
From: noreply@ntepa.nt.gov.au
Sent: Monday, 1 November 2021 9:28 PM
To: eia NTEPA
Subject: NTEPA Consultation - North One Hotel and Apartments
Attachments: Stakeholder-Engagement-Register_A.PDF; Summary-of-Public-Submissions_Little-Mindil_011121.pdf

Consultation title: North One Hotel and Apartments
Closed date: 2021-11-02T23:59:00

Your details

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Are you making this submission on behalf of an organisation?: Yes

Organisation name: BPL Environmental

Submission contents

Enter your submission below.
Maximum of 500 words:

To Whom it May Concern, BPL Environmental has been working with KTT Investment Pty Ltd to complete the NT EPA Referral for the North One Hotel and Apartment Development. The Project has also recently been available for public comment through the Development Application (DA) process. Since submission of the Referral on 23 September 2021, KTT Investment and its Agents have continued stakeholder engagement for the Project. An updated Stakeholder Engagement Register is provided as Attachment 1. Stakeholder engagement is an ongoing focus for the North One Development and is an important aspect of Project design and development. Through the DA process, 62 submissions have been received relating to the North One Development. The most frequent comment raised related to loss of public amenity of the foreshore, creek and open space and concern that access to the beach from Gilruth Avenue will be restricted. The Development site is privately owned land and the proposal is consistent with the Tourist Commercial (TC) zoning. The beach foreshore is outside of Lot 7651 and the access pathway to the beach from Gilruth Avenue was rezoned in May 2021 to Public Open Space (Zone PS) to ensure the thoroughfare is maintained. An area of green open space is also proposed within the Development adjacent to the creek, which will be accessible to the public. Other more frequent issues raised included: - Height of buildings/loss of views: KTT are liaising with the consultants involved with the Visual Impact Study to address points raised in the DA submissions relating to the study and are considering further assessment to include view impacts from the level of Burnett Place heritage properties. -Traffic Impacts: The Traffic Impact Assessment will be reviewed and amended to address issues raised in DA comments, where appropriate. - Cultural Heritage Impact: KTT Investment will undertake a full archaeological survey of the site, with the scope of work determined in consultation with the NT Heritage Branch. A summary of all issues raised and the proposed

response by KTT Investment is provided in Attachment 2. Public comments from the NT EPA Referral process are yet to be received by the Proponent; issues raised from the consultation period will be appropriately addressed in due course, where relevant. Yours Sincerely, Sharon Arena Director - BPL Environmental

Submission files

Attachment 1:	Stakeholder-Engagement-Register_A.PDF, type application/pdf, 156.8 KB
Attachment 2:	Summary-of-Public-Submissions_Little-Mindil_011121.pdf, type application/pdf, 153.5 KB
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded

Acknowledgement

Before submitting this form please check one of the boxes below to indicate that you agree with one of the following statements:

☐ I agree for my submission to be published

Stakeholder Engagement Register

AMENDMENT A – 1st NOVEMBER 2021

PROJECT

NORTH ONE HOTEL AND APARTMENT DEVELOPMENT

ADDRESS: 25 Gilruth Avenue, Little Mindil, The Gardens, Darwin 0800

CLIENT: KTT Investment Pty Ltd

All 25 stakeholder engagement briefings were held as face-to-face meetings. All meetings were arranged and conducted by Bruce Cutler of RedSplash. Ashley Manicaros (RedSplash) attended all meetings except meetings 1, 2, 13 and 25. David Wood (RedSplash) attended meeting no.25. Meetings 1-23 were held from the 25th January 2021 to the 30th March 2021. Meetings with the NT Environmental Protection Authority (12th February 2021, 18th August 2021 and 26th October 2021) were held as video conferences arranged and conducted by Sharon Arena of BPL Environmental.

STAKEHOLDER MEETING NO.	MEETING DATE	STAKEHOLDER ORGANISATION	PERSONS	TOPICS COVERED	MAIN ISSUES RAISED	PROPONENT RESPONSE
1	25 Jan. 2021	Hospitality NT	Alex Bruce (CEO)	Project concept; target clientele	Perception of site being a community asset; Importance of community support; facilities that can be used by locals; size of front bar; Aboriginal heritage claims	Stakeholder engagement proposed with Larrakia people and community
2	27 Jan. 2021	City of Darwin	Kon Vatskalis (Lord Mayor) Scott Waters (CEO)	Project concept; economic and employment benefits for Darwin	Community or stakeholder unrest about the development proposal; encroachment of development onto Gilruth Avenue road reserve; importance of meeting with Larrakia people; upgrade of Nurses Walk staircase	Stakeholder engagement proposed with Larrakia people and community; discuss with Council regarding encroachment onto road reserve
3	29 Jan. 2021	Chamber of Commerce NT	Greg Ireland (CEO)	Project concept; economic and employment benefits; maintenance of current access through site to Little Mindil beach	Likelihood of some community pushback	Stakeholder engagement proposed with community
4	29 Jan. 2021	Office of the Chief Minister of the NT	Jason Schoolmeester (Director of Policy)	Project concept; economic and employment benefits; undergrounding of overhead power lines;	Investment implications for Darwin if development did not proceed; reaction to development from residents in the Spanish units on top of the escarpment;	Stakeholder engagement proposed with community including residents of Spanish units

Stakeholder Engagement Register- North One Hotel and Apartment Development

STAKEHOLDER MEETING NO.	MEETING DATE	STAKEHOLDER ORGANISATION	PERSONS	TOPICS COVERED	MAIN ISSUES RAISED	PROPONENT RESPONSE
5	02 Feb. 2021	Master Builders Association NT	Dave Malone (CEO)	Project concept; local procurement plan for MBA support	Investment implications for Darwin if development did not proceed; likelihood of some community pushback; need for continuing engagement with stakeholders throughout the project; need for a local procurement plan	Stakeholder engagement proposed with community; a local procurement plan will be developed
6	02 Feb. 2021	Department of Industry, Trade & Tourism	Andrew Hopper (Acting CEO) Daryl Hudson (Director)	Project concept; local procurement plan for local jobs and businesses; public access; biophilic design	Access to site from Gilruth Avenue; likelihood of negative comments from residents at top of the escarpment	Access from Gilruth to be discussed with Darwin Council; Stakeholder engagement proposed with community; a local procurement plan will be developed
7	04 Feb. 2021	Property Council NT	Ruth Palmer (Executive Director)	Project concept; importance of private investment in driving the local economy; biophilic design; upgrade of Nurses Walk; highlighted that the site is private land	Incorporation of Larrakia heritage culture in design; potential for public backlash against the development	Stakeholder engagement proposed with community; Larrakia people involvement proposed at detailed design stage for their input
8	04 Feb. 2021	National Trust NT	Tim Dixon (President)	Project concept;	Need for a heritage site analysis to be undertaken; Potential for human remains to be uncovered during construction; impact of development on sea breezes reaching heritage properties; height of development above escarpment; involvement of Larrakia people in the development	Heritage assessment of site undertaken; any human remains discovered will be properly dealt with under heritage protocols; wind impact assessment undertaken; visual impact study undertaken to emphasising impact of existing escarpment vegetation on vistas; Larrakia people involvement proposed at detailed design and construction stage
9	05 Feb. 2021	Investment Territory	Hayley Richards (Senior Executive Director) Scott Wauchope (Executive Director) Daryl Hudson (Director) Kym Nolan (Director) Thai Tung (International Relations officer)	Project concept; roles of the various consultants; proposed land fill to deal with storm surge; retention of community access; undergrounding of power lines and funding associated with this	Expected opposition to development from escarpment residents; burial sites issues; proposed height of development above escarpment; acknowledgement of Larrakia people in the development	Stakeholder engagement proposed with community; Larrakia people involvement proposed at detailed design stage for their input; AAPA certificate to be sought; visual impact study of impact of vegetation on escarpment vistas undertaken

Stakeholder Engagement Register- North One Hotel and Apartment Development

STAKEHOLDER MEETING NO.	MEETING DATE	STAKEHOLDER ORGANISATION	PERSONS	TOPICS COVERED	MAIN ISSUES RAISED	PROPONENT RESPONSE
10	08 Feb. 2021	Mindil Beach Casino and Resort	Avril Baynes (General Manager)	Project concept; retention of community access; biophilic design; economic benefit of the development	Expectation of some community pushback including residents on escarpment; burial site and sacred site issues	Stakeholder engagement proposed with community including residents on escarpment and Larrakia people; AAPA Certificate will be obtained
11	09 Feb. 2021	Larrakia Development Corporation	Nigel Browne (CEO)	Project concept;	Concerns related to sacred sites and implications for construction; involvement of LDC in the project by providing labour and becoming a shareholder in the development; maintenance of community access through the site	Stakeholder engagement proposed with Larrakia people and community; AAPA Certificate to be obtained; community access through site to be maintained; any human remains discovered will be properly dealt with under heritage protocols; proponents willing to negotiate with LDC for their involvement in the project
12	09 Feb. 2021	Tourism NT	Michael Bridge (Chair)	Project concept; investment profile;	Height of development above escarpment; target market (local v. overseas mix); public access;	Visual impact study of impact of vegetation on escarpment vistas undertaken
Video conference conducted by Sharon Arena (BPL Environmental)	12 Feb. 2021	NT Environmental Protection Authority	<u>NT EPA</u> Lisa Bradley (Director Environmental Assessments) <u>URBANSOPE</u> John Hamilton (Project Manager)	Project Overview; Approval Process	Referral under the <i>Environmental Protection Act 2019</i> would likely be required; key environmental issues to address may include social and community, cultural heritage, inland water quality, hydrological processes and consideration for terrestrial quality, ecosystems, coastal processes; opportunities available to align public exhibition period with the Development Application.	A Referral to the NT EPA will be submitted for the Development, with consideration of the environmental issues discussed with the NT EPA.
13	18 Feb. 2021	Northern Territory Opposition	Gerard Maley (NT Opposition Leader) Marie-Clare Boothby (Shadow Planning Minister)	Project concept; biophilic design	Economic and jobs benefits for Darwin;	A local procurement plan will be developed

Stakeholder Engagement Register- North One Hotel and Apartment Development

STAKEHOLDER MEETING NO.	MEETING DATE	STAKEHOLDER ORGANISATION	PERSONS	TOPICS COVERED	MAIN ISSUES RAISED	PROPONENT RESPONSE
14	18 Feb. 2021	NT Minister for Employment/Member for Port Darwin	Paul Kirby (Minister for Employment/Member for Port Darwin) Leo Gifford (Chief of Staff)	Project concept; maintenance of community access to and through the site and protection of sacred sites	Little Mindil site borders the Minister's electorate & includes residents living on the escarpment above in Myilly Towers and the Spanish townhouses; height of the development; Economic and jobs benefits for Darwin;	Stakeholder engagement proposed with residents of Myilly Towers & the Spanish townhouses; visual impact study undertaken to emphasising impact of existing escarpment vegetation on vistas; A local procurement plan will be developed
15	22 Feb. 2021	Larrakia Nation Aboriginal Corporation	Robert Cooper (CEO)	Project concept;	Treatment of burial & sacred sites; indigenous links to the site; recognition of Larrakia people in the development; appointment of Larrakia people as cultural monitors on site during construction	AAPA certificate to be obtained; Larrakia people involvement proposed at detailed design stage for their input; propose to have an indigenous representative on site during excavation and construction; supportive of indigenous cultural performances during hotel operation
16	22 Feb. 2021	Cullen Bay Marina Corporation	Carmen King (CEO)	Project concept; biophilic design; economic benefits; potential for a boardwalk built around the cliff face to link public access from Cullen Bay to Little Mindil Beach	Impact on views from top of the escarpment	Visual impact study undertaken to emphasising impact of existing escarpment vegetation on vistas
17	01 Mar. 2021	Department of Industry, Trade & Tourism	Shaun Drabsch (CEO) Andrew Hopper (Deputy CEO)	Project concept; importance of investment in the Territory	Height of development; impact on heritage precinct	Wind impact assessment undertaken; visual impact study undertaken to emphasising impact of existing escarpment vegetation on vistas;
18	02 Mar. 2021	Development Application Forum	NTG department representatives and project team members (20 in attendance via video conferencing)	Project concept; approval process; undergrounding of power lines	AAPA Certificate; archaeological monitoring during excavation works; environmental impact; stormwater management; need for a construction management plan; maintenance of green roofs especially during dry season	An AAPA Certificate will be obtained prior to construction commencing; an archaeologist will monitor excavation works; stormwater management plan will be provided; construction management plan will be provided and implemented; green roofs will be irrigated

Stakeholder Engagement Register- North One Hotel and Apartment Development

STAKEHOLDER MEETING NO.	MEETING DATE	STAKEHOLDER ORGANISATION	PERSONS	TOPICS COVERED	MAIN ISSUES RAISED	PROPONENT RESPONSE
19	19 Mar. 2021	Aboriginal Areas Protection Authority	Benedict Scamberg (CEO) Sophie Creighton (Director)	Project concept;	Requirement for an AAPA Certificate prior to construction commencing; stormwater management in relation to discharge into the creek	An AAPA Certificate will be obtained prior to construction commencing; a stormwater management plan has been produced
20	17 Mar. 2021	Paspaley Group	Nick Hannigan (Development Manager and General Manager)	Project concept; biophilic design; boardwalk as a piece of strategic infrastructure along the cliff face from Cullen Bay to Little Mindil	Integration of Larrakia names or designs into the final design; acknowledgement of the site's significance to Larrakia people	Larrakia people involvement proposed at detailed design stage for their input
21	19 Mar. 2021	Tourism Top End	Glen Hingley (General Manager)	Project concept;	Potential disturbance of burial sites	Proposed 2 metres of fill largely mitigates this potential
22	24 Mar. 2021	Larrakia Nation Aboriginal Corporation	Richard Fejo (Chair)	Project concept;	Indigenous employment opportunities; consultation with Larrakia people and acknowledgement of Larrakia land	Larrakia people involvement proposed at detailed design stage for their input and at construction stage
23	30 Mar. 2021	National Trust	Grace Foulds (Director)	Project concept; economic benefits to Darwin	Height of development 2 levels above escarpment level; impact of development on sea breezes	Wind impact assessment undertaken; visual impact study undertaken to emphasising impact of existing escarpment vegetation on vistas;
Video conference conducted by Sharon Arena (BPL Environmental)	18 Aug. 2021	NT Environmental Protection Authority	<u>NT EPA</u> Lisa Bradley (Director Environmental Assessments) <u>URBANSOPE</u> John Hamilton (Project Manager)	Progression of NT EPA Referral	Timing for submission of Referral discussed; overview of key environmental factors being addressed; NT EPA advised that economic considerations were now incorporated into the assessment process.	Project Referral updated to include information on the economic benefits of the Development.
24	11 Sep. 2021	Myilly Towers and Townhouses residents	20 people attended (Approx. 80 invitations issued)	An overview of the proposed development; Q & A session	Concern with height of the development; character and size of development; noise concerns; concern about potential amendments; concern that beach access will be restricted.	A detailed written response was provided to each question raised later during the public exhibition period.

Stakeholder Engagement Register- North One Hotel and Apartment Development

STAKEHOLDER MEETING NO.	MEETING DATE	STAKEHOLDER ORGANISATION	PERSONS	TOPICS COVERED	MAIN ISSUES RAISED	PROPONENT RESPONSE
25	18 Oct. 2021	Larrakia Nation Aboriginal Corporation	Robert Campbell (Business Development Manager) David Kurnoth (Cultural Liaison Manager)	Project concept;	Importance of meaningful ongoing engagement with local traditional owners and custodians; protection of sacred sites; concern regarding possible burial sites; number of construction jobs and ongoing jobs created; incorporation of Aboriginal Culture in built structure	Detailed archaeological survey to be undertaken; Larrakia people involvement proposed at detailed design stage for their input and at construction stage; involvement of Aboriginal businesses and employment opportunities during construction and ongoing eg. maintenance work.
Video conference conducted by Sharon Arena (BPL Environmental)	26 Oct. 2021	NT Environmental Protection Authority	<u>NT EPA</u> Lisa Bradley (Director Environmental Assessments) Jane Orr (Senior Assessments Officer) <u>DEPWS</u> Peter Vasek (Director Environmental Operations) Claudia Hunter (Environmental Officer) <u>URBANSOPE</u> John Hamilton (Project Manager)	1. Detailed archaeological survey required to confirm if site contains buried remains prior to NT EPA making a decision on the Referral. 2. Myilly Point Heritage precinct impacts/visual impacts. 3. Requirement for a detailed site investigation to confirm presence of contaminants.	1. The potential for discovery of buried remains to be a “show stopper” for the project. 2. Consultant to address concerns raised in relation to Visual Impact Study. 3. DEPWS to advise specific requirements for the detailed site investigation. Need to know whether DSI is required for the Referral assessment.	1. Detailed archaeological survey to be undertaken. NT Heritage Branch to be contacted for a detailed scope of works. 2. Visual impact study to be updated to include view sightlines from floor levels of heritage properties. 3. Detailed site investigation to be undertaken. Timing to be advised.
26	Proposed	Urban Development Institute of Australia	Catriona Tatum	TBA	TBA	TBA
27	Proposed (03 Nov. 2021)	Aboriginal Elder	Billawarra Lee	TBA	TBA	TBA
28	Proposed	Activate Darwin	Anya Lorimer	TBA	TBA	TBA

1st November 2021

Summary of Issues raised in Public Submissions

DEVELOPMENT APPLICATION PA2021/0297

PROJECT

PROPOSED NORTH ONE HOTEL RESORT AND APARTMENT-VILLA DEVELOPMENT

ADDRESS: Lot 07651 25 Gilruth Avenue, Little Mindil, The Gardens, Darwin 0800

PROPONENT: KTT Investments

A total of 62 public submissions were received in relation to the North One development application submitted on the 27th August 2021. A summary of the issues raised and the proposed response by KTT is contained in the table below. The issues raised are listed from most frequently mentioned to the least frequently mentioned.

Although the majority of submissions raised matters of concern the following submissions endorsed the development:

1. Hospitality NT
2. Investment Commissioner (Department of the Chief Minister and Cabinet)

ITEM	DESCRIPTION OF ISSUE	NO. OF TIMES MENTIONED	PROPONENT'S RESPONSE
1	Loss of public amenity of foreshore, creek and open space; perception that beach will be privatised and access from Gilruth Ave will be restricted.	45	The land on which the development is proposed is private land with the development consistent with its Tourist Commercial (TC) zoning. The loss of public open space is inevitable and hence it is not surprising that this was mentioned in 45 of the submissions. Nevertheless, there are some misconceptions that should be corrected. 1. The beach is public open space lying outside of the site's boundaries and consequently cannot be privatised. 2. Public access from Gilruth Avenue to the beach is maintained. The 2021 rezoning has incorporated the pathway in Zone PS (Public Open Space). 3. Public access along the foreshore promenade is maintained. Furthermore, an area of green open space accessible to the public is proposed adjacent the path bounding the creek.
2	Height of development / loss of views	31	A response from the consultant who undertook the Visual Impact Study (VIS) will be sought in relation to criticisms of the VIS received. An amended VIS is being considered to include view impacts from the level of the Burnett Place heritage properties.

ITEM	DESCRIPTION OF ISSUE	NO. OF TIMES MENTIONED	PROPONENT'S RESPONSE
3	Scale of development / overdevelopment	25	The proposed development is a mix of medium-rise (6 storeys + semi-basement) and low rise development (1 storey). It is not a high-rise development as some have asserted. The maximum permissible plot ratio for the site is 3. The proposed plot ratio is 0.87 ie. less than 30% of the maximum permissible. This cannot reasonably be described as overdevelopment of the site.
4	Inappropriate design out of character for area	21	It is a bold, innovative design incorporating biophilic principles and lush, tropical landscaping.
5	Concern with noise especially from bar; construction noise; mechanical plant noise	18	Issues related to noise impacts are acknowledged and are addressed in the following documents. - Noise Management Plan contained in the Noise Impact Assessment report - Bar-Public Plan of Management - Construction Environmental Management Plan
6	Access from Gilruth Avenue: increased traffic flow, number of people and safety issues	18	It is proposed to obtain the traffic consultant's response and recommendations in response to the issues raised. The Traffic Impact Assessment will be amended.
7	Lack of public consultation in relation to 2021 rezoning	16	Comments regarding lack of public consultation in relation to the 2021 rezoning reflect a misconception about the specifics of the rezoning. The rezoning involved: - Correcting a misalignment of zones along the foreshore boundary with respect to the lot boundaries, and - Creating a Zone PS (Public Open Space) to accommodate the sacred site and existing tidal creek ensuring its protection from development. On consideration of the above Andrew Kirkman CE of DIPL approved the amendment under delegated authority on the 27 th May 2021.
8	Perception that Little Mindil site is public land; acknowledgement that it is now private land but should not have been sold; related to being unaware that covenant for continuing public use expired after 10 years in July 2020	15	Although the tidal creek and sacred site have been rezoned as public open space, the remainder of the site is private land zoned TC. Some comments reflect a misconception concerning the covenant for continuing public use being unaware that the covenant always stated that this would expire after 10 years.
9	Loss of overflow car park; lack of public parking; overall shortfall in car parking provision	14	- Loss of overflow carpark: The existing development permits obtained by and for the casino do not require the proponent to maintain public car parking or car parking for surrounding land uses within lot 7651. Ultimately, the decision whether a higher standard is imposed in relation to car parking provision rests with the DCA. - Lack of public parking: Car parking provision for the development has been calculated in accordance with Clause 5.2.4.1 of the Planning Scheme including the requirements for public areas such as Bar-Public and Dining. - Overall shortfall in car parking provision is 23 as advised in the Statement of Effect (dated 25 Aug. 2021), not 196 as shown in the Traffic Impact Assessment (TIA) dated 01 June 2020 (based on an earlier scheme). The TIA will be revised to reflect this and address other traffic-related matters.

ITEM	DESCRIPTION OF ISSUE	NO. OF TIMES MENTIONED	PROPONENT'S RESPONSE
10	Concern about impact of storm surge / climate change impact	14	It is recognised that the site is subject to storm surge flood inundation. As such the site will be filled to ensure the habitable floor level of the proposed development is above the Primary Storm Surge (PSS). This matter is addressed in the Hydraulic Assessment report.
11	Lack of wider community consultation	14	Twenty three engagement briefings were held with forty two stakeholders across a range of industries and sectors. The strategic approach to this initial phase of consultation was to identify relevant local indigenous, business, tourism, construction and government stakeholders and also the National Trust who occupy and manage heritage buildings adjacent to the site. Meetings were held in the period February 2021 to March 2021. Subsequent to this some additional meetings have been conducted and further are proposed. On the 11th September 2021 an information briefing was held with residents occupying properties in closest proximity to the site ie. Myilly Towers and the adjacent townhouses.
12	Perceived threat to Aboriginal cultural/sacred sites; lack of consultation with traditional owners; lack of an AAPA Certificate	12	1. Obtaining a Planning Scheme Amendment (PSA) to rezone the tidal creek/sacred site area from Tourist Commercial (TC) to Public Open Space (PS) is indicative of the Proponent's concern and respect for Aboriginal cultural/sacred sites. 2. Representatives of Larrakia Nation and Larrakia Development Corporation were briefed as part of the stakeholder engagement process. 3. An AAPA Certificate will be sought which will involve a wider consultation with traditional owners.
13	Disturbance of Aboriginal burial sites	9	A full archaeological survey will be undertaken as a matter of high priority to confirm if the site contains buried remains. The scope of works will be determined in liaison with the NT Heritage Branch.
14	Impact on Burnett Place heritage precinct	9	1. Impact on views: The Visual Impact Study (VIS) consultant will review and respond to criticisms of the VIS and it is proposed to supplement the VIS with impact assessment of additional view lines taken from the floor levels of the heritage properties. 2. Impact on sea breezes: The Wind Impact Study concluded that due to the distance of the hotel-apartment building from the heritage properties (greater than 100m) the impact will be negligible. The consultant will be requested to comment on whether the temperature of the sea breezes will increase due to the development and also whether the green roofs will mitigate this.
15	Loss of privacy (Myilly Towers)	8	1. Due to the distance of the hotel-apartment building from Myilly Towers (80m +) and as this building is orientated to the ocean views with the escarpment-facing side containing mostly circulation space and several bedrooms, the impact on privacy will be minimal.

ITEM	DESCRIPTION OF ISSUE	NO. OF TIMES MENTIONED	PROPONENT'S RESPONSE
16	Setbacks from ocean/beach/escarpment	7	1. The setback of the foreshore villas exceed the minimum building setback as required by Clause 5.2.7 of the Planning Scheme. 2. The non-compliance of the foreshore setback of the serviced apartment building is addressed and justified in detail in the Statement of Effect. 3. The setback of the lagoon villa building from the escarpment exceeds the requirements of Clause 5.4.3 of the Planning Scheme.
17	Concerns about foreign ownership	6	Foreign Investment Review Board approval has been received.
18	Maintenance of escarpment vegetation / proximity of development to escarpment	5	Proponent acknowledges the requirement to maintain the escarpment vegetation under the Covenant. It is proposed to liaise with nearby residents regarding this after development approval has been received.
19	Costs associated with undergrounding power lines and whether Government contributes to cost. Concern that undergrounding of power lines will affect electricity supply to Mandorah.	4	1. The proponent is considering negotiation with the Government in regards to defraying costs associated with the undergrounding of power lines. 2. The concern expressed by a few regarding these costs should be viewed in the wider context of the significant economic benefits that will flow from the development to the Northern Territory. 3. The undergrounding of the power lines will not affect the submarine cables providing electricity supply to Mandorah.
20	Access to Nurses Walk	4	Access to Nurses Walk will be unaffected. Consideration will be given by the proponent to undertaking remedial works to the Nurses Walk.
21	Night lighting pollution	4	Lighting design will be by a qualified lighting consultant with state-of-the-art light fittings specified. Night lighting pollution issue will be addressed through careful design and appropriate specification.
22	Suggested use of alternative sites eg. Former Landbridge site	4	Alternative sites were considered but preference was for Little Mindil. This matter is covered in more detail in the Referral.
23	Coordination with existing infrastructure (overhead power lines, transformers, Telstra comms network, conflict with easements	3	Undergrounding of the power and communications lines is likely to follow the internal roadway.
24	Impact on sea breezes (including perceived temperature increase) and wind turbulence during cyclones	3	1. The consultant will be requested to comment on whether the temperature of the sea breezes will increase due to the development and also whether the green roofs will mitigate this. 2. Wind mitigation recommendations contained in the Wind Impact Study will be incorporated in the detailed design.
25	Stormwater drainage and draining of the green roofs	3	A stormwater management plan was submitted with the DA submission. The green roofs will allow rainwater infiltration which will provide increased water infiltration and improve water quality in comparison to a traditional impervious roof.

ITEM	DESCRIPTION OF ISSUE	NO. OF TIMES MENTIONED	PROPONENT'S RESPONSE
26	Inappropriate for Darwin: "Luxury hotel for wealthy Darwin residents and tourists	2	A city the size and sophistication of Darwin should provide a wide range of tourist accommodation types. Adequate five star accommodation is lacking in Darwin.
27	Loading docks in road reserve	2	Negotiations with the City of Darwin regarding purchase of the road reserve are imminent. Purchase of this land will annul this as an issue.
28	Soil contamination (asbestos)	2	A detailed site investigation will be carried out to identify contaminants such as asbestos. A Site Auditor Statement completed by an accredited auditor will be provided following site remediation works.
29	Impact on creek (birdlife and fish), escarpment and beach	1	The Desktop Biological Study submitted as part of the Referral concludes <i>"The Project is not expected to have a significant impact on threatened fauna"</i> . No development is proposed on the escarpment or beach. The tidal creek is now zoned Public Open Space protecting it from development.
30	Lack of bulk earthworks detail	1	A Preliminary Bulk Earthworks Plan was submitted as part of the DA submission. A Detailed Bulk Earthworks Plan will follow at detailed design stage.
31	Mosquitoes and midges	1	This matter is addressed in the Biting Insects Management Plan submitted as part of the Referral. NT Health in their submission to the DCA advised nil development permit recommendations. The biting insects management plan will be updated where necessary based on NT Health's comments.
32	Acid sulphate soils	1	A geotechnical engineer is proposed to provide an Acid Sulphate Soils Management Plan to assess the likelihood of an acid sulphate soil hazard within the site and provide recommendations on the mitigation measures required to eliminate or reduce the risk.