



HOLTZE INDUSTRIAL ESTATE | NEW LAND RELEASE

MARKET SOUNDING

April 2022

BACKGROUND

Who is the Land Development Corporation?

The Land Development Corporation (LDC) is the Northern Territory Government's strategic land development agency. Since its inception in 2003, LDC has been developing strategic industrial land to support the needs and activities of industry. In 2009, the LDC commenced its first residential Bellamack Gardens.

LDC is keen to strengthen its links with the private sector. It aims to unlock development benefits by coordinating complementary strengths with the public and private sectors to deliver strategic land and economic growth that benefit the people that live here.

LDC is required to act in a commercial manner and pay taxes and dividends on profits, to ensure a level playing field with private developers and uphold the principles of competitive neutrality.

Strategic Objectives

Holtze Industrial Estate is strategically located to provide industry support to prime and sub-contractors for Defence's requirements. Holtze Industrial Estate is located less than 10kms from East Arm Wharf and is easily accessible to the cities of Darwin and Palmerston and key precincts including Darwin International Airport and The Australian Army's Robertson Barracks.

Current anchor tenant RGM Maintenance occupies a purpose-built mechanical workshop which services defence vehicles, buses and other vehicles/machinery.

LDC's role is to develop the Estate for businesses to take advantage of its strategic location. With over 50 hectares available for future development, lot sizes are flexible and can be customised to meet proponent needs.

The Opportunity

LDC is undertaking a market sounding exercise and inviting input from a range of industry sectors to establish new premises at the Holtze Industrial Estate. This could be undertaken via a range of delivery methods, with LDC inviting submissions from:

- Developers/Builders/Investors (delivery partners or investors in land and/or buildings)
- Future Occupants (who may wish to purchase or lease land or built form).

LDC is open to all interest and all submissions will be considered on its merit and having regard to strategic objectives.

THE LAND AT HOLTZE

Land Details

Stage 1 of Holtze Industrial Estate was developed and titled in 2013. It comprises four lots, two of which are developed (RGM and Apex Steel Supplies), as well as two lots current being developed on.

Future stages of Holtze Industrial Estate for development comprises part of Section 6189 and Section 7864 Hundred of Bagot. The site is bordered by Thorngate Road to the west, and undeveloped land to the north, south and east. The precinct and site locations can be viewed at Attachments A and B.

LDC has freehold ownership of the land parcels and is open to freehold sale and long-term lease.

Site

Lot Area	49 hectare allotment
Zoning	Development (DV)
Usage	Industrial premises
Local Authority	Litchfield Council

The site is currently an unimproved englobo allotment. The general topography of the site indicates a low ridge on the western boundary, with the highest point at the south-east corner of the parcel, sloping in a westerly direction towards Thorngate road and generally to the north-west corner.

Approvals

A development application to subdivide Stage 2 has been lodged and is pending. The permit relating to this application is expected to be issued shortly.

Options available to incoming proponents are not limited to this concept or location and alternate layouts may be considered. Any alternate layouts or plans will require separate development approvals.

The site is currently zoned DV for Development under the NT Planning Scheme.

Environmental

LDC has undertaken a number of environmental consultancies to gain an understanding of the land attributes and to inform any environmental development considerations. LDC's response to each submission may provide commentary in this regard.

THE PROCESS

Stage 1 – Submissions & Shortlisting

This stage aims:

- To identify those interested parties with suitable proposed uses and objectives
- To shortlist one or more 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 delivering projects of a similar type to the proposed use
- Vision and Innovation: demonstrating innovations in terms of project delivery or business activities that align with the vision and objectives for the estate.
- Strategic Uses: to consider the proposed use in line with strategic objectives.

Stage 2 – Commercial Terms

During this stage, shortlisted submissions will be considered with a more specific lens. Where additional information is required to enable LDC to more fully consider the submission, LDC will engage with respondents to request and/or clarify any required information.

LDC will consider submissions against the strategic objectives for the estate.

As part of the engagement in the second stage, LDC may select multiple preferred responses to progress in various ways. Each may vary depending on the nature of the submission and level of involvement. For example, LDC will engage with interest from Developers, Builders and Investors via a different pathway to those seeking to purchase or lease land or buildings to occupy.

LDC will work to support a bespoke outcome for each preferred response and will endeavour to cater to the different interest types.

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:

- Proposed land use and activity (and any specific land use requirements)
- Entity details (including business activities)
- Proposed timing of project

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.