site.

Vision Statement

A community where housing diversity, affordability and good connections to Alice Springs town centre and the broader region are provided within an environment that reflects the unique character of Alice Springs. The natural features of the site are emphasised and Kilgariff strives for high urban efficiency and liveability.

Kilgariff will rely more on renewable energy sources through built form that includes passive solar design, PV generation and solar hot water. There will be less impact on natural resources through efficient use of water and sensitivity to the existing landscape character and arid climate.

Kilgariff will be structured around walkable neighbourhoods that tread carefully on the natural landscape. Community development will be assisted by locating housing, work opportunities, education, recreation, shops and community facilities in close proximity. This will also support public transport, walking and cycling, and help reduce car dependency.

Plan Structure

This Area Plan includes a Kilgariff Locality and Land Use Plan, a Kilgariff West Concept Plan, planning principles, objectives and acceptable responses.

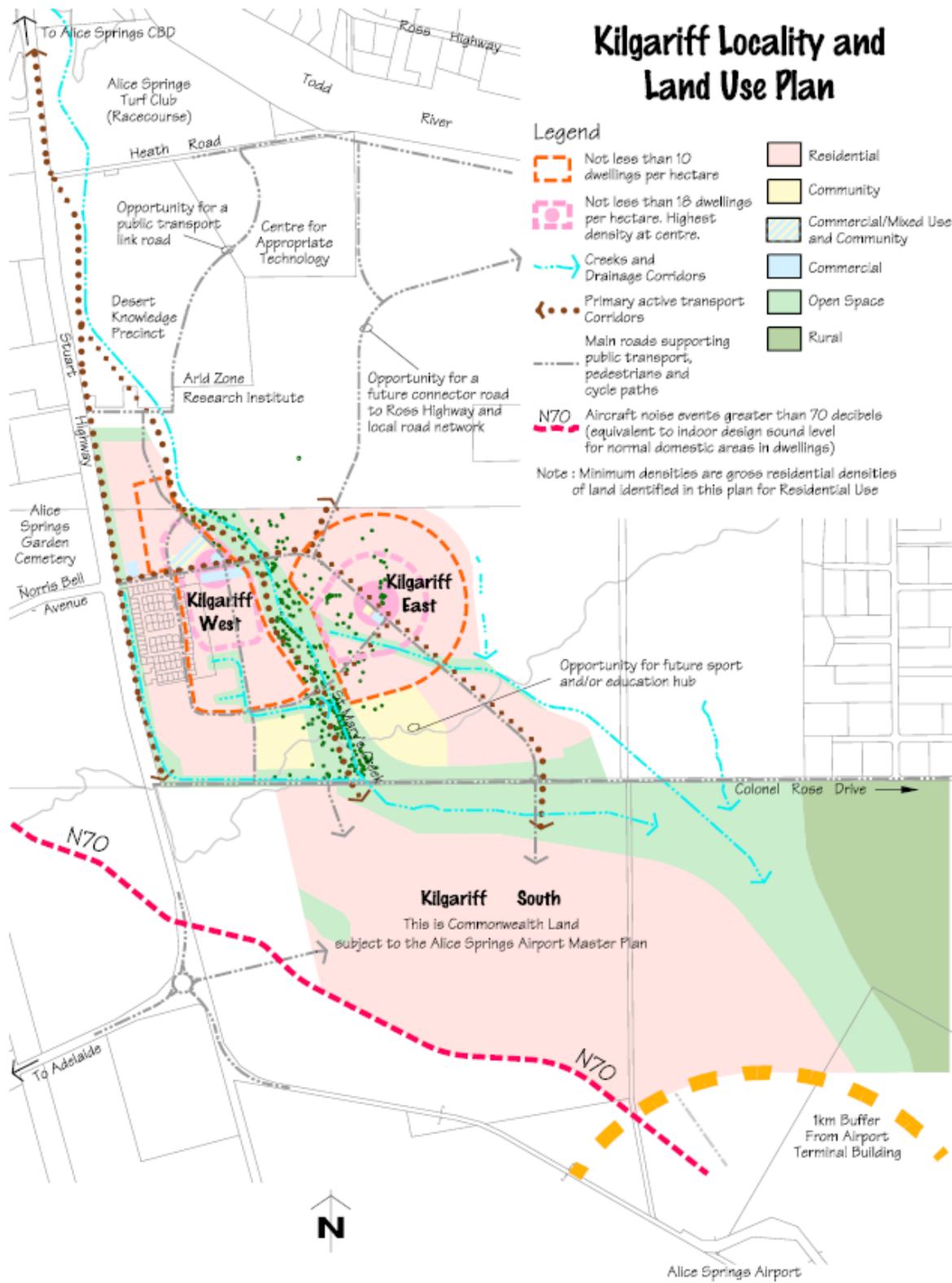
The Locality and Land Use Plan illustrates the broad access and land use structure, and primary landscape protection areas across the Kilgariff development area.

A structure for Kilgariff East is suggested but, in due course, this Area Plan will need to include more detailed concept plans for Kilgariff East and then for Kilgariff South, which is Commonwealth land subject to the Alice Springs Airport Master Plan.

The Kilgariff West plan illustrates, in more detail, land use changes proposed for the first suburb consistent with the vision expressed for Kilgariff. This concept plan and associated planning principles establish a number of specific design parameters to ensure that the overall flood protection and drainage of the development will work in an integrated and landscape sensitive manner.

The objectives are actions that will achieve the outcome described by the planning principle. Acceptable responses are standards or measures which will contribute to the objective. Alternate responses that will achieve an equal or higher standard and will not compromise other outcomes may also be considered.

Kilgariff Locality and Land Use Plan



PLANNING PRINCIPLES

1. Minimise detrimental impacts of development on the landscape and natural environment.

St Mary's Creek and associated native vegetation provide a key contribution to the natural and cultural character of the area. Protection of these values within the confines of a very flat landform, natural stormwater flows and fragile soils will require care. A network of linear open space must be allocated so that drainage options are not constrained and adequate flood protection is achieved.

Objective	Acceptable Land Use and Development Response
1.1 Maintain the arid zone hydrology of St Mary's Creek and associated natural drainage features.	<ul style="list-style-type: none">i. Land use and drainage design are integrated with adequate open space buffers and drainage reserves to enable maintenance of pre-development natural flows in the St Mary's Creek riparian corridor.ii. A network of roads, urban drainage and open space that responds to landform, soil capability and the natural drainage system.iii. Natural ground cover is preserved wherever possible and disturbance of land not directly required for development is avoided.iv. Drainage channel erosion is avoided by designing to minimise the magnitude and duration of sediment transporting stormwater flows.v. Sediment movement and erosion during construction is controlled.
1.2 Minimise adverse impacts on natural stormwater drainage flows and water quality.	<ul style="list-style-type: none">i. The pre-development hydrological regime is maintained, including the provision of locally suitable detention and infiltration measures.ii. Adequate private open space provided for stormwater infiltration.iii. Australian best practice standards are applied to water quality modelling of stormwater run-off into the natural drainage system.
1.3 Retain the cultural and landscape value of natural features and established vegetation.	<ul style="list-style-type: none">i. Natural features and vegetation valued for their cultural, species, habitat, stature or natural amenity are identified and retained.ii. Natural features and vegetation are integrated into open space, widened road reserves and drainage corridors wherever possible.iii. Identified native vegetation is protected during construction.iv. Native vegetation within development sites or public infrastructure areas are only cleared concurrent with development need.

2. Create an active and supported residential environment.

Kilgariff will be structured around compact neighbourhoods that are safe, efficient, and adaptable. 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.

The identified main roads will support public and active transport, and the local road network will be interconnected, rather than a hierarchical, to distribute traffic through the locality. The road network will support pedestrians, cyclists and those dependent on public transport.

Objective	Acceptable land use and development response
<p>2.1 Promote neighbourhoods that are compact, safe and walkable.</p>	<ul style="list-style-type: none"> i. Neighbourhood centres are located to maximise commercial potential and opportunities for direct access via active transport networks. ii. An interconnected road network supports accessibility and route choice, and provides for safe and convenient walking and cycling. iii. Neighbourhood centres are directly connected by roads designed to support efficient public and active transport. iv. Road reserves are wide enough for drainage, service infrastructure and street trees that will provide shade and visual amenity. v. The pedestrian network provides direct access to public open space. vi. Linear open space and drainage networks are developed with recreation pathways connected to the overall pedestrian network. vii. Lots adjacent to recreation areas and main thoroughfares comply with Community Safety Design Guidelines to support passive surveillance. viii. Development density is consistent with targets shown on concept plans so as to achieve compact walkable neighbourhoods.
<p>2.2 Neighbourhood centres are community focused.</p>	<ul style="list-style-type: none"> i. Neighbourhood centres accommodate commercial activities with a focus on local community needs and local employment. ii. Community services are provided for in neighbourhood centres. iii. Local parks, useable open spaces and local meeting places are provided in conjunction with residential development.
<p>2.3 Provide housing choice that meets community needs.</p>	<ul style="list-style-type: none"> i. A mix of lot sizes is provided to support a variety of built forms and housing types, including small lot single dwellings. ii. Medium density housing, including accommodation for aged persons and people requiring assistance, is located close to a neighbourhood centre, public transport, open space and other areas of high amenity.
<p>2.4 Urban development that is protected from flooding.</p>	<ul style="list-style-type: none"> i. Infrastructure and drainage design provides a minimum of 1% AEP protection from riverine and stormwater flooding. Refer to planning principle 4.6 for stormwater management in Kilgariff West.

3. Building a Resilient Community

Development in Kilgariff shall be responsive to the social needs of the community, including the timely and coordinated delivery of human services and community facilities. Planning and development shall identify and provide opportunities to tell the natural, cultural and heritage stories of the site reinforcing a sense of place and assisting to build a strong community.

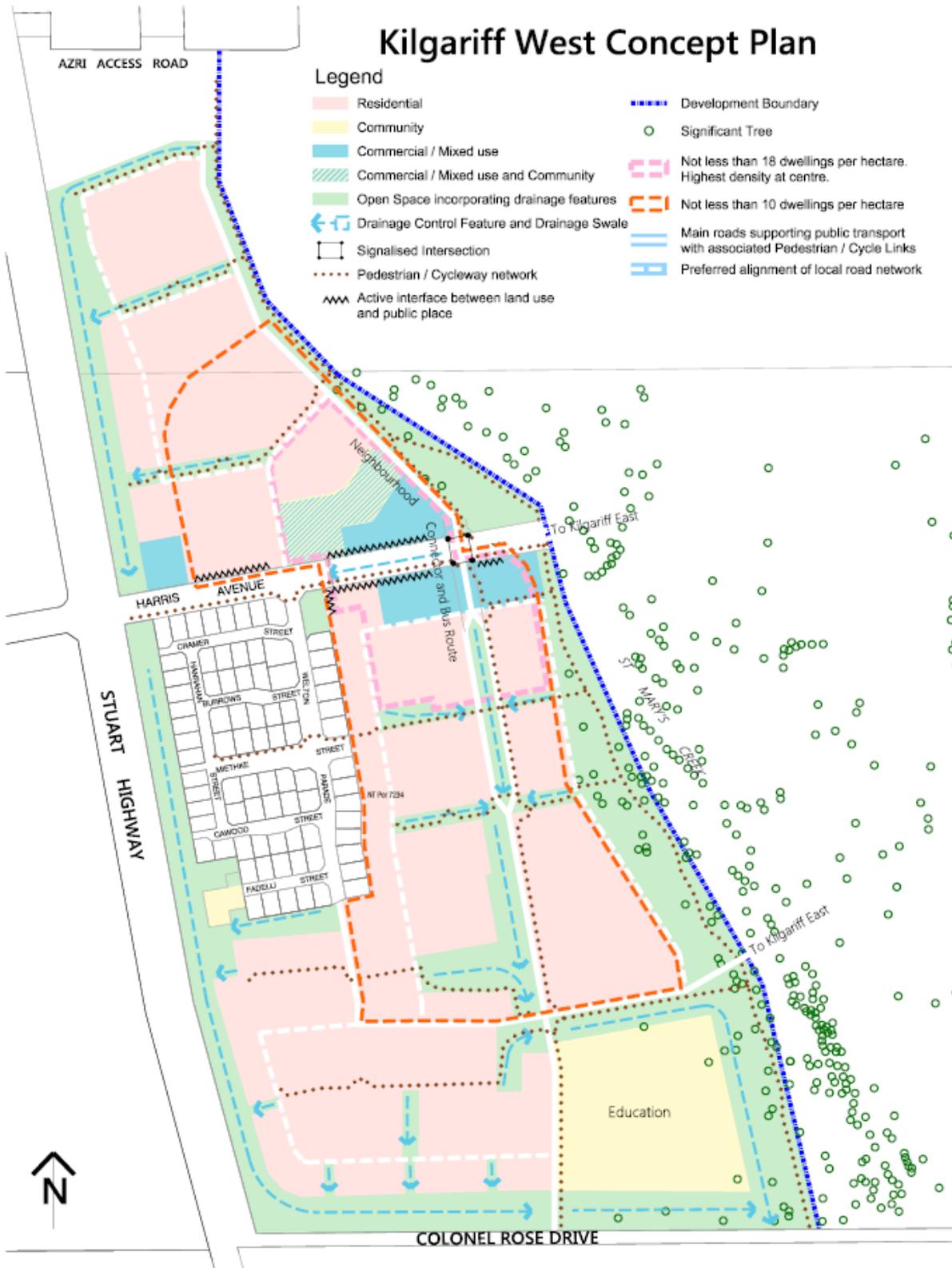
Objective	Acceptable land use and development response
3.1 Development of a robust and resilient community.	<ul style="list-style-type: none"> i. Neighbourhood centres are designed to provide active public space that assists social inclusion and local commercial endeavours. ii. Additional passive urban spaces are located for casual community interaction and to reflect the Kilgariff sense of place. iii. Urban spaces provide public art opportunities that interpret Kilgariff and the surrounding landscape. iv. Community facilities are designed to cater for a variety of uses and be adaptable to changing neighbourhood requirements over time.
3.2 Assist community development through provision of adequate community land.	<ul style="list-style-type: none"> i. Community purpose sites are provided where shown in this Area Plan or in alternate locations that better maximise opportunities for safe access via public and active transport corridors. ii. Sufficient community purpose land is provided to allow colocation of community and local recreation areas for Kilgariff. iii. Active recreation facilities for all ages are provided on a staged basis consistent with the ongoing assessment of needs.
3.3 Build a strong community through developing a sense of place.	<ul style="list-style-type: none"> i. Retained natural areas are accessible to residents, enjoy passive surveillance and are managed to promote community use. ii. The character of the local landscape is integrated into developed areas through species selection and land management.

4. Facilitate the orderly future development of Kilgariff East and Kilgariff South

Future development of the eastern and southern areas of Kilgariff will be in accordance with detailed concept plans and associated planning principles included into this Area Plan.

Objective	Acceptable land use and development response
4.1 Timely preparation of planning concepts and principles for the future development of Kilgariff East and Kilgariff South.	<ul style="list-style-type: none"> i. A detailed concept plan with planning principles is amended into this Area Plan before any development in Kilgariff East or South. ii. The planning concept and principles respond to the context, purpose and vision of this Area Plan, and are consistent with the land use structure of the Kilgariff Locality and Land Use Plan.

Kilgariff West Concept Plan



KILGARIFF WEST CONCEPT PLAN

5. Create a first neighbourhood that exemplifies the residential opportunity of the site	
<p>Kilgariff West will provide a residential community that is supported by an active neighbourhood centre which delivers a range of lifestyle opportunities that build on and reinforce the local sense of place and character.</p>	
Objective	Acceptable land use and development response
5.1 Development of a well serviced community that provides a high level of residential amenity and safety through urban design.	<ul style="list-style-type: none"> i. Land use and movement networks are consistent with the land use allocation as identified on the Kilgariff West Concept Plan. ii. Indirect vehicular access is provided to sites on Harris Avenue and main roads where active interfaces are desired. iii. Commercial land uses in the neighbourhood centre provide an active interface to the public domain; primarily Harris Avenue.
5.2 Promote neighbourhoods that are compact, safe and walkable.	<ul style="list-style-type: none"> i. The residential density is not less than that required by the Kilgariff West Concept Plan. ii. Developed local parks are provided in conjunction with the neighbourhood centre and located on identified pedestrian links.
5.3 Assist community development through provision of adequate community land.	<ul style="list-style-type: none"> i. Community purpose sites consistent with the Kilgariff West Concept Plan are provided. ii. Development of the neighbourhood centre is supported by community purpose sites and uses allocated within designated commercial / community mixed use areas.
5.4 Retain the cultural and landscape value of natural features and significant native vegetation.	<ul style="list-style-type: none"> i. Significant trees identified on the Kilgariff West Concept Plan within open space areas are protected from development. ii. Significant trees located within residential development areas are retained within lots or widened road reserve where practical. iii. The provision of a linear open space reserve adjoining St Mary's Creek is generally consistent with the Kilgariff West Concept Plan.
5.5 Build a strong community through developing a sense of place in the landscape.	<ul style="list-style-type: none"> i. A developed district park facility is provided that connects the neighbourhood centre to the St Mary's Creek landscape system and recreation pathway. ii. Street and park landscaping is consistent with '<i>Kilgariff Residential Estate Landscape and Urban Design Principles Report</i>'; Cloustone D11_0068 R01 D.
5.6 Urban development that is protected from flooding without altering the natural drainage regime of the broader landscape.	<ul style="list-style-type: none"> i. A framework of surface drainage that uses linear open space as drainage paths and avoids any modification of St Mary's Creek ii. Stormwater runoff is conveyed on the surface to drainage swales iii. Stormwater is conveyed by spoon drains across intersections iv. Where surface drainage is impossible, shallow pits and culverts are employed to convey stormwater to the surface drainage framework v. Site drainage levels are consistent with the "<i>Revised Stormwater Drainage Master Plan</i>", Appendix C to "<i>Kilgariff Stormwater Drainage Extension: Design Basis Report</i>"; Jacobs May 2018. vi. An internal drainage plan is provided that is consistent with the attached <i>Kilgariff West Drainage Framework Plan</i>.

Kilgariff West Drainage Framework Plan

