

Tuesday 2<sup>nd</sup> November 2021

Northern Territory Environment Protection Authority (NTEPA)  
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Dear Sir/Madam

**Re: NTEPA Little Mindil Submission (Lot 7651 25 Gilruth Avenue The Gardens Darwin)**

Thank you for the opportunity to lodge a submission relating to the rezoning of *Darwin Little Mindil* Lot 7651 allowing the proponent KTT Investments Pty Ltd (Vietnamese private enterprise) wants to build a \$200 million hotel/villa with Urbanscope Architects Pty Ltd on public recreation space.

Under the *NT Planning Act* the following issues need to be addressed before approval;

- **Foreign Investment Review Board (FIRB)** approval transparency and accountability?
- **Cultural Heritage Management Plan** – mitigation and management actions in relation to the preservation of Aboriginal and historical heritage, including an archaeological assessment?
- **Waste Management and Pollution Control Act** – *Water Act Section 16* not to cause water to become polluted? Will the creek be interfered with?
- **Acid Sulfate Soil Management Plan** – historic acid sulfate could be in the soil?
- **Dredge Management Plan** – does marine dredging need to be completed?
- **Erosion and Sediment Control Plan** – there is a high escarpment area which needs investigation, will the extra roads and traffic affect the environment and workplace safety ?
- **Noise Guidelines** – current residents living on top of the escarpment may here noise?

On 27/5/2021 the NTG DIPL CEO Andrew Kirkman approved the rezoning of Little Mindil Lot 7651 (part of 25 Gilruth Avenue, The Gardens, Darwin) and part of the adjoining Crown Land from zone **PS (Public Open Space)** to zone **TC (Tourist Commercial)** without exhibition; quoting *Section 12(2)* pursuant to the *Planning Act 1999: Section 29* under the *NT Planning Scheme 2020: Amendment No.16* as the delegate for the NTG Minister for Lands and Planning Eva Lawler?

**Question?**

Did NTG Minister Lawler approve the actions of DIPL CEO as this is high authority to rezone crown land without community consultation or exhibition? Is this legal?

**Darwin Little Mindil Community Consultation** was organised by Urbanscope (Aust). Pty Ltd Mr Masaaki Ikeda (02) 9042 0600 Melbourne where local consultants were contracted, listed below

Red Splash Creative Solutions  
Bruce Cutler, Managing Director  
Audit House Darwin  
10:00 am -11:00 am  
<http://redsplash.com.au>

nonetheless this onehour session failed to provide clear, truthful, current information to interested/concerned community members; some citizens felt intimidated by the organiser who restricted attendance to Myilly Point residents only? The Little Mindil Community Event was exclusive, not ethical for such a large infrastructure build. The NT local media, radio or newspaper reporters did not attend this event to promote such a monumental change?

### **Question?**

Where are the guidelines for NT Planning Public Community Consultation?

### **HISTORICAL RECORDS:**

*NTG MEDIA RELEASE (9/10/2009) Delia Lawrie Minister for Lands and Planning*

[Little Mindil Myths Dispelled – Public Space and Rehabilitation Focus](#)

*The Minister for Planning and Infrastructure Delia Lawrie today restated the Government's commitment to protecting public access to the foreshore public open space and rehabilitation of the escarpment and creek on the Little Mindil.*

[1982 October 3 – Press Release Darwin Foreshore Protection Plan](#) by Marshall Perron

[https://www.darwin.nt.gov.au/sites/default/files/uploads/files/darwin\\_city\\_deal.pdf](https://www.darwin.nt.gov.au/sites/default/files/uploads/files/darwin_city_deal.pdf)

### **2016 2018 Darwin City Deal**

**Traffic Management Plan** -There is not enough parking or adequate roadworks which will negatively impact traffic management and land used across the road? Will the City of Darwin need to pay for new road construction?

### **Conclusion**

The NT EPA needs to investigate significant questions the local community has been asking since August 2021 after the pink sign was erected. By allowing a foreign investor build a large infrastructure project on Australian open public foreshore and recreation space, that is sovereign land, it is important to undertake rigorous investigation before a determination.

Yours sincerely