

2 November 2021

Northern Territory Environmental Authority

GPO Box 3675

Darwin NT 0801

[nTEPA@nt.gov.au](mailto:nTEPA@nt.gov.au)

Re: North One and Hotel Apartments – Little Mindil

It is my opinion that the proponents of this development have disenfranchised community in direct contravention on the Act Clauses 43 (a) through (g)

- The proponent has failed to provide the community consultation required by NTEPA.
- There is inadequate time in the NTEPA process for the community to respond with any understanding of the project.
- Ten years ago, it was declared not possible to put a road from the Gilruth Avenue hill into Little Mindil. That is why we now drive through the casino grounds to get access.
- The ground is heavily polluted with seawater and many years of dumped materials in the ground.
- Noise levels will increase significantly.
- The creek is not depicted on any drawings near the proposed roadworks.
- The escarpment may well be affected by road construction and the undergrounding of the power lines at the escarpment base.
- The development seeks reduced setbacks at the escarpment and Gilruth Avenue.
- There is no public parking to facilitate the guaranteed public access to the foreshore.
- There is inadequate parking for the number of units proposed.
- There is no mention of global warming or the dangers of building in the storm surge zone.
- It is likely that no location in Australia would allow such a development so close to the water line, let alone in a cyclone area.
- The resultant building may not be insurable.
- Who is responsible for remediation to damage to the break walls and how will heavy vehicles get access to the coastline? Is the development placing a burden on the public purse to remediate as has happened in northern beaches Sydney and the Gold Coast amongst other locations? See <https://www.surflife.com/surf-news/theyve-kerbed-guttered-narrabeen-beach/134812> for a recent instance.
- The drawings supplied are not to scale and some drawings contain two scales.
- A1 sized drawings should be available to all interested parties.
- The buildings are three stories above the height of the escarpment.
- The Green belt will be destroyed in the area.
- The buildings will be visible from many locations.
- The buildings do not contribute in any way to the amenity of the precinct.
- Public access to the block was guaranteed by previous government.

I wish to elucidate on two points:

**Point One: Community Consultation**

In the DCA stakeholder plan (I have attached to this email), a document not provided to the NTEPA, the developer committed to:

*"Community consultation briefings are scheduled to occur during the DA notification period."*

In the NTEPA stakeholder engagement document the developer states:

*"Engage with broader community including meeting with Myilly Tower body corporate and owners of the Spanish villas at the top of the escarpment i.e. residential area directly impacted by the proposed development."*

What occurred was flyers were distributed by RedSplash advising nearby residents of a community consultation.

The RedSplash flyer stated:

*"The North One Hotel and Apartment applicants are hosting an informal information session to meet nearby residents and answer any questions about the proposed development for the Little Mindil site."*

Lawyers for the purchasers of the land wrote to me on 10<sup>th</sup> September 2021 stating:

*"The consultation is for Myilly residents only and anyone else will be turned away."*

People who walked to the meeting were turned away by RedSplash.

Given the scale of this project it would be fair to surmise no meaningful public consultation for community was ever held.

RedSplash did provide a set of answers to question from the residents of Myilly Towers and the Spanish villas. The response was after the DCA process closed rendering those responses useless for informing any members of the community who might have had access as to those responses.

Here is a sample of a question and answer:

Will all three powerline towers be removed to underground powerlines, what is expected cost and who will pay.

*Yes, all overhead power lines will be relocated underground.*

**Point Two: Rezoning not made public.**

On the 27<sup>th</sup> of May 2021 the Department of Infrastructure, Planning and Logistics amended the planning scheme in relation to the affected land.

Contrary to norms there was no public advertisement of the proposed amendment. Thus, the community were given no chance to view, understand and comment on the changes that were made. This event leads directly into this process.