



Investment Opportunity



Wallaby Beach (Wartjapa)

An exceptional investment opportunity: Wallaby Beach (Wartjapa) is a beachfront tourism accommodation opportunity located on the pristine coastline and the traditional lands of the Gumatj Clan, around five kilometres west of Nhulunbuy.

Part of the Gunyapara township lease area, five kilometres of eastern facing beachfront is sub-leased to Gumatj Corporation for the future purpose of visitor accommodation development.

Gumatj Corporation Limited is seeking interest from investors, developers and operators to shape a high-quality visitor accommodation product that is commercially sound, culturally respectful and aligned to local benefit.

The site is well positioned to nearby complementary experiences and population centres, and it is also well positioned on the northern Australian coastline to attract future cruise stopovers.

The opportunity is not a fixed masterplan. The site offers significant potential for a boutique resort, eco-lodge, cultural tourism accommodation, cabins, glamping, wellness retreats, dining, marine and fishing packages, or a staged mixed precinct. Proponents are encouraged to bring concept design, capital, operating capability and a partnership model that fits the site and Gumatj objectives.

The site benefits from the Gove Peninsula service base, nearby Nhulunbuy and Gove Airport, sealed local roads and regional utility and telecommunications systems.

TOURISM

Investment Type

- Capital investor
- Joint venture

Status

Investment ready

Region

East Arnhem, Northern Territory, Australia

Project Value

Dependent on concept

Presented to market by



DEVELOPING
EAST ARNHEM



This offering represents a rare opportunity to invest in a pristine natural location and emerging tourism destination, supported by strong demand for Aboriginal experiences, quality tourism infrastructure and a limited supply of accommodation and dining options in the Gove Peninsula.

- Long-term lease or sublease
- Joint venture or co-investment structure
- Staged or hybrid delivery model
- Development agreement
- Management or operating agreement

Key features

Premium beachfront setting

Ocean outlook, natural amenity and a scenic coastal environment.

Accessible remote appeal

Remote-place experience with Gove Airport access and sealed local road connection.

Traditional Owner-led

Gumatj-led opportunity with local protocols, decision-making and benefits built into the process.

Year-round potential

Gove's coastal climate is milder and less seasonally constrained than many Top End visitor settings.

Flexible concept

Market-led approach open to accommodation, hospitality, retreat and experience models.

Strategic fit

Aligned with East Arnhem tourism growth, Gove transition, cultural tourism and accommodation supply needs.

Partner requirement

Wallaby Beach presents a rare opportunity to develop a tourism accommodation asset in one of Australia's most distinctive coastal and cultural regions. Gumatj is looking for a partner able to respect Country, commit capital, operate well and deliver Yolŋu employment, training, procurement and enterprise outcomes.

Release considerations

- Final project footprint, site area, legal description and secure township-lease tenure to be confirmed.
- Planning controls, base zone and existing permits/applications to be confirmed through current parcel-based planning advice.
- Boundary-specific power, water, wastewater, telecommunications and access requirements to be confirmed before transaction documentation.



Company profile

DEAL is an independent, not-for-profit organisation focused on investment and economic development across East Arnhem. DEAL works alongside Yolŋu Traditional Owners, local organisations, governments and investors to support prosperity, resilience and long-term sustainability.

East Arnhem is one of the most culturally significant regions in Australia, shaped by tens of thousands of years of Yolŋu history, culture and songlines.

The vision of Yolŋu Traditional Owners is to keep communities and homelands strong while supporting meaningful, culturally informed economic development. DEAL's work is guided by these aspirations and grounded in respect for culture, Country and community.

East Arnhem is open for business—with sea, air and road corridors, high-speed fibre and a deep-water port linking the region to national and Asia-Pacific markets.

Contact

Developing East Arnhem Limited

e. invest@developingeastarnhem.com.au

