



LAND DEVELOPMENT CORPORATION

MIDDLE ARM SUSTAINABLE DEVELOPMENT PRECINCT LAND ALLOCATION

MIDDLE ARM | DARWIN

MIDDLE ARM SUSTAINABLE DEVELOPMENT PRECINCT - LAND ALLOCATION

MIDDLE ARM | DARWIN

This document is to inform proponents on the land allocation framework and the pathway to land allocation and securing tenure at Middle Arm.



The Middle Arm Sustainable Development Precinct is a central site that will see existing industry grow through decarbonisation technologies, sustainable new manufacturing sectors established and world-leading transformations in how energy is produced, transported and consumed.

ABOUT THE PRECINCT

The precinct is a strategic opportunity with abundant critical inputs, ideal proximity to market and competitive decarbonisation solutions that will drive sustainable economic growth and attract investment.

Precinct design is founded on meeting the low-emissions energy and manufacturing needs of the future, enabled by contemporary design, policy and regulatory standards.

A MASTER-PLANNED APPROACH

Master planning ensures the Precinct integrates projects aligned for success in today's transitioning low-emissions sectors, while simultaneously planning, developing and implementing readiness for emerging projects that will thrive in our future net zero emissions environment.

The precinct has attracted significant interest across a range of proponents, projects and industry sectors and the Northern Territory Government is working to ensure a strategic approach to project development that optimises efficiency, lowers investment risk and supports a streamlined approach to decision making.

Master planning is a proven approach to deliver strong environment, economic, social, cultural and governance (EESCG) outcomes.

SUSTAINABLE INDUSTRIAL ECOLOGY

Sustainable design foundations are the key realising a strategically cohesive, scaled and competitive industry mix that drives shared economic, social and environmental outcomes.

Master planning commenced in 2019 with development of a sustainable industrial ecology strategy, land and sea infrastructure planning, a strategic environmental approval process and commercialisation studies.

The industrial ecology strategy informs:

- industries that may operate within the precinct
- how land in the precinct should be allocated
- how industries can be integrated through circular economy principles
- prioritised activities to increase efficiency and minimise emissions
- future governance and expansion planning.

LAND ALLOCATION

A Land Allocation Framework has been developed to ensure strategic land allocation alignment with the sustainable precinct plan.

The framework will lead robust evaluations considering the strategic and economic benefits anticipated and contributions to maximising integration and collaboration.

While individual project proposals will be subject to continued commercial development, the Land Allocation Framework will offer certainty of the land requirement to support broader strategic objectives.

Projects will still need to apply for approvals, consult with the community and address all regulatory and administrative requirements of the Environment Protection Authority.

LAND OWNERSHIP

Precinct land is owned by the Land Development Corporation and Crown with work underway to consolidate ownership with the Land Development Corporation to streamline land administration and ensure a cohesive and strategic precinct-wide approach. This will also support accelerating land access, availability planning and zoning to activate the precinct.

Land will be solely be managed through leasehold tenure given the highly strategic nature of the land and the significant investment by both the Australian and Northern Territory Governments.

What does the framework consider?

The Framework evaluates proposed project and land requests upon the strategic and economic benefits expected, with detailed consideration of:

- compatibility and consistency with the precinct's strategic objectives
- actual need and clear justification for integration within the precinct
- need for location near particular services, infrastructure and resultant synergies with neighbouring industry with a circular economy approach
- proponent's demonstrated industry experience, financial capacity and capability to deliver (and continue to operate) the project
- alignment with Territory Government objectives and priority sectors
- benefits to the Territory economy (for example, jobs, expenditure and other opportunities)
- commercial viability.

LAND ALLOCATION PROCESS

The land allocation process comprises four stages:

1.

INITIAL PROPONENT INTEREST

Initial discussions with a proponent to understand the proposed project and to facilitate preliminary discussions on potential site optionality.

2.

DUE DILIGENCE

Further and more detailed consideration of the key project requirements occurs.

Once sufficient detail is understood, LDC will share proponent project proposal (PPP) proforma with the proponent.

3.

ASSESSMENT AND APPROVAL PATHWAY

Upon receipt of a suitable PPP document from the proponent and completion of a due diligence process, a review and assessment commences to evaluate the proponent's project suitability.

Following assessment, the land allocation proposal progresses through the approval pathway.

4.

SITE ALLOCATION

Depending on the outcome of the land allocation assessment and approvals, LDC may engage with the proponent to formalise a tenure pathway and allocation.

LAND ALLOCATION OUTCOMES

Following the four-step assessment pathway there may be a range of land allocation treatments or outcomes including (but not limited to):

1. support for allocation (which may be subject to specific criteria),
2. conditional support for allocation at the precinct (which may be subject to specific criteria),
3. recommendation to allocate land outside of the precinct
4. not suitable/does not meet criteria/deferred (more information required).

Depending on the land allocation treatment or outcome, readiness of the land, and the proponent's readiness to commence site works, various forms of documentation may be provided, such as:

- a non-binding letter of comfort
- an interim agreement
- a heads of agreement.

LDC has absolute discretion to determine which form of documentation may be offered to any proponent.

ENQUIRIES

For more information about the land allocation process and to discuss your interest in the precinct, please contact: **Hannah Barraza**, Business Director **P:** (08) 8944 0909 | **M:** 0421 676 165 | hannah.barraza@landdevcorp.com.au