



MARINE INDUSTRY PARK | PRECINCT 1

REGISTRATION OF INTEREST

April 2022

THE OPPORTUNITY

The Land Development Corporation (LDC) is calling for Registrations of Interest (ROI) from marine maintenance providers to establish new premises on serviced lots at the Marine Industry Park.

The vision is to expand on existing assets to create Northern Australia's largest and most efficient marine servicing hub. The Marine Industry Park is set to include a 5,000 tonne Ship Lift, marine servicing workshops, training facilities, and other amenities to support a competitive and vibrant marine industry.

Recently, the Australian Government (Department of Defence) released the Request for Tender (RFT) for a Regional Maintenance Provider North (MSD/RFT/20880/1), to provide maintenance management services for Navy in Darwin. The RFT seeks an industry partner for Defence to provide fleet sustainment activities.

SERVICED LOTS

To support and facilitate marine maintenance activities, the Marine Industry Park will be delivered in a staged approach with timing to meet the needs of industry. Current planning provides for 16 lots. Premium and large lots will be available from 2023 while smaller lots will be progressively released to meet industry needs. An overview of site features and timing is below.

Lot Number	Type	Size (Hectares)	Status	Features/Timing
A	Premium	1.26	Secured	<ul style="list-style-type: none"> • Serviced lots on repurposed hardstand • Accessible via SPMT • Ideal location for RMC(N) operations • Flexible timing, available early 2023
B	Premium	1.22	Available	
C	Premium	1.12	Available	
1	Large	2.40	Available	<ul style="list-style-type: none"> • Newly developed, serviced lots • Accessible via SPMT • Available in 2023
2	Large	1.65	Available	
3	Large	1.33	Available	
4	Large	1.25	Available	
5	Smaller	0.69	Available	<ul style="list-style-type: none"> • Newly developed, serviced lots • Timing subject to demand
6	Smaller	0.49	Available	
7	Smaller	0.39	Available	
8	Smaller	0.37	Available	
9	Smaller	0.33	Available	
10	Smaller	0.35	Available	
11	Smaller	0.37	Available	
12	Smaller	0.37	Available	
13	Smaller	0.44	Available	

Premium Lots

Three premium lots (Lots A, B and C) will be located on part of the existing 9 hectare hardstand, directly adjacent to the Ship Lift Precinct.

Lot A is subject to an option agreement with Norship Marine.

Lots B and C provide the best access to the Ship Lift. LDC is in discussions with the Department of Defence to secure these lots for Regional Maintenance Centre (North) operations.

While these discussions are underway, LDC welcomes Registrations of Interest responses from service providers, including companies proposing to tender to be the Regional Maintenance Provider (North).

Strata or Multi-Tenancy Facility Options

LDC is considering options to cater for smaller workshops or offices, potentially in strata-title type or multi-tenancy buildings. These options could provide long-term lease options for industry who are seeking to be close to the Ship Lift, Barge Ramp and Hardstand area, but may not require a stand-alone facility for its purposes.

These facilities could be located on larger or smaller lots.

LDC invites interest from industry proponents who may wish to tenant this type of property, indicating workshop/office size, parking requirements and facilities required.

LDC also encourages interest from those who wish to build and own or to partner with LDC for this type of facility.

Tenure

Given the strategic nature of the land, LDC intends to retain ownership and will make the serviced lots available on a leasehold basis. Short and long term leases are expected to be available for the lots.

Lease Rates and Terms

Lease rates will be determined for each lot later this year. Rates will reflect a range of factors including lot size, proximity to the Ship Lift and hardstand access.

Lease terms will be coordinated with each proponent to reflect individual needs.

Lot Services

LDC is presently undertaking work on the engineering for the services to the lots. LDC is intending for each serviced lot to have connectivity to electricity, potable water, sewerage and telecommunications.

THE PROCESS

Stage 1 – Submissions & Shortlisting

This stage aims:

- To identify those interested parties with suitable proposed uses and objectives
- To shortlist parties and invite them to proceed to the second stage

The assessment criteria to be used by LDC in determining the shortlisted respondents are (in no particular order):

- Respondent Details: information clearly establishing the identity of the entity
- Experience and Capacity: information showing capability and demonstrated experience in marine-related business activities
- Location requirements: information to support the basis for the requested location identified (if any)

Stage 2 – Commercial Terms

Following consideration and shortlisting, LDC will engage in a structured interaction with respondents to request and/or clarify any required information, and to enable discussions with proponents on suitable sites and allocation.

Outcomes

Following acceptance from proponents on proposed sites for allocation, LDC will make available a Registration of Interest agreement to affirm land allocation arrangements.

LODGEMENT AND ENQUIRIES

How to Lodge

Submissions are to be made electronically to sales@landdevcorp.com.au by 5.00pm on 15 June 2022.

Required Submission Information

Respondents are encouraged to include the following information in their submission:

- o Proposed land use activity
- o Specific land use requirements (as well as any desirable elements)
- o Local content/economic benefit information (including jobs, training and apprenticeships)
- o Leasing entity details (including business activities)
- o History and relevant corporate information
- o Proposed timing of land use and activation

LDC may seek clarification or additional information from respondents.

Communications & Enquiries

Communication of enquiry must be made to:

Business Director

Hannah Barraza

08 8944 0909

hannah.barraza@landdevcorp.com.au

LDC may, in its absolute discretion, determine whether the question asked is specific to the commercial or intellectual property of that proponent, or whether it affects other proponents. If it is determined that all proponents may be affected, LDC will offer the proponent asking the question the opportunity to withdraw it.