

Chapter 1

Context



NOONAMAH
RIDGE

INTRAPAC

1 CONTEXT

The purpose of this chapter is to present the following background information associated with this project:

- Project title, overview, current status, location and landholders.
- Proponent's background, capacity and environmental record.
- Development context – including justification, feasibility, relevant strategic planning documents, integration within the rural area, and other developments proposed in the surrounding area.
- Land administration – including government boundaries, tenure, zoning and existing mining tenements.
- Relevant NT and federal legislation, guidelines and approvals.
- Land use planning and approvals' processes which are occurring simultaneously with this environmental impact assessment process, and which will continue if the EIS for this project receives ministerial approval.
- Consultation undertaken to inform this EIS.

1.1 OVERVIEW

The project is known as 'Noonamah Ridge'. The terms 'project' and 'development' are used interchangeably throughout this document.

The project proposes a high quality, master-planned, rural community that provides a range of lot sizes and types, with an emphasis on retaining and enhancing the rural character and amenity of the area. It will comprise a maximum of 4,200 homes accommodating an estimated 11,000 people, and is envisaged to be delivered over a 30-year timeframe, although this could extend to longer. It will consist of up to two local villages that include local shops, services and community facilities. The development of one of these will occur during the first stage of the project. An enterprise area is also proposed to facilitate the generation of local employment opportunities.

A detailed project description is provided in Chapter 2.

1.1.1 Location

The project area is located 7 km south-east of the township of Humpty Doo and 36 km south-east of the Darwin CBD (see Figure 1-1, Figure 1-2 and Figure 1-3). The project area is approximately 2,800 hectares.

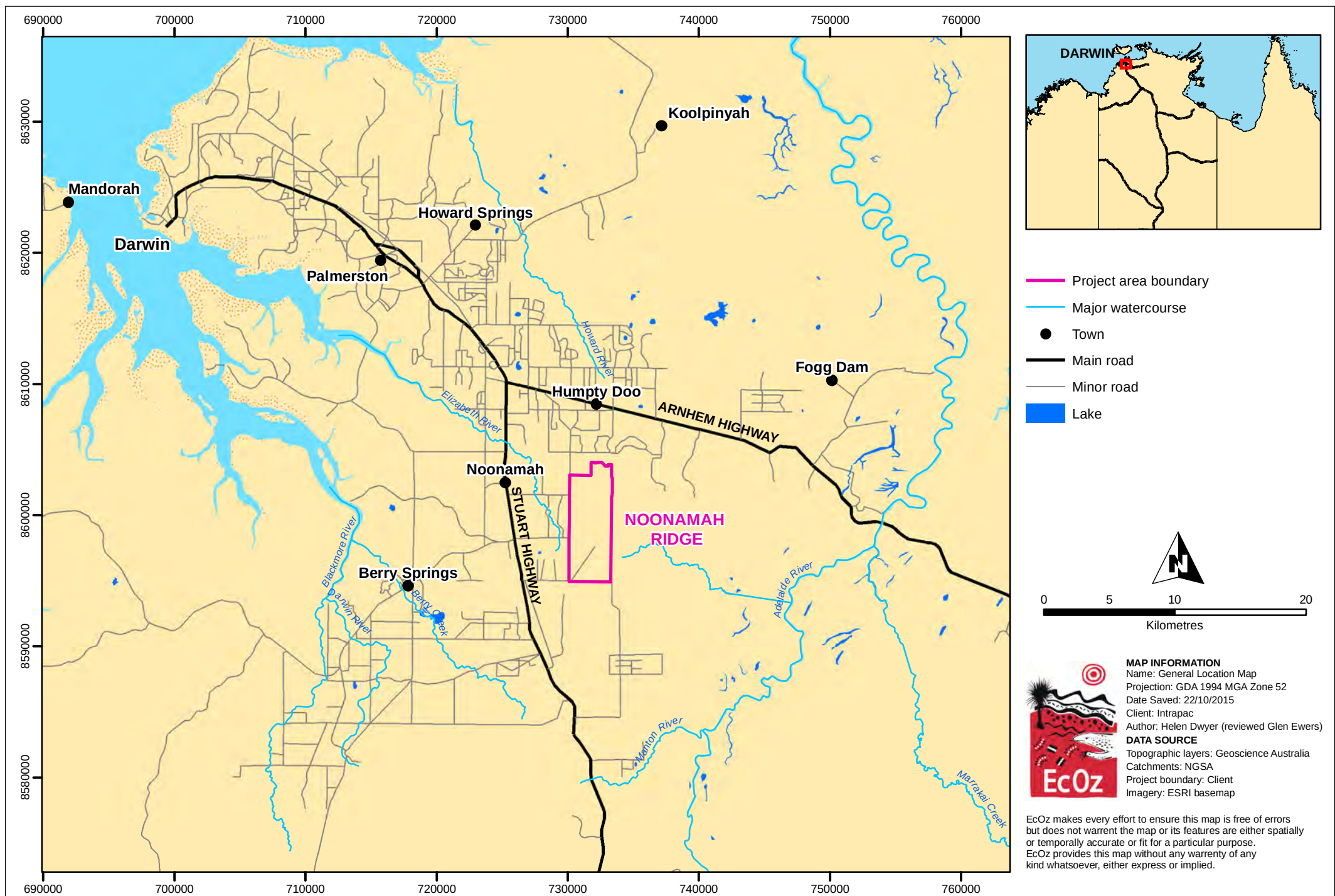
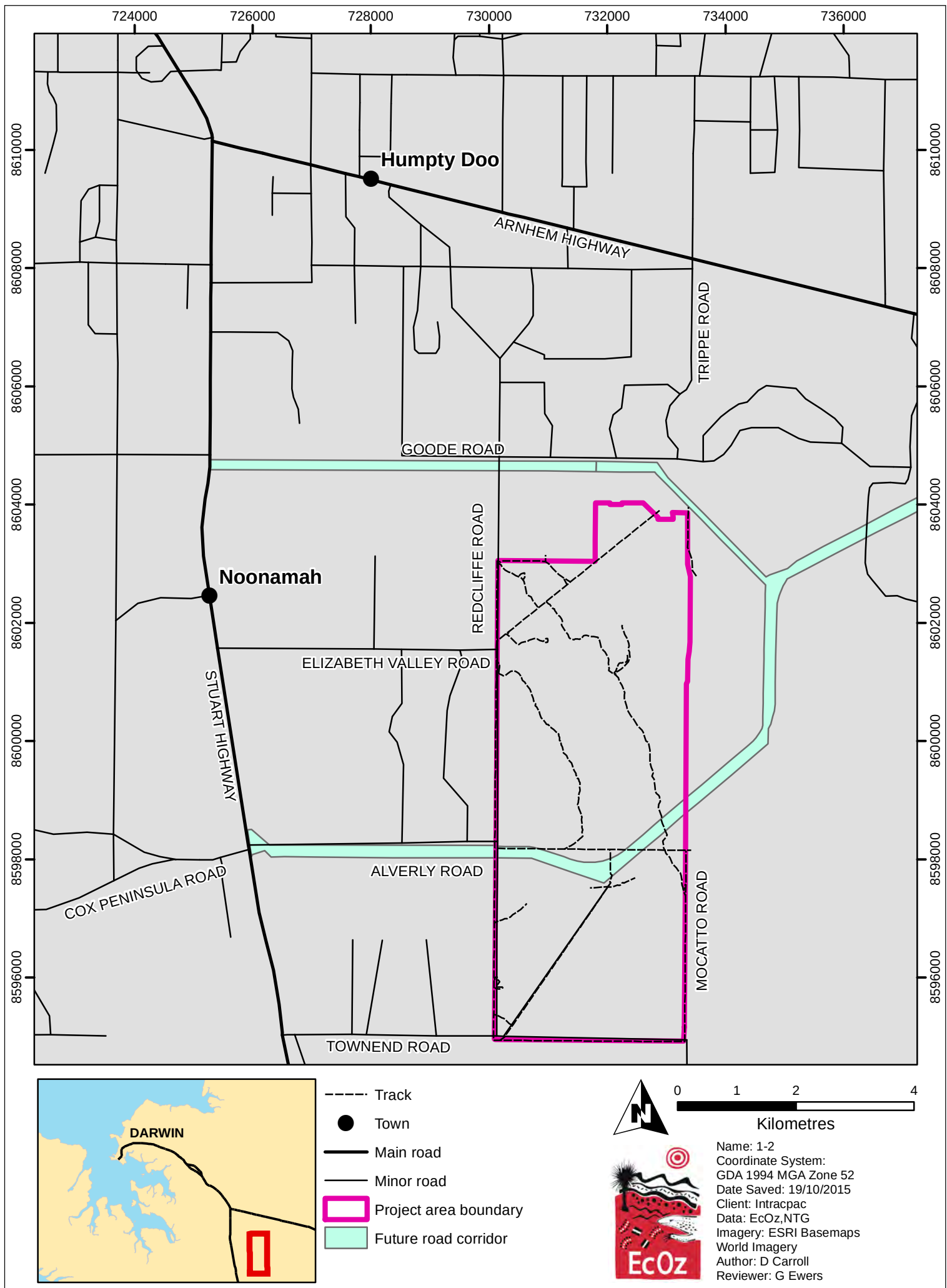


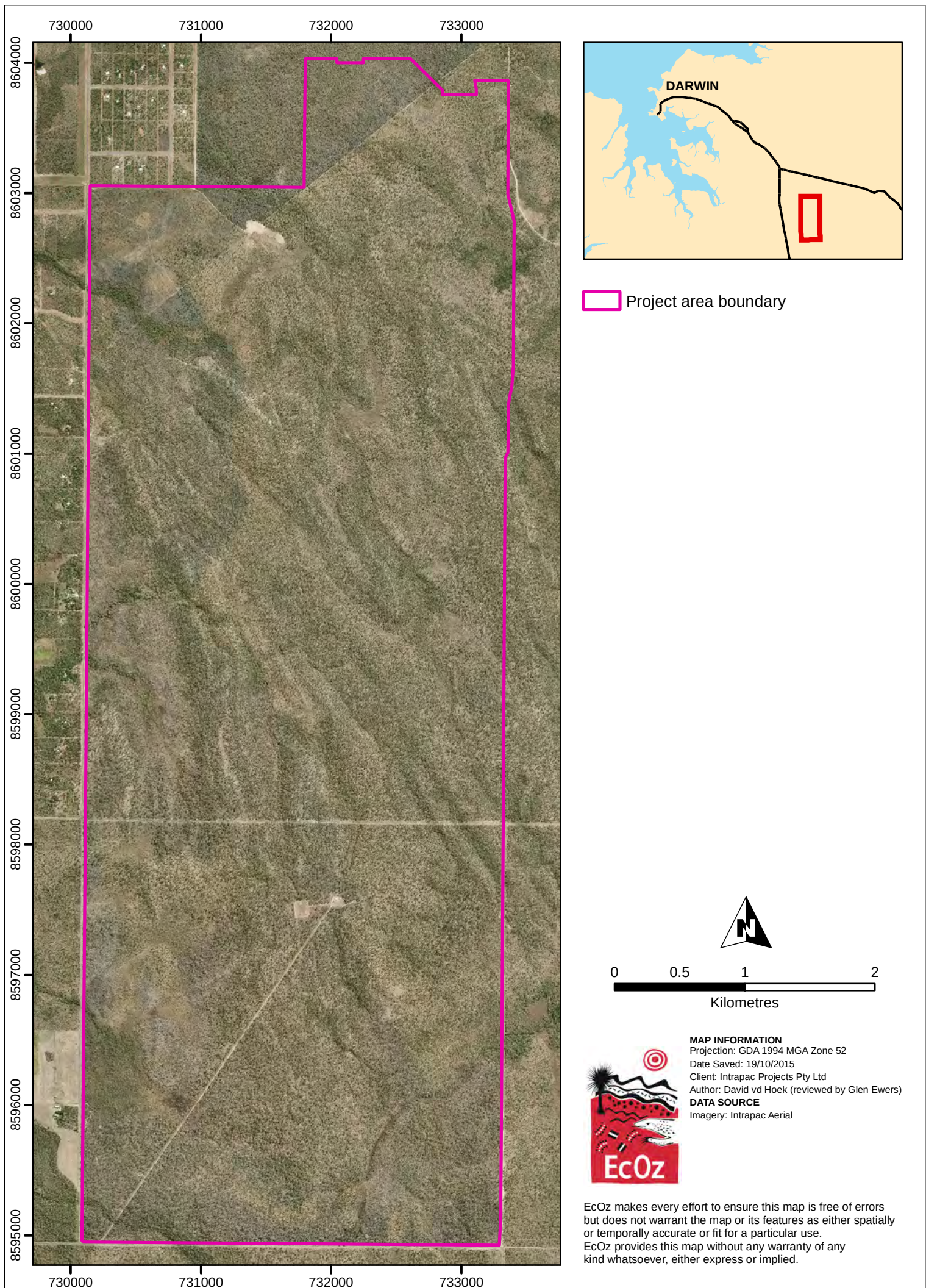
Figure 1-1. Map of the location of the project area within greater Darwin

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Figure 1-2. Map of the location of the project area within the local context



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Figure 1-3. Aerial image of the project area

1.1.2 Landholders

The project area is private freehold land that will be developed in partnership with the two landholders:

Koolpinyah Station Pty Ltd
285 Whitewood Road
(PO Box 1021)
Howard Springs NT 0835

- Section 5827, Monaghan Road,
Lloyd Creek, Hundred of Strangways
- Section 5758, 905 Redcliffe Road,
Lloyd Creek, Hundred of Strangways
- Section 5761, 580 Alverly Road,
Lloyd Creek, Hundred of Strangways

Norama Enterprises Incorporated
901-11826 100 Avenue NW
Edmonton, Alberta
T5K 0K3
CANADA

- Section 507, 800 Freds Pass Road,
Lloyd Creek, Hundred of Strangways

Cadastral information is shown in Figure 1-5. Lot 5759 is owned by the NT Government for use as road corridor extending Alverly Road to meet up with an extension of Goode Road. This corridor is a section of a proposed link between the possible future industrial port areas in Cox Peninsula and Glyde Point, and does not constitute part of the project area

1.1.3 Current status

Development proposals assessed under the *Planning Act* require referral under the *Environmental Assessment Act* if they have the potential to cause a significant impact to the environment. A Notice of Intent (NOI) was submitted to the Northern Territory Environment Protection Authority (NTEPA) on 22 December 2013 for consideration under the *Environmental Assessment Act*. The NOI for this project constituted the initial notification to the NTEPA of Intrapac's proposal to develop the Noonamah Ridge site.

NTEPA reviewed the NOI in consultation with NT Government advisory bodies and determined that the project should be assessed at the level of an Environmental Impact Statement (EIS). The associated Terms of Reference were released in December 2014 (see Appendix A). The EIS process is explained on the NTEPA website. It culminates in the NTEPA providing the responsible Minister (in this instance the Minister for Lands and Planning) with an assessment report on the EIS. The Minister, taking into consideration the assessment report, will then make a determination as to whether or not an approval will be issued to Intrapac to undertake the development and, if so, the conditions that will be applied.

Concurrently, the project will seek to establish appropriate zoning for the proposed development through an amendment to the *NT Planning Scheme*, as described in detail in Section 1.6.3. The project will be divided into various stages, each designed and delivered according to planning approvals and market demand. Each stage will require a separate development application under the *Planning Act*. The EIS therefore represents the first of many approvals' processes with which the project will be required to comply.

Intrapac plans to commence development in mid-2016.

Previous assessments

To Intrapac's best knowledge, apart from work undertaken for the preparation of the NOI, there have not been any previous environmental impact assessments, surveys or investigations undertaken on the site.

1.2 PROPONENT

The project developer is:

Intrapac Projects Pty Ltd
Maxwell Shifman (contact)
(03) 9207 8000
Level 6
580 St Kilda Rd
Melbourne VIC 3004

Background

Established in 1984, Intrapac is a privately-owned, property development company that has built up a track record over 30 years of creating high quality developments. Intrapac is considered one of Australia's most successful private land developers, having won multiple industry awards.

Intrapac's project portfolio spans Victoria, Queensland, Western Australia and New South Wales. The proposed development is Intrapac's first venture in the Northern Territory.

Capacity

Intrapac enjoys ongoing relationships exceeding 20 years with multiple high-net-worth investors – individuals and families – with the capability and track record of raising hundreds of millions of dollars in equity funding. Some notable partnerships within which Intrapac has already successfully developed, or is currently developing land, include:

- Taverners Group (Peter Scanlon and family)
- Escor (Smorgon family)
- Jagen (Lieberman family)

Intrapac also enjoys close relationships with all four major banks, multiple second-tier banks and alternative lenders.

Intrapac possesses the capacity to fund projects well in excess of \$1 billion gross realisation value.

As a specific example, Intrapac's Somerfield project in Keysborough, Melbourne, consists of approximately 1,900 dwellings over 40+ stages, in a combination of land subdivision and medium density dwellings. Intrapac purchased over 30 individual land titles, with a total land value of approximately \$180 million. With civil construction costs in the order of \$200 million, this project was funded in a joint venture with a combination of private capital and bank funding. Over \$10 million was spent on headworks alone to allow the development to proceed.

Risk

There is no current or pending legal action involving Intrapac. There are also no material or contingent liabilities incurred or guarantees provided to, or on behalf of, any related or unrelated company.

1.2.1 Environmental record

Intrapac has not been subject to any proceedings under a Commonwealth, state or territory law with regards to the protection of the environment, or the conservation and sustainable use of natural resources.

For previous projects, Intrapac has successfully negotiated environmental outcomes at both the state and federal level, including:

- Offsets under Victorian legislation for the removal of native vegetation (River Red Gums).
- Offsets under the Commonwealth *Environment Protection and Biodiversity Conservation Act (EPBC Act)* for the removal of vegetation for the Western Plains' grasses that are habitat for the Golden Sun Moth.
- Rehabilitating degraded wetlands and building renewed habitat for the Growling Grass Frog.

1.2.2 Environmental performance

Awards

Intrapac has developed a reputation for creating high quality, livable neighbourhoods – winning some of Australia's most prestigious awards in the process. Intrapac is a multiple Urban Development Institute of Australia (UDIA) excellence award-winner for the following Victorian developments:

- 2008: The Quay
- 2002: Lorikeet Ridge
- 1997: Oak Tree Rise
- 1996: Churchill Park

The UDIA Awards for Excellence are Australia's most prestigious awards for the development industry, and acknowledge the best urban development projects around Australia. A panel of independent judges rates each project in a number of different categories on elements such as the overall urban design, landscaping quality, environmental response and integration, dwelling design, market success and the fostering of the new community. Intrapac's awards have been for the Best Residential Development in their class (which varies depending on scale).

Similar projects

Somerfield is an Intrapac project comprising approximately 1,950 house lots and townhouses in Keysborough (approximately 27 km outside Melbourne CBD). Since its launch in 2009, Somerfield has been one of the top-selling new estates in Victoria, both by volume and by revenue.

Somerfield incorporates water-sensitive urban design (WSUD) principles, and significant wetland and swale systems. Working closely with Melbourne Water, Intrapac incorporated the drainage channels into the landscape as a feature. Open space is another key ingredient of its success, with 20 % of the land area dedicated to parks, gardens, drainage reserves and walking/cycling trails, incorporating retained native vegetation where possible. The WSUD, a desalination plant and third-pipe recycled water ensure that potable water use is kept to a minimum.

Intrapac has also helped create a dedicated residents' group, which runs multiple events each year for the growing Somerfield community.

Somerfield is accredited under the UDIA's stringent "EnviroDevelopment" program in the areas of Ecosystems, Water and Community, and has won two Victoria Landscaping awards for its parks and gardens. The development is regarded by many as the best residential land development in Victoria at the present time. Billed as a 15-year project from the outset, Somerfield is on track for completion within just seven years due to strong market demand.

1.3 DEVELOPMENT CONTEXT

1.3.1 Justification

Darwin's median rental price for a house is much higher than the national figure. As noted in the submission by the Housing Industry Association on the Darwin Regional Land Use Plan (2014), housing affordability continues to be of concern in the Northern Territory. This is driven, in part, by housing supply. The National Housing Supply Council Report (2011) estimates that the 'NT has by far the largest housing shortfall relative to the total number of households at 14.6 %.' So with 72,590 households in the NT according to the 2011 Census, the shortfall for the NT equates to 10,600 dwellings. Fewer houses leads to increases in house and rental prices, further compounded by the acknowledged impact of major resource and construction projects on rental availability and pricing.

According to Deloitte Access Economics, the Territory economy is expected to grow by 3.9 % in 2014 – 15 and by an average of 3.6 % per annum over the five years to 2018 – 19. This is the highest economic growth forecasts of all jurisdictions and equal with Queensland. Associated with this economic growth will be the growth in employment in the Territory, which Deloitte Access Economics forecasts to grow on average by 1.1 % per annum between 2014 – 15 and 2018 – 19. The NT Department of Treasury and Finance also publishes population growth projections. These results show that the population of the greater Darwin region is projected to increase from 143,547 to 172,271 persons by 2026. Growth in the region is projected to increase by an average of 2.1 % per annum in the five years to 2020, before decreasing to 1.8 % per annum on average between 2021 and 2026. The share of the Territory's population living in the greater Darwin region is projected to increase from 55.8 % to 57.9 % in 2026. **These predicted increases in economic growth, employment and the population of Darwin all point to the need for additional housing options to ease the housing supply and affordability burden.**

The development of Noonamah Ridge presents one such option. Anecdotally, there are many Darwin residents who want a rural lifestyle without the maintenance requirements associated with a 2 ha lot. Similarly, there are many people who want more space but cannot afford to buy in established suburbs around central Darwin. Current town planning in the rural area is very restricted in this regard. By providing a range of rural-style lots between 800 m² and 20,000 m², Noonamah Ridge presents a unique product that the market has not seen to date. A key outcome of the community consultation was the desire within the rural area for retirement living or smaller lots to allow for down-sizing and thereby avoid moving away from the community and existing support networks.

Land supply (specifically greenfield subdivision) in the NT is traditionally driven by the release of land owned by the NT Government through selected land release programmes such as expressions of interest processes. Development is delivered through a development lease, where private developers essentially deliver new lots on behalf of the government. These are typically limited to the development of traditionally urban and suburban environments such as Zuccoli, Johnston and Bellamack, and more recently the award of Berrimah farm. **The delivery of additional rural properties to cater for increasing demand in this market segment is therefore not accommodated within the traditional land release programs, and is instead limited to *ad hoc* and infrequent subdivision by private landowners in accordance with existing zoning rights. Consequently, there is the lack of rural land supply and of housing options within the rural community. The incremental subdivision of rural land by private landowners also fails to adequately plan for, or accommodate, social and physical infrastructure requirements – with developers only a making nominal contribution to road and services upgrades.** The development of Noonamah Ridge as a master-planned, rural community will allow for greater consideration of local social and physical infrastructure needs – including appropriate land reservation for services such as schools, sporting facilities and community centres – as well as improved natural environmental outcomes.

Intrapac regularly reviews the sales achieved in the surrounding area and monitors the broader local market. Intrapac intends to take some lot designs to the market place to see which are the most popular, and then work these into the design of the first stages.

There are potential negative consequences of proceeding with this development. Chapter 5 is dedicated to assessing the risk of these consequences becoming manifest, and concludes that this development is being designed and planned, and will be constructed and managed, such that no residual risk of any potential impact remains 'intolerable'. Some residual risks remain high – mostly for impacts that have low likelihoods as a result of mitigation measures but still have significant consequences (e.g. biting insects and bushfire). Intrapac argues that these are 'tolerable' as they can be considered a normal part of undertaking such a development in the Top End.

1.3.2 Feasibility

Property development, by its nature, is demand-driven. This EIS (and subsequent rezoning process) aim to establish the land use rights to facilitate future development of the site. Subsequent subdivision applications will occur on a staged basis in accordance with market demand and with detailed analysis of the financial feasibility of the project. Development activities will only commence if Intrapac is satisfied that sufficient demand exists to justify the project, and that the development can be delivered in a cost-effective manner.

Infrastructure will also only be provided to the level required to deliver each stage of the project, in contrast to resources-based projects that require substantial upfront investment in total infrastructure in order to commence production. Consequently, a temporary drop in demand or the decision not to proceed with future stages does not affect the project.

1.3.3 Relevant strategic planning

The three strategic planning documents relevant to this development are discussed below. The first – the *Darwin Regional Land Use Plan* (DLPE 2015) – has recently been incorporated into the *NT Planning Scheme*. The other two – the similarly-named *Greater Darwin Regional Land Use Plan*, and the *Rural Villages Development Discussion Paper* – whilst not active documents (they are no longer available but have been, to a degree, incorporated into the first document) – are still relevant because of the intentions they convey, and because they are being referred to in current political discussions about the development of the rural area.

Darwin Regional Land Use Plan

The *Darwin Regional Land Use Plan* (DLPE 2015) was prepared by the NT Planning Commission in 2014 – 2015, and incorporated into the *NT Planning Scheme* in July 2015 (Clause 4.2). A key component of the plan is the attempt to ensure that suitable land is identified for efficient residential development with a long-term development horizon in mind. According to the plan, 'recent analysis has identified land requirements to accommodate a short-term population of 150,000 and a population of 250,000 in 40 to 50 years.'

The land use structure contained in the plan has identified residential land with a total yield capable of housing a regional population over 500,000, acknowledging that this will need to be in diverse locations and able to accommodate a range of lifestyle choices. The broad land use concept contained within the plan is based on the following philosophies:

- Meeting the continued demand for traditional low-density houses on individual lots.
- Increasing the choices in housing types – both on higher density more compact urban residential lots and on a range of rural lifestyle lots – recognising the increasing importance of readily available and affordable housing, integration of land use and transport, and a more efficient urban form.
- Opportunities to use undeveloped or underdeveloped sites in established areas to increase housing diversity.

The plan also identifies a number of locations to accommodate urban residential development – including infill options in Darwin and Palmerston; and staged development of new suburbs to the east of Palmerston, and at Holtze, Weddell, Murrumujuk, Noonamah, Hughes and Cox Peninsula.

Of relevance to the Noonamah Ridge project is that the plan endorses continuation and ongoing development of rural lifestyle lots within the Municipality of Litchfield, with an increased range of residential options in rural activity centres.

Greater Darwin Region Land Use Plan – Towards 2030

The *Greater Darwin Region Land Use Plan – Towards 2030* investigation started in January 2009. A final consultation paper was launched in February 2011 by the (then) Department of Lands and Planning, with public exhibition until May 2011. However, the plan was not adopted and was later integrated into the land use plan ultimately adopted as the *Darwin Regional Land Use Plan* (DLPE 2015) discussed above.

A document called the *Territory 2030 Strategic Plan* (NTG 2009) sets a roadmap for the future of the NT, including targets for affordable housing and the community's desire for new and sustainable urban design. It was the intention of the *Greater Darwin Regional Land Use Plan – Towards 2030* to provide the framework for reaching these targets. It outlined strategies to deliver a range of sustainable residential options, including the release of new land, infill development in existing areas and rural lifestyles.

The plan recognised that the rural lifestyle is a highly-valued housing option for Territorians in the greater Darwin region. It was envisaged in the plan that the rural areas of the Municipality of Litchfield would develop around villages with a district centre surrounded by larger areas for rural living – with block sizes reducing in, and around, the heart of the villages, but retaining the larger rural residential lots outside of those areas.

The plan identified an existing Neighbourhood Centre at Humpty Doo, a proposed Neighbourhood Centre at Noonamah, and a Proposed Principal Activity Centre at Weddell, amongst others. The land to the west of the project area (i.e. in Noonamah/Hughes) was identified as a 'rural densification node'.

Rural Villages Development Discussion Paper

The NT Government released its *Rural Villages Development Discussion Paper* in 2011 with the aim of increasing housing choice, access to services, and improving sustainability in the Municipality of Litchfield. The paper and associated area plans were developed as part of the *Greater Darwin Region Land Use Plan* and suggested creating rural villages at Berry Springs, Humpty Doo, Howard Springs, Coolalinga/Freds Pass, Noonamah and Girraween.

The desired outcome of the paper was the emergence of economically-viable, lively and attractive villages that contribute to the environmental, social and economic sustainability of a range of residential living styles in the rural setting. It was stated that area plans for the development of the various rural villages would:

- Offer practical solutions to the predicted continued population growth in the rural areas and the environmental challenges of such growth.
- Clarify choices, rather than simply allow uncoordinated responses to continued growth.
- Lead to increased housing choice and affordability.
- Establish clear principles and guidelines that reflect the demands and aspirations of local residents.
- Generate the thresholds required to establish economic viability of providing the infrastructure necessary to service a concentration of activities.
- Encourage additional, local scale business.

The paper notes that while some rural residents express concerns at lots of less than 2 ha, historic subdivisions at Whitewood Park and Howard River Park allowed for small lots of 4,000 m² to 1 ha, and there the residents consider themselves part of the rural community with interests and concerns in common with the larger lot residents. Notwithstanding such possible concerns with lots of less than 2 ha, the paper states that the potential for such lots to satisfy the aspirations of at least some who wish to reside in the rural area cannot be ignored.

The paper states that the provision of urban styles residential lots of 800 – 1000 m² connected to reticulated water and sewerage is integral to creating the necessary population thresholds to establish the economic viability of required service infrastructure. In addition, rural residential lots of 4000 m² to 1 ha that are provided with reticulated water but served by onsite waste disposal (subject to consideration of the capability of the land to accommodate onsite waste disposal) will provide further choices.

1.3.4 Development in the surrounding area

The project area is located in a part of greater Darwin that is undergoing substantial development activity and that has significant development potential. These include a range of recent rural residential subdivisions, ongoing development activity around the Humpty Doo rural activity centre (which incorporates a range of residential development across diverse lot sizes, and a retirement living development), and an expanded light industrial estate (a NT Government development).

The following proposed developments, in close proximity to the subject site, have bearing:

- **Holtze**

The Holtze locality (to the north of Palmerston, within the Municipality of Litchfield) is the selected site for a new hospital. The government-led development of the hospital, at the intersection of the planned Glyde Point Arterial and the Stuart Highway, will create the opportunity to establish an urban growth corridor from Palmerston CBD to Howard Springs Road.

Preliminary proposals for residential development in this locality will be refined in the context of ongoing investigations related to the hospital and required new infrastructure. Early estimates suggest a potential total yield of 9,500 lots – ranging from mixed use and compact urban development in association with activity centres, traditional urban residential lots and rural residential lots.

An Area Plan and principles is currently under public exhibition, with more detailed planning under way.

- **Weddell**

The future city of Weddell (south of Palmerston and bounded by the Elizabeth and Blackmore rivers, Middle Arm Peninsula and the Stuart Highway) has been a key component of all Darwin regional plans since 1984. Various scenarios for future development of this city have been investigated, some incorporating a lake and some without. Although details are still evolving, Weddell remains a strategic opportunity to accommodate growth, with capacity to provide for at least 50,000 residents.

- **Hughes and Noonamah**

Private owners of land next to, or relatively near to, the Stuart Highway (generally south and east of Noonamah) propose to develop residential lots in a range of sizes and styles including urban and peri-urban, rural residential and rural lifestyle at Noonamah and Hughes. Some rezoning applications have been lodged; however, no EIS process has commenced.

Initial proposals suggest some 13,500 lots may be developed in stages, eventually accommodating up to 45,000 residents.

These developments will all be subject to due process under planning and environmental protection legislation, and will require agreements with government and local government about infrastructure contributions.

The cumulative environmental impacts of the above developments are discussed in Section 5.15.

1.4 LAND INFORMATION

1.4.1 Government

The project area is located in the locality of Lloyd Creek within the South Ward of the Municipality of Litchfield (see Figure 1-4). It is located within the NT electorate of Goyder and the federal electorate of Lingiari.

1.4.2 Tenure

The tenure of land surrounding the project area is freehold land directly to the north, west and south, with a large area of perpetual pastoral lease land neighbouring to the east (see Figure 1-5).

1.4.3 Zoning

The *Darwin Regional Land Use Plan* (DLPE 2015) designates the Noonamah Ridge site for Urban Development. The Policy Document in Schedule 2 to Clause 2.7 of the *NT Planning Scheme* designates the site for Urban and Peri-Urban Development.

Land parcels within the Noonamah Ridge project area are currently zoned Rural and Rural Living. To facilitate the development of the project, it will be first necessary to rezone the land to a suitable zone that allows for the development of the site in accordance with the project vision. This is discussed in Section 1.6.

The area immediately adjacent to the proposed development is largely zoned Rural and Rural Living (see Figure 1-6).

There are three road reserves within the project area – for the extension of Freds Pass Road, Alverly Road and Elizabeth Valley Road respectively. The Noonamah Ridge Area Plan (Figure 2-1) does not include the retention of the first two of these, instead proposing an alternative road network (Figure 1-2). As such, during the relevant subdivision process they will both be closed and the cadastre amended. In the meantime, the existence of these reserves does not preclude the development from progressing as intended. The Alverly Road corridor (discussed in Section 1.1.2) is on land owned by the NT Government and is divided into zonings of Proposed Main Road and Utilities.

1.4.4 Current use

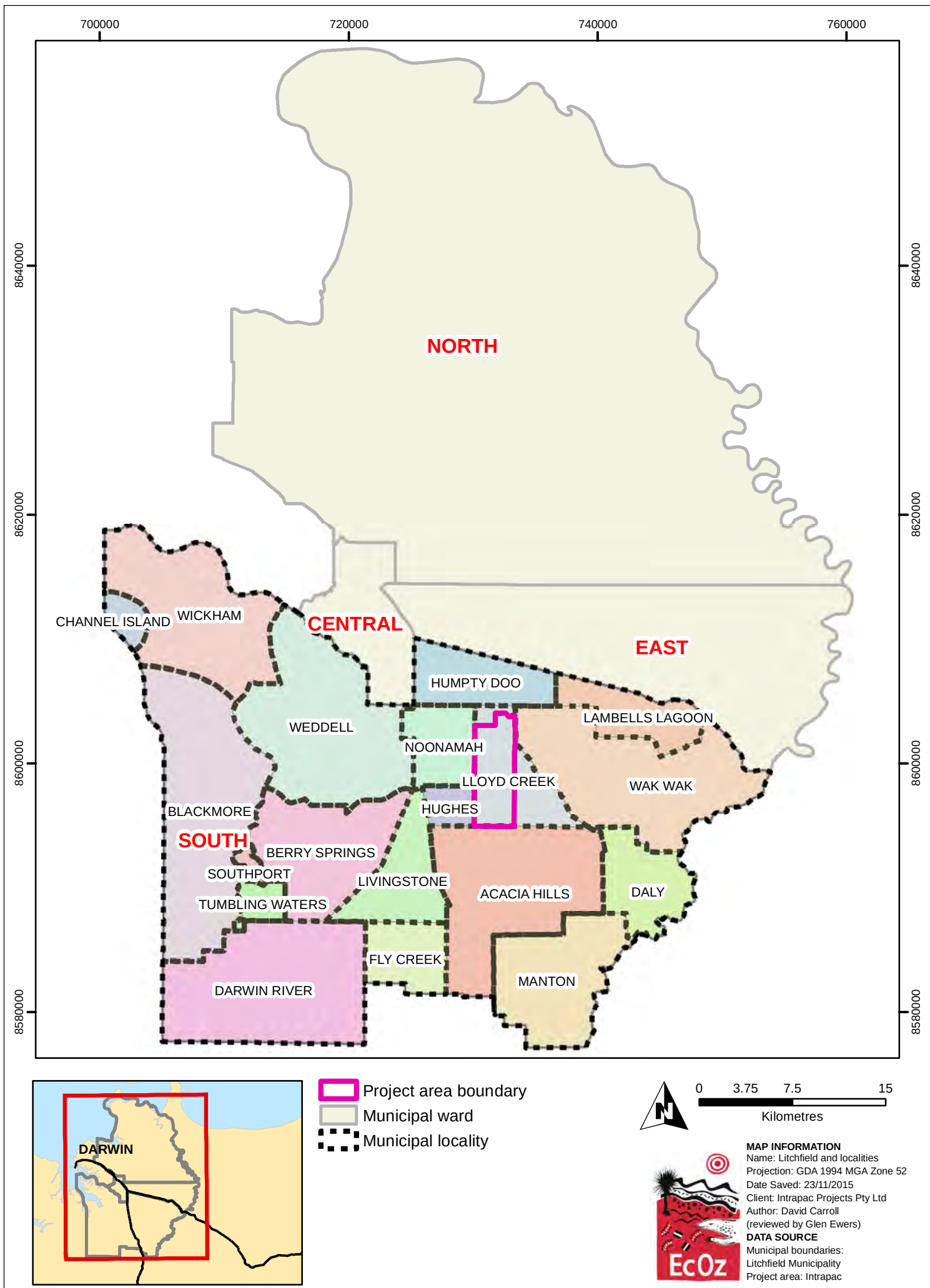
The project area is largely undeveloped pastoral land, but there is little evidence of cattle grazing within. Some quarrying and extractive industry has been undertaken in the north of the area. There is a Telstra tower (Hughes Communication Facility) and associated Telecom transponder site in the north of Lot 5761, with an access easement and track from the south-western corner.

The project area is used for a number of informal recreational pursuits such as off-road driving, pig hunting and mountain-biking. Certain areas – especially along tracks adjacent to the surrounding roads – have been subject to illegal dumping of domestic refuse and cars.

1.4.5 Mining tenements

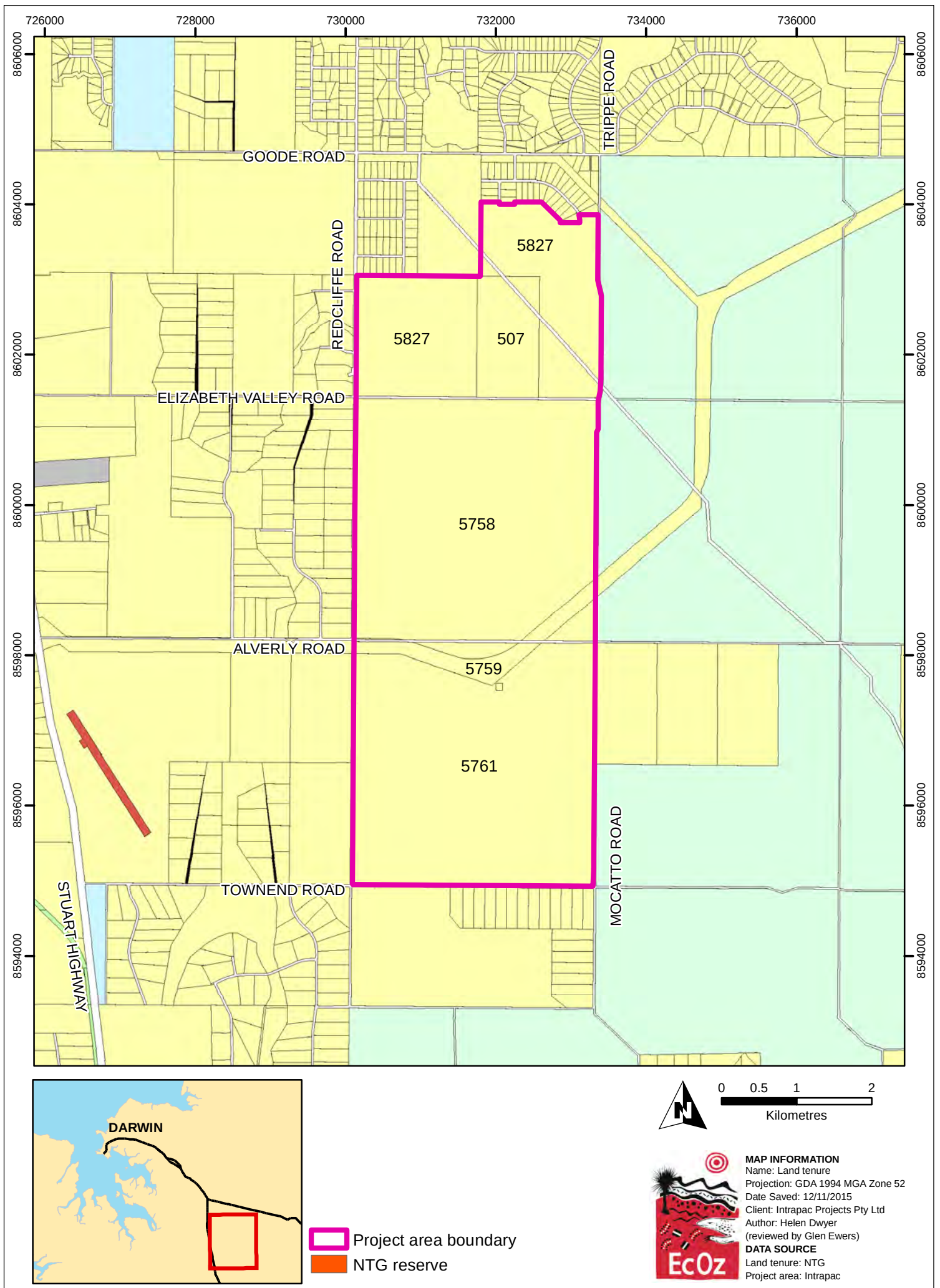
Several mining tenements exist over the land – these are depicted in Figure 1-7. The Exploration Licence is held by Arnhem Minerals Pty Ltd that operates as a subsidiary of Uranium Equities Ltd. The Extractive Mineral Permit was held by Koolpinyah Station (landholder) but expired in 2013. The remaining Mineral Leases are held by Holcim (Australia) Pty Ltd.

In light of this proposed development, the Department of Mines and Energy have applied a 'no applications allowed' to the project area to restrict any future mineral title applications.



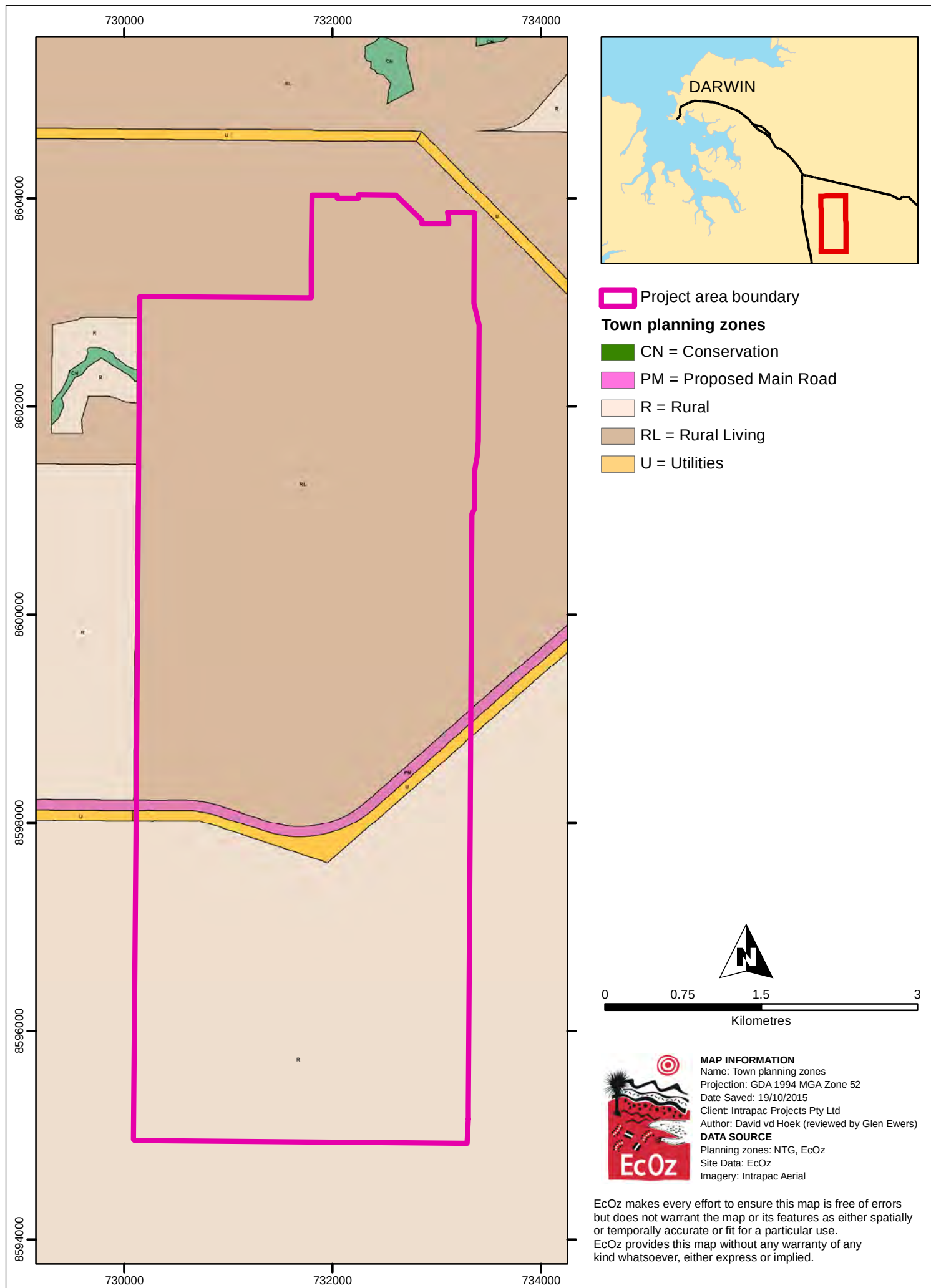
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Figure 1-4. Map of the location of the project area within the Municipality of Litchfield



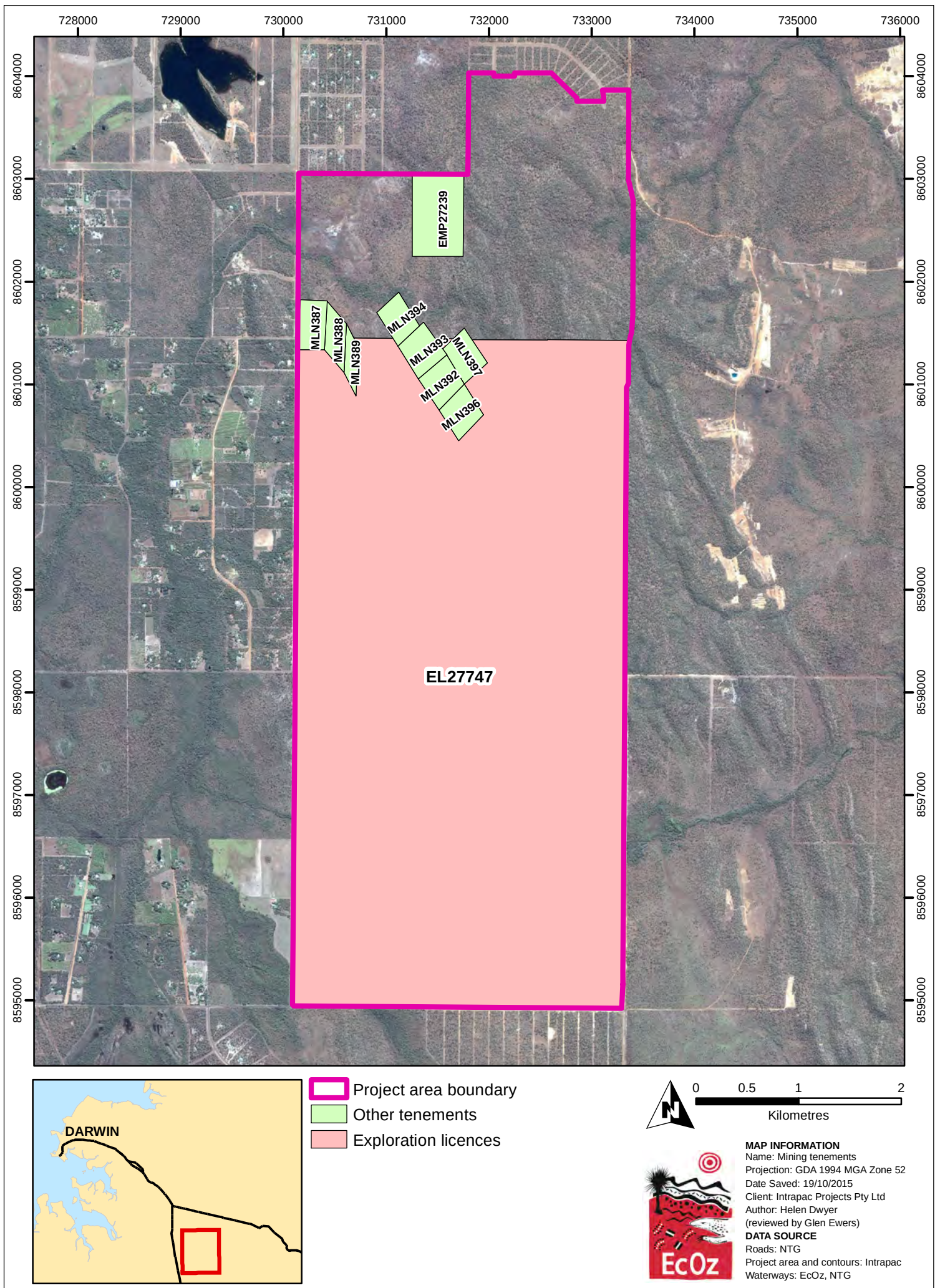
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Figure 1-5. Map of the cadastre and tenure of the project area and surrounds



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Figure 1-6. Map of the town planning zones of the project area and surrounds



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Figure 1-7. Map of the mineral and exploration tenements within the project area

1.5 LEGISLATION, GUIDELINES AND APPROVALS

This section summarises the NT and Commonwealth legislation, guidelines and approvals that are relevant to this project.

To date, it has not been necessary for Intrapac to enter into any agreements with the NT Government or the Commonwealth Government, nor are there any agreements between Intrapac and other stakeholders (apart from the landholders).

1.5.1 Northern Territory legislation

The Noonamah Ridge development will primarily be assessed in accordance with legislative requirements and administrative procedures of the NT Government. The key legislation and policies applicable to the proposal are summarised below.

Building Act

This Act provides for the establishment of technical standards for buildings, the registration of building practitioners and certifiers, the regulation of building matters, the granting of building and occupancy permits, and the establishing of a building appeal process.

All buildings constructed within Noonamah Ridge will be subject to the Act.

Bushfires Act

This Act establishes the legal framework and responsibilities for bushfire management in rural areas, including the allocation of fire control regions and fire protection zones. The Act established and outlines the responsibilities of the Bushfires Council, who may implement measures for fire protection and control, and who approve permits for landholders or managers to undertake controlled burns.

The Act prohibits setting fire to bush within a fire protection zone without a permit, and requires owners or occupiers of land to take all reasonable steps to control fire on their land (as well as notify a fire warden or control officer if it cannot be controlled). Noonamah Ridge is within the Vernon Control District and, as such, a Permit to Burn would be required for any burning activities planned within the project area.

Although not formally recognised under the Act, Bushfires NT is currently the key body for rural fire management. The Act is currently in review and updates will include clearly outlining the role of Bushfires NT; recognising the diversity of land tenure, land use and seasonal fluctuations in fire management; and establishing chains of command and responsibilities of Bushfires NT and volunteer brigades.

Environmental Assessment Act

This Act establishes the framework for the assessment of potential or anticipated environmental impacts of developments, and provides for the protection of the environment. The object of the Act is to ensure that matters affecting the environment to a significant extent are fully examined and taken into account in decisions by the NT Government. The NTEPA is responsible for administering the Act.

Development proposals assessed under the *Planning Act* require referral under the *Environmental Assessment Act* if they have potential to cause significant impact to the environment. The NOI for this project constituted the initial notification to the NTEPA of Intrapac's proposal to develop the Noonamah Ridge site.

NTEPA reviewed the NOI in consultation with NT Government advisory bodies, and determined that the project should be assessed at the level of an Environmental Impact Statement. Following conclusion of the EIS process, the NTEPA will forward an assessment report to the Minister for Lands and Planning. The report will contain recommendations for consideration when assessing and approving future planning and development applications for the Noonamah Ridge Project submitted under the *Planning Act*.

Fire and Emergency Act

This Act establishes the Northern Territory Fire and Rescue Service as the authority responsible for fire response in urban areas. The southern boundary of the service's Darwin region emergency response area is Goode Road – i.e. just north of the proposed development. As such, under Section 6 of the Act, the Fire and Rescue Service can only respond to incidents outside an emergency response area if sufficient resources of the Fire and Rescue Service remain available to respond to incidents within an emergency response area.

In addition to establishing the NT Fire and Rescue Service and its powers, this Act defines restrictions on the lighting of fires and describes the responsibilities of occupiers in relation to fires. Specifically, the occupier must take all reasonable steps to extinguish or control the fire (regardless of who lit it), and report unextinguished fires as soon as possible. In addition, the *Fire and Emergency Regulations* require rural allotments to maintain a 4 m firebreak around all lot boundaries. Firebreaks may be graded or slashed to a maximum height of 50 mm or else be lawn.

Heritage Act

This Act is administered by the Department of Lands, Planning and the Environment (DLPE). The object of the Act is to provide for the conservation of the NT's cultural and natural heritage. Cultural heritage is 'human-made' heritage. Cultural heritage places protected by the Act include buildings and a wide range of other structures and places associated with European settlement, including maritime heritage. In addition, all Aboriginal and Macassan archaeological sites are automatically protected under the Act.

Two types of heritage places and objects are protected under the NT *Heritage Act* – declared and prescribed. Places or objects listed on the Northern Territory Heritage Register are 'declared' and are protected under Section 33 of the Act – there are none of these within the project area. All other heritage places and objects are 'prescribed' and are protected under Sections 29 and 39 of the Act. Surveys have identified the presence of prescribed place and objects within the project area.

It is an offence under the Act to damage, destroy, alter or carry out work of any sort on declared or prescribed sites without the written consent of the Minister or Minister's delegate. In a situation where impact is unavoidable and a proposal is put forward to disturb an archaeological place, DLPE's Heritage Branch will generally require the proponent to submit an application form describing what is proposed. If considered appropriate, the Heritage Branch may, on occasion, utilise the discretion granted to it in the Act to give permission for small-scale disturbance (such as the relocation of isolated stone artefacts) without the need for a formal application. The discretion is allowed under Section 148 of the Act which, in effect, says that a heritage officer (such as an archaeologist) may undertake (or authorise) actions and this not be construed as an offence. In such cases, the Heritage Branch will require the recording of places and objects prior to disturbance.

Local Government Act

This Act provides for the management and reform of local governments within the Northern Territory. It requires the establishment of regional management plans and municipal plans. In addition, it places obligations on the relevant council for the provision of services; including management of local roads, waste collection and stormwater.

Falling within the Municipality of Litchfield, the Noonamah Ridge development will be required to comply with Litchfield Council's subdivision design, waste and stormwater management requirements. Litchfield Council will be responsible for the ongoing provision of some services.

Minerals Titles Act

This Act establishes the framework within which activities to explore for and mine mineral resources can occur. The Act sets out the administrative processes for authorising these activities through the granting of a title.

The mineral tenements that occur within the project area are discussed in Section 1.4.5.

Northern Territory Aboriginal Sacred Sites Act

This Act recognises the need to preserve and enhance Aboriginal cultural tradition in relation to certain areas of land in the NT. The Act provides for the protection and registration of sacred sites by the traditional owners, or by the custodians who have the responsibility for protecting a sacred site in accordance with Aboriginal tradition.

The Aboriginal Areas Protection Authority (AAPA) is responsible for administering the Act, and records and maintains a Sacred Sites' Register. Custodians may apply to the AAPA to have a sacred site included in the register and may also include, amongst other things, restrictions on activities that may be carried out on or in the vicinity of the sacred site.

An Authority Certificate for works on or near Aboriginal sacred sites must be sought from AAPA. An Authority Certificate (C2015/111) has been obtained for the project area (see Appendix M) and identifies that the project area does not contain any sacred sites. There is a single sacred site to the south-east of the project area, with an associated Restricted Works Area that extends into the project area (see Section 3.14.1).

Planning Act

The Noonamah Ridge development proposal will be assessed under the *Planning Act*. This Act provides for appropriate and orderly planning and control of the use and development of zoned land in the NT. The Act establishes the *NT Planning Scheme* and the development approval process.

The development will require a series of applications under the Act in accordance with the various provisions and requirements of the *NT Planning Scheme*. These applications will include:

- Amendment of the *NT Planning Scheme* to incorporate an Area Plan for the proposed development.
- Amendment of the *NT Planning Scheme* for rezoning the subject land – from the current zones of Rural Residential and Rural Living to a Specific Use zone – including the introduction of a master plan for the development.
- Amendment of the *NT Planning Scheme* to incorporate the Environmental Management Plan (Chapter 6) as a reference document/policy document, as directed by the Minister.

Each stage of the development will require subdivision and development approvals under the *Planning Act*. Upon the completion of the various stages of development, the land will be rezoned in accordance with the relevant *NT Planning Scheme* zone specified in the Area Plan.

The Act also controls land clearing through the mechanism of assessing applications for development (pursuant to Part 5 of the Act) and by reference to the requirements of the *NT Planning Scheme*, specifically Clauses 10.2 and 10.3.

Further detail of the land use planning and approvals' processes applicable to the Noonamah Ridge development is provided in Section 1.6.

Public and Environmental Health Act

This Act establishes public health nuisances as offences and defines such offences as anything that puts, has put, or will put at risk, or damages, has damaged, or will damage public health. Public health means the physical, mental and social wellbeing of the community. The Act relates to dust, fumes, vapour or other emissions, water and refuse.

The Regulations supplementary to this Act are relevant to this development in that they relate to general sanitation (including protection of water supplies and installation of septic tanks) and to mosquito prevention.

Soil Conservation and Land Utilisation Act

This Act provides for the prevention of soil erosion, and for the conservation and reclamation of soil. Actions must not exaggerate the natural rate of erosion and sediment movement, and all developments require a Soil Erosion and Sediment Control Plan. The Commissioner for Soil Conservation may issue a soil conservation order if he or she is of the opinion that actions on an area of land would create a danger of soil erosion.

There is an inherent risk of soil erosion associated with the construction of subdivisions, and with the management of stormwater therein. Mitigation measures contained within an Erosion and Sediment Control Plan will be implemented during construction (see Section 6.7), and water-sensitive urban design principles will be used as a basis for stormwater management (see Section 2.9.4). Detailed designs will be provided for approval as part of the subdivision and development approvals' processes administered under the *Planning Act*.

Territory Parks and Wildlife Conservation Act

This Act is administered by the Territory Parks and Wildlife Commission and makes provision for the establishment of parks and reserves, as well as the study, protection, conservation and sustainable utilisation of wildlife.

A *Flora and Fauna Assessment Report* (Appendix I) has been prepared for the Noonamah Ridge project area to identify the risk of impacts to threatened species protected under this Act. Management of potential impacts to flora and fauna in accordance with the requirements of the Act are addressed in the EMP (Chapter 6 of this document).

Waste Management and Pollution Control Act

This Act provides for the protection of the environment by encouraging effective waste management, and pollution prevention and control practices. The Act establishes environmental nuisances (including noise) as an offence. Any water discharge or waste management must comply with relevant sections of the Act. The NTEPA issues licences to regulate activities under this Act.

Activities/aspects relevant to the project area that may be covered by this Act include waste management and disposal (e.g. sewage) and potential nuisance impacts associated with construction activities, such as air quality (e.g. dust) and noise.

Water Act

This Act is administered by the Department of Land Resource Management (DLRM) and by the NTEPA (for Waste Discharge Licences only). The Act provides for the investigation, allocation, use, control, protection and management of surface water and groundwater resources, as well as the administrative process for licensing these activities. The Act allows the enforceable allocation of water to various declared beneficial uses, while ensuring that adequate provisions are made to maintain cultural and environmental requirements.

Water Control Districts are declared in areas where it is recognised that increasing development and demand for water have the potential to cause degradation to water quality and to reduce flows required to maintain water-dependent ecosystems in the region. The project area is located within the Darwin Rural Water Control District, which is exempt from the requirement for a Groundwater Extraction Licence for bores pumping less than 15 L/s.

The following licencing/permitting requirements also apply under this Act:

- Surface Water and Groundwater Extraction Licences (for bores pumping greater than 15 L/s)
- Bore Construction Permits (within Water Control Districts)
- Construct or Alter Works (Dams/Interference with a Water Way).

A Waste Discharge Licence is required under this Act for discharge of water when waste has come into contact with water or when water has otherwise been polluted (e.g. discharge from sewage treatment plants).

Water Supply and Sewerage Services Act

This Act provides for the protection of the NT's water supply system, or any water source from which water is drawn for human consumption. Any abstraction or diversion of water from the NT's supply system must not be undertaken unless authorised by the appropriate authorities. Penalties are in place for pollution of any water supply or source.

Under this Act licencing is required for provision of water supply services or sewerage services, and will be necessary for this development.

Weeds Management Act

This Act is administered by the DLRM. It declares certain plants to be weeds, classifies weeds according to management requirements, and places obligations on landowners and occupiers to manage weeds. Section 9 of the Act establishes the responsibilities of landowners and occupiers for managing 'declared weeds'.

A weed survey of the project area has been undertaken (see *Flora and Fauna Assessment Report* in Appendix I). Weed management requirements for compliance with the Act are included and addressed in the EMP (Chapter 6 of this document).

1.5.2 Commonwealth legislation

Native Title Act

This Act provides legal recognition of the rights and interests of the Aboriginal people over land and water possessed under their traditional laws and customs. The Act sets out basic principles regarding native title in Australia, and establishes a regulating and governing body – the National Native Title Tribunal. The Act also sets out processes by which native title rights are established and protected, and compensation determined.

There is no native title claim in relation to the project area.

Environment Protection and Biodiversity Conservation Act

Under this Act, actions that have, or are likely to have, a significant impact on a 'matter of national environmental significance' require approval from the federal Minister for the Environment. There are eight matters of national environmental significance. The federal Department of Environment administers the Act and has established a formal referral and assessment process. If the department determines that a project will likely significantly impact a matter of national significance, it is declared a 'controlled action' and is required to undergo assessment and approval under the Act.

In December 2014 an agreement between the Commonwealth and NT governments was signed to enable the bilateral assessment of an EIS should one be considered necessary for a project by both levels of government. However, an EIS for the Noonamah Ridge project was deemed necessary by the NT Government before the signing of this agreement and so this EIS will not be assessed bilaterally.

The Noonamah Ridge development was referred to the Department of Environment in 2014 and was deemed a controlled action likely to have a significant impact on listed threatened species and communities (Sections 18 and 18A of the Act) – [EPBC reference 2014/7269](#). The department requires assessment through 'preliminary documentation' (see Figure 1-8 for a depiction of the process). This form of assessment includes a public consultation phase, in which any third parties can comment on the proposed action.

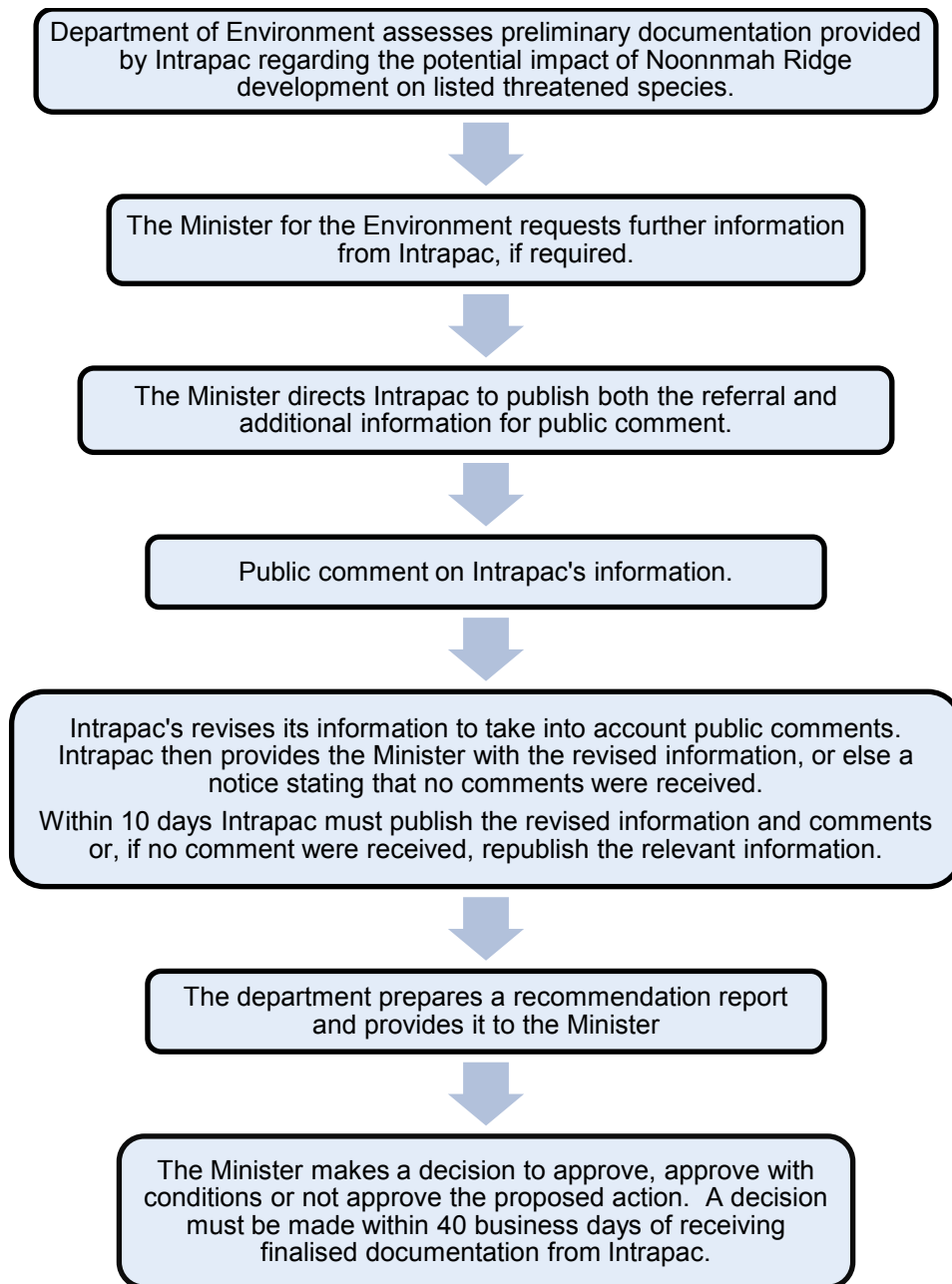


Figure 1-8. Flowchart showing the federal assessment by preliminary documentation process

1.5.3 Guidelines and standards

Throughout the development, Intrapac will be mindful of the requirements and recommendations of relevant NT and national guidelines and standards. Many of these are specific to particular infrastructure components or management aspects of the project – these are acknowledged in the relevant sections of Chapter 2 (Project Description) and Chapter 6 (EMP). Two guidelines that have broader implications are discussed below.

Land Clearing Guidelines

Clause 10.3 of the *NT Planning Scheme* states that an application for the clearing of native vegetation must demonstrate, amongst other things, consideration of the *Land Clearing Guidelines* (NRETAS 2010). These guidelines are recognised formally under the *Planning Act*. The Development Consent Authority must have regard to the guidelines and ensure that an application to clear native vegetation is consistent with them. The clearing guidelines requires buffering of drainage areas and consideration of sensitive or significant vegetation communities such as rainforest, vine thicket, closed forest or riparian vegetation, among other requirements.

The development of Noonamah Ridge will require land clearing of native vegetation and, in this regard, it is the intention of Intrapac to be advised by the *Land Clearing Guidelines*.

Litchfield Council Planning Guidelines

The *Litchfield Council Development Guidelines* (2014a-d) have been prepared to assist developers and others stakeholders (designers, planners, contractors etc.) in establishing the minimum standards acceptable to Council for the design, construction and maintenance of subdivisions and land developments within the Municipality of Litchfield.

The proposed development will, at subdivision application stage, be required to demonstrate compliance with the guidelines, including the provision of technical construction drawings for approval by Litchfield Council prior to commencement of works. These are discussed in more detail in Chapter 2.

1.5.4 Approvals

An Aboriginal Areas Protection Authority certificate (C2015/111) has been acquired for the project area (see Appendix M). It identifies a sacred site immediately to the south-east of the project area, with an associated Restricted Works Area within the project area (see Figure 3.14.1). No further approvals are required for this matter.

Other approvals and permits that are required prior to subdivision and construction are discussed in the relevant sections throughout Chapter 2.

1.6 LAND USE PLANNING AND APPROVALS PROCESS

This section outlines the planning application process and how it relates to the EIS process. The process is best explained using a flowchart, as depicted in Figure 1-9.

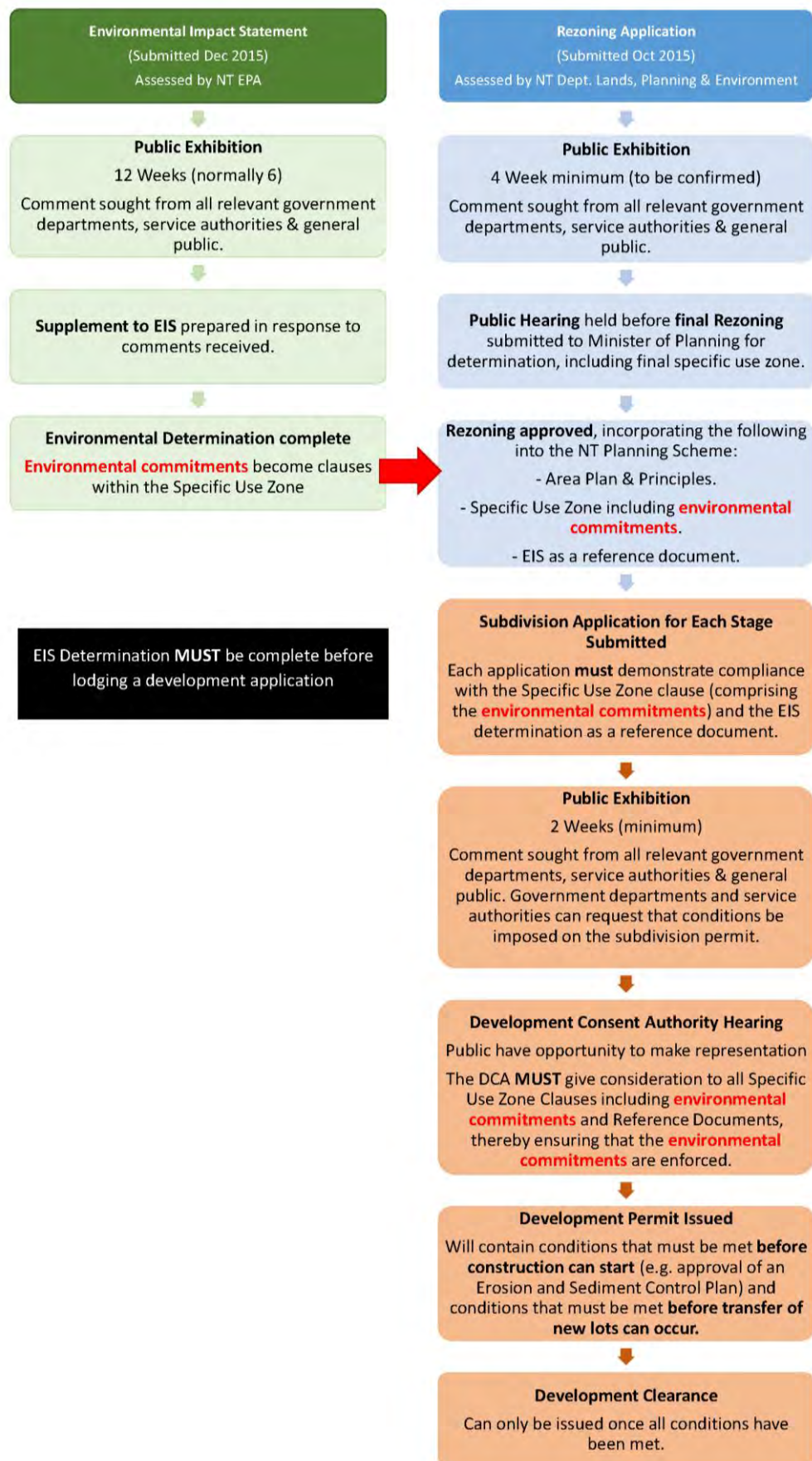


Figure 1-9. Flowchart of the planning process

1.6.1 Why are planning applications required?

The project area is currently located in Zone RL (Rural Living) and Zone R (Rural) which, under the *NT Planning Scheme*, only allow for large residential/rural lots. To facilitate the development of the project, it is first necessary to rezone the land to a suitable zone that allows for the development of the site in accordance with the project vision. Such a rezoning constitutes a 'Planning Scheme amendment' – which refers to any application to change the *NT Planning Scheme*.

1.6.2 How does this relate to the EIS?

On the advice of the NTEPA and DLPE, it was determined that a *NT Planning Scheme* amendment can be processed and approved prior to the environmental determination on the EIS. Once a rezoning is in place, subdivision applications can be lodged; however, these can only be processed and approved if the EIS process has been concluded. A rezoning application has consequently been prepared and lodged with the DLPE as a process concurrent to the EIS.

1.6.3 Intention of the *NT Planning Scheme* amendment

The intention of the *NT Planning Scheme* amendment application lodged with DLPE is to establish the land use rights that will allow for the development of the project area in keeping with the project vision. Two of the key objectives of the proposed amendments that are of relevance to this EIS are:

- To incorporate the outcomes of the EIS in a way that will provide the NTEPA with the certainty that the management measures contained within the EMP (Chapter 6) will be delivered for the life of the project (i.e. both during and after the construction stage of the project). This is achieved through the incorporation of commitments (Chapter 8) into the proposed Area Plan and Specific Use zone for the site.
- To reflect the outcomes of the community and stakeholder consultation process, providing the broader community with the certainty that key principles of the concept master plan – including those introduced to address community concerns – will be enforced both during and after the construction stage of the project.

1.6.4 Details of the *NT Planning Scheme* amendment application

The *NT Planning Scheme* amendment application can be viewed on the Noonamah Ridge website (www.noonamah.com) and includes the following:

- An Area Plan across the site (see Figure 2-1), including key development principles (see Appendix O). This Area Plan reflects community consultation outcomes, as well as key environmental objectives identified in the EIS.
- A Specific Use (SU) zone to provide certainty on development parameters and subdivision layout, to achieve infrastructure objectives and to protect environmental values (see Appendix P for the text and Appendix Q for the Rezoning Application Statement of Effect). A Specific Use zone is a customised zone, applicable only to the subject site. The purpose of the rezoning to SU is to allow the creation of a mix of rural residential development with ancillary activities such as open space, a community centre, a school and other community facilities.

The Specific Use zone will incorporate the environmental commitments within the EIS. This will require that all future subdivision applications address the commitments at the time of application, and places the requirement for the Development Consent Authority to take into account these requirements in their assessment of a subdivision application.

- A concept master plan (see Figure 2-2) linked to the Specific Use zone – to a finer detail than the Area Plan – to provide guidance to assessing subdivision plans and to outline key development components. This will include a Stage 1 concept master plan (see Figure 2-5). A revised master plan will be lodged with each subdivision application, outlining the dwelling density achieved and providing an indicative outline of density for each remaining stage.
- Amendments to additional clauses of the *NT Planning Scheme* – for example Clause 11.1.1 Minimum Lot Sizes and Requirements – to create Noonamah Ridge specific requirements to standard zones that will be applicable after zoning normalisation (see Section 1.6.6 for an explanation).
- Incorporation of the final EIS commitments as a reference document to the *NT Planning Scheme*, in the event that the rezoning is approved prior to conclusion of the EIS process. This will require that all future subdivision applications address the commitments at the time of application, and places the requirement for the Development Consent Authority to take into account these requirements in their assessment of a subdivision application.

Community participation

The *NT Planning Scheme* amendment process makes provision for a four-week public exhibition period, as well as a hearing at which interested and affected parties can make concerns known. Comments received during this process can influence the outcome of the application, as well as inform the final approved development intensity/scale.

1.6.5 Subdivision applications

After *NT Planning Scheme* amendment approval, and before development can commence, a development application must be submitted to the NT Development Assessment Services for subdivision of the site. Subdivision applications for this development will be undertaken on a staged basis across the site, with the size of each stage and the number of proposed allotments directly informed by market demand and feasibility assessments. Upon receipt, each development application is subject to comment by public and relevant authorities (government departments, service providers etc.) and a technical assessment is provided to the Development Consent Authority (DCA). The DCA assesses the application and, if consenting, issues a permit. The permit usually contains conditions that incorporate the advice received during the comment period (see Section 6.3.2 of the EMP for examples).

It is envisaged that the Stage 1 subdivision application will be lodged shortly after approval of the *NT Planning Scheme* amendment application, noting that a subdivision approval can only be granted once the EIS process has concluded. The subdivision applications will take into account the requirements of the Specific Use zone (Appendix P), and be directed by the *Land Suitability Assessment* (Appendix G) and any Land Capability Assessments required (see, e.g., Appendix H).

More detail regarding subdivision applications is given in Section 2.1.

Community participation

The development application (subdivision) process makes provision for a two-week public exhibition period, as well as a hearing at which interested and affected parties can make concerns known. Comments received during this process can influence the outcome of the application.

1.6.6 Normalisation of lot zoning

Following approval of each subdivision application, and the consequent construction of the physical infrastructure, Intrapac proposes (where possible) to undertake a process of normalising the individual lot zonings from the Specific Use zone to the relevant zone under the *NT Planning Scheme*. This is to ensure that the development falls within the *NT Planning Scheme* itself, ensuring less complexity in the ongoing land

use management of the development in the future. The undertaking to normalise zoning is a direct response to stakeholder consultation with Litchfield Council.

To ensure that ongoing environmental commitments and objectives are achieved, additional clauses will be introduced to the main body of the *NT Planning Scheme* that are specific to Noonamah Ridge – for example, specifying a range of minimum lot sizes for Zone SD (Single Dwelling) to prevent the future subdivision of lots within the 1000 m² to 3,999m² size range, as well as preventing further subdivision of lots under 2 ha within Zone RR (Rural Residential).

1.7 CONSULTATION

1.7.1 Stakeholder consultation

Intrapac has worked closely with the key stakeholders. The initial aim was to assist Intrapac in determining whether there was merit to developing the subject site. Subsequently there have been frequent meetings, briefings and discussions to explain the project vision, and to seek advice and guidance on the correct process to follow. The key stakeholders are:

Political stakeholders

- Minister for Planning
- Minister for the Environment
- Minister for Education
- Minister for Infrastructure
- Hon. Gerry Wood, MLA, Member for Nelson
- Hon. Kezia Purick, MLA, Member for Goyder
- Hon. Garry Higgins, MLA, Member for Daly
- Hon. Michael Gunner, MLA, Leader of the Opposition
- Hon. Natasha Fyles, MLA, Shadow Minister for Planning

Government departments

- NT Environment Protection Authority – terms of reference for the EIS and approach to an EIS for a project of this size and nature.
- NT Planning Commission – strategic planning implications of the project.
- Department of Lands, Planning and the Environment – approach to rezoning and heritage input.
- Department of Transport – transport implications, road network planning and public transport implications.
- Department of Land Resource Management – land capability assessment guidance and advice to ensure that technical reports are prepared to an appropriate standard.
- Department of Health – input into propose sewerage treatment and medical entomology regarding biting insects.
- Power and Water Corporation – availability of services and consideration of alternate technologies.
- Aboriginal Areas Protection Authority – advice on registered and potential sites of significance.
- Litchfield Council – local government implications.

Consultation with Aboriginal stakeholders

Consultation with Aboriginal stakeholders was undertaken through the Aboriginal Areas Protection Authority, who consulted directly with known traditional owners and custodians, and identified relevant sacred sites that have been taken into consideration in the master planning of the development (see Section 3.14.1).

No other Aboriginal groups are present on site.

Consultation was not undertaken with the Northern Land Council, as the land is currently freehold as opposed to Aboriginal Freehold under the *Aboriginal Land Rights Act*, and therefore outside of their jurisdiction.

1.7.2 Community consultation

Once sufficient technical data were compiled to satisfy Intrapac that – from a land suitability and service availability perspective – there was merit in pursuing the development of the site, Intrapac embarked on comprehensive, community consultation process.

The main aims of the consultation were to:

- Introduce the project and vision, and gauge community sentiment and concerns in relation to the proposal.
- Understand the values and aspirations of the rural community.
- Understand the aspirations of the broader Darwin community in relation to rural living.
- Understand the gaps in service delivery and amenity in the area, and where the development could benefit existing and future residents of the region.
- Determine community vision in relation to land use mix and lot sizes.

Consultation tools

The following tools were utilised to achieve Intrapac's consultation aims:

- A project website was established at an early stage, and all consultation material was made available through this website to ensure the transparency of the process. The website allowed people to register their interest and provide comment. To date, approximately 145 registrations have been received, of which approximately 70 % are interested in land release or expressed support for the proposal.
- Direct, one-on-one consultation was undertaken with key community members on request.
- Two Community Information and Feedback Sessions were held:
 - Session One was held in May 2015, introducing the project vision and concept, and seeking feedback from the community. Approximately 250 people attended this session, the majority were residents from the area – see Figure 1-10. Forty-five feedback forms were completed.
 - Session Two was held in August 2015, outlining changes made to the proposal based on community feedback, the revised project vision, providing technical information on services and environmental issues, and seeking feedback from the community. Approximately 20 feedback forms were received.

Consultation outcomes

Table 1-1 outlines key comments received during the abovementioned consultation process, and the development changes made as a result.

Table 1-1. Summary of outcomes and changes made to development comments

Comments	Changes/Response
Lots should be no smaller than 2 ha	The aim is a rural development with a range in lot sizes, with smaller lots structured around the villages and at key locations. The majority of the site will comprise larger rural lots.
There needs to be more opportunities for first home buyers and people wanting to downsize, as well as for retirement living	A range in lot sizes is proposed, with smaller lots and retirement living to be provided at the villages, and other key locations.
Existing lots should be buffered	A buffer of rural lots has been included along all boundaries that abut, or are opposite, existing larger lots to ensure that the visual amenity and character is protected.
There are too many rural villages	The number of villages has been reduced from five to two.
Concerns relating to groundwater	- Water quality and quantity testing is underway, and will be dealt with in accordance with approval agency requirements. - A range of mitigation measures will be implemented to avoid impacting upon local aquifers (see Section 6.6)
Concerns relating to stormwater	A range of stormwater management devices will be utilised (see Section 6.6), with the aim of ensuring that stormwater is discharged at pre-development rates and quality.
Need better access to shops and quality produce	- The villages will provide opportunity for new shops, including fresh produce. - A community garden will be provided.
Need better access to medical facilities	The proponent will work with the Department of Health to identify opportunities to improve medical facilities in the region.
Need better access to community facilities; including schools, childcare, and for ageing residents	The villages will provide childcare, a site for a new school, and other amenities and community facilities as required.
The environment should be protected (fauna and flora)	Conservation-significant areas have been identified to be retained or investigated further (see Section 6.8).

1.7.3 Conclusions

Based on the stakeholder and community consultation, the following conclusions are drawn:

- Comments received from key stakeholders have indicated a high level of support for the principles behind the development, as well as the technical ability of the land to accommodate development.
- While certain members of the community are not in favour of the development of lots smaller than 2 ha in the rural area, a strong response was received in support of the need for the creation of new rural villages and for a range of lot sizes.
- Respondents identified affordability as a barrier to entry in the property market, and a desire to have smaller properties for first home buyers and for the ageing population to downsize.
- The need for a variety of community facilities in the area was raised, in particular:
 - Retirement living
 - Day care
 - Improved shops (particularly for good quality fresh produce)
 - Schooling
 - Medical/health care facilities (particularly improved ambulance services)
 - Amenity/recreation for youth.
- The main concerns to be addressed at a technical level by the development are:
 - Impact on groundwater (quality and quantity)
 - Impact on stormwater (quality and quantity)
 - Traffic and roads – noise, traffic volume and the need for local road upgrades
 - Light pollution – the need to limit street lights
 - Safety and security – the impact of the development on existing rural lifestyle.

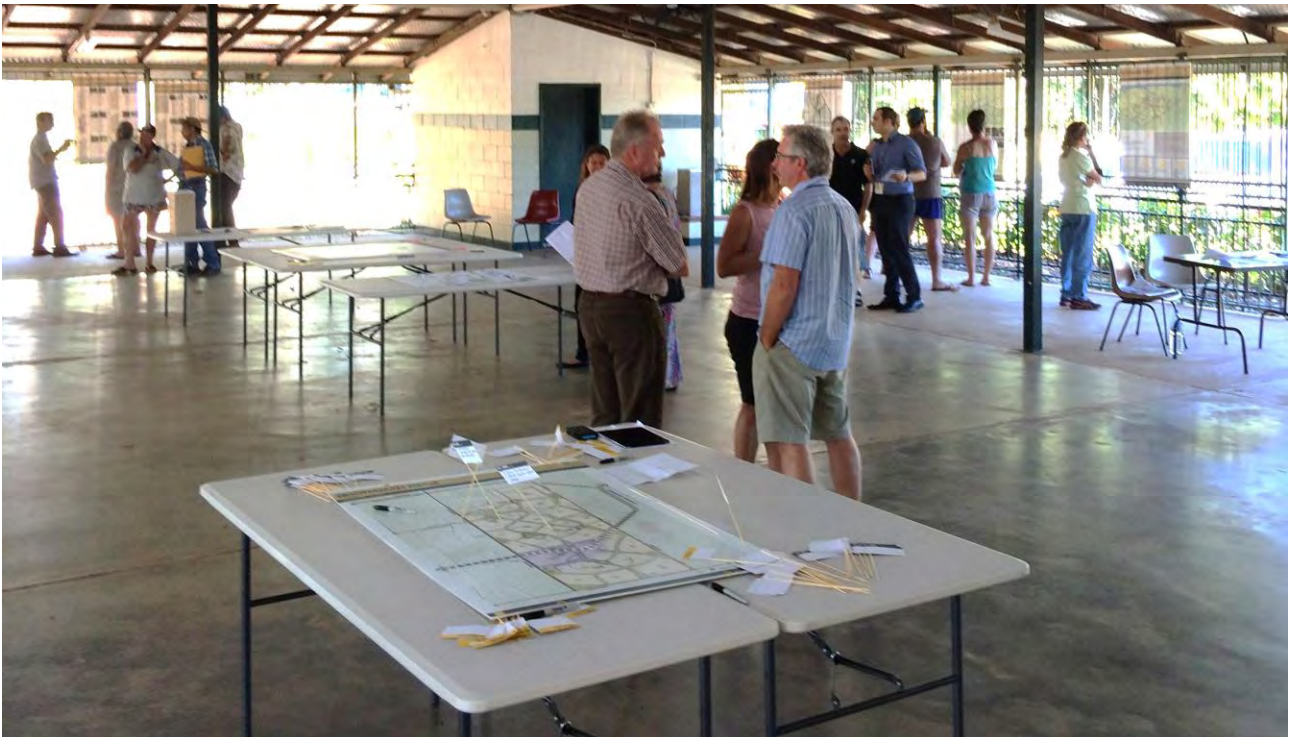


Figure 1-10. Photograph from Community Information and Feedback Session #1