

Mary River Precinct

Development Plan



Revision A 30 / 5 / 16



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**SHANNON**ARCHITECTS

Mary River Precinct Development Plan      Revision A      30 / 5 / 2016

## CONTENTS

1	INTRODUCTION AND PURPOSE.....	4
2	PROCESS.....	5
3	CONTEXT.....	6
3.1	Regional.....	6
3.2	Park.....	6
3.3	Precinct.....	6
3.3.1	Access.....	6
3.3.2	Environment.....	6
3.3.3	Culture.....	6
4	EXPERIENCE PROPOSALS.....	7
4.1	Touring.....	7
4.1.1	Commercial Tour Operators.....	7
4.1.2	Independent Travellers.....	7
4.2	Day Visitor Activities.....	8
4.3	Walking.....	8
4.4	Swimming.....	9
4.5	Accommodation.....	10
4.5.1	Serviced Accommodation.....	10
4.5.2	'Safari Camp' Accommodation.....	10
4.6	Camping.....	11
4.7	Fishing.....	12
4.8	Administration / Visitor Services.....	12
4.9	Rock Art Viewing.....	12

5	SITE PROPOSALS.....	13
5.1	Existing Sites.....	13
5.1.1	Maguk.....	13
5.1.3	Gungurul.....	15
5.1.4	Bukbukluk.....	15
5.1.5	Gunlom Falls.....	17
5.1.6	Jarrangbarnmi.....	20
5.1.7	Gimbat / Guratba.....	20
5.1.8	Yurmikmik.....	20
5.1.9	Kambolgie.....	20
5.1.10	Ferny Gully.....	21
5.1.11	Ikoymanwa Lookout.....	23
5.1.12	Ikoymanwa Rockholes.....	23
5.1.13	Mary River Ranger Station.....	24
5.1.14	Mary River Roadhouse.....	27
5.1.15	Old Goodparla.....	27
5.1.16	New Goodparla.....	27
5.1.17	El Sherana.....	27
5.1.18	Bloomfield Spring.....	28
5.1.19	Callanan's Hut.....	28
5.2	Proposed Sites.....	29
5.2.1	South Alligator Valley Road.....	29
5.2.2	Termite Mound Site.....	31
5.2.3	General Touring.....	31
6	DEVELOPMENT PRIORITIES.....	32
7	INDICATIVE DEVELOPMENT COSTS.....	33
8	APPENDIX.....	34
8.1	Site Analysis Drawings.....	35
8.2	Site Summary Matrix - Revision A.....	36
8.3	Gunlom Falls Precinct Options Studies.....	37
8.4	Cost Opinion Summary.....	38
8.5	Savills Evaluation Report.....	39

## I INTRODUCTION AND PURPOSE

Kakadu National Park is a site of international significance best summarised in the Park Management Plan.

*Kakadu National Park covers an area of 19,804 square kilometres within the Alligator Rivers Region of the Northern Territory of Australia. It extends from the coast in the north to the southern hills and basins 150 kilometres to the south, and 120 kilometres from the Arnhem Land sandstone plateau in the east through wooded savannas to the western boundary.*

*Kakadu National Park is an Aboriginal living cultural landscape. A strong relationship exists between Bininj and their country, ongoing traditions, cultural practices, beliefs and knowledge.*

*The living Aboriginal culture in Kakadu is diverse as there are many different clan groups with associations to country in Kakadu. Each clan group is responsible for looking after and speaking for particular areas of country in Kakadu, and this responsibility has been passed down from previous to present generations. The management and use of the land by past and present generations of Bininj has helped to shape the landscapes that we see in Kakadu today.*

*The Park is ecologically and biologically diverse. Major landforms and habitats within the Park include the sandstone plateau and escarpment, extensive areas of savanna woodlands and open forest, rivers, billabongs, floodplains, mangroves, mudflats, coastal areas and monsoon forests.*

*The value of the natural and cultural heritage of the Park to the world has been recognised by its inscription on the World Heritage List under the World Heritage Convention. The Park includes a large area that is listed as a wetland of international importance under the Ramsar Convention, and many species that occur in the Park are protected under international agreements such as the Bonn Convention for conserving migratory species and Australia's migratory bird protection agreements with China (CAM BA) and Japan (JAM BA).*

The Mary River Precinct is the southern most of seven visitor precincts identified within Kakadu National Park.

The spectacular landscapes and iconic natural features of the precinct are of high cultural significance to the Jawoyn traditional owners.

A Visitor Experience Plan undertaken in 2014 by Parks Australia identified potential experiences for visitors to the Precinct.

The purpose of this development plan is to explore opportunities to provide the infrastructure required to facilitate and where appropriate, extend the range of experiences identified in the Visitor Experience Plan.

### Acknowledgements

Kakadu National Park Staff –  
- Meryl Triggs  
- Tracey Diddams  
- Kathy Wilson

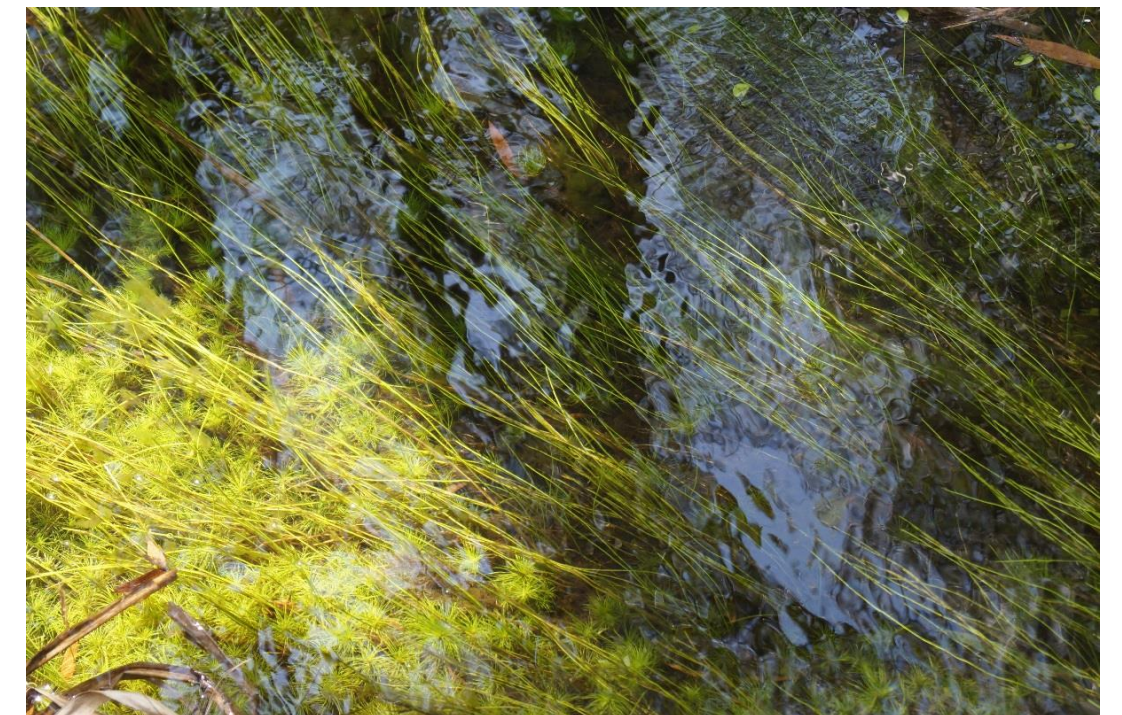
Jawoyn Traditional Owners.

Shannon Architects - David Shannon.

Taylor Cullity Leathlean – Damian Schultz.

Rider Levett Bucknall – Craig Davies.

Savills – Rob Williamson



## 2 PROCESS

This development plan forms part of a long term planning process for the precinct the stages of which can be summarised as follows:

- Visitor Experience Plan
- Development Plan
- Site Masterplanning / Feasibility Analysis
- Site Detailed Design
- Implementation
- Review

The development planning process has included regular consultation with Traditional Owners and Parks Australia staff summarised as follows:

- Initial site visits and investigation
- Preparation of site analysis and option studies
- Consultation and site confirmation
- Revisions to planning studies

The Gunlom Falls Precinct was identified as a priority by Parks Australia. Masterplanning for the site has been undertaken in parallel with the development planning process including consultation with Traditional Owners.

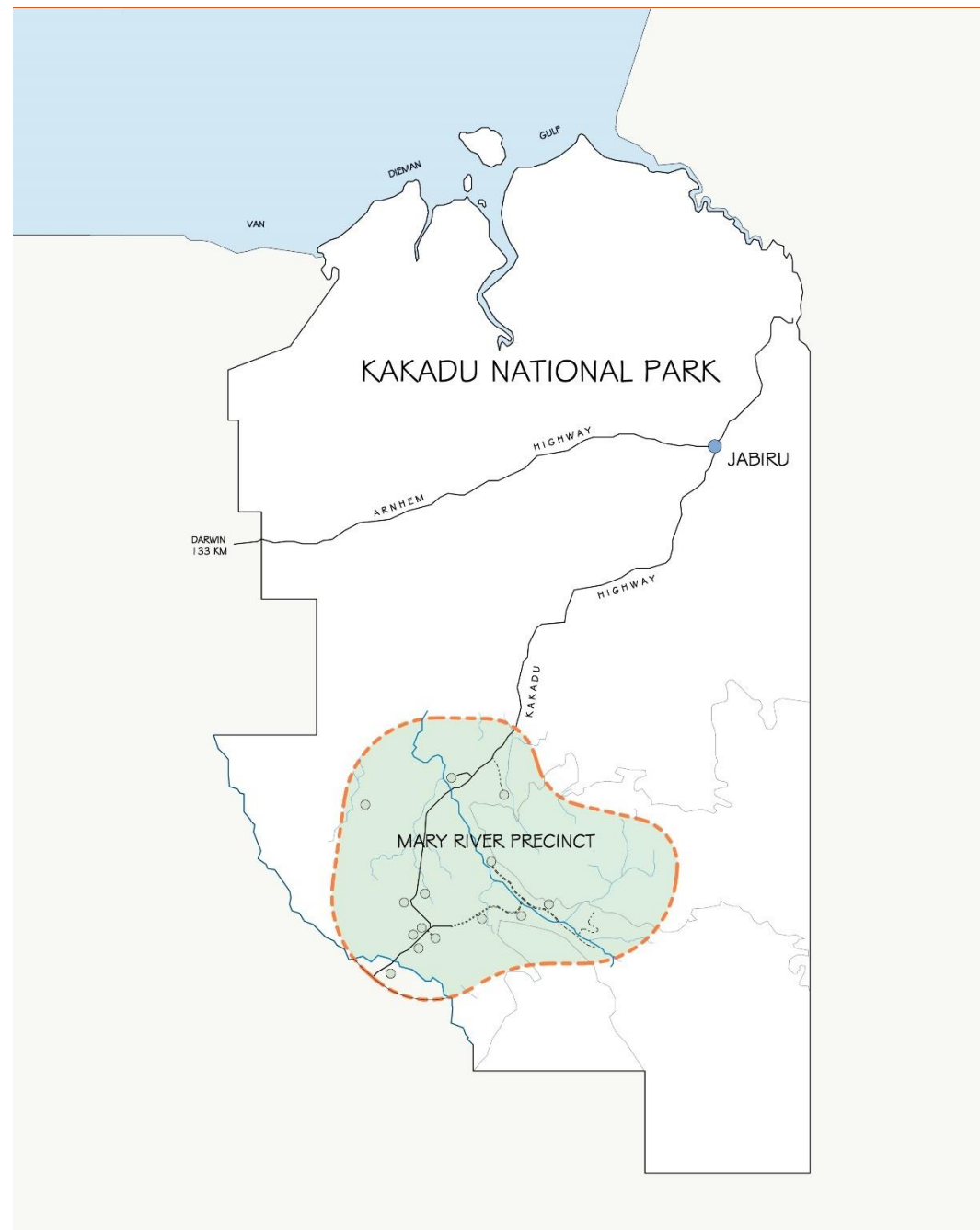


### 3 CONTEXT

The Mary River Precinct is one part of the wider Kakadu National Park. The majority of visitors to the precinct will explore other sites within the park environment and it is important that development proposals integrate with the wider experience.

Many activities occur across the park (e.g. walking/camping) however individual precincts and landscapes are unique and provide unique experiences. Where possible development proposals should consider experiences that are unique to the precinct, park and wider visitor environments.

Indigenous culture is integral to any experience within Kakadu National Park. All proposals must recognise and respect the potential cultural impacts of infrastructure and activities.



#### 3.1 Regional

Kakadu National Park is of national and international significance as a World Heritage Conservation Site and as a tourism destination.

#### 3.2 Park

The Mary River Precinct contains iconic visitor sites however has lower visitation than the northern areas of the Park. It is considered that, with appropriate development, opportunities exist to encourage visitors to explore the differing landscapes of the southern region.

#### 3.3 Precinct

##### 3.3.1 Access

Access to and within the park and precinct is a significant issue for any development proposals.

High quality, all weather roads provide access to the park and within the park the Arnhem and Kakadu Highway link the major precincts. During the wet season (typically November to April) access to significant areas and sites is not possible or severely restricted.

While improvements to road standards can reduce the extent of the closure period significant areas of the park will remain inaccessible during the wet season limiting wet season experiences for visitors. It is recognised that the creation of wet season experiences has the potential to extend visitation within the park.

Within the Mary River precinct there are several sites that are accessible during the wet season.

The selection of sites and provision of infrastructure must also recognise the impacts of seasonal closure.

##### 3.3.2 Environment

The environment of Kakadu National Park is of international significance. Development must occur in strict accordance with environmental guidelines. Future planning at individual sites will require consideration of detailed environmental issues and appropriate approval processes.

##### 3.3.3 Culture

The cultural landscape and associated stories provide opportunities for the enhancement of experiences across the precinct.

The Jawoyn culture requires consideration of Sickness Country protocols in addition to the particular significance of individual sites. Areas within the precinct are accessible by permit only.

Wider historical influences include pastoral, exploration and mining sites. These sites create opportunities to broaden visitor experiences and often have connections to the lives of traditional owners.

## 4 EXPERIENCE PROPOSALS

Visitors to Kakadu National Park are provided with a variety of nature and cultural based experiences. These experiences range from the highly structured to highly independent however all reflect on the landscape in which they are based.

This development plan considers the experiences outlined in the Visitor Experience Plan (VEP) and has in some cases enhanced or expanded the experiences discussed in the VEP.

This section outlines the experiences as groupings of activities. Discussion of individual sites is included in Section 5 - Site Proposals

### 4.1 Touring

All visitors access sites using vehicles of varying types and this forms part of their experience. Travel times between points of interest are often extended and there is often little opportunity for the landscape to be appreciated outside of a vehicle. This has the impact of reducing the potential for a greater natural experience and the time spent within the precinct.

Proposals include the establishment of further points of interest on travel routes to increase the experience of the landscape, enhance touring experience and create additional attractions in the precinct.

#### 4.1.1 Commercial Tour Operators

Visitors utilising the services of Commercial Tour Operators have access to a full range of experiences within the precinct. This includes access to controlled sites (e.g. Jarrangbarnmi) and sites that are not identified / promoted for general access.

It is noted that access to iconic sites is limited to 4WD vehicles generally and that coaches can only access sites on the Kakadu Highway.

#### 4.1.2 Independent Travellers

Access to sites by independent travellers is limited only by permit requirements and use of a 4WD vehicle.

There are several sites within the precinct that are not promoted for use by the general visitor however can be accessed if the visitor has knowledge of the site. While this management method has restricted visitation in the past the information available via website is likely to increase usage over time.

The management of access to these sites should be resolved in the development plan and individual site proposals are discussed further in Section 4.



#### 4.2 Day Visitor Activities

All of the sites within the precinct provide a potential experience to the day visitor. This varies from the iconic (e.g. Gunlom Falls) to the minor (e.g. Mary River Ranger Station).

The majority of sites within the park and precinct offer universal experiences for the visitor that may not be included in the specific categories outlined below. These universal experiences can include but are not limited to:

- Picnicking
- Viewing (scenic views)
- Birdwatching
- Contemplation / relaxation

While not requiring discussion as individual activities several may require infrastructure provisions and could be integral to the experience of most sites.

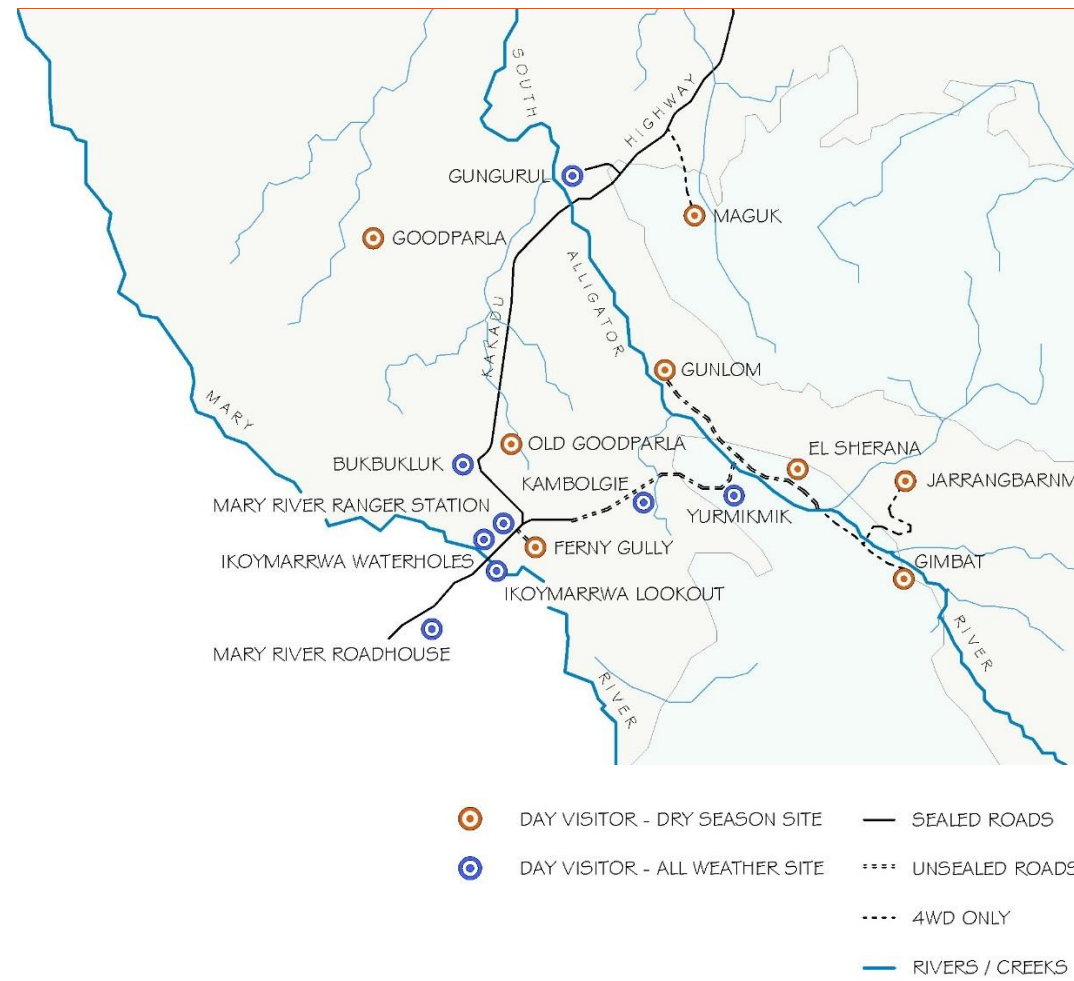
#### 4.3 Walking

The majority of experiences within the park and precinct require visitors to utilise walking trails of varying standard, difficulty and length. There are very few sites where the experiences are available immediately on leaving the vehicle and this should be maintained and in some cases extended.

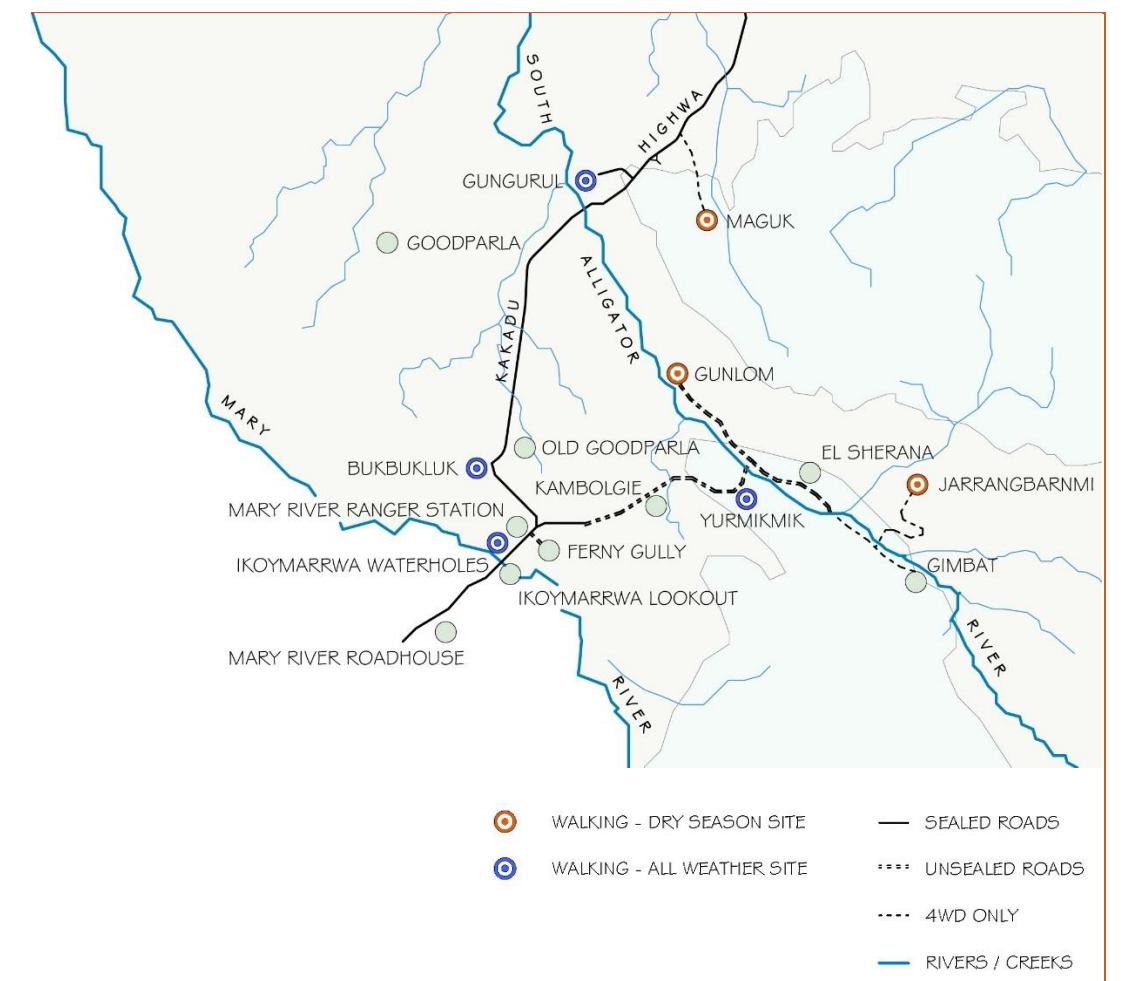
Walking trails across the park are subject to a separate, comprehensive strategy and process. This strategy includes proposals for multiday walking routes. The provision of access for mountain biking is in the early stages of consideration.

This report will comment upon specific opportunities identified at particular sites however will defer to the walking strategy regarding larger scale proposals. It is noted that trail heads are generally poorly presented and identified. Future Masterplanning and signage projects should address this issue.

Existing Walking Sites	Potential Walking Sites
Maguk	Ikoymarrwa (expanded)
Gungurul	Mary River Ranger Station
Bukbukluk	Ferny Gully
Gunlom	Old Goodparla
Yurmikmik (several walk routes)	New rock art sites (to be identified)
Ikoymarrwa (lower Moline)	Gunlom precinct (additional and expanded)
Jarrangbammi	



Visitor Site Locations



Walking Site Locations



#### 4.4 Swimming

The unique swimming opportunities within Kakadu National Park are attractive to visitors. Within the precinct this experience is available year round at Motor Car Falls (via Yurmikmik) and Ikoymarrwa (lower Moline Rockhole). A seasonal experience is available at Gunlom and Maguk.

These opportunities require management due to crocodile hazards and the potential for environmental damage.

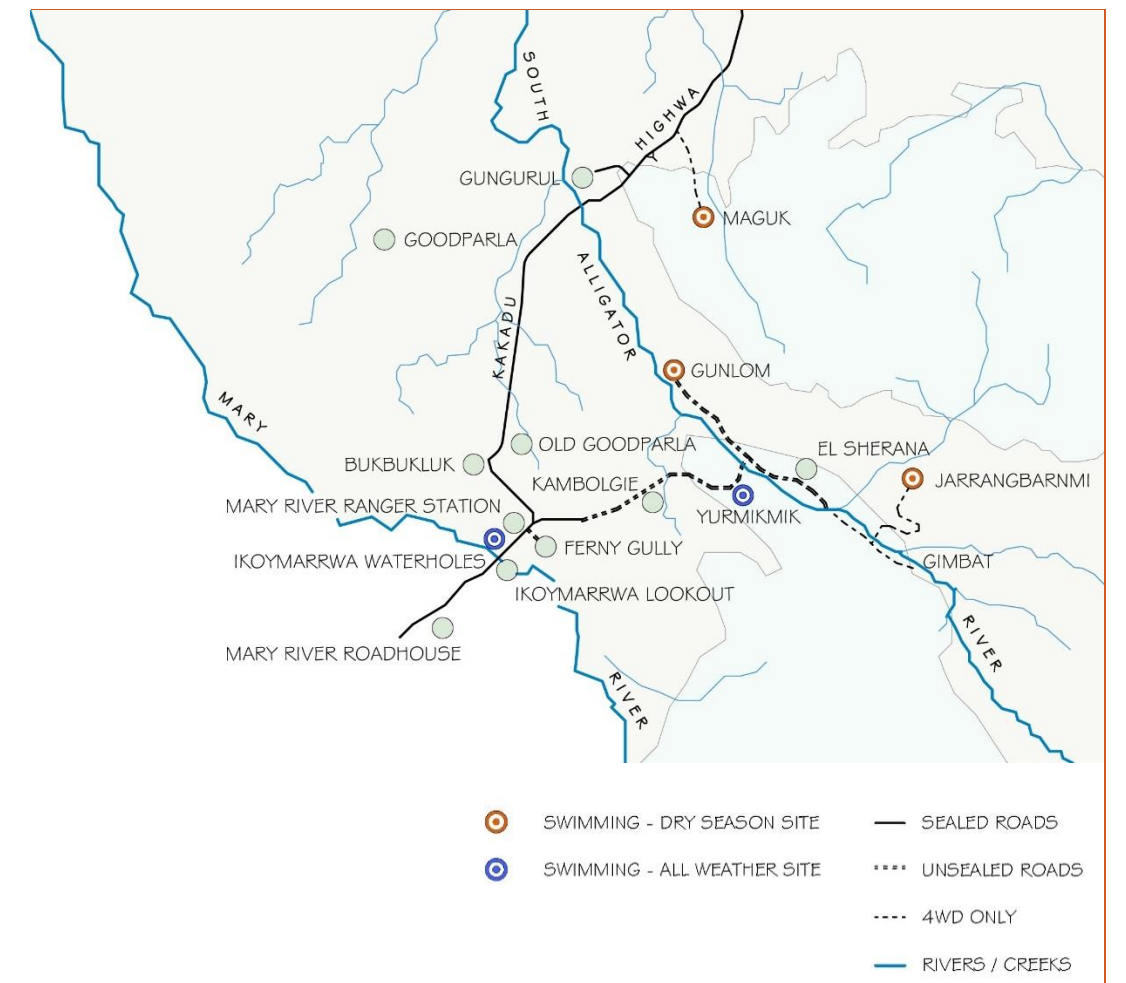
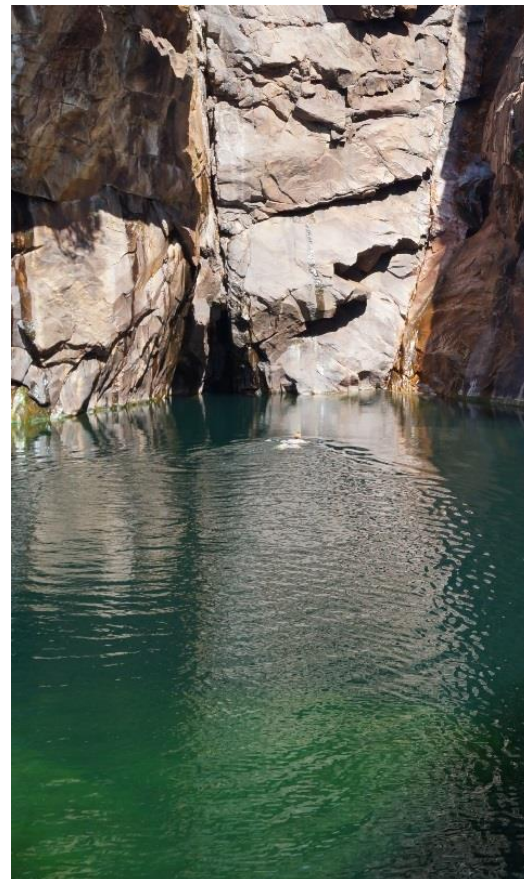
The current swimming experiences are to be maintained and are discussed on a site by site basis. Additional swimming experiences are not proposed.

##### Existing Swimming Sites

Maguk  
Gunlom  
Yurmikmik (Motor Car Falls, Boulder Ck)  
Ikoymarrwa (lower Moline)  
Jarrangbammi

##### Potential Swimming Sites

Ikoymarrwa (upper Moline)



Swimming Site Locations

## 4.5 Accommodation

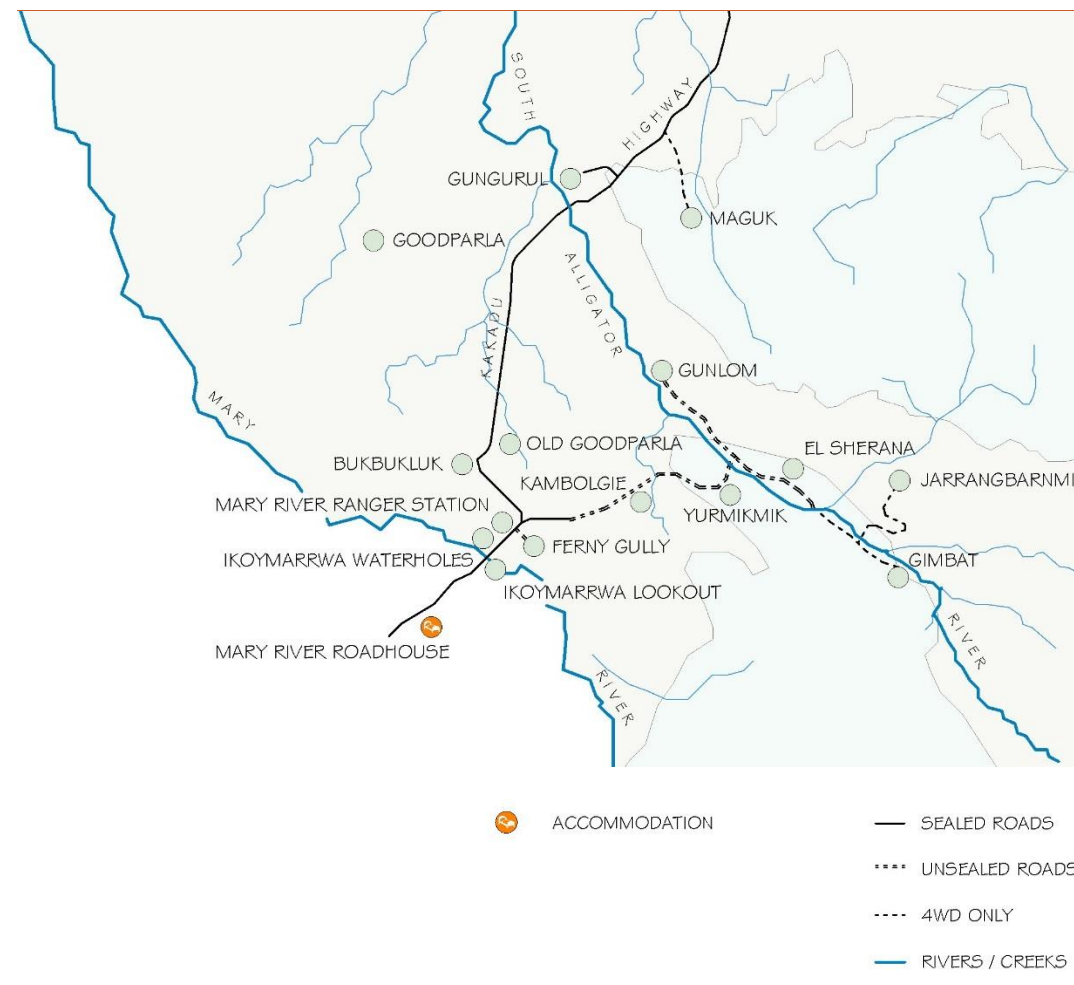
Serviced Accommodation is provided across the park however is unavailable within the Mary River Precinct.

Limited accommodation is provided at the Mary River Roadhouse however this site is outside of the Park boundary. The roadhouse site presents opportunities for accommodation and other commercial development and has the advantage of available services and freehold ownership. Its current service provision is not considered to provide a major accommodation service to visitors to the park. It has the disadvantage of not having a memorable environmental setting.

A comprehensive analysis of accommodation provision in the precinct, park and region has been prepared by Savills and is included in the appendix. This analysis suggests that opportunities exist for 4 to 5 star accommodation in all-weather sites. Other accommodation types are generally available elsewhere in the precinct.

For the purpose of this report two categories of accommodation are considered and discussed below. The form of construction does not define the accommodation type which is based upon the level of service provided to guests.

It would be expected that higher levels of service will require higher levels of infrastructure and permanence.



Accommodation Site Locations

### 4.5.1 Serviced Accommodation

Serviced accommodation may take many forms and provide various levels of service at differing standards. It is assumed that serviced accommodation provides as a minimum:

- Quality rooms (probably air conditioned)
- Individual bathroom facilities
- Meals service (either restaurant or in room catered)
- On site staff

It may also provide higher levels of service including:

- Restaurant / Bar / Lounge
  - Pool / Day Spa
- and other elements associated with resort style facilities.

This standard of accommodation requires significant capital expenditure.

To attract quality investment identified sites would have year round access and preferably a quality site environment with natural environmental and cultural features (e.g. views, storylines). Potential sites have been identified at Mary River Ranger Station and Bukbukluk and are discussed further in Section 5.

<i>Existing Serviced Accommodation Sites</i>	<i>Potential Serviced Accommodation Sites</i>
Mary River Roadhouse (off park)	Bukbukluk Mary River Ranger Station

Actions:

- Confirm process and methodology for consideration of future development of sites.

### 4.5.2 'Safari Camp' Accommodation

For the purpose of this report safari camp style accommodation is considered to have the following characteristics:

- Non-permanent construction (e.g. tent structures)
- Shared bathroom facilities (generally)
- Informal 'camp kitchen' style catering
- Limited service areas and activities

The standard of service provided within a 'safari camp' may vary and a high level of service would be possible.

It is assumed that the more transient nature of this accommodation style will require a lower capital investment. Seasonal sites would therefore be considered appropriate and a lower occupancy rate is possible dependent upon the business model of the operator.

Specific sites have not been identified. It is anticipated that sites would be considered based upon approaches from commercial interests.

<i>Existing Safari Camp Sites</i>	<i>Potential Safari Camp Sites</i>
	South Alligator Valley (to be identified) Gunlom Road (to be identified) Kambolgie (to be identified)

Actions:

- Confirm process and methodology to inform proponents of the potential for this development type.

## 4.6 Camping

Camping is an integral experience for many visitors to Kakadu National Park and sites are dispersed through most precincts.

Within the park and precincts camping areas are categorised as “managed” (camp host during peak) or “unmanaged”. Both campground categories are present in the precinct.

Gunlom is the largest and most popular campground due to its setting and location on an iconic site. Lower levels of service are provided at other campsites within the precinct.

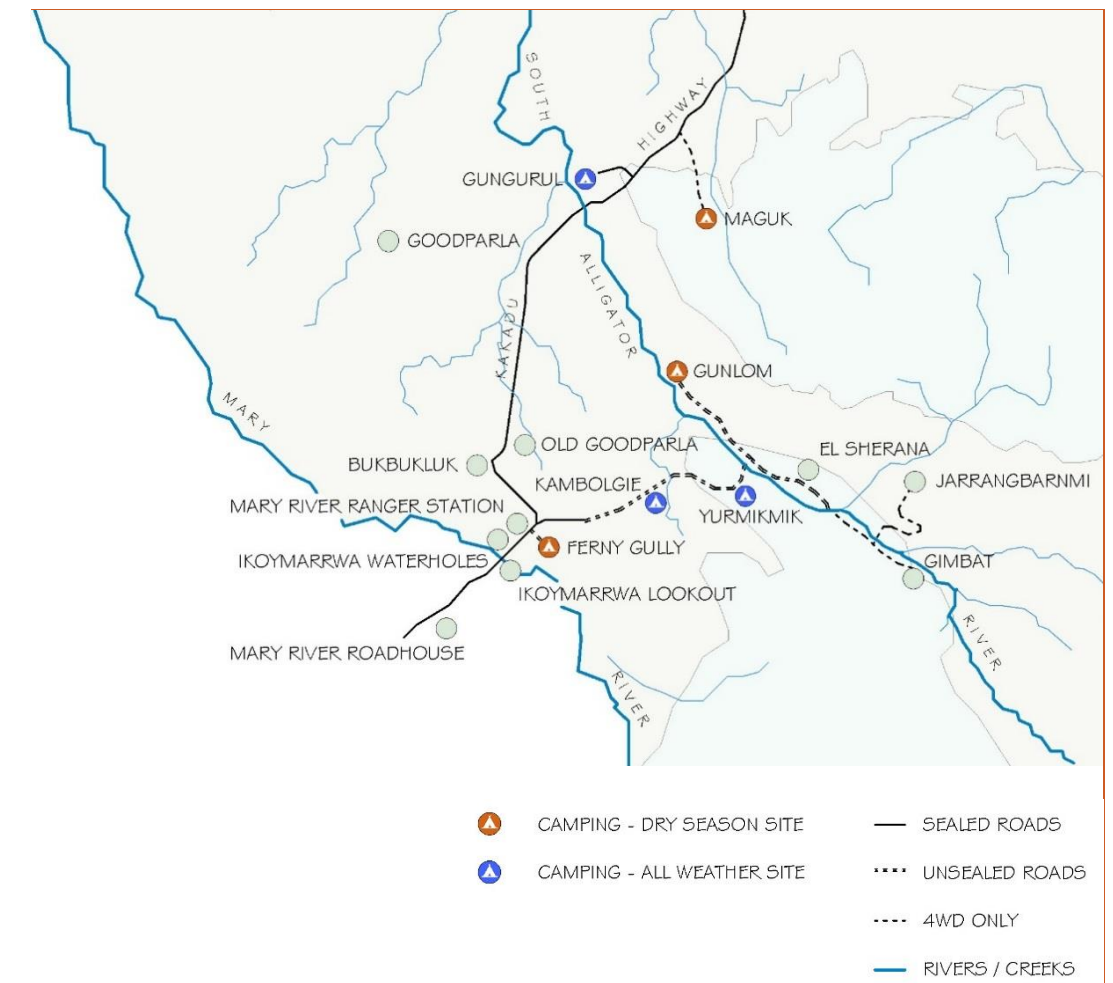
Camping is undertaken by both independent travellers and tour groups. For the purpose of this report “group camping” is defined as self-contained tour groups who utilise available site infrastructure only (not Safari Camp Accommodation - refer above).

At present there is limited information on occupancy rates available for camping. It is generally considered however that additional campgrounds are not warranted (additional management / maintenance requirements). Opportunities for additional campsites are identified within specific, existing sites as discussed below. Removal of camping from Ferny Gully is proposed.

<i>Existing Sites</i>	<i>Potential Sites</i>
Gunlom	
Kambolgie	
Mary River Roadhouse (off park)	
Gungurul	
Maguk	
Yurmikmik (walk in only)	
Ferny Gully (limited)	

### Actions:

- Investigate collection and collation of camping visitor nights across the precinct (and Park) to inform management and future development.



Camping Site Locations

#### 4.7 Fishing

Fishing and boating in waterways within the precinct is currently not permitted. A review of fishing and boating is identified under the new Management Plan and may change access arrangements within the precinct in the future.

#### 4.8 Administration / Visitor Services

The Mary River Ranger Station is the administration base for the precinct providing offices, workshops and ranger housing.

Visitor services are provided with limited access available to an unmanned visitor display both internally and externally.

At present the site has no other visitor attractions. A potential high quality cultural walk has been identified on the edge of the escarpment. Subject to Sacred Site clearances this walk could extend the current function of the site. Other walk opportunities may also exist.

Due to the presence of service infrastructure the site has significant potential as a location for a visitor hub or accommodation. This potential is outlined further below. Development proposals for the site should await the outcome of Accommodation proposals.

#### 4.9 Rock Art Viewing

There are currently no sites within the precinct where the viewing of Jawoyn rock art sites is facilitated.

Consultation with traditional owners has suggested that opportunities may exist to appropriately provide this cultural experience to visitors in accessible locations (e.g. Mary River Ranger Station).

This opportunity can only be explored after a comprehensive consultation and approval process.

*Actions:*

- Commence consultation and site identification process.



## 5 SITE PROPOSALS

A range of infrastructure development will be required to enhance existing infrastructure and cater for new experiences as identified in the Visitor Experience Plan (VEP).

This development may occur at individual sites, geographical groupings of sites or in the entire precinct.

This report outlines potentials for development. It must be noted that all proposals for all sites will require further development prior to final implementation. The feasibility of each proposal would also be tested during future planning phases.

It is assumed that all development proposals would be pursued to a high standard. The VEP nominates six criteria for progressing experiences. These criteria are equally appropriate to the proposals contained in this development plan.

- Meeting the Guiding Principles in the Shared Tourism Vision
- Allowable under the 6th Management Plan
- Consistency with the Tourism Master Plan
- Likely to appeal to the target markets
- Consistency with Jawoyn traditional owners wishes for the area including Sickness Country Protocols
- Likely to be sustainable both from an environmental and business perspective

In addition the following criteria will be considered:

- Appropriate to the character and physical nature of the site
- Development of sites within the precinct occurs within the context of Kakadu National Park.
- Development proposals must consider and incorporate across park planning and infrastructure standards (e.g. Facility Manual, Walking Trail Strategy, Signage)

During the consultation process other potential sites were discussed. The specific location and nature of the sites was not sufficiently detailed to allow either a site visit or identification (e.g. Picaninni Pocket). They are therefore not included in this report. If future development is considered it should occur in the context of this Development Plan.

### 5.1 Existing Sites

The majority of development proposals will consider improvements to experience quality at existing visitor sites within the precinct.

#### 5.1.1 Maguk

The Maguk site provides a swimming experience in a waterfall setting at the end of a short walk in a high quality landscape setting.



Maguk Pool

The existing camping and day visitor areas at Maguk will be retained and improved (Refer drawing I5005-sk 30). Detailed planning should be undertaken to provide:

- Improvements to campground.
- Improved day visitor parking and picnic area.
- Improved links between camping and day visitor areas / falls.
- Determination of the viability of the access trail to the upper level at the falls.
- Improvements to pedestrian safety where practicable.

Actions:

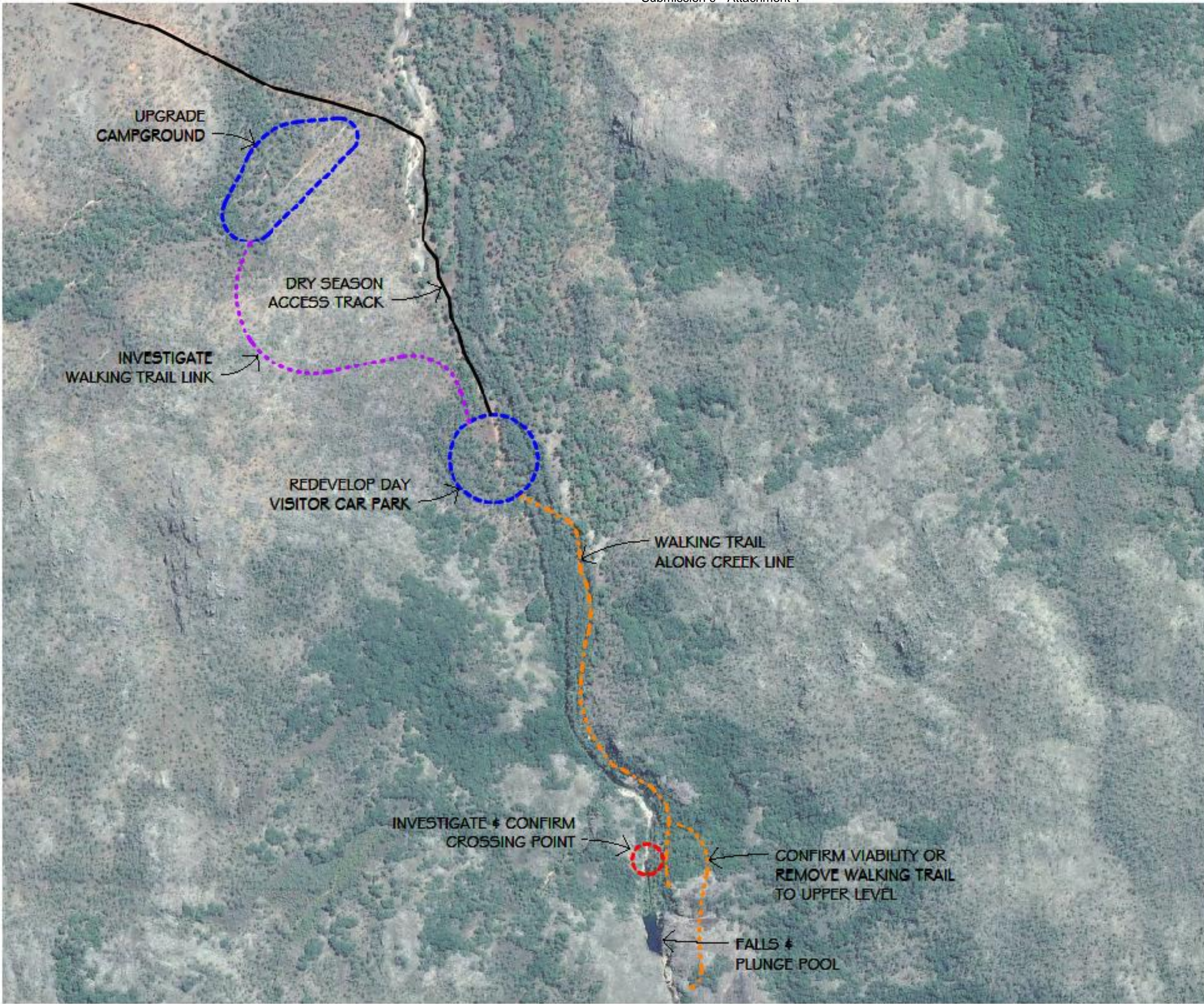
- Assess viability of upper levels access.
- Masterplanning.



Maguk Campground



Maguk Day Visitor Area



NOTES:  
DRAWINGS PRODUCED FROM  
SATELLITE IMAGES  
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**PRELIMINARY**

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

MAGUK

PROPOSAL

**SHANNON** ARCHITECTS

SCALE As indicated

DRAWN NV DATE 14/12/10

DRAWING No. 15005 - Sk30 P

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### 5.1.3 Gungurul

The Gungurul campground is located at the end of a sealed all-weather access road. It also provides a trailhead for two short walks.

The campground does not provide a high degree of amenity and due to its location has limited potential for expansion.

The quality of the access road would facilitate use for a serviced accommodation site however the landscape and setting is not considered to provide the quality of experience available elsewhere in the precinct.

Improvements to the site could include:

- Detailed improvements of camping sites focusing on larger vehicles (e.g. caravans, motorhomes).
- Should demand warrant, additional camping sites along the access route could be considered.
- Detailed improvements to the presentation of the site and trailhead.

Actions:

- Improvements to infrastructure / presentation.



Gungurul

### 5.1.4 Bukbukluk

Bukbukluk provides high quality panoramic views across the landscape at the end of a short walk. All weather access is available.

There are two potential options for the site.

Option 1

Improve and retain the site as an all-weather day visitor location providing exceptional views of the landscape.

Option 2 (Refer drawing I5005-sk 24)

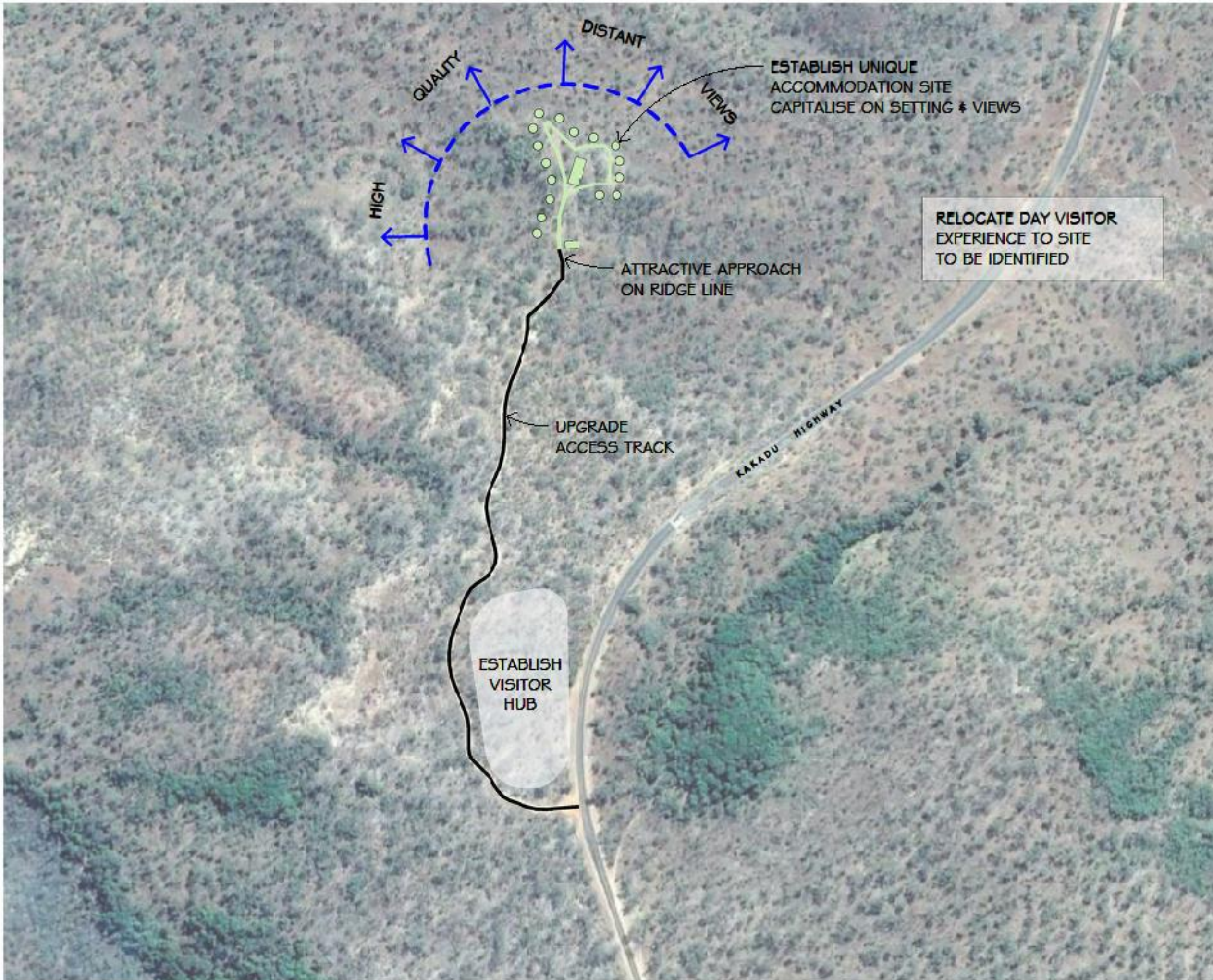
Due to all-weather access, high quality landscape and views the site has potential for serviced accommodation. Should this option be pursued an alternative site for day visitors to experience the scenic views currently available would need to be investigated. Site experiences would be compromised for both user groups should collocation be attempted.

Actions:

- Determine process for identification of commercial accommodation site.



Bukbukluk Views



NOTES:

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**PRELIMINARY**

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

BUKBUKLUK

ACCOMMODATION

**SHANNON** ARCHITECTS

SCALE

DRAWN NV DATE 14/12/18

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### 5.1.5 Gunlom Falls

Gunlom is an internationally recognised iconic site. The clifftop and lower level pools offer visitors unique experiences of the landscape. It is only accessible during the dry season.

The site accommodates a large, serviced, managed campground and day visitor facilities. Short walks are available to the clifftop pools and Murrill Billabong / South Alligator River.

While there has been investment in the infrastructure at the site it is recognised that site planning and site quality require improvement.

The traditional owners have requested that the site not be considered for serviced accommodation requiring intensive infrastructure. The seasonal nature of site access and susceptibility to inundation is also likely to limit the potential for intensive commercial development.

Future development of the site would include:

- Improved day visitor facilities.
- Improved campground facilities.
- Consideration of potential for a safari camp location (at a distance).
- Consideration of new and extension of existing walking trails (Billabong and Pool) to create loop walk opportunities.

Detailed planning of the site has been the subject of a separate Masterplanning process. Three options for development were prepared and presented to the traditional owners (refer Appendix). A preferred option was identified and masterplan prepared.

The masterplan drawings are included here and represent a higher level of planning and consultation (refer drawings 15005-sk 37 and 15005-sk 29). The key proposals of the masterplan are as follows:

- Removal of vehicle traffic from the day visitor zone.
- Reduction of the visibility of infrastructure from the cliff top pool through the removal of carparking and increased planting.
- Location of clearly separated day visitor and camping use and traffic zones.
- Comprehensive replanning of camping areas to provide an improved accommodation experience through defined and separated campsites.

Redevelopment is assumed to enhance and extend the quality of site experience through improvements to interpretation, infrastructure and environment.

Actions:

- Masterplanning (complete).
- Implementation.



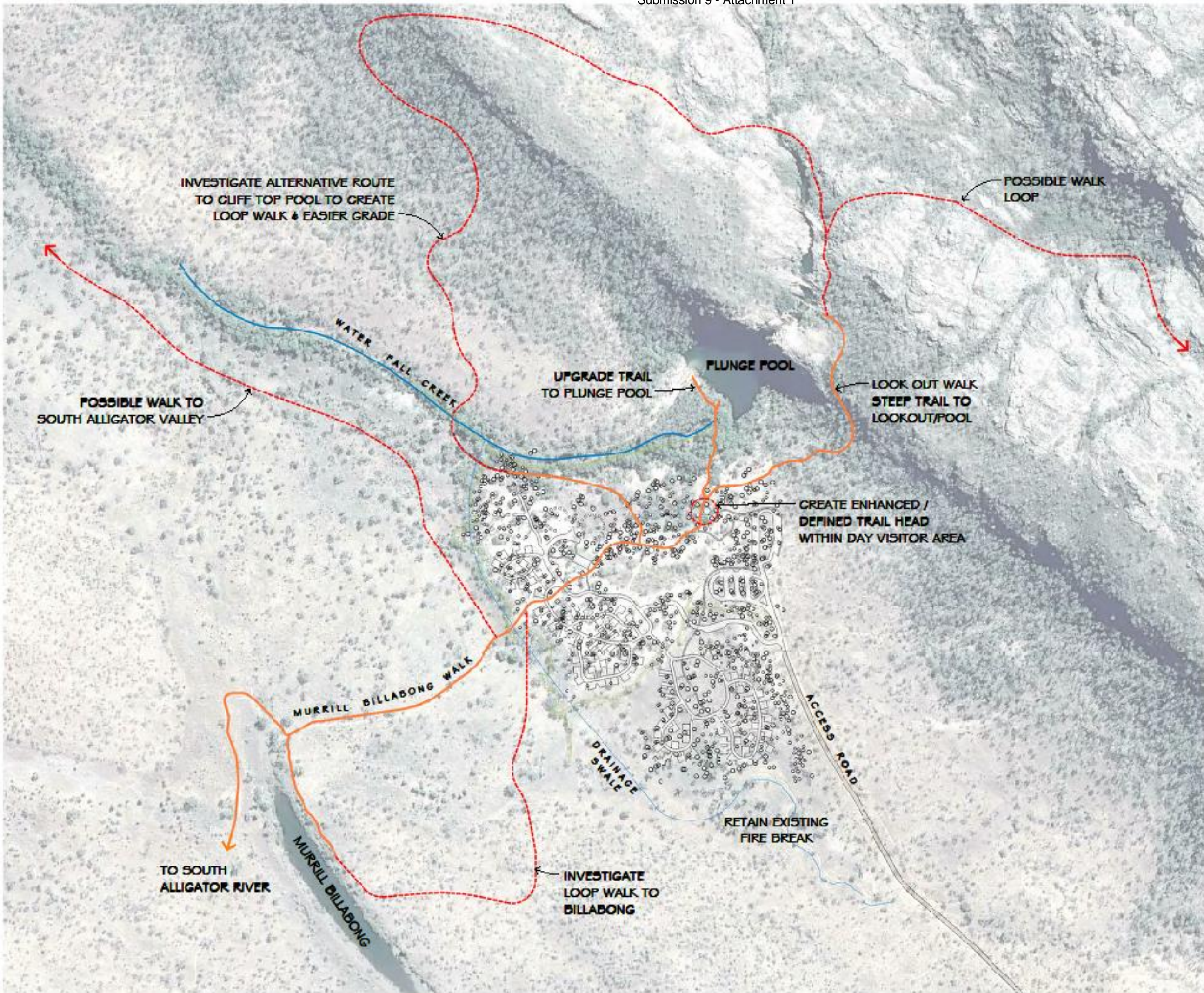
Gunlom Falls



Gunlom Day Visitor Area



Gunlom Campground



**PRELIMINARY**


**SHANNON ARCHITECTS**

KAKADU NATIONAL PARK  
 GUNLOM FALLS PRECINCT  
 MASTER PLAN

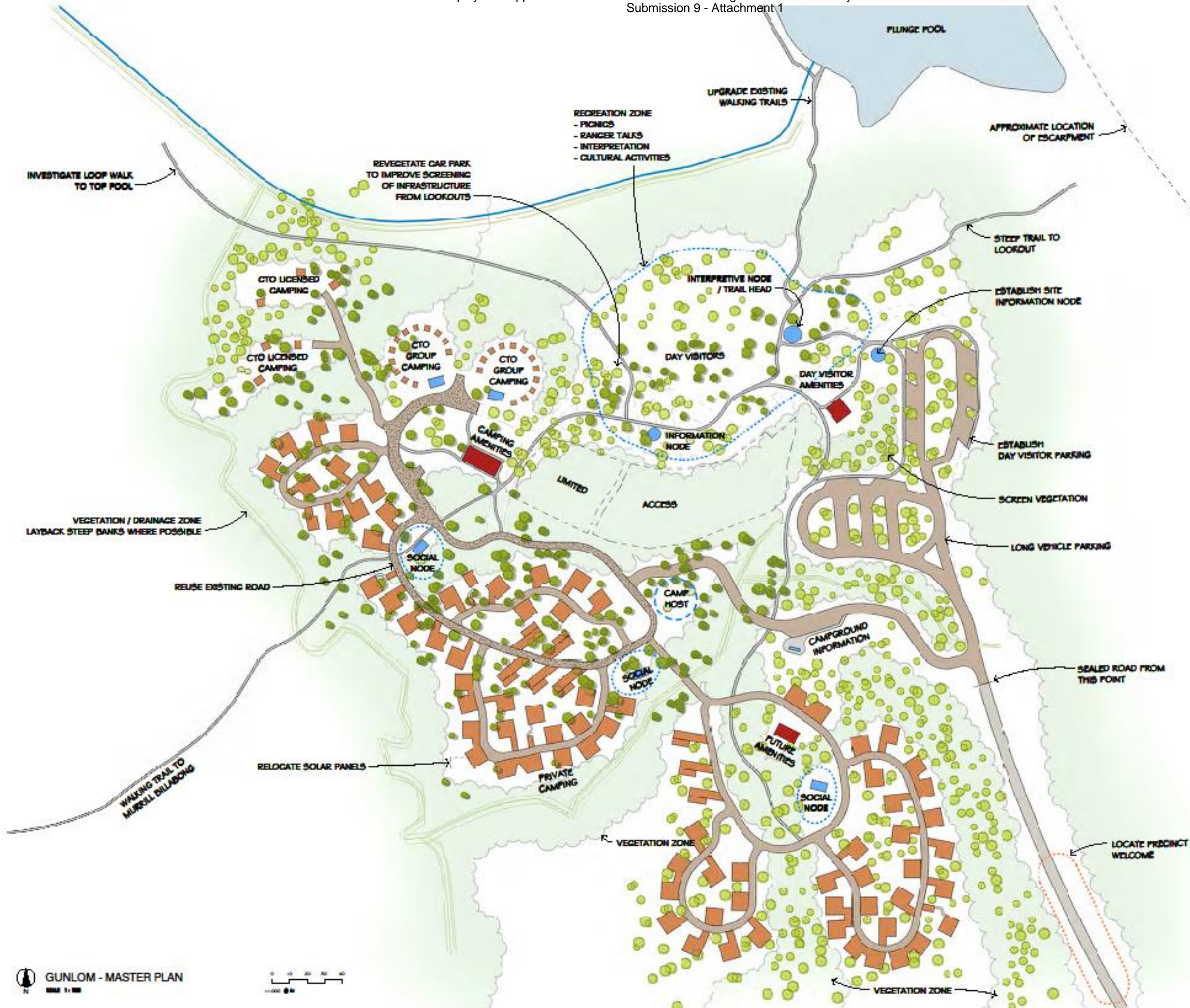
TRAIL UPGRADE OPTIONS

SCALE: 1:2500 PROJECT NO: 15005-5k37 DATE: 28/02/14

DRAWING: GUNLOM TRAIL UPGRADE

15005-5k37 A

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 GUNLOM TRAIL UPGRADE  
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PRELIMINARY

NO.	DATE	DESCRIPTION	BY

**SHANNON** ARCHITECTS

KAKADU NATIONAL PARK  
 GUNLOM FALLS PRECINCT  
 MASTER PLAN

SCALE 1:1000  
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 DRAWING: GUNLOM - MASTER PLAN

PROJECT NO. 15005-Sk29 B

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#### 5.1.6 Jarrangbarnmi

Jarrangbarnmi (Koolpin Gorge) is located on a south-facing part of the main escarpment on Koolpin Creek. Access to Jarrangbarnmi is by permit only via the road to Gimbat and on a four wheel drive track of approximately 11 km. The gorge and surrounding country are noted for their beauty and scenery as well as the high incidence of rare/endemic plant and animal species.

The site was not visited however it is not anticipated that use or access would change.

Staff advise that general improvements to site planning and facilities are required.

*Actions:*

- Site Planning

#### 5.1.7 Gimbat / Guratba

Gimbat provides an un-serviced picnic experience at the end of a scenic drive along the South Alligator River. With the exception of the remnant road infrastructure and access to the river there is little to differentiate this site from many other locations.

There are however many points of interest, cultural story-lines and historic mining sites on the access route and the potential of this locality is discussed further below.

*Actions:*

- Refer South Alligator Valley Road discussion below.



Gimbat - South Alligator River

#### 5.1.8 Yurmikmik

The Yurmikmik site is a trailhead for walks to Motor Car Falls, Boulder Creek, Yurmikmik Lookout and greater Kambolgie circuit overnight walk. The walking routes are established with detailed improvements to be considered over time.

A planned upgrade to the Kambolgie Creek crossing will provide year round access in the future.

The carpark and trailhead are very poorly presented and require redevelopment to incorporate:

- Improved capacity.
- Improved trailhead.
- Defined and improved picnic area.

*Actions:*

- Site Planning.

#### 5.1.9 Kambolgie

The Kambolgie campground provides an alternative, overflow accommodation site to Gunlom Falls providing a year round camping facility for visitors to Yurmikmik. The existing site is serviceable and improvements could be implemented however it is not sited within a memorable, destination landscape.

The investigation of expansion options can also occur. The replanning of the Gunlom Campground and the establishment of a clear capacity limit may require use of Kambolgie as an overflow / alternative camping location.

Traditional Owners have identified the site as a possible location for a Safari Camp.

*Actions:*

- Site planning recognising the links with Gunlom at peak use periods.



Kambolgie Campground.

#### 5.1.10 Ferny Gully

Ferny Gully is an attractive and environmentally unique, sensitive landscape predominately utilised for limited pre-booked camping by permit.

Management of the site relies on low visitation perhaps resulting from the lack of site identification and promotion. The current camping site occupies the prime site attraction resulting in degradation. Sustainability in this location is questionable.

This issue requires resolution prior to further development occurring at the site. Traditional Owners have confirmed a preference for Commercial Tour Operators access and limited independent traveller access on a restricted basis. The removal of camping is supported.

The site does have potential for visitation however changes to current access to visitor areas would be required (Refer drawing I5005-sk 31). Proposals include:

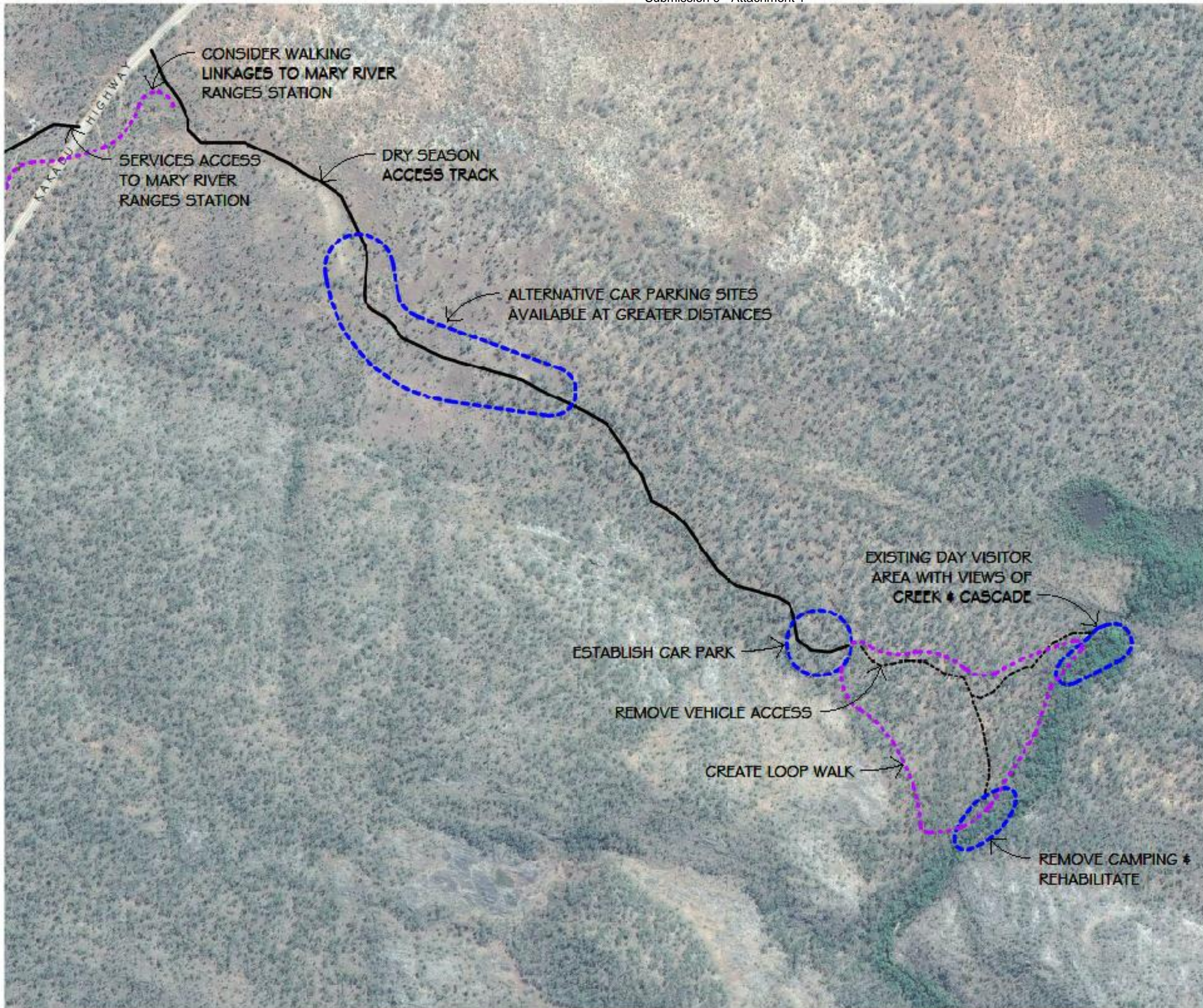
- Removal of camping.
- Establishment of the site as a recognised day visitor site.
- Creation of a walk to the points of interest from a trailhead/carpark located at a determined distance.
- Creation of a walk from Mary River Ranger Station (refer discussion below).

*Actions:*

- Confirm and implement management proposals.
- Site planning.



Camping Area Ferny Gully



**PRELIMINARY**

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

FERNY GULLY

PROPOSAL

**SHANNON** ARCHITECTS

SCALE 1 : 7000

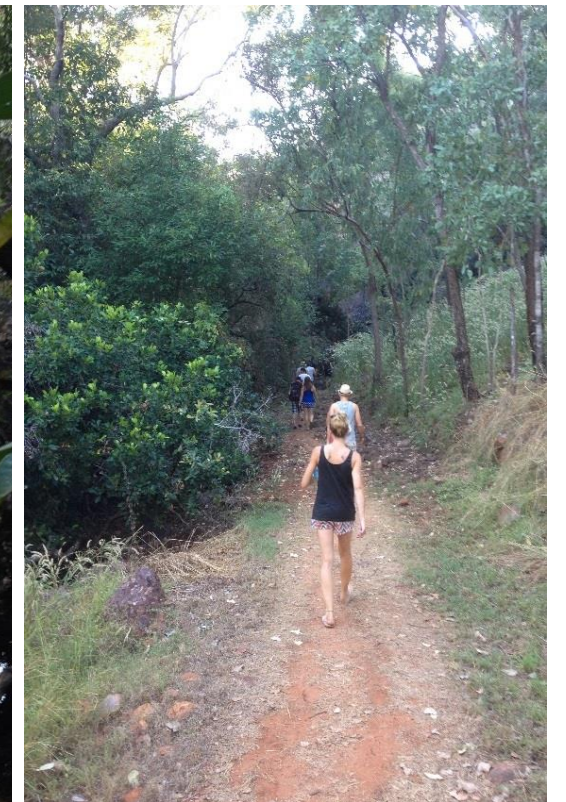
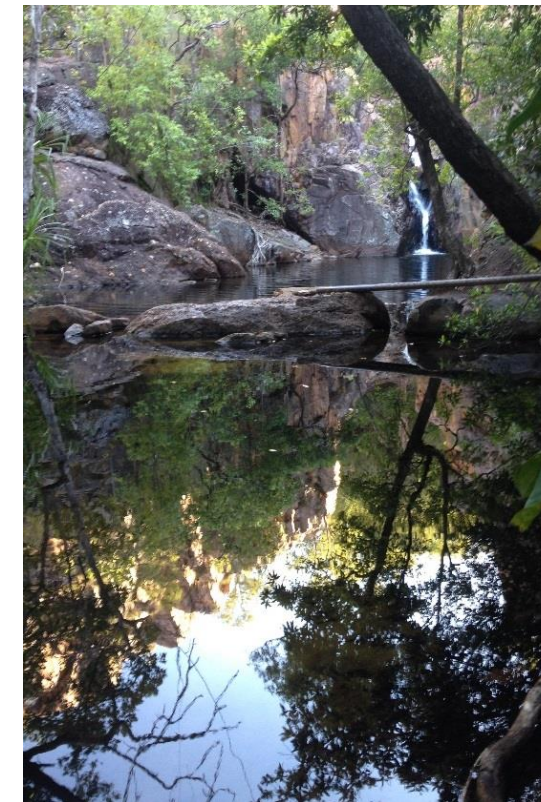
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### 5.1.11 Ikoymarrwa Lookout

The roadside lookout provides minimal parking and amenity from a small layover. The limitations on access created by topography are noted and expansion is not considered feasible.



Bottom Moline

### 5.1.12 Ikoymarrwa Rockholes

The top and bottom Moline rockholes are both attractive sites at the southern most end of the park. Swimming is available year round at bottom Moline. Both sites are not promoted to the general visitor and are therefore accessible through licensed Commercial Tour Operators or anecdotal / local knowledge.

The accessibility, promotion and management of both sites requires confirmation prior to further development.

Options for development are outlined below and diagrams illustrate these alternatives.

#### Option 1 (Refer drawing)

Upgrade existing experiences

- Development at bottom Moline to manage visitor numbers at the pool including relocated car parking.
- Investigate a short loop forest walk to the pool.
- Development of a Class 1 walking trail at top Moline including appropriate vehicle parking off the Kakadu Highway.

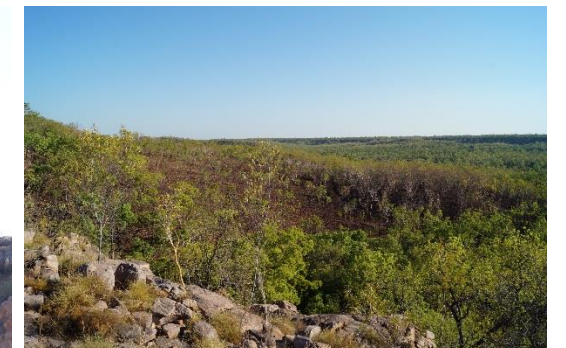
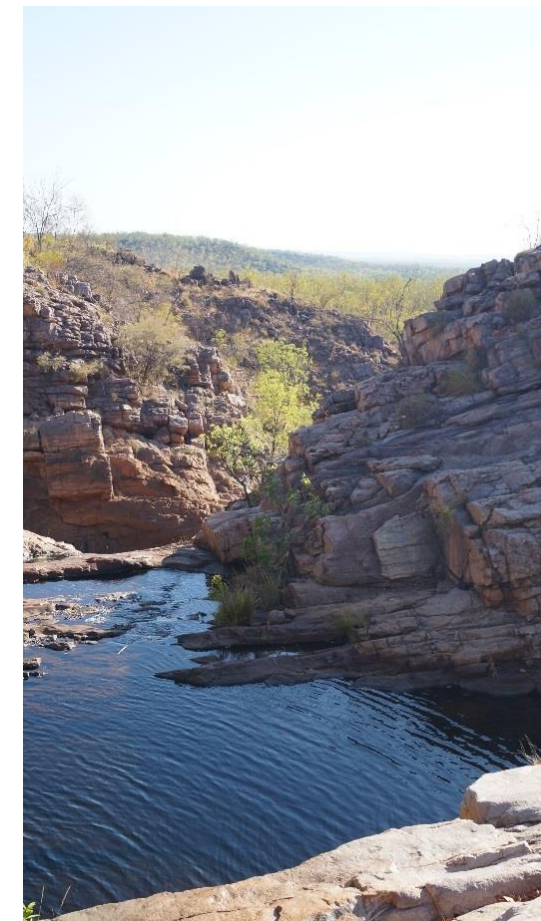
#### Option 2 (Refer drawing)

Create a new all year destination within the Mary River Precinct

- Examine potential for integrated parking and walking trails connecting the two sites.

#### Actions:

- Confirmation of access / management.
- Masterplanning.



Top Moline

### 5.1.13 Mary River Ranger Station

The Mary River Ranger Station is a highly serviced, predominately administrative site located at the southern end of the park.

Visitor services are limited to access to unsupervised internal and external interpretive displays (in need of renewal) and the provision of amenities.

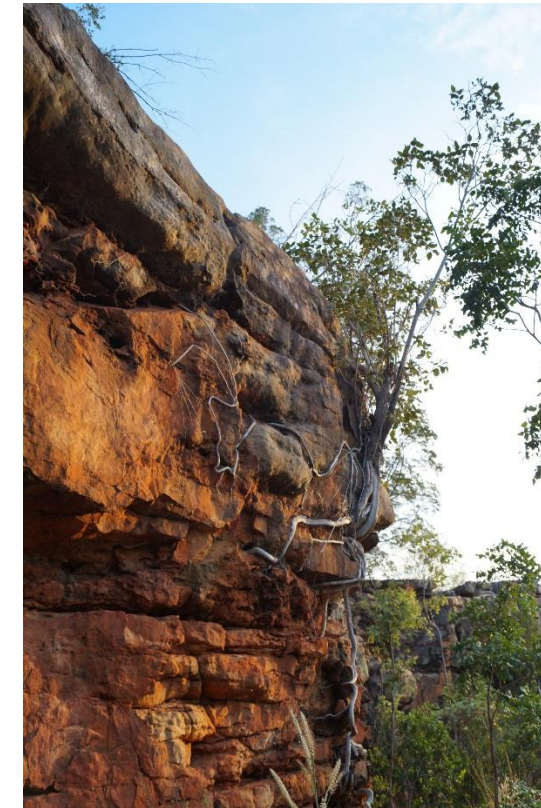
The site is the administrative hub for the precinct and provides good quality:

- Administrative office space.
- Workshop and storage.
- Ranger housing.
- Contractor bunkhouse.
- Services infrastructure.

The majority of the site has limited natural attractions however the potential for a high quality cultural walk to the west has been identified. Good quality distant views are available to the west.



Mary River Ranger Station - Visitor Centre



There are several potentials for the Mary River Ranger Station site.

#### Option 1 - Minimal (Refer drawing I5005-sk 22)

- Retain services as existing.
- Include a walking trail to the potential cultural site to extend day visitor potential.
- Establish as a visitor hub with inclusion of a cultural walking trail, walking trail to Ferny Gully, improved interpretive facility and possible commercial services (e.g. seasonal kiosk).

#### Option 2 - Accommodation (Refer drawing I5005-sk23)

- Establish serviced accommodation to take advantage of clifftop views to the west and the potential cultural trail (various formats possible).
- Relocate visitor hub and retain administrative use in existing location.
- Establish walking trails as per Option 1.

The presence of site infrastructure including power and water provides significant pragmatic benefits to any site developments that would require these services.

#### Actions:

- Determine process for identification of commercial accommodation site.



Mary River Ranger Station - Escarpment Views





NOTES:

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**PRELIMINARY**

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

MARY RIVER RANGER  
STATION

OPTION 1  
MINIMAL

**SHANNON** ARCHITECTS

SCALE

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**PRELIMINARY**

KAKADU NATIONAL PARK  
 MARY RIVER PRECINCT

MARY RIVER RANGER  
 STATION

OPTION 2  
 ACCOMMODATION

**SHANNON** ARCHITECTS

SCALE

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#### 5.1.14 Mary River Roadhouse

The Mary River Roadhouse is located outside of the park boundary. As a freehold, serviced site it has potential for further commercial development. The site suffers from the lack of a unique setting when compared to other potential locations within the park.

This report cannot offer comments beyond those above as any future improvements / development of the site is dependent upon the property owners / leaseholders.

Parks Australia may be able to encourage appropriate development of the roadhouse however ultimately have no control over the type, availability and consistency of services provided from the site.

It should be noted that commercial development within the park and precinct has the potential to impact upon the feasibility and viability of any development at the roadhouse site.



Mary River Roadhouse

#### 5.1.15 Old Goodparla

The former pastoral site at Old Goodparla is of historic interest. Remnant structures and vegetation provide reminders of the pastoral lifestyle. The site is currently used by Commercial Tour Operators in the dry season. Should further public access be considered improvements could include:

- Preservation of historic structures.
- Provision of walking trails.
- Consideration of birdwatching or other environmentally based activities.
- Upgrade of access track.

##### Actions:

- Confirm access limitations.
- Undertake preservation of historic sites.



Old Goodparla - Landscape



Old Goodparla - Structure

#### 5.1.16 New Goodparla

This site was not visited however it is not considered to be of high importance due to limited accessibility and potential.

#### 5.1.17 El Sherana

The remains of the former mining camp at El Sherana are not accessible to the public due to unresolved asbestos contamination issues. Limited access to the weighbridge is available however is not highly visible. Opportunities for further visitation should be pursued as part of a wider experience as discussed below (South Alligator Valley Road).

Further development would be dependent on resolution of contamination issues.

##### Actions:

- Masterplanning / site identification.
- Interpretive planning.

5.1.18 Bloomfield Spring

Not visited.

5.1.19 Callanan's Hut

Callanan's Hut is a historic remnant of pastoral and mining use located on the banks of the South Alligator River off the Gunlom Road.

While currently unidentified the site has the potential as a point of interest (refer General Touring discussion). In addition to the historic relics it also offers the potential to access views to the South Alligator River.

*Actions:*

- Preservation works.
- Site planning.



Callanan's Hut



Callanan's Hut - View to River

## 5.2 Proposed Sites

The identification and development of additional site locations to extend and improve visitor experiences can be considered. Proposals for future experiences and associated development are outlined below.

### 5.2.1 South Alligator Valley Road

Visitors who choose to visit Gimbat / Guratba travel along a diverse 4WD route that includes high quality landscapes, cultural sites and story-lines, small scale environmental experiences and historic mining sites. Many of these features would only be apparent if accompanied by an experienced guide. While the Gimbat site is not of destination quality the diverse experiences offered by the access route have visitation potential.

The creation of a "South Alligator Valley Scenic drive" would be possible and build upon:

- High quality, diverse landscape.
- Jawoyn cultural sites and story-lines.
- European history (Leichardt, Pastoral, Mining).

This would require the development of infrastructure at appropriate points of interest along the route (Refer drawing I5005-sk 32).

These could include:

- Mining site interpretation.
- Short walks.
- Cultural sites.
- Environmental sites (e.g. rivers, rare plants).

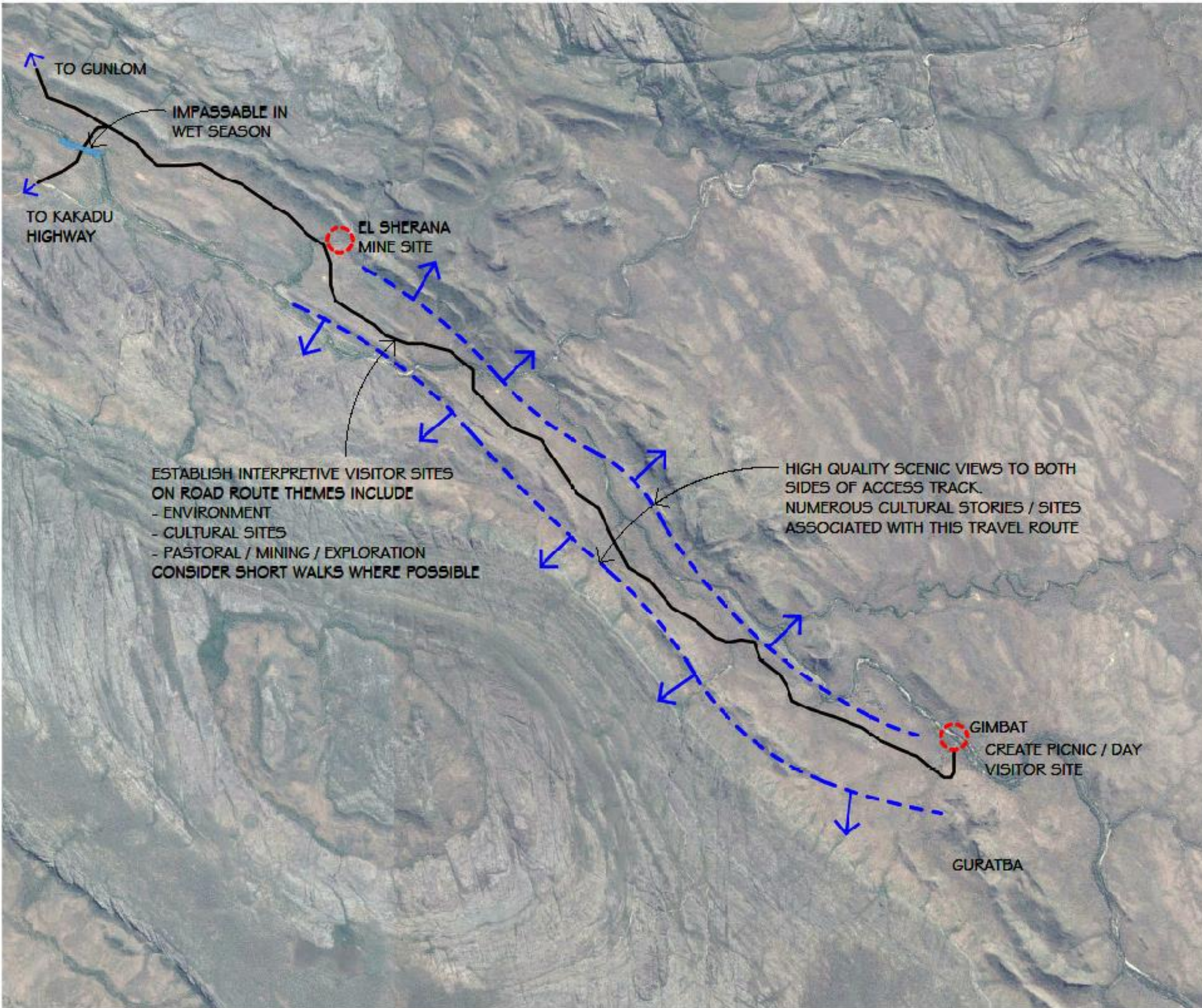
The potential for establishment of a Safari Camp could be considered.

It would be envisaged that the experience would be either guided or self-guided however would have sufficient points of interest to be promoted as a visitor destination.

Actions:

- Masterplanning / site identification
- Interpretive planning.





NOTES:

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**PRELIMINARY**

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

SOUTH ALLIGATOR  
VALLEY

PROPOSAL

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### 5.2.2 Termite Mound Site

Termite mounds are a significant feature of the Kakadu landscape. At present they are available for inspection by visitors informally without interpretation or control. It is proposed that a site or sites with all-weather access are identified and developed for the sensitive viewing and interpretation of these important landscape elements.

Potential site examples include the Kakadu Highway or the Maguk Access Road.

*Actions:*

- Potential site identification / Masterplanning.
- Site planning.



### 5.2.3 General Touring

Visitors cover large distances within the park and precinct to reach the iconic visitor destinations. Travel times between sites are often significant and appreciation of the landscape often only occurs from the vehicle. This is in part due to the lack of identified points of interest.

In the north of the park this is accentuated by the vegetation “tunnel” that conceals the wider landscape. The Mary River Precinct offers a different touring experience due to the more “open” landscape.

It is proposed that points of interest on key routes are identified and established to:

- Extend the visitor experience.
- Allow safe egress from vehicles.
- Allow more intimate appreciation of the landscape / views etc.
- Provide respite from longer travel times.

The termite mound site is an example of this experience.

On the Gunlom Road sites could include:

- Opportunities to view the South Alligator River
- Identification of appropriate environmental / cultural sites.
- Callanan’s Hut
- Landscape view
- Short walk

*Actions:*

- Site identification / Masterplanning.

## 6 DEVELOPMENT PRIORITIES

There are a wide range of development and improvement opportunities identified in this Development Plan. It would be anticipated that implementation would occur over an extended period of time however it is possible to identify development priorities.

The sites below are grouped in the three categories of High / Medium / Low. While detailed priorities can be considered it is likely that development timing will occur based upon a variety of factors that may change over the short term (e.g. funding opportunities). Priorities within each category will exist however are less significant for the purposes of this report. The groupings below have considered a variety of factors including:

- Visitor experience benefits.
- Site conditions.
- Priority works (e.g. heritage preservation, environment protection).
- Process time frames.

It should be noted that while some sites may be indicated as higher priority it would not be anticipated that development activity on site would occur for some time due to the degree of investigation and planning required.

### HIGH

---

Gunlom Accommodation sites Mary River Ranger Station / Bukbukluk South Alligator Valley Road Includes Gimbat / El Sherana Callanan's Hut Ikoymarrwa Rockholes General Touring Sites Camping data collection Old Goodparla Rock Art Viewing Ferny Gully	Masterplan complete Long lead time - impact on visitor hub planning  Potential new product  Structure preservation Potential new product Masterplanning Planning purposes Structure preservation Long lead time / consultation and approval Resolve access and camping
--	--

### MEDIUM

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Maguk Termite Site Jarrangbammi Yurmikmik Kambolgie Safari Camp sites	Gunlom development may influence Opportunity based - sites not identified
--	--

### LOW

---

Gungurul Ferny Gully Ikoymarrwa Lookout New Goodparla	Development
--	-------------



## 7 INDICATIVE DEVELOPMENT COSTS

Preliminary order of cost estimates have been prepared by Rider Levett Bucknall for fifteen of the sites discussed in this report. These costings, with the exception of the Gunlom Falls Precinct, should be regarded as preliminary “ball park” only. They have been prepared based upon:

- Undefined scope
- Limited site information
- Notional interpretive content scope

Cost opinions therefore represent order of costs that should not be used to formulate project budgets. They do however provide indicators that reflect the knowledge of the Consultant Team and could be used to:

- Assess priorities for future planning and development
- Determine capacity / limits for capital expenditure
- Inform the development program

Cost Opinions include elements required to provide a notional project cost. Including:

- Development cost
- Interpretive allowance (sign based system - costs can vary significantly)
- Contingency allowance
- Professional and statutory fees allowance
- Locality Loading (development costs are based upon a notional “capital city” rate. This allowance provides for regional and locality factors)

These estimates indicate development costs for the fifteen sites in the order of \$12 million to \$15 million (excluding GST).

A costing summary is included in the Appendix. This summary includes brief descriptions of notional scope on a site by site basis. Masterplans for each site should be prepared to refine scope and cost parameters. This has occurred in master planning for the Gunlom Falls Precinct.

The costs associated with major accommodation proposals at Mary River Ranger Station and Bukbukluk are excluded. These costs will be entirely dependent upon the scope, type and method of development (e.g. there may be no capital costs incurred by Parks Australia).

## 8 APPENDIX

- Site Analysis Drawings
- Site Summary Matrix
- Gunlom Falls Precinct Options Studies
- Cost Opinion Summary
- Savills Evaluation Report

## 8.1 Site Analysis Drawings



NOTES:

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PRELIMINARY

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

MAGUK

ANALYSIS

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**PRELIMINARY**

**KAKADU NATIONAL PARK  
MARY RIVER PRECINCT**

**GUNGURUL**

**ANALYSIS**

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PRELIMINARY

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

BUKBUKLUK

ANALYSIS

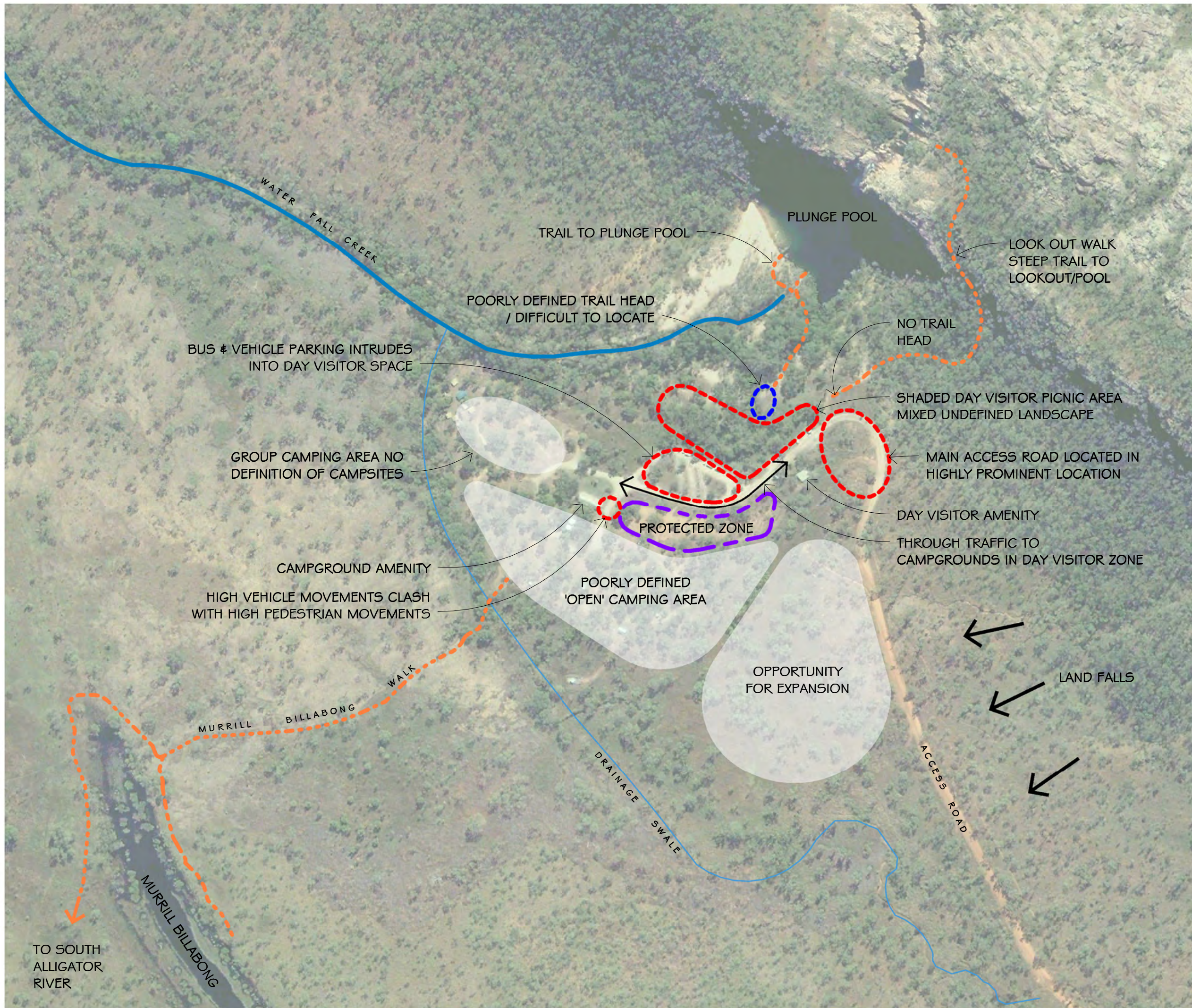
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**PRELIMINARY**

**KAKADU NATIONAL PARK**

**GUNLOM PRECINCT  
 MASTER PLAN**

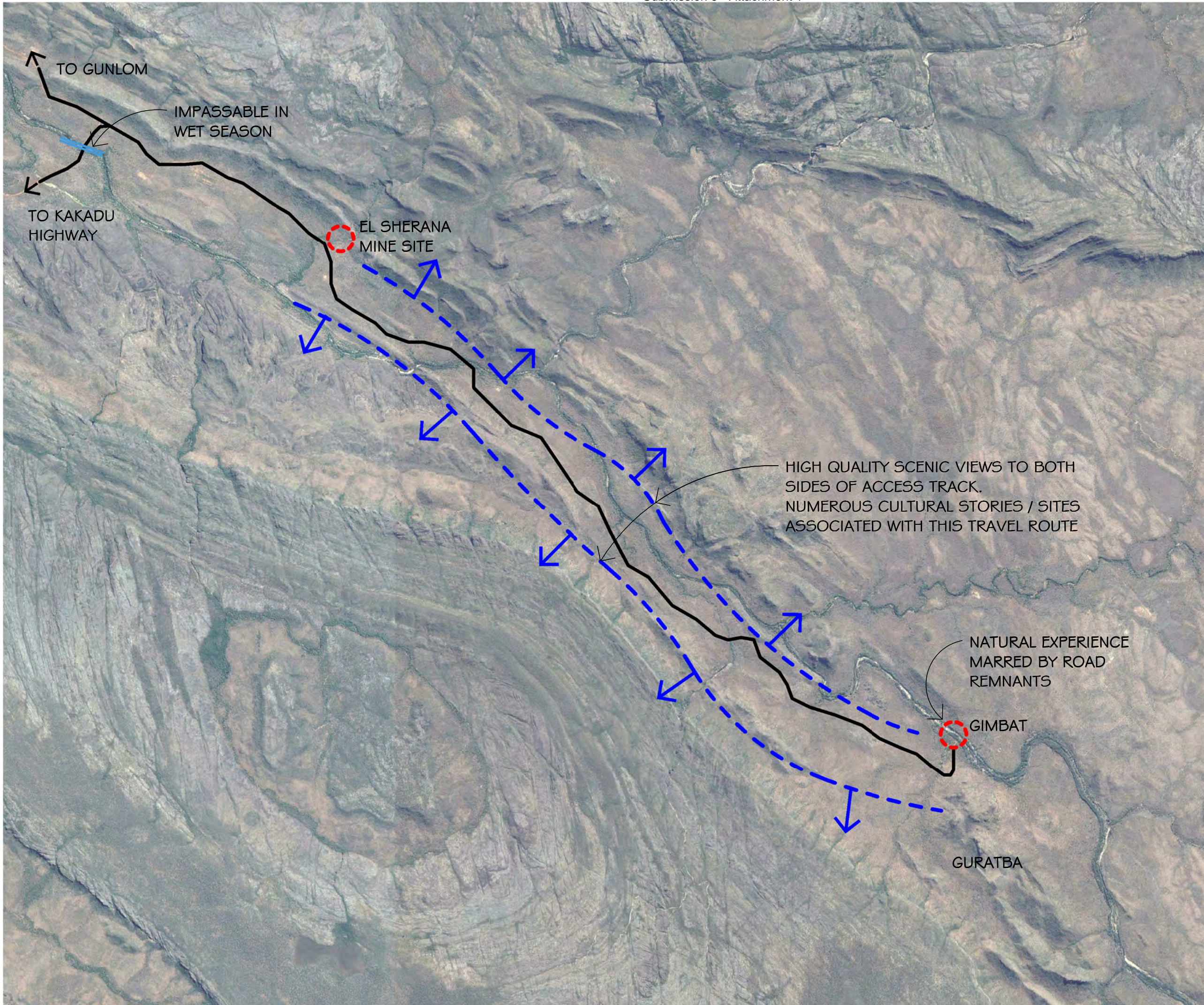
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**PRELIMINARY**

**KAKADU NATIONAL PARK  
MARY RIVER PRECINCT**

**SOUTH ALLIGATOR  
VALLEY**

**ANALYSIS**

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PRELIMINARY

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

YURMIKMIK

ANALYSIS

**SHANNON**ARCHITECTS

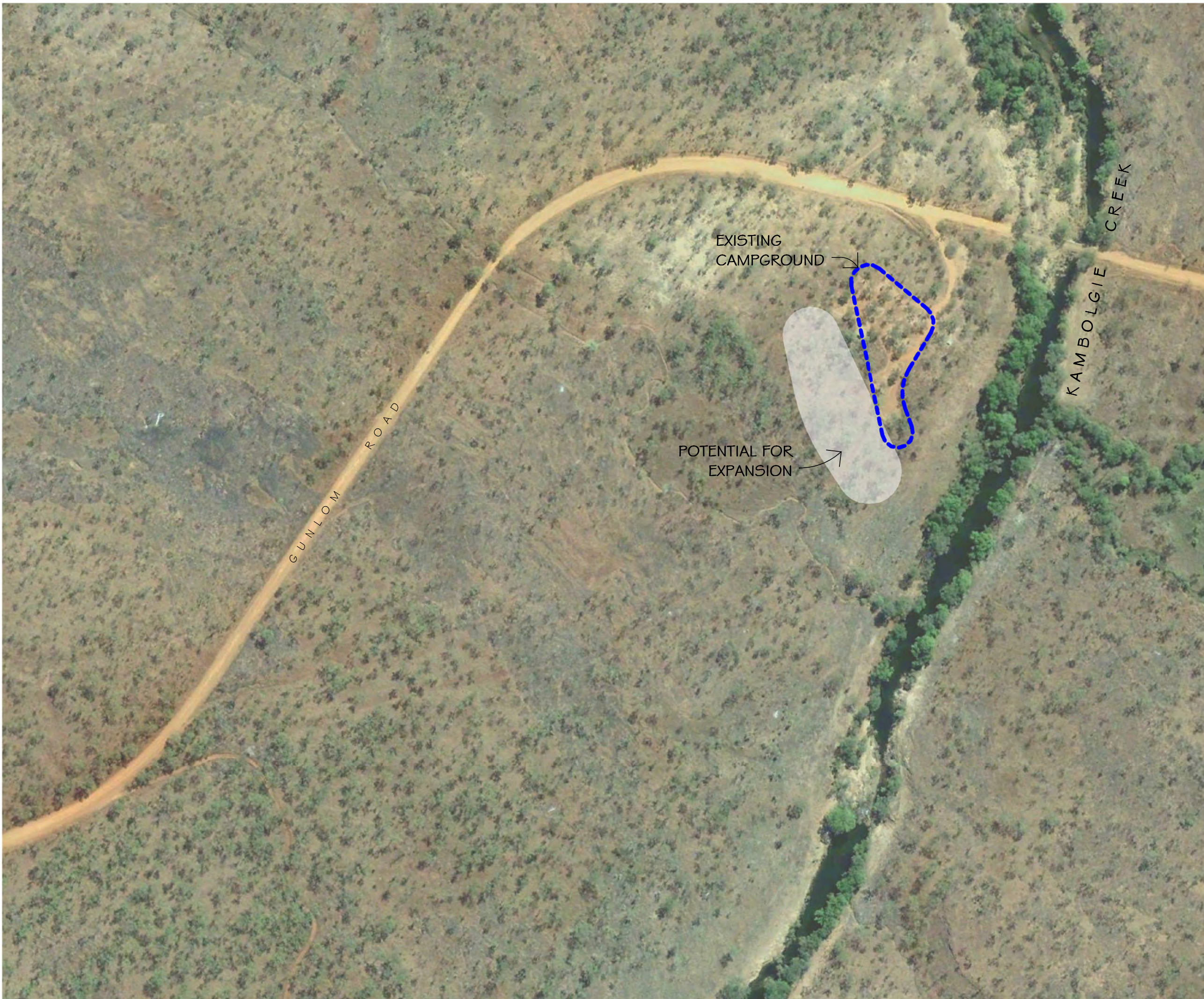
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**PRELIMINARY**

**KAKADU NATIONAL PARK  
MARY RIVER PRECINCT**

**KAMBOLGIE**

**ANALYSIS**

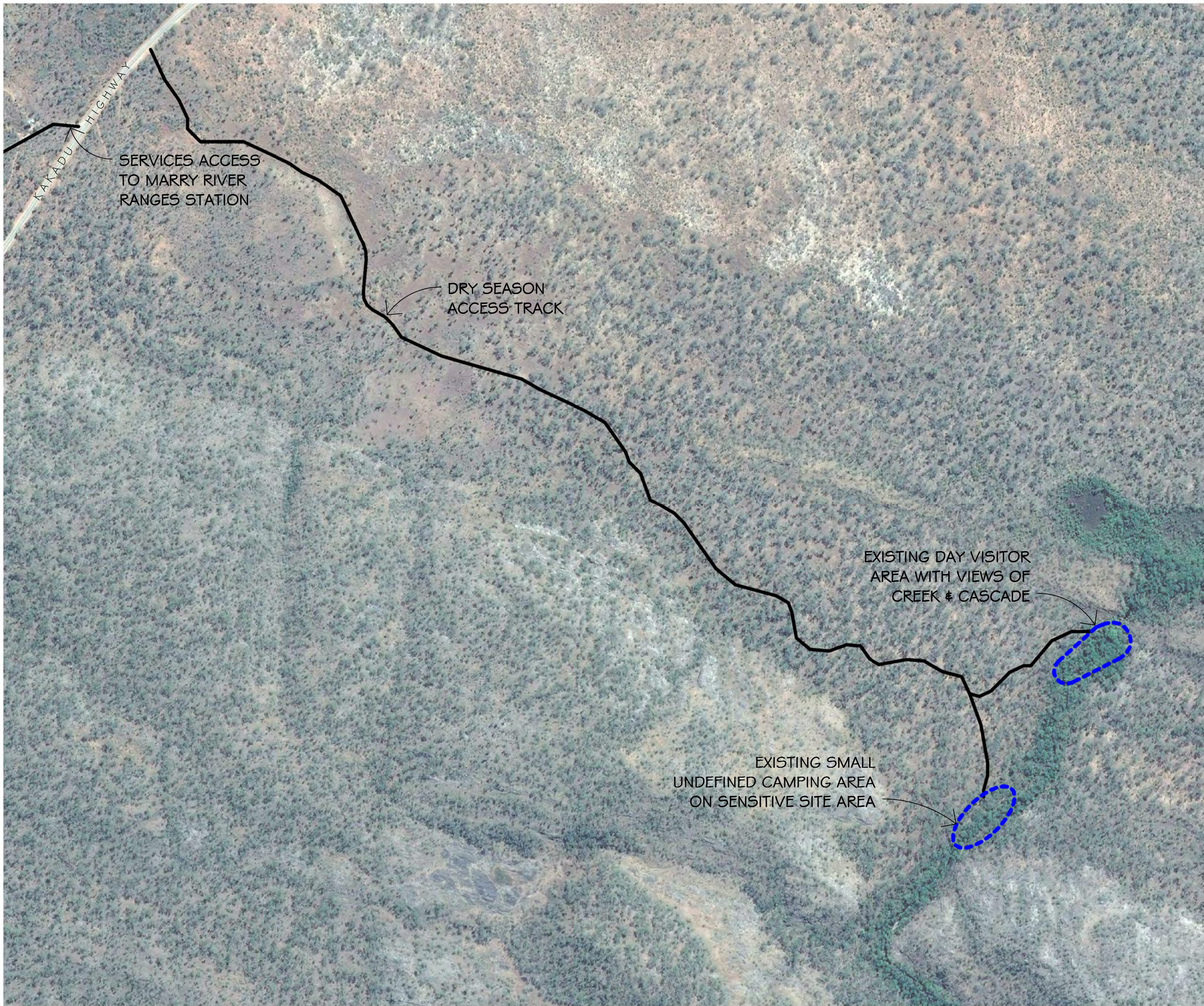
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PRELIMINARY

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

FERNY GULLY

ANALYSIS

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PRELIMINARY

KAKADU NATIONAL PARK  
MARY RIVER PRECINCT

IKOYMARRWA WATER  
HOLES

ANALYSIS

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**PRELIMINARY**

**KAKADU NATIONAL PARK  
MARY RIVER PRECINCT**

**OLD GOODPARLA**

**ANALYSIS**

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**PRELIMINARY**

**KAKADU NATIONAL PARK  
MARY RIVER PRECINCT**

**MARY RIVER RANGER  
STATION**

**ANALYSIS**

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## 8.2 Site Summary Matrix - Revision A

Site	Description	Use				Access		Services		Visitation	Landscape typology	Cultural / Heritage
		Accom	Camping	Day Visit	Trail Head	Season	Vehicle	Toilet	Parking			
Maguk	Maguk features a 2km walk through monsoon forest and along Barramundi Creek to a small waterfall and plunge pool. Picnic and camping areas are provided. There is a walk to the top of the falls which is the beginning of bushwalking routes in the area and is mainly used by tour operators.		Yes	Yes	Yes	Dry	4WD	Yes	Yes	??	Fire affected landscape yearly, monsoon forest, paperbark swamp near campsites, woodland along entry road	
Gungurul	Gungurul is located on the western side of the Kakadu Highway adjacent to the South Alligator River. The site has two short walks to a branch of the South Alligator River and a moderate climb to a lookout with views over the South Alligator Valley. The site provides camping.		Yes		Yes	All	2WD	Yes	Yes	Mostly caravan and camper trailers	Woodland	
Bukbukluk	The lookout at Bukbukluk is 10km north of Mary River Ranger Station on the Kakadu Highway. It is on a small escarpment like edge and overlooks the Gerowie Valley that was once part of the Old Goodparla pastoral lease. Spring water nearby provides an opportunity for some bird watching. There is a picnic area and a short walk.		No	Yes	No	All	2WD		Yes	Unknown	Gully with stands of Pandanus, long views of woodland landscape	
Gunlom	Gunlom Falls is one of the best known and visited attractions within the park. A range of short day walks provide visitors with the opportunity to enjoy lookouts, plunge pools and to experience the diversity of the landscape. The escarpment provides some of the best bushwalking experiences within the park. Gunlom plunge pool features a seasonal waterfall and a large plunge pool 200m from the car park and campground. Gunlom Lookout walk leads to rock pools and superb views at the top of the falls and a natural infinity pool and series of small rock pools. Gunlom has the only managed campground in the precinct.		Yes	Yes	Yes	Dry	2WD	Yes Shower	Yes Buses	In 2013, 6500 people camped at Gunlom (average of 32 per night). Gunlom is a popular day use area with daily peak use levels in the range of 450 to 500 people.	Fire affected landscape yearly. Access to stone country	Significant Jawoyn Cultural Site. Numerous potential stories. Gunlom Land Trust.
Jarrangbarnmi (not visited)	Jarrangbarnmi (Koolpin Gorge) is located on a south-facing part of the main escarpment. Koolpin Creek descends from the plateau through the gorge to join the upper reaches of the South Alligator River. Access to Jarrangbarnmi is via the road to Gimbat and on a four wheel drive track of approximately 11 km. The gorge and surrounding country are noted for their beauty and scenery as well as the high incidence of rare/endemic plant and animal species.		Yes	Yes	Yes	Dry	4WD	Yes	Yes	There is a total limit of 40 persons (tour clients and other independent visitors) in the area at one time to minimise visitor impacts. In 2013, 516 permits were issued for camping and day use at Jarrangbarnmi (1095 visitors in total).	Rare plants and animals	Jarrangbarnmi lies within the general area of Bula (creation ancestor) Sickness Country (Buladjang country).
Gimbat / Guratba	The Gimbat day use area is situated on the banks of the upper South Alligator River approximately 60km along the Gimbat Road from the Kakadu Highway. Visitors experience a scenic drive through the South Alligator River Valley with views of the Marrawal plateau escarpment and Guratba (Coronation Hill). It is a small quiet area with few visitors. It is an access point for permitted overnight bushwalkers.			Yes	Yes	Dry	4WD	No	Yes	Low	Paperbark swamp, woodland along entry.	Significant Jawoyn Cultural Site. Indigenous Land Rights. Many varied stories along road route.
Yurmikmik	The Yurmikmik Carpark provides access to several walks. These walks are in the southern hills and ridges and are generally accessible year round. The network of walking tracks takes in plunge pools and wet season waterfalls of the Marrawal Plateau and includes; Boulder Creek walk (2 km), Yurmikmik Lookout Walk (5 km), Motor Car Falls Walk (7.5 km), Motor Car Creek Walk (11km) and Motor Car and Kurrundie Creek Circuit Walk (14km overnight). Visitation to Yurmikmik varies seasonally and the shorter walks are used more frequently than the longer ones. Most independent visitors make the 7.5km return walk to Motor Car Falls via Boulder Creek.		Yes (walk in)	Yes	Yes	*All	2WD		Yes	Peak use periods occur at the beginning and end of the dry season prior to the opening and after the closure of Gunlom, Maguk and Jim Jim Falls. Visitation to Yurmikmik varies seasonally and the shorter walks are used more frequently than the longer ones. Most independent visitors make the 7.5km return walk to Motor Car Falls via Boulder Creek.	Woodland, Monsoon rainforest, falls	



Site	Description	Use				Access		Services		Visitation	Landscape typology	Cultural / Heritage
		Accom	Camping	Day Visit	Trail Head	Season	Vehicle	Toilet	Parking			
Kambolgie	Kambolgie offers visitors camping with basic toilet facilities, fire places, BBQs, and picnic tables in a natural camping area. It is accessible by two wheel drive during the dry season and has year round four wheel drive access. It is strategically located as a base to explore the wider area.		Yes	No	No	All	2WD	Yes		At peak use periods up to 70 people may camp at Kambolgie.	Woodland around campground, Monsoon forest along creek line	
Ferny Gully	Ferny Gully is a small spring fed tributary of Kambolgie Creek. Access is by four wheel drive via a gravel track about 700 metres north of the Ranger Station. With monsoon forest lining the sandy creek line and shallow rock pools the two visitor sites include a day use area where the creek cascades over a small rock ridge into a shallow pool and a small campsite upstream.		Yes	Yes	No	Dry	4WD	No	Yes	In 2013, 23 permits were issued with 139 visitors in total. Camping opportunities are fully optimised and are particularly popular with NT residents who know about the site.	Fragile and sensitive to impacts	
Ikoymarrwa Lookout	Ikoymarrwa Lookout is 5km east of Goymarr along the Kakadu Highway. At an altitude of about 193m above sea level it provides views of the Arnhem Land escarpment.		No	Yes	No	All	2WD	No	Yes	Unknown	Views to Stone country, escarpments and woodland	Part of Freshwater Crocodile Dreaming storyline
Ikoymarrwa Rockholes	Ikoymarrwa is the Jawoyn name for Moline Rockholes. The area is located approximately 2-3 kilometres south of the Mary River Ranger Station. The rockholes are located on the spring-fed Rockhole Creek. There are two separate visitor areas on the creek at the top and bottom of the plateau generally known as Top and Bottom Moline Rockholes.		No	Yes	No	All	2WD		Yes	Lower Moline popular daily use by FITs and tour operators with licence. Only FITs allowed at upper where visitation is lower.	Monsoon Forest	Part of Freshwater Crocodile Dreaming storyline
Mary River Ranger Station	The Mary River Ranger Station has visitor information and interpretation about the southern area of the park including an outdoor display of mining heritage equipment. These facilities were installed over 20 years ago have become dated. The site also provides the administration centre for the Precinct with offices, depot and Ranger Housing to a good standard. It is well serviced with high quality access.		No	Yes	No	All	2WD	Yes	Yes Buses (lower)	Moderate - visitor information and collection point for Jarrangbaranyi key	Woodland	Significant Cultural Site on escarpment. Part of Freshwater Crocodile Dreaming storyline
Mary River Roadhouse	Mary River Roadhouse is located just outside the southern entrance to Kakadu and is owned by the Werenbun Aboriginal Corporation. It features motel rooms, backpacker accommodation, powered van sites and camping sites. Fuel and some food can be purchased here. There is a small visitor information centre that is currently closed.	Yes	Yes		No	All	2WD	Yes Shower	Yes	Unknown (private management)	Woodland	

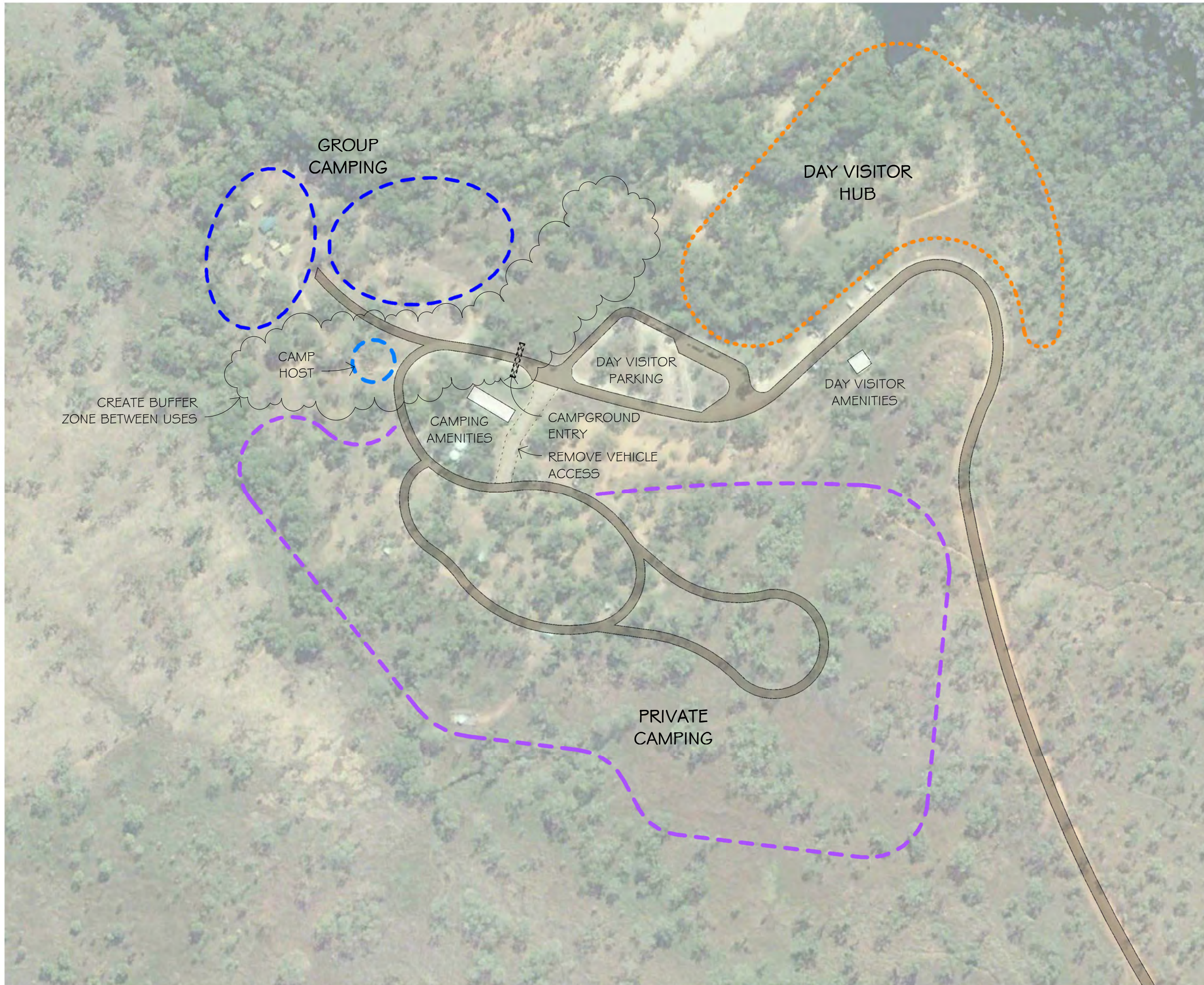
Site	Description	Use				Access		Services		Visitation	Landscape typology	Cultural / Heritage
		Accom	Camping	Day Visit	Trail Head	Season	Vehicle	Toilet	Parking			
Old Goodparla	Old Goodparla is a former pastoral station. The site contains remnant structures from this use.	No	No	Yes	No	Dry	4WD	No	Yes	Low - mostly small tour groups	Woodland	Historic Pastoral Site / Heritage Site
New Goodparla (not visited)	New Goodparla is a former pastoral station. The site contains remnant structures from this use.	No	No	Yes	No	Dry	4WD	No	Yes	Very Low		Historic Pastoral Site / Heritage Site
El Sherana	El Sherana is the remains of a former mining camp and is of historical interest. Attempts to decontaminate the site have not eliminated risk (asbestos) and access to the site is not available.	No	No	Yes	No	Dry	2WD	No	No	Unknown - minimal	Woodland	Heritage mine site
Callanan's Hut	Former mining heritage site/house accessible off Gimbat Rd	No	No	Yes	No	Dry	2WD	No	Yes	Minimal - mostly small tour groups		Heritage mine site
Bloomfield Spring (not visited)												
	<b>New Sites / Experience opportunities</b>											
South Alligator Valley Road	The South Alligator Valley Road ends at the Gimbat day visitor site. It is a scenic drive with numerous points of interest including natural features, cultural sites and historic mine sites.					Dry	4WD			??		There are many jawoyn stories and points of interest along the route. Mining and pastoral history sites are suited to interpretation
Rock Art Sites	Consultation with traditional owners has suggested that several opportunities may exist to appropriately provide a rock art / cultural experience to visitors in accessible locations (e.g. Mary River Ranger Station).											Rock art, storyline
Picanniny Pocket		No	No	No	No	No	No	No	No	No current access		Rock art, storyline
Termite Mound Site	This opportunity can only be explored after a comprehensive consultation and approval process.					All						
Fishing Sites	Unidentified.			Yes		All	2WD/4WD					
Accommodation	The VEP identifies the desire for additional accommodation. This could include high end "glamping" and/or hard roofed accommodation. This is to be further considered and potential sites identified as discussed above.	Yes	Yes			All						
General Touring Features	Unidentified however examples could include: <ul style="list-style-type: none"> <li>• Opportunities for lookouts (e.g. Gunlom Road)</li> <li>• Intimate environmental experiences (carefully selected - e.g. Escarpment, safe riverbank access)</li> </ul> It is assumed that these would be in close proximity to existing access roads.			Yes								

Site	Experience			Analysis				Comments
	Existing	Proposed (VEP)	Proposed (Other)	Strengths	Weaknesses	Opportunities	Threats	
Maguk	Camping, Day Visitor, Trailhead, Walking Trail, Picnic, Swimming	Maintain existing		High quality, immersive environment experience	Not accessible in wet season. Poor privacy between sites. Lacks wayfinding back to campsite.	Potential for quality camping experience. Upgrade/development of walking track to top of falls.	Trail to top of falls currently not promoted due to the site being determined as a WHS concern.	
Gungurul	Camping, Trailhead, Walking Trail	Maintain existing / new campground		High quality all weather access	Low quality campground. Limited potential for expansion. Landscape quality not as high as other existing or potential sites. Does not provide immersive experience.	Improve camping experience. Consider opportunities for expansion along access road. Increase facilities for caravans and motorhomes		
Bukbukluk	Trailhead and Walk. High quality lookout	Potential accommodation		High quality views with all year access.	Unlikely to provide for day visitor and accommodation use. Poor seating	High quality accommodation site	Use for accommodation will negate general visitor access	Use for accommodation will require alternative site for general visitors or identify similar site for accommodation in the general area
Gunlom	Camping, Day Visitor, Walking Trails, Swimming	Upgrade existing experiences. Festival Chairlift. Safari / Exclusive camp. Kiosk.	Investigate loop walk to lookout. Consider converting Murrill Billabong walk to a loop walk.	Iconic Visitor Site. Existing infrastructure caters for large numbers and group sizes	Site layout creates conflicts. Poor quality campground. Dry season only. Lack of interpretation. Risks on climb and at top pools.	Improved loop trail to upper rock pool. Improvement of Campground. Improved DV experience. Increased walking opportunities. Embedded cultural experience.	Peak demand may not be satisfied. Expansion of site capacity may impact on experience. Trail sustainability.	TO's prefer to prohibit the inclusion of 'hard roofed' accommodation types. Safari Camps to be located outside camping / day visitor zone.
Jarrangbarnmi (not visited)	Short and day walks. Trailhead for longer distance and overnight walks (permit only). Licensed camping in the upper part of the gorge. Camping at the designated camping area. Stargazing and bird watching.	No suggestions to change existing use		4Wd experience, limited numbers, beautiful plunge pools, bushwalking, rare and endemic species	Increasing habitat of saltwater crocodiles. Limited months open - access highly dependent on wet season			Not visited
Gimbat / Guratba	Day Visitor Scenic Drive	Possible 5 Star Accommodation on route	Inclusion in South Alligator Valley Road (see below)	Scenic approach	Lack of interpretation/storytelling	Inclusion in significant day visitor drive route (see below)		The Gimbat picnic area is an attractive place to visit however is perhaps not a destination considering the extended drive time. More needs to be added (see below)
Yurmikmik	Trailhead Walking Trails Camping (walk in), Swimming, picnic			Year round access including swimming	Walk distance, limited shady rest points, lack of trail markers	Mountain biking access to destinations.	Trail sustainability	*Creek crossing occasionally impassable. Proposed upgrade approved to provide year round access.

Site	Experience			Analysis				Comments
	Existing	Proposed (VEP)	Proposed (Other)	Strengths	Weaknesses	Opportunities	Threats	
Kambolgie	Camping			All year access, centrally located	Site layout, lacks "wow" factor or an attraction	Upgrade to provide quality site to reduce pressure on Gunlom. Room for expansion		Level of service requires discussion. More camping away from crossing (croc risk) if possible. TO's consider potential for Safari Camp.
Ferny Gully	Day Visitor and camping	Trailhead for new walk to Kambolgie.	Consider trail link to MRR Station	Quality environment, premium experience close proximity to potential core park facilities	Lack of defined access. Limited (inequitable?) access for camping	Relocation of camping to provide improved environment / DV experience. Pull back DV vehicle access to provide walk in wet season site. Consider a playful children's walk/ rock climbing enroute to ferny gully.	Overuse and environmental impact	TO's prefer restricted permit access and no camping.
Ikoymarrwa Lookout	Lookout			Ease of access	Limited experiences on road edge	Improved viewing facility. Orientation sign, lower lookout away from road edge, interps of the Arnhem land escarpment to introduce indigenous ownership within park	Improved experience creates demand for more parking.	Improvements limited by physical site constraints.
Ikoymarrwa Rockholes	Trailhead, Walking Trail, Swimming (bottom rockhole).		Opportunity for Class 1 walk to upper rockholes (part). Create linked precinct.	All year easy access. Quality environment. Premium small group experience	Impacts of high visitation	Improved walk quality. Opportunity to reduce crowding at bottom rockhole with considered planning. Werebun propose developing walking trail from Mary River Roadhouse to Ikoymarrwa. Opportunities to create linked precinct to extend time on site.	Impact of high visitation	Sites rely on lack of promotion/visibility for management. This is unlikely to be sustainable. TO's consider linked precinct appropriated subject to feasibility.
Mary River Ranger Station	Visitor Hub (limited)	Visitor Hub option. Opportunity for quality cultural walk experience. Visitor accommodation	Improve interps and mining heritage display	All year access. Existing infrastructure.	Lack of access to views /escarpment. Conflicts with staff/admin use	High quality walk opportunity. Accommodation with views		TO's consider walking trail and accommodation appropriate subject to feasibility.
Mary River Roadhouse	Visitor Hub (off park)	Expand accommodation. Walking track to Ikoymarrwa rockhole. Re-establish info centre and ticket sales		All year access. Existing infrastructure	Off park - out of park control	Commercial Development	Commercial marketplace and viability	Mary River Roadhouse offers opportunity for commercial services provision. While Parks Australia can assist and facilitate business operations it ultimately has no control over the quality, type and availability of services on offer. TO's consider Mary River Roadhouse should not be visitor hub.

Site	Experience			Analysis				Comments
	Existing	Proposed (VEP)	Proposed (Other)	Strengths	Weaknesses	Opportunities	Threats	
Old Goodparla	Tour operator access for day visitor	Day Visitor Accommodation	Opportunities for accommodation types the Park cannot offer	Heritage interest	Access and services. Lack of defined other activities.	Improved Day Visitor site with additional identified activities (e.g. walking trail, bird watching)		
New Goodparla (not visited)	No access	Tours			Access an lack of services. Limited structures remain as point of interest.			Not visited
El Sherana	View from roadside.	Mining Heritage tours	Incorporate limited access as point of interest on SAVR (see below)	Heritage interest. Weighbridge	Contamination.	Encourage limited visitor access as part of driving experience.		
Callanan's Hut	Mining heritage		Expand tours	Relatively unknown and not currently promoted	Limited activities			
Bloomfield Spring (not visited)			Accommodation		No road access		Commercial viability	Not visited.
South Alligator Valley Road	Scenic drive	Possible accommodation site	Integrated 'tag along' or self guided tour with defined stopping points to access cultural/heritage sites. Potential for short loop walks.	Natural landscape and setting. Historic and cultural sites	Dry weather access only	Communication of environmental, historic and cultural diversity. Extension of time on site by creation of points of interest.		
Rock Art Sites			Rock art sites to be identified. Sites adjacent to existing all weather access may be available.	New site	Need to identify accessible sites	New cultural experience and accommodation	Appropriate site identification / approval	Subject to detailed investigation and consultation
Picanniny Pocket		Guided tour with TO (Josh Hunter). Safari camp behind Kambolgie campground		New site	New site. No current access	New cultural experience and accommodation	Funding and commercial viability	
Termite Mound Site	Ad hoc inspection of mounds occurs by visitors		Clearly defined DV site/s	Natural curiosity to explore termite mounds		Provision of an all year DV site that reduces uncontrolled disturbance	Identification of appropriate site /s	The Precinct (and Park) currently does not interpret this significant landscape feature. Identification of an immersive site/s could provide visitor and environmental benefit
Fishing Sites	Fishing occurs in an adhoc, natural manner.	Guided fishing with TO's is mentioned as an activity.	Fishing is not permitted by the Management Plan.	Interest / demand for fishing.	Not permitted by the Management Plan.	Provide for informal fishing activities encouraging other fishing tours in more remote locations.	Environmental impacts.	Casual fishing occurs from bridges on the Kakadu Highway. Formalisation of opportunities for safe activity required reappraisal of current management requirements.
Accommodation		Examination of various accommodation types and sites		Quality sites are potentially available	Need to identify sites	Market TBC	Market	Options for serviced accommodation have been identified. Safari Camp sites are possible but not identified.
General Touring Features			Additional small sites to extend the visitor experience.	Quality environment	Need to identify sites	Extend visitor stay. Reduce unbroken driving periods.	Inability to identify appropriate sites	There are destination sites that require significant periods of driving. Time on site could be extended and greater "value" provided through the identification of additional minor points of interest

### 8.3 Gunlom Falls Precinct Options Studies



NOTES:

DRAWINGS PRODUCED FROM  
SATELLITE IMAGES  
DO NOT SCALE OFF DRAWINGS

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**PRELIMINARY**

**KAKADU NATIONAL PARK**

**GUNLOM PRECINCT  
MASTER PLAN**

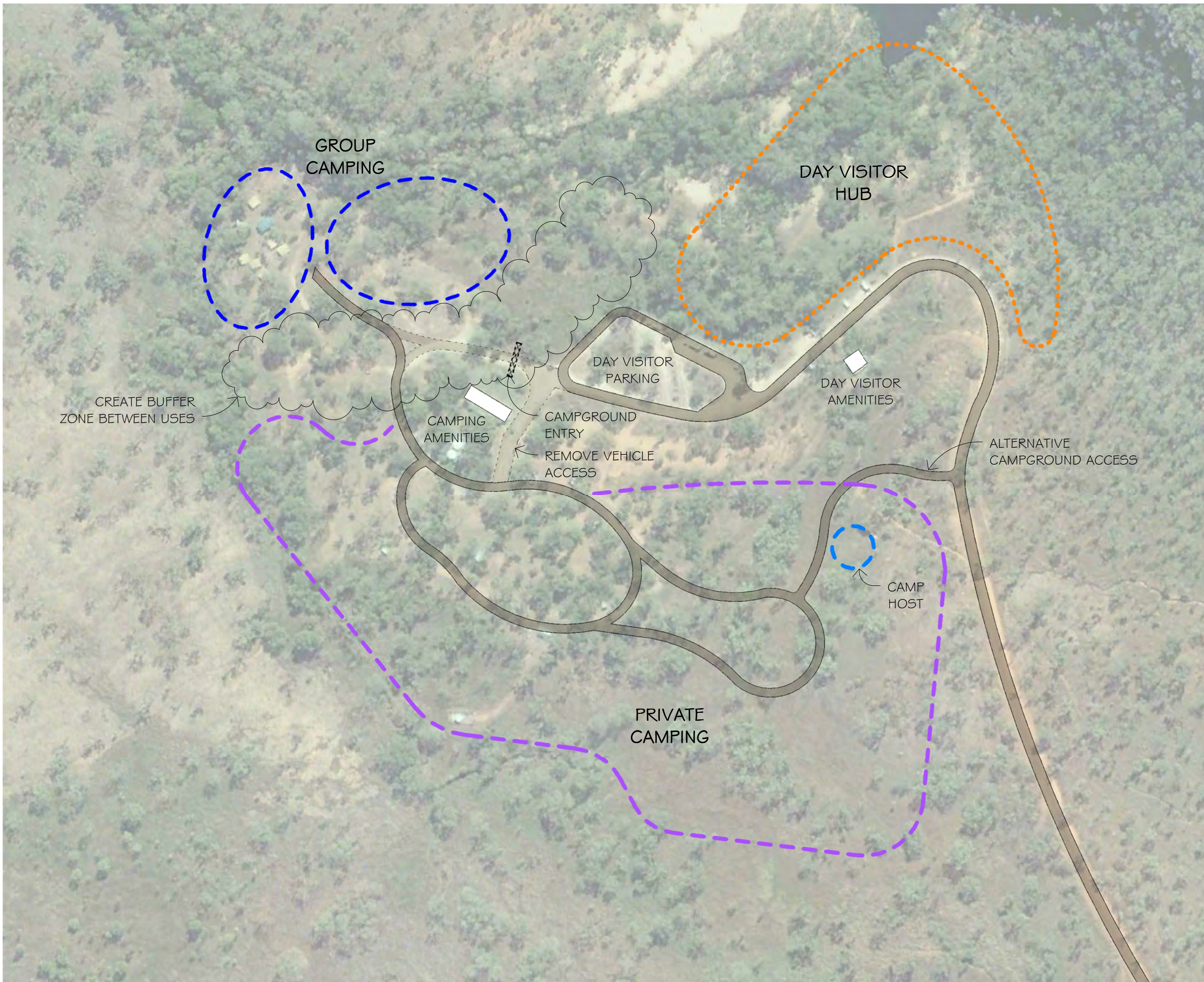
**OPTION 1  
EXISTING IMPROVED**

**SHANNON ARCHITECTS**

SCALE As indicated

DRAWN NV DATE 13/10/15

DRAWING No. 15004 - Sk25 P



PRELIMINARY

KAKADU NATIONAL PARK

GUNLOM PRECINCT  
MASTER PLAN

OPTION 1-ALTERNATIVE  
EXISTING IMPROVED

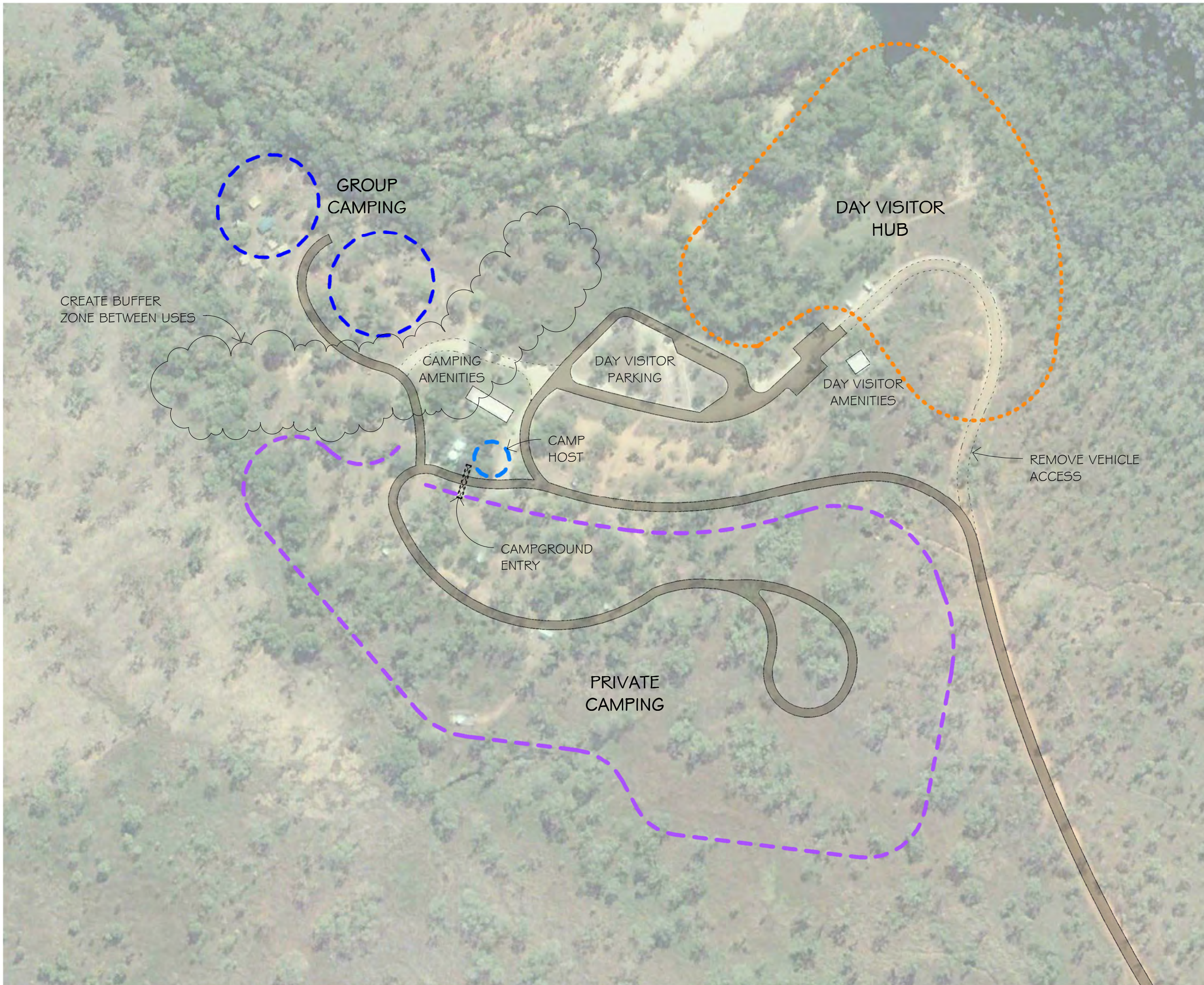
**SHANNON** ARCHITECTS

SCALE 1 : 2000

DRAWN NV DATE 19/10/15

DRAWING No. 15004 - Sk28 P





NOTES:

DRAWINGS PRODUCED FROM  
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**PRELIMINARY**

**KAKADU NATIONAL PARK**

**GUNLOM PRECINCT  
MASTER PLAN**

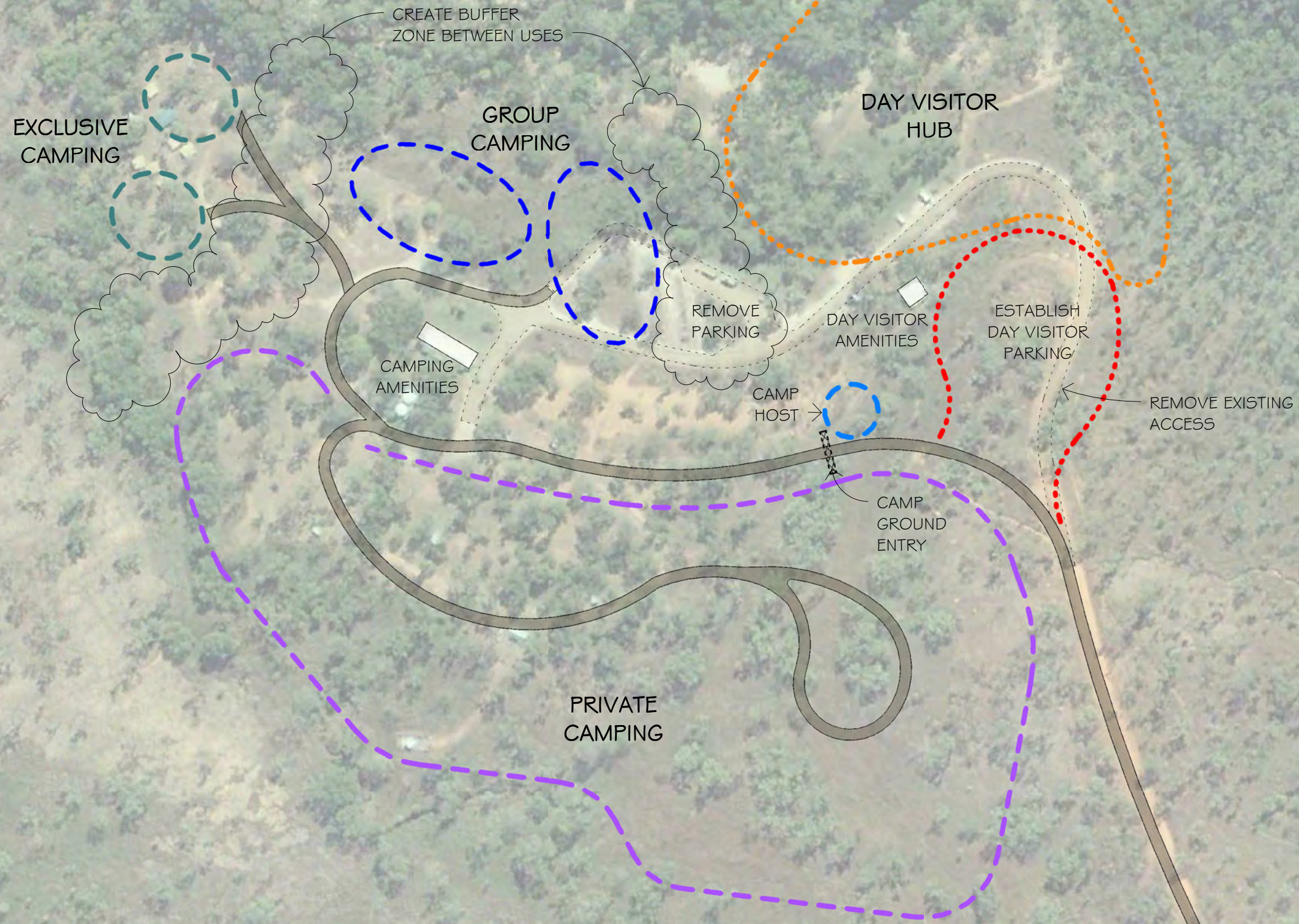
**OPTION 2  
RETAIN PARKING**

**SHANNON** ARCHITECTS

SCALE As indicated

DRAWN NV DATE 13/10/15

DRAWING No. 15004 - Sk26 P



NOTES:

DRAWINGS PRODUCED FROM SATELLITE IMAGES  
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**PRELIMINARY**

**KAKADU NATIONAL PARK**

**GUNLOM PRECINCT  
MASTER PLAN**

**OPTION 3  
RECONFIGURATION**

**SHANNON ARCHITECTS**

SCALE As indicated

DRAWN NV DATE 13/10/15

DRAWING No. 15004 - Sk27 P

#### 8.4 Cost Opinion Summary

Mary River Precinct Development Plan

"Ballpark" Cost Opinions

Rev A - 22 / 3 / 16

Site	Assumed Scope Indication	Development Cost	Interp Allowance	Contingency	Fees	Locality	Total
Maguk	Campground upgrade (minimal - sites only) Walking Trail Link Day Visitor Carpark (15) / Picnic area upgrade Furniture (4 pieces) No works beyond Carpark	\$ 390,000	\$ 50,000	\$ 68,200	\$ 50,820	\$ 335,412	\$ 894,000
Gungurul	Minor Upgrade Furniture (2 pieces)	\$ 90,000	\$ 10,000	\$ 15,500	\$ 11,550	\$ 76,230	\$ 203,000
Bukbukluk	Nil - scope unknown	\$ -		\$ -	\$ -	\$ -	\$ -
Gunlom	Detailed estimate based on masterplan	\$ 2,407,000	\$ 100,000	\$ 388,585	\$ 180,000	\$ 1,845,351	\$ 4,921,000
Jarrangbarnmi (not visited)	Minor Upgrade Furniture (2 pieces)	\$ 155,000	\$ 10,000	\$ 25,575	\$ 19,058	\$ 125,780	\$ 335,000
Gimbat / Guratba	Refer South Alligator Valley Road	\$ -		\$ -	\$ -	\$ -	\$ -
Yurmikmik	Day Visitor Carpark (upgrade 10)/ Picnic area Furniture (2 pieces) Shelter Amenity	\$ 385,000	\$ 10,000	\$ 61,225	\$ 45,623	\$ 301,109	\$ 803,000
Kambolgie	Minor Upgrade Furniture (2 pieces)	\$ 170,000	\$ 10,000	\$ 27,900	\$ 20,790	\$ 137,214	\$ 366,000
Ferny Gully	Walking Trail Day Visitor Carpark (4 cars)	\$ 145,000	\$ 10,000	\$ 24,025	\$ 17,903	\$ 118,157	\$ 315,000
Ikoymarrwa Lookout	Signage	\$ 10,000	\$ 5,000	\$ 2,325	\$ 1,733	\$ 11,435	\$ 30,000
Ikoymarrwa Rockholes	Walking Trails Day Visitor Carpark (10)/ Picnic area (new) Furniture (4 pieces) Shelter Amenity	\$ 505,000	\$ 30,000	\$ 82,925	\$ 61,793	\$ 407,831	\$ 1,088,000
Mary River Ranger Station	Walking Trails (high quality) Day Visitor Carpark / Picnic area (upgrade) Furniture (2 pieces) Shelter	\$ 195,000	\$ 50,000	\$ 37,975	\$ 28,298	\$ 186,764	\$ 498,000
Mary River Roadhouse	NA	\$ -		\$ -	\$ -	\$ -	\$ -
Old Goodparla	Structural upgrade only	\$ 350,000	\$ 5,000	\$ 55,025	\$ 41,003	\$ 270,617	\$ 722,000
New Goodparla (not visited)	Nil - scope unknown	\$ -		\$ -	\$ -	\$ -	\$ -
El Sherana	Refer South Alligator	\$ -		\$ -	\$ -	\$ -	\$ -
Callahan's Hut	Carpark (4 cars) Walking Trail (250m) Structural protection	\$ 185,000	\$ 10,000	\$ 30,225	\$ 22,523	\$ 148,649	\$ 396,000
Bloomfield Spring (not visited)	Nil - scope unknown	\$ -		\$ -	\$ -	\$ -	\$ -
South Alligator Valley Road	<b>Gimbat</b> Walking Trail (250m) Day Visitor Carpark (4 cars) / Picnic area (new) Furniture (2 pieces) Shelter Amenity <b>El Sherana</b> Walking Trail (250m) Day Visitor Carpark (4 cars) <b>Walk</b> Walking Trail (2km) Day Visitor Carpark (6 cars) Shelter <b>Viewing point 1 &amp; 2 (2 off)</b> Walking Trail (250m) Day Visitor Carpark (4 cars)	\$ 395,000	\$ 100,000	\$ 76,725	\$ 57,173	\$ 377,339	\$ 1,006,000
Picanniny Pocket	Nil - scope unknown	\$ -		\$ -	\$ -	\$ -	\$ -
Termite Mound Site	Walking Trails (1km) Access Track (500m sealed) Day Visitor Carpark (sealed, coach access 2, 10 carparks)/ Picnic area Furniture (2 pieces) Shelter Amenity	\$ 515,000	\$ 50,000	\$ 87,575	\$ 65,258	\$ 430,700	\$ 1,149,000
Fishing Sites	NA	\$ -		\$ -	\$ -	\$ -	\$ -
Accommodation	NA	\$ -		\$ -	\$ -	\$ -	\$ -
General Touring Features	<b>Walk</b> Walking Trail (1 km) Day Visitor Carpark (6 cars) Shelter <b>Viewing point (1 off)</b> Walking Trail (250m) Day Visitor Carpark (4 cars)	\$ 175,000	\$ 20,000	\$ 30,225	\$ 22,523	\$ 148,649	\$ 396,000
<b>Totals</b>		\$ 5,382,000	\$ 400,000	\$ 896,210	\$ 558,263	\$ 4,341,884	\$ 13,122,000

## 8.5 Savills Evaluation Report

# research evaluation report

Mary River Precinct,  
Kakadu National Park, NT

Prepared for Shannon Architects

December 2015

Prepared by Savills



# Savills

advises

corporate private  
& institutional

clients seeking to

**acquire, lease,  
develop** or

realise the value

of **prime property**

in the world's key  
locations.



# contents

introduction .....	4
quality of accommodation available .....	5
accommodation size and style.....	6
market place evaluation.....	7
competition.....	8
visitation research.....	9
location .....	10
food and beverage.....	11
accommodation available.....	13
site identification.....	20
next steps.....	22
conclusion .....	23
disclaimer .....	24
appendices.....	25
appendix 1 – form R7.....	26





# introduction

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This report investigates and collates the current supply of accommodation and camping for travellers coming to the Mary River Precinct.



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# quality of accommodation available

The quality of experience offered drives the quality of accommodation required.

## The Mary River Precinct Visitor Experience Plan

The plan identifies a range of experiences and holiday activities available and we have matched the quality of accommodation suitable to each.

Tourism Category Experience	Experience	Accommodation Fit and Appeal
Indigenous tourism	Fishing tours Art visits 4 Wheel drive exploring	2-3 Star
Educational Tourism	Camps School excursions Volunteer work	1-3 Star
Niche Tourism	Bird watching Photo taking Fishing	1-3 Star
Bushwalking	Specific location Icon walks	1-3 Star
Heritage Tourism	Mining Parkland and Park Tours	1-3 Star
General Holiday Experience	Safaris	1-3 Star
High-end Holiday Experience	Relaxation Unique Honeymoon Food Centred	4-5 Star
Tourism Hub	Day visit	

The list of visitor experiences promoted and available at Mary River is enough to justify 3-4 star accommodation and which would, given acceptable visitor access, go a long way to increasing visitation. At present the quality of accommodation is too rudimentary for some guest segments and the depth of the market can only be estimated by association to the more popular Kakadu Region.

## accommodation size and style

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The general Northern Territory experience evokes a sense of adventure, wonder and unique experiences unmatched anywhere else in Australia. This experience should be accessible to all levels of the travelling market place. The chart in the previous section showcases the broadness of appeal. It also suggests that it is relatively easy to cater for all groups if a well-planned approach is adopted.

It is likely the activities and nature based experienced travellers do not have a high expectation in terms of accommodation providing all basic requirements of hygiene (facilities), water, access and food services are available. The use of cabin style accommodation and tents cater adequately for the visitor segments which currently are attracted. The benefit to providing upmarket addition to accommodation is to attract a new segment who will pay more to enjoy the experiences on offer.

This segment largely do not participate due to the basic level of accommodation. An attractive, appealing, higher end accommodation facility will attract this audience.

4 to 5 star quality accommodation will deliver the necessary comfort experienced by this segment of the market. Initially developments should be encouraged at the 30-50 rooms, but with the ability to expand when full demand is known. Room size of 22-30 square metres and a central efficient relaxation guest area with food and beverage service will be required to service guests.

The quality lodge style model is likely to be ideal with an amount of accommodation and all services in a central core building and supplemented by high-end villas.

The range of accommodation options offered at present is best defined as follows;

- (A) No Booking System park-run campsites (first come first served)
- (B) Caravan Park accommodation (powered van sites)
- (C) Backpacker Share accommodation
- (D) 2-3 star Motel accommodation
- (E) Lodge style accommodation
- (F) 4 star Hotel
- (G) Safari accommodation

The Safari concept is appropriate to the countryside, the experience promoted and it's likeness to other similar experiences elsewhere in Australia and globally. It is limiting and the notion of safari living is not for all guests. That is it caters to a specific adventure seeking group, but is not suitable to a broader customer group such as retirees, or luxury seekers.

# market place evaluation

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There appears to be demand for accommodation at the mid-range level in the Mary River Precinct. The vast majority of accommodation available in the precinct is small scale, basic, tent and cabin based with a focus on being part of the environment and experience of the Northern Territory.

Kakadu is the main area where resorts of a reasonable size exist which are more universal in appeal to all market sectors.

Managing the seasons and being in control of labour to deliver service explains the mainly smaller places.

There is a need to discuss specific issues which will directly affect success, commercial viability and address seasonality. They are as follows:

## **Location Issues**

There is road access to areas of the Mary River Precinct all year round. Whilst the wet season is quieter it still presents an opportunity to create a wet season experience providing access is available. The Kakadu Highway into the park to the Information Bay, Ranger Station, Bukbukluk and Gungural is the only access road all year round. It would be sensible to consider locations on or close to this highway to ensure maximum use and visitation in all seasons.

## **Seasonality**

The defined wet and dry season not only affects access but also thought should be given to higher ground locations and natural catchments for services and facilities.

## **Services**

Essential services such as power, telecommunications, water supply, waste removal and road access and car parking are best considered first by considering access to anything that currently exists or secondly by extending off existing supply. This will always mean a quicker, easier and more cost effective outcome.

The increased costs associated with 'greenfield site' developments must be considered.

## **Aspect**

Whilst the above considerations are practical, the aspect of any 4 to 5 star development must be appealing.

# competition

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The competition to win business is driven by smart packaging which creates a more efficient forward booking environment. This helps efficiency and commercial profitability.

The experiences offered to create and gain bookings are essentially the same for each accommodation provider but are marketed in different ways to win business.

Most of the operators maximise the luxury component despite lower build quality of the accommodation. It is more about making the experience.

There is a real opportunity to create accommodation which expands the limited low level supply available.

At the present time, Jabiru, South Alligator and Cooina Centres are the significant players in the region in terms of attracting the widest selection of visitors and will be the main competition to any development contemplated in the Mary River Precinct.

There are no high end facilities at present at Mary River Precinct. Whilst there are no demand studies which specifically support the creation of new facilities, the anecdotal evidence available suggests that if careful consideration is given to access and location a quality facility will be commercially viable.

# visitation research

## Overview by Tourism NT Regional Report Kakadu & Arnhem Land Region

<b>OVERNIGHT</b>	<b>Visitors ('000)</b>	<b>Holiday ('000)</b>	<b>VFR ('000)</b>	<b>Business ('000)</b>	<b>Visitor nights ('000)</b>	<b>ALOS (nights)</b>
<b>Domestic</b>	112	70	12	30	439	3.9
Intra-Territory	54	27	5	22	208	7.8
Interstate	58	43	7	8	231	4.0
<b>International</b>	30	28	0	0	136	4.5
<b>Total Overnight</b>	143	96	11	29	570	4.0

VFR – Visiting friends / relatives

ALOS – Average length of stay

**NB:** Domestic figures are YE Dec 12-14, whilst International and Total figures are YE Sep 12-14 due to the delayed release of the IVS.

The majority of travellers to the Kakadu Arnhem land region were visiting the region for a holiday (67%). There were also a significant proportion of business visitors (20%) and smaller numbers of VFR visitors (8%). There were also some visitors who visited the region for other purposes including employment, education or as a point of transit (4%).

The majority of international visitors were youth visitors, with over half (53%) aged under 40 years. The majority of interstate visitors are aged over 40 years (83%) and the intra-territory visitors are much likely to be aged below 40 years (66%).

*Note: Statistics are taken from [www.tourismnt.com](http://www.tourismnt.com) - publication date: March 2015. The reporting period is Sep/Dec 2012 – Sep/Dec 2014.*

# location



Source of Map: <http://www.travelnt.com/en/kakadu/travel-information/maps>

# food and beverage

Place	Type
Wildman Wilderness Lodge, Point Stuart	Restaurant - Showcasing the best seasonal produce Australia and the Northern Territory has to offer, as well as some traditional elements from the local culture. Open for Breakfast, Lunch and 3 Course Set Menu for Dinner
Mary River Wilderness Retreat & Caravan Park, Marrakai	Gecko Restaurant is seasonal. Available throughout the year is a licensed bar, continental breakfast and pre-booked catering for functions and conferences. During peak season it is open Breakfast, Lunch and Dinner and by arrangement for functions. A great attraction is our specialty "Cook your own pizza nights". Off peak opening times vary. BBQ facilities also available.
Bamurru Plains, Swim Creek Station	Incorporating native and locally sourced produce to provide a gourmet experience integrating authentic, yet contemporary Australian recipes, from kangaroo skewers to crispy barramundi with finger lime salsa and Quandong ice-cream. Breakfast is generally light, day might start with freshly baked wild berry & wattle seed muffins, 'bush eggs' any style on sourdough toast with bacon, tomato, warrigal green & kutjera relish or house blend bircher muesli with Manuka honey, bush apple and a dollop of vanilla bean yoghurt. Lunch is generally where you might enjoy citrus and fennel warm chicken salad with roasted macadamia nuts. Canapés out in the wilderness. Dinner is a three-courses hosted by your field guide featuring more Australian bush-inspired recipes.
Kakadu Lodge Cooina (by Accor Hotels), Kakadu National Park	Jabiru Restaurant and Bar - Enjoy an al fresco breakfast, lunch or dinner at the Barra Bar and Bistro, which serves traditional Australian cuisine. Mimi's Restaurant- Enjoy traditional Aussie dishes in the air-conditioned comfort of Mimi's Restaurant while admiring the local artwork on display at Warradjan Gallery. Only open only in high season from June to September. Open 4pm to 9pm, Air-conditioned and non-smoking The Barra Bistro - Enjoy the relaxed outdoor casual dining experience of Barra Bistro, which offers seasonal produce and recognised Northern Territory favourites. Open for breakfast, lunch and dinner. Open 11:30am to 8:30pm. Terrace style and non-smoking. The Barra Bar - Sip a refreshing beverage in the al fresco Barra Bar after a long, hot day exploring Kakadu. The Bar is located with Barra Bistro. Snacks available and musical entertainment. Open 10:00am to 10:00pm
Mercure Kakadu Crocodile Hotel, Jabiru	Escarpment Restaurant & Bar - offers modern Australian cuisine in a relaxed, open plan seating environment. It is open for breakfast, lunch and dinner and specialises in local seafood, meats and bush tucker cuisine. Open 6:00am to 9:00pm every day. Also choose from a wide selection of wines, beers and delectable cocktails at Escarpment Bar, which overlooks the resort's pool. Open 12:00pm to 10:30pm.



## food and beverage (cont.)

Place	Type
Aurora Kakadu Resort, Arnhem Highway	The resort's restaurant serves breakfast and dinner, or grab a snack at a coffee shop/café. Quench your thirst with your favourite drink at a bar/lounge.
Cicada Lodge, Katherine	Breakfast is available for guests only. Dinner is served as a three course Chef's menu set daily using local ingredients and is \$95 per person but must be pre-booked by external guests.
Point Stuart Wilderness Lodge and The Shady Camp, Point Stuart	<p>Guest Saloon Bar - licensed air-conditioned Bar and beer garden. A variety of beers, wine and non-alcoholic beverages are available. Satellite television operates in the bar for all news, sport and weather information. Open 4:00pm till late</p> <p>Wetlands Bistro - open daily for evening meals and breakfast. Evening meals are served between 6:00pm and 8:00pm. Breakfast is a choice of continental or cooked. Take-away packed lunches are also available. (Bookings are essential for breakfast and take-away lunch). The Wetlands Bistro is famous for its fresh Barramundi and succulent beef.</p> <p>BBQ facilities are available for guests.</p>
Border Store, near Cahill's Crossing	Offers cool drinks, supplies and a bite to eat. In the dry season locals rave about their Thai take away.
Kakadu Bakery, Jabiru	A great value option for sandwiches, pastries and the like.
Jabiru Cafe & Takeaway, Jabiru	Serves lunch all year round. Open until 6:00pm Monday to Friday, and until noon on Saturdays.
Jabiru Sports & Social Club, Jabiru	Bistro style meals and a playground for the kids. Open for lunch every day and dinner Monday to Saturday.
Anmak An-me Cafe, near Jabiru Bowali Visitor Centre	Bowali Visitor Centre, near Jabiru – grab a bite to eat while you're at Bowali and relax on the timber deck, This cafe is open 9:00am to 4:00pm daily, offering sandwiches, drinks and ice-creams.
Mary River Roadhouse (formerly Goymarr Tourist Park), Pine Creek	The roadhouse is a handy lunch stop in the south of the park, selling pies and toasted sandwiches year round. In the dry season (May to October) they offer a dinner menu. Takeaway food available, stores and fuel.

## accommodation available

There is a considerable volume of variable style accommodation available for public to choose. The following is a sample of available stock. We have divided the sample into classifications as follows;

### Jabiru Area

Kakadu Lodge Cooida – Kakadu National Park, Kakadu Highway, Jabiru NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
48 air-conditioned lodge rooms available	Standard Lodge Room	3 people	1	From \$199 per night	3 Star Rating

Aurora Kakadu Hotel – Arnhem Hwy, South Alligator, Kakadu National Park, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
138 rooms available	Deluxe Room	4 people	1	From \$140- \$220 (depending on time of year)	3 Star Rating
	Superior Room	3 people	1	\$115 – \$190 (depending on time of year)	
	Jabiru Room	5 people	1	\$140 - \$220 (depending on time of year)	
	Aurora Kakadu Caravan and Camping	-	1	\$14.50 per person per night for either powered or unpowered site	

## accommodation available (cont.)

Mercure Kakadu Crocodile Hotel – Flinders Street, Jabiru NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
110 rooms available	Standard Room	Up to 4 people	1	From \$209 - \$309 (depending on time of year)	4 Star Rating
	Superior Room	Up to 4 people	1	From \$229 - \$329 (depending on time of year)	
	Courtyard Room	Up to 4 people	1	From \$249 - \$349 (depending on time of year)peak season)	

Anbinik Kakadu Resort – 27 Lakeside Drive, Jabiru, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
69 rooms available	Self Contained Cabins	5 people	1	\$205 - \$250 (depending on time of year)	No official star rating
	Anbinik Suite	2 people	1	\$180 - \$250 (depending on time of year)	
	The Six Packs	2 people	1	\$110 - \$150 (depending on time of year)	
	Bush Bungalows	4 people	1	\$110 - \$135 (depending on time of year)	
	Ensuite Van Sites	-	1	\$42 for 2 people \$6 per night each extra person over the age of 12	

Kakadu Lodge Jabiru, Jabiru Drive, Jabiru, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
55 rooms available	Studio Cabin	4 people	1	\$218	3 Star Rating
	Lodge Room	2 people	1	\$131	
	1 bedroom Cabin	4 people	1	\$245	
	+ Caravans				
	+ Camping Sites				



## accommodation available (cont.)

### Mary River Precinct

Mary River Wilderness Retreat & Caravan Park, Marrakai - Arnhem Highway, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
10 available	Pool Bungalow	3 people	1	\$220.00/night	No official star rating-
5 available	Family Bungalow	5 people	1	\$190.00/night	
11 available	Bush Bungalow	3 people	1	\$140.00/night	
22 sites available	Camp Ground – powered site	2 people	1	\$38.00/night (extra adults are \$12.00 per person and Children are \$6.00 per person)	
Unlimited sites	Camp Ground – unpowered site	2 people	1	\$24.00/night (extra adults are \$12.00 per person and Children are \$6.00 per person)	

Wildman Wilderness Lodge, Arnhem – Arnhem Highway, Point Stuart NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
10 available	Air-conditioned Cabin (Habitats)	2 people	1	from \$699/ night includes breakfast, lunch and dinner (adventure packages are available)	4 star rating
15 available	Safari Tent	Up to 5 people	1	From \$500/night includes breakfast, lunch and dinner (adventure packages are available)	

## accommodation available (cont.)

Mary River Roadhouse (formerly Goymarr Tourist Park) – Kakadu Highway, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
-	Motel Standard Room	-	-	-	No official star rating
	Backpackers Accommodation	-	-	-	
	Powered Van Sites	-	-	-	
	Camping	-	-	-	

Gunlom Camp Ground, Gunlom	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
-	Camp Site – gravel road, restricted access during wet season. Access to showers, toilets and a generator is available.	250	-	Camping fees for adults and children are applicable and collected on site - \$15 and \$7.50 respectively	No official star rating

Kambolgie Campground, Maguk & Gungurul	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
-	Camp Site – gravel road, restricted access during wet season. Basic toilet facilities, BBQ area, picnic tables and drinking water is NOT available.	-	-	Fees \$6 adults \$3 children	No official star rating

## accommodation available (cont.)

### Other Options Further Afield

Cicada Lodge – Gorge Road, Katherine, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
18 air-conditioned rooms available	Lodge	2	1	From \$695 twin share	4 Star Rating

Hawk Dreaming Wilderness Lodge – Kakadu National Park, Cannon Hill, NT	Type	Maximum Occupancy	Inclusions	Tariff	Star Rating
12 twin share ensuited tented safari cabins	Ensuited tented safari cabins	2	A daily Sunset Safari explores stunning rock art and sandstone outcrops before a spectacular sunset on the escarpment over the wetlands. Return to camp for a delicious evening meal presented by our resident camp host and enjoy an authentic Aussie experience as you relax around a campfire under the stars. Retire to the comfort of your tented safari cabin at the end of a memorable day. All inclusive per person per night including all transfers, meals, accommodation, and sunset safari.	From \$275 per person twin share or \$460 solo traveller	3.5 Star Rating

Point Stuart Wilderness Lodge – Point Stuart, NT	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
24 rooms available	Lodge Room	5 people	1	From \$190 per night	No official star rating
	Standard Room	6 people	1	From \$130 per night	
	Safari Tents	2 people	1	\$25 per person (twin share) or \$35 per single person	
	Camping	-	1	\$17 per person (powered), Child 5-12 years \$6 / under 5 years – Free of charge	



## accommodation available (cont.)

Bamurru Plains – Swim Creek Station	Type	Maximum Occupancy	Minimum Stay	Tariff	Inclusions	Star Rating
9 Safari Bungalows available	Floodplain Chillout Package	2 people	2	<p>From \$550.00 per adult per night.</p> <p>Flight inclusive package ex Darwin for two nights, from AU\$1650 per adult, twin share</p> <p>Valid for travel: 1 May – 31 October 2015</p>	<p>Accommodation in a safari bungalow with eco-friendly ensuite, all meals and beverages from a select open bar.</p> <p>On the flight inclusive package, our scheduled charter flight departs Darwin at 15:00 daily and departs Bamurru at 11:30 daily. Flying time is approximately 25 minutes in a single engine aircraft.</p>	No official star rating-
	Ultimate Wilderness Experience package	2 people	2	<p>From \$950.00 per adult per night.</p> <p>Flight inclusive package ex Darwin for two nights, from AU\$2450 per adult, twin share</p> <p>Valid for travel: 1 May – 31 October 2015</p>	<p>Accommodation in a safari bungalow with eco-friendly ensuite, all meals and beverages from a select open bar as well as daily guided wilderness activities which may include airboat tours, 4WD safaris, wildlife viewing or river cruises.</p> <p>On the flight inclusive package, our scheduled charter flight departs Darwin at 15:00 daily and departs Bamurru at 11:30 daily. Flying time is approximately 25 minutes in a single engine aircraft.</p>	



## accommodation available (cont.)

Bullo River Station - 800km south west of Darwin & 200kms east of Kununurra in the East Kimberley region	Type	Maximum Occupancy	Minimum Stay	Tariff	Star Rating
12 rooms available	Homestead Style - Double / Twin Rooms	3 people	1	Adult Single / Double / Twin occupancy – \$800.00 Children 16 & Under - \$600.00 Infants under 2 sharing with adults – FOC All rates include all meals, scheduled activities including fishing, station activities – cattle related activity, gorge cruise, tours of Aboriginal Art Sites, daily guiding etc, Limited alcohol with meals (beer & wine).  Rates are valid from 01/04/2015 until 31/03/2016. Bullo River is only open from 1st March to 31st October and closed during the peak of the wet season.  All rates exclude: telephone calls, helicopter hire, air charters, transfers, items of a personal nature.	No official star rating

There are eleven (11) establishments in Kakadu Arnhem region. Annual room occupancy for 2014 was 35%. Revenue per room occupied (RevPar) was \$53 per room.

During the peak season, ie September quarter, the room occupancy peaked at 58% and the RevPar rate was \$92.





# site identification

We have been advised of two potential sites identified for development.

Site 1 is identified as the Mary River Ranger Station Site, located off the Kakadu Highway and in use as Administration, Ranger Housing, Workshop and car parking. The site already has an element of defined access and some services.

Site 2 is identified as Bukbukluk Site and is located also off the Kakadu Highway approximately 15 kilometres north of the Ranger Station Site.

## Mandatory Site Requirements

The suggestion and recommendations are that development should be permanent not transient or camp style. In order to achieve market interest it is necessary to ensure that any site chosen can be developed readily without major delays or hurdles.

Any new tourism development will require;

- Access to site
- Water supply (on-site)
- Power (generator, solar etc)
- Waste solution (sewerage disposal plan)
- Clearance on development capacity
- Tenure on site (min to attract/spend capital)
- Central to attractions
- Available labour source
- Stakeholder approvals in place
- Defined area (boundaries)

We have considered 8 categories which contribute to site selection to arrive at a score out of 10. This process helps to assess the merits of both sites. Site exposure and creativity are subjective categories which consider which site will create a better experience in the long term.

We have reviewed each site in respect of basic parameters; The sites have been scored out of 10 on the listed parameters giving a total score out of 80. Some parameters such as water, power and waste will automatically attract zero scores where there is no provision at present. Equally Site 2 attracts a zero score where no buildings exist.

	Infrastructure – Buildings	Water	Waste	Power Supply	Access	Site exposure	View	Creativity	Total out of 80
Site 1 - Mary River Ranger Station	7	8	4	5	8	7	7	7	53
Site 2 - Bukbukluk	0	0	0	0	8	9	9	9	35

The above table indicates that Site 1, the Ranger Station Site is preferred. However when looking carefully at the scores this is purely a function of existing infrastructure.

## site identification (cont.)

Questions require answering on the infrastructure. The Ranger housing (6 dwellings) would be a potential advantage to a developer enabling a rapid start to a first stage. Is the Ranger Housing available to a developer? Is there an additional cost or an expectation of purchase by a developer? The answers to these questions may influence the scoring of the site. Equally the power, water and waste services may be adaptable or may be of no great value to a larger development. Answers to this question will affect the score.

Site 2 is a better site from an aspect and uniqueness perspective. It fits the brief to create an experience which is magical and private. The question of water supply, waste removal and power should be relatively easy to establish a position on but this must be carried out immediately before a choice is made.

## next steps

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If the issues of water, waste and power are resolved for Site 2, then consideration should be given to offering both sites to the market under an expression of interest process. Any marketing should be prescriptive in terms of required development, ie Hard Build Structures with minimum pod style accommodation, ie not Safari.

It is preferred to present a package indicating the fundamental requirements to develop another site are resolved and focus developers attention on the opportunity and their creativity to develop.

If no one shows interest the opportunity should be shelved and perhaps re-offered at a later point rather than drift down to a much lesser option.

The Marketing process involves creating a high quality full colour document for hand and digital circulation showing the attributes, opportunity and requirements to be involved. Headings need to include;

- ↘ Introduction
- ↘ Method of Offering
- ↘ Executive Summary
- ↘ Key Features
- ↘ Location
- ↘ Site Requirements
- ↘ Potential Hotel Facilities
- ↘ Market Research
- ↘ Stakeholders Expectations and Contributions
- ↘ Conclusion
- ↘ Disclaimer
- ↘ Appendices
  - Potential Site and Information Ideas
  - Australian Tourism
  - Term Sheet
  - General Terms
  - Form R7

The invitation should be in the market for around two months to allow parties the opportunity to consider, visit and investigate.



## conclusion

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At present Mary River Precinct offers visitors a unique Northern Territory experience. Mary River Precinct is not as developed as the rest of Kakadu but nevertheless deserves consideration as a destination worth promoting for greater tourism focus and investment. The safari or camping experience is the main accommodation style. This is consistent with the tough demands created by a defined wet/dry season and low/high season for visitors. Sites should in the first instance be considered on or just off the all-weather road access currently available to maximise guest stays and reduce costs related to any development contemplated.

Whilst there is a lack of market demand evidence there is ample anecdotal evidence that a broader market appeal accommodation development would be a success.

If you require any further information, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read "Rob Williamson", written in a cursive style.

Rob Williamson

Director, Agency, Hotels

Savills (SA) Pty Ltd  
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# appendices

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appendix 1    form R7

# appendix 1 – form R7

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## Form R7

### Warning Notice

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#### Financial and Investment Advice

*Land and Business (Sale and Conveyancing) Act 1994* section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



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