

**Our ref:** NTEPA2015/0162

Mr Chris Grimm  
Senior Development Manager  
Defence Housing Australia  
1 Carey Street  
DARWIN NT 0800

Dear Mr Grimm

**RE: DEFENCE HOUSING AUSTRALIA – LEE POINT MASTER-PLANNED  
URBAN DEVELOPMENT**

On 21 December 2018, the Northern Territory Environment Protection Authority (NT EPA) received a notice to alter to alter the Lee Point Master-planned Urban Development (the Proposal) under clause 14A of the Environmental Assessment Administrative Procedures (EAAP).

The NT EPA has consulted with relevant advisory bodies and decided that the environmental significance of the Proposal has not changed and the altered Proposal does not require further assessment under the *Environmental Assessment Act*. This decision is in accordance with clause 14A(3)(a) of the EAAP. Attached is a Statement of Reasons supporting this decision. The Statement of Reasons will be made publicly available on the NT EPA website, along with the notification of the alterations to the Proposal.

The NT EPA is of the opinion that the Proposal is still likely to have a significant residual impact on the black-footed tree-rat and that the offset requirements in Recommendation 14 of the NT EPA's Report still apply to the altered Proposal. Given this, the NT EPA expects that any future consultation in relation to offsets for the black-footed tree-rat would include offsets for any additional direct and indirect impacts resulting from the altered Proposal. I have attached the table of comments from advisory bodies for your information, as it includes advice regarding offset calculations.

The NT EPA has also considered the addition of two new 'Drainage Reserves' on land previously identified as 'Drainage Reserve/Conservation'. As you are aware, Assessment Report 88 made Recommendation 15, which required the retention of native vegetation in the 'Drainage Reserve/Conservation' as well as rezoning to 'Conservation' (CN) under the NT Planning Scheme. The NT EPA acknowledges that the altered proposal reduces the area zoned CN by ~0.76 ha, but that Recommendation 15 still applies to the remainder of the area now identified as Open Space/Drainage Reserve/Conservation.

I have written separately to the Chair of the Development Consent Authority to advise her of the notice of alteration and the NT EPA's decision.

Any queries in relation to this matter should be directed to Ms Lisa Bradley, Director Environmental Assessments on (08) 8924 4144 or [Lisa.Bradley@nt.gov.au](mailto:Lisa.Bradley@nt.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. Vogel', with a horizontal line underneath it.

Dr Paul Vogel  
Chairman

29 January 2019