



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.

### 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

PRECINCT 3:  
NEW TOWN  
CENTRE

PRECINCT 1:  
TOURISM AND  
ENTRY ROADS

PRECINCT 2: LAKE,  
OPEN SPACE AND  
RECREATION

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

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# Background Note to the Jabiru Masterplan

## Purpose of Masterplan

Gundjeihmi Aboriginal Corporation (GAC), on behalf of the Mirarr traditional owners, commenced preparation of a Masterplan document for Jabiru in late 2016. The Masterplan will inform and guide a number of key agreements that will underpin the next stage of development of the town of Jabiru. These agreements include the following :

1. Memorandum of Understanding between the Commonwealth government, the Northern Territory government, Energy Resources of Australia Ltd and the Mirarr traditional owners.
2. 2019 Jabiru Planning Scheme
3. Section 19A township lease between the Kakadu Aboriginal Land Trust and the Executive Director of Township Leasing

The key purpose of the Masterplan is to ensure that future decision-making by various government and private stakeholders is informed by the vision and views of the bininj traditional owners well before key planning is undertaken.

In developing this Masterplan, the Mirarr and GAC have taken into account the interests of other bininj who live and work in Jabiru. There have been extensive discussions with current occupiers of the town via the Jabiru Futures Office, an initiative of the traditional owners funded by the Northern Territory government.

Historically, the Director of National Parks (and the KNP Board of Management) has had limited involvement in issues affecting the town of Jabiru. Town administration has historically been funded by the Northern Territory government via the Jabiru Town Development Authority (JTDA).

Discussions are currently underway to identify the successor to the JTDA, which is likely to be an independent authority that will have the responsibility for overseeing and implementing the Masterplan.

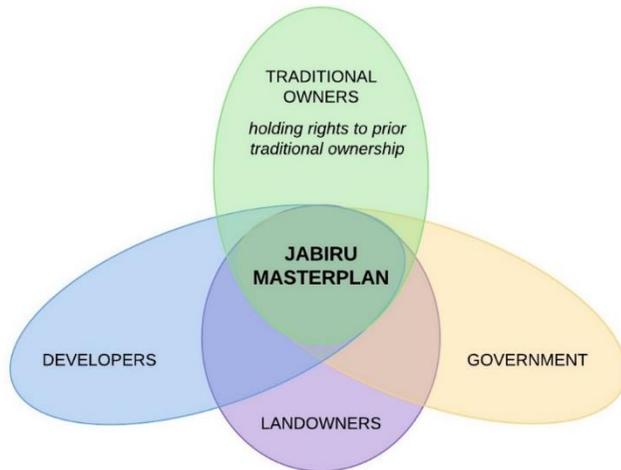
# How the Masterplan will work

The Masterplan will lead and co-ordinate all critical decision-making for Jabiru. It sets out the shared goals of the key stakeholders responsible for the operation and development of the town.

## CONNECTED DECISION MAKING

The Masterplan adopts a new approach based on the central role of the Mirarr people in giving their permission and consent for the presence and growth of the town and in providing the vision that government, private enterprise and traditional owners can work towards together.

The role of the Mirarr Masterplan is to connect a number of decision makers into a unified approach to achieve a consistently masterplanned community in Jabiru.



Activities to support the Mirarr Vision and goals include:

- ❖ **Management of sub-leases** – ensuring criteria for access to sub-leases is consistent with the Masterplan vision and goals
- ❖ **Planning control** – ensuring planning approvals are consistent with the Masterplan vision and goals
- ❖ **Sustainable use of resources** – ensuring both private and public infrastructure is designed for maximum resource efficiency and sustainability
- ❖ **Marketing and branding** – developing a sense of strong identity themed on Aboriginal culture and environmental protection – celebrating a unique world-class destination

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Mirarr recognise that a sustainable flourishing town requires investment in economic development which:

- ❖ Includes existing businesses and new enterprises;
- ❖ Acts as a catalyst (or advocate) for new business development in the region;
- ❖ Ensures the provision of appropriate infrastructure; and
- ❖ Is implemented as a response to threats or negative impacts on the local economy

# Implementation of the Masterplan

Set out below are the eight “goals” that all stakeholders will need to work towards in their shared decision-making.

Under each goal is a list of key actions that are currently under discussion. None of these actions has been determined or finalised yet. The list illustrates the types of decisions that will fall under each of the goals.

## GOAL 1:

### MIRARR OWNERSHIP

*‘The town celebrates the prior 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.’*

#### *Example Key Actions:*

- A formal agreement with the Mirarr to establish a tenure arrangement for the town
- An agreed *Sub-Lease Allocation Plan* (SLAP) developed by the Mirarr with current occupiers and businesses to guide the granting of new sub-leases
- Agreed consistent criteria developed by the Mirarr for assessment of applications to develop serviced land
- Planning and building approval decisions to be consistent with the Town Footprint attached to this Masterplan
- Public investment decisions and government grant processes to be consistent with the Town Footprint
- The SLAP, criteria and Footprint to be reviewed by the Mirarr in consultation with the Northern Territory, the Commonwealth and Energy Resources of Australia Ltd

## GOAL 2:

### NATIONAL PARK TOWN

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

#### *Example Key Actions:*

- Jabiru Lake to be re-developed as an appropriate national park public use and amenity facility.
- Existing infrastructure, as agreed, to be efficiently remediated or rehabilitated.
- Kakadu National Park Visitor Centre to be relocated to the re-developed Jabiru Lake
- Highway connectivity to be re-aligned to place Jabiru as the central destination in the Park.
- All new development, both publicly or privately funded to be consistent with a *Kakadu National Park Building and Design Guide* which will reflect Park values

## GOAL 3:

### TOURISM TOWN

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

#### *Example Key Actions:*

- Jabiru Tourism Infrastructure Plan as part of the *Kakadu Tourism Masterplan*
- Public investment in new Visitor Centre incorporating a World Heritage Centre
- *Kakadu National Parks Roads Strategy* including re-alignment of roads into and out of Jabiru

**GOAL 4:**

**SUSTAINABLE AND RESOURCE EFFICIENT TOWN**

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

*Example Key Actions:*

- Public investment in reliable sustainable power generation
- *Water Use, Waste-water Management and Waste Reduction Strategies* to be implemented across Jabiru and reflected in private approvals and publicly funded infrastructure
- Public infrastructure and essential services to be designed to achieve an agreed Jabiru carbon emissions target within an agreed cost range and timeframe
- *Carbon Emissions Reduction Energy Strategy* for Jabiru and reflected in private approvals and publicly funded infrastructure
- Investment in electrification infrastructure for passenger transport

**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.'*

*Example Key Actions:*

- Public investment in new Visitor Centre incorporating a World Heritage Centre
- Public investment in Bininj Resource Centre as adjunct to Kakadu Visitor Centre to provide premises for indigenous cultural heritage management enterprise, research, employment and education.

**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.'*

*Example Key Actions:*

- Indigenous Arts Retail space and Indigenous Tourism hub included in design of Kakadu Visitor Centre (World Heritage Centre)
- Investment in Bininj Resource Centre as adjunct to Kakadu Visitor Centre to provide premises for indigenous enterprise and employment in land management, housing and living area management, art and artefact production and language and culture services.

**GOAL 7:**

**SUSTAINABLE RESIDENTIAL POPULATION**

*'The town attracts and retains long term residents to achieve a sustainable level of population that grows over time commensurate with the town being compatible with Kakadu National Park and supporting the goals for the town.'*

*Example Key Actions:*

- An agreed *Sub-Lease Allocation Plan* (SLAP) developed by the Mirarr with current occupiers and businesses to guide the granting of new sub-leases
- Agreed consistent criteria developed by the Mirarr for assessment of applications to develop serviced land
- *Jabiru Futures Office* to manage the transition period during which the new tenure arrangements are commenced with the objective of ensuring current occupiers of the town can best plan for the future
- A centralised management service to ensure equitable access to residential rental housing at appropriately affordable rent for workers and small business operators in accordance with this Masterplan
- Agreed consistent criteria developed for assessing and allocating residential tenancies

**GOAL 8:**

**EDUCATION AND RESEARCH HUB**

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

*Example Key Actions:*

- *Jabiru Education and Research Campus Strategy*
- Planning and building approval decisions to be consistent with the Town Footprint and with the *Jabiru Education and Research Campus Strategy*
- Public investment decisions and government grant processes to be consistent with the Town Footprint and with the *Jabiru Education and Research Campus Strategy*