

**Project: Muirhead Residential  
Development  
Implementation of Approval  
Conditions 2012-2013**

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# 1 Project background

## 1.1 Project description

Defence Housing Australia (DHA) (the Proponent) received approval to develop a 1,211 dwelling residential subdivision (the Development) on a 167.6 ha land parcel in the northern suburbs of Darwin, NT (the Project Area).

On 2 July 2010, the Department of Sustainability, Environment, Water, Population and Communities (the Department) (formally Department of the Environment, Water, Heritage and the Arts - DEWHA) advised that it had determined that the Proposed Development is a Controlled Action and the Development was subsequently assessed through Preliminary Documentation.

The Proposed Development was determined to have the potential to have a significant impact on the environment through a Commonwealth action under Section 28 of the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) and is therefore defined as a Controlled action. Following assessment of the approval the Development was approved subject to conditions, several of which require some degree of on-going work.

### 1.1.1 Project Approvals

The approval for the Muirhead Subdivision was issued on 30 March 2011 and included 14 conditions of approval. These conditions range from prohibitions in developing in specific areas, to the management of construction and the provision of specific management plans. The latter are tied to specific stages of the Development. A summary of the conditions of approval is provided at Table 1 below:

**Table 1: Summary of approval conditions**

Summary of Approval conditions		
Approval condition	Description	Status
1	Buffalo Creek Water Quality Improvement Plan	<p>Complete.</p> <p>Final Buffalo Creek Water Quality Improvement Plan was accepted and approved by the Department on 19 March 2013</p>
	<p>There are ongoing concerns regarding the water quality in Buffalo Creek. While the development will only have a minor contribution to the catchment, this condition requires the preparation of a comprehensive plan to address water quality issues.</p> <p>The preparation of the plan has been informed by the development of the Nutrient Fate Model as discussed in the item below.</p> <p>The draft plan was provided to the Department on 24 January 2013, and following revisions to address comments was accepted as final on 19 March 2013.</p>	
2	Nutrient Fate Modelling Study	<p>Complete</p> <p>Draft report prepared and submitted to the Department on 27 March 2012. Following review and revisions in response to comments the final plan was accepted.</p> <p>Nutrient Fate Model approved by the Department on 10 September 2012, and provided to interested</p>
	<p>The intent of this condition is to provide a more detailed picture of water quality in Buffalo Creek through the development of a model of nutrient cycling and breakdown.</p> <p>Completion of this report requires the convening of an expert workshop to set the model parameters.</p>	

## Summary of Approval conditions

Approval condition		Description	Status
		A detailed conceptual model of nutrient flows will then be developed that identifies the major sources of nutrients, and how these move through the creek system. This has the potential to become a powerful tool when planning water quality improvement works.	stakeholders. .
3	Stormwater Management Plan	A comprehensive stormwater management plan must be developed and accepted by the Minister for the Environment prior to Stage 2 works commencing.	Complete. Submitted to the Department 21 February 2012. Approved 18 April 2012.
4	Biting Insect Management Plan	A plan to manage potential impacts on human health from biting insects must be developed. This must consider both the direct impacts on human health as well as the environmental impact of any proposed control measures.  In particular, the habitat for biting insects near to the development site must be assessed and any high risk sites managed to minimise impacts on human health.  This must be completed prior to the commencement of Stage 2 works.	Complete. A detailed survey of potential habitat was carried out in 2010/2011, and this was used to develop a specific management plan for this issue. Submitted to the Department 21 February 2012. Approved 18 April 2012.
5	Sewage Plant Buffer Zone	Development must take into account the buffer zone from the Leanyer Sanderson Wastewater Stabilisation Ponds.	Complete. Incorporated into layout designs.
6	Management of any discovery of heritage items during construction works	Should any heritage items be discovered during construction works must cease while an assessment is undertaken.	Ongoing. To date no heritage items have been identified within construction areas. Included in Construction Environmental Management Plans
7	Habitat Assessment Study for the Water Mouse ( <i>Xeromys myoides</i> )	A detailed habitat utilisation study was required to provide further assurance that the species was not present on or near the site.  While fauna surveys were undertaken as part of the environmental assessment, the Water Mouse is a cryptic species and is known to be difficult to detect.	Complete Submitted to the Department 21 February 2012. No Water Mouse were detected, despite extensive investigations Report accepted and approved 11 April 2012.
8	Notification of commencement of action	DHA must notify the Department in writing as to when the action has commenced within ten (10) business days.	Action commenced April 2011 Construction start date noted in correspondence to Department immediately before construction commenced, but not specifically notified afterwards. This was immediately rectified when noticed. Specific notification of Stage 2 commencement sent to SEWPAC in April 2012. Notification of construction commencement for Stage 3 provided to SEWPAC on 22 March 2013

## Summary of Approval conditions

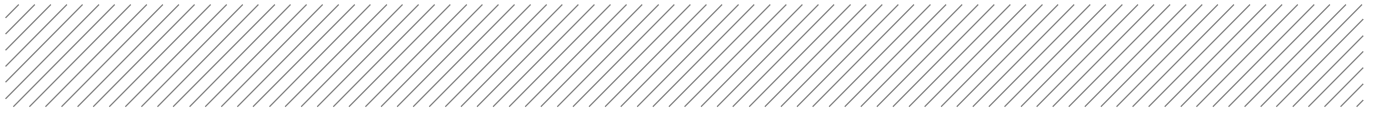
Approval condition	Description	Status
9	Annual reporting of compliance against approval conditions	Complete. Report submitted late due to the focus on completing other priority items to enable Stage 2 to commence on schedule.
10	Requirement to seek prior approval for changes to management plans.	Ongoing. No changes to either the form or implementation of current plans is expected or likely.
11	Minister for the Environment may request revision of plans prepared under these approval conditions.	Ongoing. No changes to either the form or implementation of current plans is expected or likely.
12	If the action has not substantially commenced after five years, the proponent must seek written approval from the Minister before commencing.	Complete. No longer applicable as construction has now commenced.
13	The person taking the action must maintain accurate records of all activities relating to the implementation of approval conditions.  These must be made available to the Department upon request.	Ongoing. Construction Environmental Management Plans are now in place, with reporting mechanisms developed to control environmental impacts.
14	All management plans and other correspondence must be published on the proponent's website within one month of being finalised.	Complete. Plans are now being published on the project website.

# Appendices



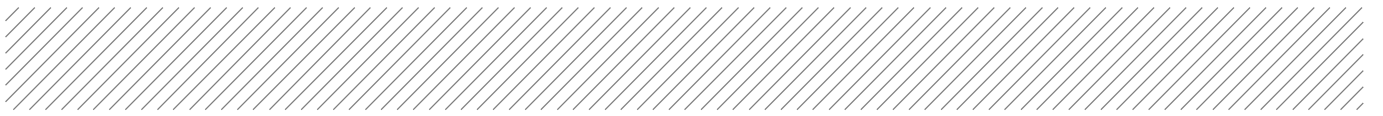






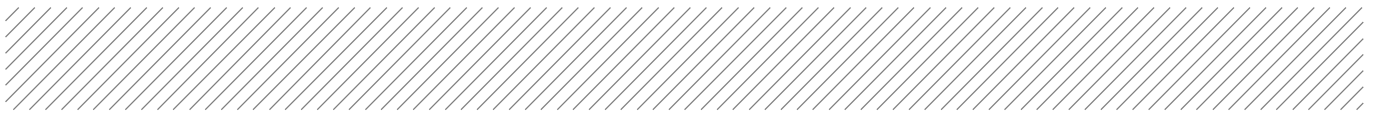
# Appendix A

# Buffalo Creek Water Quality Improvement Plan



# Appendix B

## Nutrient Fate Model





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