
From: noreply@ntepa.nt.gov.au
Sent: Tuesday, 2 November 2021 6:07 PM
To: eia NTEPA
Subject: NTEPA Consultation - North One Hotel and Apartments
Attachments: NTEPA-North-One-Hotel-and-Apartments-Concerns.docx

Consultation title: North One Hotel and Apartments
Closed date: 2021-11-02T23:59:00

Your details

Full name:
Email address:
Telephone:

Are you making this submission on behalf of an organisation?: No

Organisation name:

Submission contents

Enter your submission below. Maximum of 500 words: Thank you for considering my concerns. I have outlined them in the attached letter. They relate to public access and amenity, noise, tidal surge and flooding, parking and traffic and height of buildings and impact on neighbours.

Submission files

Attachment 1: NTEPA-North-One-Hotel-and-Apartments-Concerns.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.9 KB
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded

Acknowledgement

Before submitting this form please check one of the boxes below to indicate that you agree with one of the following statements: I agree for my submission to be published, I request that my submission be published with my identifying information removed

I wish to raise some concerns about the North One Hotel and Apartments development proposal for the Gilruth Ave site otherwise known as Little Mindil Beach. In my view, the report and proposal minimises some of the impacts on the amenity of the area and the public.

1. Public Access

This development will seriously impact the amenity and public access. For me one of the best things about Darwin is the public access to the foreshores. This is such a valuable public amenity.

The proposal privatises the access to the foreshore and removes access for the public to what is a well-used public recreation area. Nurses walk is an historic access from the top of the escarpment down to the foreshore and is a valuable asset to the amenity of the area.

2. Height and amenity

The planned development is effectively the height of 8 stories above the current ground level. This will not only impact the residents above on the escarpment by blocking views and breezes but also the increased noise from the venue plus the traffic will impact the amenity for neighbours.

3. Runoff

The site is between the harbour and a large catchment area which runs out to sea through Little Mindil Creek. When there is flooding, the modelling predicts that the water currently will spread across the site. This water will be displaced by the planned development and will cause the creek to rise.

4. Storm Surge

This site is located at the vulnerable focal point for any cyclonic storm surge which may approach Mindil beach. I am concerned that this will focus the surge which is very likely to also coincide with heavy rain and runoff from the large catchment area that sits behind this area.

5. Parking and Traffic

The removal of overflow parking for Casino patrons coupled with the increased traffic from guests, staff and visitors to the proposed complex will cause the whole area to have insufficient parking. With few on street options available. In addition, the increase in traffic in that area has the potential to create congestion and access issues which will be exacerbated when the markets are running.