



SUBMISSION

On behalf of Great Southern Cross

To the

Joint Select Committee on Northern Development

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Great Southern Cross**

February 2014

Great Southern Cross ("GSC") is a small group of private citizens concerned that Australian has not continued the nation building to ensure the well being of future generations for sixty years.

The members have no commercial interests in what is been put forward in this submission.

Inland City

Australia is a vast continent.

Its main cities and populations are located mostly near the coast. Australia has no major city located in the heart of the nation.

It is the belief of GSC that such a city is required to open up the inland to facilitate decentralisation and to service further development.

GSC has identified a large parcel of vacant crown land north east of Tennant Creek as the location for such a city.

To encourage people to populate the proposed city will require parcels of land to be developed and gifted.

The usual rates are paid and if sold, the value of improvements only can be realised.

The vacant crown land is located in the Barkly Tableland. The Barkly Tableland consists mostly of rich dark soil the size of England and stretches into western Queensland.

Presently, it is being utilised as cattle stations but has the potential to become a food bowl to supply Asia and beyond. What is required is water transfer, a diversion of the Adelaide to Darwin Railway and the possibility of utilisation of the proposed railway from Abbot Point, Queensland to Port Hedland, Western Australia by East West Line Parks, known as Project Iron Boomerang.

If indeed this project is realised the potential for the inland city to become a freight rail hub to distribute freight four ways and an industry to process/package produce for redistribution would be most advantageous.

Also the possibility of EWLP to construct a steel mill in proximity of the inland city to reduce freight costs both ways and utilise the port of Darwin as the export point for their product.

This would possibly require track duplication to Darwin (1000 km) to carry heavy freight.

The inland city could be a location for commonwealth departments to relocate. A possible industry could be gambling, similar to Las Vegas which would create a tourism component.

Due to the location the IC would enhance other tourism centres, Kakadu and Uluru regions being examples.

Australia now has one of the highest energy pricing regimes in the world. It has also very large deposits of thermal coal and gas reserves. If this trend continues no foreign capital will flow in to supply this submission or any other submission in our opinion.

To restrict our use but export to China and India in gargantuan volumes to support their development is nonsensical and this mindset. This issue needs to be addressed.

Green and red tape has also to be addressed, as it is crippling innovation and investment.

A project of this magnitude will require an accelerated immigration program based on the requirement that it is location specific and could facilitate a guest worker program into the mix.

To attract foreign investment to Northern Australia will require incentives.

Possibly by a lower taxation regime, both for investors and employees which, combined with the gifting of land would stimulate both elements of investment and resettlement.

The government interest generated for northern development is a once in a century opportunity to plan for the future and if it fails history will not look on in favour, as this nation has not only failed coming generations but also the pioneers that shaped present Australia.

Special Economic Zones

GSC supports the vision of ANDEV to create special economic zones.

We believe that Darwin should be a free port and the Northern Territory should eventually become a SEZ as a template for future taxation reform for all Australians.