

NT EPA Chairperson  
Northern Territory Environment Protection Authority  
GPO Box 3675  
Darwin NT 0801

Subject: Proposed Development Application Ref: PA 2021/0297 (Little Mindil)-Request to disagree with the Proposed Development on Lot 07651 - 25 Gilruth Avenue, The Gardens.

Under the environmental impacts assessment (section 42 of the EPA Act) I respectfully request that consideration is given to preventing the Proposed Development from proceeding as per the effect I feel it would have on the economic, cultural, physical, social and biological aspects.

My reasons include the following:

\*Little Mindil is not just an overflow car park or a dog free beach as described by the Proposed Developer....this beachfront foreshore has long been available for everyone to enjoy the land, beach and the sea as a relaxing social amenity for Darwin people and visitors.

There has been entertainment held here, i.e the Qantas Turf Club Ball, Fireworks, picnics, Australia Day outings, beach races, get fit training sessions, amongst a host of other physical activities on Little Mindil.

The area is a natural amphitheatre bounded on one side by the Escarpment, the proposed development would seriously impact the land, and the Escarpment, and Nurses walk, which is used by many to access the beach, and the Mindil Markets.

There is belief that there may be burial sites here on Little Mindil as the local indigenous population believe that this is an actual fact. Apparently there were many tribal arguments on the land here and graves were dug, and indigenous people buried here, to put a proposed development here would be culturally a travesty to the First People.

The potential for environmental impact and risks to the foreshore, the Escarpment and people living close by if this Proposed Development were to proceed would be enormous.

\*Further to this, a few points:

It is unlikely that anywhere in Australia that a proposed development like this would be approved in this day and age on a foreshore block, so close to the water and in a Cyclone Surge Zone.

The green belt would be destroyed.

A public amenity would be lost.

The buildings do not in any way add to the amenity of the area.

The noise would increase significantly as Little Mindil is a natural amphitheatre, and sound travels up.

There would be toxins, chemicals and pollutants in the air, due to buildings, air conditioners, pools, landscaping etc...this would without a doubt affect people living in the area, and possibly cause illness or impairment to them, leaving either the Proposed Developer or the NT Government in a situation that may cause a Class Action i.e Rapid Creek, Ludmilla and the Darwin Airport.

The buildings them selves are totally inappropriate to the area, they are 3 storeys high and would tower over the Escarpment and would of course impact severely on the quality of life and the amenities enjoyed by the current residents of the area, including the Heritage Area.

Also, who would be responsible for care and remediation of the Escarpment and the foreshore area, would it be ultimately the Public purse that would be paying for this, that certainly would put a strain on the economy, i.e Northern Beaches Sydney and Gold Coast amongst other locations.

The Escarpment is bound to be affected by the Proposed roadworks and under grounding of the power lines. As Mention previously, there may be burial sites here that would be disturbed, as I believe bones were found on site when the Casino was built. There were many years in the earlier time that the land, Little Mindil was used as a dumping site, who knows what may lie under there, and what effect it will have on the environment and the people if it is disturbed.

The Creek, which has a significant known history, could certainly be disturbed and polluted if this Proposed Development was to go ahead. This creek is currently used as a fishing spot for land anglers, and there is a local indigenous population who camp, sleep and fish here...what happens to them....

There is no public parking to facilitate the guaranteed public access to the foreshore, and there is inadequate parking for the number of units proposed.

Gilruth Avenue should not have extra traffic added, it was not designed for that, and the Escarpment would be damaged, accidents would increase with the amount of vehicles and heavy duty trucks that would be needed, this would really impact the area.

In closing....

The developer had no consultation with the residents already living in the area around Little Mindil.

There was a rezone that the public knew nothing about after the NT Government was consulted by the applicant.

There was a Covenant over the open space which was removed last year with no notification or consultation with the community.

There will be a significant impact to both the land and the lives of the residents, and all Darwinites, if this proposed development goes ahead...we will all loose out on our quality of life, the views we enjoy, the noise will be constant, then there will be lighting issues, garbage issues, access issues, water and sewerage issues, use of the foreshore and the sea will be reduced, the land will be damaged, the Escarpment put at risk, there will be no longer an amenity for all Darwin residents and visitors to enjoy socially, physically, environmentally, biologically and culturally.

Another piece of our history, and our green belt and our place to relax in, will be taken away, again.

I feel it is now imperative that the EPA consider the full environmental impact that this proposed development would have, on the foreshore, the Escarpment, the Heritage Area. and the residents in the area above Little Mindil. Now, its time for the NT Government to step up and repurchase this land, and as has been done on the Esplanade Escarpment, enhance the open green space for an amenity that can be enjoyed by all of Darwin and its visitors.

In sincerity