



THE SANCTUARY.

WHERE PEOPLE & NATURE MEET



Location:

Project proponent:

Sector:

Investment type:

Investment amount sought:

Project status:

Marrakai, Northern Territory

Gimbells Investments

Commercial/Tourism/Residential

Various Commercial, Greenfield

Multiple options

Shovel Ready – full Government Development Approval (DA) with secure water for all Stages

PROJECT DESCRIPTION:

The Sanctuary is a unique 16 kilometre square natural habitat site located in Marrakai, midway between Darwin and the border of Kakadu, around a 50 minute drive either side. Vast surrounding areas of conservation significance reduces and protects the area of over-development. The site has been fully master planned into six development stages, consisting of 247 residential blocks, that range in size between two and 162 hectares, and seven commercial sites. The two largest commercial sites have unobstructed road frontage on the Arnhem Highway. All major headworks have been completed to release Stage 1A to market, which includes land titles and secure access to water.

COMMERCIAL OPPORTUNITIES

Expressions of Interest are sought from developers to maximize the prime commercial opportunities of this unique, greenfield site that is well positioned to become the Top End's newest tourism destination. It is ideally suited to mixed use commercial and tourism offerings that may include but not limited to:

- Fuel station
- Caravan and cabin park
- Tavern
- Artificial lagoon with amenities such as cafés, bird hides as well as walking, biking and segway trails
- Boat storage and wash down area
- Retail offerings: tackle/bait shop, crafts, produce, souvenirs, pop-up misc
- Mini supermarket (IGA style)
- Wellness centre/retreat
- Helipad
- Market stalls such as produce, culture, art
- Childcare Centre
- Local tour operators
- Amphitheatre

RESIDENTIAL OPPORTUNITIES

Additionally, Expressions of Interest are also sought for the development of the 247 residential blocks that are a minimum of two hectares up to 162 hectares, transforming the site into a tranquil rural subdivision nestled in natural bushland. Market research intelligence indicated demand and interest from the following groups:

- **Young, middle income families with children** – affordable large blocks, school bus access to local schools, nearby employment opportunities such as emerging agribusiness and tourism
- **Retirees escaping from established rural areas that have become built out** – peace and seclusion
- **Tour operators who work in the region** – access to tourism hotspots including birding and iconic fishing locations
- **Those seeking a 'tree-change' to their lifestyle** – surrounded by a protected conservation habitat
- **Current residents of the region and their adult children** – access to onsite services and amenities, short drive to Humpty Doo
- **Darwin and Palmerston residents** – weekend retreat, hobby farmers (horticulture and pastoral), nature lovers and keen fishers
- **Small business owners** – who have the space to work from home such as contractors, tradesmen etc

HIGHWAY ROAD FRONTAGE

THE SANCTUARY HAS EXCEPTIONAL ROAD FRONTAGE VISIBILITY TO HIGH VOLUMES OF TRAFFIC ON THE ARNHEM HIGHWAY. \$78 MILLION IS CURRENTLY BEING SPENT UPGRADING THIS SECTION OF THE HIGHWAY.





THE SANCTUARY.

STAGE FOUR
55 RESIDENTIAL
ALLOTMENTS
(TOTAL AREA 622.0Ha)

STAGE FIVE
21 RESIDENTIAL
ALLOTMENTS
(TOTAL AREA 100.9Ha)

STAGE SIX
47 RESIDENTIAL ALLOTMENTS
2 COMMERCIAL (SMT)
(TOTAL AREA 218.0Ha)

Djukbinj National Park
Billabongs, waterbirds, scenic drives and
trails across the floodplains



STAGE ONE
52 RESIDENTIAL
ALLOTMENTS AND
5 COMMERCIAL

STAGE ONE A
2 ALLOTMENTS
(TOTAL AREA 165.55Ha)

STAGE ONE B
19 ALLOTMENTS
(TOTAL AREA 54.2Ha)

STAGE ONE C
18 ALLOTMENTS
(TOTAL AREA 63.9Ha)

STAGE ONE D
18 ALLOTMENTS
(TOTAL AREA 54.2Ha)

\$170 MILLION
WAS GENERATED
FROM THE REGION'S
HORTICULTURE
INDUSTRY IN 2019,
INCLUDING \$70 MILLION
FROM MANGOES.

A LOCATION POISED FOR GROWTH

The region surrounding The Sanctuary is ripe with opportunity with a number of emerging projects coming to fruition.

These include:

- \$411 million (combined Federal and NT Government spend) to rejuvenate Kakadu National Park and transform nearby Jabiru from a mining town into a world-class tourism hub
- Expansion of Australia's largest barramundi farm, supported with NAIF investment, with potential to create over 200 permanent jobs
- \$747million upgrades to four Territory Defence training facilities including nearby Mount Boundey, to start late 2021
- Release of 26,000 hectares of prime agricultural crown land near the Mary River (Wildman Agriculture Precinct)

Established and existing industries in the region that are well-positioned for further growth and expansion include:

- Recreational fishing, currently estimated to generate \$80million a year across the Northern Territory
- The region's horticulture industry reached a record value last year of around \$170million and has a solid track record of year-on-year growth. This is set to soar as Government focuses on realising its economic potential through strategic investment in enabling infrastructure and private investor attraction
- Self-drive tourism, particularly 4WD off road adventure
- Niche tourism markets such as birding and eco-tourism
- Pastoral, the Port of Darwin being the largest live cattle export port in the world

WHERE PEOPLE AND NATURE MEET

The Sanctuary has a number of established attractions on its doorstep, which lure both tourists and locals alike for short breaks out of the city. These include Jumping Crocodile cruises, Purple Mango Café, Fogg Dam, the upmarket lodge at Barramu Plains, Mary River House Boats, Pudakul Aboriginal Tours, Point Stuart Lodge, the plethora of attractions within Kakadu National Park and the heartland of the Top End's recreational fishing that includes the iconic barramundi.

PROJECT PROPONENT

Gimbells Investments Pty Ltd are the developers of this subdivision. Gimbells has a vision encompassing a commercial hub, a tourism destination and a quality lifestyle subdivision, providing residents with the opportunity to live in the midst of a natural habitat. Founded in 1962, the Gimbells Group has a well-respected name in the Darwin community.

FOR FURTHER INFORMATION CONTACT JODIE ROUSELL

Gimbells Investments Pty Ltd
Mobile 0421 202 556
Email info@thesanctuaryhub.com.au
www.thesanctuaryhub.com.au



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