



Petition

Registration No.	19
Title	Moratorium on the current housing development proposal for Lee Point
Presented on	12 October 2022
Presented by	Member for Goyder
Referred to	Minister for Infrastructure, Planning and Logistics; and Public Accounts Committee
Assembly debate	If the Committee recommends the Petition be debated it will appear on the Notice Paper
Date referred	12 October 2022
Response due	22 March 2023
Response received	25 January 2023
Response presented	14 February 2023

Petition

To the Speaker and the Members of the Legislative Assembly of the Northern Territory

WE THE UNDERSIGNED RESPECTFULLY SHOWETH

We the undersigned are opposed to the proposal to house thousands people at Lee Point. This development will have a major negative impact on the natural beauty, wildlife, future recreation and full tourist potential of one of Darwin's most important natural assets, Lee Point.

We believe that a comprehensive Area Plan from the NT Planning Commission for the whole of Lee Point is necessary to fully consider the current development proposal and ensure future developments at Lee Point will have **long term public benefit for the Territory.**

YOUR PETITIONERS THEREFORE HUMBLY PRAY THAT

Your petitioners therefore ask that the Legislative Assembly of the Northern Territory place a moratorium on the current housing development proposal for Lee Point until the NT Planning Commission has developed a comprehensive Area Plan for the whole of Lee Point.

AND YOUR PETITIONERS AS IN DUTY BOUND, WILL EVER PRAY.

Response

The 2CRU (Lot 4873) and Muirhead North (Lot 9370) developments were respectively approved in November 2018 and February 2019 by the Development Consent Authority (DCA), which is an independent statutory body under the *Planning Act 1999*. The DCA decisions to approve the developments, followed extensive community consultation along with planning and environmental studies.

The developments were subject to environmental assessment under both the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *NT Environmental Assessment Act 1982* (EA Act). The 15 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.

Development is permitted on the condition that Defence Housing Australia (DHA), prior to commencement of works, undertake a range of measures including:

- establish a monitoring program to quantify impacts upon shorebirds. The results and annual updates from the program must be made public and used to further refine environmental values;
- develop a Construction and Environmental Management Plan on advice of the City of Darwin, addressing a range of matters including waste management, traffic control, stormwater drainage and management of the Council's land during construction;
- develop a Stormwater Drainage Plan to the requirements of the City of Darwin, Medical Entomology, the Department of Health and Crown Land;
- develop an Erosion and Sediment Control Plan; and
- develop a Public Transport Plan.

A 21 hectare parcel of land, which is approximately one quarter of the 2CRU subdivision, is planned to be incorporated into the existing Casuarina Coastal Reserve. A further 11 hectares will be set aside as open space.

A new shared beach access track is proposed to connect from the main street to Casuarina Beach and a 1.4 metre safety fence proposed along the escarpment edge is designed to limit access to the conservation zone in other locations. Erosion gullies and mountain bike paths within Casuarina Coastal Reserve which are impacted by erosion as a result of the 2CRU subdivision will also be repaired.

Other environmental safeguards include restrictions on lighting to protect turtles.

Please note, these decisions were guided by the Darwin Regional Land Use Plan and Lee Point Area Plan. The Land Use Plan was prepared by the NT Planning Commission and was introduced into the NT Planning Scheme in July 2015. The Land Use Plan identified parts of Lee Point for Urban / Peri-Urban land uses.

On 17 November 2014, an application to introduce the Lee Point Area Plan into the NT Planning Scheme was lodged by Northern Planning Consultants on behalf of DHA. The Lee Point Area Plan was developed by professional planning consultants on behalf of DHA, in consultation with the Department of Infrastructure, Planning and Logistics.

The draft Lee Point Area Plan was placed on exhibition from 21 November 2014 to 19 December 2014, and 17 public submissions were received addressing urban design matters and requesting that:

- the coastal esplanade (escarpment abutting the beach) and areas of high environmental sensitivity (cycads, bird habitat, cliffs) be zoned CN (Conservation); and
- the Casuarina Coastal Reserve be protected from storm water erosion and degradation.

In response to submissions, the draft Lee Point Area Plan was amended to address these matters by:

- identifying a pocket of monsoon rainforest for conservation; and

- adjusting the boundary to the Casuarina Coastal Reserve to increase the width of the buffer area.

On 28 August 2015, the then Minister approved the Lee Point Area Plan for inclusion into the NT Planning Scheme, and the rezoning of the Casuarina Coastal Reserve to Zone CN (Conservation).

Given the thorough land use and area planning processes involved and to uphold the integrity and independence of the development assessment process, the Territory Government does not intend to revisit the matter.