



JABIRU MASTERPLAN

DEVELOPMENT MANAGEMENT FRAMEWORK
(VERSION 2 MARCH 2026)



We pay our respects to the Mirarr Traditional Owners of Jabiru and to all Traditional Owners of Kakadu and West Arnhem as the custodians of the lands on which we work, their elders and community leaders past and present and the emerging leaders that inspire our future.

PURPOSE OF THE MANAGEMENT FRAMEWORK

The Management Framework describes the approach of Gundjeihmi [Goun-jey-me] Aboriginal Corporation Jabiru Town (GACJT) representing the Mirarr Traditional Owners in administering the Township Lease over Jabiru.

The Management Framework provides clarity on the role of GACJT and the processes and procedures that apply for successful investment and development planning, community consultation and approval of developments within the Township Lease area.

This Management Framework is intended to be read in conjunction with the Future of Jabiru Implementation Framework.

This Management Framework provides specific processes and protocols to achieve approval in the following 5 key areas, specific to Jabiru:

- (1) Lease and Sub-lease Management.*
- (2) Cultural Heritage Management.*
- (3) Development Management.*
- (4) Social Impact Management.*
- (5) Sustainability Management.*

CONTEXT OF THE MANAGEMENT FRAMEWORK

Grant of Aboriginal land

The land on which Jabiru is located is the subject of a grant of title under the Aboriginal Land Rights (Northern Territory) Act (Cth) 1976 (Land Rights Act). It is the first of its kind in Australia¹ and was formally handed back to the Kakadu Aboriginal Land Trust on behalf of the Mirarr Traditional Owners at a ceremony held in Jabiru on the 26 June 2021.

The return of the land to the Mirarr corrects the dispossession that occurred when Jabiru was constructed without Mirarr consent. It is the culmination of years of work between the Mirarr people represented by Gundjeihmi Aboriginal Corporation (GAC), the Australian Government, the Northern Territory Government and Energy Resources of Australia Ltd to secure the long-term future of the town.

Entity to hold the Section 19A Township Lease

On 23rd November 2020 the then Commonwealth Minister for Indigenous Australians, the Hon Ken Wyatt AM MP, approved GACJT as the appropriate entity to hold the section 19A Township Lease for Jabiru on the recommendation of the Northern Land Council under the Land Rights Act. GACJT is the decision-maker for tenure issues in Jabiru. GACJT also represents the Mirarr Traditional Owners in cultural heritage management and community consultation. The board of GACJT is comprised of senior Mirarr Traditional Owner directors who work with two independent directors.

Providing a secure and certain future for the town of Jabiru was a key priority in the negotiations for the return of ownership and control to the Mirarr. The commencement of the new section 19A Township Lease held by GACJT demonstrates what can be achieved by working in partnership with Traditional Owners.

¹ The grant of Jabiru as Aboriginal land under the *Aboriginal Land Rights Act (Northern Territory) Act 1976* was the first time that an entire town with a majority non-Aboriginal population came under the legal ownership of the Traditional Owners

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HOW TO USE THIS MANAGEMENT FRAMEWORK

This Jabiru Masterplan Development Management Framework (**Management Framework**) provides a framework for all sub-lessees, developers, government, contractors and project delivery teams (referred to collectively as “*Proponents*”) to follow in order to successfully meet the expectations of the GACJT, the Mirarr Traditional Owners and the local community.

The key to success is that all proponents follow one consistent management and approval process that is founded on the Vision of the Traditional Owners for the town.

To successfully deliver works in Jabiru, all delivery, implementation planning, and operational teams must be familiar with both the Implementation Framework and this Management Framework.

The processes and protocols that make up the totality of this Framework are:

1: Lease and Sub-Lease Management: Criteria for entry into sub-leases and sub-lease terms that are consistent with the Township Lease, the Masterplan, the Jabiru Town Plan and the Kakadu National Park (KNP) Plan of Management.

2: Cultural Heritage Management: Providing a transparent guide to cultural heritage clearance, approval and management, including sacred sites clearance.

3: Development Management: Ensuring planning approvals are determined consistently with the Township Lease, the Masterplan, the Jabiru Town Plan and the KNP Plan of Management.

4: Social Impact Management: Ensuring requirements and expectations from GACJT are met consistently by all organisations and contractors in relation to codes of conduct, drug & alcohol policies, and cultural awareness training & inductions.

5: Sustainability Management: Ensuring both private and public infrastructure is designed for maximum resource efficiency and sustainability for the long-term benefit of the town and the region.

Review of the Management Framework

GACJT will review and update this Management Framework from time to time to reflect changes to approval processes and new information as it is received, decisions are made, and progress is monitored. Part of the regular review will consider Program Implementation progress and updates as reported under the Implementation Framework.

Before making or implementing any substantial amendments or updates to the Management Framework which relate to specific sublessee or stakeholders, GACJT will use reasonable endeavours to provide a copy of the proposed update/s to the relevant stakeholders for comments and will attempt to incorporate any reasonable amendments into the update before finalisation.

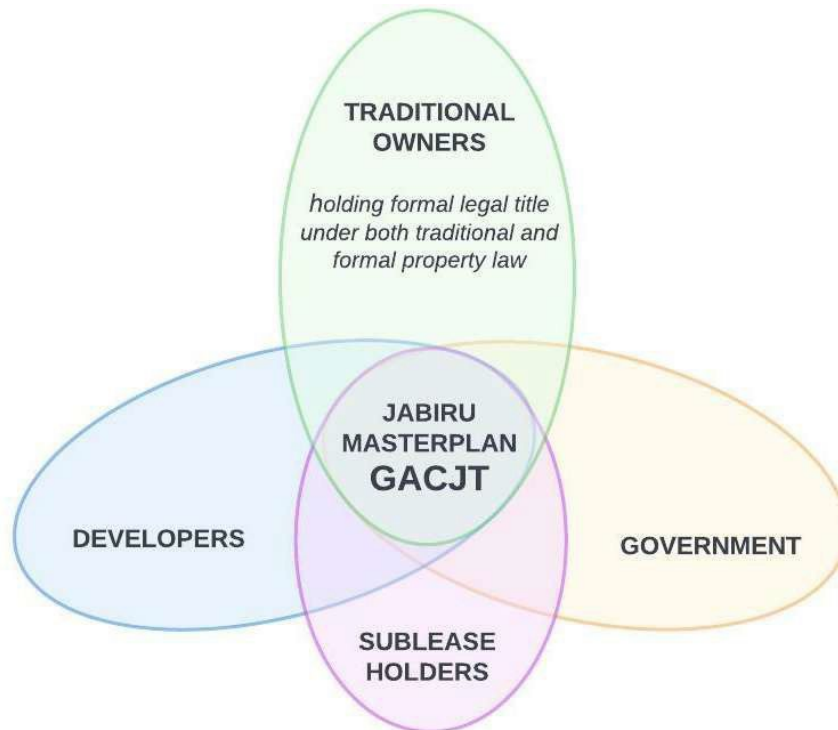
THE ROLE OF GACJT

As the head lessor over the town of Jabiru, GACJT represents the Mirarr Traditional Owners for all issues related to Jabiru. It has been established for the purpose of administering the Jabiru Township.

GACJT administers the land tenure over all of Jabiru in accordance with the Township Lease. GACJT also has a formal role under the Jabiru Town Plan to ensure compliance with the Jabiru Masterplan (Appendix A).

The Jabiru Masterplan provides the broad Vision that the Mirarr Traditional Owners have committed to for the future of the town. The adoption of the Jabiru Masterplan has provided crucial planning certainty for government and private industry.

The Jabiru Masterplan is the keystone document for all planning and development in Jabiru. The Masterplan describes a town with a strong sense of place, a strong Australian based on Aboriginal culture and the environment, and celebrating Jabiru as a unique world-class destination.



GACJT, as head lessor and custodian of the Jabiru Masterplan, plays the critical and central role of connecting decision making between the Mirarr Traditional Owners, government, sub-lease holders, and new developers.

CONSULTATION AND COMMUNICATION

It is fundamental to the overall success of Jabiru's development and transition that a transparent consultation and communication process is articulated by GACJT and that the process is followed consistently by all developers and sub-lessees.

All interested sub-lessees, investors, developers and works managers should follow a three-step approach to community consultation and communication (also referred to as community engagement). This process can be in addition to any internal policy for community engagement that may apply but cannot be a substitute for this approach.

1. Preliminary Development and Works Request

All proponents are expected to send a *Preliminary Development and Works Request* (Development Proposal Request) to GACJT via email to subleasing@gacjabiru.com.au (refer Attachment A). This should occur before formally undertaking consultations or submitting a Development Application (if a Development Application is required).

This provision of project information is the first step in obtaining GACJT and Mirarr Traditional Owner support for proposed developments, infrastructure projects and remediation works.

Development Proposal Requests are intended to identify information and approval requirements, provide advice on Mirarr Traditional Owner consultation requirements including any costs, and consider potential design issues and possible solutions based on a preliminary assessment. This request may result in the following:

- (1) GACJT preliminary approval (this is approval to proceed subject to formal approval for a sub-lease and formal development approval in accordance with the Masterplan); or
- (2) A GACJT request for further information or a revised proposal.

A preliminary approval decision will consider and comment on:

- consistency with the Mirarr Masterplan;
- advice on specific Traditional Owner requirements, if any;
- consistency with town plan / subdivision requirements; and
- Cultural Heritage Management & Protocols, including compliance with the *NT Sacred Sites Act* requirements

2. Community Consultation (if required)

If directed by GACJT, the proponent must undertake community consultation, which may include a community presentation, and which may be required for the duration of the project.

LEASE AND SUB-LEASE MANAGEMENT AND COMPLIANCE

Operation of Section 19A Township Lease

The Township Lease is held by the Mirarr Traditional Owners via GACJT. The lease provides certainty of tenure through the issuing of mid and long-term subleases. These subleases replace a similar system of 40-year subleases under which the town was constructed, and these subleases were previously issued by the Jabiru Town Development Authority. A formal land administration system for Jabiru allows government, commercial developers, and new investors to continue to invest and operate in the township.

Jabiru town lease area

The land included in the section 19A township lease is NT Portion 7874 on Plan S2021/043A.

Kakadu National Park and World Heritage Values

Jabiru is wholly within the dual World Heritage listed Kakadu National Park. Kakadu is a Commonwealth reserve and is subject to the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth) (“the EPBC Act”) and regulations.

Section 388 (1) of the EPBC Act requires GACJT to use the Township in accordance with the Kakadu National Park Plan of Management and the Jabiru Town Plan as prepared and approved in accordance with the *Environmental Protection and Biodiversity Conservation Regulations 2000* (Cth) (“EPBC Regulations”).

All proponents in Jabiru must acknowledge and agree to undertake all activities consistently with Kakadu’s World Heritage values.

Applicable Legislation

Under the section 19A lease, GACJT must use, and permit the use of, the Township as a town as described in the Jabiru Masterplan and in accordance with the EPBC Act; the EPBC Regulations; the Kakadu National Park Plan of Management; the Jabiru Masterplan; the Jabiru Town Plan; and any other Laws so far as they relate to the Township. This Development Framework assists prospective occupiers of land in Jabiru to understand this regulatory context and comply with it.

Remediation Works in Jabiru

GACJT acknowledges the Memorandum of Understanding signed in 2019 between the Commonwealth Government, the Northern Territory Government, GAC and Energy Resources Australia (MOU). The MOU required the parties to reach agreements for a range of remediation measures and investment in new works to achieve the Vision for the future of the town.

GACJT works closely with the Commonwealth and Northern Territory governments to ensure all remediation works are undertaken in accordance with the section 19A lease requirements and this Management Framework.

Sub-Lease Applications and Approvals and Improvements

All requests for a formal sublease must be directed to GACJT. Decisions are made by the board of GACJT on behalf of the Mirarr Traditional Owners using a transparent approach described in the Sub-Lease Applications and Approval Guide.

The Sub-lease Applications and Approval Guide document is a guide to applying for a sub-lease. This document has been prepared by GACJT and describes the approach of the Mirarr Traditional Owners to administering the township of Jabiru. The approach supports fair and transparent opportunity for current and future residents and investors and support services for the wider region.

The Jabiru Sub-Lease Applications and Approval Guide is publicly available and can be found at Appendix B.

Where a sub-lease is sought for a new development or a re-development (including improvement), the first step is to submit a *Preliminary Development and Works Request* (Development Proposal Request) to GACJT. More details about this is provided above on page 8 under Consultations and Communications 1. Preliminary Development and Works Request.

The process for obtaining the formal sub-lease is to submit a Sublease Request Form.

Applicants can contact GACJT for more information and support in completing the form.

Once a Sub-lease Request Form has been submitted, GACJT will review the information and will advise an applicant if further information is required. As outlined in the Sub-lease Applications and Approvals Guide, when all information has been provided including the term and purpose of the proposed sub-lease, the request will be considered by the board of GACJT for a decision. In some cases, an applicant may be invited to address a board meeting to discuss their application.

Once a decision has been made, GACJT will advise the applicant of the outcome. If successful, GACJT will prepare a draft sub-lease for the consideration of the proposed sub-lessee. Sub-leases commence on the date specified in the sub-lease for the term agreed and formalised in the sub-lease. In the great majority of cases, there will be no requirement for additional survey or subdivision as the town of Jabiru has a good supply of vacant surveyed lots connected to town services that are available for sub-leasing.

Access to Housing

As part of the Sub-Lease Applications and Approval approach, a significant pool of rental housing is sub-leased to the *Approved Housing Entity* in Jabiru to manage on behalf of GACJT and the Mirarr Traditional Owners. Jabiru Property Service Ltd (JPS), previously known as Jabiru Kabolkmakmen Ltd, a locally based not-for-profit corporation has been approved by GACJT as the Approved Housing Entity.

Approval of the entity fulfilling the role of Approved Housing Entity is conditional on the entity managing the pool of residential properties in accordance with conditions and criteria determined by GACJT. The conditions and criteria ensure access to rental housing to support economic development by requiring a transparent, consistent and fair

approach to rents and eligibility with an emphasis on community service needs. The conditions and criteria can be found in the GACJT Access to Rental Housing in Jabiru Charter.

The GACJT Access to Rental Housing in Jabiru Charter has been approved and adopted by GACJT in May 2022 and is subject to regular review. This policy is publicly available and can be found at Appendix C.

Non-Conformance Waiver Request

Appendix H, Housing Design Requirements (2021) allows for a non-conformance waiver request to be made where sub-lessees are unable to meet these requirements. A non-conformance waiver request can be submitted for Board consideration where any stakeholder is unable to meet a condition of this Management Framework. Any waiver request must be made in writing and must address the Jabiru Masterplan and Vision and establish consistency with the Development Framework and the specific appendix, if any, that the request relates to.

CULTURAL HERITAGE MANAGEMENT

'Indigenous Cultural Heritage' has the same meaning as in the United Nations Declaration on the Rights of Indigenous Peoples and includes all indigenous heritage places and objects subject to the Heritage Act NT 2011, the Northern Territory Sacred Sites Act 1982 and relevant Commonwealth heritage legislation.

All Indigenous Cultural Heritage on Mirarr Country, including Jabiru, is the Indigenous Cultural Intellectual Property of the Mirarr People. It is also confidential to the Mirarr People and cannot be dealt with without the permission of the Mirarr People in accordance with the Rights to Indigenous Knowledge (ICIP) Policy of the Mirarr People.

Any proponent, person or entity that intends to conduct Ground Disturbing Activities (as defined in the Cultural Heritage Management Protocol for Jabiru (see Appendix D) (the Protocol)) in Jabiru agrees to work cooperatively with the Mirarr traditional owners, via GACJT, to ensure the protection of Cultural Heritage in Jabiru. GACJT is central to the management of Jabiru and to the management of Cultural Heritage in Jabiru. GACJT has developed the Protocol to provide a guide to compliance that proponents must follow.

Cultural Heritage Management Protocol

This Protocol applies to all Developments and to Ground Disturbing Activities that occur in Jabiru that are subject to the area of the Jabiru Lease Area Cultural Heritage Survey conducted in 2019. This Protocol sets out the processes that Proponents must follow when undertaking any works in Jabiru, including vegetation management, to ensure that the risk of harm to any Cultural Heritage in Jabiru is minimised.

The processes in this Protocol:

- ensure respect for the cultural heritage attributes of Jabiru and maintain the Indigenous Cultural Intellectual Property rights of the Mirarr and other Bininj over their Traditional Knowledge and Traditional Cultural Expressions;
- allow the Mirarr Traditional Owners to maintain their cultural obligations over country in accordance with traditional law and custom;
- provide a basis for mutually beneficial future relationships between Proponents and the Mirarr Traditional Owners;
- enable each Proponent and the Mirarr Traditional Owners to make informed decisions about their respective interests; and
- be transparent, timely, certain and cost effective for all parties in protecting Indigenous Cultural Heritage in Jabiru.

Any Proponent must ensure that all its employees, agents, representatives and contractors engaged to work within Jabiru are aware of their obligations under this Protocol and the applicable legislation.

MASTERPLAN MANAGEMENT

GACJT as the Head Lessor and custodian of the Jabiru Masterplan recognises that a sustainable flourishing community requires investment in economic development, appropriate infrastructure and new business development across the region.

To support and guide investment, GACJT acknowledges the Jabiru Masterplan Implementation Framework under which all stakeholders and proponents are following a coordinated approach to implementation and decision making.

Jabiru Masterplan

The Jabiru Masterplan is the foundation document for all development in Jabiru. This document provides the Vision and Goals of the Mirarr Traditional Owners for Jabiru to become a *world Leading ecologically sustainable, economically, culturally, and socially vibrant community*.

The Jabiru Masterplan is a component of the Jabiru Town Plan. In accordance with the Jabiru Town Plan, the use or development of land must demonstrate that it has been taken into consideration, and the consent authority (which is established under the *Planning Act 1999* (NT)) must have regard to the Masterplan. The Northern Territory Government (NTG) applies a legislated process for receiving and assessing Development Applications (DA's). GACJT also has a role in approving development in Jabiru. GACJT is responsible for assessing whether a proposed use or development of land (a Proposal) is consistent with the Masterplan. If GACJT determines that a Proposal is consistent with the Masterplan, Part 2.6 provides for a dispensation from various development criteria and requirements contained in Part 4 of the Jabiru Town Plan which would otherwise ordinarily apply to the proposal.

Concept Planning

The Mirarr Traditional Owners, via GAC and JKL, worked with Stafford Strategy to develop preliminary design principles that informed the development of the Jabiru Business Case 2018 and the development of concept planning and design, including updates developed in 2021. These include:

- Jabiru Business Case 2018 – Executive Summary;
- Jabiru Lakefront Precinct – Detailed Concept Plan. (providing initial concept planning for the World Heritage Precinct proposed for Jabiru Lake); and
- Jabiru Concept Design Return Briefs (addressing the following: World Heritage Centre, Luxury Accommodation, Government Business Centre, General Landscape, and Lake and Wetland Landscape).

These conceptualising documents are published on GACJT's website.

The consent authority and GACJT use the above documents to inform decisions related to development approvals and proposals and to confirm consistency with the Masterplan.

Urban Design Strategy

GACJT has adopted the urban design strategy set out below to build on the concept planning undertaken by Stafford Strategy to guide the ongoing long-term development of the town. This strategy operationalises the Masterplan as it relates to Urban Design, ultimately addressing matters at the house, street, precinct and township scale. These matters may include (but are not limited to):

- built form – height, shadowing, character, amenity, diversity, materials, setbacks, lighting;
- public realm – street furniture, embellishments, crime prevention;
- transport/access – networks of footpaths, cycleways, roads and disabled access;
- legibility – pavement treatments, signage, wayfinding and sense of place;
- landscaping – safety, enhanced habitat linkages, design features at the street level and in the public realm; and
- trunk infrastructure – water, sewerage, stormwater.

The GACJT strategy is a long term five-step approach to transform the town and transform the partnerships amongst all of the parties that are key stakeholders to the Future of Jabiru Implementation Framework, which includes:

- (1) development of Design Requirements to be immediately included in subleases;
- (2) development of Design Guidelines to provide guidance for achieving the Vision;
- (3) undertaking a Gap Analysis to determine specific strategies not yet captured in the Implementation Framework;
- (4) identifying and advocating for Priority Projects that are required to realise specific strategies determined to set Jabiru's future as *a world Leading ecologically sustainable, economically, culturally, and socially vibrant community*; and
- (5) developing Jabiru Specific Urban Design Codes to provide the detailed urban design requirements that will achieve the long-term design vision for Jabiru.

Steps 1 and 2 have been undertaken as described in this Framework. GACJT will continue to implement steps 3 – 5 in partnership with government and investors as part of the long-term development management approach.

Step 1: Design Requirements

GACJT has developed Design Requirements for immediate inclusion in residential subleases to facilitate expeditious execution and ensure immediate land use is aligned with the Masterplan. These are contained in Appendix H.

Step 2: Design Guide

GACJT has taken the preliminary design principles and concept designs developed by Stafford Strategy and developed the Jabiru Design Guideline (Appendix I) to drive consistency across implementation of the Jabiru Masterplan. This Guide is applicable to all

future use and development of land in Jabiru and will ensure all proposals that are submitted to GACJT are aligned with the Jabiru Masterplan.

The Jabiru Design Guideline provides strategic direction for the long-term design outcomes intended to be achieved from both new and existing development. This guide reflects each of the eight goals of the Jabiru Masterplan and Vision to ensure all investment and development in the town will contribute to fulfilling the Mirarr Vision.

GACJT, stakeholders and proponents can rely on the Jabiru Design Guideline as the parameters for sustainability initiatives being implemented as part of remediation projects that are already underway including but not limited to:

- the Roof Remediation Project;
- the Jabiru Lake Remediation Project;
- the civil services upgrade works (sewer, water, power, stormwater, roads);
- the Weed Management and Urban Reforestation Project;
- the Landfill Remediation Project; and
- housing rectification works.

Step 3: Gap Analysis

A Gap Analysis will be undertaken, by a relevant expert, to determine specific strategies, to set Jabiru's future as a *world Leading ecologically sustainable, economically, culturally, and socially vibrant community*. It is expected that all sub-lease Approved Managing Entities will engage in this process to provide all available and necessary information to complete the Gap Analysis.

To be world leading, GACJT must first establish what the rest of the world does and knows about design in a tropical savannah climate that achieves ecological sustainable development (including cultural, environment and economic) outcomes.

The Analysis will include investigations to determine the current baseline state of Jabiru and identify specific strategies and related delivery timeframes for project and associated works that need to occur for Jabiru to become a world leader in these areas.

The primary outcome of this process will be a *Jabiru Sustainability Strategy* that establishes water, wastewater, waste and carbon emission targets and strategies for the town. This may then be used to inform development proposals, urban design codes and environmental management processes that will be implemented for the town.

Step 4: Identify Priority Projects

Upon completion of the Gap Analysis and determination of specific strategies, GACJT can then identify the projects that should be prioritized in order to set Jabiru's future as a *world Leading ecologically sustainable, economically, culturally, and socially vibrant community*. GACJT, in partnership with stakeholders and proponents, can then explore investment attraction, funding options, and partnership opportunities with universities, philanthropic and other organisations to progress the priority projects. These projects may include undertaking research to identify the most effective climatic, cultural and economically responsive design solutions.

Step 5: Jabiru Specific Urban Design Codes

As the last step in the Urban Design Strategy, GACJT will develop Jabiru Specific Design Codes to provide the detailed urban design requirements that will achieve the long-term design vision for Jabiru. These may be used to assess development applications under the Town Plan in accordance with Clause 2.6 of the Town Plan.

Development of Design Codes will take a Precinct approach which allows Design Codes to be created according to the precincts identified in the Jabiru Masterplan, providing a range of detailed architectural and landscaping design requirements to enhance the aesthetic and function of each precinct to achieve the long-term Vision and Goals of the Masterplan.

The precincts include:

1. World Heritage Precinct (including Recreation & Open Space);
2. Town Centre Precinct;
3. Industrial Area Precinct; and
4. Residential Precinct

Jabiru Specific Design Codes for Residential Infrastructure

GACJT may be supported by the *Approved Housing Entity* (AHE) and other AMEs to prioritise the development of Jabiru Specific Design Codes for Residential Infrastructure. These Design Codes will be applicable to all residential buildings and improvements to assist GACJT and the holders of residential subleases in achieving the highest standard of environmentally sensitive design and homes suited to the tropical savannah climate and the needs of the residential community. This is expected to include the following 3 step process:

1. Require all rectification and remediation works to consider passive design, materials, energy and water initiatives to achieve environmentally sensitive outcomes appropriate for a tropical savannah climate.
2. GACJT to develop an Architectural and Landscaping Design Guide for residential buildings.
3. GACJT to develop detailed Jabiru Specific Design Codes for Housing to guide all future works to achieve the long-term design vision for the Jabiru residential community. This would be a detailed housing design mandate similar to building caveats in a residential subdivision.

SOCIAL IMPACT MANAGEMENT AND COMPLIANCE

Jabiru and the surrounding region are a small but diverse community that is unique in many ways. Located within the dual World Heritage listed Kakadu National Park for both its cultural and natural values make it a privilege to both work and live in Jabiru. This benefit places important responsibilities on residents (including contractors, workers and visitors). As a starting point the Jabiru Resident's Handbook has been designed to assist new and visiting residents to gain an understanding of their responsibilities and to encourage them to take advantage of the attractions Jabiru and its surrounds have to offer. Refer to [Jabiru | West Arnhem Regional Council](#) to access the current Resident's Handbook for Jabiru.

GACJT is committed to protecting the World Heritage listed values and achieving a healthy and safe working and living environment in Jabiru for residents, workers and visitors as well as the surrounding communities.

The delivery of the full Program of works in Jabiru and Kakadu and the Rehabilitation of the Ranger Uranium Mine present potential impacts and opportunities for the town and surrounding communities of Jabiru.

All proponents undertaking works in Jabiru are required to consider the Social Impact of each project on the local and surrounding communities as part of the development of Safety Management Plans and workers accommodation strategies.

All proponents undertaking work in Jabiru are required to have policies and processes in place that address the following requirements and expectations of GACJT.

Code of Conduct

All proponents shall have a Code of Conduct applicable to all employees, contractors and consultants for both working and living in Jabiru which states –

All parties must:

- acknowledge and respect the land of Jabiru as Mirarr country;
- respect cultural differences;
- protect the safety and welfare of the community;
- read and comply with this Jabiru Development Management Framework; and
- encourage an environment that prevents sexual exploitation, abuse and harassment.

Drug & Alcohol Policy

All proponents shall have a Drug & Alcohol Policy applicable to all employees, contractors and consultants for both working and living in Jabiru which recognises that alcohol, drug and other substance abuse by workers can have serious adverse effects on their own health and safety and that of others. Proponents are asked to consider any initiatives of the local Gunbang Action Group, such as the Kakadu West Arnhem Alcohol

Management Plan, the Volatile Substance Abuse Management Plan, the Kakadu Liquor Licensing Accord and any other community initiatives.

To support the safety and wellbeing of employees, contractors and consultants, proponents are encouraged to consider recreational initiatives that support participation in alcohol-free community events, healthy sport and outdoor events and explore local attractions.

All contractors working in Jabiru on sub-leases or licenses granted by GACJT will be required to have a drug and alcohol policy which will:

- enforce a zero-alcohol tolerance for workers when operating work vehicles or participating in any work-related task;
- discourage and prevent the consumption of alcohol during work time, including lunch breaks and events, business meetings and where representing the company;
- provide relevant information materials e.g. posters, brochures and online material; and
- conduct information sessions and training on all Drug and Alcohol procedures and policies.

Inductions

All proponents are required to ensure that all employees and contractors are provided with inductions which cover key elements of this Jabiru Development Management Framework.

GACJT can assist proponents to identify approved induction resources.

Cultural Awareness Training

All proponents are required to ensure all employees, contractors and consultants undertake appropriate cultural awareness training to ensure work is undertaken with awareness and respect for the cultural landscape of Jabiru. As a minimum this will cover:

- culturally Safe Workplaces;
- working on Mirarr Country; and
- working with Bininj/Mungguy in West Arnhem.

For options regarding cultural awareness training in Jabiru, please contact GACJT. Completing the Bininj Kunwok Regional Language Centre's "Living in Jabiru Cultural Induction" course, first launched in February 2024, satisfies this Cultural Awareness Training requirement.

Local Industry Participation

Providing opportunities for local services and suppliers and supporting greater Indigenous participation is a key priority in the delivery of the Jabiru Masterplan.

All proponents of projects which require Development Approval should have a local industry participation plan which sets realistic targets.

Contribution to vocation and education opportunities, including apprenticeships, will be valued highly in the evaluation of a proponent's proposals.

GACJT can provide assistance to proponents to identify local services and suppliers.

ENVIRONMENTAL MANAGEMENT

Jabiru town is located within the World Heritage listed Kakadu National Park and is subject to special environmental protection requirements under the EPBC Act.

Developers are required to engage in environmentally sustainable development. This includes conservation and sustainable use of natural resources, conservation of biodiversity and cultural heritage sites and disaster risk reduction planning. All environmental protection legislation and relevant policies must be complied with.

All development works in Jabiru Town will need to obtain the relevant environmental approvals, which may include NT EPA, EPBC Act and regulations and KNP Plan of Management approvals prior to commencement.

GACJT may consider Environmental approvals being submitted as part of the GACJT Development Proposal Request to confirm that Environmental Approvals are being sought.

Environmental Management Plan

All proponents must ensure that they follow all environmental management plans, laws, rules and regulations as development by either the Commonwealth or Northern Territory governments as they apply to Jabiru.

Environmental Approval Obligations

All proponents should note that all Jabiru sub-leases and licences include terms requiring compliance with environmental requirements of the Town Lease and the EPBC Act and regulations.

All developments will need to obtain the relevant environmental approvals which may include EPBC, NT EPA and KNP Plan of Management approvals prior to commencement of works. Developers must obtain all relevant environmental approvals prior to commencement of work and provide evidence of this to GACJT, prior to commencement of any works.

Developers should consider each of the following aspects of the environment in Jabiru:

- conservation of the variety and integrity of distinctive physical landforms;
- protection of the quality and integrity of land and soils so that environmental values are supported and maintained;
- protection of terrestrial habitats to maintain biodiversity, ecological integrity and ecological functioning;
- protection of the hydrological regimes of groundwater and surface water so that environmental values including ecological health, land uses and the welfare and amenity of people are maintained;
- protection of aquatic habitats to maintain environmental values including biodiversity, ecological integrity and ecological functioning;

- protection of air quality and minimise emissions and their impact so that environmental values are maintained;
- minimisation of greenhouse gas emissions so as to contribute to the NT Government's aspirational target of achieving net zero greenhouse gas emissions by 2050; 30% renewable energy by 2030;
- enhancement of communities and the economy and foster resilience to a changing climate, for the welfare, amenity and benefit of current and future generations of Territorians;
- protection of sacred sites, culture and cultural heritage; and
- protection of the health of the Northern Territory Population.

Jabiru is a part of Kakadu National Park and is subject to the EPBC Act and regulations. It is also subject to the Northern Territory *Environment Protection Act*.

Developers should contact Parks Australia and the Northern Territory Government if further assistance is required on the Environmental Approval requirements.

Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) Approval

Under the EPBC Act, Jabiru is located within KNP. The KNP Management Plan 2016 – 2026 sets out how the park and its natural and cultural values will be managed, protected and conserved for the next 10 years, enabling management to proceed in an orderly way, helping reconcile competing interests and identifying priorities for the allocation of available resources.

<https://www.environment.gov.au/resource/kakadu-national-park-management-plan-2016-2026>

The Kakadu National Park Plan of Management describes the impact of EPBC regulations on the town of Jabiru.

<https://www.environment.gov.au/resource/kakadu-national-park-management-plan-2016-2026>

The objectives of the EPBC Act are to:

- provide for the protection of the environment, especially matters of national environmental significance;
- conserve Australian biodiversity;
- provide a streamlined national environmental assessment and approvals process;
- enhance the protection and management of important natural and cultural places;
- control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife;
- promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources;
- recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and
- promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

You can find the EPBC Act and approval processes at:

<https://www.environment.gov.au/epbc>

NT Environmental Protection Authority (EPA) Approval

The Northern Territory Environment Protection Authority (NT EPA) provides advice on the environmental impacts of development proposals and advice and regulatory services to encourage effective waste management, pollution control and sustainable practices.

The objectives of the NT EPA are to:

- promote ecologically sustainable development;
- protect the environment, having regard to the need to enable ecologically sustainable development;
- promote effective waste management and waste minimisation strategies; and
- enhance community and business confidence in the environmental protection regime of the Territory.

The NTEPA is responsible for Environmental Assessments (EA's) in the NT which will be required if the NT EPA decides that the proposal has the potential to have a significant impact on the environment. The process for environmental impact assessment is legislated under the *Environmental Protection Act 2019* (NT) and the *Environmental Protection Regulations 2020* (NT).

The NT EPA has prepared guidance material to inform proponents and other stakeholders about EIA in the NT at <https://ntepa.nt.gov.au/>. The website also contains guides on how to apply and fees associated with applications.

DEVELOPMENT APPROVAL GUIDANCE

Development Approval must be sought from the relevant NT Planning consent authority. Approval guidance is provided here for assistance and guidance purposes only.

GACJT Preliminary Approval

As outlined earlier in the document, all proponents are expected to submit a *Preliminary Development and Works Request* (Development Proposal Request) with GACJT. This should occur before formally undertaking consultations or submitting a Development Application. More details about this is provided above on page 8 under Consultations and Communications 1. Preliminary Development and Works Request with GACJT.

Development Approval Obligations

Jabiru Town Plan 2019

The Master Plan Vision and Goals are referenced in the Jabiru Town Plan. The NTG will receive and assess Development Applications and refer applications within the town centre and tourist precinct to GACJT to ensure consistency with the Jabiru Masterplan.

The Jabiru Town Plan 2019 is a specific planning scheme for Jabiru that came into force on 31 October 2019 and includes:

- development controls that allow, prohibit or put conditions on the use or development of land;
- instructions, guidelines and criteria to help the consent authority assess and decide on development applications; and
- maps, plans, designs and diagrams.

A copy of the Jabiru Town Plan can be found on the NTG website:

<https://nt.gov.au/property/land-planning-and-development/our-planning-system/jabiru-town-plan>

This document applies to all works which trigger a Planning Approval or Development Permit under the Jabiru Town Plan.

APPENDICES

- A. *Jabiru Masterplan (2018 – 2028)*
- B. *Jabiru Sub-Lease Applications and Approval Guide (2022)*
- C. *Access to Rental Housing in Jabiru Charter (2022)*
- D. *Cultural Heritage Management Protocol for Jabiru (2022)*
- E. *Jabiru Design Requirements (2026) (which includes the Standard Outdoor Living Area Designs v2 (March 2026) and Design Guidelines Material List and Colour Palette 2023)*

ATTACHMENTS

- A. *GACJT Preliminary Development and Works Request Form*



2018 - 2028

JABIRU MASTERPLAN

GUNDJEIHMI ABORIGINAL CORPORATION



THE MIRARR VISION



The Mirarr people have a vision for Jabiru as:

“A world leading ecologically sustainable, economically and socially vibrant community where traditional Aboriginal culture, all people and the natural environment flourishes.”



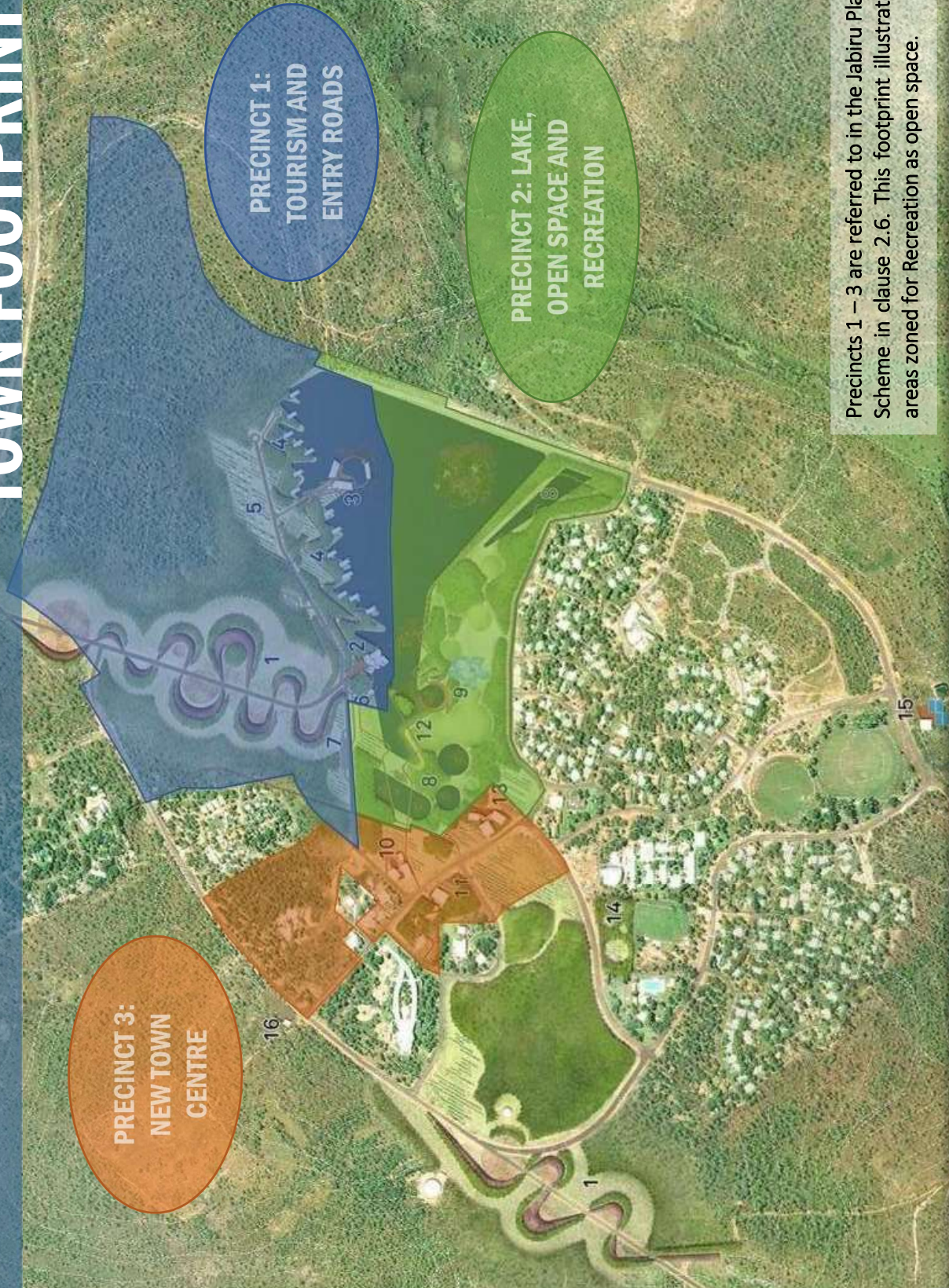
Mirarr people continue to live on our country as our ancestors have done since time immemorial. Jabiru is built on Mirarr country and we have a responsibility to look after the town and the people who live here. This is the Mirarr Vision for Jabiru. It comes from the traditional people of the land. We ask everyone who comes to Jabiru to follow this Vision as the guiding document for all future development and activity in Jabiru. Implementation of this Masterplan and adherence to our Mirarr Vision is a tangible act of respect for our culture and for our traditional ownership and custody of the land.



TOWN FOOTPRINT

THE FOOTPRINT

The Footprint shows the location, scale and purposes of the town and guides rehabilitation and remediation of previous infrastructure and future development.



PRECINCT 1:
TOURISM AND
ENTRY ROADS

PRECINCT 2: LAKE,
OPEN SPACE AND
RECREATION

PRECINCT 3:
NEW TOWN
CENTRE

- LEGEND**
The Precincts include the following features
*Image is indicative only – location and design to be determined.
- PRECINCT 1: Tourism and Entry Roads**
 - 1. New entry from Arnhem highway – to lakeside
 - 2. Visitor Centre incorporating World Heritage Centre – lakeside
 - 3. Lodge and Wellness Centre – lakeside
 - 4. Luxury accommodation – lakeside
 - 5. Glamping accommodation – north of lake
 - 6. Tour hub and information hub – lakeside
 - 7. Parking – adjacent to lakeside features and suitable for long vehicles
 - PRECINCT 2: Lake, Open Space and Recreation**
 - 8. Wetland/water purification
 - 9. Active parkland/swimming hole - lakeside
 - 12. Lakeside Beach
 - PRECINCT 3: Town Centre**
 - 10. Government offices/central retail including childcare – northern portion for further expansion
 - 11. Medical and allied health centre
 - 13. Bininj Resource Centre and yard
- Other features**
- 14. Educational campus – school, sports facilities and residential facilities
 - 15. Local community sports and social club and facilities
 - 16. Key intersection – signage indicating approach to town centre, recharge facility

Precincts 1 – 3 are referred to in the Jabiru Planning Scheme in clause 2.6. This footprint illustrates the areas zoned for Recreation as open space.

GOALS

GOAL 1: MIRARR OWNERSHIP

'The town celebrates the traditional ownership of the Mirarr people and is founded on an agreement with the traditional owners for the current and future use of the land for the benefit of the local community, the region and the interests and values of Kakadu National Park.'

GOAL 3: TOURISM TOWN

'The town is a key North Australian location for ecofriendly tourism, active outdoor tourism and Indigenous cultural tourism.'

GOAL 5: ICONIC CULTURAL HERITAGE DESTINATION

'The town celebrates the unique Indigenous cultural heritage significance of the region and provides a gateway for the Australian community to engage with Indigenous culture.'

GOAL 7: SUSTAINABLE RESIDENTIAL POPULATION

'The town attracts and retains long term residents to achieve a sustainable population commensurate with the town's goals and compatible with Kakadu National Park.'

GOAL 2: NATIONAL PARK TOWN

'The town celebrates its unique location through consistent building design, landscaping and civil works reflecting the World Heritage and national reserve status of Kakadu National Park with a theme and design utilising natural materials, textures and appearance.'

GOAL 4: SUSTAINABLE AND RESOURCE EFFICIENT TOWN

'The town showcases carbon neutral technologies for a wet tropical environment'

GOAL 6: INDIGENOUS EMPLOYMENT AND ENTERPRISE CENTRE

'The town is a key location nationally for excellence and best practice in Indigenous land management knowledge and employment and supports bininj living on country in the northern section of Kakadu National Park.'

GOAL 8: EDUCATION AND RESEARCH HUB

'The town is a key location for research in North Australian biodiversity, ecology, education, indigenous language, cultural heritage, and archaeology and is a gateway for education based tourism.'



For more information on The Jabiru Masterplan contact Gundjeihmi Aboriginal Corporation

T > +61 8979 2200

E > Gundjeihmi@mirarr.net

www.mirarr.net





Gundjeihmi Aboriginal
Corporation Jabiru Town

SUB – LEASE APPLICATIONS AND APPROVALS

1 Background

The **Jabiru Township Lease** relates to the town of Jabiru. The area subject to the *Jabiru Township Lease* is currently subdivided into 584 lots including Lot 2353 (“the overarching town lot” which comprises all land not otherwise subdivided for a defined purpose).

The majority of lots in Jabiru have previously been the subject of formal sub-leases (most of which were registered with the Northern Territory Land Information System) from the **Jabiru Town Development Authority** (JTDA) which all expired on or before 30 June 2021. The town headlease held by the JTDA expired on or before 30 June 2021.

Gundjeihmi Aboriginal Corporation Jabiru Town (**GACJT**) is an approved Commonwealth entity under the *Aboriginal Land Rights (Northern Territory) Act 1976* and is responsible for granting and managing sub-leases under the Jabiru township lease. The Mirarr Traditional Owners established GACJT, and the Minister for Indigenous Affairs approved GACJT to be the relevant township entity. GACJT represents the Mirarr Traditional Owners and native title holders for Jabiru. The establishment of GACJT is an integral component of the implementation of the Jabiru Masterplan and Vision as agreed in the Memorandum of Understanding for the Future of Jabiru (August 2019).

Jabiru Kabolkmakmen Ltd (JKL) is an independent company that has been established jointly by the Northern Territory Government and Gundjeihmi Aboriginal Corporation. JKL assisted with the transition from the current Headlease to the *Jabiru Township Lease* prior to the incorporation and commencement of GACJT. JKL has been approved as the Approved Housing Entity as referred to in this document. This approval is subject to review after a period of ten (10) years from the commencement of the *Jabiru Township Lease*.

2 Purpose of this Guide

This Guide replaces the previous Sub-Lease Allocation Plan approved by the Gundjeihmi Aboriginal Corporation dated 10 June 2020.

All decisions made under the previous Sub-Lease Allocation Plan determining certain lots to be considered as ‘reserved’ are no longer current. In the majority of cases where such a determination was made, the lot in question is now formally sub-lease.

All decisions made under the previous Sub-Lease Allocation Plan to approve an organization as an Approved Managing Entity remain current and subject to this policy.

The intent of this Guide is to achieve the following:

- Provide guidance as to the policy of GACJT for considering applications for formal sub-leases in Jabiru



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- Ensure consistency with Jabiru Masterplan and Vision developed by the Mirarr Traditional Owners represented by GACJT
- Provide transparency for investment decisions for Jabiru's future
- Maximise compliance with remediation and rectification obligations arising from the previous sub-leases

GACJT maintains a record of the rectification, remediation or rehabilitation commitments arising from the previous sub-leases. Those commitments are relevant to the decision whether to approve future sub-leases. For example, if agreed remediation works have not been completed, the liability for works and the timeframe for completion may be a special condition of the new sub-lease. The time for completion of such agreed works can be deferred by the sublessee, by negotiation with GACJT, and factored into plans for future development.

To the greatest extent possible, sub-leases will relate to the same surveyed lots that were the subject of previous sub-leases. This Sub-Lease Applications and Approvals policy takes advantage of the current information available for planning future sub-leases ahead of the commencement of the *Jabiru Township Lease*.

3 Application Process

Applications must be addressed to GACJT as follows:

- 1) A *Sub-lease Request Form* must be submitted in relation to each proposal for future occupation of a lot – non-residential occupancy proposals should identify the proposed sub-lessee and residential proposals should include the details of the *Approved Managing Entity* (sub-lessee) for that kind of occupation, if known.
- 2) The Request is then assessed by GACJT staff with reference to the Guidelines at 4.
- 3) All Requests and assessments are referred to the GACJT Board. A decision must be made to approve, reject, request further information, or offer alternative options.
- 4) Where a Request is approved, the proponent will be provided with a draft sub-lease and advised that the approval is subject to final agreement of sub-lease terms and conditions between GACJT and the proponent, including any conditions for completion of identified rectification or remediation works by the proponent during the term of the proposed sub-lease. The proponent will also be advised that the approval is subject to satisfactory resolution of any outstanding remediation works on infrastructure on any lot that the proponent previously held a sub-lease over.
- 5) The decision will also note the details of any agreements entered between the JTDA and outgoing sub-lessees or other community-wide undertakings and agreements for remediation works that affect that lot.

Where requested, a *Letter of Comfort* (issued by GACJT) may be provided pending the finalisation of the sub-lease.



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4 Guidelines for Assessment by GACJT

Requests will be assessed by GACJT staff in the first instance in accordance with the following guidelines approved by the Mirarr Traditional Owners:

General Guidelines

- The intended use of a lot must be consistent with the intent and purpose of the *Jabiru Masterplan and Vision* and no sub-leases will be issued for a purpose that is inconsistent with the *Jabiru Masterplan and Vision*
- Priority will be given to those intended uses that are more closely aligned with the intent and purpose of the *Jabiru Masterplan and Vision* – in particular, proposals that support achieving the goals of Indigenous Employment and Enterprise, Sustainability and Resource Efficiency, Tourism and Government Services, Education and Research, Protection of Park Values and Services related to the Rehabilitation of the Ranger Uranium Mine
- Priority will be given to proposals that address disadvantage experienced by the Mirarr Traditional Owners and their wider community
- Priority will be given to proposals that meet an *identified need* such as a particular trade or community service that is deemed essential for the economic or social development of the region
- Subject to there being no other determining factors, priority will be given to existing occupants wishing to continue in occupation over proposed new entrants
- Priority will be given to applicants that can demonstrate a sound business case and financial capacity to support their proposed use of a lot over another similar proposal that does not include such information
- Sub-leases for residential housing (including vacant lots for residential housing) in Jabiru may only be granted to sub-lessees who are approved as an Approved Managing Entity. This restriction on residential sub-leases will apply for a period of ten (10) years from commencement of the *Jabiru Township Lease*, which may be extended.

Approved Managing Entity

- An Approved Managing Entity is an employer or other agency that requires 20 or more residential lots for the purpose of permanent staff accommodation and has the financial capacity to adequately maintain and manage residential housing
- All residential lots that are not managed by a qualifying employer or agency, will be managed as part of a rental housing pool by the Approved Housing Entity which is an Approved Managing Entity
- Approved Managing Entities, other than the Approved Housing Entity, cannot on-lease/underlease any sub-leased properties to other organisations or to individuals other than to a direct employee or sub-contractor as a tenant (no 'third party rentals')
- Where residential lots are no longer required or where the number of lots falls below 20, the Approved Managing Entity will transfer those lot/s to the Approved Housing Entity for management as part of the rental housing pool
- Sub-leases for transit (short and medium term furnished and serviced) accommodation will be held by the Approved Housing Entity and will be available for use for transit visitor and contractor accommodation needs for periods up to six months which may be renewed.



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Approved Housing Entity

- The Approved Housing Entity is a not-for-profit organisation, approved by GACJT, with a capacity to re-invest earnings from the management of residential lots into the improvement, renovation, construction, management and furnishing of existing residential housing and into building or raising finance for new residential infrastructure, including transit accommodation
- The Approved Housing Entity will not provide commercial tourist accommodation that directly competes with other providers in Jabiru for a period of ten (10) years from the commencement of the *Jabiru Township Lease* at which time the prohibition will be reviewed
- The Approved Housing Entity may enter a special arrangement to manage residential lots on behalf of another Approved Managing Entity.

Approved Housing Entity – Access to Housing

- The Approved Housing Entity will manage long-term tenancies and transit accommodation in accordance with the GACJT Access to Rental Housing in Jabiru Charter adopted by GACJT in its capacity as a representative of the Mirarr Traditional Owners. The policy will be reviewed from time to time and will reflect the following principles:
 - Rents charged will be fair and reasonable for the standard and size of the accommodation
 - A standard scale of rents will be applied equitably across the town to ensure fair access to housing and to ensure no anti-competitive impacts on the costs of services dependent on housing availability
 - Rents will be subject to indexation
 - Housing availability, including transit accommodation, will be managed so as to balance local and visitor needs.

Remediation and rectification

Requests made by former sub-lessees will be subject to the finalisation of all rectification, remediation or rehabilitation required for lots held by that sub-lessee. Agreed commitments will be noted in the decision for that lot. To the greatest extent possible, those agreed commitments will be considered in the negotiations for the terms and conditions of the future sub-leases that are granted to the sub-lessee whether the future sub-lease relates to the same lot or to another lot or lots.

Review of Guidelines

The guidelines may be reviewed by GACJT from time to time.

5 Definitions

Approved Managing Entity means a housing manager that meets the criteria set out above under 4.

GACJT Access to Rental Housing in Jabiru Charter means the document approved by GACJT from time to time which is a condition of all residential sub-leases held by the Approved Housing Entity

identified need means a trade or service that is essential for the economic and social development of the community as determined by GACJT from time to time

Jabiru Masterplan and Vision means the *Jabiru Masterplan and Vision* referred to in the Jabiru Town Plan 2019 and attached to the Memorandum of Understanding on the Future of Jabiru Township dated 14 August 2019



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Jabiru Township Lease means the lease under section 19A *Aboriginal Land Rights (Northern Territory) Act 1976* between the Northern Land Council, Kakadu Aboriginal Land Trust and GACJT dated 22 June 2021

Letter of Comfort means written confirmation of a decision made in accordance with 3. above

Sub-lease Request Form means the form attached to this plan at "A"



GUNDJEIHMI ABORIGINAL
CORPORATION JABIRU TOWN

GACJT ACCESS TO RENTAL HOUSING IN JABIRU CHARTER

Purpose

The purpose of this Charter is to ensure that residential housing in Jabiru is managed to support the Mirarr Masterplan and Vision for the town of Jabiru. Gundjeihmi Aboriginal Corporation Jabiru Town (GACJT) holds the Jabiru Township Lease and is obliged to ensure that the operation of the lease supports the economic development of the Mirarr traditional owners for whose benefit the lease has been granted by the Kakadu Aboriginal Land Trust.

This Charter sets out the conditions on which the Approved Housing Entity (AHE) may be granted sub-leases or management rights over residential housing in Jabiru by GACJT.

Housing held by the AHE under sub-leases, management agreements from other Approved Managing Entities or other management arrangements must be managed according to this Charter.

This Charter will be reviewed from time to time.

Approved Housing Entity

The purpose of the AHE is to centrally manage all residential housing in Jabiru under approved sub-leases and management arrangements from GACJT that has not been sub-leased to any other Approved Managing Entity (AME) under the Sub-lease Application and Approvals Guide.

GACJT agrees to the AHE taking all and every measure to provide for well maintained and sustainable rental housing in Jabiru, subject only to the AHE applying the terms of this Charter.

The AHE must:

- (a) be a not-for-profit organisation;
- (b) re-invest any surplus earnings into the improvement, renovation, construction, management and furnishing of existing assets or, subject to GACJT approval, new residential infrastructure; and
- (c) not provide tourist or contractor accommodation.

Housing Categories

The AHE may sub-lease or manage housing in one of the following categories but for no other purpose. No housing may be used as a business premise other than for an approved home-based business that does not involve the premises being open to the public or attended by customers or clients.

- A. OWNER HOUSING: Houses tenanted by a Mirarr owned entity for use as staff housing
- B. AHE STAFF: Houses tenanted by the AHE for use as staff housing
- C. STAFF: Houses tenanted by an employer for use as staff housing
- D. WORKFORCE: Houses tenanted by workers employed on a permanent or ongoing basis as full time or part time who have not been provided staff housing by their employer
- E. SELF-EMPLOYED: Houses tenanted by self-employed persons with demonstrated business in Jabiru
- F. INDIGENOUS SUPPORT SERVICE: Houses approved by GACJT for use by indigenous aged care, disability housing and crisis accommodation services
- G. EMERGENCY: Houses approved by GACJT for emergency accommodation for periods of less than one month
- H. TRANSIT: Houses used for transit (short term furnished and serviced) accommodation to meet demand from business related visitors and for use by local residents whose property is undergoing rectification works for periods of less than three months

Approval by GACJT

GACJT notes that Jabiru Property Services Ltd (previously known as Jabiru Kabolkmakmen) is approved to fulfill the role of the AHE as of 30 June 2021. Pursuant to that approval, GACJT has granted sub-leases to the AHE over 28 residential lots.

The grant of sub-leases to the AHE is subject to the approval of the GACJT board. The AHE will provide GACJT with a detailed application for each proposed additional sub-lease that includes the following information:

1. Whether the lot is occupied
2. Name of licensee (or previous sub-lessee prior to 30 June 2021)
3. Status of rectification work – including whether the infrastructure meets the Minimum Housing Standard, is the lot subject to further remediation or rectification works, is there any agreement in place for works to be undertaken at a later time or by another entity
4. Name of occupant, if any
5. Proposed Category for which the lot will be used
6. Proposed occupant

Management arrangements, including any management arrangement with ERA, are subject to the approval of GACJT. The AHE will provide GACJT with a detailed application for all management arrangements that includes the following information:

1. List of all lots
2. Whether the lots are occupied at commencement
3. Name of licensee or Approved Managing Entity
4. Status of rectification work – including whether the infrastructure meets the Minimum Housing Standard, is the lot subject to further remediation or rectification works, is there any agreement in place for works to be undertaken at a later time or by another entity
5. Name of occupant, if any, and the term of the occupancy (which must not exceed the term of the underlying licence or sub-lease)

6. Proposed Category for which the lot will be used
7. Proposed occupant.

The GACJT Board will consider applications from the AHE in accordance with the Sublease Application and Approval Guide and will approve or refuse applications either in total or in part. If approved, the AHE will have independent discretion over whether to grant tenancies provided the AHE complies with the terms of this Charter including the following requirements.

Compliance with Township Lease and Traditional Owner Masterplan

Where the AHE has applied for GACJT consent to the grant of sub-leases or approval of management arrangements, the NHE will ensure that the application is consistent with the purpose of the Jabiru Township Lease and the Mirarr Masterplan and Vision by identifying the proposed categories of use in accordance with the following allocations. The AHE will maintain the proportionate allocation of lots throughout the term of all sub-leases and management arrangements:

1. All requests for OWNER HOUSING will be satisfied. This will be considered before any other potential tenancy. This includes requests from GACJT, Gundjeihmi Aboriginal Corporation (GAC) and traditional owner business in Jabiru as confirmed by GACJT
2. Subject to the above, AHE STAFF needs may be satisfied before other potential tenancies, provided that the total number of lots for AHE staff does not exceed 10 or such other number as approved by GACJT
3. Lots in the STAFF, WORKFORCE and SELF-EMPLOYED categories will form at least 60% of the total number of dwellings under sub-lease or management at any one time
4. Lots in the INDIGENOUS SUPPORT SERVICE and EMERGENCY categories will form at least 5% of the total number of dwellings under sub-lease or management at any one time
5. Lots in the TRANSIT category will form no more than 10% of the total number of dwellings under sub-lease or management at any one time.

Any exceptions to the above allocations may be approved by the GACJT Board, provided the NHE can demonstrate that special circumstances require the exception on a temporary basis.

No tenancies for non-compliant former sub-lessees

GACJT will notify the AHE of any former sub-lessees who have failed to meet legal obligations in relation to rectification, remediation, sub-lease payments or other charges. The AHE will not enter into tenancies with any notified former sub-lessee without the express consent of GACJT.

Waitlist for tenancies

Where a request has been made to the NHE for housing that cannot be met from existing lots under sub-lease or management, the NHE will record the request on a Waitlist. Requests can be made to the NHE verbally or in writing, provided that the entity complete the AHE's required documents prior to the housing allocation. Each request will be identified by category. The AHE will provide the GACJT CEO with monthly updates to the Waitlist together with a snapshot of the number of lots under sub-lease and management that are allocated to each category at the time of the update.

The AHE will allocate housing based on the current Waitlist, with due consideration of Housing Categories. A property should not be allocated to any individuals or entities not on this Waitlist,

without prior consent in writing from GACJT's CEO.

Key Rent Principles

GACJT consents to the AHE determining rents at its discretion provided the following key principles are applied.

a. Rent to be Fair and Reasonable

Rents charged will be fair and reasonable for the standard and size of the accommodation.

b. Fair Access and No Anti-Competitive Impacts

A standard scale of rents will be applied equitably across the town to ensure fair access to housing and to ensure no anti-competitive impacts on the costs of services dependent on housing availability.

c. Indexation

Rents will be subject to indexation. This indexation shall be in accordance with the Consumer Price Index, unless otherwise agreed between the AHE and the tenant.

Definitions and Interpretation

In this Policy, unless a contrary intention appears:

Approved Managing Entity	has the same meaning as in the Sublease Applications and Approval Guide and is an employer or other agency that requires 20 or more residential lots for the purpose of permanent staff accommodation that has the financial capacity to adequately maintain and manage residential housing.
Consumer Price Index (CPI)	shall be in accordance with the CPI Index released quarterly by the Northern Territory Department of Treasury and Finance.
Approved Housing Entity	means the entity approved by GACJT to manage residential lots not managed by any other Approved Managing Entity and limited transit accommodation.
Sublease Application and Approvals Guide	means the Guide prepared by GACJT that applies to the grant of sub-leases over lots in the town of Jabiru.



CULTURAL HERITAGE MANAGEMENT PROTOCOLS FOR JABIRU

1. Application of this Protocol

This Cultural Heritage Management Protocol (the Protocol) will apply to any Developments and in particular to Ground Disturbing Activities that occur in Jabiru that are subject to the area of the Jabiru Lease Area Cultural Heritage Survey conducted by Gundjeihmi Aboriginal Corporation in 2020. This Protocol sets out the processes that Proponents must follow when undertaking any Ground Disturbing Activities in Jabiru to ensure that the risk of harm to any Cultural Heritage in Jabiru is minimised.

The processes in this Protocol are intended to:

- ensure respect for the cultural heritage attributes of Jabiru and to maintain the Indigenous Cultural Intellectual Property rights of the Mirarr and other bininj over their Traditional Knowledge and Traditional Cultural Expressions;
- allow the Mirarr traditional owners to maintain their cultural obligations over country in accordance with traditional law and custom;
- provide a basis for mutually beneficial future relationships between Proponents and the Mirarr traditional owners;
- enable each Proponent and the Mirarr traditional owners to make informed decisions about their respective interests; and
- be transparent, timely, certain and cost effective for all parties in protecting Indigenous Cultural Heritage in Jabiru.

The Protocol applies foremost to Indigenous cultural heritage but may also apply to non-Indigenous cultural heritage that is identified in Jabiru.

Any Proponent must ensure that all of its employees, agents, representatives and contractors engaged to work within Jabiru are aware of their obligations under any applicable legislation and are aware of and comply with the Proponent's obligations under this Protocol.

Cultural Matters

Each Proponent acknowledges and accepts that Mirarr traditional owners may have cultural obligations that means that some of the time frames specified in this Protocol may need to be extended for a reasonable time to take account of those traditional responsibilities or cultural obligations and practices.

If a Mirarr traditional owner or a ceremonial or other cultural leader of the Jabiru area passes away, the Mirarr traditional owners may advise the Proponent of the

death and advise as to any protocols in accordance with Aboriginal Tradition that must be observed because of the death.

2. Definitions used in this Protocol

Aboriginal Tradition means the body of traditions, observances, customs and beliefs of Aboriginals generally or of a particular community or group of Aboriginals, and includes any such traditions, observances, customs or beliefs relating to particular persons, areas, objects or relationships.

Cultural Heritage refers to any one or more of the following:

- Indigenous Cultural Intellectual Property including Traditional Knowledge and Traditional Cultural Expression ;
- sacred sites within the meaning of the Northern Territory Sacred Sites Act;
- tangible and physical Indigenous Cultural Heritage as defined in the Cultural Heritage Protection Standard for Mirarr Country as amended from time to time (attached)

Cultural Heritage Specialist means a person with relevant qualifications and experience in the area of Aboriginal Cultural Heritage (such as an archaeologist) who is able to conduct Field Surveys and prepare Cultural Heritage Reports.

Cultural Heritage Standard means the Cultural Heritage Protection Standard Mirarr Country attached to this Plan.

Field Survey means a cultural heritage and/or archaeological survey (including a physical inspection of the area) of an area of land or waters within the area, to identify and locate, in order to avoid damage to, Cultural Heritage, as provided for in this Protocol.

Ground Disturbing Activities means any changing of land which may result in soil erosion from water or wind and the movement of sediment into water, including, but not limited to, clearing, grading, excavating, drilling, scraping, compaction, and transporting and filling of land whether done by hand or machine but does not include aerial surveys, geological mapping, non-ground disturbing geophysical surveys including electrical and magnetic surveys and activities that are incidental to these non-ground disturbing activities.

Indigenous Cultural Induction Workshops means workshops which provide an understanding of relevant aspects of the traditional laws and customs and culture of the Mirarr traditional owners for the relevant area.

Monitor means a representative(s) selected by the Mirarr traditional owners to undertake Monitoring in accordance with this Protocol.

Monitoring means the process whereby a Monitor assesses locations, within the Field Survey area, where Ground Disturbing Activities are being undertaken, for the presence of Cultural Heritage.

Survey means the comprehensive Cultural Heritage survey conducted by the Gundjehmi Aboriginal Corporation in November 2020.

3. Background & Context

3.1. The Jabiru Masterplan

Pursuant to the Jabiru Masterplan, all Developments in Jabiru must contribute to eight identified goals. These include the following which are particularly relevant to Indigenous Cultural Heritage management.

MIRARR OWNERSHIP

'The town celebrates the traditional ownership of the Mirarr people and is founded on an agreement with the traditional owners for the current and future use of the land for the benefit of the local community, the region and the interests and values of Kakadu National Park.'

NATIONAL PARK TOWN

'The town celebrates its unique location through consistent building design, landscaping and civil works reflecting the World Heritage and national reserve status of Kakadu National Park with a theme and design utilising natural materials, textures and appearance.'

ICONIC CULTURAL HERITAGE DESTINATION

'The town celebrates the unique Indigenous cultural heritage significance of the region and provides a gateway for the Australian community to engage with Indigenous culture.'

3.2. Mirarr Cultural Heritage Standard

The Mirarr traditional owners have developed Cultural Heritage Protection Standard which applies to the protection of Indigenous Cultural Heritage on all Mirarr country. This is attached and all Proponents should be familiar with it.

The Survey for Jabiru was informed by and conducted in compliance with the Cultural Heritage Standard.

3.3. Cultural Heritage Protection in Jabiru

The Mirarr traditional owners are central to the management of the Jabiru Township Area (Jabiru) and to the management of Cultural Heritage (defined below) in Jabiru. A comprehensive Cultural Heritage survey was conducted in November 2020 by the Gundjeihmi Aboriginal Corporation on behalf of the Mirarr Traditional Owners. The Survey was conducted in accordance with the Cultural Heritage Standard. The Survey has informed an Authority Certificate (under the Northern Territory Aboriginal Sacred Sites Act 1989 (NT)) that has been obtained by the Northern Territory Department of Chief Minister with Reference RA2020/35 (the Authority Certificate).

Any person or entity that intends to conduct any Development in Jabiru (a Proponent) agrees to work cooperatively with the Mirarr traditional owners to ensure the protection of Cultural Heritage in Jabiru.

To ensure the protection of Cultural Heritage in Jabiru, Proponents will comply with:

- the Cultural Heritage Standard
- the conditions of the Authority Certificate (if this is being relied upon by the Proponent), or the conditions of any relevant Authority Certificate granted under the Northern Territory Aboriginal Sacred Sites Act 1989 (NT) that has been obtained by the Proponent, or any relevant Authority Certificate that is being relied upon by the Proponent; and
- the procedure set out below; and
- any other measures that are advised by the Mirarr traditional owners from time to time.

3.4. Procedures

(a) Initial Notice and Communication

- (i) The Proponent must provide to the Mirarr traditional owners, via the Executive Officer of Gundjeihmi Aboriginal Corporation Jabiru Town (GACJT), a brief written description of any Development (the Description) that is proposed with a map of the area (the Map) which shows the planned activities, prior to undertaking any Ground Disturbing Works. A fee may be charged for the processing of the proposal under this clause that is commensurate with the size and complexity of the application.
- (ii) Within 28 days of receiving the Description and the Map referred to at 1. above, the Mirarr traditional owners will respond by confirming whether:
 - (A) the area is affected by any of the recommendations of the Survey and details of
 - (B) those recommendations to be followed by the Proponent;
 - (C) any requirements for a further Field Survey or for monitoring
 - (D) any requirements for additional measures that acknowledge the Indigenous Cultural
 - (E) heritage of the Mirarr including whether the Proponent is required to provide Indigenous Cultural Heritage Workshops for staff as described below;
 - (F) any requirement for an Indigenous Cultural Heritage Management plan to ensure
 - (G) that objectives such as consistency with the use of names and branding, cultural awareness and Indigenous engagement are properly managed.
- (iii) Where a further Field Survey and/or a Cultural Heritage Report is required, GACJT will refer the Description and the Map to the Cultural Heritage Specialist. The Cultural Heritage Specialist will identify a suitable time for the Field Survey. The Cultural Heritage

Specialist will also indicate the amount of time that the Field Survey is estimated to require and an indicative budget.

- (iv) Where Indigenous Cultural Heritage Workshops for staff are required, GACJT will refer the Proponent to the appropriate service provider to be engaged to deliver the workshops.
- (v) Where an Indigenous Cultural Heritage Management Plan is required, GACJT will refer the Proponent to the appropriate advisory service to be engaged for the development of the plan.

(b) Field Survey (if required)

- (i) If a Field Survey is required the Cultural Heritage Specialist will identify a suitable time for the Field Survey. The Cultural Heritage Specialist will also indicate the amount of time that the Field Survey is estimated to require and an indicative budget.
- (ii) The Proponent will provide the Field Survey Team with any necessary safety equipment or induction that is required to safely conduct the Field Survey.
- (iii) GACJT will arrange for a tax invoice (or more than one tax invoice if necessary) from the relevant provider which will include the payments and costs associated with the engagement of the Field Survey Team.
- (iv) The Field Survey Team will, as appropriate in the circumstances:
 - (A) undertake visits to the Area; and
 - (B) make recommendations for the protection and management of any Cultural Heritage identified by the Field Survey Team, including identifying the external boundaries within the Field Survey area where Monitors are required.

(c) Field Survey Report (if required)

- (v) GACJT will communicate the outcomes and recommendations of the survey to the Proponent either by providing a copy of the Field Survey Report, by letter or by email.
- (vi) Where Monitoring is required, the Proponent will advise GACJT in writing, at least 7 days before any Ground Disturbing Activities are undertaken and GACJT will ensure that Mirarr Representatives (or any other person/s as advised by the Mirarr traditional owners) are available to undertake Monitoring. There must be at least one Monitor present at each instance of Ground Disturbing Activity.
- (vii) After Ground Disturbing Activities have been completed, the Proponent will report back to the Mirarr traditional owners that a check has been undertaken as to the conduct of the Ground Disturbing Activities and whether all recommendations were

complied with by the contractors or staff in conducting the Ground Disturbing Activities. In the event of non-compliance, the Proponent will advise GACJT of the nature of the non-compliance and the parties will discuss how the damage, if any, is to be remedied or compensated.

(d) Human Remains

Note: If human remains are identified in the Area or elsewhere within Jabiru, all legal requirements as to notification of the Northern Territory Police will be undertaken by the Proponent and, in addition, all works in the vicinity will cease until such time as the Cultural Heritage Specialist and Mirarr Representatives have surveyed the location and reported on special measures to be undertaken.

4. Confidentiality and Intellectual Property

All Proponents must comply with the Rights to Indigenous Knowledge (ICIP) Policy of the Mirarr people, which can be obtained on request.

Under Aboriginal law and custom, the Mirarr People have primary rights over Mirarr Country and Mirarr Indigenous Knowledge and also hold concurrent rights over Indigenous Knowledge within the broader Kakadu National Park and West Arnhemland region.

Guidance must be sought from GACJT in order to determine whether any Indigenous Knowledge is Indigenous Knowledge over which the Mirarr People hold rights under Aboriginal law and custom and rights to protect their Intellectual Property and their right to Confidentiality under Australian law.

Any use of or reference made to the Indigenous Knowledge of the Mirarr People requires the written agreement of the Mirarr People based on terms agreed by the relevant Cultural Decision Makers. Such agreement must be formalised via GACJT.

Attachment:
Cultural Heritage Protection Standard
Mirarr Country vOct 2019

Cultural Heritage Protection Standard Mirarr Country

vOct2019

‘Indigenous Cultural Heritage’ includes all Aboriginal or Macassan places, all Aboriginal or Macassan objects and all relics on Mirarr Country as defined in the Heritage Act NT 2011.

1 Purpose – compliance with Heritage Act NT 2011

- 1.1 Mirarr Country contains extensive Indigenous Cultural Heritage including Rock Art, Artefacts, Human Remains, Hearths, Scarred Trees, Camping Places and includes Aboriginal Places, Aboriginal Objects and Relics as defined in the Heritage Act NT 2011.
- 1.2 All Indigenous Cultural Heritage on Mirarr Country is the Indigenous Cultural Intellectual Property of the Mirarr People. It is also Confidential to the Mirarr People and cannot be dealt with without the permission of the Mirarr People in accordance with the Rights to Indigenous Knowledge (ICIP) Policy of the Mirarr People.
- 1.3 Part 5.5 Heritage Act NT 2011 provides that any conduct that results in damage to the indigenous cultural heritage of the Mirarr People on Mirarr Country is unlawful and is a criminal offence.
- 1.4 This Standard provides the approved methodology for all non-Mirarr people, organisations and government bodies to avoid damage, risk of damage and unauthorised disclosure of Mirarr Indigenous Cultural Heritage on Mirarr Country by the entity itself or by Third Parties as a result of the entity’s actions.
- 1.5 All agreements referred to in s.111 (5) Heritage Act NT 2011 must be negotiated in accordance with this Standard.
- 1.6 This Standard applies in addition to any other requirements or powers for the protection and management of Indigenous Cultural Heritage by non-Mirarr including by the Aboriginal Areas Protection Authority, Northern Land Council, Heritage Branch responsible for the Heritage Act NT 2011, Parks Australia, the Director of Parks and the Kakadu National Park Board of Management and each of the above entities is required to act in accordance with this Standard for any proposals to access, plan or otherwise exercise functions on Mirarr Country.

2 Cultural Heritage Clearance requirements

- 2.1 No access including walking, camping, vehicular travel including landing of aircraft and drones of any kind, tourism visitation, research field work or any other ground disturbance can occur on Mirarr Country unless a Cultural Heritage Clearance has been provided in accordance with this Standard.
- 2.2 The relevant contact person is the Chief Executive Officer of the Contact Organisation. The Contact Organisation is Gundjeihmi Aboriginal Corporation.
- 2.3 The relevant Cultural Heritage Specialist is an archaeologist identified by the contact organization for the purposes of this Standard from time to time.
- 2.4 Any proponent wishing to either access or approve access by third parties to Mirarr Country as described in clause 1 must provide the Mirarr People, via the contact person, a brief description of the planned access with a map of the planned works.
- 2.5 Where repeated access is proposed as part of approving regular tours, approving walking or other access routes, granting of permits, identifying access for management works, repeated field trips or other programs of regular access, the proposal will indicate that a standing approval of planned access is sought, the period for which it is sought and a map showing both the intended routes and alternative or emergency routes that may be required as a contingency.
- 2.6 Within 14 days of receiving a description of works and a map, the Mirarr People via the Contact Organisation will respond by either
 - confirming that the area is previously disturbed and requires no further survey
 - advising that a desktop review of the data and records of previous surveys will be undertaken as a first step with a view to advising if any further work or audit of existing data is required
 - or
 - confirming that the area requires a field survey with a Cultural Heritage Specialist.
- 2.7 No party, including the relevant Land Council, Aboriginal Areas Protection Authority, the Northern Territory government or the Commonwealth including the Director of Parks under the Kakadu Plan of Management, may determine that an area is previously disturbed such that no clearance is required without having consulted the Mirarr People in accordance with this Standard.
- 2.8 The response of the Mirarr People may be provided at a meeting of the parties to discuss the proposed works and plan provided that the information has been provided in advance of the meeting.

- 2.9 Where the Mirarr People indicate that a field survey is required, the Mirarr will refer the description and map to the Cultural Heritage Specialist within 7 days, and request the specialist to identify a suitable time for the survey, not being more than 90 days after the matter is referred to them. The specialist will also indicate the amount of time that the survey is estimated to require and an indicative budget. The information from the specialist will be provided to the proponent within 28 days of receiving the description of works and map.
- 2.10 The level of survey required may vary according to the following factors :
- whether any previous surveys have been conducted
 - where previous surveys have been conducted, whether they were sufficiently comprehensive for the current proposal
 - the level of data already held about the locations, sites or route proposed
 - the cultural sensitivity of the area
 - the nature of the terrain
 - the level of disturbance proposed
 - whether the purpose of the proposal is to conduct research or surveys that will allow for comprehensive cultural heritage survey to be conducted contemporaneously
 - the capacity of the proponent to assist with the survey
- 2.11 For each survey, a minimum of three traditional owner representatives will be included in each survey team. The rate of payment for the traditional owners representatives will be determined in accordance with the rates payable for Senior Elders for cultural heritage clearance work nationally.
- 2.12 The proponent will provide the specialist and the traditional owner representatives with any necessary safety equipment or other information.
- 2.13 The rate of payment for the specialist will be determined in accordance with the rates payable for Archaeological Consultants for cultural heritage clearance work nationally. The specialist will be retained by the contact organization and the contact organization will prepare a tax invoice which will include the payments and costs associated with the traditional owner representatives as well as the specialist and will incorporate a 15% administration fee.

3 Reporting and Monitoring

- 3.1 Upon completion of a survey, the specialist will prepare a succinct report which will address:
- a brief summary of the methodology and extent of the survey;
 - details of any cultural heritage that has been identified;
 - recommendations as to any further assessment that may be required;
 - recommendations as to the recording of data in the Mirarr People's cultural heritage database or other repository nominated by the Mirarr people
 - recommendations for the protection and management of the cultural heritage, if required
 - recommendations about potential interpretation of the cultural heritage and potential appropriate public access or display; and
 - recommendations as to measures to be taken to avoid interfering with the cultural heritage, including, if appropriate, the need for any monitoring by traditional owners whilst work is conducted.
- 3.2 The report will be delivered to the contact organisation within 28 days of completion of the survey.
- 3.3 Within 14 days of receiving the report from the specialist, the contact organisation will communicate the outcomes and recommendations of the survey to the proponent either by providing a copy of the report, by letter or by email.
- 3.4 No access or ground disturbance works to which this Standard applies will commence before a response and survey report, where required, has been communicated and will not be undertaken other than in accordance with the recommendations of the response and survey report.
- 3.5 Where monitors are recommended, the proponent will advise the contact organisation no less than 7 days before works are commenced and the contact organisation will ensure that at least one traditional owner representative per work crew or per planning crew is available to undertake monitoring.
- 3.6 In the event that the proponent cannot comply with the recommendations for mitigation in a survey report, the proponent will request a meeting with the contact organisation and the specialist to discuss alternative mitigation recommendations. Mitigation recommendations will not be discussed directly with the specialist and will not be negotiated or discussed during the conduct of the survey. To the greatest extent possible, the proponent will provide all necessary operational information including the scope for alternative proposals in the description of the proposed works.
- 3.7 Where human remains are identified, all legal requirements as to notification of the Northern Territory Police and the Minister responsible for the *Aboriginal and Torres Strait Islander Protection Act 1984* must be undertaken by the proponent in conjunction with the Contact Organisation and, in addition, all works in the vicinity will cease until such time as the specialist and traditional owner representatives have surveyed the location and reported on special measures to be undertaken.

- 3.8 After works and establishment of routes has been completed, the proponent will briefly report back to the contact organization that an audit has been undertaken as to the conduct of the works and whether all recommendations were complied with by the contractors or staff in conducting the works or establishment. In the event of non-compliance, the proponent will investigate the causes of the non-compliance with a view to instituting internal reporting measures to ensure that such non-compliance does not recur.
- 3.9 The proponent must provide induction or awareness for all staff and contractors involved in access, establishment, planning and ground disturbance works as to the contents of this Standard as soon as possible.
- 3.10 The proponent must review any reports, documents and data held by it that records cultural heritage material and records, including previous surveys and to provide the Mirarr People with a copy of any such reports, documents or data.
- 3.11 A Cultural Heritage Clearance does not provide a clearance regarding sacred sites as defined in the *Northern Territory Aboriginal Sacred Sites Act*, which will continue to apply in addition to this Standard. A Cultural Heritage Clearance does not replace any requirement for a permit under the *Environment Protection and Biodiversity Conservation Act* or any other Commonwealth act



Jabiru Design Requirements



The Mirarr people have a Vision for Jabiru as:

“A world leading ecologically sustainable, economically and socially vibrant community where traditional Aboriginal culture, all people and the natural environment flourishes.”



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Introduction

Jabiru is located within the dual-World Heritage listed Kakadu National Park.

The land was handed back to the Mirarr Traditional Owners on the 26th of June 2021, after 40-years of dispossession. It is the first Aboriginal owned and managed former mining town in Australia.

In 2018, as part of the future planning for Jabiru post-mining, Mirarr developed the [Jabiru Masterplan 2018–2028 and Vision](#) for Jabiru. This document includes the goals to guide the transition of Jabiru to a vibrant and sustainable tourism and government services hub. It also provides the Vision of the Mirarr – for Jabiru to become a “world leading ecologically sustainable, economically and socially vibrant community where traditional Aboriginal culture, all people and the natural environment flourishes.”

The adoption of the Jabiru Masterplan and its inclusion in [Schedule 2](#) of the 2019 Jabiru Town Plan has provided crucial planning certainty for government and private industry and is the keystone document for all planning and development.

The Masterplan is the foundation document for all development in Jabiru. It reflects and enhances Mirarr knowledge, culture and tradition. It embraces its unique location through consistent urban form, building design, landscaping, and infrastructure while protecting the World Heritage values of Kakadu National Park.

As the Township Entity, Gundjeihmi Aboriginal Corporation Jabiru Town (GACJT) represents the Mirarr Traditional Owners for all issues related to Jabiru. GACJT administers the land tenure over Jabiru in accordance with the Township Lease and has a formal role under the Jabiru Town Plan to ensure compliance with the Jabiru Masterplan.

GACJT holds responsibility for the implementation of the Jabiru Masterplan which is supported by GACJT’s [Jabiru Masterplan Development Management Framework](#) that was approved by the GACJT Board in 2022.

This Jabiru Design Requirement document is part of this larger framework and directs how existing and new builds in Jabiru should be designed or retrofitted to ensure compliance with the Jabiru Masterplan and Vision.

Implementation of Mirarr’s Masterplan and adherence to Mirarr’s Vision is a tangible act of respect for Mirarr culture and the traditional ownership and custody of the land.



How to use this document

This document combines the Jabiru Design Guideline 2021 and the Housing Design Requirements 2021. These two documents have been combined into one document to avoid duplication. While changes have been made to provide clarity and to ensure that obligations are realistic and achievable (especially for existing buildings) it is not intended to impose any additional obligations.

Any person or organisation that is planning works on any land in Jabiru held under a sublease, or on behalf of a proposed future sublessee, must comply with this document.

Firstly, it's critical to ensure that any person or organisation that is planning design or redesign works to be familiar with these Design Requirements and what the Mirarr require to ensure that buildings and spaces are designed or retrofitted in a way that is sustainable and suitable for the climate.

Your next step is to find the relevant requirements that apply to your project. This will change depending on the building and space. For the purposes of this document, when we talk about homes, we mean both houses and units.

Finally, if any of these requirements cannot be met, this document sets out the process to apply for an exemption/non-conformance waiver.

Proponents must also consider any external obligations, 'including acts and regulations, including but not limited to the NT planning Scheme, NT Building Act and the National Construction Code.'

These Jabiru Design Requirements include:

- the [Jabiru Materials List and Colour Palette](#), as annexed to these Design Requirements at Annexure 1.
- The [Standard Outdoor Living Area Designs](#) policy annexed at Annexure 2.



Complying with the Jabiru Design Requirements

The Jabiru Design Requirements (Design Requirements) were created to ensure that buildings and spaces in Jabiru are designed or redesigned using quality materials and building practices to be sustainable and suitable to Jabiru's hot climate. Many existing buildings and spaces in Jabiru do not suit the climatic conditions and are not up to current standards of sustainability in particular insulation.

The Design Requirements are based on the eight goals of the Jabiru Masterplan and Vision. By conforming with the Design Requirements, developers and sub-lessees will contribute to implementing the Mirarr Vision for Jabiru.

The Design Requirements apply to urban design, development, new buildings and the retrofit of existing buildings and urban environment in Jabiru. The Design Requirements inform sub-lessees of their obligations under the sub-lease. Sub-lease holders shall ensure buildings and infrastructure conform to these Design Requirements.

These Design Requirements should also be used to guide any future developments or improvements in Jabiru more generally. GACJT will also assess any proposed future works against these Design Requirements.

These Design Requirements provide both design principles and requirements. Principles listed are to be met where possible, while requirements are mandatory.

GACJT will not provide consent for shipping containers, caravans, buses, tents or demountable/transportable buildings in residential zones.

The use of shipping containers, caravans, buses, demountable/transportable buildings in zones other than residential is subject to the Jabiru Town Plan including approval, if applicable, through the NT Development Consent Authority.

All new builds and refurbishment works must comply with the [Jabiru Materials List and Colour Palette](#), as annexed to these Design Requirements at Annexure 1.

All homes must have an Outdoor Living Area installed in accordance with the [Standard Outdoor Living Area](#) policy annexed at Annexure 2.

Exemption

Failure to meet these Design Requirements will constitute a breach of the sub-lease unless GACJT has extended, varied or waived the requirement in writing through a **non-conformance waiver**.

Waivers will be assessed by GACJT on a case-by-case basis. Any waiver request must address the Jabiru Masterplan and Vision and establish consistency with the Jabiru Masterplan Development Management Framework as directed on page 10 under "Non-Conformance Waiver Request".

Climate

Jabiru's warming climate is an important consideration for the design or redesign of any building or space to ensure that residents, workers and visitors are comfortable while limiting power consumption.

Aboriginal people of the region (Bininj) characterise the climate in Kakadu as six distinct seasons. Bininj refer to Jabiru's monsoon season as Kudjewk (December to April). It is characterised by high rainfall and humidity and moderate heat. The prevailing breezes come predominantly from the West, Northwest, and North over the Kudjewk season. This season creates uncomfortable living conditions and makes it challenging to keep indoor temperatures cool without the use of air conditioning. Many of the requirements in this document are intended to improve this comfort for residents in a sustainable way.

Bininj describe the dry (May to September) as a series of seasons - Yekke, Wurrkeng and Kurrung. In these seasons the prevailing winds come from the south east with cooler nighttime temperatures and little to no rain.

The transitional season Kunumele (October to November) is characterised by high temperatures and humidity with little or no rain and winds. At this time it is particularly challenging to keep indoor temperatures within human comfort levels without the use of air conditioning.

According to a [2020 report](#), Jabiru will only get hotter, with a predicted total of days over 40 degrees rising from only 2 currently, to 21 by 2065. It will become only more important to ensure that buildings and spaces are designed with the climate in mind.

Design goals

The following seven goals guide the requirements and principles for existing and new developments in Jabiru:

1. **Apply Bioclimatic Design:** designing buildings to take advantage of local climate conditions to reduce energy consumption, improve occupant comfort, and minimize environmental impact. Bioclimatic building design must enhance human thermal comfort.
2. **Carbon Neutral Design:** Jabiru will be carbon neutral and demonstrate the potential to achieve township scale carbon reduction through a consistent approach to buildings, energy production and public spaces.
3. **Disaster Resilient:** Jabiru will be a disaster resilient community.
4. **Environmental Values:** urban development, including urban form and the built environment of Jabiru must reflect and enhance the world heritage values of Kakadu Notional Park.
5. **Public Places, Open Spaces and Pathways:** Jabiru public places, open spaces and pathways will be safe, walkable, connected and designed to reflect and enhance sense of place, biodiversity and protection from the elements.
6. **Cultural Values:** design features will reflect and enhance Bininj knowledge, culture, and tradition.
7. **Jabiru will aspire to become a showcase sustainable community.**

Residential

Most of Jabiru's 475 units and houses were built in the early 1980s and are not suitable for Jabiru's climate, or modern day living. Homes were built quickly to accommodate mining exploration and development. These volume-built homes come in 1-bed and 2-bed attached unit configurations, and 3-bed and 4-bed detached house configurations.

With high thermal mass construction and small building openings, existing dwellings in Jabiru are not well designed to suit the climate. Buildings are often poorly oriented, and windows are poorly shaded and subject to direct sun with subsequent heat gain. Many existing dwellings do not benefit from prevailing winds throughout the seasons. Existing homes often have inadequate insulation and do not seal well so that heat easily enters buildings and cool air from air conditioners can easily escape.

Refer to the table on **pages 5 and 6** for requirements and principles for existing and new homes.

Non-residential buildings

Similarly to the existing housing stock in Jabiru, many existing non-residential properties were built in the early 1980s and improvements are necessary to improve quality of structures, worker comfort, visual amenity and sustainability.

Refer to the table on **pages 5 and 6** for requirements and principles for existing and new non-residential buildings. Designs are assessed on a case-by-case basis and against the Masterplan Goals and Vision.

Requirements and Principles for Urban Design and all dwellings and streetscapes in Jabiru

1. Urban Design Requirement and Principles

Ref	Works	Urban Design
1	Material colours shall comply with the Jabiru Materials List and Colour Palette as annexed to these Design Requirements at Annexure 1 .	R
2	Design of all buildings, landscaping and public art installations will demonstrate respect for Bininj culture and their Cultural Intellectual Property rights.	P
3	The design of Jabiru's streets, buildings, neighbourhoods, and public spaces will be underpinned with Bininj story, nomenclature, and cultural themes.	P
4	Design and construction of trunk infrastructure applies water sensitive urban design principles to enhance the world heritage values of Kakadu National Park and reduce the impacts of development upon the natural water cycle.	P
5	Design of public buildings and spaces to Crime Prevention through Environmental Design (CPTED) principals.	P
6	Jabiru's public places, open spaces and pathways will be safe, walkable, connected and designed to reflect and enhance sense of place, biodiversity, and protection from the elements.	P
7	Landscaping design and species selection enhances community disaster resilience by reducing potential fire hazards, impacts from wind borne debris and heat stress of residents.	P
8	Landscaping to public spaces and buildings to enhance thermal comfort and shade buildings, public walkways and cycle paths.	P
9	Pathways are designed and landscaped to enhance pedestrian thermal comfort and in accordance with AS/NZS 1428 for the convenience of all users.	P
10	Pathways are designed and maintained as shared and inclusive spaces for the convenience of all users.	P
11	Pathways are to be designed to protect pedestrians from extreme heat and other harsh elements.	P
12	Public and open spaces are designed and landscaped to support natural processes, and to facilitate the movement of species to find resources, such as food and water.	P
13	Public spaces and open areas must include water sensitive design to manage seasonal flows and enhance catchment scale water quality, biodiversity protection and landscape amenity.	P
14	Streetscapes and public spaces apply a consistent use of natural materials, textures, and appearances in accordance with a Townwide Landscaping Plan, Urban Reforestation Plan and/ or Weed Management Plan (if any) developed by the current relevant department responsible for management of Kakadu National Park.	P
15	The design and management of public and open spaces promote a sense of pride in the community's public assets and provides opportunities for social interaction.	P
16	The design of buildings, street furniture, structures and public open spaces uses natural materials, textures, and appearances to achieve consistency with the world heritage values of Kakadu National Park and the Jabiru Materials List and Colour Palette.	P
17	Wayfinding within and between the precincts is achieved through deliberate place making, signage, maps and technological applications that identifies important elements such as streets, places, information, and services.	P
18	If achievable, Jabiru will achieve and showcase certification as a sustainable community on the Implementation of bioclimatic design principles and sustainability measures, and individual new builds will achieve individual certification.	P

2. Requirements and Principles for all dwellings and streetscapes in Jabiru

Ref	Works	New Home	Existing Home	New non-residential	Existing non-residential
1	All new builds, and works requiring a building permit, shall comply with the National Construction Code (NCC).	R	R	R	R
2	All new residential builds must have a NatHERS rating that is the greater of the NCC or 7 stars.	R	P	-	-
3	Ensure that windows and doors systems and seals are in good condition, operate freely, are watertight and airtight. (No metal galleries or single skin metal louvres)	R	R	R	R
4	Install ceiling fans for air circulation and cooling.	NCC	R	NCC	R
5	Establish landscaping to shade dwellings, in particular east and west walls.	R	P	R	P
6	Material colours shall comply with the Jabiru Materials List and Colour Palette as annexed to these Design Requirements at Annexure 1.	R	R	R	R
7	Seal ceiling penetrations, gaps at cornices, fans, downlights, exhaust fans etc.	R	R	R	R
8	Protect windows and walls from direct sunlight with eaves and awnings designed for year-round sun-shading.	R	P	R	P
9	Construct covered external living spaces as an extension of internal living spaces in accordance with the Standard Outdoor Living Area Policy at Annexure 2.	R	R	-	-
10	Install water efficient plumbing fixtures, including water saving devices.	NCC	P	NCC	P
11	Upgrade existing residential homes to achieve a minimum NatHERS 5-star energy rating (Grace Period: to be achieved by 1 January 2028).	NCC	R	-	-
12	Insulate walls in air-conditioned spaces.	NCC	P	NCC	P
13	Avoid windows to east and west orientations.	P	P	P	P
14	Designs should avoid the use of guttering. If guttering cannot be avoided, it shall be designed in accordance with the NCC2022 Gutter Downpipe Overflow (GDO) calculator +15%. Evidence of calculation to be provided.	R	R	R	R
15	Design of all buildings, landscaping and public art installations will demonstrate respect for Bininj culture and their Cultural Intellectual Property rights.	P	P	P	P
16	The design of Jabiru's streets, buildings, neighbourhoods, and public spaces will be underpinned with Bininj story, nomenclature, and cultural themes.	P	P	P	P

R	P	NCC	-
Requirement	Principle	Works must be in accordance with the standard set out in the National Construction Code	N/A

Design Guidelines Material List and Colour Palette



Jabiru



Introduction

Jabiru is located on Mirarr land in Kakadu National Park. The iconic location is known for its rugged escarpment, open woodlands and seasonal wetlands.

Colour selections and construction materials used in buildings and urban spaces should reflect the location and surrounding natural environment and support the sense of place.

Materials

The preference is for natural, raw, unfinished or prefinished robust materials that contribute to the longevity of structures and minimizes ongoing building maintenance in line with the aspiration for Jabiru to become a showcase sustainable community. Construction materials shall contain low embodied carbon and be sourced locally where possible.

Roof materials shall be coloured metal cladding. Wall materials shall be selected from metal cladding, coloured blockwork, rendered blockwork, rammed earth, stone, timber and corten steel.

Colour Philosophy

The colours of Kakadu are characterised by a muted backdrop of grey, with ochre tones in the rocks, and greens in the trees, soil and foliage. Peppering these muted tones are bright bursts of colour from flowers and birdlife.

The approach to colour selection at Jabiru is that wall colours will be neutral colour tones such as silver grey, light ochre and light green with bursts of bright colours for smaller building elements, like rafters, columns, windows, doors, downpipes and railings. Feature colours may be used for architectural effect but should be limited.



Photo by: Peter Keepence



Photo by: Heather Moorcroft

Heat Mitigation

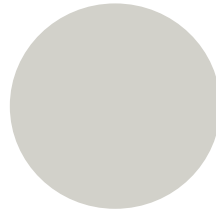
As part of Jabiru's ambition to become carbon neutral it is highly recommended to select a light colour palette for the roof, main exterior walls and pavers. Light colours reflect light and result in less heat absorption, helping to keep buildings cool. Dark coloured surfaces absorb more heat from the sun, which adds heat to the building and creates a heat-island effect by re-radiating heat into the atmosphere.

Roof colours

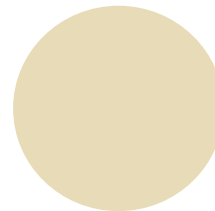
Lighter coloured roofs will reflect heat and reduce the amount of energy used to cool buildings. Dark coloured roofs have a high solar absorbance - meaning that they absorb more heat from the sun, which adds to the urban heat-island effect. Roof materials in Jabiru must have a solar absorbance rating no higher than SA 0.45.



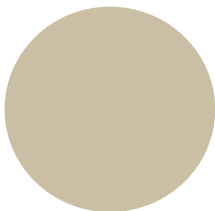
Surfmist



Southerly

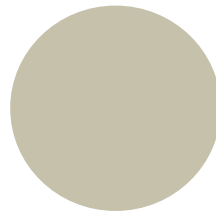


Classic cream

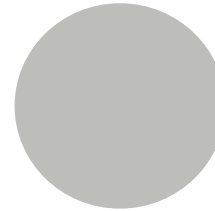


Paperbark

(Colorbond colours)



Evening Haze

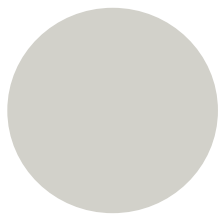


Shale Grey

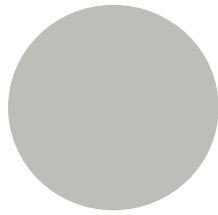
Wall Colours

Lighter colours are encouraged for external walls to reduce heat absorption, in particular to the east and west facing walls which receive direct sunlight in the morning and afternoon.

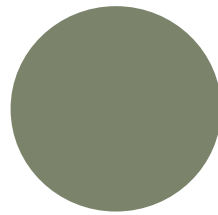
Wall colours shall reflect the natural environment with neutral colour tones in silver grey, light ochre and light green with bursts of bright colours, reflecting the local flora, to smaller building elements such as rafters, columns, windows, doors, downpipes and railings.



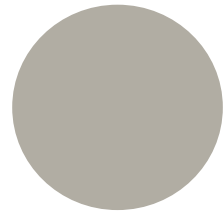
Southerly



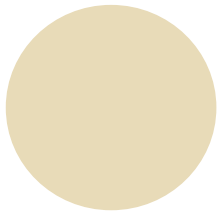
Shale Grey



Pale Eucalypt

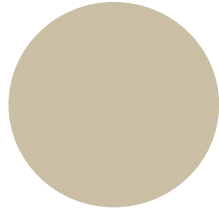


Dune

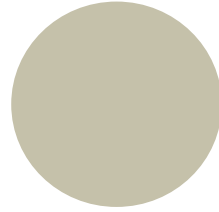


Classic Cream

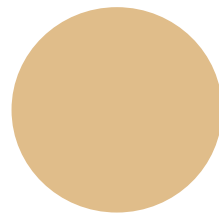
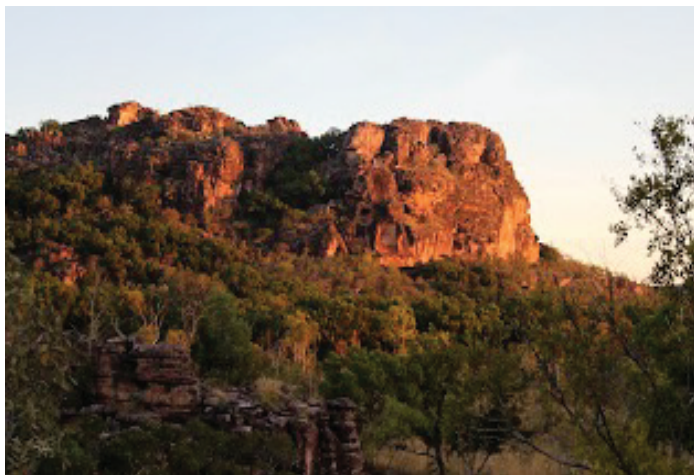
(Colorbond colours)



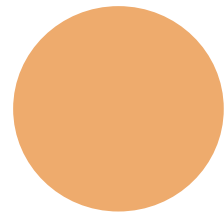
Paperbark



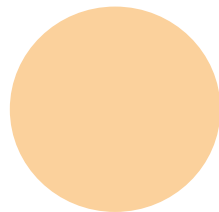
Evening Haze



Birdseed

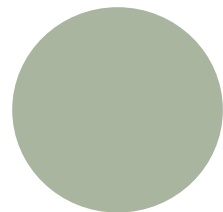


Evening Sunset



Paw Paw

(Dulux colours)

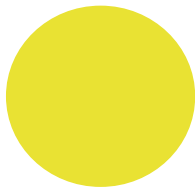


Salva

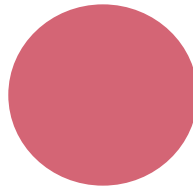
Highlight Colours

Bursts of bright colours, reflecting the local flora applied to smaller building elements, like rafters, columns, windows, doors, downpipes, and railings. Highlight colours are drawn from the local flora and may be used for architectural effect but should be limited.

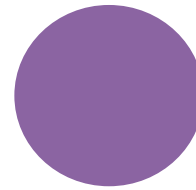
(Dulux colours)



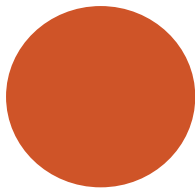
Lime Time



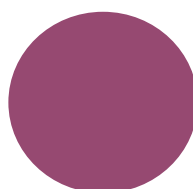
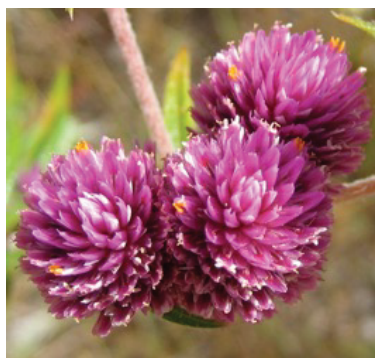
Pink Spell



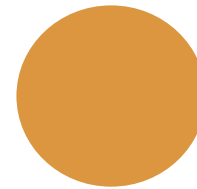
Pageant Gown



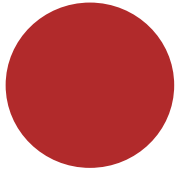
Bright Delight



Befitting

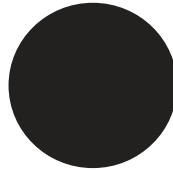


Soft Amber

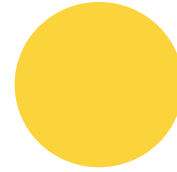


True Heart

(Dulux colours)



Black



Dandelion Yellow

Lease applications for buildings at Jabiru must provide details of the selected colour scheme at the time of application to ensure compliance with the criteria outlined above. Variations to the colour philosophy will be assessed on architectural merit and approval will be at the discretion of Gundjeihmi Aboriginal Corporation Jabiru Town.

All Images by Heather Moorcroft unless noted otherwise.



Gundjeihmi Aboriginal Corporation Jabiru Town

ICN: 9378

C/: PO Box 169, Jabiru NT 0886

info@gacjabiru.com.au



(March 2026)

GUNDJEIHMI ABORIGINAL
CORPORATION JABIRU TOWN

Standard Outdoor Living Area Designs

1. Purpose

The Jabiru Masterplan Development Management Framework (JMDMF) includes Jabiru Design Requirements (2026) at Appendix H. The Jabiru Design Requirements stipulate that 'dwellings must include cool outdoor living areas for entertaining that also act as an extension of the living space' in accordance with this Standard Outdoor Living Area Designs.

Proponents are encouraged to develop their own designs for approval by GACJT in accordance with the General Design Principles below.

2. General Design Principles

The JMDMF encourages the use of bioclimatic design (a way of designing buildings to suit the local climate, with the aim of ensuring thermal comfort using passive design principals and environmentally sustainable resources). As part of this approach, proponents are encouraged to consider the following principles when designing and positioning outdoor living areas:

- Consider the site layout and position the outdoor living area to optimize prevailing breezes and maximize shade to the outdoor living area and the home.
- Position living areas away from sleeping areas.
- Position to protect existing trees and allow space for additional planting.
- Have sufficient height to incorporate ceiling fans, 2500mm minimum 2700mm or greater optimal.
- Include installation of ceiling sweep fans.
- Incorporate roof insulation, Minimum Kingspan Air-cell 65 or equal.
- Size to suit up to 8 people eating, approximately 5mx4m minimum with 1100mm eave overhang from columns for houses.
- Designs should avoid the use of guttering. If guttering cannot be avoided, it shall be designed in accordance with the NCC2022 Gutter Downpipe Overflow (GDO) calculator +15%. Evidence of calculation to be provided.
- If the positioning on the lot allows, they should be installed within the fenced area of the lot (if relevant). Alternatively, privacy screening from neighbours and roads/walkways is recommended.

PO Box 169, Jabiru NT 0886

info@gacjabiru.com.au

www.gacjabiru.com.au

ICN 9378 ABN 95 611 625 538

- Must not obstruct vehicle access into carports, or backyards where gates exist.
- Free standing, independent structures are encouraged.
- Not over existing essential services or easements (sewer lines, power, internet).
- Not suitable if have to walk through bathroom or toilet. Walking through laundry is acceptable (but not ideal).
- Final structure must have a solid and durable surface.
- Any tree removal requires separate approval, as well as cultural heritage approval.

2.1. GACJT Approval Process

An Approved Managing Entity (or tenant with the landlord's written consent) may apply to install an outdoor living area by requesting consent from the GACJT CEO in writing. All requests are to:

1. be consistent with the Jabiru Masterplan Development Managing Framework;
2. include a site plan, floor plan and elevations, drawn at scale and with sufficient dimensions to assess the proposal;
3. include assurance that work will comply with all other requirements including the Jabiru Town Plan, the NT building act and National Construction Code;
4. include written consent from the sub-lessee, if the request is not from the sub-lessee; and

If a property cannot install an outdoor living area consistent with General Design Principles, a non-conformance waiver must be submitted with the alternative design for Board approval on a case-by-case basis.

GACJT does not support shade sails in an outdoor living area design, as these are inconsistent with the Materials and Colour Palette as they are not durable and can become a hazard in high winds.

2.2. Other Approvals

Proponents are advised that other approvals will be required under the NT Building Act and Building Regulations apply to Jabiru. Proponents are required to obtain Building certification, Building permits etc in accord with the NT Building Act and Building Regulations.

<https://nt.gov.au/property/building/build-or-renovate-your-home/building-and-renovating-a-home/residential-building-work-that-requires-permits>

Town planning approval may also be required through the NT Development Consent Authority where proposals do not align with the Jabiru Town Plan.



PRELIMINARY DEVELOPMENT AND WORKS

REQUEST FORM

GUNDJEIHMI ABORIGINAL
CORPORATION JABIRU TOWN

PROPONENT DETAILS

PROPONENT DETAILS:

1. Legal Name of Proponent:

Type here

2. ABN / ACN:

Type here

3. Street Address:

Type here

4. Postal Address:

Type here

5. Type of Business Entity

Choose an item Other (Specify): Type here

6. Liability Insurance:

Yes No Amount cover held: \$ Type here

PRIMARY CONTACT DETAILS (Person authorised to act on behalf of organisation regarding lease matters)

7. Full Name:

Type here

8. Position:

Type here

9. Phone/mobile:

Type here

10. Email:

Type here

SECONDARY CONTACT DETAILS

11. Full Name:

Type here

12. Position:

Type here

13. Phone/mobile:

Type here

14. Email:

Type here

PROPOSED DEVELOPMENT AND/ OR WORKS

PROPOSAL CATEGORY

15. Proposal relates to the following category/ies:

- Development / Improvements
 Infrastructure Project
 Remediation Works
 Other: Provide details: Type here

16. Preferred timeframe for installation (circle):

- Not specified 1-2 months 2-6 months 6-12 months

17. Detail proposed development / works:

Type here

Attachments (Submit any relevant plans or supporting documents): Type here

SITE FOR PROPOSED DEVELOPMENT / WORKS

18. Address (if known):

19. Lot number (if known):

20. Do you have, or have you applied for, a sub-lease over the proposed development area:

Yes. *Provide details:*

No. *Provide details:*

21. If you are not the sub-lessee to the proposed development area:

a. In what capacity are you applying for this development? Please specify (e.g. tenant)

Provide details:

b. have you attached written consent from the sub-lessee?

Yes

No

22. Are you aware of any outstanding and unresolved rectification obligations you currently have in Jabiru which have arisen in relation to your previous sub-lease obligations.

Yes. *Provide details:*

No

23. Detail expected housing requirements if Proposal is approved (*eg long-term tenancy/ transit accommodation will be applied for through the New Housing Entity; Proponent intends to hold 20+ residential sub-leases and manage housing as an Approved Managing Entity*)

Yes. *Provide details:*

No

FINANCE AND BENEFITS

24. Source of finance (\$)

Private

Bank / Finance Institution

Government Assistance (*specify – eg Aboriginal Benefits Account; Australian Government; NT Government; Local Government; Indigenous Land Corporation (ILC); other*).

Other (specify):

25. Other benefits: Outline any non-monetary benefits to Traditional Owners e.g. infrastructure, in-kind training and employment.

PRELIMINARY CHECKLIST

JABIRU MASTERPLAN DEVELOPMENT MANAGEMENT FRAMEWORK (GENERAL)

26. The Proponent has downloaded a copy of the Jabiru Masterplan Development Management Framework, and is aware that the final proposal must be consistent with this framework, including Urban Design Strategy; Work Policies and Compliance requirements; all environmental protection legislation and relevant policies and must be environmentally sustainable.

Yes

No

27. Is the development consistent with the Jabiru Masterplan Development Management Framework?

(Note: If the proposal is not consistent, a non-conformance waiver request must be made. This must be made in writing and must address the Jabiru Masterplan and Vision and establish consistency with the Development Framework and the specific appendix, if any, that the request relates to).

- Yes
- No, non-conformance waiver is attached.
- Other. Provide details:

CULTURAL HERITAGE MANAGEMENT

28. Is the development likely to cause Ground Disturbing Activities (as per Cultural Heritage Management Protocol for Jabiru)

Yes . Provide details *(inc when proponent has agreed to work cooperatively with Mirarr to ensure protection of Cultural Heritage):*
Type here

- No
- Unknown

29. The Proponent acknowledges that it, its employees, agents, representative and contractors will need to be aware of, and agree to, the Cultural Management Protocol

- Yes. Provide details: *Type here*
- No

COMMUNITY CONSULTATION

30. Proponent acknowledges that GACJT may require community consultation:

- Yes
- No

ALIGNMENT TO MIRARR MASTERPAN AND VISION AND EFFECT ON THE JABIRU TOWN PLAN

Alignment with Mirarr's Jabiru Masterplan

Note: this section may be used to assess applications for consistency with the Masterplan as required under clause 2.6 of the Jabiru Town Plan.

31. How does your proposal align with the following Masterplan Goals?

Type here

30. Provision of Trunk Infrastructure? **Note: required under clause 2.6 of the Jabiru Town Plan.*

32. If approval is granted under clause 2.6 of the Jabiru Town Plan, the Proponent acknowledges that final plans cannot be approved without the provision of trunk infrastructure.

- No
- Yes
- N/A

(Note: developments approved by GACJT and consistent with the Masterplan do not need to apply with Part 4 of the Jabiru Town Plan, provided the development is accompanied by a plan for the provision of trunk infrastructure.)

AUTHORISATION

PRIMARY CONTACT PERSON (Person authorised to act on behalf of organisation regarding development matters)

By signing this form, the proponent declares that the information provided in this application is true and correct

Name:

Signature: _____

Date:

HOW TO SUBMIT THIS FORM

Submit completed and signed form via email to subleasing@gacjabiru.com.au .