

Jabiru Masterplan

2018 - 2028

Key Objectives

- Secure tenure system via S.19A EDTL/Township Entity by 2018 – immediate certainty for business
- Strategic rehabilitation and infrastructure rationalization 2018 – 2021
- Establish foundation for investment in feature Cultural and Tourism Precinct by lakeside project by 2020 for construction by 2028 in order to boost tourism visitation with KNP Tourism Masterplan
- Power supply for Jabiru and Mudginberi by no later than 2024 (town water to Mudginberi)
- Air access resolved by no later than 2020 (not addressed as yet)
- Inform new Town Plan by 1 April 2019

Clause 14 (19A lease) Masterplan Features

- 7 Precincts
- 2 Major Precincts require new investment
- Secure tenure for continuing government and business assets
- Allows for mid term tenures pending exit by ERA and associated operators – via Township Entity
- Allows for mid term tenures in 2 Major Precincts awaiting investment and redevelopment – via Mirarr holding corporation
- Provides economic opportunity for indigenous owners via participation as sub-lessee of registered property interests

Vision

The centre for **Kakadu National Park** showcasing its dual World Heritage listing



Vision

- Kakadu is a wetland –
Jabiru has water !



Kakadu Escarpment viewed from Jabiru Lake

Vision

- A **tourism** destination
in its own right



Vision

- A centre for **cultural**, **science**, and **education** research



Malakananya II



Museo Nacional de Antropología, Mexico City



Mirarr TOs
inspecting the
Ranger Uranium
Mine, Revegetation
Trial Landform

Vision

- A **stable service community** supporting Visitors, Park Residents, and the region



Masterplan Precinct 1.





Lakeside “Flagship” Development



New tenures

- will be issued by EDTL over all lots upon execution of 19A lease for maximum term (remaining ERA and WARC interests to 30.6.21 surrendered or left to expire)
- held by Mirarr holding corporation – sub-lease from EDTL to include terms – held for the purpose of managing the whole area to facilitate the development of an integrated tourism development inclusive of a new Kakadu Visitor Centre and an Aboriginal Cultural Museum Centre, Arts and Cultural Space
- eventual development to be owned and/or operated by a Development Entity (Kakadu Lakeside) with a property interest granted by the Mirarr holding corporation, those rights to be determined on advice
- the structure of the Development Entity (Kakadu Lakeside) to be determined on advice, initial working group to include Commonwealth, NTG, IBA or other government investment vehicle, ERA (observer), private enterprise (TTF)

Lakeside “Flagship” development – single ‘owner’

All of the following lots are to be held by the same entity for the maximum term : Mirarr holding corporation

- Lot 2317 (north side of lake including “town camp”)
- Lot 2304 (lake),
- Lot 949 (current JS and courts)
- Lot 2024 (vacant land),
- Lot 2326 (vacant land)
- Lot 980 (plaza)
- Lot 2009 (reserve),
- Lot 981 (commercial shops)
- Lot 2017 (vacant land),
- Lot 985 (childcare centre)
- Lot 2010 (reserve),
- Lot 2012 (community hall)

Specified purposes, mid term objectives

- Wetland and botanical feature to be developed on 2304, 2024, 2326, 2017, 980
- “town camp” to be relocated
- 985 (childcare centre) to be relocated to school
- 980 (plaza), 981 (commercial shops) to be considered for demolition or redevelopment as office space
- 2012 (community hall) to be considered for demolition or redevelopment on advice from developer

Immediate Issues

Immediate issues for the Mirarr holding corporation together with the Development Entity (Kakadu Lakeside) working Group are

1. Negotiate and manage drain and desilt lake as per GHD report, consider possible improvements to accessibility for community use and prevention of future contamination
2. Commission detailed Kakadu Lakeside Precinct business plan for development of precinct
3. Within the Kakadu Lakeside Precinct business plan determine the future use, if any, for the community hall, plaza and commercial shop strip
4. Manage the final period of tenancy for the Jabiru Social Club and associated facilities jointly with GAC on behalf of traditional owners
5. Manage relocation and decommissioning of current temporary town camp jointly with GAC on behalf of traditional owners – agreement required with NTG and Commonwealth regarding housing on Kakadu outstations
6. Manage relocation and determine the future use or rehabilitation of the childcare centre
7. Within the Kakadu Lakeside Precinct business plan , consider subdivision of Lot 2317 to allow tenure for visitor welcome facilities for self-drive tourism managed by Western Arnhem Shire Council adjacent to new town entry and possible rehabilitation of Lot 1426 road – incl parking, water and dump point

Commitments required

- Agreement as to establishment of the Mirarr holding corporation to hold underlying sub-leases : corporation has limited activity
- Agreement as to composition and establishment of the development entity (Kakadu Lakeside) to hold the rights over the precinct from the Mirarr holding corporation, consider a development corporation with combined board, majority traditional owner representation
- Funding for the operation of the working group /development corporation – identify initial operational budget 5 – 10 years – start now
- Funding for the Kakadu Lakeside Precinct business plan inclusive of new Kakadu Visitor Centre and an Aboriginal Cultural Museum Centre, Arts and Cultural Space
- Funding for lake drainage and desilt and other works as recommended with the specific objective of facilitating a public swimming venue
- Agreement between Commonwealth, NTG and traditional owners for housing on Kakadu outstations – transition plan for temporary town camp

ID	LOT	STREET No	STREET	LAND USAGE	SUB LESSEE	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates (12 months to Dec 16)	LEASE COMMENCEMENT
949	949	20	LAKESIDE DRIVE	SPORTS CLUB	ERA	Mirarr holding corporation	\$20,525.40	\$18,359.24	01-Apr-95
980	980	15	TASMAN CRESCENT	TOWN PLAZA	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
981	981	2011	PLAZA	SPECIALITY SHOPS	ERA - SPECIALITY SHOPS, P.O ETC.	Mirarr holding corporation	\$3,801.00		19-Jul-89
985	985	2013	TOWN OF JABIRU	CHILDCARE CENTRE	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2009	2009	19	TASMAN CRESCENT	RESERVE	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2010	2010	17	TASMAN CRESCENT	RESERVE	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2012	2012	11	VAN DELFT STREET	COMMUNITY HALL	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2016	2016	14	VAN DELFT STREET	Public Toilets	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation			
2017	2017	13	VAN DELFT STREET	CAR PARK	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2024	2024	4	TASMAN CRESCENT	RESERVE	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2304	2304	68	CIVIC DRIVE	LAKE JABIRU	WEST ARNHEM REGIONAL COUNCIL	Mirarr holding corporation	\$0.00		01-Jul-01
2317	2317	54	LAKESIDE DRIVE	MANABURDUMA CAMP	WEST ARNHEM REGIONAL COUNCIL - Managed by Warnbi - 01.07.2012	Mirarr holding corporation	\$0.00		01-Jul-01
2326	2326	76	CIVIC DRIVE	RESERVE		Mirarr holding corporation			

Masterplan Precinct 2.

Town entry and new town centre





Town entry and new town centre

This precinct is to be managed by the EDTL and Township Entity so as to re-orient the primary tourist retail and accommodation to an area bounded by the loop formed by Lakeside Drive, Leichardt Street and Jabiru Drive.

New Retail Development

Lots 956 and 957 FIFO camp (ERA has sub-lease) : EDTL to sub-lease to the Township Entity to sub-lease on to ERA (terms agreed in advance) until 2026 or such date as ERA agrees with the Township Entity. The Township Entity will commence business planning for a future commercial development including possible sub-division to accommodate a new retail food shop and tourist supplies (terms and option to be agreed and negotiated with current Foodland operator) - private sub-lessee

Part of Lot 2317 to be identified to accommodate potential sub-lease opposite Lot 956 including a large parking space and amenities for self – drive tourists and larger tourist vehicles to stop with integrated walkways to the retail outlet and to the lakeside precinct – West Arnhem Shire Council to undertake this

Town entry and new town centre cont'd

Unchanged ownership

The following sub-leases will be replaced with sub-leases directly from the EDTL upon the commencement of the 19A lease

- 931 Fire Station : EDTL to immediately issue sub-lease to NTFS
- 962 Telecommunications tower (AUSTRALIAN TELECOMMUNICATIONS CORPORATION has current sub-lease) : EDTL to immediately sub-lease to ATC
- 942 Youth Centre (GAC has current sub-lease) : EDTL to sub-lease to GAC (or the Traditional Owner Entity) for use as Aboriginal arts centre (Marawuddi)
- 2328 and 2330 Vacant land : (GAC has current sub-lease) :
EDTL to sub-lease to GAC (or the Traditional Owner Entity) for use for future commercial development by GAC (or the Traditional Owner Entity)
- 2329 GAC office : (GAC has current sub-lease) :
EDTL to sub-lease to GAC (or the Traditional Owner Entity) for continued current use

Town entry and new town centre cont'd

Indigenous Economic Partnerships

The following sub-leases will be replaced with sub-leases from the EDTL to the Township Entity. The Township Entity will then grant a further sub-lease to the current occupants pursuant to agreements reached between those occupants and the Township Entity as to term and conditions.

- 944 Service Station (GE has current sub-lease) : EDTL to immediately sub-lease to Township Entity to sub-lease on to GE (terms agreed)
- 945 Mechanical Workshop (GAI has current sub-lease) : EDTL to immediately sub-lease to Township Entity to sub-lease on to GAI (terms agreed)
- 955 Anbinik (DAI has current sub-lease) : EDTL to immediately sub-lease to Township Entity to sub-lease on to DAI (terms agreed)
- 973 Aurora Kakadu (Australian Property Projects has current sub-lease) : EDTL to immediately sub-lease to Township Entity to sub-lease on to APP (terms agreed)
- 970 Crocodile Hotel (Kakadu Tourism GCH) : EDTL to immediately sub-lease to Township Entity to sub-lease on to KT GCH (terms agreed)

Town entry and new town centre cont'd

Indigenous Economic Opportunities

The following sub-leases will be replaced with sub-leases from the EDTL to the Township Entity. The Township Entity will undertake business planning and seek investment in these lots for future economic development in tourist retail or accommodation projects.

Lot 932 Bakery : (Luglietti interest ends upon Director's interest coming to an end, there is currently a rates liability owing by Luglietti) :

EDTL to sub-lease to Township Entity for redevelopment as a commercial sub-lease, (requires rate relief)

Lot 947 Vacant land : EDTL to issue sub-lease to TE to hold pending commercial development proposal (no current sub-lease and not rated)

Lot 948 Vacant land (currently being used and sub-leased by WARC) :

EDTL to issue sub-lease to TE to hold pending commercial development proposal (not rated) Council depot to relocate to Industrial area

Lots 959, 960, 961 Vacant land (WARC has current sub-lease) :

EDTL to issue sub-lease to TE to hold pending commercial development proposal

Immediate Issues

Immediate issues for the new Town Centre are

1. Relocate council depot to industrial precinct and EDTL negotiate sub-lease
2. NTG and WARC to advise whether re-alignment is required on Lot 1402 to create a new Town Entry
3. Identify location on Lot 2317 for parking and dump point, EDTL and Lakeside Entity working group to consider subdivision, sub-lease to WARC (current freight terminal)
4. Township Entity to commission a business plan for the development of a new retail centre located on Lot 956 (current FIFO camp)
5. Township Entity (with current sub-lessee) to access advice as to whether bakery improvements can be re-purposed or whether rehabilitation is required
6. WARC to waive rates on bakery Lot 932 whilst building is unoccupied
7. Third parties affected by indigenous economic partnership arrangements to confirm in-principle agreement

Commitments required

- Agreement as to the composition and establishment of the Township Entity
- Funding for the initial establishment and operation of the Township Entity – operational budget for 5 – 10 years
- Funding to WARC for new town entry construction, possible re-alignment
- Funding to WARC for subdivision and construction of bus, van and caravan parking and dump point (current freight terminal)
- Funding for business planning for the development of a new retail centre located on Lot 956
- Seed funding for business development advice regarding Lot 932 Bakery

ID	STREET NUMBER	STREET	LAND USAGE	SUB LESSEE	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates (12 months to Dec 16)	LEASE COMMENCEMENT
931	1	GREGORY PLACE	FIRE STATION	NT FIRE SERVICE	NT FIRE SERVICE	\$0.00	\$2,605.91	01-Jan-96
932	2	GREGORY PLACE	BAKERY	MR ALBERTO LUGLIETTI AND MRS HELEN LUGLIETTI	TE - future commercial sub-lease	\$5,321.40	\$1,525.90	28-Aug-90
942	10	GREGORY PLACE	YOUTH CENTRE	GUNDJEIHMI ABORIGINAL CORPORATION	GAC - Operations	\$0.00	\$8,949.14	28-Jun-01
944	1	LAKESIDE DRIVE	SERVICE STATION	GAGUDJU ENTERPRISES - WAS MOBIL OIL AUST LTD	TE - GAI/GE	\$7,449.96	\$8,482.14	01-Jun-86
945	7	LAKESIDE DRIVE	MECHANICAL WORKSHOP	GAGUDJU ASSOCIATION	TE - GAI	\$7,982.10	\$14,733.55	01-Jul-81
947	13	LAKESIDE DRIVE	SERVICE FACILITIES	VACANT	TE - future commercial sub-lease	\$0.00		
948	17	LAKESIDE DRIVE	MUNICIPAL DEPOT	WEST ARNHAM REGIONAL COUNCIL	TE - future commercial sub-lease	\$0.00		01-Jul-01
955	27	LAKESIDE DRIVE	CARAVAN PARK	DJABULUKGU ASSOCIATION	TE - DAI	\$46,372.20	\$58,042.21	05-Feb-07
956	39	LAKESIDE DRIVE	FIFO ACCOMODATION	ERA	TE - future commercial sub-lease	\$49,413.00	\$67,045.55	14-Jul-97
9570		LAKESIDE DRIVE	WEATHER STATION	ERA	TE - future commercial sub-lease	\$3,344.88		31-Dec-83

959	8GREGORY PLACE	VACANT LIGHT INDUSTRIAL	WEST ARNHAM REGIONAL COUNCIL	TE - Future Dev	\$0.00		01-Jul-01
960	8AGREGORY PLACE	VACANT LIGHT INDUSTRIAL	WEST ARNHAM REGIONAL COUNCIL	TE - Future Dev	\$0.00		01-Jul-01
961	9AGREGORY PLACE	VACANT LIGHT INDUSTRIAL	WEST ARNHAM REGIONAL COUNCIL	TE - Future Dev	\$0.00		01-Jul-01
962	9GREGORY PLACE	INDUSTRIAL	AUSTRALIAN TELECOMMUNICATIONS CORPORATION	AUSTRALIAN TELECOMMUNICATIONS CORPORATION	\$11,783.10	\$1,178.67	30-May-90
970	LEICHARDT STREET	HOTEL	KT (GCH) PTY LTD	TE - Croc Hotel	\$47,132.40		01-Jun-02
9730	JABIRU DRIVE	COMMERCIAL PURPOSES	AUSTRALIAN PROPERTY PROJECTS PTY LTD	TE - AusProp	\$71,458.80	\$21,522.60	05-Oct-01
2328	3GREGORY PLACE	SERVICE FACILITIES	GUNDJEIHMI ABORIGINAL CORPORATION	GAC - Operations	\$0.00		16-Oct-06
2329	5GREGORY PLACE	SERVICE FACILITIES	GUNDJEIHMI ABORIGINAL CORPORATION	GAC - Operations	\$12,923.40	\$8,469.98	16-Oct-06
2330	7GREGORY PLACE	SERVICE FACILITIES	GUNDJEIHMI ABORIGINAL CORPORATION	GAC - Operations	\$0.00		16-Oct-06

Masterplan Precinct 3.

Town administration and services





Town administration and services

This precinct will remain largely unchanged. Consideration is to be given to the future requirements of WARC and other NTG departments for office space.

Unchanged ownership

- | | |
|------|---|
| 2005 | Offices (includes NLC, Library and PWC) : EDTL to immediately sub-lease to current sub-lessee NTG |
| 2008 | Council offices : EDTL to immediately sub-lease to current sub-lessee WARC |
| 2019 | Clinic : EDTL to immediately sub-lease to current sub-lessee NTG (water rated only) |
| 2020 | Clinic house : EDTL to immediately sub-lease to current sub-lessee NTG (rated) |

Town administration and services cont'd

Unchanged ownership

- 2040 Court House : EDTL to immediately sub-lease to current sub-lessee NTG (water rated)
- 2041 Police House : EDTL to immediately sub-lease to current sub-lessee NTG (rated)
- 2042 Police station : EDTL to immediately sub-lease to current sub-lessee NTG (water rated only)
- 2023 Water tower and transmission : EDTL to immediately sub-lease to WARC (not rated)
- 2028 and 2029 Carpark : EDTL to immediately sub-lease to WARC (not rated)
- 2043 Catholic Church : EDTL to immediately sub-lease to current sub-lessee Catholic Church Diocese of Darwin (water rated only)

Town administration and services cont'd

New Retail Development

2016 Supermarket (ERA has current sub-lease) : EDTL to immediately sub-lease to Township Entity to sub-lease on to Foodland (terms agreed) consideration to be given to relocation of business to new retail development and re-purposing of building as advised

2007 Westpac Bank - EDTL to immediately sub-lease to Township Entity to sub-lease on to Westpac (terms agreed)

Indigenous Economic Opportunities

2002 Vacant Land : EDTL to immediately issue sub-lease to Township Entity to hold pending commercial development or government services proposal (no current sub-lease and not rated)

2031 Vacant land : EDTL to immediately issue sub-lease to Township Entity to hold pending commercial development or government services proposal (not rated)

Road

NTG and WARC to advise whether road on Lot 1426 can be rehabilitated

Immediate Issues

Immediate issues for the Town Administration Precinct are

1. NTG and WARC to identify if there is future need for more office space, Township Entity together with NTG to consider expansion options - re-purposing of Lot 2016 or Lot 981
2. Confirm Catholic Church Westpac intentions to remain
3. Township Entity to commission business planning for the development of a new retail centre located on Lot 956 (current FIFO camp) – see above

Commitments required

- Agreement as to the composition and establishment of the Township Entity
- Funding for the establishment and operation of the Township Entity – operational budget for 5 – 10 years
- Funding for business proposal for the development of a new retail centre located on Lot 956

ID		STREET	LAND USAGE	SUB LESSEE	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates	
1426		TASMAN CRESCENT	ROAD	WEST ARNHEM REGIONAL COUNCIL		\$0.00		01-Jul-01
2002		CASTENZOOM STREET	RESERVE	WEST ARNHEM REGIONAL COUNCIL	TE - future government commercial sub-lease	\$0.00		01-Jul-01
200511		TASMAN CRESCENT	OFFICE COMPLEX	NTG - Part under-leased to Northern Land Council, Library and PWC	NTG - Part under-leased to Northern Land Council, Library and PWC	\$0.00		01-Jan-02
200813		TASMAN CRESCENT	TOWN OFFICES	WEST ARNHEM REGIONAL COUNCIL	WEST ARNHEM REGIONAL COUNCIL	\$0.00		31-Dec-83
201625		CASTENZOOM STREET	SUPERMARKET	ERA	TE - shop	\$9,502.50	\$2,062.41	31-Dec-83
201914		FLINDERS STREET	HEALTH CENTRE	NTG - DEPT. HEALTH	NTG - DEPT. HEALTH	\$0.00	\$21,911.30	01-Jan-95
2020		FLINDERS STREET	RESIDENTIAL	NTG - TERRITORY HOUSING GEH (at back of Clinic Area)	Clinic	\$4,941.30	\$2,926.26	19-Apr-82
202311		CASTENZOOM PLACE	HIGH WATER TOWER / RETRANMISSION EQUIPMENT	WEST ARNHEM REGIONAL COUNCIL	WEST ARNHEM REGIONAL COUNCIL	\$0.00		01-Jul-01
202820		FLINDERS STREET	CAR PARK	WEST ARNHEM REGIONAL COUNCIL	WEST ARNHEM REGIONAL COUNCIL	\$0.00		01-Jul-01
20295		THORNE STREET	CAR PARK	WEST ARNHEM REGIONAL COUNCIL	TE - future development	#N/A		01-Jul-01
203123		CASTENZOOM PLACE	RESEVE	WEST ARNHEM REGIONAL COUNCIL	TE - future government commercial sub-lease	\$0.00		01-Jul-01
204016		TASMAN CRESCENT	COURT HOUSE	THE OFFICE OF COURTS ADMINISTRATION	THE OFFICE OF COURTS ADMINISTRATION	\$0.00	\$6,574.19	01-Jan-95
20410		TASMAN CRESCENT	RESIDENTIAL	NT POLICE FORCE	Police	\$1,618.09	\$2,072.50	01-Jan-96
204210		TASMAN CRESCENT	POLICE STATION	NT POLICE FORCE	NT POLICE FORCE	\$0.00	\$6,834.92	01-Jan-96

Masterplan Precinct 4.

Education campus precinct





Education campus precinct

This Precinct includes infrastructure currently owned and maintained by the NT Department of Education, WARC and GAC. The golf club is adjacent to this precinct and is included for management by the Township Entity as part of this precinct. The golf course is to be maintained by WARC.

The infrastructure in this precinct (together potentially with some of the housing located to the south west of Kinchela Road) is to be held by the NT Department of Education, WARC, GAC and the Township Entity. These stakeholders will collectively consider the viability of forming a new educational institution with a focus on hosting visiting students and researchers and attracting and developing a Research Centre in conjunction with an Australian university.

Unchanged ownership

890 Pool : EDTL to immediately sub-lease to current sub-lessee WARC (not rated)

895 School : EDTL to immediately sub-lease to current sub-lessee NTG (water rates only)

898 Brockman Oval EDTL to immediately sub-lease to current sub-lessee WARC (not rated)

899 Magela Oval :EDTL to immediately sub-lease to current sub-lessee WARC (not rated)

Education campus precinct cont'd

Unchanged ownership

- 900 Vacant land : EDTL to immediately sub-lease to current sub-lessee WARC (not rated) to remain open space
- 978 Vacant land and Training Centre (current sub-lease held by NTG) : EDTL to immediately sub-lease to current sub-lessee NTG (water rates only)
- 2331 Djidbidjidbi College : EDTL to immediately sub-lease to GAC

Future Educational Purposes

- 979 & 866 Vacant land (979 current sub-lease held by WARC) : EDTL to immediately sub-lease to TE or educational entity (not rated), TE or educational entity to manage land for redevelopment for campus purposes
- 2324 Golf Club : EDTL to immediately sub-lease to TE or educational entity (rate relief required), TE or educational entity to manage land for redevelopment for campus purposes – interim continued tenancy by Golf Club on terms agreed
- 2101 Golf Course : EDTL to immediately sub-lease to WARC to manage in conjunction with the TE or educational entity for potential future campus purposes

Immediate Issues

Immediate issues for the Education Precinct are

1. WARC to waive rates on Golf Club Lot 2324 if building is unoccupied – if Jabiru Golf Club ceases operation
2. NT Department of Education, WARC, GAC and Township Entity to jointly develop an agreement for the Education Precinct and consider the role, if any, of a new educational entity
3. NT Department of Education, WARC, GAC and Township Entity to agree on future use and future plans for Training Centre and Golf Club

Commitments required

- Agreement as to the composition and establishment of the Township Entity
- Funding for the establishment and operation of the Township Entity – operational budget for 5 – 10 years
- Funding for options assessment and development of future plans for the Educational Precinct on behalf of NT Department of Education, Commonwealth Department of Education and Training, WARC, GAC and Township Entity
- Partnerships with Australian University, visiting universities and secondary schools (including OEG)

ID	STREET NUMBER	STREET	LAND USAGE	SUB LESSEE	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates (12 months to Dec 16)	LEASE COMMENCEMENT
890	56	KINCHELA ROAD	SWIMMING POOL	WEST ARNHEM REGIONAL COUNCIL	WARC	\$0.00		01-Jul-01
895	40	WATERHOUSE ROAD	EDUCATIONAL FACILITIES	DEPARTMENT OF EDUCATION	DoE	\$0.00	\$66,407.62	01-Jan-95
898	16	KINCHELA ROAD	BROCKMAN/ARNHEM OVAL	WEST ARNHEM REGIONAL COUNCIL	WARC	\$0.00		01-Jul-01
899	97	CIVIC DRIVE	MAGELA OVAL	WEST ARNHEM REGIONAL COUNCIL	WARC	\$0.00		01-Jul-01
900	62	WATERHOUSE ROAD	VACANT - IN FRONT OF SCHOOL	WEST ARNHEM REGIONAL COUNCIL	WARC	\$0.00		01-Jul-01
978	1	VAN DELFT STREET	EDUCATIONAL TRAINING CENTRE	DEPARTMENT OF EDUCATION	DoE	\$0.00	\$3,637.06	01-Jan-95
979	190	CIVIC DRIVE	RESERVE	WEST ARNHEM REGIONAL COUNCIL	TE - future education	\$0.00		01-Jul-01
866	95	KINCHELA RD	VACANT					
2101	384	JABIRU DRIVE	GOLF COURSE	JABIRU GOLF CLUB INCORPORATED	WARC	\$0.00		25-Oct-06
2324	430	JABIRU DRIVE	GOLF CLUB HOUSE	JABIRU GOLF CLUB INCORPORATED	TE - future dev	\$13,303.50	\$7,550.82	25-Oct-06
2331	11	LANGFORD SMITH DRIVE	SCHOOL BOARDING HOUSE	GUNDJEIHMI ABORIGINAL CORPORATION	GAC - Operations	\$22,806.00	\$2,397.97	18-Apr-02

Masterplan Precinct 5.

Residential housing -
northern



Residential housing - northern

This Precinct contains the housing and associated essential service infrastructure that has been identified for retention.

There are two properties within this precinct that have been identified as beyond economic repair – see next slide. (Note: this information needs to be updated)

A schedule of the eventual intended final sub-lessee for each lot in this precinct has been prepared in order to manage a transition process. The schedule has been prepared based on the following assumptions:

1. All non-ERA occupiers retain an equivalent number of dwellings and equivalent configuration as at current levels
2. All occupants in the South West precinct are relocated to allow for decommissioning of the SW precinct
3. Government occupants will hold a sub-lease directly from EDTL for dwellings required for staff
4. ERA will hold no sub-leases from the EDTL

Beyond economic repair



Residential housing - northern

Indigenous Economic Opportunities

Four parcels of housing are allocated to the Township Entity to make available for lease back to ERA during decommissioning at Ranger and thereafter for management as an indigenous economic opportunity as rental accommodation. The schedule provides the basis for a transition schedule – Lots 1 – 28, 880, 881, 872

Vacant lots will be held and managed by the Township Entity as an indigenous economic opportunity for potential transfer to private or public investors

indigenous economic partnership

The Township Entity will hold the sub-lease for dwellings occupied by associated entities as part of the indigenous economic partnership.

Public housing

There is no allowance for any significant increase in public housing in Jabiru. There are currently 68 NTHC houses of which 1 is vacant and 15 are occupied by private entities. The schedule allows for 7 private entities to move out of NTHC housing and creates 13 available houses.

Mess and Accommodation Lots 874 and 875 will be sub-leased to the Township Entity specifically for those properties to remain available to support ERA during decommissioning at Ranger and thereafter as an indigenous economic opportunity

Indigenous Economic Opportunity - rentals

ID		STREET	SUB LESSEE	OCCUPANTS / TENANT	FUTURE (POST 2020) SUB	Rates	Water Rates		#Bed	TYPE
1	69	CIVIC DRIVE	NTHC	DoE	TE - Rentals	\$1,823.20	\$1,610.00		3	HOUSE
2	67	CIVIC DRIVE	NTHC	DoH	TE - Rentals Cham	\$1,823.20	\$2,144.17		3	HOUSE
3	65	CIVIC DRIVE	NTHC	Jabiru Plaza Café (Croc Bites)	TE - Rentals	\$1,823.20	\$708.21		3	HOUSE
4	63	CIVIC DRIVE	ERA	ERA	TE - Rentals	\$1,823.20	\$4,070.97		4	Duplex
5	61	CIVIC DRIVE	VACANT		TE - serviced land	\$1,823.20				SERV LAND
6	59	CIVIC DRIVE	ERA	ERA	TE - Rentals	\$1,823.20	\$2,024.43		4	Duplex
7	57	CIVIC DRIVE	ERA	ERA	TE - Rentals Morris	\$1,823.20	\$1,615.27		4	HOUSE
8	55	CIVIC DRIVE	ERA	ERA	TE - Rentals Morris	\$1,823.20	\$2,565.90		3	HOUSE
9	53	CIVIC DRIVE	ERA	ERA	TE - Rentals	\$1,823.20	\$1,534.67		4	HOUSE
10	51	CIVIC DRIVE	ERA	ERA	TE - Rentals Morris	\$1,823.20	\$3,764.94		4	HOUSE
11	49	CIVIC DRIVE	VACANT		TE - serviced land	\$0.00				SERV LAND
12	47	CIVIC DRIVE	VACANT		TE - serviced land	\$0.00				SERV LAND
13	6	MURPHY PLACE	VACANT		TE - serviced land	\$0.00				SERV LAND
14	5	MURPHY PLACE	VACANT		TE - serviced land	\$0.00				SERV LAND
15	4	MURPHY PLACE	ERA	ERA	TE - Rentals	\$2,051.10	\$3,204.10		4	HOUSE
16	3	MURPHY PLACE	ERA	ERA	TE - Rentals	\$0.00			4	HOUSE
17	2	MURPHY PLACE	ERA	ERA	TE - Rentals Golf Club	\$1,823.20	\$14,769.44		3	HOUSE
18	1	MURPHY PLACE	ERA	ERA	TE - Rentals Morris	\$1,823.20	\$6,705.25		3	HOUSE
19	14	CALVERT CRESCENTERA		GAGUDJU	TE - Rentals GAI	\$1,823.20	\$4,524.95		3	HOUSE
20	16	CALVERT CRESCENTNTHC		PFES	TE - Rentals Morris	\$1,823.20	\$5,685.34		3	HOUSE
21	18	CALVERT CRESCENTNTHC		GAGUDJU ASSOC INC	TE - Rentals GAI	\$3,639.20	\$2,913.28		3	UNITS - TRIPLEX
22	20	CALVERT CRESCENTNTHC		KAKADU AIR	TE - Rentals Kak Air	\$3,912.14	\$1,027.39		4	GROUND FLOOR UNITS
23	22	CALVERT CRESCENTERA		ERA	TE - Rentals, Morris	\$1,868.78	\$10,036.57		4	HOUSE
24	24	CALVERT CRESCENTERA		WARNBI ABORIGINAL CORPORATION	TE - Rentals Warnbi	\$1,823.20	\$4,807.66		4	SPQ
25	26	CALVERT CRESCENTERA		DAI	TE - Rentals DAI	\$1,823.20	\$1,554.06		3	HOUSE
26	28	CALVERT CRESCENTERA		ERA	TE - Rentals Blueridge	\$1,823.20	\$1,341.59		3	HOUSE
27	30	CALVERT CRESCENTERA		WEST ARNHAM SHIRE	TE - Rentals, Morris	\$1,823.20	\$2,891.11		3	HOUSE
28	32	CALVERT CRESCENTERA		WEST ARNHAM SHIRE	TE - Rentals Morris	\$1,823.20	\$2,218.61		3	HOUSE

Indigenous Economic Opportunity - rentals

872	1	PERA COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	2	PERA COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	3	PERA COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	4	PERA COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	5	PERA COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	6	PERA COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	1	QUILP COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	2	QUILP COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	3	QUILP COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	4	QUILP COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	5	QUILP COURT	ERA	ERA	TE - Rentals				3	Townhouse
872	6	QUILP COURT	ERA	MORRIS	TE - Rentals Morris				3	Townhouse
880	4A	CIVIC DRIVE	ERA	see Spencer Court	TE - Rentals	\$14,784.25	\$19,999.62			
880	16	SPENCER COURT	ERA	Murray Garde	TE - Rentals M GARDE				2	Townhouse
880	17	SPENCER COURT	ERA	DAI	TE - Rentals DAI				2	Townhouse
880	10	SPENCER COURT	ERA	ERA	TE - Rentals				2	Townhouse
880	14	SPENCER COURT	ERA	ERA	TE - Rentals				2	Townhouse
880	18	SPENCER COURT	ERA	ERA	TE - Rentals				2	Townhouse
880	7	SPENCER COURT	ERA	GAC	TE - Rentals				2	Townhouse
880	8	SPENCER COURT	ERA	GAC	TE - Rentals				2	Townhouse
880	15	SPENCER COURT	ERA	GAC	TE - Rentals				2	Townhouse
880	13	SPENCER COURT	ERA	HALL CONTRACTING	TE - Rentals Hall				2	Townhouse
880	9	SPENCER COURT	ERA	JSSC	TE - Rentals JSSC				2	Townhouse
880	11	SPENCER COURT	ERA	VEOLIA	TE - Rentals Veolia				2	Townhouse
880	12	SPENCER COURT	ERA	WEST ARNHEM SHIRE	TE - Rentals				2	Townhouse
880	2	SPENCER COURT	ERA	ERA	TE - Rentals				3	Townhouse
880	5	SPENCER COURT	ERA	ERA	TE - Rentals				3	Townhouse
880	6	SPENCER COURT	ERA	ERA	TE - Rentals				3	Townhouse
880	1	SPENCER COURT	ERA	GAC	TE - Rentals				3	Townhouse
880	3	SPENCER COURT	ERA	WEST ARNHEM SHIRE	TE - Rentals				3	Townhouse
880	4	SPENCER COURT	ERA	WEST ARNHEM SHIRE	TE - Rentals				3	Townhouse
881	28	CIVIC DRIVE	ERISS	(c) copyright Gundjeihmi Aboriginal Corporation 2017	TE - Rentals	\$10,007.80	\$23,122.76		8	2 Units 2 Townhouses

Indigenous Economic Partnership

ID		STREET	SUB LESSEE	OCCUPANTS / TENANT	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates		beds	TYPE OF ACCOMMODATION
36	4	NASH PLACE	COMMONWEALTH OF AUSTRALIA - ERISS	CDU	TE - CDU	\$1,823.20	\$821.98		3	HOUSE
41	19	CIVIC DRIVE	Djabulukgu Association	DAI	TE - DAI	\$1,823.20	\$1,812.77		3	HOUSE
72	27	CALVERT CR	NTHC	NORTH AUST HELICOP	TE - NAH	\$1,823.20	\$1,038.31		4	HOUSE
73	25	CALVERT CR	GAGUDJU ASSOCIATION	GAI	TE - GAI	\$1,823.20	\$1,329.67		3	HOUSE
74	23	CALVERT CR	NTHC	GAGUDJU CROC HOTEL	TE - Croc Hotel	\$1,823.20	\$738.10		4	HOUSE
86	3	MC GORREREY	ERA	ERA	TE - NLC	\$1,868.78	\$1,421.69		4	2 DUPLEXES
89	175	JABIRU DRIVE	ERA	WARNBI ABORIGINAL	TE - Warnbi	\$1,823.20	\$10,464.37		4	2 DUPLEXES
138	3	FISHER CLOSE	ERA	JSSC	TE - JSSC	\$1,823.20	\$5,237.56		3	HOUSE
139	4	FISHER CLOSE	ERA	HALL CONTRACTING	TE - Hall Contracting	\$1,823.20	\$5,405.01		3	HOUSE
144	9	FISHER CLOSE	ERA	ERA	TE - CHAM, WARC, DHCS	\$1,823.20	\$3,167.03		3	UNITS - TRIPLEX
145	10	FISHER CLOSE	GAGUDJU ASSOCIATION		TE - GAI	\$1,823.20	\$4,075.08		3	HOUSE
147	12	FISHER CLOSE	ERA	ERA	TE - Foodland	\$1,823.20	\$1,724.80		3	HOUSE
148	2	FREW PLACE	ERA	ERA	TE - Foodland	\$1,823.20	\$4,377.81		3	HOUSE
151	5	FREW PLACE	WESTPAC		TE- WPAC	\$1,823.20	\$2,647.39		3	HOUSE
156	2	NASH PLACE	ERA	DAI	TE - DAI	\$1,823.20	\$4,627.84		3	HOUSE
158	1	LEWIS CLOSE	ERA	ERA	TE - GAI	\$1,823.20	\$5,984.91		3	HOUSE
159	2	LEWIS CLOSE	ERA	ERA	TE - GAI	\$1,823.20	\$5,850.00		3	HOUSE
165	3	AULD PLACE	ERA	ERA	TE - Croc Hotel	\$1,823.20	\$1,580.23		3	HOUSE
166	4	AULD PLACE	ERA	ERA	TE - Kak Air	\$1,823.20	\$4,017.00		3	HOUSE
168	9	LEWIS CLOSE	ERA	ERA	TE - Kak Air	\$1,823.20	\$4,328.65		3	HOUSE
178	9	CALVERT CR	ERA	WARNBI ABORIGINAL	TE - Warnbi	\$1,823.20	\$490.87		3	HOUSE
180	2	THRING PLACE	NTHC	Northern Land Council	TE- NLC	\$1,823.20	\$317.21		3	HOUSE
186	8	THRING PLACE	ERA	MORRIS	TE - Morris	\$1,823.20	\$1,715.35		3	UNITS - TRIPLEX
188	10	THRING PLACE	ERA	Blueridge	TE - Blueridge	\$1,823.20	\$2,400.39		3	HOUSE
190	12	THRING PLACE	KAKADU CONTRACT	KAKADU CONTRACT	TE - Kak Contract	\$1,823.20	\$294.32		4	HOUSE

Indigenous Economic Partnership

193	15	CALVERT CRE	ERA	ERA	TE - Warnbi	\$1,823.20	\$2,192.07	3	HOUSE
195	3	KEKWICK PLACE	ERA	ERA	TE- WPAC	\$1,823.20	\$1,699.71	4	HOUSE
209	1	STUART PLACE	ERA	ERA	TE - GAI	\$1,823.20	\$2,311.38	3	HOUSE
211	3	STUART PLACE	ERA	ERA	TE- WPAC	\$1,823.20	\$3,571.19	4	HOUSE
212	4	STUART PLACE	ERA	ERA	TE - GAI	\$1,823.20	\$2,416.09	3	HOUSE
213	5	STUART PLACE	ERA	ERA	TE - Warnbi	\$1,823.20	\$1,546.20	3	UNITS - TRIPLEX
222	45	WATERHOUSE RD	ERA	ERA	TE - GAI	\$1,823.20	\$2,468.57	3	HOUSE
223	43	WATERHOUSE RD	ERA	HALL CONTRACTING	TE - Hall Contracting	\$1,823.20	\$3,113.27	3	UNITS - TRIPLEX
224	41	WATERHOUSE RD	ERISS	DAI	TE - DAI	\$3,639.20	\$10,121.93	4	HOUSE
225	39	WATERHOUSE RD	NTHC	Gagudu Croc Hotel	TE - Croc Hotel	\$1,823.20	\$1,399.99	4	HOUSE
226	37	WATERHOUSE RD	NTHC	Northern Land Council	TE - Northern Land Council	\$1,823.20	\$3,201.10	3	HOUSE
236	11	HARDEN CLOSE	ERA	ERA	TE - AAA charter	\$1,823.20	\$2,721.10	4	HOUSE
238	13	HARDEN CLOSE	ERA	FOODLAND	TE - Foodland	\$1,823.20	\$2,861.03	3	UNITS - TRIPLEX
240	15	HARDEN CLOSE	ERA	DAI	TE - DAI	\$1,823.20	\$353.44	3	UNITS - TRIPLEX
242	17	HARDEN CLOSE	ERA	VEOLIA	TE - Veolia	\$1,823.20	\$3,405.53	2	DUPLEX
244	2	BROAD PLACE	ERA	MORRIS	TE- Morris	\$1,823.20	\$3,015.81	2	SPQ
256	4	CAMPBELL PLACE	ERA	GAGUDJU	TE - GAI	\$1,823.20	\$3,127.52	3	HOUSE
257	5	CAMPBELL PLACE	ERA	KAKADU AIR	TE - Kak Air	\$1,823.20	\$3,811.16	3	UNITS - TRIPLEX
258	6	CAMPBELL PLACE	ERISS	KAKADU CONTRACTI	TE - Kak Contract	\$1,823.20	\$2,160.57	4	HOUSE
264	22	HARDEN CLOSE	WARNBI ABORIGINAL	WARNBI ABORIGINAL	TE - Warnbi	\$1,823.20	\$887.15	3	Demountable
265	23	HARDEN CLOSE	WARNBI ABORIGINAL	WARNBI ABORIGINAL	TE - Warnbi	\$1,823.20	\$8,142.07	4	Demountable
272	8	SERGISON PLACE	ERISS	AAA charter	TE - AAA charter	\$1,823.20	\$1,330.56	3	HOUSE
273	9	SERGISON PLACE	GAGUDJU ASSOCIATION		TE - GAI	\$1,823.20	\$5,588.88	3	HOUSE
280	16	SERGISON PLACE	ERISS	WARNBI ABORIGINAL	TE - Warnbi	\$3,821.16	\$3,770.78	3	GROUND FLOOR UNITS
283	2	HARDEN CLOSE	KAKADU CONTRACTING PTY. LTD.	KAKADU CONTRACTING	TE - Kak Contract	\$1,914.36	\$3,558.99	9	3 DUPLEXES
287	6	HARDEN CLOSE	ERA	ERA	TE - DAI	\$1,823.20	\$2,717.00	4	2 DUPLEXES
843	2	CIVIC DRIVE	NTHC	NLC (Ian White)	TE - Ian White	\$1,823.20	\$1,658.81	3	HOUSE

Residential housing - northern

Transition

The preparation of the schedule demonstrates that there is sufficient housing in the northern precinct to support all of the current non-ERA occupants upon the exit of ERA from the town. As this includes occupants that are associated with ERA such as Morris (11 dwellings), Hall Contracting (3 dwellings), Kakadu Contracting (6 dwellings), and Veolia (2 dwellings) it is likely the number of available of houses will increase.

The schedule also demonstrates that with all current occupants relocated to the Northern precinct, there will be 21 vacant dwellings inclusive of the NTHC vacancies, see next. This is in addition to the four parcels of dwellings that will be held by the Township Entity to be made available as rental housing.

The implementation of the schedule is dependent on the requirements of ERA for housing in the mid-term and implementation may be staged over a period of up to 10 years thereby allowing for possible changes over that period.

The schedule allows for current non-ERA occupation staying at the current level. There is a possibility that some occupiers such as KNP, WARC, NTG and private business investors will take up more dwellings than their current levels. This demand is currently being explored. The terms and conditions on which additional dwellings would be made available depends on the nature of the use and also depends on the type of dwellings sought. Vacant sub-leases in the northern precinct may also be considered.

Available dwellings

ID	no	STREET	SUB LESSEE	OCCUPANTS / TENANT	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates		bed s	TYPE	New tenure direction
1	69	CIVIC DRIVE	NTHC	DoE	TE - Rentals	\$1,823.20	\$1,610.00		3	HOUSE	Replace with Lot 31
3	65	CIVIC DRIVE	NTHC	Jabiru Plaza Café (Croc Bites)	TE - Rentals	\$1,823.20	\$708.21		3	HOUSE	Replace with Lot 50, tenancy remains from TE
4	63	CIVIC DRIVE	ERA	ERA	TE - Rentals	\$1,823.20	\$4,070.97		4	Duplex	Sub-lease to TE
6	59	CIVIC DRIVE	ERA	ERA	TE - Rentals	\$1,823.20	\$2,024.43		4	Duplex	Sub-lease to TE
9	53	CIVIC DRIVE	ERA	ERA	TE - Rentals	\$1,823.20	\$1,534.67		4	HOUSE	Sub-lease to TE
15	4	MURPHY PLACE	ERA	ERA	TE - Rentals	\$2,051.10	\$3,204.10		4	HOUSE	Sub-lease to TE
16	3	MURPHY	ERA	ERA	TE - Rentals	\$0.00			4	HOUSE	Sub-lease to TE
42	17	CIVIC DRIVE	ERA	ERA	NTHC	\$1,823.20	\$3,199.73		4		Swapped for Lot 74, Croc tenan
48	4	BROWN PLACE	ERA	ERA	NTHC - spare, (GAC)	\$1,823.20	\$2,416.80		3	HOUSE	Swapped for Lot 28
49	3	BROWN PLACE	ERA	ERA	NTHC - spare, (Croc)	\$1,823.20	\$2,269.77		4	HOUSE	Swapped for Lot 225
50	2	BROWN PLACE	ERA	ERA	NTHC , spare (café)	\$1,823.20	\$3,094.05		3	HOUSE	Swapped for Lot 3
53	4	KING PLACE	ERA	ERA	NTHC - spare Blueridg	\$1,823.20	\$2,910.64		3	HOUSE	Swapped for Lot 444
64	11	MC GORREREY	ERA	ERA	NTHC - spare, Kak Air	\$1,823.20	\$7,316.83		3	UNITS - TRIPLEX	Swapped for Lot 22
160	3	LEWIS CLOSE	ERA	ERA	NTHC - spare (Croc)	\$1,823.20	\$2,611.35		3	HOUSE	Swap for Lot 513
174	15	LEWIS CLOSE	ERA	ERA	NTHC - spare(KakAir)	\$1,823.20	\$3,109.01		3	HOUSE	Swapped for Lot 411
179	11	CALVERT	ERA	ERA	NTHC -spare(KakAir)	\$1,823.20	\$5,960.49		3	HOUSE	Swap for Lot 476
228	33	WATERHOUSE	ERA	ERA	NTHC - spare (White)	\$1,823.20	\$1,616.51		3	HOUSE	Swap for Lot 843 Ian White
254	2	CAMPBELL	ERA	ERA	NTHC	\$1,823.20	\$3,115.25		3	HOUSE	Swapped for Lot 180
268	4	SERGISON	ERA	ERA		\$1,823.20	\$5,707.68		3	HOUSE	
269	5	SERGISON	ERA	ERA	NTHC (NLC)	\$1,823.20	\$2,560.37		3	HOUSE	Swapped for Lot 226
231	27	WATERHOUSE	NTHC	GEH	GEH	\$1,823.20	\$2,653.19		3	HOUSE	No change

Immediate Issues

Immediate issues for the Residential Precinct – northern area

1. Township Entity establishment
2. ERA requirements to be confirmed
3. Government and other current occupants to confirm demand for housing if it were to be available for sub-lease
4. Township Entity to confirm interest in the four parcels for future rental investment dependent on economic viability
5. Third parties affected by indigenous economic partnership arrangements to confirm in-principle agreement
6. NTHC to confirm policy approach to public housing availability in Jabiru – ie whether housing will still be made available for businesses for staff housing
7. Agreement required with NTG regarding the number and purpose of any NTHC public housing in Jabiru
8. Township Entity to develop transition schedule with ERA, EDTL and other proposed occupants

Commitments required

- Agreement as to the composition and establishment of the Township Entity
- Funding for the establishment and operation of the Township Entity – operational budget for 5 – 10 years inclusive of transition scheduling
- Current sub-lessees to provide early advice regarding future housing needs
- Business planning assistance for the Township Entity to assess the viability of managing the indigenous economic opportunity rental housing

Masterplan Precinct 6.

Residential housing -
south west



Residential housing - south west

Identified for Decommissioning

Based on current understanding of demand for housing in Jabiru together with technical advice about the potential cost of retention of assets for later re-use and the likely impact on services of reduced flow, the south west precinct is identified for decommissioning.

This position may change in the event that the Northern Territory government and KNP can identify an increased demand from government for staff housing for the West Arnhem region together with a plan for maintenance of assets whilst not in use.

Key factors to be taken into consideration include avoiding an over-supply that would cause a drop in value of existing assets. The amenity of vacant housing given the advice regarding the current condition of houses must also be taken account.

The most likely outcome is that a small proportion of the housing in the south west precinct will be retained for specific identified purposes. Such purposes need to be identified within the next 12 months at the latest in order for any agreement with ERA regarding rehabilitation to properly reflect the number of houses that are to be retained.

All sub-leases in the south west area that are not the subject of specific agreement within 12 months will be held by the EDTL for the purposes of overseeing decommissioning in accordance with an agreed timetable taking into account the requirements of ERA.

Given that the schedule of sub-leases for the northern residential precinct does not allow for ERA retention of sub-leases, there is an opportunity for ERA to make use of the housing in the south west precinct pending agreed decommissioning.

Immediate Issues

Immediate issues for the Residential Precinct – south west area

1. Government and KNP to urgently confirm the numbers of additional houses for staff housing over the next 5 and 10 years
2. Within 12 months, Northern Territory to identify a specific plan, if any, that might justify the retention of assets in this precinct with a funded provision for the maintenance and amenity of the assets whilst unoccupied.
3. Re-assessment of the overall housing schedule when specific information about future demand has been received from all current occupiers
4. ERA to confirm future requirements

Commitments required

- EDTL to advise regarding position on maintaining current assets if unoccupied
- Government to adequately resource a comprehensive response regarding future housing needs for government staff – both levels (Parks and ERISS have received correspondence in this regard)

Masterplan Precinct 7.

Industrial Area



Industrial Area

The primary issue for this precinct is the improvement and remediation of the landfill area by the current sub-lessee WARC prior to the issue of a new sub-lease. GHD has provided detailed recommendations for this purpose specifically addressing leachate infiltrating groundwater. The landfill also encroaches on a neighbouring lot.

The Jabiru go-kart track is located in this area and there is no sub-lessee for this land. The area must either be remediated or an appropriate sub-lessee identified to undertake management of the site in accordance with applicable environmental requirements.

Lot 2201 is the site of the current power substation. EDTL to reserve sublease for potential operator of Jabiru power generation. Expressions of Interest currently sought from various competing entities. A subdivision of Lot 2350 (formally 2326), adjacent to 2201, will be required to house additional power generation infrastructure.

Unchanged ownership

Lot 2201	Electrical sub-station (not rated) :EDTL to sub-lease to current sub-lessee PAWA – site for new power generation for town and Mudginberi
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Industrial Area

Unchanged ownership

Lot 2246 Police compound :EDTL to sub-lease to current sub-lessee Police

Lot 2245 Telstra yard : EDTL to sub-lease to current sub-lessee Telstra

Lot 2323 NT Emergency Services Yard : EDTL to sub-lease to current sub-lessee
NTPFES

Lot 2325 Buslink depot: EDTL to sub-lease to current sub-lessee Buslink

Lot 964 Telstra tower: EDTL to sub-lease to current sub-lessee Telstra

Lot 2305 and 2301 Rubbish Dump :EDTL to sub-lease to current sub-lessee WARC
**conditional on current issues and encroachment being
addressed**

Lot2303 Effluent irrigation area :EDTL to sub-lease to current sub-lessee WARC

Lot 2302 Sewerage works : EDTL to sub-lease to current sub-lessee WARC

Industrial Area

Indigenous Economic Partnerships

The following sub-leases will be replaced with sub-leases from the EDTL to the Township Entity. The Township Entity will then grant a further sub-lease to the current occupants pursuant to agreements reached between those occupants and the Township Entity as to term and conditions.

2350 DAI yard : EDTL to sub-lease to TE and TE to lease to current sub-lessee DAI on agreed terms

2349 GAC yard : EDTL to sub-lease to TE and TE to lease to current sub-lessee GAC on agreed terms

2244 Warnbi yard: EDTL to sub-lease to TE and TE to lease to current sub-lessee Warnbi on agreed terms

2243 Kakadu Contracting yard : EDTL to sub-lease to TE and TE to lease to current sub-lessee Kakadu Contracting on agreed terms

2230 GAI yard: EDTL to sub-lease to TE and TE to lease to current sub-lessee GAI on agreed terms

2232 and 2233 Hanson Construction: EDTL to sub-lease to TE and TE to lease to current sub-lessee Hanson on agreed terms (consider as future council depot?)

Indigenous Economic Opportunity

2247 Vacant lot : EDTL to sub-lease to TE for future development

Immediate Issues

Immediate issues for the Industrial area

1. Township Entity establishment
2. WARC and NTG to confirm plans for remediation of landfill and encroachment
3. WARC and NTG to confirm plans for remediation or management of go-kart track site
4. NTG, EDTL to secure continuation of power supply from ERA after the end of the headlease and CSA
5. NTG, Commonwealth and traditional owner representatives to confirm plans, costing and timeframe for power supply for Jabiru and Mudginberi
6. Identify site for relocated council depot
7. Current occupiers to confirm future requirements for sub-leases
8. Third parties affected by indigenous economic partnership arrangements to confirm in-principle agreement

Commitments required

- Funding for power generation
- Funding for remediation of landfill site
- Establishment of Township Entity

ID	STREET NUMBER	STREET	SUB LESSEE	OCCUPANTS / TENANT	FUTURE (POST 2020) SUB LESSEE / USE	Estimated Rates	Water Rates (12 months to Dec 16)
964	0	RUBBISH DUMP RD	TELSTRA		TELSTRA	\$12,163.20	
2201	8	WHITES ROAD	JTDA - PAWA ELECTRICAL SUB-STATION		JTDA - PAWA ELECTRICAL SUB-STATION	\$0.00	
2230	39	EL SHARANA ROAD	GAGUDJU ASSOCIATION		TE - GAI	\$6,385.68	\$2,881.79
2232	47	EL SHARANA ROAD	HANSON CONSTRUCTION		TE - Future Light Industrial	\$6,537.72	\$2,988.71
2233	51	EL SHARANA ROAD	HANSON CONSTRUCTION		TE - Future Light Industrial	\$6,537.72	
2243	29	EL SHARANA ROAD	KAKADU CONTRACTING PTY. LTD.		TE - Kak Contract	\$5,701.50	\$1,293.34
2244	23	EL SHARANA ROAD	WARNBI ABORIGINAL CORPORATION		TE - Warnbi	\$9,122.40	\$4,047.87
2245	17	EL SHARANA ROAD	TELSTRA		TE - TELSTRA	\$7,221.90	\$1,174.86
2246	13	EL SHARANA ROAD	NT POLICE FORCE		NT POLICE	\$3,116.82	\$294.32
2247	11	EL SHARANA ROAD	VACANT		TE - serviced land	\$0.00	
2255	23	WHITES ROAD	DJABULUKGU ASSOCIATION	now Lot 2350 and 2349?	TE - DAI	\$10,642.80	\$5,274.67
2301	147	EL SHARANA ROAD	WEST ARNHAM REGIONAL COUNCIL		WEST ARNHAM REGIONAL COUNCIL	\$0.00	
2302	0	EL SHARANA ROAD	WEST ARNHAM REGIONAL COUNCIL		WEST ARNHAM REGIONAL COUNCIL	\$0.00	
2303	0	EL SHARANA ROAD	WEST ARNHAM REGIONAL COUNCIL		WEST ARNHAM REGIONAL COUNCIL	\$0.00	
2305	0	EL SHARANA ROAD	WEST ARNHAM REGIONAL COUNCIL		WEST ARNHAM REGIONAL COUNCIL	\$0.00	
2323	33	EL SHARANA ROAD	NT EMERGENCY SERVICES		NT EMERGENCY SERVICES	\$4,865.28	\$1,176.78
2325	43	EL SHARANA ROAD	BUSLINK PTY LTD - TRANSFERRED FROM FLORO PTY LTD 2013		TE- Buslink	\$6,537.72	\$441.20