

Strategic industrial land and infrastructure

Supporting the Northern Territory's
resources and logistics supply chains



Unlocking strategic land for Territory growth

Creating the conditions for industry, investment and long-term growth.

The Land Development Corporation is the Northern Territory Government's strategic land developer.

We unlock strategic land and deliver enabling infrastructure that turns Territory priorities into investment, jobs and long-term economic growth. We operate commercially, responsibly and in partnership with industry, government and communities.

Our priorities focus LDC's capability where strategic land, enabling infrastructure and government coordination can unlock investment and support long-term Territory growth.

In Greater Darwin, this means concentrating on projects that require strategic coordination, enabling infrastructure or direct government facilitation.

For resources-sector operators and supply-chain businesses, LDC provides a practical interface between project requirements, appropriately located land, enabling infrastructure and government.

We work with proponents to establish, expand or consolidate operations across the resources sector and the industry supply chains that support it.

Strategic priorities

1. Strategic development precincts
2. Strategic industrial land
3. Common-user infrastructure
4. Regional development

Our role



Strategic precinct development

We coordinate land, infrastructure and government interfaces to enable strategic industries and long-term investment.



Strategic industrial land

We bring appropriately located land to market through planning, servicing, tenure and commercial delivery.



Common-user infrastructure

We facilitate shared infrastructure and facilities that strengthen precinct capability and reduce establishment barriers.



Partnership and coordination

We work with proponents to understand operational requirements, identify suitable opportunities and support relevant government interfaces.

Driving opportunity



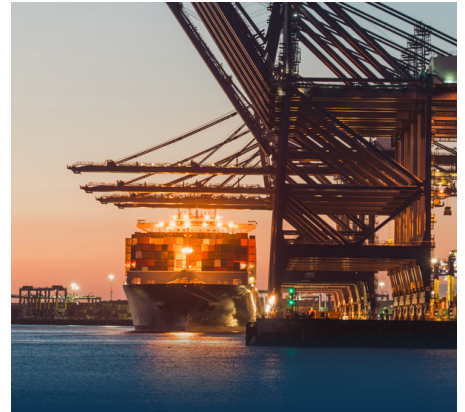
Strategic industrial land

Well-located land for businesses to establish, expand and operate.



Connected infrastructure

Access to the infrastructure, utilities and transport networks that industry needs.



Marine and port access

Proximity to marine, port and logistics infrastructure supporting northern operations.



Flexible land pathways

Land and tenure options that can respond to different operational and investment needs.



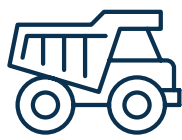
Coordinated precincts

Industrial locations planned around access, servicing, infrastructure and future growth.

Supporting industry



Onshore and
offshore oil and
gas



Mining and
minerals



Marine services and
vessel sustainment



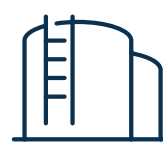
Engineering
and fabrication
development



Logistics, freight
and distribution



Equipment, storage
and maintenance



Fuel and bulk-liquids
operations



Construction and
Defence supply
chains

Middle Arm Precinct

Built for industry. Positioned for global markets.

A nationally significant industrial precinct supporting major energy, resources and advanced industrial development.

Middle Arm Precinct is a Northern Territory Government initiative transforming approximately 1,500 hectares within Darwin Harbour into a coordinated, development-ready industrial precinct.

Home to nationally significant energy and industrial operations, including Santos Darwin LNG and INPEX Ichthys LNG, Middle Arm master planning will support current and emerging industries including renewable and low-emissions energy, hydrogen, carbon capture, utilisation and storage, critical minerals and minerals processing and advanced manufacturing.

The precinct is planned around common-user infrastructure, integrated service and product corridors, utilities and coordinated environmental and development pathways. This integrated approach provides certainty around infrastructure, services and approvals while reducing duplication.

With direct access to Darwin Harbour, strong connections to East Arm and proximity to Asian markets, Middle Arm provides the scale, connectivity and enabling infrastructure needed to support major project development, strengthen resource-sector supply chains and attract long-term private investment.

Darwin CBD

Darwin Port and East Arm Wharf

Santos LNG

Channel Island Power Station

Designed for major industry



Development-ready at scale

Approximately 1,500 hectares planned for coordinated, long-term industrial development.



Common-user infrastructure

Shared infrastructure and integrated corridors to reduce duplication and support industry.



Future-focused industries

Planned for low-emissions energy, critical minerals, hydrogen and advanced manufacturing.



Strategic location

Darwin Harbour access with direct access to East Arm and international markets.



Darwin International Airport

Marine Supply Base

Berrimah Freight Terminal

Northern Marine Complex

Darwin Business Park

Palmerston CBD

INPEX Ichthys LNG

Spitfire Estate

Kittyhawk Estate

Wirraway Estate

Weddell Power Station

Indicative map only

East Arm: Darwin's industrial, logistics and marine gateway

Strategically connected. Infrastructure rich.
Investment ready.

East Arm is the Northern Territory's most strategically connected industrial location, bringing together port and marine access, strategic industrial land, rail freight, major road connections and established supply-chain operators within one concentrated industrial ecosystem.

Its integrated infrastructure supports the fabrication, maintenance and mobilisation of materials and equipment across marine, resource and logistics sector supply chains.

Businesses at East Arm benefit from access to Darwin Harbour, established freight networks and proximity to the services and infrastructure to establish, operate and grow.

Enabling infrastructure



Common-user facilities

All-tide barge ramp, hardstand, staging and storage.



High-wide load access

Routes for oversized equipment and project cargo.



Power and utilities

Coordinated services supporting land activation and investment.



Port, air, road and rail

Connected heavy road, rail air and sea freight networks.

An aerial photograph of the Darwin Port and East Arm Wharf area. The image shows a large body of water with several ships docked at the wharf. In the foreground, there are industrial buildings, storage tanks, and a railway line. The background shows a lush green landscape with trees and a clear blue sky.

Marine Supply Base

Specialised supply-base capability supporting offshore energy operations and marine logistics.

Darwin Port and East Arm Wharf

Industrial port infrastructure connecting Territory industry with domestic and international markets.

Northern Marine Complex

Strategic maritime precinct anchored by a 5,500 tonne capacity ship lift, with industrial land and shared marine infrastructure.

Berrimah Freight Terminal

Inter-modal freight infrastructure connecting rail services with Darwin's industrial and road networks.

Darwin Business Park

An established 200-hectare strategic industrial estate accommodating logistics, energy-support, warehousing, trade and distribution operations.

Northern Marine Complex Precincts

Marine and industrial capability in the heart of East Arm.

The Northern Marine Complex (NMC) is the Northern Territory's largest public infrastructure investment, creating a purpose-built marine precinct and catalyst for new industry.

Spanning 246 hectares of land and water at East Arm, the complex is anchored by a 5,500 tonne capacity ship lift and co-located with marine engineering, fabrication, logistics and specialist services.

Precinct 1

Precinct 1 is the near-term land opportunity, with construction underway to deliver 11 serviced industrial lots supported by enabling works and common-user infrastructure. Practical completion is anticipated in late 2026.

Located about 600 metres from the ship lift, Precinct 1 provides an immediate entry point for marine, logistics, maintenance, fabrication and associated industrial operators.

Precinct 2 and 3

Precincts 2 and 3 provide future waterfront opportunities for larger-format marine, logistics, maintenance and industrial activity, with high-wide access supporting future operations.

Common-user infrastructure

- **Secure hardstand** for fabrication, storage, lay-down and maintenance
- **All-tide barge ramp** supporting marine loading and access
- **Bookable shared facilities** for marine and industrial users
- **Co-located** with the wider NMC's marine and logistics infrastructure.



Precinct 3: future opportunity

Future expansion for marine industry growth, shared facilities and consolidation of marine-related industrial activities.

Precinct 2: future stage

Longer-term marine and industrial land for larger-format operations.

Precinct 1

11 serviced industrial lots with access to shared marine infrastructure.

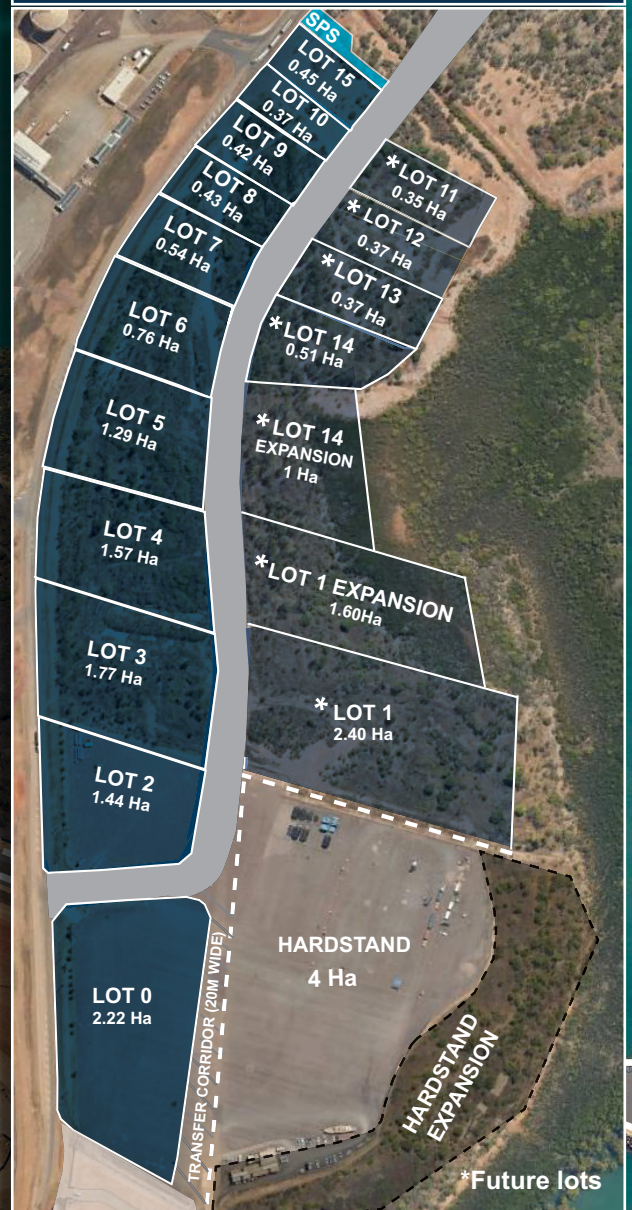
Common User Facilities

Bookable 4 ha hardstand and all-tide barge access.

Ship Lift, Blast and Paint Facility

Opening from late 2027, servicing vessels up to 5,500 tonnes.

Precinct 1: available late 2026



Darwin Business Park

Established industrial location for businesses that need to make, move, maintain or service the Territory.

Established industrial land within East Arm.

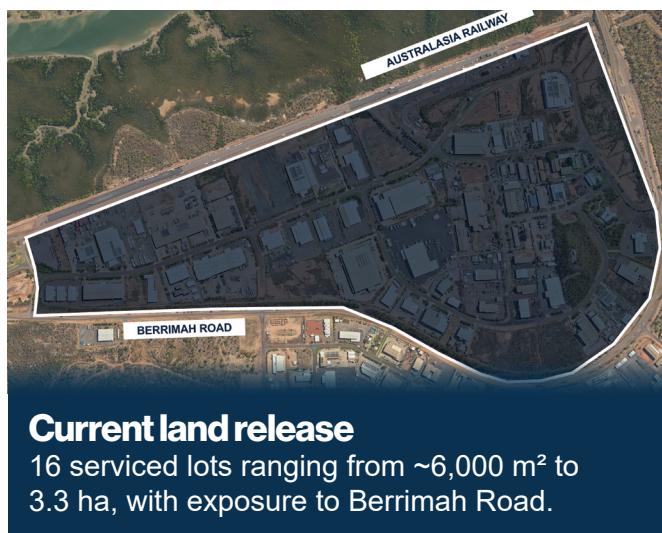
Darwin Business Park is a 200-hectare strategic industrial estate within the East Arm logistics precinct, close to East Arm Wharf, the Northern Marine Complex and Berrimah Freight Terminal.

It supports logistics, marine services, oil and gas supply chains, trade, warehousing and rail-connected distribution.

Flexible pathways to establish and grow

With serviced lots available now, the estate supports a range of investment and operating models, with tenure options including:

- development agreements with potential conversion to freehold
- long-term ground leases
- licences for shorter-term requirements
- alternative leasehold arrangements where appropriate.



Established strategic land, ready for growth



Port and marine access

Direct access to Darwin Harbour, East Arm Wharf and established marine infrastructure.



Integrated freight networks

Road, rail and port connections support efficient movement of freight, equipment and materials.



Established precinct

A concentrated base of logistics, energy, marine and industrial operators with established services and supply chains.



Available land

Available and emerging land providing options for businesses to establish, expand and grow.

Holtze Industrial Estate

Strategic industrial land for businesses delivering defence, construction and logistics operators.

Holtze Estate provides development-zoned industrial land within a strategic logistics corridor, incorporating the Defence Support Hub and supporting strategic industries requiring larger lots.

Located less than 10 km from East Arm Wharf, with access to Darwin International Airport, the Stuart Highway and Robertson Barracks, Holtze is positioned for contractors servicing Defence platforms and large lot industrial needs.

Development program

- Stage 1 delivered road and service access to four lots ranging from ~6,500 m² to 11,000 m².
- Stage 2A is underway, delivering six additional lots, with completion expected late-2026.

Further stages within the broader 53-hectare development area will be considered in response to proponent demand and market conditions.

Flexible tenure

Development lease arrangements capable of converting to freehold and longer-term lease options provide flexibility for owner-occupiers and investors.



53 ha

4 industrial lots delivered

Stage 2A

6 serviced lots underway

35 ha

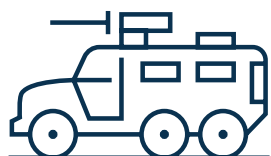
Future development



Stage 2A land release

Six additional serviced industrial lots, with completion expected in Q3 2026.

Industrial land supporting defence and major projects



Defence supply chains

Close to Robertson Barracks and positioned for Defence contractors.



Construction and civil

Suited to contractors, plant, equipment and project delivery.



Logistics and storage

Strategic road access for fleet, freight and storage operations.



Workshops and maintenance

Industrial land for servicing, repairs and operational support.

Connected industrial and freight opportunities

Wishart and Truck Central broaden East Arm's capacity to support transport, logistics and industrial operators with different land, infrastructure and operational requirements.

Wishart Industrial Estate

Wishart Estate is positioned between Darwin and Palmerston with direct access to key road freight routes and proximity to rail, port, and airport nodes.

The estate also benefits from proximity to strategic power infrastructure, including the Hudson Creek Switching Station, supporting energy-intensive and data-enabled sectors.



Energy intensive sectors

Proximity to strategic power supporting energy-intensive and data-enabled industries.



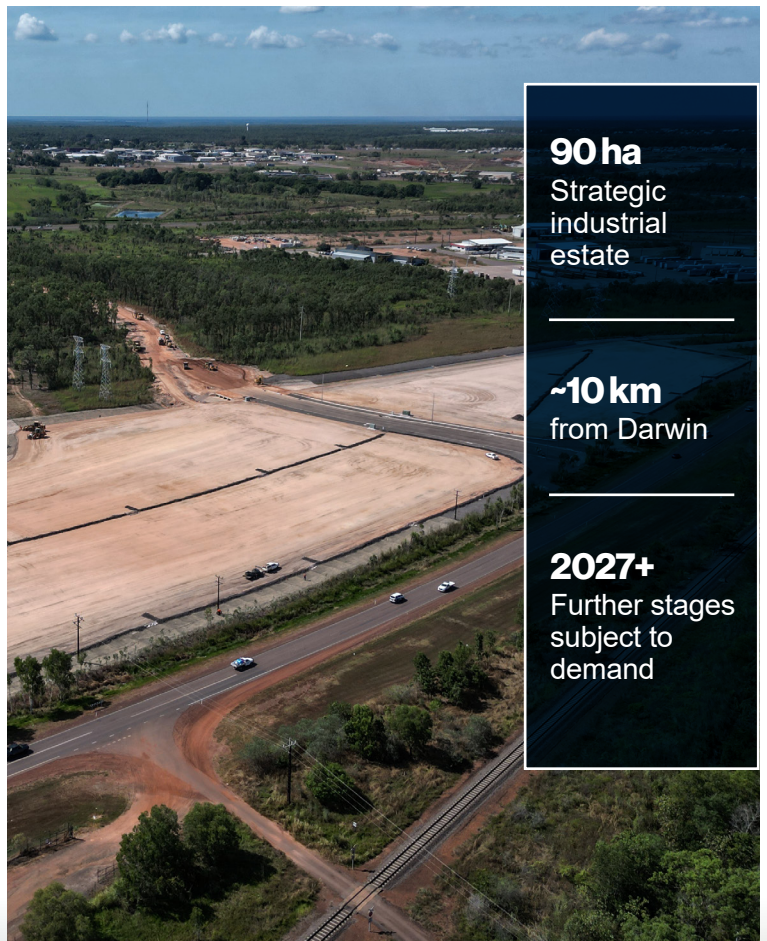
Future growth capacity

Staged land opportunities with development aligned to proponent demand.



Workforce access

Close proximity to skilled workforces in Palmerston and Darwin.



90 ha
Strategic industrial estate

~10 km
from Darwin

2027+
Further stages subject to demand



Truck Central

Truck Central is a purpose-built transport and freight hub strategically located between Darwin and Palmerston at the corner of Tiger Brennan Drive and Wishart Road delivered in partnership with the Ostoja Group.

Designed to improve heavy transport safety and productivity in the Top End by co-locating key facilities and businesses in a fit-for-purpose industrial precinct, with direct access for fully configured road train combinations and high-wide load movements.



16ha
Freight and
logistics
hub

3 mins
to Darwin Port

53.5 m
Triple
road train
inspection
capability

Freight and logistics capability



Titled and connected

Titled lots ready for NBN connection and business establishment.



Port, road, rail proximity

Berrimah Rail Terminal, East Arm Wharf, Northern Marine Complex and Darwin International Airport.



Heavy transport

Direct road train access, high-wide movements and purpose-built infrastructure.



Investment-ready lots

Flexible industrial lot options for logistics, transport servicing and related sectors.



From project requirement to realised opportunity

Our proponent pathway connects your project to the right location, partners and infrastructure.

01

Understand your project



We consider:

Land area, timing, freight movements, marine access, power, utilities and tenure requirements.

02

Identify the right location



We assess:

Opportunities across LDC's precincts and estates, private industrial and Crown land locations.

03

Coordinate project interfaces



We support:

Connectivity with infrastructure, servicing, approvals and relevant government stakeholders.

04

Commercial pathway



We progress:

Tenure and delivery arrangements suited to the project and available land.

Start the conversation

Whether establishing a new northern operation, expanding an existing supply-chain presence or seeking land and infrastructure for a new project, LDC can help identify the right opportunity and pathway.

Opportunities are subject to detailed assessment, land availability, infrastructure capacity, statutory approvals, commercial agreement and relevant government requirements.



Published by
Land Development Corporation
Northern Territory Government 2026

Contact
Level 10, 24 Mitchell Street
Darwin NT 0800
T: +61 8 8944 0900
E: enquiries@landdevcorp.com.au

landdevcorp.com.au