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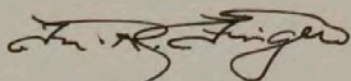
CABINET DECISION

NO. 649

Submission No.: 566
Title: YULARA TOURIST VILLAGE

Cabinet approved:

- a) the commencement of the development of the Yulara tourist village, generally in accordance with the Development Plan of December, 1978;
- b) the programming and construction of the N.T. Government component of facilities for the village, aerodrome and associated roadworks through Northern Territory Civil Works Programme, under the sponsorship of the Territory Parks and Wildlife Commission;
- c) advancement of the proposed aerodrome and associated works (\$2,530,000) to the 1979/80 Capital Works Programme; and
- d) the employment of a Project Liaison Officer on a contract basis by the Territory Parks and Wildlife Commission to represent the Commission during the design, documentation and construction of the project.



(M.R. FINGER),
Secretary to Cabinet.

10 April, 1979.

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THE NORTHERN TERRITORY OF AUSTRALIA

Copy No. 1

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FOR CABINET

SUBMISSION NO. 566

| | |
|---|--|
| Title: | YULARA TOURIST VILLAGE |
| Cabinet Member: | The Honourable P.A.E. Everingham, M.L.A. Chief Minister |
| Purpose: | To approve commencement of construction of the Yulara Tourist Village, aerodrome and associated engineering services. |
| Relation to existing policy: | Conforms with existing policy on planning for the proposed village (Decision No. 281 of April, 1978 refers) |
| Timing/ legislative priority: | Urgent. No legislative requirements |
| Announcement of decision, tabling, etc.: | Appropriate publicity should be given following a favourable decision |
| Action required before announcement: | Await receipt of public review comments which close on 9 April, 1979 |
| Staffing implications, numbers and costs, etc.: | Necessitates the engagement of a Project Liaison Officer on a contract basis for the term of the project (estimated cost \$30,000 per annum) |
| Total cost: | Interim Stage (1984) - \$12.50 m Ultimate Stage (1986) - \$15.57 m |

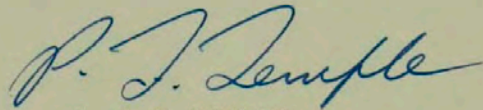
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YULARA VILLAGE

Comment by
Under Treasurer:

I would recommend that the Cabinet adopt the Report as the basis of its further development at Yulara; agree in principle to the development; approve the immediate employment of the project coordinator so that the preliminary documentation can begin.



A B ASHLEY
UNDER-TREASURER

Approved/Not Approved

29/3/79

Signed:

Date:

Comment by
Public Service
Commissioner:

Approved/Not Approved

Signed:

Date:

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YULARA TOURIST VILLAGE

Comment by
Under Treasurer:

Approved/Not Approved

Signed:

Date:

Comment by
Public Service
Commissioner:

- Need to consider capacity of Transport and Works to perform role of Project Liaison Officer.
- In view of time span for construction suggest liaison with this office regarding level and terms of employment for Project Liaison Officer.

~~Approved/Not Approved~~

Signed:

Date:

R. G. Horn
R.G. HORN

for PUBLIC SERVICE COMMISSIONER

26/3/79

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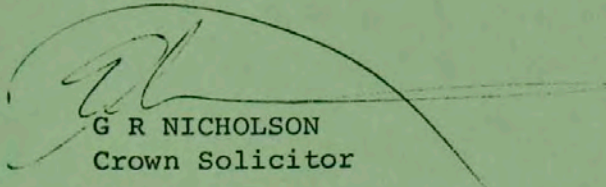
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CABINET SUBMISSION - YULARA TOURIST VILLAGE

DEPARTMENT OF LAW

There are no constitutional barriers to this proposal.

There appear to be no legal barriers to this proposal, although regard should be had to the vesting of the national park in the Director of the National Parks and Wildlife Commission, and the Aboriginal land claim under the Aboriginal Land Rights (Northern Territory) Act to the national park, townsite and surrounding unalienated Crown land.



G R NICHOLSON
Crown Solicitor

29 March 1979

THE ISSUES

1. Approval is sought to commence construction of the Yulara Tourist Village, aerodrome and associated engineering services generally in accordance with the Development Plan of December, 1978 (attachment "B").

BACKGROUND

2. By Decision No. 281 of April, 1978, Cabinet endorsed the following guidelines for the planning of the Yulara Tourist Village :-
 - (a) the planning and construction of the Yulara Village to service the Uluru (Ayers Rock/Mt. Olga) National Park be undertaken by the Northern Territory Government with a target completion by 1984;
 - (b) the Northern Territory Government will construct the infrastructure services to provide for its own building requirements and to provide serviced leases for private development of tourist facilities, with a target completion by 1982; and
 - (c) the management and control of the tourist village to be under the control of the Territory Parks and Wildlife Commission.
3. Contracts are in the process of being let for the interim access road and water supply works (\$500,000) as approved by Decision 560 of January, 1979. Cash expenditure of \$300,000 should be achieved in 1978/79.
4. The Yulara Village Development Plan of December, 1978, has been widely circulated throughout Government, interested organisations and the tourist industry generally. The report has also been made available for public review throughout Australia, with comments being requested by 9 April, 1979.

The public review meets some requirements of the Town Planning Board and the Commonwealth Department of Science and Environment.

CONSIDERATION OF THE ISSUES

5. The need for the new village has been the subject of numerous investigations, committees of inquiry, reports and considerations by Governments for the past ten years. The importance of the proposed village to tourism in Australia and in particular to the Northern Territory is significant and requires a variety of facilities up to an international standard.
6. The target completion dates envisaged in Decision 281 have been incorporated in the Development Plan's programming network and are achievable if there is an early commencement of construction in 1979/80.
7. The existing airstrip at the base of Ayers Rock has been a major concern for many years. The recent announcement of the introduction of F27 aircraft to operate the route necessitates advancement of construction of the proposed new aerodrome to 1979/80. Design of the aerodrome has commenced and it is expected that tenders could be called in June, 1979.
8. Stage I of the Petermann Road (Erlunda to Angus Downs) is currently under construction. Stage II has been programmed separately on the 1979/80 Civil Works Programme and the road should be completed by December, 1981 which assists the completion of the village infrastructure services. The completion of the first new campground at the village site has been programmed to cater for the anticipated upsurge in road visitors following completion of the new road.
9. A major implication of this important development in the arid region is the control of environmental standards and impacts,

during the design and construction stages. It is also important to integrate the Government and private developments at Yulara in terms of design and construction. A Project Liaison Officer will be employed by the Territory Parks to represent the views of the Commission and provide necessary liaison with the Department of Transport and Works during the design and construction stages.

10. An Aboriginal land claim has been made over the National Park and surrounding region, including the village site. This claim is being contested on the basis that the village site is a proclaimed townsite. A decision of the Government to proceed with construction of the Village could influence the hearing of the land claim. If the land claim is successful it may be possible to negotiate a lease, as has been done in the Alligator Rivers Region.

OPTIONS

11. The first option available is to not move the existing tourist facilities. This would require considerable improvement and expansion of the existing facilities and has substantial environmental and cost implications. It would also have a severe adverse effect on tourism in Australia in view of the national importance of the "Rock". This option is contrary to all recommendations made by numerous authorities over the past ten years.
12. The alternative option is to relocate all tourist facilities to the Yulara townsite. This option is the most economical solution to cater for increasing numbers of visitors to the Park and still conserve the national attractions of the Park. Initially, it is proposed that the village should be constructed to an interim stage to accommodate a total population (visitors and residents) of 4200 persons with a target completion of 1984.

Should tourist projection figures prove realistic over the next few years, the Development Plan allows for further expansion of the village to provide for a maximum of 6100 population by the end of 1986.

THE PUBLIC IMPACT OF THE RECOMMENDATION

13. Indication of a favourable decision on early commencement of the Village has been favourably received by the tourist industry. Commencement of a project of this size will assist the currently depressed construction market in the Central Australian region.

FINANCIAL CONSIDERATIONS

14. The preliminary estimates of cost for the project detailed in the attached Development Plan, are summarised as follows:-

| | <u>Interim Stage</u> (1984) | <u>Ultimate Stage</u> (1986) |
|--|--------------------------------|---------------------------------|
| Village Services | 7.02 m | 8.45 m |
| Government Buildings (excluding Commonwealth) | 2.78 m | 4.42 m |
| Aerodrome | 2.20 m | 2.20 m |
| Telecommunications | .50 m | .50 m |
| | <u>\$12.50 m</u> | <u>\$15.57 m</u> |

15. Estimated annual cash requirements for the interim stage development, excluding the Petermann Road, are as follows:-

| <u>1979/80</u> | <u>1980/81</u> | <u>1981/82</u> | <u>1982/83</u> | <u>1983/84</u> |
|----------------|----------------|----------------|----------------|----------------|
| \$2.70 m | \$4.47 m | \$1.59 m | \$2.04 m | \$1.40 m |

16. Inclusion of this project in the Northern Territory Civil Works Programme is subject to agreement with the Commonwealth on a satisfactory base level for Civil Works. This matter is currently

under discussion with Commonwealth officers who have indicated their support for this project because of its national significance.

17. In discussions with Treasury officials it is not proposed that the level of subsidisation for services at Yulara Village, following construction and leasing should be any greater than other communities in the Northern Territory. This matter will be the subject of a further submission on the management of the tourist village by the Territory Parks and Wildlife Commission.

CO-ORDINATION

18. The Departments of the Treasury, Chief Minister, Law, Transport and Works, Community Development and Industrial Development, and the Public Service Commissioner have been consulted and their respective comments are reflected in this submission and the attachments. (Attachment "A")

A

PUBLICITY

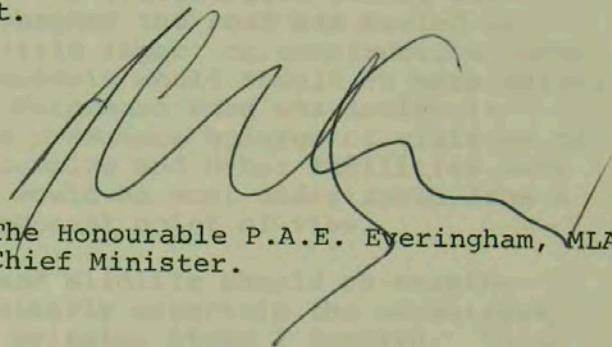
19. Appropriate publicity should be prepared for national release to all media if a favourable decision is given.

TIMING

20. An early favourable decision on this submission will ensure achievement of the completion dates envisaged in Decision 281 and the Development Plan Programming network. It will also enable early commencement of works through inclusion on the 1979/80 Civil Works Programme.

21. It is recommended that Cabinet approve:-

- (a) The commencement of the development of the Yulara tourist village, generally in accordance with the Development Plan of December, 1978;
- (b) the programming and construction of the N.T. Government component of facilities for the village, aerodrome and associated roadworks through Northern Territory Civil Works Programme, under the sponsorship of the Territory Parks and Wildlife Commission.
- (c) Advancement of the proposed aerodrome and associated works (\$2,530,000) to the 1979/80 Capital Works Programme.
- (d) the employment of a Project Liaison Officer on a Contract basis by the Territory Parks and Wildlife Commission to represent the Commission during the design, documentation and construction of the project.



The Honourable P.A.E. Everingham, MLA
Chief Minister.

MEMORANDUM

TO: DIRECTOR
TERRITORY PARKS & WILDLIFE COMMISSION

DATE: 26/3/79

FROM: DIRECTOR GENERAL

REF: 78/185

RE: DRAFT CABINET SUBMISSION - YULARA TOURIST VILLAGE

Comments by this department concerning the above are as follows:

Page 3/4, Para 3. Final Submission will no doubt take into account any public comment resulting from public review throughout Australia.

Page 4, Para 8. Mr Lynagh considered it important that Stage 2 of Petermann Road be brought forward to time-in with heavy traffic which would be utilizing the road during the construction phase. If the road was not sealed high freight costs would result. This could be a major deterrent to construction.

Mr Dacey believed the freight/cost factor was exaggerated and whether the road was sealed or not would make little impact on construction costs. A cost-benefit analysis would result in more delays. Additionally, if Petermann Road was sealed it would result in a premature upsurge of visitors to the park before camping and other facilities were available. This would be most undesirable from a control and environment point of view.

Territory Parks and Wildlife should re-examine this aspect and clearly ascertain the advantages/disadvantages of bringing Stage 2 forward. These findings should be spelled out in the Submission.

Page 5, Para 9. There is firm support for T.P.W.C. to be responsible for the planning, construction and management of the village. It was agreed that the experience and calibre of the proposed project officer would be critical to achieve the most economical and effective construction, and co-ordination of village development.

It was important that consultation take place between T.P.W.C. and the Office of Special Development Projects (which should accrue considerable experience from Jabiru) and with the Town Planning Board, Department of Lands and Housing.

Page 5, Para 10. The submission skims over the significance and relevance of the Aboriginal Land Claim. While it is noted that the village-site is a proclaimed town-site the question of what would happen if the Land Claim over the National Park was found in favour of the Aboriginals, is left begging.

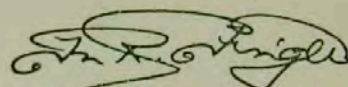
The implications of a successful Aboriginal Land Claim over the National Park needs to be fully spelled out.

Pages 5-6, Para 11. The argument concerning the importance of a National Park and the proposed village could be strengthened by pointing out the village's significance to tourism on a National basis. Many overseas visitors come to Australia to see "the reef" and "the Rock" - all States stand to gain from the spin-off that these attractions generate.

Page 8, Para 16. The alleged support of Commonwealth officers in relation to financial arrangements should be checked with Treasury. While it is agreed there was sympathy for the proposals, no commitment has been made.

Aboriginal Involvement

While not immediately relevant to the current Submission, the need for Aboriginal representation and involvement, other than being mere peddlers of artifacts, requires consideration and planning. The attitude of the Commonwealth Government (folio 187) also requires taking into account. Adequate provision for participation by Aboriginals in the project might offset some of the criticism implicit in Commonwealth attitudes. Aboriginal involvement should be thoroughly investigated and specific proposals embodied in later Submissions concerning Village Park management proposals. These should embrace appropriate training and employment opportunities in hotel/motel services and catering, village servicing contracts, Park Rangers, etc. It is also considered that there ought to be direct Aboriginal representation in any village management committee or body that might later be established.



(M.R. FINGER)



Telex: ELANT 85 338

Telephone: 81 4488

Our Ref : 78/1809

Your Ref: 79/62

SECRETARY,
DEPARTMENT OF INDUSTRIAL DEVELOPMENT

P.O. BOX 5160,
DARWIN, N.T. 5794
AUSTRALIA

26 March 1979

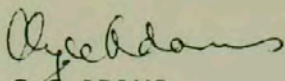
Director
Territory Parks & Wildlife
Commission
P O Box 38496
WINNELLIE N T 5789

(Attention : Mr T M Dacey)

I refer to your memo of 20 March about the Yulara Tourist Village, of which I have made a quick study.

I can see no reason to alter the draft except that Cabinet may well query what is to be done about accommodating the increasing numbers of tourists until the village is completed. Will existing operators be permitted and encouraged to expand their facilities?

It would seem important for that particular issue to be clarified.


C G ADAMS
Secretary



NORTHERN TERRITORY OF AUSTRALIA

DEPARTMENT OF TRANSPORT AND WORKS

P.O. BOX 2520,
DARWIN, N.T. 5794

REFERENCE:

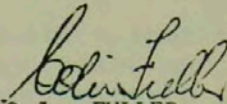
28th March 1979

The Director,
Territory Parks & Wildlife Commission,
P.O. Box 38496,
WINNELLIE N.T. 5789

ATTENTION: MR. T. DACEY

DRAFT CABINET SUBMISSION - YULARA TOURIST VILLAGE

This Department has been involved throughout the development of the proposal to relocate tourist facilities to the Yulara Townsite. We fully support the cabinet submission as drafted and have no further comment to make at this stage.


C.J. FULLER
Deputy Secretary



NORTHERN TERRITORY OF AUSTRALIA

DEPARTMENT OF TRANSPORT AND WORKS

P.O. BOX 2520.
DARWIN, N.T. 5794

REFERENCE:

30 March 1979

The Director,
Territory Parks and Wildlife Commission,
P.O. Box 38496,
WINNELLIE N.T. 5789

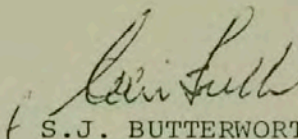
ATTENTION: MR. T. DACEY

YULARA TOURIST VILLAGE

I refer to your verbal enquiry on the likely cost saving achievable by delaying the Yulara Tourist Village project until the Petermann Road is completed.

We concede that freight costs may be slightly higher owing to the current state of the road, however we believe this is only minimal as the project is largely labour orientated. Any economies which may be effected in this way would be more than offset by an increased project cost due to inflation.

It should also be taken into consideration that the current tendering situation is extremely competitive and any delay to the project would jeopardise the opportunity to take full advantage of the market.


S.J. BUTTERWORTH
for Director of Works