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INVITATION FROM REGIONAL LEADERS

Now is the ideal time to take a look at the potential on offer in the East Arnhem region and our regional hub of Nhulunbuy.

East Arnhem is the last of Northern Australia’s untapped regions. Located at the tip of the Gulf of Carpentaria, it boasts pristine and untouched coastlines, waterways and fisheries; considerable natural, human and cultural resources available to the tourism, agribusiness and service industries; an underlying geology that is highly prospective for petroleum and minerals; and a solid infrastructure and commercial base in the town of Nhulunbuy.

This makes the region an inviting prospect for investors looking for unique opportunities.

The region boasts one of the best-equipped deep water ports in Northern Australia, impressive airport and housing reserved for new and expanded economic activity. The proximity to growing markets across the Top End of Australia and into Asia offers further opportunity for proactive and forward looking investors.

Government and business leaders are strongly committed to working with investors to help new economic activities establish and thrive. Existing entrepreneurs and Aboriginal landowners are increasingly looking for partners to develop new businesses and income-generating enterprises.

This investment guide provides an overview of the opportunities, assets and operating environment in the region, along with details to assist prospective investors to learn more.
“For those keen to explore the potential on offer in East Arnhem or make the move into the region, Developing East Arnhem is your front door to expert advice, dedicated support, and established networks. On behalf of Developing East Arnhem’s Board of Directors, I encourage you to make contact and discuss how we can assist.”

Mr John Cossens, Chairman, Developing East Arnhem Limited

“East Arnhem is emerging as a key focus in our Northern Australia development agenda. The region has a positive economic future, with strong growth potential across a range of sectors, and the Northern Territory Government stands ready to support businesses and landowners to invest in East Arnhem.”

The Hon. Adam Giles MLA, Chief Minister of the Northern Territory

“This is an important time for the Yolngu as a people and for North East Arnhem Land. We are actively seeking business opportunities, investment opportunities and jobs for our people. We are using our most important resources - our people and our land - to build businesses and jobs.”

Djawa Yunupingu, senior Gumatj traditional owner and Deputy Chair of Gumatj Corporation

“To build a future for our people in East Arnhem Land, we need to continue to encourage investment into our region with supportive land tenure arrangements and a strong regional service centre at Nhulunbuy.”

Bakamumu Marika, Rirratjingu leader and Chair of Rirratjingu Aboriginal Corporation and the Bunuwal Group

“Critical ingredients here are respect and partnerships. I strongly urge all interested parties to invest in partnership building with traditional owners as a critical foundation for northern Australia’s future development – Aboriginal land remains open for business with the consent of traditional owners.”

Mr Joe Morrison, Chief Executive Officer, Northern Land Council
10 reasons why East Arnhem is a great place to do business

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Key growth sectors in East Arnhem
- Minerals and natural gas exploration and production and mining services
- Tourism and arts
- Agriculture, fisheries and forestry and related businesses
- Transport and logistics
- Regional aviation
- Research, education and health
- Defence industries
East Arnhem is in the north-eastern corner of the Northern Territory and covers about 34,000 square kilometres. The region has an estimated population of 16,000 of whom 12,000 are Yolngu – the traditional owners who have lived in the region for at least 50,000 years. The Yolngu people practise the longest continuous traditional culture in Australia, maintaining strong ties with their land, religion and traditions.

The coastal town of Nhulunbuy located 600km east of Darwin, is the region’s commercial and service hub. Originally established in the 1960s as a mining town to service the local bauxite mine and alumina plant, the township has since expanded into a large regional centre.
The local economy

The regional economy is has been built on the twin pillars of mining and administration, supported by strong manufacturing, construction and retail sectors.

In 2013-14, the entire region contributed around $1.3 billion or 7% to the Territory’s Gross State Product.

Although the suspension of production at the Gove alumina refinery will affect the population of Nhulunbuy in the short term, Rio Tinto Alcan estimates that its bauxite operation will contribute more than $500 million to the region over the next five years through expenditure on salaries and wages and spending with local suppliers.

Land ownership, access and use

Arnhem Land is Aboriginal freehold land held by the Arnhem Land Aboriginal Land Trust, represented by the Northern Land Council. Access onto Aboriginal land requires a permit from the Northern Land Council. Permits are generally easy to obtain with sufficient notice.

Nhulunbuy, the refinery and bauxite mining operation are largely located on leases between the Northern Territory Government and Rio Tinto, including a Special Mineral Lease and a number of Special Purposes Leases. These leases expire in the year 2053. Rio Tinto Alcan manages the township of Nhulunbuy, including providing town services and operating and maintaining town infrastructure, through the Nhulunbuy Corporation Limited. The Nhulunbuy Corporation manages all building and development approvals within the township, and is committed to facilitating new and expanded activity in Nhulunbuy.

For new proposals that require the use of Aboriginal land, the Northern Land Council has a critical role in consulting with traditional Aboriginal owners and facilitating the decision making process. Representatives are available to discuss lease and access proposals, including terms and costs, with potential investors. These discussions and negotiations are private and normally commercial in confidence. The Northern Land Council has an office in Nhulunbuy.

The Northern Territory Planning Scheme applies to the whole Territory. The application of development assessment processes depends on whether:

- The land is zoned.
- A subdivision of land is required (including where the length of an intended lease, licence or other right to occupy or use of the land exceeds 12 years)
- More than 1 hectare of native vegetation is to be cleared.

The Northern Territory Government is committed to streamlining development processes, and has established a Development One Stop Shop to facilitate this. For all developments outside of Nhulunbuy, investors can draft, lodge and track the progress of an application completely online: www.lands.nt.gov.au/planning/one-stop-shop Landowner authorisation is required to lodge an application.
10 Reasons Why East Arnhem is a Great Place to Do Business

1. Available economic infrastructure

**Gove Airport**

Airnorth has daily flights to Gove from Cairns (1 hour 40 minutes) and Darwin (1 hour 10 minutes), which connect with flights from other capital cities. AirNorth also operates a range of regular air services from Darwin to major East Arnhem communities including Milingimbi, Galiwinku and Groote Eylandt.

Following an investment of over $8 million in 2005, Gove Airport offers city-standard facilities to the estimated 100,000 passengers who currently travel to and from Nhulunbuy each year.

The runway is one of only a handful in the Northern Territory capable of safely landing larger jet aircraft such as the Boeing 737-400 series.

In line with larger city airports, Gove Airport provides dedicated security-restricted areas for commercial aircraft and a separate dedicated area for smaller general aviation craft. A number of charter companies provide air services to East Arnhem communities and homelands.

**Well-Equipped Deep Water Port**

The region has a natural coastal harbour at Melville Bay, with one of the best-equipped deep water ports on the northern coast of Australia. The industrial and bulk goods handling facilities are a unique industrial asset in the heart of remote Northern Australia.

In addition to Rio Tinto’s bulk terminal, wharf facilities include the general cargo terminal (9m deep), the Public Wharf (4.27m deep), and various boat ramps.

The general cargo wharf is 94m long by 28m wide and is connected to shore by a 287m access bridge that is 5.5m wide. The facilities have been designated for vessels up to 25,000 deadweight tonnes with a maximum length overall of 165m. Proponents of strategic projects, for example in the fisheries, tourism or transport sectors, can access the general cargo terminal at competitive rates.

Toll Shipping manages the public wharf for the Northern Territory Government. Located at the head of Gove Harbour to the north of Harbour Islet, the wharf is approximately 70m long with a depth alongside of 4m at lowest astronomical tide.

Toll Shipping also manages a roll on, roll off landing berth to the west of the public wharf, although access is restricted.

**Road Transport Networks**

The two main roads in region are the Central Arnhem Road (Nhulunbuy to the Stuart Highway) and the Arnhem Link road (Ramingining through to Gunbalanya and Kakadu National Park).

The Central Arnhem Road spans 645km between Nhulunbuy and the Stuart Highway, 60km of which are sealed. A permit from the Northern Land Council is required to use the Central Arnhem Road.
Improvements continue to be made to the Arnhem road network, including new high level bridges on the Wilton, Mainoru and Donydji rivers. The new Goyder River Bridge has expanded reliable road access to around 11 months in the year. New safety passing lanes have been installed across 11 sites on the Central Arnhem Road in 2014-15, and work is also planned for a further bridge over Rocky Bottom Creek.

The Northern Territory Government’s Department of Transport is working in consultation with regional leaders and traditional owners to scope an $11 million upgrade to the Arnhem Link Road.

Internal and access roads for the region’s major remote communities are managed and maintained by the East Arnhem Regional Council.

2. Dedicated development support

Rio Tinto Alcan and the Northern Territory Government have partnered to implement a number of initiatives to support economic development in the region in the future.

**EAST ARNHEM DEVELOPMENT CORPORATION**

**DEVELOPING EAST ARNHEM**

Launched in November 2014, Developing East Arnhem is the front door to the region for industry and business. Developing East Arnhem works across governments and the private sector to:

- drive and coordinate economic development activity in the region
- facilitate access to available assets, funding and networks for new and expanded economic activity
- actively promote the township and region to prospective investors and residents
- support business and labour market development for the regional Indigenous population
- identify and secure new investment for Nhulunbuy and the wider region.

Practically, Developing East Arnhem can assist with:

- feasibility assessments and business cases
- site visits
- introductions to local industry and partners
- business regulations and project approvals
- facilitating access to infrastructure and housing
- connections to government grant programs including regional development, Indigenous business development, tourism infrastructure and business growth and planning

**REGIONAL ECONOMIC DEVELOPMENT FUND**

Developing East Arnhem has received one-off seed funding of $4 million in total from Rio Tinto Alcan and the Northern Territory Government to enable day-to-day operations and establish a Regional Economic Development Fund to support business expansion or establishment. Guidelines for the Fund will be made available on the organisation’s website (www.developingeastarnhem.com.au). Interested investors and businesses are encouraged to make direct contact with Developing East Arnhem to discuss emerging opportunities, specific projects or proposals and available support.

**GOVERNMENT PROGRAMS AND SUPPORT STAFF**

Dedicated economic development staff from Rio Tinto Alcan and the Territory Government will support Developing East Arnhem to deliver on its objects. Regional officials from the Department of the Chief Minister are located in Nhulunbuy and can advise on relevant government programs and policies and connect investors into sector specific support across government. This includes relevant resource assessment and development programs from the Departments of Primary Industry and Fisheries, Mines and Energy, Transport, and Infrastructure. The Northern Territory Government has established a North Australian Development Office in Nhulunbuy to ensure existing, new and expanding business in the region have access to specialist government support.
Industry Associations and Community Engagement

The region has a number of advisory and community bodies that are keen to support investors to engage with local business and the community, including the East Arnhem Chamber of Commerce and the Regional Economic Development Committee.

3. Strong regional investment base

The Northern Territory Government’s investment in the East Arnhem region and Nhulunbuy as the regional service hub includes more than $1 billion over the next five years on essential services including health, education and police. In 2013-14, the Territory Government spent $330 million in the region including $272 million on services, grants and infrastructure plus $58 million on public sector wages. Further capital investment included $66.5 million for local roads, $14.4 million in housing contracts, $7.3 million for new community facilities and $5.46 million for education services.

4. Key Northern Australia location and gateway to the Asia Pacific

The Northern Territory is Australia’s gateway to the Asia Pacific. East Arnhem is uniquely positioned to service the growing Asia Pacific market, with access by sea or air.

Located on the Gulf of Carpentaria and the Top End coast, the Gove port is well positioned to expand its role as the front door to tourism, commercial fishing, aquaculture and offshore oil and gas exploration and extraction.

Other Northern Australia ports such as Bing Bong, Karumba and Wyndham are comparatively quite shallow and rely on the use of barges for bulk loading.

5. Well-priced commercial real estate

Following the curtailment of its alumina refinery, Rio Tinto is making a number of surplus facilities available on a commercial case by case basis. In addition to the general cargo wharf, office space, warehouses, workshops, laydown areas and office space may also be made available through direct negotiation with Rio Tinto.

Privately owned commercial property, with considerable space for business and government offices, is also available in the town’s two key retail areas. An industrial centre just 2km out of Nhulunbuy offers a range of property, including warehouses, laydown and storage areas.
6. Highly motivated and skilled workforce

With the region’s proud industrial history and the recent curtailment of the alumina refinery, East Arnhem has a readily available pool of workers across a range of industries, from entry level positions to skilled and experienced professionals.

According to Australian Bureau of Statistics data, 27% of the region’s population have post-school qualifications with most people employed in the following sectors: public administration and safety, education and training, health care and social assistance and other service related industries.

The wider Yolngu Indigenous population has benefitted from a range of self-initiated and government-funded programs aimed at building the capabilities required to participate in the labour market. As a result, there is a growing pool of local Yolngu people who are motivated and work-ready, and key Yolngu organisations stand ready to partner on new projects with a significant existing local workforce.

7. Competitive and modern utilities and telecommunications

**POWER**

Rio Tinto generates electricity for the township of Nhulunbuy and nearby Indigenous communities. The Nhulunbuy Corporation Limited acts as a billing agent on behalf of Rio Tinto for all residential and commercial customers in Nhulunbuy. The Nhulunbuy Corporation also manages the development and building application process for new connections. Government-owned electricity retailer Jacana Energy acts as a billing agent on behalf of Rio Tinto for NT Government housing and customers.

A study is currently underway to determine the best way to service the future generation needs of the community. Users requiring more than 0.5 MW should contact Rio Tinto directly.

For all East Arnhem Indigenous communities excluding Yirrkala and Gunyangara, electricity is supplied and distributed by Indigenous Essential Services (IES), a not-for-profit subsidiary of Power and Water Corporation.

Power infrastructure in these communities includes highly efficient diesel, low-emission gas and renewable power stations. In Yirrkala and Gunyangara, energy is supplied by the Rio Tinto power station but distributed by IES. IES also coordinates routine maintenance, asset replacement and capital investment with the use of locally based Essential Services Operators. IES is committed to working with communities and investors to support further development across the region through sustainable power and water. Early engagement with IES on new and expanded developments in serviced remote communities will assist IES in meeting future needs and aspirations.

**WATER**

Rio Tinto operates water bore and pump infrastructure that supplies the main water tank located in Nhulunbuy on Mount Saunders under its water extraction licence. The Nhulunbuy Corporation operates and maintains the town distribution network. The Nhulunbuy Corporation also manages the development and building application process for new or modified connections.

Water is in good supply; however, all new large users of water should contact Rio Tinto to confirm availability of water.
Beyond Nhulunbuy, Indigenous Essential Services (IES) manages reticulated sewerage services for the region’s remote communities with full water-borne disposal systems and waste stabilisation ponds. Most of the potable water in communities is groundwater. Chlorination and ultraviolet systems are used to provide drinking water consistent with Australian Drinking Water Guidelines.

**TELECOMMUNICATIONS**

The Armhemp Land Fibre Project was completed in 2009. The $34 million project, which received funding from the Northern Territory Government and Rio Tinto Alcan and valuable support from the Northern Land Council, connects nine Indigenous communities and the township of Nhulunbuy to the nation’s fibre optic backbone. Planning is well advanced for the rollout of the NBN in Nhulunbuy and the regional communities and Telstra provides mobile telecommunications in all major communities.

**8. Full range of commercial and social services**

Nhulunbuy boasts a range of modern and family friendly facilities and amenities, including a large regional hospital with surgical and maternity services, three schools and two childcare centres, and an airport with commercial and charter airlines.

**GOVE DISTRICT HOSPITAL**

The East Arnhem region is serviced by the Gove District Hospital in the town of Nhulunbuy. The 32-bed hospital has successful links with Charles Darwin University, Menzies School of Health Research, Flinders Rural Clinical School and Northern Territory General Practitioner Education.

There are also 15 remote community clinics that refer patients to hospital for inpatient, outpatient and specialist care. Gove District Hospital also provides a district medical officer service to the region. This role encompasses medical advice, community clinic visits, orders to admit patients to the hospital and evacuation of patients via Air Medical Services to Royal Darwin Hospital.

**PRIVATE MEDICAL SERVICES**

Endeavour Medical Centre in Nhulunbuy is a modern family clinic with a treatment room, audiology room, procedures room, three consulting rooms, a large waiting room and reception.

Private physiotherapy services are also available. Visiting specialists include psychologists, optometrists, podiatrists and speech therapists.

**QUALITY EDUCATION SERVICES**

Nhulunbuy offers education and training via two childcare centres and one preschool, three schools (including one private Christian college) and a regional training centre for adult education and short courses. A new Flinders University medical training centre has just been built next to the Gove District Hospital. The Gove Peninsula also operates as a base for homelands schooling. A large and well-stocked community library is located on the secondary school grounds.

Charles Darwin University (CDU) provides access to vocational education and training courses to Certificate IV level and some distant education delivery in the Higher Education sector. Subject areas include business and office administration, information technology, children’s services, engineering, conservation and land management, maritime studies and numeracy and literacy. Local CDU staff are available to discuss business training needs and the opportunities to service these.

The Adult Migrant English Program offers Certificates in Spoken and Written English. The Indigenous Tutorial Assistance Scheme is also offered through the campus by Charles Darwin University’s Indigenous Academic Support Unit. Classes are delivered from the Nhulunbuy Training Centre. The training centre has computer laboratories, a conference room, a workshop equipped for metal fabrication and automotive studies, a student lounge and an open learning centre.
MUNICIPAL AND ESSENTIAL SERVICES

The Nhulunbuy Corporation provides the following town services:
- road construction and maintenance including footpaths, walkway lighting, traffic control and parking
- water reticulation
- sewage treatment and reticulation
- waste management, garbage collection, garden waste collection and street cleaning
- stormwater drainage
- town planning and land development
- parks and gardens
- sporting and recreational facilities
- fire service.

Beyond Nhulunbuy, East Arnhem Regional Council operates waste management, road infrastructure maintenance, animal welfare and rates collection in the region’s major remote communities.

9. Unique and attractive lifestyle in a pristine natural environment

FISHING AND CAMPING

East Arnhem Land is one of the last wilderness areas on earth; it is scenic with wild coastlines, deserted islands, azure waters and green vegetation. There are many beaches, rivers forests and cliffs in short driving distance from Nhulunbuy, and camping and four wheel driving are popular in the dry season.

Fishing is a major drawcard for the region. East Arnhem offers some of the best sports fishing in the world. Fish are abundant: catches include red emperor, Spanish mackerel and coral trout. A range of fishing charters are available from half day to extended island safaris, or boat hire can be arranged for a self-guided trip.

Dhimurru’s Indigenous Protected Area (IPA) was established in 2002 and the organisation manages 550,000ha of land and sea surrounding the Gove Peninsula. Dhimurru manages this country on behalf of the Traditional Owners and Custodians of the region who have made available a number of General and Special Recreation Areas for the use of non-indigenous residents and visitors. Among many other projects, Dhimurru maintains campsites, installs infrastructure, manages a program of weeds and feral animal control and conducts compliance patrols within the IPA. Permits are not difficult to access. They can be obtained either online via the Dhimurru website or at the Dhimurru office during business hours prior to entry into any Recreation Areas.

ABORIGINAL CULTURE AND ARTS

With the Yolngu people maintaining the world’s oldest continuous living culture including traditional language and dialects, East Arnhem offers a unique opportunity for cross-cultural exchange and access to extraordinary and diverse Aboriginal experiences. There are a number of Yolngu tourism products on offer, including homelands tours, yidaki (didgeridoo) lessons and cultural education events. The Garma festival is Australia’s premiere cross-cultural event, and takes place in August each year at the important site of Gulkula, 30 minutes by road from Nhulunbuy.

Contemporary Yolngu art is available in the form of milkwood carvings [unique to this region], bark paintings, screen prints, woven baskets and mats. Some of the best examples of traditional and modern Aboriginal art can be found at one of Australia’s most renowned community-based traditional Aboriginal art museums at Yirrkala, as well as centres in Gapuwiyak, Ramingining, Milingimbi and Galiwin’ku.
Sport and Recreation

Sport is a big part of the lives of people in Nhulunbuy and the wider region. There is a diverse range of regional and town-based competitions and recreational activities and facilities including rugby and Australian football ovals, golf course, boat club, Olympic sized swimming pool, skate parks, fishing club, surf-lifesaving club, tennis courts, squash courts, bowling greens and speedway. The township also boasts a considerable number of attractive and well-equipped parks and playgrounds for families and children.

10. Availability of affordable housing

The coastal centre of Nhulunbuy offers a range of rental accommodation options, including houses, townhouses and flats, some of which is held by the private sector.

In addition to those available on the private market, Developing East Arnhem holds up to 250 rental properties, originally owned by Rio Tinto Alcan, which are available at rates competitive against other regional centres.

These properties are available to assist businesses and service providers to move into East Arnhem or sustain existing operations in the region. Available properties will suit both individuals and families and are maintained in good condition.

Further detail on the policies and procedures governing access to these properties is available at www.developingeastarnhem.com.au.
WHY EAST ARNHEM FOR...

Minerals and natural gas exploration and production and mining services
- Strong mineral, gas and oil prospects
- Existing infrastructure and workforce
- Pre-competitive geoscience program

With high prospectivity, world-class supporting infrastructure, and new geoscience data coming online, the East Arnhem region is one of the Territory’s key strategic areas for future mining development.

Tourism and arts
- Unique natural and cultural assets
- Collaborative tourism association and Yolngu masterplan
- Strong marketing and development support

Arnhem Land is one of the Top End’s most spectacular natural destinations, with growing public awareness of the unique and diverse experiences available. Yolngu people are looking to engage and partner on new tourism opportunities, and improvements are underway on key road access routes. Airnorth’s commitment to sustainable air services from Nhulunbuy to Darwin and Cairns is a solid anchor for new investors. The region offers excellent examples of traditional and modern Aboriginal art, with world class centres like Buku-Larrnggay Mulka Centre in Yirrkala.

Agriculture, fisheries and forestry and related businesses
- Commercial fishing
- High value forestry
- Cattle and buffalo export

East Arnhem has a pristine marine environment, access to water, fertile soils and port infrastructure. The region is strategically positioned to supply domestic and international markets, with strong regional demand and established distribution networks. The commercial fishing industry has the potential to support a significant number of ancillary businesses.

Transport and logistics
- Strong supporting infrastructure
- Large and stable regional population
- Market growth and proximity to Asia

Demand for online local delivery and bulk transport of goods and commodities throughout the region and beyond is expected to grow over time, with improvements to the regional road network, expanded access to new and existing port and town infrastructure and a first-class airport for charter and commercial operators.

Regional aviation
- Flight training
- General maintenance
- Route development

The state of the art runway, availability of land and abundance of available airspace presents a multitude of opportunities for investors. Resident and tourist figures are growing, and demand from government and other providers in servicing communities and homelands remains solid.

Research, education and health
- New opportunities from government policy
- Existing infrastructure and partnerships
- Strong regional demand

Opportunities exist to grow health and education service delivery and training across East Arnhem, using Nhulunbuy as the regional hub. There is a growing focus by governments and communities on improving health and wellbeing and labour market participation of Indigenous Australians, and local business is looking to reskill for the new economy. Research opportunities exist in tropical medicine, mining and remediation, conservation and land management, and Indigenous development.

Defence industries
- Strategic Northern Australia location
- Build on existing Territory presence
- Diverse and accessible environment

The strategic location of East Arnhem and the availability of supporting infrastructure make the region ideal for expanded sea, air or land operations, military exercises and war games or as a base for foreign defence forces.
Developing East Arnhem has an office in Nhulunbuy at Level 1, 8 Franklyn Street, Nhulunbuy or can be contacted on +61 (8) 8987 0536 or eastarnehm.dcm@nt.gov.au

In addition, The Territory Government is strongly committed to supporting economic development in the regions. The Department of the Chief Minister operates a Northern Australia Development Office in Nhulunbuy, with an open door to business, industry and entrepreneurs. Our regional team is well-connected and resourced to support you in making the move to East Arnhem.

The Department of the Chief Minister’s Regional Executive Director, Jim Rogers is available on:

P: +61 (0) 428 058 668 | E: jim.rogers@nt.gov.au

**DISCLAIMER:**

The information in this booklet is provided in good faith on the basis that the Northern Territory Government and Rio Tinto Alcan shall not be liable for any loss, damage and/or injury arising in connection with the provision of services and information included here. Every reasonable effort has been made to ensure the information is accurate and correct at the time of print.