

The Kulaluk Development Proposal  
Development Brief  
For  
The Development of Part Lot 5182,  
Bagot Road Town of Darwin  
The Gwalwa Daraniki Association Inc  
and Vysrose P/L  
August 1997

## Background to the Proposal

The Gwalwa Daraniki Association Inc (GDA) has had the intention of achieving success in the economic development of their land, with various development proposals submitted to government over a period of the last ten years.

In 1985, the consulting firm Hollingsworth Dames and Moore (HDM)<sup>1</sup> undertook a conceptual pre-feasibility study, funded by the Aboriginal Development Corporation, to assess areas that the community could develop in order to strive for economic self-determination.

At the time of the above consultancy, the community land holding was changed from a Special Purpose Lease to a Crown Lease in Perpetuity and rezoned to R6, allowing for the community to develop their land in a commercial manner.

Since the HDM consultancy was completed in 1985, there have been several initiatives by the GDA to undertake the commercial development of their land.

On 14 May 1992, the President of the GDA at the time, Ms Helen Secretary, wrote to the Chairman of the Town Planning Authority, Mr Jim Robertson, seeking his advice on how to best approach the economic development of their land; Mr Robertson responded that:

Any request for rezoning should cover the end use of the total site ... and whilst it is not for the Authority to suggest an ultimate zone for the land, given the constraints applicable and the diversity of uses that you may wish to include, a Specific Use Zone which is tailor made to suit your requirements may be the most appropriate method of approaching the rezoning.

The Gwalwa Daraniki Association Incorporated and Vysrose Pty Ltd concluded a development agreement in 1992. Bagot Road, Dick Ward Drive, Totem Road and Fitzner Drive bound the subject land, which the development agreement encompasses.

Community development plans include Joint Venture commercial development proposals, guaranteeing both the GDA and Vysrose's participation as major contributors to the Darwin economy.

Since 1993, the GDA have had a successful lease agreement with the McDonald's Restaurant on Bagot Road in the eastern part of the lease (part Lot 5182). This development is intended to become the anchor tenancy for future developments.

The Kulaluk Development Proposal forms a major part of the basis of GDA aspirations for self-determination and socioeconomic growth that will ensure the future well being, independence and stability of their economy.

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<sup>1</sup> Hollingsworth Consultants (1985) *Kulaluk Lease Area Land Development Study*, Brisbane: Hollingsworth Consultants in association with Planit Location International.