

# Statement of Reasons

## LAND DEVELOPMENT CORPORATION – EAST ARM MARINE INDUSTRY PARK

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### PROJECT

The Proponent, the Land Development Corporation, as the Northern Territory Government's primary industrial developer, is master planning the 'East Arm Marine Industry Park' (the Project) as part of the wider East Arm Logistics Precinct. The Project would include a mix of existing privately owned service industries, a new waterfront development, commercial activities and areas proposed for marine maintenance, servicing and logistics facilities.

The Project would be developed in stages over an anticipated timeframe of up to 50 years with the first stage taking up to five years to construct, commencing in 2016. It is likely that some dredging channels and berth pockets would be established during the initial stages.

The development is proposed for land parcels in the Hundred of Bagot including portions of sections 6117, 6289, 6238 and 4337, and sections 6115 and 6116.

The NOI noted that the Project does not incorporate the entire area of the proposed Marine Industry Park and that other sections of the Park are incorporated into existing approved developments or would be managed under future development applications.

The Notice of Intent (NOI) for the Project was referred to the Northern Territory Environment Protection Authority (NT EPA) by the Proponent on 26 August 2014 for consideration under the *Environmental Assessment Act* (EA Act).

### CONSULTATION

NT EPA staff reviewed the NOI in consultation with Northern Territory Government (NTG) advisory bodies, as required by clause 8(1) of the Environmental Assessment Administrative Procedures (EAAP).

### JUSTIFICATION

The Project documentation provided by the Proponent included a broad description of the potential impacts of the Project. These include:

- Loss of mangrove habitats due to vegetation clearing and reclamation
- Potential for deterioration of water quality due to erosion and sedimentation, and disturbance of acid sulphate soils during construction
- Dredging, dredge spoil disposal and land reclamation is likely to directly impact on marine flora and fauna through removal and smothering, and will have indirect impacts through effects on water quality
- Changes to bathymetry and coastal processes through dredging activities and reclamation
- Noise and vibration impacts to sensitive receptors from dredging, pile driving and increased marine vessel traffic
- Increased risk of collision with marine fauna
- Disturbance or loss of historic or culturally significant or sacred sites.

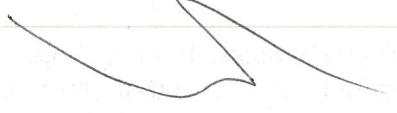
Additionally, cumulative impacts in the East Arm area are considered to be significant due to the current development activities in Darwin Harbour occurring in conjunction with previous disturbance.

Uncertainty exists around the scope of the Project in relation to the scale, operational factors, timeframes and complexity of all components of the Project. It is essential that adequate assessment of existing and potential environmental impacts is undertaken at an early stage to ensure proposed future activities do not further impact on existing environmental issues.

The Proponent acknowledged in the NOI that the Project could have significant impact on the environment, accepted that a full Environmental Impact Statement (EIS) was likely to be required and indicated that further investigations into the details of the Project including potential impacts and management would be undertaken during the preparation of the EIS.

## **DECISION**

The NT EPA considers that there is a risk of significant impact to the environment from the proposed action and a number of risks cannot be adequately characterised without further studies and a more comprehensive assessment. Therefore, the proposed action requires assessment under the EA Act at the level of an EIS.



DR BILL FREELAND

CHAIR

NORTHERN TERRITORY ENVIRONMENT PROTECTION AUTHORITY

29 October 2014