
Subject: FW: Submission re developement assessment Lot 07651, Town of Darwin
Attachments: LittleMindilCliff_1.jpg; LittleMindilCliff_2.jpg; LittleMindilCliff_3.jpg; LittleMindilCliff_4.jpg

From: Helge
Sent: Tuesday, 2 November 2021 5:37 PM
To: ntepa epa <ntepa.epa@nt.gov.au>
Cc:
Subject: Submission re developement assessment Lot 07651, Town of Darwin

Comment on a referral for standard assessment submitted by KTT Investment Pty Ltd to develop the Lot 07651, Town of Darwin (25 Gilruth Avenue, The Gardens) into accommodation for tourism, consisting of beachfront and lagoon villas, a hotel, serviced apartments, dining facilities, a market, function centre, bar and recreation facilities.

- As owner of a townhouse on top of the cliff (1 Burnett Place) I am particularly concerned about the effect of the development on the cliff stability:
The above ground powerline currently running to the substation will be put underground close to the cliff edge.
A reduced setback to the cliff is sought for the building.
Construction of the buildings will involve use of heavy machinery. The resulting vibration and disturbance of the ground may well destabilise the cliff and threaten the existing buildings on top – 5 townhouses (1 Burnett Place) and Myilli Towers apartment block.
In the building application I can not find any geological assessments looking into this risk.
Please find attached 4 photos: 1-showing the proximity of the townhouses to the cliff top (they have been there for 40 years without any structural issues). 2-Showing the cliff line with its existing green belt that stabilises the cliff base. 3+4-The slope beneath the cliff top that stabilises the cliff base.

There also doesn't seem to be a proper geological assessment of the area to be build upon. Asbestos risk and seawater soiling has been mentioned but apparently no further assessment been done.

- In terms of Cultural Heritage Management: there are said to be indigenous burial sites along the coast of Little Mindil, including the area along the cliff.
In light of recent Commonwealth inquiries, I wonder if appropriate consultation with the appropriate

people has taken place. The whole area of Little Mindil will be build over and become inaccessible for the general public and indigenous people.

- The proposed development is completely out of proportion for the available space:
 - a 7 storey building will be 2-3 floors above the top of the cliff behind it. This will completely block out the amenities of the heritage area as well as the residential buildings behind.
 - Car parking appears totally inadequate for the number of people frequenting such a development, without any option of using nearby alternative parking space. The casino in fact uses this area currently as overflow parking on busy days.
 - It appears that construction will be close to the cliff, shoreline and Little Mindil creek where variations seem to be sought to allow for denser development of an already very restricted site.
 - Available maps don't appear to be to scale.
 - Vehicular access to the site is not addressed and will also be affected by limited space available.

These are only some of the concerns I have regarding the proposed development and the way it has been sneaking up on us citizens reminds me much of how development is approached in Vietnam (I have seen some terrible examples of it in Halong Bay).

I would think we in Australia have learned some lessons of preventing building in areas that are unsustainable for this purpose – namely this is a high risk storm surge zone in a part of the country regularly dealing with cyclone activity.

Helge Suhr

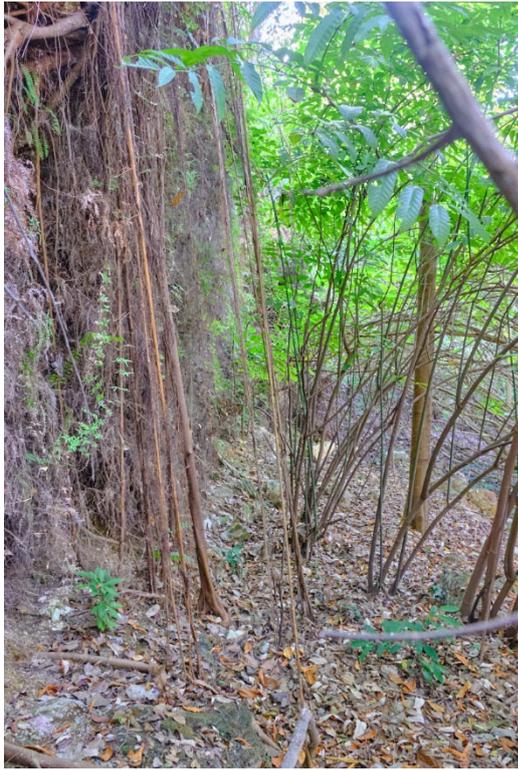
Comment 25 – Helge Suhr – Attachment



Little Mindil Cliff – 1



Little Mindil Cliff – 2



Little Mindil Cliff – 3



Little Mindil Cliff – 4