

## Statement of Reasons

### INTRAPAC PROJECTS PTY LTD – NOONAMAH RIDGE ESTATE

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#### PROJECT

The Proponent, Intrapac Projects Pty Ltd, proposes to develop Noonamah Ridge Estate approximately 36 km south-east of Darwin, NT. Noonamah Ridge Estate would be located in the rural locality of Noonamah, between the Stuart and Arnhem Highways, 7 km south-east of the township of Humpty Doo.

The Noonamah Ridge Estate proposal involves the subdivision of land parcels, rezoning of land and the construction of infrastructure to create a new local town centre. The site of the development proposal comprises three land parcels held by one private owner and spans a total area of 2 680.5 ha.

The Noonamah Ridge Estate development proposal consists of the following components:

- Approximately 3 500 residential allotments that range in size from 800 m<sup>2</sup> to 8 ha; including plans to allocate smaller lot sizes to land with higher land capability and better draining soils and larger lots to areas of constrained land with greater slope and poorly draining soils;
- A range of residential allotment types including single dwelling residential, multiple dwelling residential, rural residential, rural living and rural;
- Interspersed lot sizes and allotment types such that 800 m<sup>2</sup> lots may be adjacent to 2000 m<sup>2</sup> or 8 ha lots as determined by land capability;
- A local town centre including opportunities for retail and commercial space, a community square and recreation spaces;
- Allocation of land for a fire service site, a primary school and other community facilities such as a community hall;
- An internal road network providing access to existing and proposed arterial and collector roads;
- Ongoing erosion and sediment controls, including stormwater drainage infrastructure, such as swales, silt traps and retarding basins;
- Waste and water related infrastructure, such as potable water supply and wastewater management systems;
- Electrical reticulation, lighting and telecommunications infrastructure; and
- An amendment to the planning scheme to revise the Darwin Region Land Use Framework (if necessary), introduce an area plan across the site and a Specific Use Zone.

The Proponent intends to develop the Noonamah Ridge Estate through a feasibility study and Master Plan proposal covering the entire estate. The Master Plan would be used to seek rezoning to Specific Use under the *Planning Act*. If approved, applications to subdivide the site would then be lodged on a staged basis across the site, with the size of each stage and number of proposed allotments to be informed by market demand and feasibility assessments. It is estimated that the initial application to subdivide would accommodate approximately 400 allotments.

The Notice of Intent (NOI) for Noonamah Ridge Estate was referred to the NT EPA on 22 December 2013 for consideration under the *Environmental Assessment Act* (EA Act).

## CONSULTATION

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

## JUSTIFICATION

A review of the NOI identified the following potential significant impacts and risks to the environment from the proposed development:

- Limited availability of existing services and infrastructure, particularly main roads, water and electricity supply;
- Risk to groundwater quality from septic/sewerage systems and changes to hydrology;
- The potential that inadequate stormwater and effluent disposal strategies will create mosquito breeding sites and increase pressures on the values of waterways via erosion, sedimentation and the addition of nutrients and pathogens;
- Land constraints associated with areas that have a moderate to high degree of erosion vulnerability with lowland areas at risk of periodic inundation;
- Impacts to areas that contain significant conservation and biodiversity values including listed threatened species;
- Disturbance to and potential loss of individuals of species listed under the *Environment Protection and Biodiversity Conservation Act 1999* and the *Territory Parks and Wildlife Conservation Act*;
- The risk of spread or introduction of weed/pest species;
- Limited availability of public transport, waste and recycling collection and emergency services as well as the risk that poorly planned road networks will limit the ability of these services to access the site;
- Potential impacts to historic and culturally significant sites;
- Changes to the existing socio-economic environment and public amenity; and
- Cumulative impacts of the development in the context of existing, proposed and future developments in the Noonamah/Humpty Doo region.

## RECOMMENDATION

The NT EPA considers that there is a risk of significant impacts to the environment from this proposal. A number of the risks have not been adequately characterised and require a more comprehensive assessment with further studies. Therefore, the proposal requires assessment under the EA Act at the level of an EIS.



DR BILL FREELAND

NT ENVIRONMENT PROTECTION AUTHORITY

7 APRIL 2014