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Ms Kylie Fitzpatrick
Manager Environmental Assessment
Department of Environment, Parks and Water Security
PO Box 3675
PARAP NT 0801

By email: eia.ntepa@nt.gov.au

Re: Invitation to comment: accepted referral – North One Hotel and Apartments – KTT Investments Pty Ltd

Dear Ms Fitzpatrick

Thank you for the opportunity to provide feedback to the referral under the *Environmental Protection Act 2019*, pertaining to KTT Investments Pty Ltd's (the Proponent) North One Hotel and Apartments project.

This project has great potential to positively impact Darwin's economic development not just from a tourism perspective, but also for retail activities, events, and improving Darwin's liveability profile.

Specifically on tourism, this development has the ability to address one of Darwin's perennial challenges of not having a 5 star luxury accommodation option. The absence of a 5 star rated, premium level resort hotel is and has been a barrier for Darwin in attracting high value travellers from leisure and business segments. The addition of North One Hotel and Apartments could assist to grow the volume of this important segment to Darwin, a key focus of tourism marketing activities in the post-pandemic recovery. A project of this nature aligns with one of *NT's Tourism Industry Strategy 2030 (Tourism 2030)* key priorities; that is 'to grow investment in the NT's remarkable assets, product and regions'.

In addition to making available a new premium accommodation product, this development will materially increase Darwin's hotel room capacity by 150 rooms, assisting to alleviate supply constraints, particularly when there are major events or conferences held during the peak demand periods.

Mindil Beach is an iconic location that hosts a number of Darwin's flagship events, including Mindil Beach Sunset Markets, the BASSINTEGRASS music festival and the annual Territory Day Fireworks. A development of North One Hotel and Apartments' premium level standard will further enhance the precinct, strengthening Darwin's position to attract and host a greater calibre of events. This project

directly supports another key Tourism 2030 tourism priority, which is *'to leverage and build events to drive visitation'*, leading to an increase of not only the interstate and international tourism spend, but also retail expenditure by local residents.

Aside from the construction phase's economic contribution, the Proponent estimates that an annual GVA of \$41.5 million and 120 jobs, will be realised upon operationalisation of the infrastructure. Any increased activity in this area will have dispersal effects to the local region, including Darwin CBD and surrounds, which is valued at approximately \$8.5 million in goods and services receipts outside the hotel by guests.

Tourism NT also notes and supports the Proponent's proactive approach in engaging with the community and stakeholders in relation to the project's identified social and environmental risks and contemplation of mitigating solutions. Tourism NT, Tourism Top End and Hospitality NT, in addition to NT's Government agencies and Ministerial offices, are acknowledged as important participants in this consultation as is the engagement of Larrakia Development Corporation and Larrakia Nation Aboriginal Corporation.

Tourism NT is of the view that this project has the potential to deliver substantial long-term economic benefits to Darwin, and is therefore of strategic importance to the city. It aligns with Tourism NT's strategic priorities and will elevate Darwin's profile as a thriving Australian city. If you would like to discuss our comments in further detail, please contact Valerie Smith, Acting Executive Director Industry Development, on telephone 8999 3939 or valerie.smith@nt.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Hopper', with a long horizontal line extending to the right.

Andrew Hopper
Deputy Chief Executive Officer and Head of Tourism NT