

Summary of comments received on the Notice of Alteration

DEFENCE HOUSING AUSTRALIA – LEE POINT MASTER-PLANNED URBAN DEVELOPMENT

Comments from	Comment
<p>Department of Environment and Natural Resources 17/01/2019</p>	<p>The Department of Environment and Natural Resources (DENR) has assessed the information contained in the above notification and provides the following comments:</p> <p>Flora and Fauna Division</p> <p>The altered action proposes to add an additional area of drainage to the Muirhead North section of the development. This will require additional clearing of approximately 0.8 ha of vegetation and habitat in the previously proposed conservation area. The clearing of an additional 0.8 ha would appear to pose minimal additional impact to biodiversity values at the site. However, the creation of a cleared 15 m wide drainage line through the Conservation Area potentially fragments the area into two sections and may diminish the value of that area for conservation by creating a barrier to species movement. No information has been provided on the design of the drainage channel to enable an assessment of this potential impact.</p> <p>The assessment by the Northern Territory Environment Protection Authority established that the proposal poses a residual significant impact to the threatened Black-footed Tree-rat <i>Mesembriomys gouldii gouldii</i>. The additional drainage through the Conservation Area further reduces Black-footed Tree-rat habitat within the development area. It may also restrict the specie' access to the Conservation Area or increase the predation risk for the species, and lead to degradation of the Conservation Area through additional edge effects. This should be taken into consideration in any offset calculations.</p> <p>Recommendation</p> <p>It is recommended that the addition of cleared drainage pathways through the Conservation Area be taken into consideration in any offset calculations. The residual impact calculations should take into account potential reduced access for the Black-footed Tree-rat, increased predation potential and degradation of the habitat through edge effects.</p>

Comments from	Comment
	<p>Rangelands Division</p> <p>Previous advice provided by the Land Assessment Branch, Land Management Unit and Weed Management Branch during the environmental assessment process under the <i>Environmental Assessment Act</i> remains relevant and should be referred to.</p> <p>Also relevant is advice provided to the Department of Infrastructure, Planning and Logistics regarding PA2018/0436 (Muirhead North – Subdivision to create 283 lots in five stages) (attached).</p> <p>For all proposals involving earth-disturbing activities, DENR reinforces advice that to prevent soil loss from the site and deposition offsite, minimisation of associated risks to water quality and air quality, and to ensure satisfactory stabilisation of the site at completion of works, preparation and implementation of an Erosion and Sediment Control Plan (ESCP) is recommended. The ESCP should:</p> <ul style="list-style-type: none"> • be prepared by a suitably qualified and experienced professional in erosion and sediment control planning; and be reviewed and approved by a Certified Professional in Erosion and Sediment Control (CPESC). • be prepared in accordance with the IECA Best Practice Erosion and Sediment Control Guidelines 2008 (or higher standard). • be the final environmental management plan to be prepared (as it relies on completion of final design) and be a stand-alone document which contains all necessary information to facilitate its implementation without requiring the user to reference other documents. • be cross-referenced with other relevant environmental management plans to ensure consistency (e.g. plans relating to Water Management, Stormwater Management, Site Rehabilitation, etc.). • include details of both temporary and permanent erosion and sediment control methods and treatments to be implemented for all stages of the project (pre, during and post works). • comprise an over-arching strategic document outlining the principals, practices and methods to be implemented, as well as site-specific dimensioned plans identifying the location of works and prescribed controls; and be accompanied by relevant Standard Drawings and Construction Notes. • include information regarding proposed timing and staging of works, site manager contact details, maintenance and monitoring requirements, and reporting procedures. <p>Implementation of the CPESC-approved ESCP should be regularly monitored by a suitably qualified third party auditor, to the satisfaction of the Consent Authority.</p>

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 defence housing australia – lee point master-planned urban development

Comments from	Comment
	<p>Water Resources Division</p> <p>Previous advice provided by the Water Resources Division during the environmental assessment process under the <i>Environmental Assessment Act</i> remains relevant and should be referred to. Also relevant is advice provided to the Department of Infrastructure, Planning and Logistics regarding PA2018/0436 (Muirhead North-Subdivision to create 283 lots in five stages) (attached). The proposed alteration to accommodate buffer protection of monsoon rainforest and associated drainage is supported.</p>
<p>Department of Health – Medical Entomology</p> <p>7/01/2019</p>	<ol style="list-style-type: none"> 1. There are no comments regarding the reduced size of the detention basin, as peak flows are not of concern to Medical Entomology. 2. Previous recommendations regarding stormwater were provided in the Medical Entomology Development Application comments in November 2018. The comments still apply, and are provided as Attachment 1. An additional comment is provided below. <ol style="list-style-type: none"> i) There seems to be some variation between the Stormwater Management Plan and the recent Development Application with regards to stormwater discharge from Muirhead North. It is now proposed to not discharge stormwater into the existing Muirhead detention basin south of Aldenham Rd. This would not be unfavourable to past Medical Entomology recommendations, as long as the Muirhead North discharge drain, at the nearest point possible, still joins with the nearby Muirhead discharge drain to Buffalo Creek. This is to prevent the creation of two separate discharge drains to Buffalo Creek, and the subsequent doubling of management requirements that the drain owner would have to carry out.

Northern Territory Government advisory bodies with no comment:

Department of Health – Environmental Health

Department of Infrastructure, Planning and Logistics – Survey Land and Lands Planning Units

Power and Water Corporation