

Submission on the referral

KTT Investment Pty Ltd – North One Hotel and Apartments

This submission is made under regulation 53 of the Environment Protection Regulations 2020

Government authority: Northern Territory Police

Summary: Traffic Management

Section of Referral	Theme or issue	Comment
Appendix 14	Parking	<ul style="list-style-type: none"> Parking reduction should not be considered at all for this development. Under the appendix at Page 12, it is suggested that parking spaces should be reduced by 30% for the Hotel and 25% for the Restaurant. It is further suggested that there should be a 20% reduction to the overall carpark requirement. Traffic congestion is high in this area around Market days, Thursday and Sundays. Congestion is further exacerbated around event management and dry season events. There does not seem to be any considerations put in place for restricted parking, with parking being utilised by people attending the Casino, Mindil Beach Markets, public spaces in the area as well as visitors to residents. Potentially the developer could work with the City of Darwin Council to provide structured and paid parking directly opposite the Markets and these parking spaces developed could offset their 20% reduction request on their actual land development parcel. Parking issues at Cullen Bay are an example of poor planning in this area for developments.
	Traffic Management	<ul style="list-style-type: none"> The Traffic Management into the development should reflect the Future Traffic Volume depicted at Figure 14 – Page 19. This allows for full movement of traffic at the commencement of the proposal. It has already been identified that there is traffic congestion now and this full movement traffic flow should occur at the commencement of the project. Traffic congestion is high in this area around Market days, Thursday and Sundays. Congestion is further exacerbated around event management and dry season events Consideration should be made to widen the whole of Gilruth Avenue from the Mindil Beach Markets entry, through to the proposed development with an appropriate traffic island in-between as needed.