



THE 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 SUPPLY BASE, THE RAIL FREIGHT TERMINAL AND THE INPEX GAS PLANT.

WISHART BUSINESS PRECINCT MASTERPLAN

← INPEX GAS PLANT EAST ARM PORT DARWIN CBD

ELRUNDIE PENINSULA

HUDSON CREEK

STAGE ONE



Titles issued for the 65 industrial lots in Stage One – ready to build!

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WISHART BUSINESS PRECINCT



Wishart Business Precinct Stage 1A (foreground) and 1B looking across to Tivendale and Berrimah.

LOT 11482 TOWN OF PALMERSTON (WISHART BUSINESS PRECINCT)

Wishart Business Precinct 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 Bladin Point is also only 2.8 km as the crow flies across the harbour from the Wishart Business Precinct.

Access to Lot 11482 can be made from Wishart 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.

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.

DEVELOPMENT STAGING AND TIMEFRAME

Wishart Business Precinct will be one of the largest industrial estates in Darwin's history, and as such will be developed in stages over the next 10 years.

The entire industrial estate will consist of approximately 500 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 2,000 m² – 27,000 m² (2.7 hectares)
- Stage 1 is located directly adjacent to Wishart 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 Wishart Service Road frontage and \$432 per m² GST Exclusive for blocks with Wishart Service Road frontage. This equates to lot prices starting at \$627,000 GST Inclusive for blocks with no Wishart Service Road frontage and \$950,000 GST Inclusive for blocks with Wishart Service Road frontage.
- Stage 1 and the following early stages of Wishart Business Precinct have close access to Wishart 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.

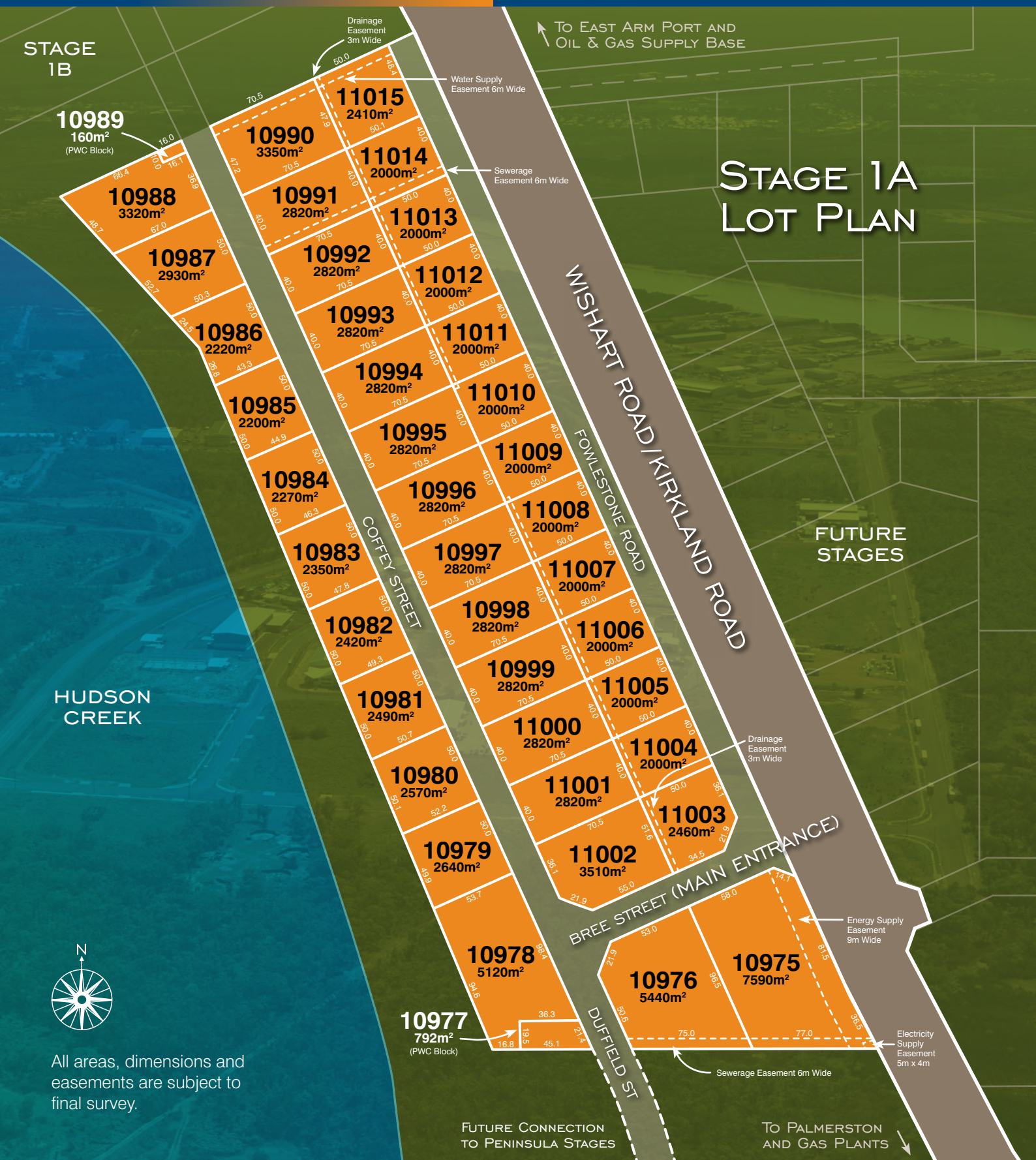
The vast remainder of the business precinct, which by concept plan has sea access on the peninsula and connection by rail spur, will be developed in stages over the next 5 – 10 years and will be targeted primarily at larger port, stevedoring and oil and gas type industries.

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.

WISHART BUSINESS PRECINCT

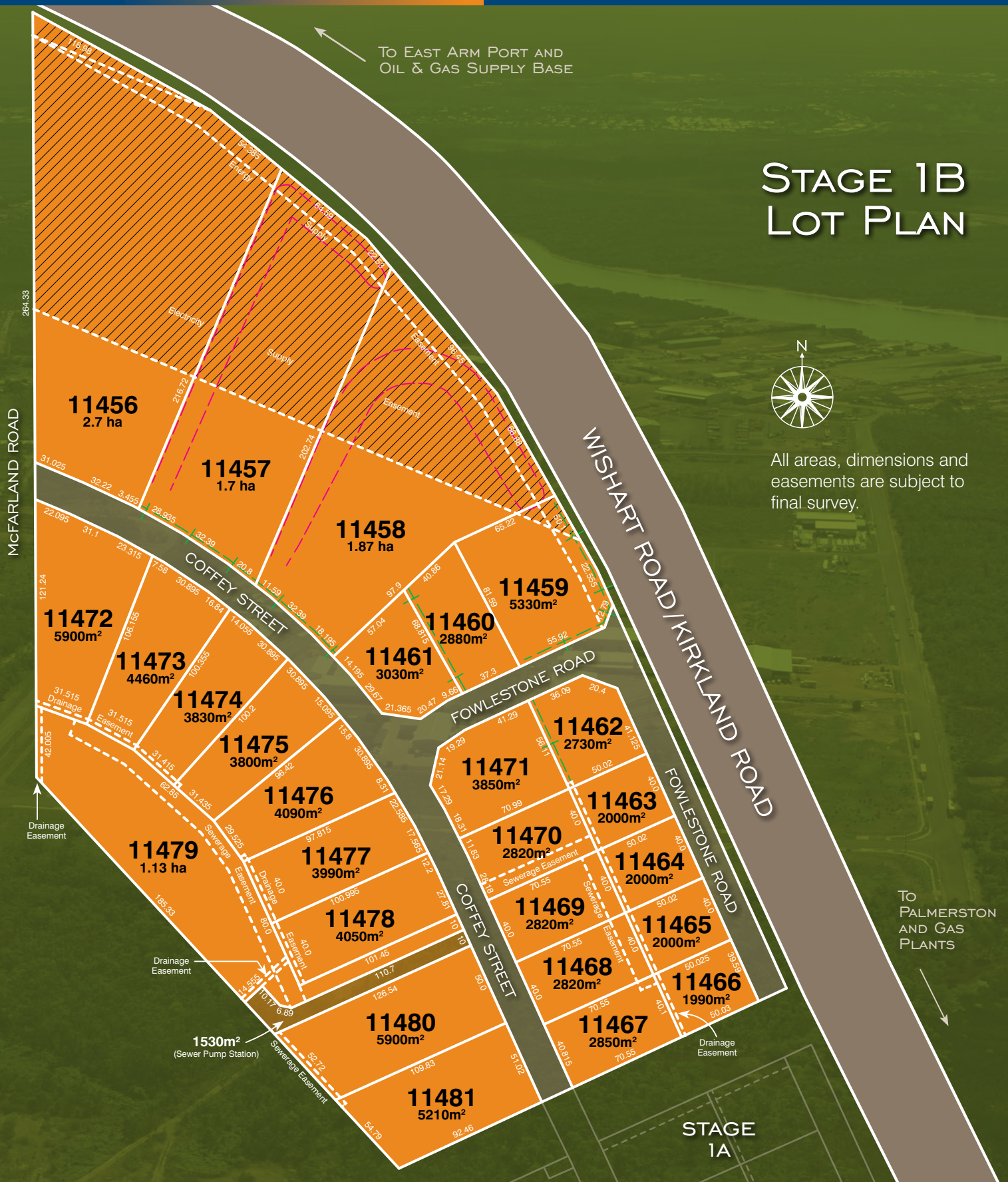


WISHART BUSINESS PRECINCT

STAGE 1B LOT PLAN



All areas, dimensions and easements are subject to final survey.



WISHART BUSINESS PRECINCT

STAGE 1A

STAGE 1B

LOT	AREA	LOT	AREA
10975	7590m ²	10456	2.7ha
10976	5440m ²	10457	1.7ha
10978	5120m ²	10458	1.87ha
10979	2640m ²	10459	5330m ²
10980	2570m ²	10460	2880m ²
10981	2490m ²	10461	3030m ²
10982	2420m ²	10462	2730m ²
10983	2350m ²	10463	2000m ²
10984	2270m ²	10464	2000m ²
10985	2200m ²	10465	2000m ²
10986	2220m ²	10466	1990m ²
10987	2930m ²	10467	2850m ²
10988	3320m ²	10468	2820m ²
10990	3350m ²	10469	2820m ²
10991	2820m ²	10470	2820m ²
10992	2820m ²	10471	3850m ²
10993	2820m ²	10472	5900m ²
10994	2820m ²	10473	4460m ²
10995	2820m ²	10474	3830m ²
10996	2820m ²	10475	3800m ²
10997	2820m ²	10476	4090m ²
10998	2820m ²	10477	3990m ²
10999	2820m ²	10478	4050m ²
11000	2820m ²	10479	1.13ha
11001	2820m ²	10480	5900m ²
11002	3510m ²	11481	5210m ²
11003	2460m ²	All areas and dimensions are subject to final survey.	
11004	2000m ²		
11005	2000m ²		
11006	2000m ²		
11007	2000m ²		
11008	2000m ²		
11009	2000m ²		
11010	2000m ²		
11011	2000m ²		
11012	2000m ²		
11013	2000m ²		
11014	2000m ²		
11015	2410m ²		

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 Stage 1A & 1B road network with view to Durack and Palmerston CBD in the distance.

WISHART BUSINESS PRECINCT

WISHART BUSINESS PRECINCT STAGE ONE



FOR FURTHER INFORMATION

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