

INDUSTRIAL LAND RELEASE

WITH DAILY EXPOSURE TO 12,000 PASSING VEHICLES

Wishart Business Precinct is an industrial and business estate situated on 302 hectares of land located directly adjacent to the satellite city of Palmerston and within striking distance of the East Arm Port, the Oil & Gas Marine Supply Base, Rail Freight Terminal and the INPEX LNG plant.



WISHART BUSINESS PRECINCT

GATEWAY TO THE PORT

Freehold Industrial Land with Strategic Location

Wishart Business Precinct (Lot 11482 Town of Palmerston) is strategically located as a link between the growing satellite city of Palmerston and the booming Darwin East Arm Port, the Darwin Freight Railhead and the Oil & Gas Marine Supply Base.

The multi billion dollar INPEX Gas Plant at Blaydin Point is also only 2.8 km as the crow flies across the harbour from the Wishart Business Precinct.

Access can be made from Wishart Road and Kirkland Road which connects Palmerston with the Port and Rail Freight Marshalling Yards.

Lot 11482 is 302 hectares in area, and to our knowledge is the largest freehold industrial parcel in the Northern Territory. It is certainly the largest freehold parcel of any description within close proximity to the East Arm Port.

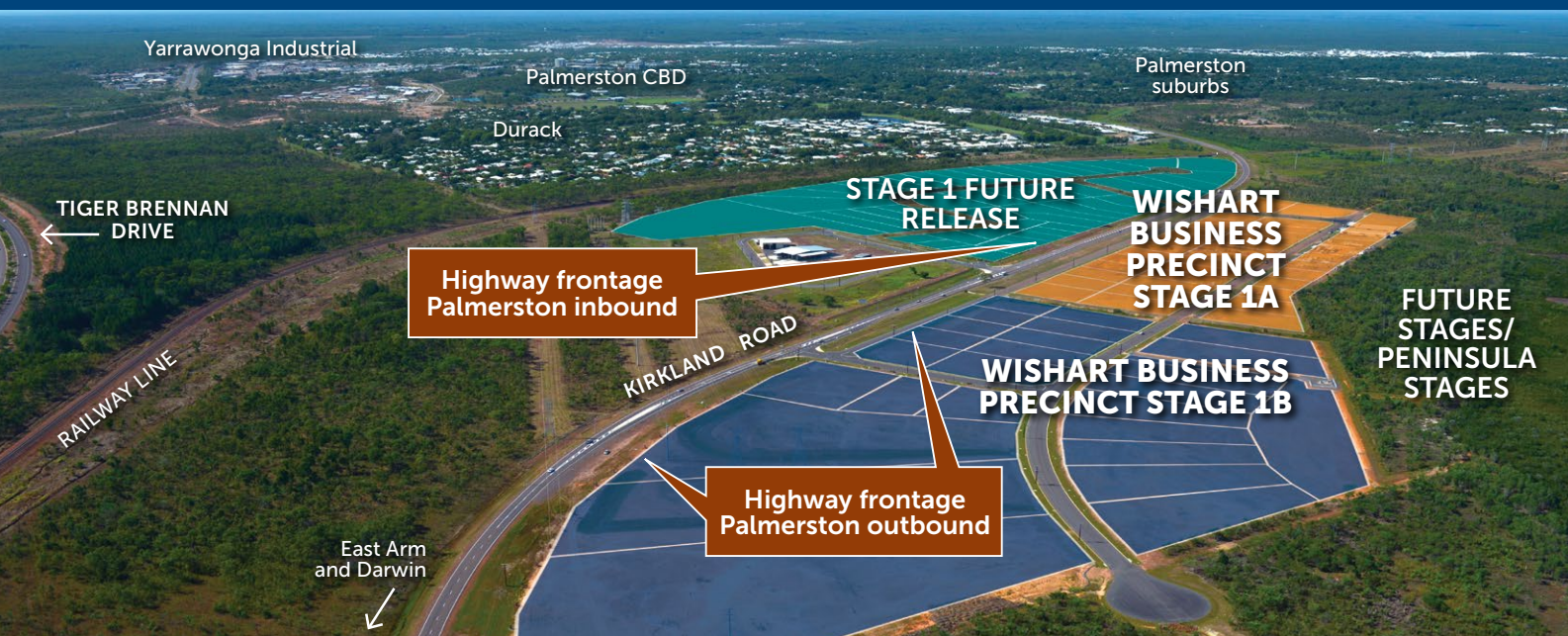
Land developer Strangways Developments has a masterplan in place to develop Lot 11482 as an industrial estate/business park with the peninsula targeted for port related businesses.

The NT Government has also had numerous concept plans done that show the land as a gas and petroleum industries hub, and at one point the parcel was also earmarked by the NT and federal governments as a future naval base.



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GATEWAY TO THE PORT



Development Staging & Timeframe

Wishart Business Precinct will be one of the largest industrial estates in Darwin's history, and as such is being developed in stages. The entire industrial estate when complete will consist of approximately 550 allotments.

Titles for the 39 industrial lots in Stage 1A were issued in October 2011. Titles for the 26 industrial lots in Stage 1B were issued in February 2014.

- Stage 1 consists of 65 Light Industrial-zoned allotments, ranging in area from 2,000m² – 27,000m² (2.7 hectares)
- Stage 1 is located directly adjacent to Kirkland Road, and on the left side of the road as you depart Palmerston.
- Stage 1 lot prices start at \$250 per m² GST Exclusive for blocks with no Kirkland Service Road frontage and \$432 per m² GST Exclusive for blocks with Kirkland Service Road frontage. This equates to lot prices starting at \$627,000 GST Inclusive for blocks with no Kirkland Service Road frontage and \$950,000 GST Inclusive for blocks with Kirkland Service Road frontage.
- Stage 1 and the following early stages of Wishart Business Precinct have close access to Kirkland Road and thus are ideally suited to a broad section of the market including oil & gas services, freight and transport, light industrial, showrooms, sheds, warehouses, small service industries and investors.
- The industrial lots will all have town water, overhead power and be fully sewered.

The vast remainder of the business precinct, which by concept plan has sea access on the peninsula and connection by rail spur, will be developed in stages over the next 5–10 years and will be targeted primarily at larger port, stevedoring and oil and gas type industries.

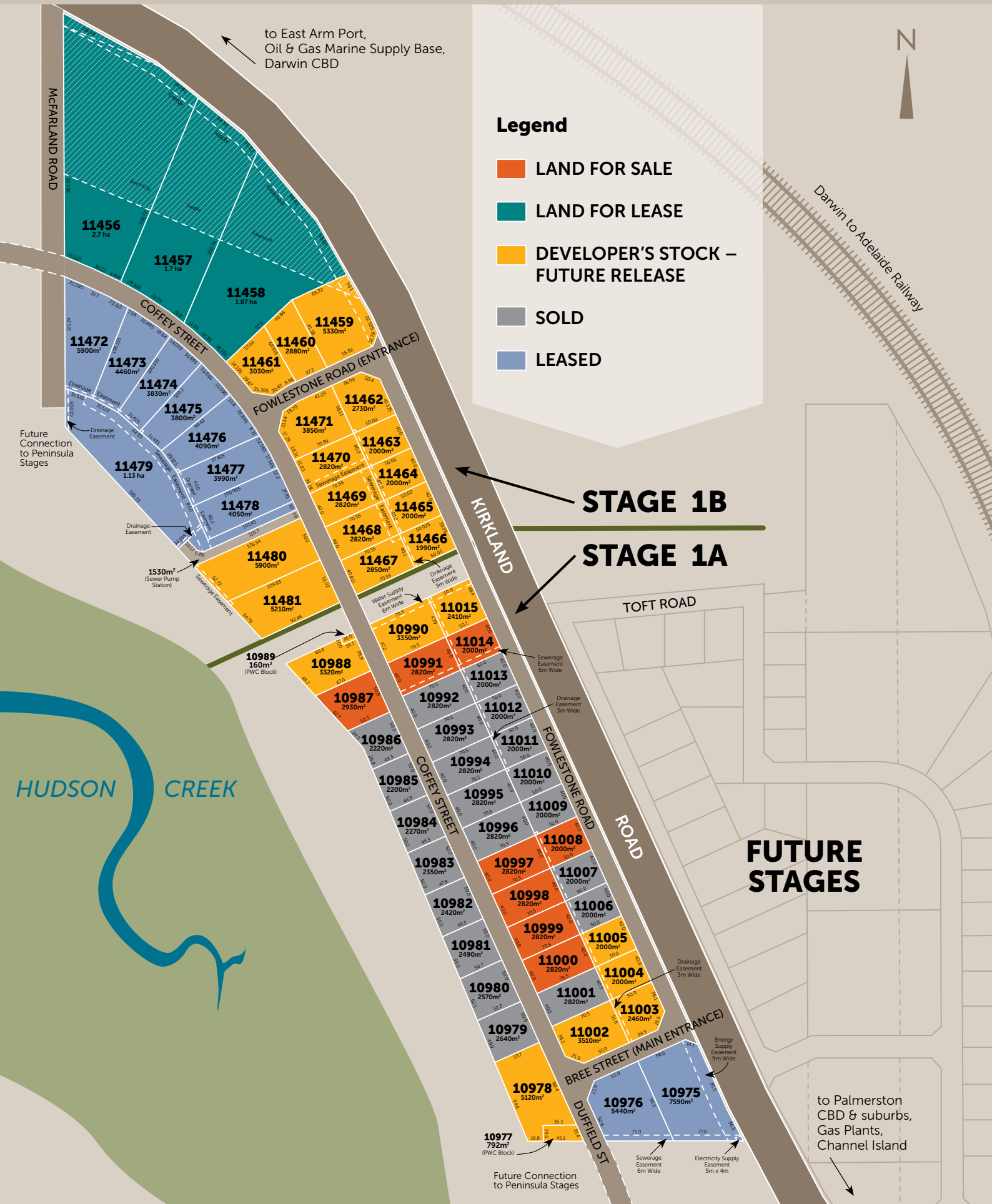
WISHART BUSINESS PRECINCT MASTERPLAN OVERVIEW

- STAGE 1A
- STAGE 1B
- STAGE 1 FUTURE RELEASE
- STAGE 2 FUTURE RELEASE PENINSULA STAGES (LIGHT INDUSTRIAL)
- STAGE 2 FUTURE RELEASE PENINSULA STAGES (GENERAL INDUSTRY AND PORT)



WISHART BUSINESS PRECINCT

STAGE 1 LAND RELEASE



WISHART BUSINESS PRECINCT

GATEWAY TO THE PORT

Wishart Business Precinct – Lot 11482 Town of Palmerston

Territory Government Land Use Concepts

The land use concepts for Lot 11482 include access corridors through the adjoining mangroves to harbour waters to encourage the development of port, barge and oil and gas related industries.

One of the key components of the government's Land Use Concepts for Lot 11482 was its potential for access by arterial road, railway and sea.

Existing Infrastructure and Services

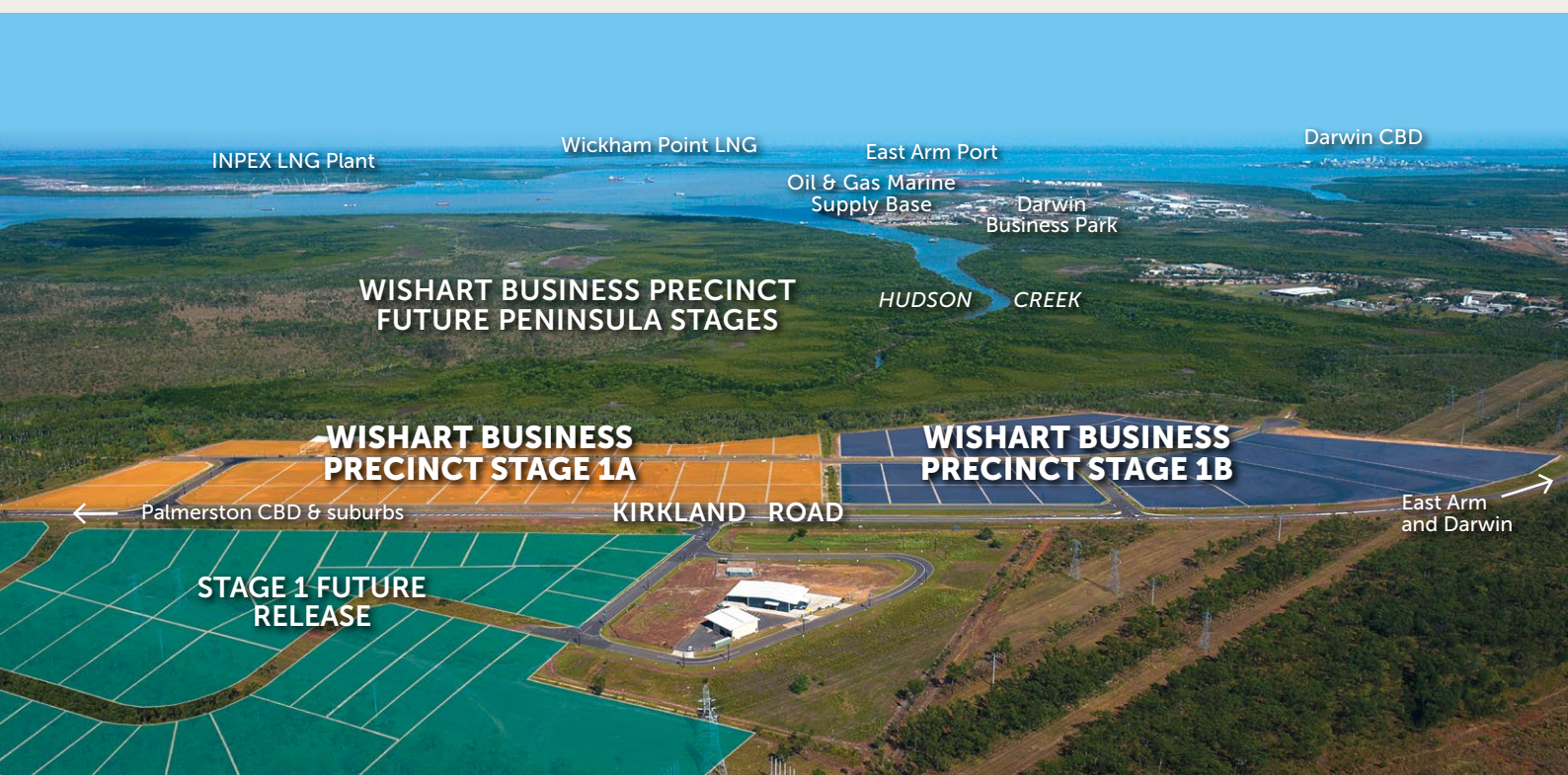
An existing arterial road, Wishart Road/Kirkland Road passes through the site, as does a major electricity transmission line and a portion of the Darwin to Adelaide Rail Line. A low pressure natural gas pipeline also passes through the parcel.

Planning Jurisdiction and Zoning

In general terms, land use planning and building control for Wishart Business Precinct lies with the NT Government, through NT legislation.

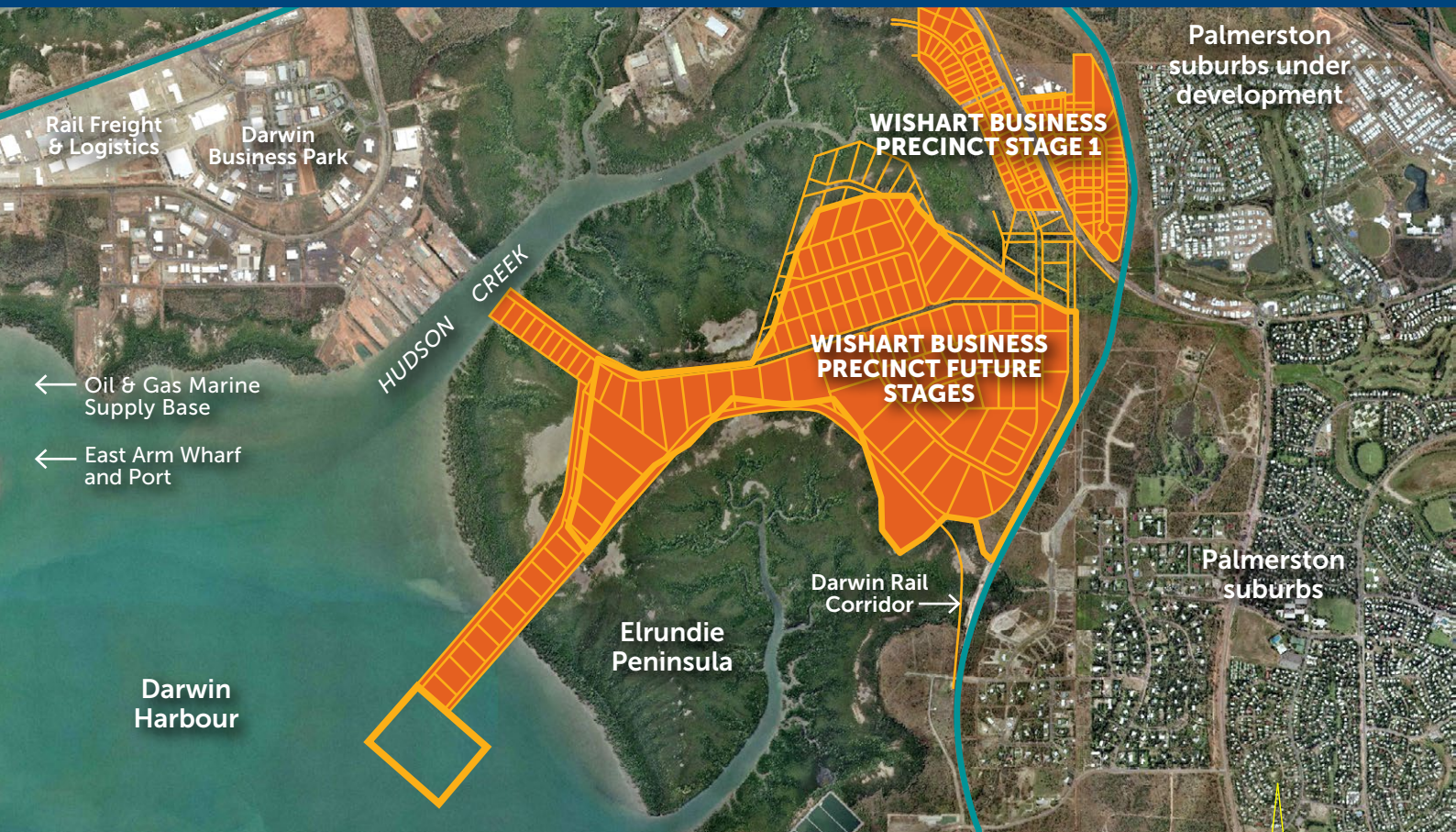
Despite the land title description "Town of Palmerston" applying to the land, it actually falls under the planning jurisdiction of the East Arm Development Area which incorporates the East Arm Port, the Darwin Business Park and surrounding industrial land at Hudson Creek.

The 65 lots in Stage 1 of the development are zoned Light Industrial and thus will not be subject to the restrictive covenants in place at Hudson Creek, Darwin Business Park and East Arm Port.



WISHART BUSINESS PRECINCT

GATEWAY TO THE PORT



A Unique Opportunity

Wishart Business Precinct presents a unique and exciting opportunity close to the city of Darwin and right on the back doorstep of Palmerston – the fastest growing centre in the Northern Territory and one the highest-potential cities in Australia.

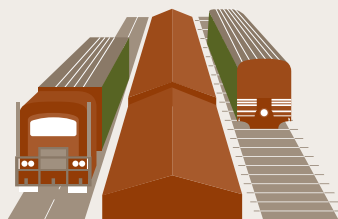
Located approximately 21 kilometers south-east of the Darwin central business district with an outward spread towards the rural areas of Howard Springs and future development city of Weddell, Palmerston is continuing to experience significant population growth and forms the heart of the greater Darwin region.

Residents and commuters to and from Palmerston have growing commercial options in the industrial suburbs of Yarrawonga and Pinelands, both accessible from the Stuart Highway, but there is still a distinct lack along the rear corridor to Darwin and the only direct-access road into East Arm and close to the rail terminal.

Wishart Business Precinct fills this void, providing invaluable frontage to both road and rail. Eventually the estate will consist of approximately 550 allotments, making it among the biggest industrial estates in the Northern Territory.

Contact Strangways Developments

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