

DEPARTMENT OF LANDS AND HOUSING

Serviced Land Administration Branch

P.O. BOX 2650
DARWIN, N.T. 5794

Reference LAP 8005(5)

89-6007

The Secretary,
Aboriginal Development Foundation,
C/- Director,
Department of Aboriginal Affairs,
P.O. Box 5025,
DARWIN. N.T. 5794.

see over
S. 5

- 8 FEB 1979

WITHOUT PREJUDICE.

Dear Sir,

KULALUK - LARRAKIA PEOPLE - NEEDS CLAIM

I refer to your application for a lease over Lot 5182, Town of Darwin.

The abovementioned area is proposed for lease issue at the earliest possible date subject to any easements required by the Government, the excision of drainage reserves, the completion of the Survey, any zoning action that may be required, the closure of that part of Totem Road and the road commonly known as the 'Esplanade' which extend into the lease area, the excision of areas required for the Coconut Grove/Fannie Bay Connector Road, (any requirement which may be stated by the Commonwealth Department of Transport in relation to a flight funeral approach to the Darwin Airport), the approval of the lease grant by the Minister and subject further to the terms and conditions outlined below.

The purpose of the proposed lease is Special Community Development and the zoning will permit the following :


Any land, building or other structure which is used or intended to be used for the parking of caravans or motor homes or the erection or use of tents, mobil homes or cabins for the purposes of providing accommodation principally for the Larrakia People but does not include a caravan park or tourist park.

CONDITIONS

1. The land shall be used for the purposes of Special Community Development.
2. The lessees shall within one (1) year of the issue of this lease or within such further time as may be approved in writing by the Minister for that purpose commence to erect ablution facilities consisting of one or more buildings at a cost not less than ten thousand dollars (\$10,000) and in accordance with plans and specifications previously approved by the Minister in writing and shall complete the erection of the said building or buildings at a cost of not less than the said sum in accordance with any Act, Regulation or Ordinance within two (2) years or within such further time as may be approved in writing by the Minister and shall thereafter maintain and repair and keep in repair all buildings and erections on the said land at a cost not less than the said sum all to the satisfaction of the Minister.

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3. The lessees shall securely fence the land to the satisfaction of the Minister within twelve (12) months of the issue of the lease or within such further time as may be approved in writing by the Minister and the fencing shall thereafter be maintained to the satisfaction of the Minister.
 4. All areas not occupied by buildings, drive-ways or car parking areas shall be landscaped with trees, shrubs and other suitable materials to the satisfaction of the Minister within two(2) years of the issue of the lease and shall thereafter be maintained. "Landscaped" may include natural cover over all or part of the landscaped area.
 5. The lessees shall not remove or destroy any live mature trees from the land except as required within the context of a development plan approved by the Planning Branch, Department of Lands & Housing.
 6. The lessees shall submit dimensioned sketch plans for the development of the site including a plan showing areas to be landscaped, to the Planning Branch for planning approval prior to the submission of building plans to the Building Authority for building approval.
 7. The lessees shall within six (6) months of the issue of the lease remove any existing structures on the land which do not have approval from the Building Authority.
 8. The lessees shall not impede the survey, construction or traffic flow within the portion of land excised from the lease for the Coconut Grove/Fannie Bay connector road as required at no cost to the Government.
 9. The lessees shall seek the advice of the Department of Transport and Works and shall obey any restrictions placed on the locations of entrances onto the lease.
 10. The lessees shall within one (1) year of the issue of the lease formalise vehicular access and restricted vehicular movement on the site to defined driveways and parking areas which shall be at least formed and gravelled.
 11. A reservation or condition to permit a pedestrian access way along the fore-shore for use by the general public will be included in the lease.

As stated above, the application is subject to the approval of the Minister, any zoning amendments, and any survey action that may be required. The acceptance of the foregoing terms and conditions by yourselves should not be construed as tacit approval of the application.

Yours faithfully,

T.R. Lawler

(T.R. LAWLER)
Director

8/2/79.