

Development Consent Authority
Land and Planning Services (Dept of Lands Planning and Environment)
GPO Box 1680
Darwin NT 0801

RE: **OBJECTION TO PROPOSAL FOR DEVELOPMENT APPLICATION for Lot 05961 Hundred of Bagot, 31 Muramats Road, Hudson Creek East Arm NT.**

Dear Sir/Madam

I am writing on behalf of our members who operate short term accommodation businesses in Darwin in relation to a development application for a temporary mooring of a 310 bed accommodation barge, the “Bibby Progress” (with ancillary uses including restaurant, shops and offices) and associated on shore car parking at address Section 05961 Hundred of Bagot 31 MURAMATS RD EAST ARM

The proposal to locate an accommodation barge described as being built to “Australian hotel standards” by the applicant is of concern to our members who operate compliant accommodation properties in Darwin.

The characteristics of the floating barge the “Bibby Progress” is very similar to a hotel, described by the applicant as follows:

- Sleeping accommodation 155 en-suite rooms, also described as 310 rooms (maximum of 287 “guests”)
- Restaurant
- Commercial Kitchen
- Gym
- Bar & Lounge
- Main Laundry and Linen Stores
- Two Guest Laundries

Whilst we read the proponent does not wish to market to the general public and states that they have no intention to compete with the existing tourist facilities in the Darwin area, we would object on behalf of our members and the accommodation industry on the basis that this development does in fact compete.

The proponent describes the facility being a “one stop accommodation facility for their long and short term needs”, which would include contractors and workers employed directly. The contractors in particular are a very important source business to the incumbent Darwin accommodation operators that have spent years in planning, with significant levels of investment into the Darwin area to accommodate all markets, including contractors on a short term basis. The accommodation

operators trade all year through busy and quiet seasons and would strongly contest that there is a “chronic shortage” of accommodation in the Darwin area.

Darwin is a seasonal destination and the incumbent operators have to ensure that all markets are serviced at all times of the year. Our members concern is that by introducing another facility on a “temporary” basis that caters to 287 guests per night will dilute the current investments built for purpose in Darwin.

The Accommodation Association of Australia, on behalf of our members would not object if the facility only catered for residents on a long term (6 month plus) residential basis rather than short stays as proposed.

The proponent has defined the accommodation as a “Hostel” which by definition includes boarding houses, guest houses, lodging houses and other premises used to provide board or lodging. The proponent also describes the staff as being “hotel staff” which we believe describes accurately the intent of this proposal, which will compete directly with our members properties.

We therefore request that this proposal be declined on the basis that it will be detrimental to the viability of the incumbent, purpose built accommodation industry of Darwin and potentially the tourism industry of the Northern Territory.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Richard Munro', written in a cursive style.

Richard Munro
Chief Executive Officer