



THE SANCTUARY.

FISHING HOTSPOTS
OF THE OUTER DARWIN REGION

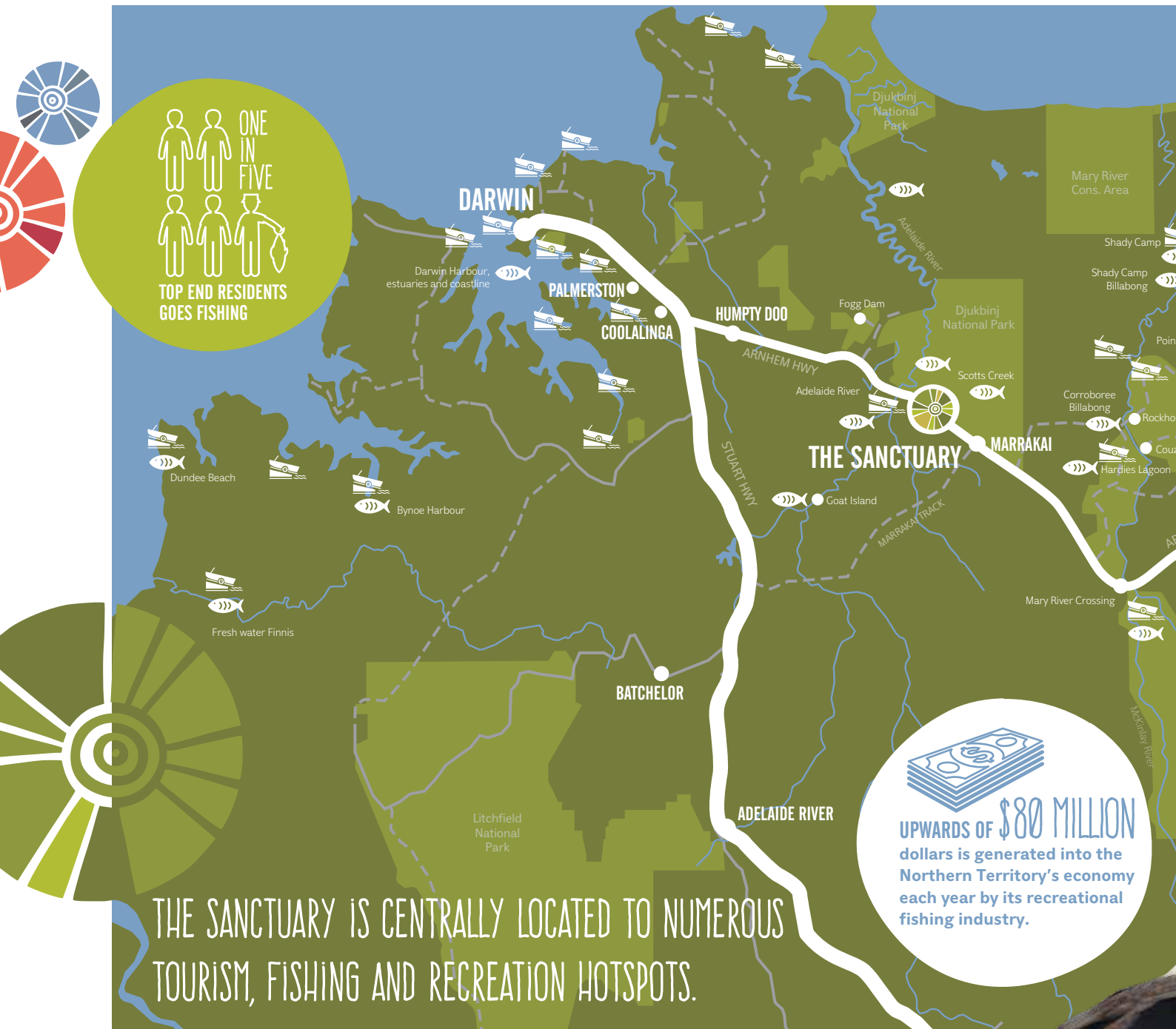


WHERE PEOPLE
& NATURE MEET

Tourism NT

Tourism NT

THE SANCTUARY IS WELL POSITIONED TO BECOME THE REGION'S HUB OF RECREATION FISHING.



The Top End is arguably Australia's premium recreational fishing destination. It makes a significant economic contribution to the estimated \$80 million generated each year by the Northern Territory's recreational fishing industry.

The Sanctuary development is well positioned to capitalise on this thriving growth industry with easy access to some of the Territory's most popular waterways, boat ramps, billabongs and lagoons – as well as the proverbial plethora of 'secret' spots that any die-hard fisher could only dream about!

The Sanctuary is located midway between Darwin and the border of Kakadu National Park, around 50 minutes* drive either side. Within this short radius is the utopia of Barramundi fishing. Most spots are accessible year round with sealed roads and concrete boat ramps.

The wet season and run-off months between January to March are the most lucrative to snag a Barra, however the rest of the year also offers excellent reef fishing from the coastal mouths of the Alligator Rivers.

*Drive times tested comply with road rules and allow for normal traffic conditions.

23 PUBLIC BOAT RAMPS ON THIS MAP



60%



OF FISH CAUGHT IN THE TERRITORY ARE RELEASED BACK INTO THE WILD. A strong endorsement of the Catch-and-Release policy.

THE SANCTUARY

Enlargement of main map showing proximity of major fishing spots.

REELING IN OPPORTUNITY

The Sanctuary has the potential to create positive activation in the region through its conceptual hubs of commercial, eco-tourism, culture and residential offerings.

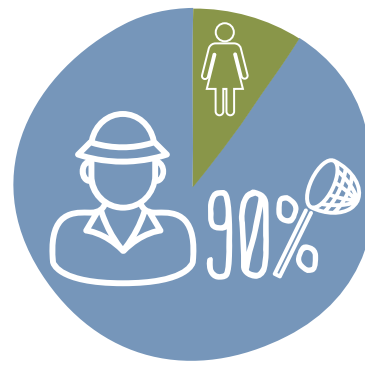
The developer's artist impression includes the prospect for new fishing infrastructure, such as:

- fuel
- accommodation
- hospitality choices
- secure lock-ups
- dedicated trailer and boat storage
- a full wash down bay
- helicopter pad

This vision has been warmly embraced by recreational fishermen and the NT Guided Fishing Industry Association, which will provide new resources and services to help bolster their business operations.

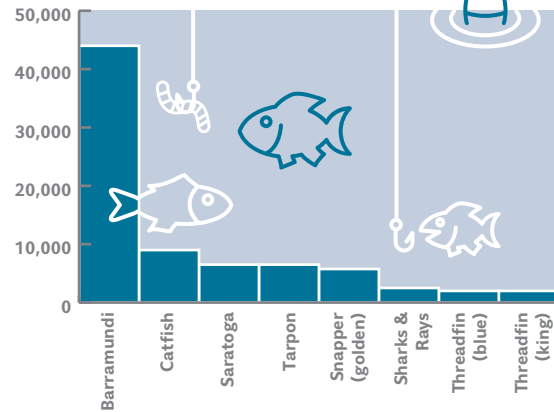
In addition to the benefits of a commercial hub, new residents to The Sanctuary, will have ample space on their blocks, which are a minimum of two hectares in size, to house their boat, trailer and shed.

With plenty of room to move, The Sanctuary offers the ultimate rural lifestyle.



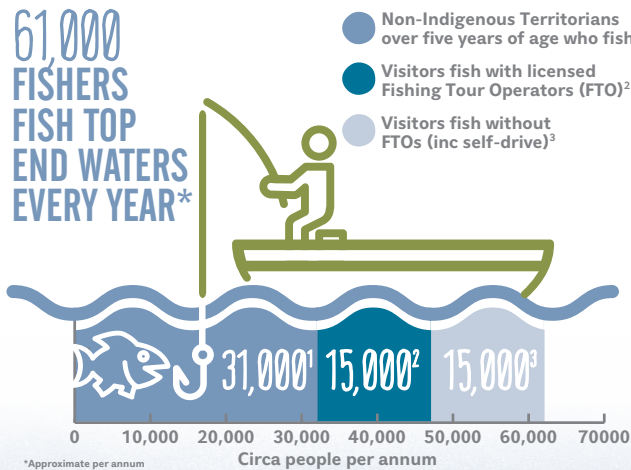
90% OF FISHERS ARE MALE, IN THE 35-60 YEAR AGE GROUP, MIDDLE TO HIGH DISPOSABLE INCOME.

TYPES OF FISH SPECIES CAUGHT IN MARY/ALLIGATOR RIVERS



Source: NT Department of Primary Industries & Fisheries 2009-10 Recreational Fishing Survey

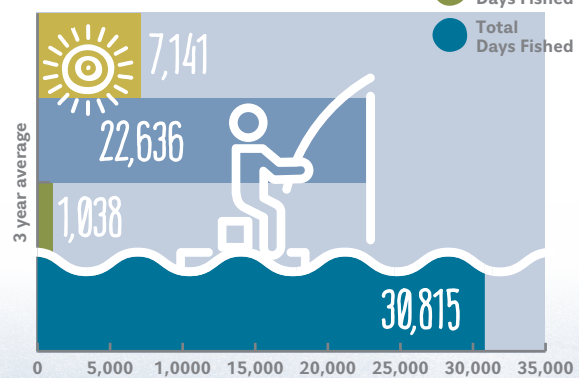
61,000 FISHERS FISH TOP END WATERS EVERY YEAR*



*Approximate per annum

- Source: NT Department of Primary Industries & Fisheries 2009-10 Recreational Fishing Survey.
- Source: Department of Resources, Economic Contribution of Fishing Tour Operators in the NT, 2012
- Best estimate, no formal data available.

FISHING TOUR OPERATORS CLIENT DAYS FISHED 2008-2011



Source: Department of Resources, Economic Contribution of Fishing Tour Operators in the NT, 2012

NB: The NT Government conducted a comprehensive recreational fishing survey in 2018-19, known as 'Make your catch count'. The release of its Report has been delayed, and is now expected for release mid-2021.



Developed by Gimbells Investments Pty Ltd
 Email info@thesanctuaryhub.com.au
TheSanctuaryHub.com.au
 Postal address:
 PO Box 126
 Karama NT 0813

