

Kahlin Compound and Old Darwin Hospital site and Flagstaff Park Community Consultation

Frequently Asked Questions

What is the new concept plan for the Kahlin Compound and Old Darwin Hospital site?

About 60 per cent of the Kahlin Compound and Old Darwin Hospital site is proposed as residential to ensure the project is commercially viable. The site should not be overdeveloped and will be of high quality to complement existing housing in Larrakeyah and Cullen Bay.

The primary residential area could be located on the south-western side of the Kahlin Compound and Old Hospital site, near existing housing in Larrakeyah and Cullen Bay, to take advantage of the Cullen Bay views. Low density residential could follow the size and pattern of residential blocks in the adjacent Larrakeyah district with a mixture of Medium Density (possibly up to four storeys) and Multiple Dwelling (possibly up to two storeys) incorporated and could potentially include a retirement village.

A landscaped pedestrian link is included in the draft plan as a way to bisect the residential precinct and provide a safe, shaded linkage between the site and surrounding areas. The areas between the residential precinct could be separated from existing housing areas by landscaped areas.

A major design element proposed is creating a new 'gateway' entrance to the Myilly Point precinct.

An extension of Mitchell Street could follow the original design to create a new road to divide the Kahlin Compound and Old Hospital site and delineate the residential and open space areas. The proposal is to directly link the parkland to the Myilly Point Heritage Precinct and create a larger heritage and parkland area.

The existing roundabout at the intersection of Kahlin Avenue, Lambell Terrace and Smith Street would then be relocated to the new intersection with Mitchell Street, Marina Boulevard and a realigned Kahlin Avenue.

A second residential area is proposed next to the existing Myilly Towers and could be predominately taller buildings (up to eight storeys is suggested) and needs to consider existing residential buildings, the heritage precinct and possibly feature a "gateway" element.

What is the new concept plan for Flagstaff Park?

Flagstaff Park, which is a large area that is rarely used by the public, could remain predominantly open space as part of the concept plan.

There are two options for residential development on the Myilly Point site – either the south-west side (overlooking Cullen Bay) or the north-east side (overlooking Mindil Beach) – both could mirror the density on Marina Boulevard and Myilly Towers. The draft plan identifies the south-west side as appropriate for residential development, to promote coastal views for new residents, while allowing the northern and western cliff edges to be enjoyed by the public. Locating a residential building on the northern side of this strip of land could also be considered.

The historic Nurses Walk will be protected and remain a main access to Mindil Beach.

Where are the two sites?



The Kahlin Compound and Old Darwin Hospital site is 8.7 hectares and about 1.8 kilometres from the Darwin CBD at the end of Mitchell Street. It is defined by Kahlin Avenue on its northern boundary, Lambell Terrace on its eastern boundary and residential buildings on its southern and western boundaries.

Flagstaff Park sits on the peninsula, Myilly Point, about 2.1 kilometres north-west of the Darwin CBD. The 4.3 hectare site includes two private lots. The site is defined by cliff edges on the northern, western and southern boundaries and adjoins Myilly Towers to the east.

What is the historical significance of the Kahlin Compound and Old Darwin Hospital site?

It is crucial to commemorate the former Kahlin Compound and Old Darwin Hospital in the site's concept plan, with opportunities to celebrate Darwin's early history through the link with an expanded Myilly Point Heritage Precinct.

The land is Larrakia country and Kahlin Compound was established in 1913 to house Aboriginal people. Members of the Stolen Generation were brought here from across the Territory.

Survivors of the Kahlin Compound endured some of the darkest times in the Northern Territory's history and many are now Darwin's oldest, prominent Aboriginal families. The compound was closed in 1938 following outrage at the living conditions and was taken over by the military.

In 1941, construction began on an 89-bed hospital on the Lambell Terrace site, which was bombed a number of times before it was rebuilt and then extensively damaged by Cyclone Tracey in 1974.

In 1980, the hospital moved to a new site at Casuarina. The old hospital buildings became a temporary home for the Larrakeyah Primary School and the predecessor to Charles Darwin University, before being demolished in the late 1990s.

What is the historical significance of Flagstaff Park?

Before Cullen Bay was built, Myilly Point, originally known as Dead Horse Point, was a peninsula and housed a number of residential buildings up until Cyclone Tracy in 1974.

In the 1930s an elevated home known as Flagstaff House was built to accommodate senior military staff on the portion of land at the tip of the Myilly Point peninsula, now known as Flagstaff Park.

A number of public service houses destroyed in Cyclone Tracy were demolished, and all that remains is four pre-war houses which were designed by renowned architect B.C.G. Burnett and built in what is now the Myilly Heritage Precinct. They were used by the Commonwealth Public Service until they were badly damaged by Cyclone Tracy in 1974.



(Above) Aerial view of Myilly Point featuring the houses of senior public servants in January 1964. Photo courtesy of V Atkins Collection, Northern Territory Library

The four houses – Magistrates House, Mines House, Burnett House and Audit House – were saved from demolition, restored and now operate as the National Trust headquarters, a coffee shop and as commercial offices.

Three privately owned blocks on Myilly Point include a Harry Seidler designed house built by the Paspaley family in 1959. The strongly-built house survived Cyclone Tracy.

A path and staircase, now known as Nurses Walk, was in use, by at least the 1920s, to connect Myilly Point to Mindil Beach. It remains a main access to Little Mindil parkland at the bottom of the cliff.

Why is the Northern Territory Planning Commission revisiting the plan to redevelop both sites?

Both sites have been vacant for almost 20 years and now parts of them are derelict with large expanses that are unused and vulnerable to illegal camping.

The Northern Territory Government wanted to re-examine the most recent plans for both sites which are prime land for development and recreational use.

The Northern Territory Planning Commission (Commission) acknowledges the iconic value of this precinct to the Darwin community and therefore any development must be of the highest quality.

Will the Northern Territory Planning Commission consider our feedback?

The concept plan has deliberately been kept flexible to get extensive feedback on what level and style of development the community will accept as appropriate for the site.

The Commission will consider a report on the consultation before reporting to the Minister for Lands, Planning and the Environment. Once public feedback has been incorporated, it is intended that the concept and design brief will be used to inform an Expressions of Interest process for developing the sites, with a strong emphasis on the need for a master plan that considers the consultation report and continues to consult with the public.

When is development going to happen?

Consultation for the new concept design will end on 11 June 2014. The Commission will consider a report on the consultation before reporting to the Minister for Lands, Planning and the Environment.

It is intended that the concept and design brief will be used to inform an Expressions of Interest process for developing the sites, with a strong emphasis on the need for a master plan that considers the consultation report and continues to consult with the public.

The community has already been consulted, why do we need to be consulted again?

The new concept plan already takes into account feedback from previous consultation, but differs from previous plans in terms of the residential components, amount of parkland and linking the two sites.

The plan has increased the residential area, combined both sites and has expanded the heritage precinct.

The Commission believes it is important to talk to the community again to explain how previous consultation has been incorporated in the new concept plan and to gather feedback on the new elements.

In particular, the combination of the two sites as one precinct linking the Kahlin Compound and Old Hospital site, Flagstaff Park and the Myilly Point Heritage Precinct.

Why is there more residential areas proposed on both sites?

The Commission has reviewed previous plans for both sites in light of the need to look at developing inner city areas while carefully considering the diverse nature and rich history of both sites.

The Commission recognises the strong values and emotional ties the community has with this land, including Larrakia cultural ties, commemoration of the Kahlin Compound, the history of the Old Hospital, the Myilly Point Heritage Precinct, Cyclone Tracy, World War II and the many people who lived here.

The draft plan attempts to combine these elements to create a precinct that accords with the principles of the recent Darwin City Centre Master Plan and respects the need for community spaces.

The Commission also recognises that redevelopment of both sites need to be economically viable, with residential components supporting the extensive public spaces that remain part of the plan.

Why is a public building being looked at for either site?

Feedback in previous consultation included the idea of an iconic public building at Flagstaff Park. The idea to include a public building could be considered at either site.

How high could the residential components be?

The residential component in the Kahlin Compound and Old Hospital site is proposed to be a mix of building heights and could be up to four storeys under Medium Density (MR) zoning and up to two storeys under Multiple Dwelling (MD) zoning.

Building heights of up to eight storeys could be considered for the residential area in Flagstaff Park, either in the south-west side (overlooking Cullen Bay) opposite existing high rise along Marina Boulevard or north-east side overlooking Mindil Beach.

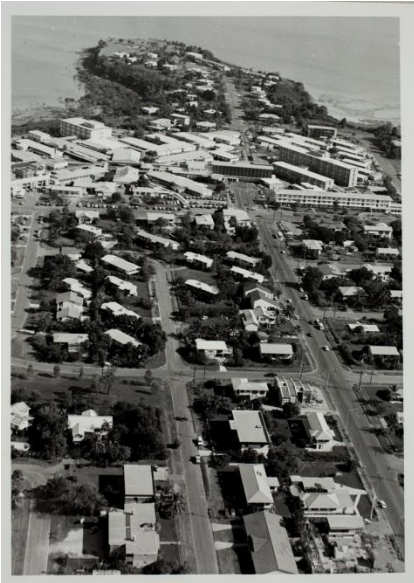
Why does the proposal include moving the Kahlin Avenue roundabout so it intersects with Marina Boulevard and Mitchell Street?

Historically Mitchell Street connected the Darwin CBD to Myilly Point and intersected the Kahlin Compound and Old Hospital site.

An extension of Mitchell Street could create a new road that could bisect the Kahlin Compound and Old Hospital site and delineate the residential and open space components. This will see the parkland linked directly to the Myilly Point Heritage Precinct.

A major redesign element is the proposal to relocate Kahlin Avenue from the roundabout at Lambell Terrace and Smith Street to the roundabout that forms the gateway entrance to Cullen Bay at the top of the hill, linking Mitchell Street to the existing Marina Boulevard.

This element was suggested during previous consultation with stakeholders, including the National Trust.



(Above) Mitchell Street used to connect with a large number of houses at Myilly Point. Photo courtesy of Northern Territory Government Photographer Collection, 1979, Northern Territory Library

What happened to the previous plans for the Kahlin Compound and Old Darwin Hospital site?

There was an unsuccessful bid in the late 1980s to turn the Kahlin Compound and Old Hospital site into a tourism and commercial development, with public protests at plans, among other issues, to demolish the four historic Burnett Houses now operated by the National Trust.

In 2008, the Northern Territory Government sought feedback on plans to develop the site into a public park with a premier residential component on the north-eastern portion, opposite Myilly Towers.

However, a 2009 financial feasibility study to test the demand for the high-end style residential development indicated the market place made it financially unviable and the project was deferred.

What happened to the plan to develop Flagstaff Park into one big park?

In 2009 a concept plan to develop Flagstaff Park on the Myilly Point peninsula received support from the community but the project did not go ahead for economic reasons.

The Commission has reviewed previous work on Flagstaff Park in developing its conceptual plan for the site.

How can I have a say on the conceptual development proposed for the two sites?

Independent local consultants Michels Warren Munday have been engaged to consult with the community and will be in contact with nearby residents and stakeholder groups to get feedback on the latest concept plan. An Open Day on 10 May 2014 from 10 am to 3 pm at Flagstaff Park will be a chance for all residents to come down, see the proposed concept and provide feedback. Anyone wanting to provide written submissions can write to penny@michelswarrenmunday.com.au, call 08 8981 6445 or go to www.planningcommission.nt.gov.au. Submissions can be made until close of business on 11 June 2014.

What will happen next?

The Commission will consider a report on the consultation before reporting to the Minister for Lands, Planning and the Environment.

It is intended that the concept and design brief will be used to inform an Expressions of Interest process for developing the sites, with a strong emphasis on the need for a master plan that considers the consultation report and continues to consult with the public.

Once a concept plan has been adopted by the Northern Territory Government, it will inform an Expression of Interest process after Government has undertaken the appropriate studies and determined the method of releasing the land.

How is the history of both sites going to be recognised in the new concept plan?

It is important that high quality development captures all of the special cultural and historic values of the site equally, including Larrakia cultural ties, commemoration of the Kahlin Compound, the history of the Old Hospital, the Myilly Point Heritage Precinct, Cyclone Tracy and World War II.

Local historian Samantha Wells consulted four key stakeholder groups representing military, Indigenous and historical links to the Kahlin Compound and Old Darwin Hospital site. Her historical research will inform commemorative elements and historical interpretation at the site.

It is intended that the commemorative elements and historical interpretation will be included in the concept and design brief, which will be used to inform an Expressions of Interest process for developing the sites. There will be a strong emphasis on the need for a master plan that considers the consultation report and continues to consult with the public.

What about increased traffic?

Once public feedback has been incorporated, the information will be used to inform a master plan for the site which will include a traffic study.

Will there be any public or affordable housing in the development?

The plan is still only a concept and has been kept flexible to give the community a chance to provide feedback on the type of residential development they think is appropriate for the site.

Will one developer be given the whole site?

Once a concept plan has been adopted by the Northern Territory Government, it will inform an Expression of Interest process after Government has undertaken the appropriate studies and determined the method of releasing the land.

How many people will be living in the area once the new development happens?

The plan is still only a concept and the Northern Territory Planning Commission welcomes the community's view on the mix of residential density they think is appropriate at both sites.

The concept plan suggests a mix of low density (up to two storeys), medium (up to four storeys) and higher density (up to eight storeys) to complement the existing residential areas.

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