

# Stage Two Consultation Report



Proposed Update to the  
**LITCHFIELD SUBREGIONAL LAND USE PLAN**



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# Introduction

On 28 October 2019 the Northern Territory Planning Commission (NTPC) engaged landowners and key stakeholders as an information gathering exercise.

The Planning Commission commenced engagement with the broader community about proposed updates to the Litchfield Subregional Land Use Plan as it relates to Gunn Point peninsula on 23 July 2020. This work included updates to the Land Use Structure and a draft Concept Plan for the area.

The purpose of preparing an amendment to the Litchfield Subregional Land Use Plan was to incorporate recent land capability investigations for Gunn Point and Murrumujuk by proposing a land use concept for the future township and draft planning principles to guide future development opportunities at this location.

The engagement strategy endorsed by the NTPC identified that the introduction of the planning policy for Gunn Point peninsula into the Litchfield Subregional Land Use Plan would be undertaken over three stages (Figure 1).

The first stage of the project was targeted consultation with key stakeholders identified in the engagement strategy. This stage also involved land investigations studies which were undertaken on the Gunn Point peninsula by other agencies.

Stage Two engagement with stakeholders and the community was conducted from Thursday 23 July through to Friday 28 August 2020.

This stage was an opportunity for the NTPC to receive comments and obtain an understanding from key stakeholders and the community on issues, needs and opportunities relating to the project.



Figure 1: Process for preparing the Litchfield Subregional Land Use Plan amendment.



## Study Area

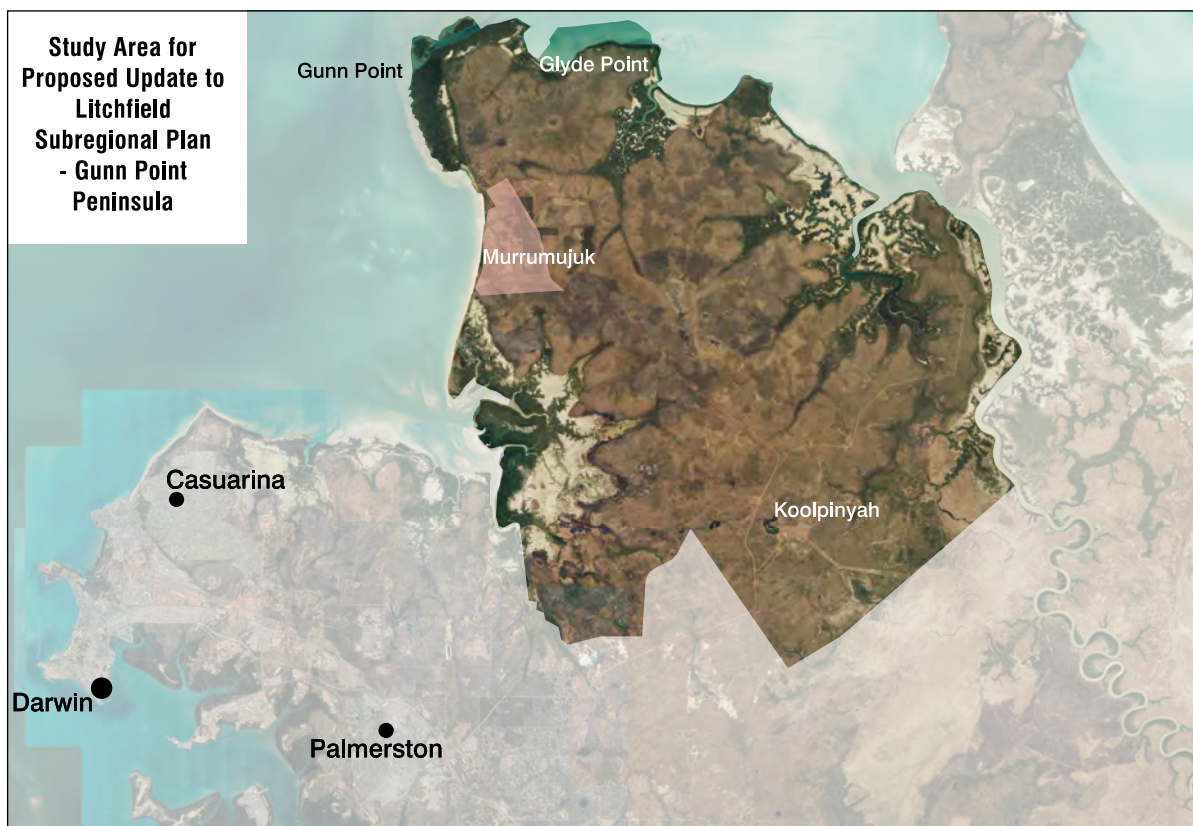
Gunn Point peninsula (the 'study area') encompasses an area of approximately 327 km<sup>2</sup>, it is located east of Darwin and 60 km from the CBD. The study area is 40 km from Palmerston and lies within the municipality of Litchfield.

There are very few permanent residents within the study area, however there is a high level of visitation for a range of recreational pursuits. The study area includes boat launching ramps and provides access to popular fishing locations.

The sealing of Gunn Point Road has increased activity and interest in the area.

Murrumujuk was first identified in 1984 as having potential for a rural centre providing opportunities for recreation. The Darwin Regional Land Use Plan 2015 identified an opportunity for strategic industry to be established in the far-term at Glyde Point.

The Litchfield Subregional Land Use Plan identifies a range of land uses over Gunn Point peninsula including, but not limited to: Open Space/Conservation; Horticulture/Agriculture; Grazing/Agriculture; Strategic Industry; and Urban/Peri-urban (Murrumujuk).



*Image 1: Study Area Litchfield Subregional Land Use Plan – Gunn Point Peninsula.*



## Consultation Objectives

Engagement was undertaken to develop a clear understanding of community and stakeholder views and gather feedback on their needs, issues and opportunities relating to the project. It was important to ensure the following objectives were considered:

- identify aspirations for the area into the future;
- identify current and expected needs for the short-term;
- help manage expectations of the project; and
- align with the communications of the landowner that clarified the management of land in Gunn Point.

Stage Two engagement was focused on informing the stakeholders and the community on the proposed update to the LSLUP for Gunn Point peninsula including Murrumujuk Township.

## Engagement Methods

Identified stakeholders for Stage Two engagement included:

- adjoining landowners;
- Government agencies and departments;
- service authorities;
- Litchfield Council;
- Larrakia Nation Aboriginal Corporation;
- Northern Land Council;
- Tiwi Land Council;
- Durduga Tree Point Aboriginal Association Incorporated;
- local MLAs;
- recreational/public organisations;
- commercial interest; and
- the public.

Engagement with key stakeholders was undertaken for a period of six weeks, concluding on Friday 28 August 2020.

The engagement strategy for the project identified a digital first approach which focused on an online platform to disseminate information and elicit feedback. This approach responded to the challenges at the time of consultation which discouraged personal interactions and the congregation of people.

Identified stakeholders were contacted by email and directed to the Planning Commission and Have Your Say web pages. They were also offered the opportunity to meet with the Planning Commission to discuss the project.

The Department of Infrastructure, Planning and Logistics shared a Facebook post informing the public that community consultation was open.

Newspaper adverts were placed in the NT News on 24 July 2020 and 21 August 2020.



Figure 2: Consultation materials and related documents.



## Online Engagement

The Planning Commission had the opportunity to utilise online engagement platforms including the established Have Your Say portal and the Department of Infrastructure, Planning and Logistics social media Facebook page.

An initial Facebook post reached 21 128 people. The video was viewed 11 635 times and 186 reactions including comments and shares were received.

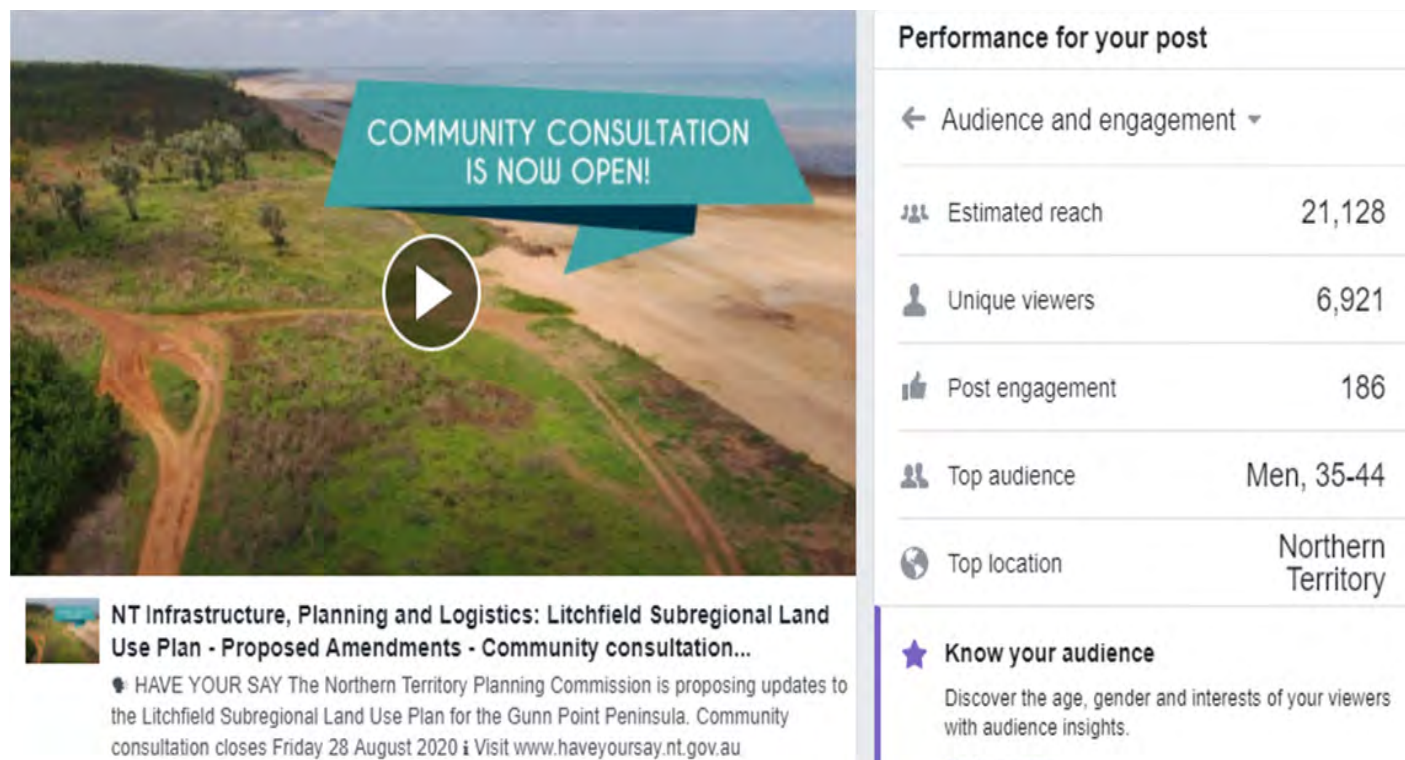
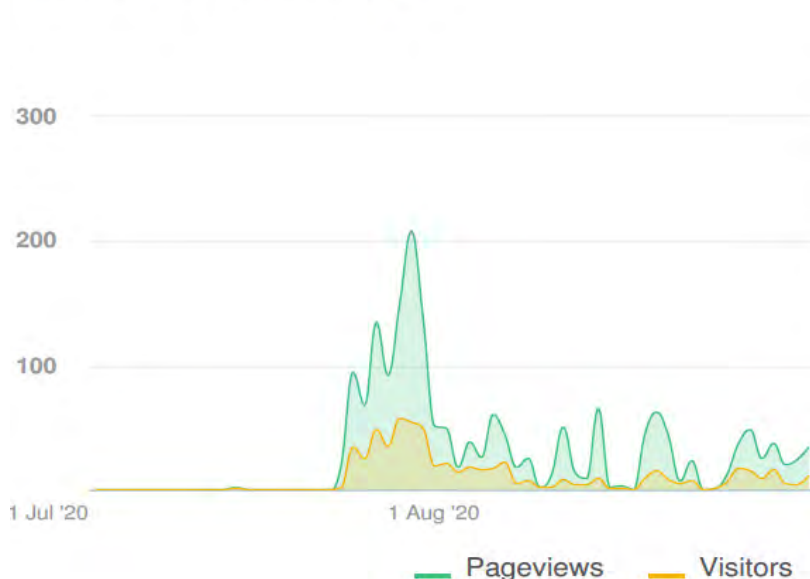


Figure 3: Department of Infrastructure, Planning and Logistics Facebook Post.

## Have Your Say

The 'Have Your Say' online portal had 700 visits with 34 people completing the surveys and 407 document downloads.

## Visitors Summary



## Highlights

TOTAL VISITS	700	MAX VISITORS PER DAY	57
NEW REGISTRATIONS	24	ENGAGED VISITORS	39
		INFORMED VISITORS	271
		AWARE VISITORS	527

Figure 4: Have Your Say - Online Portal Report.

## Radio

Dr David Ritchie, Chair of the Northern Territory Planning Commission, appeared on ABC Darwin Radio on 31 July 2020. The project was discussed and several questions responded to. The segment finished with an invitation extended to source more information and comment online.

An ABC Darwin Facebook post garnered 346 reactions, which included 220 likes to the post, 195 comments and 65 shares.



Figure 5: ABC Facebook Post.

## Print Media

There were two articles in the NT News, an article in the Australian as well a number of 'Text the Editor' comments an relating to the project.



Figure 6: The NT News - 29 July 2020.



Figure 7: NT News Article - 9 August 2020.



Figure 8: The Australian Newspaper - 18 September 2020.



# Identified Stakeholders

## Project Control Group

The Project Control Group (PCG) is an advisory body with technical specialists representing government agencies, Power and Water Corporation and the local council. The role of the PCG is to provide strategic direction and specialist advice on the project.

## Government Agencies and Services Authorities

A number of Government departments with an interest in the planning for the future of Gunn Point peninsula were consulted and feedback sought on their areas of expertise relevant to the project.

## Litchfield Council

Gunn Point peninsula is within the Litchfield Municipality. On behalf of the Planning Commission a joint representation of staff from the Department of Infrastructure, Planning and Logistics and the Department of Environment and Natural Resources briefed the Litchfield Council members and staff on 1 April 2020.

## Land Owners

The Planning Commission Chairman, Dr David Ritchie met with representatives of the Durduga Tree Point Aboriginal Association Incorporated on Tuesday 6 October 2020.

Letters and electronic correspondence were discharged to adjacent land owners, business owners and community interest groups during Stage One and Stage Two consultation processes.

## Elected Representatives

Dr David Ritchie briefed the Member for Nelson Gerry Wood MLA, on Wednesday 17 June 2020 and the Member for Goyder Kezia Purick on Monday 22 June 2020.



Image 2: Gunn Point Road.



# Community and Public Feedback

The Planning Commission received over 150 comments through the online engagement portals from recreational users, and the broader community.

## **Water** (*availability and appropriate use*)

The Gunn Point peninsula is contained within the North Water Management Zone and is partly within the Central Water Management Zone. Many comments were received regarding the availability and appropriate use of water in the region.

Feedback to both the survey and Facebook posts included comments such as:

- » No one should make such big decisions in the absence of an allocation plan, on the context of an unfounded untested and outdated heuristic for environmental flows.
  - » This area contains major wetlands vital to waterfowl and hunting. Agriculture and forestry will further deplete the groundwater reserves these wetlands depend upon to uphold the water table.
  - » The management of the underground water sources is always a concern. Consider alternative sources (desalination plants) instead of a “we promise not take too much” is poor future planning.
  - » Greater effort should be expended in finding a suitable long term water supply for Darwin rather than pulling even more out of the aquifer.
  - » The approval of the prawn hatchery would be a significant contributor to the over-allocation of water in the central aquifer.
  - » Neither the framework nor discussion paper or proposed updates reference the likely impact of climate change on water planning.
- » Support for agriculture/horticulture and aquaculture, which have the potential to boost the local economy and feed a growing population.
  - » It is pleasing to see the continued allowance for the potential development of a deep-water port and associated strategic industry area at Glyde Point.
  - » This is a starting point, more detailed work will need to be done, envisage more of a Adelaide River size.
  - » Development will require critical infrastructure located in a sensitive coastal environmental area.
  - » Retain public open space near the beach so it can be enjoyed by all.
  - » Don't develop this land. Many people hold it dear to their hearts and hate seeing their place being destroyed in the name of “development”.
  - » Having a township that will grow to 36,000 people isn't going to improve the natural amenity of the coast and hunting areas.
  - » Building more housing and creating an industrial area in a relatively pristine part of the NT should be avoided.
  - » Ensure that rural residents are aware of any implications on the future development of Gunn Point peninsula and needs to be planned in away as not to impact on their lifestyle.

## **Land Use**

The Litchfield Subregional Land Use Plan seeks to enable the development of Gunn Point peninsula with consideration of land capability constraints. Feedback received on the proposed reconfiguration of land uses included:

- » There is support for the Gunn Point peninsula project.
- » Development is fine but ensure there is consultation.

## **Recreation Use/ Shoal Bay Coastal Reserve**

A broad area in the Litchfield subregion is utilised for informal recreation. Stakeholders provided a range of comments on recreational use and the Coastal Reserve including:

- » Given this areas proximity to Greater Darwin it should be kept to be used as a recreational area. It is one of the last untouched beach areas that is available to be used.
- » Make it more controlled area such as Litchfield (National Park) where recreational use is safe and encouraged.
- » Lead the way with conservation and tourism potential.
- » Access to beach for locals and visitors is critical, as few coastal areas close to Darwin without mangroves.

- » Considering the proximity to Darwin, it is one of the last untouched beach areas available to be used.
- » Limit vehicle access to the beach.
- » Maintain Shoal Bay Coastal Reserve as conservation zoning and not convert some of it to rural living.
- » Increased use of area will impact dugong and turtle populations.
- » Maintain the area for grazing, conservation/hunting reserves.
- » More people coming into the area will access the recreational fishing.
- » This area is a popular place for people to go camping and to hunt. Hunting is already an over restricted hobby, don't take away the very few pieces of land we can still hunt on.
- » Feral animals are a problem.

## **Environment**

The proposed update to the LSLUP seeks to accommodate anticipated growth into the future and enable development in a manner which minimises impacts upon the environment.

Feedback received on environmental considerations included:

- » Refocus on environmental planning for appropriate long term management of the unique confluence of bio-diverse ecosystems found on the Gunn Point peninsula.
- » Consider an Environmental Assessment of the industrialisation of Darwin Harbour to assist in informing any foreseeable proposals for 'strategic industry'.
- » Areas zoned as conservation should be retained as the primary land use.
- » Consider a Gunn Point peninsula Coastal Park from Howard River mouth to the Adelaide River mouth.
- » Early development will motivate the introduction of appropriate regulation to protect the fragile nature of the beach dunes and cliffs.
- » The plan does not address long-term maintenance of environmental values such as Eucalyptus woodlands.
- » Wildlife corridors are needed to protect from extractive mining.
- » While the Discussion paper lists matters considered in preparation of the Murrumujuk Concept Plan, environmental protection is not listed.
- » Stormwater runoff needs to be controlled as not to affect offshore structures.
- » Leaders Creek needs to retain mangrove surrounds to encourage the conditions for sea life.

## ***Movement, Transport and Infrastructure Corridor***

Gunn Point Road extends from the Stuart Highway to Murrumujuk. The Glyde Point corridor which consists of transport and utility alignments will provide an important service connection.

Feedback received on movement and transport included:

- » Support on interconnected and shared movement network that is safe and efficient for all users;
- » A traffic study to inform the case and diminish traffic volume/noise along Gunn Point Road with a view to routing bulk traffic off Gunn Point Road.
- » Needs to be an alternative road and power/water services corridor built, probably from the Noonamah area, skirting the northern edge of Humpty Doo and Howard Springs.
- » There is also only one way out of Howard River Park if an incident occurs. Consider a feeder road north from Bronzewing Avenue to connect with proposed Glyde Point connector road. This would provide a second way out and may reduce Howard River Park traffic on Gunn Point Road.
- » The sealing of Gunn Point Road has increased the traffic volume/noise.

## ***Heritage Culture and Archaeological/ Sacred Sites***

The Gunn Point peninsula is home to a variety of archaeological and sacred sites. Stakeholders showed a high level of interest in the heritage and cultural significance of the study area, with comments received during consultation including:

- » There is no acknowledgment of the ecological values from the Traditional Owners perspective.
- » Care should be taken to develop in a green sustainable and culturally sensitive manner and greater consultation with Aboriginal stakeholders.
- » The discussion paper does not address the high cultural significance of this area, archaeological sites at Shoal Bay.

## ***Various Comments***

The Planning Commission received comments from the community that can't be addressed by the Litchfield Subregional Land Use Plan. These include but are not limited to the following concerns:

- » Economics alone is not an excuse to have this area developed, when there is so much other available land around Darwin.
- » Why is it being considered for defence, they need to relinquish land around city before venturing to Gunn Point.
- » Visitors and tourists don't remove their rubbish home with them.
- » Do not expand living areas in terms of building house, as too many that remain empty and unused within the Darwin and surrounds.
- » Managing the anti-social behaviour.
- » No dump point or sewerage facility for waste from traveler's motorhomes or caravan. There has to be provisions for waste management.
- » What has happened with Weddell, thought that was next to be developed.



*Image 3: Beach Camping.*



## External Organisations and Interest Groups

The following groups provided the Planning Commission with their submissions on the Litchfield Subregional Land Use Plan Discussion paper presented in Stage Two.

### ***Extractive Industry Association of the Northern Territory Inc.***

The Extractive Industry Association of the Northern Territory Inc. (EIA) represents the interests of sand, gravel and quarry operators across the Northern Territory.

The EIA supports the Gunn Point peninsula project as presented in principle however there is no meaningful mention of the extractive material resources current and future in the planning area.

The EIA states that the industry is experiencing significant conflict and business uncertainty due to a number of factors that include but not limited to:

- expansion of rural residential;
- industrial and commercial developments;
- recreational interests; and
- erroneous environmental and compliance issues in key production zones.

These external factors are putting upward pressure on product availability. Areas containing extractive material must be protected for the current and future needs, of the community and have vision and flexibility that would allow industry to operate in sensitive zones.

### ***CSIRO Oceans and Atmosphere***

The CSIRO has been operating an air pollution monitoring station on the Gunn Point peninsula since 2010. The Northern Territory Baseline Air Pollution Station (NT BAPS) is co-located with a Bureau of Meteorology (BoM) radar facility (currently inactive) and weather station. The NT BAPS is an important facility for the atmospheric science community.

### ***NT Field and Game***

This proposed update to the Litchfield Subregional Land Use Plan will threaten the existence of hunting in this region in the future.

Howard Swamp and Shoal Bay Coastal Reserve make up half of the hunting reserves available for waterfowl and pig hunting permit holders. The realignment of Gunn Point Road to the west of Howard River Park will cut through Howard

Swamp Hunting Reserve. This will further diminish the size and impact on the hunters that depend on this area.

If a township of 36,000 people, agricultural, horticultural and forestry goes ahead valuable wetlands will be lost and there will be conflict between residents and hunters.

Diminished wet seasons have impacted on the wetlands, as well as the draw down on the water table with the increase use of bore water.

NT Field and Game believes that this area is unsuitable for a township or development that will impact the groundwater reserves and reduce the amenity to waterfowl and hunters.

## ***Environment***

Submissions were received from the following environment organisations.

- ***Environment Centre NT***
- ***Keep Top End Coasts Healthy***
- ***Top End Native Plant Society***

The organisations all agree that they do not support the development of industry at Glyde Point peninsula.

Further, the organisations note that development needs to be sensitive to the natural features and habitat of the area, and be sited to operate in a way to cause minimal impact on the environment.

The Environment Centre NT (ECNT) strongly object to the maintenance of extractive mineral sites access, stating that there needs to be more emphasis in the updates to ensure that depleted leases are rehabilitated to suit future land uses.

Furthermore, the proposed statement to '*require the groundwater demand of land uses to not exceed the sustainable recharge of the aquifers*' does not cater for long-term maintenance of these permanent groundwater dependent ecosystem.

The ECNT stated that some of the objectives presented in the proposed drafts to the LSLUP are not achievable. Need to implement a network of land that is designated for conservation with regard to seasonal and permanent groundwater ecosystem.

A large buffer of land should be zoned as conservation (CN) under the planning scheme to look after these high biodiversity assets and maintain the mix of vegetation communities on the peninsula.

The Keep Top End Coasts Healthy (KTECH) is an alliance of environment groups and welcomes the opportunity to comment on the planning for Gunn Point peninsula and Glyde Point.

Glyde Point is an area of significant cultural importance with high conservation, tourism, fishing and cultural values, including mangroves, coral reefs, rainforest and woodlands. The area is a feeding ground for endangered turtle and dugong species.

Clearing thousands of hectares of land, dredging a port and installing heavy industry here would destroy what the Top End community holds dear about this place.

Top End Native Plant Society (TENPS) is a community group based in Darwin. Connection to plants and animals is an integral part of

our wellbeing and we see it as important that as Darwin grows, key local natural assets are maintained and we can continue to boast such a beautiful biodiverse region on the edge of Darwin.

TENPS provided the following comments:

- area currently zoned as conservation should be retained;
- diverse vegetation communities i.e. mangroves, rainforests and sandsheets should also form conservation zones; and
- groundwater dependent ecosystems be protected and buffered from surrounding land uses to ensure their long-term viability.

Alternative sites should be examined for appropriate industrial and residential development, away from sensitive and pristine coastal environments and based on appropriate, best practice and transparent site selection criteria.



Image 4: *Cycas armstrongii*.

# Cultural, Heritage and Archaeological Stakeholders

## **Larrakia Nation Aboriginal Corporation**

### **Tiwi Land Council**

## **Durduga Tree Point Aboriginal Association Incorporated**

## **Aboriginal Areas Protection Authority**

Larrakia Nation Aboriginal Corporation indicated concerns that the proposed land use plan did not make reference the Gunn Point peninsula being Larrakia Country.

The Chair of the Planning Commission met with Larrakia Nation Aboriginal Corporation representatives and advised that the draft plan did not take away the need for further discussions with relevant parties before any development.

Larrakia Nation Aboriginal Corporation representatives expressed an interest to explore opportunities for increase stewardship of the area including but not limited to:

- conduct of ceremonies;
- facilitating tourism ventures with a focus on delivering environmental benefits; and
- enabling programs and ventures that demonstrate the deep connection that Aboriginal people have for the area and provide education on the matter of cultural significance.

Gunn Point peninsula holds significant cultural, social, historical and ecological value to the people of the Tiwi Islands. Tiwi people boast a strong oral history tradition and material culture affirming their connection to the region from Tree Point on to the Vernon Islands and through the Clarence Strait on to Melville and Bathurst Islands.

The Chair of the Planning Commission met with representatives of the Tiwi Land Council and Mantiupwi clan where the following matters were discussed:

- interest in identifying Tiwi sacred sites across Gunn Point peninsula;
- acknowledging that Gunn Point peninsula is of high cultural significance to the Tiwi, Larrakia and Wulna people; and
- interest in collaborating with representatives of the Durduga Tree Point Aboriginal Association, NT Government, Larrakia Nation Aboriginal Corporation and the Northern Land Council to increase stewardship of the area.

Representatives of the Durduga Tree Point Aboriginal Association initially raised concern with reduced access to water as a result of the Murrumujuk Township and/or preceding development such as a tourism venture.

The Chair of the Planning Commission met with representatives of the Durduga Tree Point Aboriginal Association Incorporated where the following matters were also discussed:

- access;
- erosion;
- groundwater availability;
- addressing anti-social behaviour within study area; and
- land tenure considerations.

The Aboriginal Areas Protection Authority (the 'Authority') is an independent statutory body established under the *Northern Territory Aboriginal Sacred Sites Act 1989* (the 'Sacred Sites Act') and is responsible for the protection and registration of sacred sites.

The Authority has reviewed the current and prevision versions of the plan and notes that there are sacred sites and restricted work areas in and around the proposed area.

The Authority recommend an Authority Certificate be obtained for proposed works not yet covered by existing certificates.



## NT Government Agencies

The following NT Government agencies took the opportunity to provide comments with respect to the Litchfield Subregional Land Use Plan:

- Department of Health
- Department of Local Government, Housing and Community Development
- Department of Trade, Business and Innovation
- The Department of Tourism, Sport and Culture
- Department of Environment, Parks and Water Security
- Department of Infrastructure, Planning and Logistics
- Northern Territory Police, Fire and Emergency Services

A summary of comments are as follows.

### ***Department of Health***

The Department of Health (DOH) provided the following comments on the review of the Land Use Plan:

- States that 'Murrumujuk will need to be connected to town water as there is limited groundwater available' but makes no mention about option for wastewater management. This issue is overlooked in the draft concept Murrumujuk Activity centre.
- Failure to have a coordinated approach to wastewater management at this stage may ultimately result in the subdivision posing a public health and environmental risk.
- On the basis of the information provided, it is unlikely that primary treatment on-site wastewater management systems (e.g. septic tank systems) would be suitable in this environment.
- Also Murrumujuk is located within a building control area, where the installation of onsite waste management systems is regulated by the Department of Infrastructure, Planning and Logistics – Building Advisory Services.

The DOH concludes that, it seems that water security in this region will pose challenges for the ultimate development of the LSLUP, therefore it would be prudent for the proposed updates to consider recycling of water sources such as stormwater, sewage and greywater.

### ***Department of Local Government, Housing and Community Development***

The Department raised no concerns with the proposed updates to the Litchfield Subregional Land Use Plan and noted that it is a high level land use structure classification as a direct result of broad scale mapping, groundwater resource and land use capability assessments.

The Department will take the opportunity in the future to comment on any strategic planning for Murrumujuk Township or Gunn Point Peninsula Area Plan or Scheme Amendment to ensure adequate consideration for urban social housing is included.

### ***Department of Trade, Business and Innovation***

The Department of Trade, Business and Innovation acknowledges that the proposed section of land for Project Sea Dragon has been incorporated in the future development area.

The Department suggests the Planning Commission could consider amending this descriptor to Aquaculture to strengthen the future development intent of this area, and ensure public understanding of the future use aligns with government commitments.

Utilities corridors identified in the area may need to be large to accommodate other services/products, in addition to the direct services needs of the local industry. Consideration could be given in the future to plan for infrastructure to meet with sea based cable routes and shipping access.

Land identified to the North, near Point Stephens, with deeper ground water and less suitable for horticulture, may be suitable for the development of a Renewable Energy Zones.

## ***The Department of Tourism, Sport and Culture***

The Department of Tourism, Sport and Culture (DTSC) believe that the appeal of the area could be commercialised for tourism in the future. It is important that the recreational use of this area and potential tourism development work in unity with the environment.

The proposed land use plan presents some concerns for NT Parks and Wildlife responsible for the management of three reserves located within the study area – Shoal Bay Coastal Reserve, Tree Point Conservation Area and Melacca Swamp Conservation Area, totaling approximately 15 565ha.

Conflict between existing uses of the reserves, particularly hunting in Shoal Bay with the proposed Rural Area development west of Gunn Point Road and peri-urban area associated with South Murrumujuk, will need to be managed.

Crocodile habitat and commercial egg harvesting in Melacca Swamp, which may be affected by groundwater extraction through horticulture proposed for Koolpinyah east of Gunn Point Road, require further consideration.

Challenges to broad scale land management, considering limited access, irregular boundaries and conflicting land use could increase cost to government.

Key land management considerations associated with reserves includes wildfires, gamba grass expansion, feral animals (particularly water buffalo), recreational hunting compliance and managing anti-social behaviour. Unless significant planning is conducted in proximity to these reserves, the safety, property and livelihoods of future residents could be threatened.

Tree Point Conservation Area protects a coastal area along the Tree Point Peninsula, as well as mangrove, swamp and monsoon vine forest habitat. This area could provide the future Murrumujuk Township what Casuarina Coastal Reserve provides Darwin's Northern suburbs. Tree Point Conservation Area should be incorporated into the plan.

Consideration should be given to simplifying Shoal Bay Coastal Reserve's northern boundary, possibly expanding the reserve to include the newly proposed Open Space / Natural Area.

The proposed Shoal Bay Rural Area west of Gunn Point Road will restrict access for park managers and recreational users unless formalised through boundary re-alignment or land acquisition.

Recommended to realign the eastern boundary of Shoal Bay Coastal Reserve to:

- secure access and enable land managers to minimise threats to rural residents and their property; and
- enable Aboriginal custodians and recreational users access to the reserve.

## ***Department of Environment, Parks and Water Security***

Stage Two engagement involved reference to the Mapping the Future- Gunn Point project undertaken by the Department of Environment and Natural Resources. In the time since Stage Two engagement this Department has been restructured as the Department of Environment, Parks and Water Security and is referenced within this document accordingly. Other Department merges are not reflected within this document to avoid confusion.

The Gunn Point peninsula is contained within the within the Central Water Management Zone. The Murrumujuk Township straddles the boundary of the Central and North Water Management Zones. Suggestion to change the use of terminology to be consistent with proposed water management zones.

Investigations into the Howard Groundwater system have identified severe limitations to water availability in four of the five proposed water management zones.

Groundwater investigations have identified that a productive aquifer within the proposed North Water Management Zone becomes deeper to access and is increasingly saline progressing northward. Notwithstanding this, there is fresh groundwater at shallower depths in the south western portion of the North Water Management Zone.



## **Department of Infrastructure, Planning and Logistics (Transport and Civil Services Division)**

The Transport and Civil Services Division have not identified objections to the proposed update to the Litchfield Subregional Land Use Plan, subject to the following comments and requirements:

- » All arterial roads within the proposed Murrumujuk residential areas should include planning for future shared paths.
- » Long-term roads needs to consider improving the road network for better accessibility for school transport.
- » The proposed land use zones should take into account the Proposed Main Road Corridor, Utility Corridor and Railway Corridor to address noise originating from these corridors.

## **Northern Territory Police, Fire and Emergency Services**

The Northern Territory Police, Fire and Emergency Services (NTPFES) notes the considerable planning that has been undertaken in relation to the review of the Litchfield Subregional Land Use Plan, in particular the detailed Concept Plan for the Murrumujuk Township.

The NTPFES look forward to contributing to the risk assessment required in determining community and township requirements, and will participate in future discussions so that appropriate forecasting for services are available and relevant.



*Image 5: Murrumujuk Beach*

# Litchfield Council

Litchfield Council presented the following statements in response to the Discussion Paper:

- Notes reliance on the extensive studies undertaken by DENR and support their recommendations for areas restricted from development due to limited groundwater availability.
- Any changes to proposed land uses that require reticulated water should be accompanied by plans that identify how and when infrastructure will be provided.
- Supports the changes to the allocations for horticulture, agriculture/grazing and rural residential, including open space, as these changes are based on groundwater availability to appropriately service the uses.
- Concern that a new town could be provided with expensive infrastructure servicing before existing long-term residents of the rural community receive infrastructure services.
- Further planning and community engagement must be undertaken as plans progress for a township.
- The LSLUP should include a proposed timeline for development of urban areas within the plan.
- Supports the proposed Concept Plan in its current form to avoid pre-empting development that may be some time off.
- Avoid showing four-way cross intersections on major roads.

Council supports the following proposed updates to the Litchfield Subregional Land Use Plan:

- Updating the information on strategic and primary industry, as well as transport, based on the outcomes on recent studies and capital works.
- The need to balance current recreation activities while preserving the environment.

Council recommends the following changes to the principles for urban development:

- Section 4 specific comment to include the need to address biting insects.
- References are made to medium density housing however it is undefined;
- It is noted that tourism development could be integrated into the built environment of the Township.
- Consideration should be given to developing principles for the development of a land use category or recreational development that provides the same purpose of the existing development in the locality, namely that it is away from development instead of integrated into the town.

In summary, Council supports the proposed updates to the Litchfield Subregional Land Use Plan and looks forward to continuing to be involved.



*Image 6: Mangroves*

## Summary

Stage Two consultation has allowed the Planning Commission to consult with the community, key stakeholders and interested parties on the proposed future of land uses on the Gunn Point peninsula.

Stage Two engagement was primarily via online methods for a period of six weeks. The observations and suggestions that have come out of Stage Two are summarised below.

### Water

The availability of groundwater is of paramount importance to the future use of land over the peninsula and the preservation of natural areas.

The identified proposed land use framework recognises and responds to groundwater investigations undertaken as part of the Mapping the Future - Gunn Point project by the Dept. of Environment and Natural Resources.

The future Murrumujuk Township is contingent upon the provisions of reticulated water services.

### Land Use

Potential development for the future of the area should be considered, but there is a need for consultation and not impact on the rural lifestyle.

Retain public open space near the beach for all to enjoy.

### Shoal Bay Coastal Reserve South Murrumujuk and Recreation

A large proportion of comments were around how people viewed Gunn Point and surrounds as a place for recreational space and use.

Concern with the reduction in hunting reserves were raised.

### Environment

There was a high level of support observed for the preservation of Gunn Point peninsula, in particular protecting the area from misuse and degradation.

### Movement and Transport

The sealing of Gunn Point road has raised concerns about the increase passing traffic noise, also suggestions to have an alternative exit route from the area should be considered.

### Heritage Culture and Archaeological / Sacred Sites

The Gunn Point peninsula has areas of high cultural significance that is of utmost importance to Aboriginal people.

Feedback noted a need for the project to be clearer in articulating the connections of Aboriginal people with the land.



Image 5: Salt pan.



## Next Steps

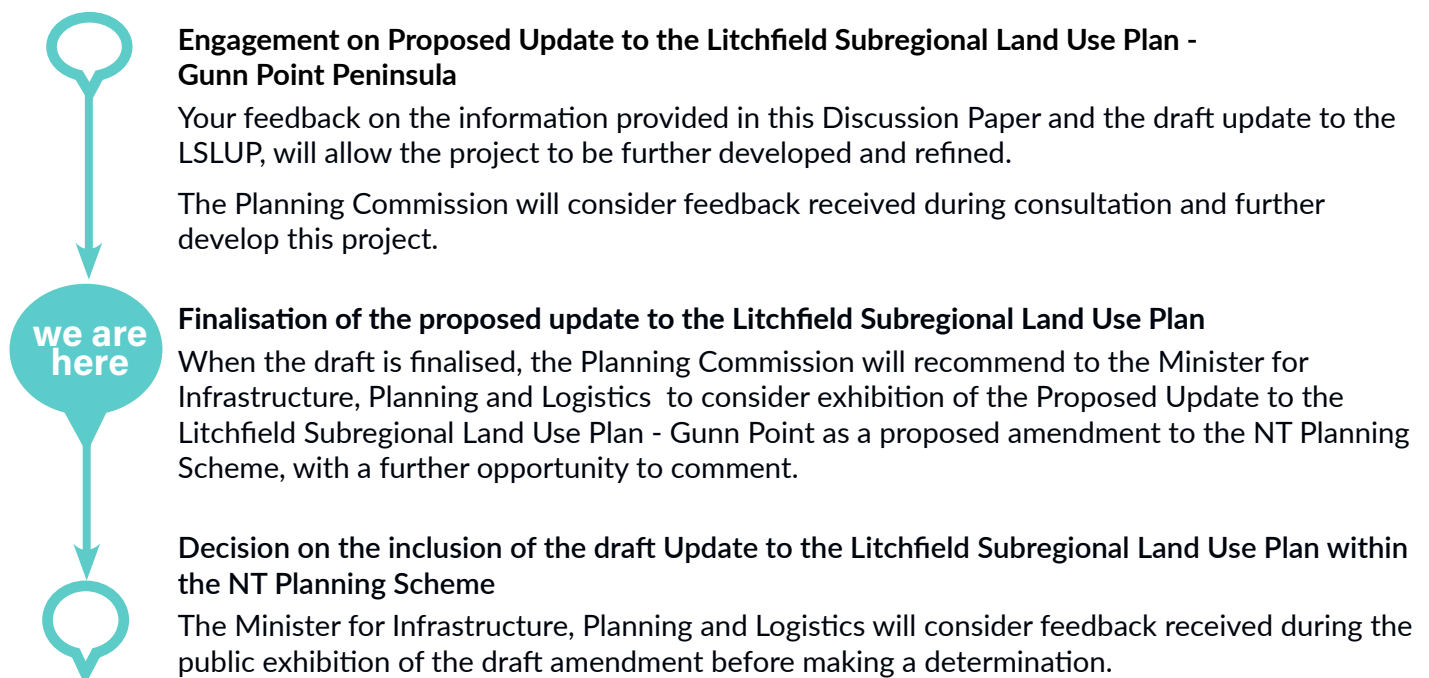
This report only covers the engagement comments received on the land use framework for Gunn Point peninsula, including Murrumujuk Township during this stage of the process.

This report is intended for use by the Planning Commission to refine and finalises the proposed update to the Litchfield Subregional Land Use Plan.

When the Planning Commission finalises the update to the Litchfield Subregional Land Use Plan, Stage Three of the process will commence.

Stage Three is anticipated to be undertaken in early 2021 and will require the Planning Commission to recommend the proposed updates on the Litchfield Subregional Land Use Plan to the Minister for consideration.

At the stage of formal exhibition, the community will be given one more opportunity to comment on the Plan. Comments received during this stage will be considered by the Minister.



## Appendix 1 - Summary of Issues by Theme and Responses

### Theme No.1 Water

Comments grouped by issue	Response	Recommendation
<b>Issue No. 1</b> Water availability and appropriate use		
<p>It's cute you seem to think that town water is infinite, such that we can keep giving it away to industrial use at middle arm, and continue to expand urban development. I'd like you to imagine now that I was the Education Minister, proposing we build a few bush schools relying on the town budget. How far would I get?</p>	<p><b>Response No. 1.1</b></p> <p>It is recognised that groundwater availability and is of paramount importance to the future use of land over the peninsula and the preservation of natural areas. These natural areas are recognised as often being dependent upon natural springs and support complex biodiversity hierarchies.</p> <p>The proposed land use framework recognises and responds to the groundwater findings resulting from investigations undertaken as part of the Mapping the Future – Gunn Point project by the Department of Environment, Parks and Water Security.</p> <p>The proposed reconfiguration of land uses across the peninsula is a direct response to groundwater availability investigations and findings.</p> <p>Identifying the future Murrumujuk Township as being contingent upon the provision of reticulated water is considered an appropriate response to the limited availability of groundwater.</p> <p>The update to the Litchfield Subregional Land Use Plan proposes to remove groundwater dependent land uses from an area that would draw from an over allocated groundwater aquifer.</p> <p>Groundwater extraction proposals are subject to separate application and approval processes that will be guided by resource management arrangements outlined in a relevant water allocation plan. A water allocation plan is anticipated to be prepared by the Department of Environment, Parks and Water Security in the near future.</p>	<p><b>Recommendation No. 1.1</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>
<p>Is there anywhere else in Australia that water is mismanaged so recklessly?</p> <p>No one should make such big decisions in the absence of an allocation plan, on the context of an unfounded untested and outdated heuristic for environmental flows.</p> <p>I'd like you to imagine that you're my bank manager. I've come to you for a start-up loan for my new business. It doesn't have a name yet – I haven't settled on a sector – but I'd like you to give me 20 times the value of my house. I'll pay you back in 80 years. We'll call it the 80-20 rule – sounds right, huh? The only way my proposal could be dumber than yours is if it turns out my business requires growing pasture.</p>		
<p>It (the proposed update) acknowledges issues around accessing groundwater but does nothing to address them. Just says "limit access", but how? Who governs it? Rainfall is variable. In a bad wet season, will it be adjusted?</p>		
<p>There's only a certain amount of underground water in the area. And the soil is way too salty for Agriculture.</p>		

Comments grouped by issue	Response	Recommendation
<p>This area contains major wetlands vital to waterfowl and hunting. Agriculture and forestry will further deplete the groundwater reserves these wetlands depend upon to uphold the water table.</p>		
<p>Eventual general lack of water due to over use for crops / people.</p>		
<p>The management of the underground water sources is always a concern. NTG does not have a great track record. Considering alternative sources (desalination plants) instead of a “we promise not take too much” is poor future planning.</p>		
<p>Greater effort should be expended in finding a suitable long term water supply for Darwin rather than pulling even more out of the aquifer.</p>		
<b>Issue No. 2</b> Department of Environment, Parks and Water Security terminology such as aquifer labelling		
<p>The proposed Infrastructure text uses incorrect terminology. The paragraph refers to ‘different aquifers that comprise the Koolpinyah Dolomite aquifer’.</p> <p>Suggested text: Investigations into the Howard Groundwater system have identified severe limitations to water availability in four of the five proposed groundwater management zones.</p> <p>The Gunn Point Peninsula is contained within the North Water Management Zone and is partly within the Central Water management Zone. The Murrumujuk Township straddles the boundary of the proposed Central and North Water Management Zones.</p> <p>Groundwater investigations have identified that a productive aquifer within the proposed North Water management Zone becomes deeper to access and is increasingly saline progressing northward. Notwithstanding this, there is fresh groundwater at shallower depths in the south western portion of the North Water Management Zone.</p>	<p><b>Response No. 2.1</b></p> <p>Supported with modification.</p> <p>The Department of Environment, Parks and Water Security (DEPWS) utilise terminology which is similar to the terminology utilised by land use planning. The use of unmodified DEPWS terminology within the land use framework may cause confusion if adopted within the Litchfield Subregional Land Use Plan.</p> <p>An example of the abovementioned conflict is lands planning terminology regarding Zone WM (Water Management) conflicting with the DEPWS terminology regarding aquifer water management zones.</p> <p>The Murrumujuk Constraints and Opportunities Map, and other maps and plans, may be re-labeled to respond to submitter concerns i.e. the ‘Central Aquifer’ to be referred to as the ‘Central Aquifer Water Management area’.</p>	<p><b>Recommendation No. 2.1</b></p> <p>Re-label the groundwater details for greater consistency with Dept. of Environmental and Natural Resources terminology.</p>



## Theme No. 2: Land Use

Comments grouped by issue	Response	Recommendation
<b>Issue No. 3:</b> Gunn Point should be left alone / should remain as green open space remain as recreational open space.		
Gunn Point should be left alone.	<p><b>Response No. 3.1</b></p> <p>Despite the established history of recreational uses and large undeveloped areas, it is a misconception that Gunn Point Peninsula is a conservation area and/or public open space.</p> <p>Section 1378 Hundred of Bagot was acquired by NT Government in 1984 as freehold land to facilitate future development of a small town at what is now referred to as Murrumujuk.</p> <p>The study area of Gunn Point peninsula is a combination of land that is: Freehold, Vacant Crown Land; Crown Lease Perpetual, Pastoral Lease Perpetual; and Reserve.</p> <p>While there are large areas which are identified for Open Space / Natural Areas or for Conservation, and the undeveloped nature of the land may give the impression that the land is for open space purposes, the majority of the study area has been identified for development since the Darwin Regional Land Use Structure Plan in 1990.</p> <p>The proposed update to the Litchfield Subregional Land Use Plan does not seek to reverse the identification of development opportunities over Gunn Point Peninsula that has been identified within successive documents comprising the land use framework since 1990.</p> <p>Large areas of open space and conservation will be retained as part of the proposed update to the LSLUP. Natural resource investigations have identified areas which should not be developed as they contain constraints such as priority environmental areas.</p>	<p><b>Recommendation No. 3.1</b></p> <p>Increase the provision of land identified for conservation purposes.</p>
Should all be recreational green space.		
I am opposed to the whole idea – leave the bush alone for goodness sake – at least one place.		
Given this areas proximity to Greater Darwin it should be kept to be used as a recreational area. It is one of the last untouched beach areas that is available to be used.		
There won't be any natural areas left, stop trying to make it something it's not.		
There are many reasons why having a township at Murrumujuk will not be a good idea for the area i.e. increased lights on turtle breeding beach area. Access to reserves and area will be reduced.		
The area should be kept natural.		
Urban development largely means replacing the natural amenity.		
Don't develop this land. Many people hold it dear to their hearts and hate seeing their place being destroyed in the name of "development".		
Leave Gunn Point as is! As a born and raised Territorian, this area is a popular place for us to get out bush, camp and hunt. Hunting is already an over restricted hobby, don't take away the very few pieces of land we can still hunt on. Not to mention there is a few unique and rare patches of rainforest in the area, leave this place alone! Sick of seeing the place I know and love being flattened for "development".		
This land should be recreational green space only.		

Comments grouped by issue	Response	Recommendation
Make it a more controlled area such as Litchfield where recreational use is safe and encouraged.	<b>Response No. 3.1</b>  The drivers for this project have been the findings of natural resource investigations and increased degradation and misuse of the area. The proposed reconfiguration of land uses seeks to respond to these considerations.  The proposed reconfiguration of land uses maintains and expands upon the current provision of open space and conservation areas whilst also identifying where development may occur.	
Given this areas proximity to Greater Darwin it should be kept free to be used as a recreational area. It is one of the last untouched beach areas that is available to be used.		
What happens to the hundreds of people that frequent the area each week for recreational activities or enjoy the outdoors, (maybe let off a little city steam)?		
Just leave the land as it is. You are spoiling our country. Don't forget to talk to Tiwi and Larrakia people. Lots of burials and dreaming areas. Talk to AAPA to see where sacred areas are.		
<b>Issue No. 4:</b> We don't need more housing		
We do not need more development. Housing prices have dropped due to lack of demand and flooding on the market.	<b>Response No. 4.1</b>  Development of urban and suburban growth areas within Murrumujuk is only in response to demand i.e. to support strategic industry.  The future township of Murrumujuk has been identified within the land use framework since 1984 and has long been recognised as an area of high amenity with mangrove free beaches in proximity to Darwin.	<b>Recommendation No. 4.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
The port and rail to the end will increase jobs. There is no need to create more housing in the area.		
We already have developed land, use what we have. Do more with what we have than just going out and flattening more bush.		
The township should not be considered at all.		
Over-development like Mitchell Creek.		
We've seen at Bayview with the devastation to the mangroves that populations cannot peacefully co-exist alongside mangrove environments. There are many dugong and turtle populations that may be impacted by increased use of the area.		

Comments grouped by issue	Response	Recommendation
What is the point of placing up to 36,000 residents into a remote satellite city? The present value of the area for recreational use will be overwhelmed, therefore limiting people to certain areas and activities.		
Having a township that will grow to 36,000 people isn't going to improve the natural amenity of the coast and hunting areas.		
The Northern Territory should not be attempting to expand living areas in terms of building more houses as we already have far too many houses for our population. Building homes that will remain empty and unused is bad for the environment and the economy as it is a waste of resources and money.		
Enough supply of beach front properties.		
Issue No. 5: Prioritise Weddell		
Agriculture/horticulture and aquaculture have the potential to boost the local economy and feed a growing population, but building more housing and industrial areas in a relatively pristine part of the NT should be avoided. Use the Weddell areas instead.	<b>Response No. 5.1</b>  Weddell remains a priority within Darwin's settlement strategy, as represented by the Darwin Regional Land Use Plan and Litchfield Subregional Land Use Plan. The development of Weddell will occur in response to demand for housing as part of a co-ordinated strategy for infrastructure, transport and land supply planning.  The proposed Murrumujuk Township has been identified since 1984. The expansion of the area identified for the future Township of Murrumujuk is not intended to defer or supersede the development of Weddell.	<b>Recommendation No. 5.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
Why would this area even be considered when Weddell has not got off the drawing board? What other areas are available to develop that have less social impact?		
One would also ask why the Weddell proposal is not being pursued in preference to the one at Gunn Point.		
Build Weddell.		



### THEME No. 3: Heritage Culture and Archaeological /Sacred Sites

Comments grouped by issue	Response	Recommendation
<b>Issue No. 6: Archaeological / Sacred Sites</b>		
There are also protected areas that again must be actually protected including burial grounds and midden mounds – not just what's known.	<p><b>Response No. 6.1</b></p> <p>The importance of Aboriginal archaeological and sacred sites is recognised. The Aboriginal Areas Protection Authority provides advice in relation to Aboriginal sacred sites. It is noted that an Authority Certificate is to be obtained prior to development and that any work carried out to a heritage place or heritage object should first seek approval under the Heritage Act 2011. The Proposed Updates to the LSLUP document will be updated to clarify these expectations.</p> <p>The development of land within Gunn Point Peninsula, including the establishment of the future Township of Murrumujuk, has been identified within the land use framework for a number of years. The proposed update to the LSLUP does not seek to revisit the intent to enable the development of land across the peninsula and instead seeks to reconfigure the identification of land uses in response to the findings of land capability and natural resources including the limitations of groundwater supply.</p> <p>The NT Heritage Register identifies Aboriginal sites of significance within the Hope Inlet area which is identified as Open Space / Natural Area or Conservation. These areas are proposed to be increased in size.</p> <p>As per Recommendation 3.1, the conservation area currently limited to the mangroves area of Hope Inlet is recommended to be significantly expanded.</p> <p>As a generalisation, it is recognised that the shoreline and adjacent coastal areas are areas where Aboriginal archaeological and sacred sites may be concentrated i.e. shell scatters, shell middens and shell mounds.</p>	<p><b>Recommendation No. 6.1</b></p> <p>The following text be included within the Proposed Updates to the LSLUP document:</p> <p>The NT Planning Commission wishes to acknowledge the deep attachment that Aboriginal people have to the land and the significance of long term land use planning that benefits from direct cultural input.</p> <p>The Litchfield Subregion is home to a variety of archaeological and sacred sites including, but not limited to: burial grounds; midden mounds; sacred sites; dreaming places; ceremonial places; and cultural places.</p> <p>The importance of Aboriginal archaeological and/or sacred sites is recognised. Sacred sites are protected under the Northern Territory Sacred Sites Act 1989.</p> <p>The Aboriginal Areas Protection Authority provides advice in relation to Aboriginal sacred sites. An Authority Certificate should be obtained prior to development.</p> <p>Any work carried out to a heritage place or heritage object should first seek approval under the Northern Territory Heritage Act 2011.'</p>
I note that Indigenous sacred sites and heritage were not listed among the constraints for development suitability. This needs to be included in the mapping process.		
Again sacred sites and cultural areas of significance in those areas of our descendants are in this area and this will affect us as development goes ahead.		
There is slight reference to retaining the cultural and landscape value of natural features but these cultural values are not articulated.		
What about our sacred sites and ceremonial areas of significance. What about the number of burial sites that are in the proposed areas.		
It will destroy Ginger Palmers Jungle and several Tiwi burial sites located there.		
The plan does not focus on cultural sites or Tiwi People's burial sites. Our old people are buried on this land. The plan does not consider cultural values.		
To some extent, the general public will have greater access to this area. However, traditional owners are concerned about potential damage to sacred sites along the beach as well as submerged on the seafloor.		
The discussion paper on the proposed development at Gunn Point does not address or mention the high cultural significance of the area and the detrimental impact such a development would have on the presence of numerous Aboriginal archaeological sites at Shoal Bay,		

Comments grouped by issue	Response	Recommendation
<p>which are listed on the NT Heritage Register and protected under the NT Heritage Act.</p>	<p>The Murrumujuk Constraints and Opportunities map identifies a very wide strip of land adjacent to the beach, inclusive of the foreshore dune system, for the purpose of Open Space / Natural Area. Statements of Policy are included within the Proposed Update to the LSLUP including ‘protect the foreshore areas within a public foreshore and esplanade excepting incidental tourism development.’</p> <p>The proposed update to the Litchfield Subregional Land Use Plan – Gunn Point has been referred to the Aboriginal Protection Authority (AAPA). No concerns were raised by the AAPA who noted the need to obtain an Authority Certificate for works. This is something that would be further considered at detailed design and subdivision stages.</p>	
<p>The Gunn Point Peninsula holds significant cultural, social, historical and ecological value to the people of the Tiwi Islands. Tiwi people boast a strong oral history tradition and material culture affirming their connection to the region from Tree Point on to the Vernon Islands and through the Clarence Strait on to Melville and Bathurst Islands.</p> <p>Today the Mantiyupwi clan of the Tiwi Islands identify as the traditional owners for Tree Point on the Gunn Point Peninsula.</p> <p>The Tiwi refer to the area as Murrumujuk which is in fact, a Tiwi name.</p>		
<p>There are numerous sites of cultural significance on the Gunn Point Peninsula including Tiwi and non-Tiwi burial grounds, dreaming places and camping areas of social and historical significance to the Tiwi, Larrakia and Wulna people.</p> <p>Several Tiwi burial sites are referenced in reports and others are formally recorded and/or registered with the independent statutory authority known as the Aboriginal Areas Protection Authority (AAPA).</p> <p>For these reasons, the Tiwi people and their statutory authority, the Tiwi Land Council (TLC) should be recognised as stakeholders regarding the future of the Gunn Point Peninsula and Murrumujuk Township.</p> <p>Over two dozen Tiwi and non-Tiwi sites have been identified and protected in accordance with the <i>Northern Territory Aboriginal Sacred Sites Act</i>.</p> <p>The Gunn Point Peninsula has very high social and conservation value to the Tiwi People. Any large-scale development in the region</p>		

## THEME No. 4: Consultation

Comments grouped by issue	Response	Recommendation
<b>Issue No 7: Larrakia Nation Consultation</b>		
<p>The Larrakia people are the Traditional Owners of the Darwin region, with land extending from the Cox Peninsula in the west, to Gunn Point in the north, Adelaide in the east and Manton Dam in the south. The Larrakia people have made the Larrakia Nation Aboriginal Corporation their legal representative, responsible for ensuring that their country and people are looked after and that they continue to play an active role in the decisions that affect Larrakia. The project was discussed at length at the Larrakia Nation Aboriginal Corporation board meeting held on 2 September.</p> <p>At that meeting concern was expressed that the project documentation appears to fail to take into account the significance of the peninsula to the Larrakia and the significance of the Larrakia in the history of the land.</p>	<p><b>Response No. 7.1</b></p> <p>A meeting was held with Larrakia Nation Aboriginal Corporation where it was recommended that project documentation be updated to refer to the study area being within Larrakia country. This was supported.</p> <p>Larrakia Nation Aboriginal Corporation representatives expressed an interest to explore opportunities for increased stewardship of the area including, but not limited to:</p> <ul style="list-style-type: none"> <li>conducting of ceremonies;</li> <li>facilitating tourism ventures with a focus on delivering environmental benefits; and</li> <li>enabling programs and ventures that demonstrate the deep connection that Aboriginal people have for the area and provide education on matters of cultural significance</li> </ul>	<p><b>Recommendation No. 7.1</b></p> <p>The Proposed Update to the Litchfield Subregional Land Use Plan being updated to refer to the study area being within Larrakia country.</p>
<p>The Tiwi people deserve to have a seat at the table and truly a say about the future of the Gunn Point Peninsula and the proposed township that has a Tiwi name. We invite you to contact the Tiwi Land Council to facilitate the involvement of Mantiupwi traditional owners in all future planning and decision making regarding Gunn Point.</p>		
<b>Issue No 8: Consultation with representatives of the Durduga Tree Point Aboriginal Association Incorporated</b>		
<p>The owners of Durduga Tree Point are unsure of the developments and how this will impact on our community including security and safety.</p>	<p><b>Response No. 8.1</b></p> <p>A meeting was held with representatives of Durduga Tree Point Aboriginal Association Incorporated where the following matters were discussed:</p> <ul style="list-style-type: none"> <li>access;</li> <li>erosion;</li> <li>groundwater availability;</li> </ul>	<p><b>Recommendation No. 8.1</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>
<p>Last 40+ years pleas for assistance in environmental land erosion have been ignored at all levels on NT Government and continues to be shoved about – so what's going to change.</p>		



Comments grouped by issue	Response	Recommendation / Action
Development is fine but there needs to be more consultation with us as the longest living family group in the area as we previously met with you all in November/December last year.	<ul style="list-style-type: none"><li>• addressing anti-social behaviour within study area; and</li><li>• land tenure considerations.</li></ul>	
As an Aboriginal community who have been the only people living in the area for a number of years we feel helpless in what we say as Government will do what it WANTS	Matters of private access road upgrade and erosion mitigation measures were noted as being out of the remit of the planning exercise.	
Trying to see the positive of the development but worrying for us as a Aboriginal community being left out on the fringes.	Concerns regarding groundwater availability were addressed when it was noted that the preparation of the Water Allocation Plan will recognise existing users of groundwater and ensure that the community continues to have access to groundwater.	
I think there needs to be more transparency, open, upfront and open honest communication with Durduga Aboriginal community and what is going on the details that are going down and how this is going to really impact us! We have been in the area for a number of years, descendants of the Tiwi people (elders have now passed away).	Concerns regarding anti-social behaviours within the study area were acknowledged. The efforts of the project to address anti-social behaviour by enabling appropriate development were recognised.	
We have members living on community that commute each day to work in Darwin. This is our homeland passed down for generations. Our roads into the community is eroding quickly, development maybe good for a township but development for us may be of a concern with more public in our area trespassing.	Land tenure considerations were acknowledged and responded to as a separate line of enquiry.	
Tree Point Community is again cut off and ignored not consulted.		
Issue No 9: Tiwi Land Council Consultation		
Several Tiwi/Tree point owners also have a stake in this area and have not been contacted or consulted.	<b>Response No. 9.1</b>  A meeting was held with representatives of Tiwi Land Council and Mantiupwi clan where the following matters were discussed:	<b>Recommendation No. 9.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
The Gunn Point Peninsula has significant cultural, social and historical value to the Tiwi people. Not only is there strong oral history and material culture affirming Tiwi people’s connection to the region (right through from the Vernon Islands through to southern Melville	<ul style="list-style-type: none"><li>• Interest in identifying Tiwi Sacred Sites across the study area, and seeking their recognition by the AAPA;</li><li>• Interest in identifying that the study area is of high cultural</li></ul>	

Comments grouped by issue	Response	Recommendation
<p>and southwest Bathurst Islands), but there are likely to be significant archaeological sites submerged that may provide evidence of Tiwi occupation dating back thousands of years prior to the ice age. The natural landscape holds great value to the traditional Aboriginal owners as well, and is intrinsically linked to cultural and social values for Indigenous peoples. Tiwi traditional owners should be considered a stakeholder in this consultation process, particularly those from the Mantiyupwi clan.</p>	<p>significance to the Tiwi, Larrakia and Wulna people and the area includes burial sites from these groups and others visiting the area;</p> <ul style="list-style-type: none"><li>• It was noted that representatives from a variety of clans lived and worked on the site of the current Koolpinyah Station; and</li><li>• Interest in collaborating with representatives of the Durduga Tree Point Aboriginal Association Incorporated, NT Government, the Northern Land Council and Larrakia Nation Aboriginal Corporation to increase stewardship of the area.</li></ul>	
<p>The Tiwi people deserve to have a seat at the table and truly a say about the future of the Gunn Point Peninsula and the proposed township that has a Tiwi name.</p> <p>We invite you to contact the Tiwi Land Council to facilitate the involvement of Mantiyupwi traditional owners in all future planning and decision making regarding Gunn Point.</p>		
<p>Just leave the land as it is. You are spoiling our country. Don't forget to talk to Tiwi and Larrakia people. Lots of burials and dreaming areas. Talk to AAPA to see where sacred areas are.</p>		
Issue No 10: Ginger Palmers Jungle interest group Consultation		
<p>Ginger Palmer's heritage listed site known as "Ginger Palmer's Jungle" is in this locality, namely Glyde Point. It should be left alone. Nature should be left alone. Why does the NTG continually need to build for people who leave.</p>	<p><b>Response No. 10.1</b></p> <p>Ginger Palmer's camp was accepted for nomination on the Northern Territory Heritage Register in April 2002. The Heritage Council decided not to recommend to the Minister that the place be declared. As such Ginger Palmer's camp is not a declared heritage place.</p> <p>The area referred to as Ginger Palmer's Jungle is between Glyde Point and Fright Point. The Litchfield Subregional Land Use Plan 2016 identifies this area for industry. This is in response to the area being identified by the Darwin Regional Land Use Plan for strategic industry in support of a potential deep water port at Glyde Point.</p>	<p><b>Recommendation No. 10.1</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>
<p>Next time do your homework and consult living family members of Ginger Palmer aka Clayton family.</p>		
<p>NT Government should have done their research and try to contact living descendants of Ginger Palmer as there are 6 living grandchildren.</p> <p>Ginger also has 48 great grandchildren living, 100+ great great grandchildren, 12 great great great grandchildren.</p>		

Comments grouped by issue	Response	Recommendation
<b>Issue No 10: Ginger Palmers Jungle interest group Consultation</b>		
We should have all been informed of such future destruction to the area where our grandfather, great grandfather, g-g-grandfather, g-g-g-grandfather safely kept women and children during the Bombing of Darwin. All family members have been told about this and all disagree about the whole destruction.	<p>The first official documentation of the potential for industrial development at Glyde Point was in the exhibited Litchfield Land Use Structure and Development Opportunities report in 1997.</p> <p>The Litchfield Area Plan (2004) included land at Glyde Point in Zone DV (Development) and Murrumujuk in Zone FD (Future Development).</p> <p>The proposal to update the Litchfield Subregional Land Use Plan does not seek to change the identification of Glyde Point for industry, nor revisit the established Government position of identifying Glyde Point as an investigation area for a potential deep water port.</p> <p>Further investigation and responses to areas of social and cultural interest and sacred sites would be undertaken as part of detailed design considerations associated with the consideration of development at Glyde Point.</p>	

### THEME No. 5: Environment

<b>Issue No. 11: Environmental concerns</b>		
<p>We are also concerned about the environmental impact it will have on our community being in the Hope Inlet area and the erosion that is taking place and 'eating' away of our roads into the community.</p> <p>Having more movement into the area more access to recreational fishing we feel will impact our community. The erosion is eating away our land already.</p> <p>Flattening and developing virgin bush is what destroys the environment. This will be the environmental issue, not how it is currently.</p> <p>This plan will destroy a large part of the natural habitat and degrade the quality of the reserve.</p> <p>Spoil the natural environment.</p>	<p><b>Response No. 11.1</b></p> <p>The NT Government acquired Section 1378 Hundred of Bagot in 1984 as freehold land to facilitate future development of a small town at what is now referred to as Murrumujuk.</p> <p>The majority of the land across the Gunn Point Peninsula is Crown Land vested with NT Government and/or Crown lease vested in perpetuity with NT Land Corporation who act on behalf of NT Government. Koolpinyah Station is also another large landholding.</p> <p>There are large areas of the abovementioned landholdings which are identified for Open Space / Natural Areas or for Conservation.</p>	<p><b>Recommendation No. 11.1</b></p> <p>As per Recommendation 3.1.</p>



Comments grouped by issue	Response	Recommendation
Housing 30,000 people will be a strain on the local environment and water supply.	<p>While the undeveloped nature of the land may give the impressions that the entirety of the peninsula is for open space purposes, the majority of the study area has been identified for development since the exhibited Litchfield Land Use Structure and Development Opportunities in 1996.</p> <p>Large areas of open space and conservation will be retained. Natural resource investigations have identified areas which should not be developed as they include constraints such as priority environmental areas.</p> <p>The proposed update to the LSLUP seeks to accommodate anticipated growth and enable development in a manner which minimises impacts upon the environment.</p> <p>The proposed update to the Litchfield Subregional Land Use Plan seeks to address the misuse of the land within the study area and over time, support increased stewardship and civic responsibilities.</p> <p>The proposed reconfiguration of land uses results in the increase of open space / conservation areas. As per Recommendation 3.1 it is proposed to increase the identification of Conservation across the study area.</p>	
There is little attention given to the environment, apart from water availability and placement of aquifers.		
You continue to fail to demonstrate an appreciation for the broad brush strokes of the rich environmental values of Gunn Point, let alone a capacity to manage them.		
The plan fails to provide for long-term maintenance of environmental values such as GDEs and Eucalypt woodlands and thus erodes the future lifestyle of Territorians. Substantial areas need to be set aside for conservation including corridors.		
Substantial areas with conservation as primary land use are required to maintain the coastal habitats.		
Industry and a big increase in housing / population is counter intuitive to the enhancement of the natural environment.		
The people who are carers of this land don't want to be another city.		
Should not be developed. Environmental / habitats need to be kept.		
Increased traffic, impacts to groundwater, pollution, light and noise are not conducive to enhancing natural amenity. There are increased biosecurity risks from invasive species such as cats, dogs and weeds.		
The proposal to remove the sentence 'There is also a need to ensure that depleted leases be properly rehabilitated to suit the future land use' is not supported; it should be retained and expanded to outline how the underlying environmental assets will be protected.	<p><b>Response No. 11.2</b></p> <p>Supported.</p>	<p><b>Recommendation No. 11.2</b></p> <p>This section of the proposed update to the Litchfield Subregional Land Use Plan has been updated in response to submitter concerns.</p>

Comments grouped by issue	Response	Recommendation
Issue No 12: Impacts to Conservation and biodiversity areas		
Sustaining crocodile habitat and commercial egg harvest in Melacca Swamp, which may be affected by groundwater extraction through horticulture proposed for Koolpinyah east of Gunn Point Road.	<b>Response No. 12.1</b>  While development envisaged by the current and proposed Litchfield Subregional Land Use Framework will be at the expense of some natural vegetation within undeveloped portions of the study area, the developments themselves will need to demonstrate adherence to environmental processes and regulatory requirements.  Natural resource investigations have identified areas which should not be developed as they include constraints such as priority environmental areas.  The proposed Update to the Litchfield Subregional Land Use Plan seeks to accommodate anticipated growth in a manner which minimises impacts upon the environment and water supply. This may be achieved through predicting and providing for the needs of new development areas and factoring the supply of utilities into infrastructure plans.  As per Recommendation 3.1 it is proposed to increase the identification of land for Conservation purposes across the study area.	<b>Recommendation No. 12.1</b>  As per Recommendation 3.1
A series of corridors of native vegetation zoned as “Mangrove / Conservation” should link Shoal Bay Coastal Reserve with the mangrove systems near the mouth of the Adelaide River already recognised as Conservation.		
It is recommended to re-focus on environmental planning for appropriate long term management of the unique confluence of biodiverse ecosystems found on the Gunn Point Peninsula.		
All areas currently zoned as conservation should be retained with conservation as the primary land use.  These areas should be linked both north to south and east to west with wildlife corridors that need to be protected from extractive mining. High value areas such as rainforest and threatened species habitat patches need a wide buffer from adjoining land uses.  Seasonal and permanent groundwater dependent ecosystems such as Bankers Jungle need to be managed so as to maintain the hydrology; thus wide buffers and manage other land uses so as to maintain groundwater flows.		
It is recommended to pursue Environmental Assessment of industrialisation of Darwin Harbour to inform any foreseeable proposals for ‘strategic industry’.		
Issue No 13: Impacts to Conservation and biodiversity areas		
Ginger Palmer’s heritage listed site known as “Ginger Palmer’s Jungle” is in this locality, namely Glyde Point.	<b>Response No. 13.1</b>  Refer Response 10.1	<b>Recommendation No. 13.1</b>  Refer Recommendation 10.1

Comments grouped by issue	Response	Recommendation
It should be left alone. Nature should be left alone. Why does the NTG continually need to build for people who leave?		
It (Development) will destroy Ginger Palmers Jungle and several Tiwi burial sites located there.		
Update Leaders Creek. Leave Glyde Point and Ginger Palmers Jungle along – NTG should of consulted living family members – do your homework.		
Next time do your homework and consult living family members of Ginger Palmer aka Clayton family.  NT Government should have done their research and try to contact living descendants of Ginger Palmer as there are 6 living grandchildren.  Ginger also has 48 great grandchildren living, 100+ great great grandchildren, 12 great great great grandchildren.		
We should have all been informed of such future destruction to the area where our grandfather, great grandfather, g-g-grandfather, g-g-g grandfather safely kept women and children during the Bombing of Darwin. All family members have been told about this and all disagree about the whole destruction.		

**THEME No. 6: Shoal Bay Coastal Reserve South Murrumujuk and Recreation**

Comments grouped by issue	Response	Recommendation
<b>Issue No 14: Protect Shoal Bay</b>		
The development needs to be away from the Shoal Bay reserve to preserve the natural habitat.	<b>Response No. 14.1</b>  Supported with modification.	<b>Recommendation No. 14.1</b>  Modify the plans associated with the Proposed Update to the LSLUP to expand identification of Conservation areas.  The retained areas of Shoal Bay Coastal Reserve and areas west of Gunn Point Road identified by the
The whole of Shoal Bay Coastal Reserve should be classified as "Mangrove / Conservation".		
This area includes wetlands of international significance and		



Comments grouped by issue	Response	Recommendation
and provides an important feeding and roosting area for migratory shorebirds in their non-breeding season.		Litchfield Subregional Land Use Plan 2016 to be included within the expanded Conservation area in response submitter feedback.
If the land uses proposed by the LSLUP go ahead the valuable wetlands will be lost to bird, mammals and invertebrates that depend on them and the viability of the reserves for hunting will be destroyed.		
Issue No 15: Hunting and continued recreation		
Shoal Bay and South Murrumujuk are currently the only close hunting reserves near Darwin. With growing numbers of goose hunters in the Northern Territory it would be putting lives in danger to reduce the size of the hunting area.  Adding rural living to the eastern side of the reserve is also not a good idea.	<b>Response No. 15.1</b>  The proposed modification to the LSLUP would result in an overall decrease in the amount of land identified as Rural Area. As per recommendation 3.1 it is proposed to increase the identification of land for Conservation. There may be capacity to increase the area of the Shoal Bay Coastal Reserve as a separate process in conjunction with responsible authorities.  Additionally, the Howard Springs Hunting Reserve has 100m+ shooting buffers (No Shooting Exclusion Zones) adjacent to sensitive land uses e.g. main roads. These buffers function adequately and are suitable for application within the study area.	<b>Recommendation No. 15.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
Development will impact on area of significant and traditional hunting areas.		
Urbanising and ruining a good bit of the world plus removing even more of hunting area.		
A lot of this land is used for hunting of waterfowl and feral pig hunting. Which is one of the very few places in the NT people can access freely.		
Hunting will come in conflict with residents of Murrumujuk.		
Gunn Point is a destination for people wanting to get away from developed land, go camping 4x4 driving, and hunting. The thought of this land being destroyed for “development” is saddening.		
Maintain the area for grazing, conservation/hunting reserves. We have few enough areas where hunting is permitted without putting a township right adjacent to one of our most important ones at Shoal Bay Coastal Reserve.		

Comments grouped by issue	Response	Recommendation
The hunting areas of both Howard Springs and Shoal Bay have been a target for years, if anything these areas need to be expanded not decreased.		
Not sure why the bitumen road got put where it is allowing a bloke who stole a station to steal even more land that should have been designated hunting reserve.		
If this is going to go ahead what other areas will be opened up to the large population of waterfowl and feral pig numbers in the NT? Melacca swamp conservation area, Black Jungle reserve and Djukbinj NP will need to be open to allow the continuation of these pastimes in the area by a large amount of local people.		
What happens to those that go camping in the area, where do they go? What happens to the hunting reserves? The current pastoralist is no longer welcome?		
Howard swamp and Shoal Bay Coastal Reserve make up half of the viable hunting reserves available to the 3400 waterfowl hunters that hold a permit and the 500+ that hold a pig hunting permit. This LSLUP seriously threatens the existence of this region for hunting into the future for the reasons listed below.		
<p>Prior to 2001 Howard Swamp and Shoal Bay held water year-round.</p> <p>Since 2001 these two wetlands have not had water by September/October and have not begun to refill until late November when wet season storms and high tides coincide.</p> <p>Development in accordance with the LSLUP will exacerbate this trend.</p> <p>This puts all the hunting pressure on Harrison Dam and Lambells Lagoon hunting reserves, causing safety and crowding concerns.</p>		

Comments grouped by issue	Response	Recommendation
<p>It is incongruous that Minister Lawler is looking for a new area to create a hunting reserve near Darwin and planning to ruin two of the most valuable reserves we already have.</p>		
<p>The realignment of Gunn Point to the west of Howard River will cut through Howard Swamp Hunting Reserve. This will further diminish the size and amenity of the reserve and impact the waterfowl and hunters that depend on this area.</p>		
<p>Willard Road already exists on high ground and could be extended rather than build a major road through a swamp.</p>		
<p>If the Murrumujuk Township is created adjacent to Shoal Bay Coastal Reserve then conflict between hunters and residents is inevitable.</p> <p>We only must look at the conflict between farmers and hunters at Lambell’s Lagoon and Harrison Dam during goose season.</p> <p>We would expect residents to be horrified to see wounded magpie geese landing in their back yards should a township be situated right on the doorstep of Shoal Bay Coastal hunting reserve.</p>		
<b>Issue No 16: Access to Shoal Bay and Land Management</b>		
<p>The proposed Shoal Bay Rural Area west of Gunn Point Road will restrict access for park managers and recreational users unless formalised through boundary re-alignment or land acquisition. Recommended to realign the eastern boundary of Shoal Bay Coastal Reserve to:</p> <ul style="list-style-type: none"><li>secure access and enable land managers to minimise threats to rural residents and their property.</li><li>enable Aboriginal custodians and recreational users access to the reserve.</li></ul> <p>Modify Statement of Policy relating to Primary Industry - Construction Materials as follows:</p>	<p><b>Response No. 16.1</b></p> <p>It is noted that access to Shoal Bay Coastal Reserve will be maintained from the north and the south and detailed design may consider additional access points.</p> <p>The proposed modification to the Statement of Policy is not supported. Access points and tracks for land management and extractive industries may be considered on their merits through separate processes.</p>	<p><b>Recommendation No. 16.1</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>



Comments grouped by issue	Response	Recommendation
<i>"Access to extractive mineral sites must be maintained, with greater consideration of the adverse impacts on the local road network and authorised users."</i>		
<p>Reserve users and Parks managers require dedicated access tracks or surety of access to Parks and Reserves and not be locked out by developers / extractive operators.</p> <p>Modify Statement of Policy relating to Community Facilities and Services – Active Recreation as follows:</p> <p><i>"It is important that as the population of Darwin grows, recreational pursuits are recognised as valid uses to be balanced with development and preservation of the natural environment."</i></p>	<p><b>Response No. 16.2</b></p> <p>Supported.</p>	<p><b>Recommendation No. 16.2</b></p> <p>Modify text as proposed.</p>

#### THEME No. 7: Various

Comments grouped by issue	Response	Recommendation
Issue No. 17: Defence infrastructure conjecture		
Don't allow US defence to use any of the land and leave it in its natural state. Economics alone is not an excuse to have this area developed. When there is so much other available land around Darwin. Maybe more pressure is required for the military to relinquish some of their land around the city before they venture towards Gunn Point.	<b>Response No. 17.1</b>  There are no plans for military infrastructure on the peninsula at this time.	<b>Recommendation No. 17.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
Why the never ending rumours that the area is being considered for defence?		
Issue No. 18: Greater reference to Extractive Industries		
We support the Gunn Point peninsula project as presented however are alarmed by there being no meaningful mention of the extractive material resources current and future in the planning area. It is imperative this critical resource be addressed in this plan.	<b>Response No. 18.1</b>  The Litchfield Subregional Land Use Plan 2016 contains existing guidance for extractive industries. This includes statements of policy and a map.  No changes are proposed by the Update to the Litchfield Subregional Land Use Plans are proposed.	<b>Recommendation No. 18.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.

Comments grouped by issue	Response	Recommendation
Areas containing extractive material must be protected for the current and future needs of our community and vision and flexibility shown that would allow industry to operate in sensitive zones.		
Extractive areas and associated transport corridors need to be protected for the current and future needs of our community.		
This area has significant sand and gravel resources that need to be included in your planning so they are available for the development.		
Issue No. 19: Why was Gunn Point Road sealed?		
The other question being asked is “why was a high standard road constructed currently leading to nothing of importance?”	<b>Response No. 19.1</b>  The Transport and Civil Services Division of the Dept. of Infrastructure Planning and Logistics hold responsibility for upgrades to Gunn Point Road.	<b>Recommendation No. 19.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
I live near Gunn Point Road and the traffic volume/traffic noise has become horrific with the sealing of Gunn Point Road.		
Issue No. 20: Wastewater considerations		
Land capability assessment refers to suitability assessment for irrigated agriculture and does not consider assessment for wastewater management.  Statements are made that Murrumujuk will need to connect to town water as there is limited groundwater available but makes no mention about option for wastewater management. This issue is overlooked in the draft Concept Plan – Murrumujuk.	<b>Response No. 20.1</b>  The Litchfield Subregional Land Use Plan 2016 includes Statements of Policy regarding provision of utilities. These Statements of Policy remain suitable and are not proposed to be modified.  Proposed Statements of Policy in the Proposed Update to the Litchfield Subregional Land Use Plan require the preparation of a detailed Stormwater Management Strategy prior to development of Murrumujuk.	<b>Recommendation No. 20.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
Discussion of wastewater management options is imperative at this stage. The development will require critical infrastructure located		

Comments grouped by issue	Response	Recommendation
in a sensitive coastal environmental area. Failure to have a coordinated approach to wastewater management at this stage may ultimately result in the subdivision posing a public health and environmental risk.		
It seems that water security in this region will pose challenges for the ultimate development of the LSLUP, therefore it would be prudent for the proposed updates to consider recycling of water sources such as stormwater, sewage and greywater.		
On the basis of the information provided, it is unlikely that primary treatment on-site wastewater management systems (e.g. septic tank systems) would be suitable in this environment.	<b>Response No. 20.2</b>  Noted. Reticulated waste water treatment systems and associated sewage infrastructure are required as part of detailed design of new suburban development.	<b>Recommendation No. 20.2</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
Also Murrumujuk is located within a building control area, where the installation of onsite waste management systems is regulated by the Department of Infrastructure, Planning and Logistics – Building Advisory Services.		
I note that there was no mention of a Dump Point or sewerage facility (sullage point) for waste from traveller's motorhomes or caravans. There has to be provision for waste management. My association can assist with information on the best practices.	<b>Response No. 20.3</b>  As conveyed in a meeting with the submitter, this is something that would need to be further considered at detailed design stages.	<b>Recommendation No. 20.3</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.
<b>Issue No. 21: Too broad/limited in scope</b>		
This document is very limited in scope and overlooks significant cultural, environmental and social considerations for the development.	<b>Response No. 21.1</b>  This stage of land use planning outlines the broad considerations and overarching land uses in response to constraints and opportunities.  The future stage of preparing an Area Plan and other detailed design processes will provide greater analysis and design responses.	<b>Recommendation No. 21.1</b>  No change to the proposed Update to the Litchfield Subregional Land Use Plan.



Comments grouped by issue	Response	Recommendation
<b>Issue No. 22: Traffic and traffic related noise</b>		
<p>Any substantial development on the Gunn Point Peninsula, be it residential, commercial, agricultural or military will generate a lot more road traffic.</p> <p>At present this traffic from south will have to pass through Coolalinga and the Howard Springs Stuart Highway intersection. Both of these areas have had successive waves of piecemeal attempts to relieve traffic congestion, with limited success.</p> <p>There needs to be an alternative road and power/water services corridor built, probably from the Noonamah area, skirting the northern edge of Humpty Doo and Howard Springs. Not a simple matter but there will have to be substantial work done on the existing route and there will still only be the one access point.</p> <p>This may not suit the requirements of future defence activities.</p>	<p><b>Response No. 22.1</b></p> <p>The review of the arterial transport network is a responsibility of the Transport and Civil Services Division of the Department of Infrastructure, Planning and Logistics.</p>	<p><b>Recommendation No. 22.1</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>
<p>I live near Gunn Point Road and the traffic volume/traffic noise has become horrific with the sealing of Gunn Point Road.</p> <p>I'm concerned if full build-out of the township occurs that traffic volume will obviously increase in a major way. This will further erode the rural lifestyle and be like living on any major road in Darwin.</p>		
<p>The proposed Glyde Point connector road from Temple Terrace lights divides Howard Springs Hunting Reserve and Shoal Bay Coastal Reserve might provide an alternative access but won't significantly address future traffic increase or current situation.</p>		
<p>I note other transport corridors are mentioned in the proposal, but these have a strong industrial focus to connect future industry to the national highway and limit impacts of heavy traffic on built up areas. This does not address the impact of</p>		

Comments grouped by issue	Response	Recommendation
<p>non-heavy transport (i.e. passenger vehicles) on residents living near Gunn Point Road.</p> <p>Please give serious thought to developing roads that remove traffic off Gunn Point Road. I don't want 36,000+ people driving past my block.</p> <p>There is also only one way out of Howard River Park if an incident occurs, which is Bronzewing Avenue. Perhaps consider a feeder road north from Bronzewing Avenue to connect with proposed Glyde Point connector Road. This would provide a second way out.</p>		
I'd like to see a traffic community reference group.	<p><b>Response No. 22.2</b></p> <p>This suggestion has been relayed to the Transport and Civil Services Division of the Dept. of Infrastructure Planning and Logistics.</p>	<p><b>Recommendation No. 22.2</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>
<b>Issue No. 23: Area is lawless</b>		
<p>Area is 100% lawless. Not one law is enforced. Every weekend trespasses on our land. Cars burnt/ dumped, gun shots at night, thefts and not one police officer or Lands or Parks officer in sight. All state lack of funding.</p> <p>Key considerations include recreational hunting compliance and managing anti-social behaviour.</p>	<p><b>Response No. 23.1</b></p> <p>The study area is occasionally patrolled by rangers based at Howard Springs Nature Park. Rangers are joined, where possible, by the NT Police over school holidays and long weekends to address anti-social issues and driving on the beach (which is prohibited).</p> <p>Notwithstanding the above, it is recognised that increased regulation and policing in the area could be an appropriate intervention to address anti-social behaviour, environmental degradation and general lawlessness in the area.</p> <p>It is hoped that progressing the land use framework will support interim development such as a tourism development that could involve a caretaker which could improve monitoring and reporting in the area of the tourism development.</p> <p>It is further hoped that progressing the land use framework and the future Township will increase stewardship of the area and redness the degradation and unruly practices that have developed in recent times.</p>	<p><b>Recommendation No. 23.1</b></p> <p>No change to the proposed Update to the Litchfield Subregional Land Use Plan.</p>

