



East Arm, Darwin

LAND DEVELOPMENT CORPORATION

# RESPONSE

Opportunities to increase Australia's  
domestic fuel storage capacity.



[www.landdevcorp.com.au](http://www.landdevcorp.com.au)

# INTRODUCTION

**The Land Development Corporation (LDC) is the Northern Territory Government's strategic land developer and has land holdings in a range of strategic locations across the Northern Territory.**

LDC's purpose is to facilitate and drive economic development in the region, via collaborations and support to proponents and industry, whilst operating in a commercial manner.

Over recent years, LDC has had discussions with a number of fuel processing and storage proponents, including national and international leaders in these fields. Some of these proponents have an interest towards progressing transactions on prime strategic sites at East Arm, Darwin.

## Location, Location, Location

Darwin is centrally positioned on the north Australian coastline and is the closest Australian capital city to South East Asia. Darwin's strategic location is ideal for the establishment of a fuel reserve facility, which can also service the following activities to ensure commercial viability:

- Defence (Australian and international forces);
- Border Force;
- Export industries. North Australia contributes 10.7% to Australia's GDP providing \$187 billion of Australia's GDP (2016/17) .

East Arm Wharf is a multi-user facility with 4 berths spaced along 865 metres of quay line. Berth 4 is primarily used for bulk liquids and has a dedicated bulk liquids transfer facility.

The Vopak Terminal Darwin provides over 1 million barrels of bulk liquid storing capacity and is connected to the bulk liquids transfer facility at East Arm Wharf via approximately 3 kilometres of pipe rack. This pipe rack has spare capacity and can be extended to provide direct connection to LDC's strategic industrial sites, which are also well situated in relation to:

- East Arm Wharf Gate 1.3 km
- Marine Supply Base 2.3 km
- Bulk Liquid Berth 3.6 km (road) and 3.7 to 4.2 km via pipe rack
- Darwin Rail Freight Terminal: 2 km
- International Airport: 17 km (road).

# STRATEGIC LAND

## Overview

LDC holds freehold tenure over strategic industrial areas of the Territory. These land holdings are Zone DV (Development) under the Northern Territory Planning Scheme. The primary purpose of this zone is to facilitate the development of major strategic industries that are of importance to the economic development of the Northern Territory. LDC has identified two preferred sites for the establishment of additional bulk liquid storage facilities, which could potentially increase Australia's domestic fuel storage capacity. These sites have been selected to take advantage of existing infrastructure and a map detailing the location of each site is overleaf.

## Section 5720

Section 5720 Hundred of Bagot is approximately 8.8 hectares in area and adjacent to the existing Vopak Terminal Darwin. This site offers the best connectivity to the bulk liquid transfer facility at East Arm Wharf requiring only a 350 metre extension to the existing pipe rack. This site also has 465 metres of frontage to the Adelaide to Darwin railway, providing the opportunity to establish a bulk liquid rail loading facility. Should additional land area be required, LDC has ownership of a neighbouring parcels of approximately 5.8 hectares which may become available for development at a future time.

## Part of Section 7146

Section 7146 Hundred of Bagot comprises 112 hectares of Zone DV (Development) land. Potentially, up to 40 hectares of this site can be made available for fuel storage facilities over the short to medium term. Initially, LDC has identified an 11.5 hectare site proximate to the corridor for the extension of the pipe rack. Refer to map overleaf. Whilst currently undeveloped, the site can be tailored to meet the specific requirements of a fuel facility proponent.

## Summary

The above sites are considered the optimal bulk liquid storage sites along the north Australian coast line. They provide easy access to the established bulk liquids transfer facility at East Arm Wharf, good road connection to the national highway network and potential for loading onto the Adelaide to Darwin Railway.

LDC would welcome the opportunity to discuss these land solution opportunities further with the Australian Government and potentially make these sites available for a complete process for development by the private sector.



#### LEGEND

- Existing pipe rack and pipelines
- Corridor for fuel pipeline extension
- Potential fuel storage sites 1 & 2



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