

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Maley to the Minister for Infrastructure, Planning and Logistics:

Defence Housing Authority (DHA) Development at Lee Point

The Opposition has been advised of some public concern about the DHA development at Lee Point. We understand this development has been approved by the Development Consent Authority (DCA) but we seek some answers to questions and concerns raised by the public.

Questions:

- 1. Please outline what community consultation has been undertaken, including timelines. Was this the minimum legislated requirement for public consultation or was greater effort made due to the wider public concern that may have been expected?**

The 2CRU (Lot 4873) and Muirhead North (Lot 9370) subdivisions were both exhibited for a period of 14 days in 2014 in accordance with the requirements of section 47 of the *Planning Act 1999* and Regulation 7 of the *Planning Regulations 2000*.

- 2. Please advise what environmental and planning consideration has been given to the development.**

Refer response below.

- 3. Does the subdivision design provide adequate protection for the coastal reserve and wildlife in the area?**

The Lee Point Master-Planned Urban Development (which includes 2CRU and Muirhead North) was subject to an environmental assessment under both the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *NT Environmental Assessment Act 1982* (EA Act).

Recommendations of the Northern Territory Environment Protection Authority (NTEPA) Assessment Report 88 (October 2018) have been reflected in the development permits issued by the DCA and need to be satisfied in accordance with the conditions of those development permits. These include requirements for shorebird monitoring, demonstration of how marine turtles will be protected from lighting impacts and provision of a 25-metre buffer to the monsoon forest.

In addition, more than 21 hectares of land will be transferred back to the NT Government as a conservation area expanding on the Casuarina Coastal Reserve and protecting the beachfront. 8.2 hectares will be maintained on the eastern fringe of the site adjoining the existing Crown Lease land along Buffalo Creek.

An additional 11 hectares of land is to be set aside as public open space, including a 2.14 hectare area for conservation of monsoon vine thicket. This excludes local parks proposed, which incorporates a further 2.38 hectare area within the subdivision.

4. What if any expert advice has the DCA taken into consideration?

The DCA decision followed extensive planning and environmental studies carried out by the applicant. The DCA also took into consideration the comments of various service authorities in issuing the development permits. The recommendations of the NTEPA Assessment Report 88 and requirements of service authorities have been reflected in the development permits issued by the DCA and will need to be satisfied prior to any development in the relevant stage of the subdivision taking place.

5. Did the DCA consult with the Larrakia Nation? What was the response?

The DCA is an independent statutory authority in accordance with the *Planning Act 1999* to determine applications for development. The DCA met its statutory obligations in exhibiting the applications publically in accordance with the requirements of the *Planning Act 1999*. The applicant undertook consultation with representatives of the Larrakia Nation Aboriginal Corporation in 2018 and obtained the relevant AAPA certificate for the development.