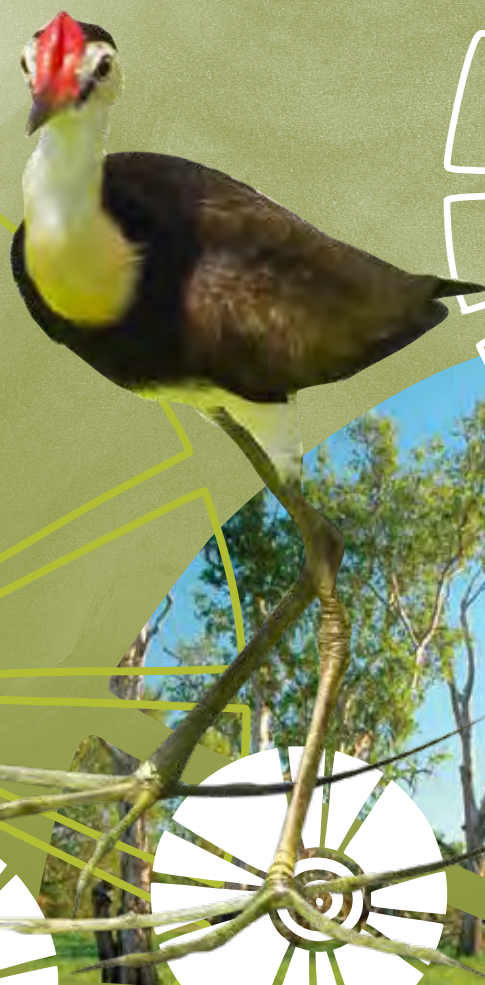


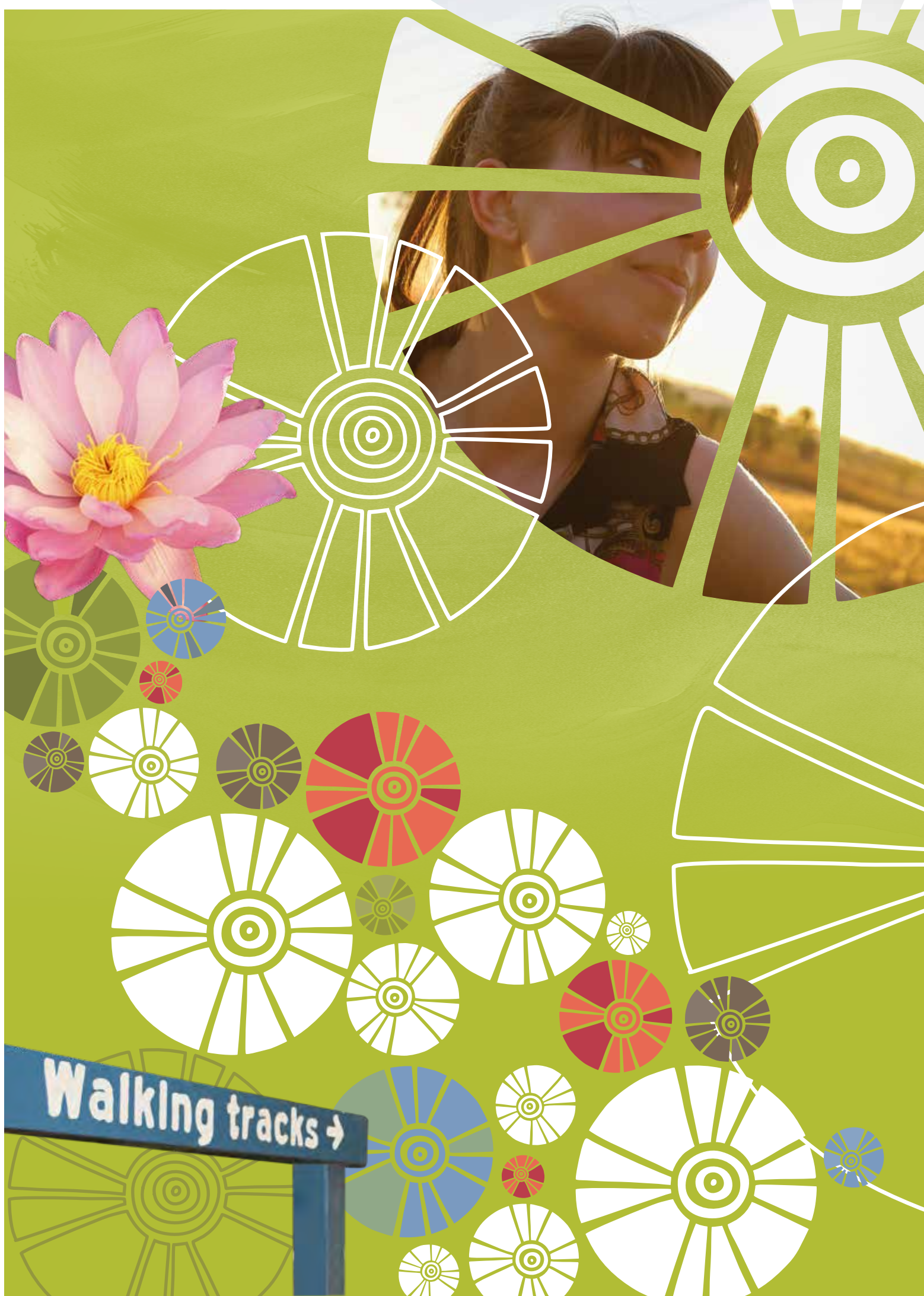


THE SANCTUARY.

INFORMATION MEMORANDUM



WHERE PEOPLE
& NATURE MEET



Walking tracks →

The background of the page features a stylized sun in the top left corner, with its rays extending across the top. Below the sun, there is a depiction of rolling hills or mountains. The entire background is a solid olive green color. In the bottom left corner, there is a large, white, stylized circular graphic that resembles a fan or a stylized sun with multiple segments radiating from a central point.

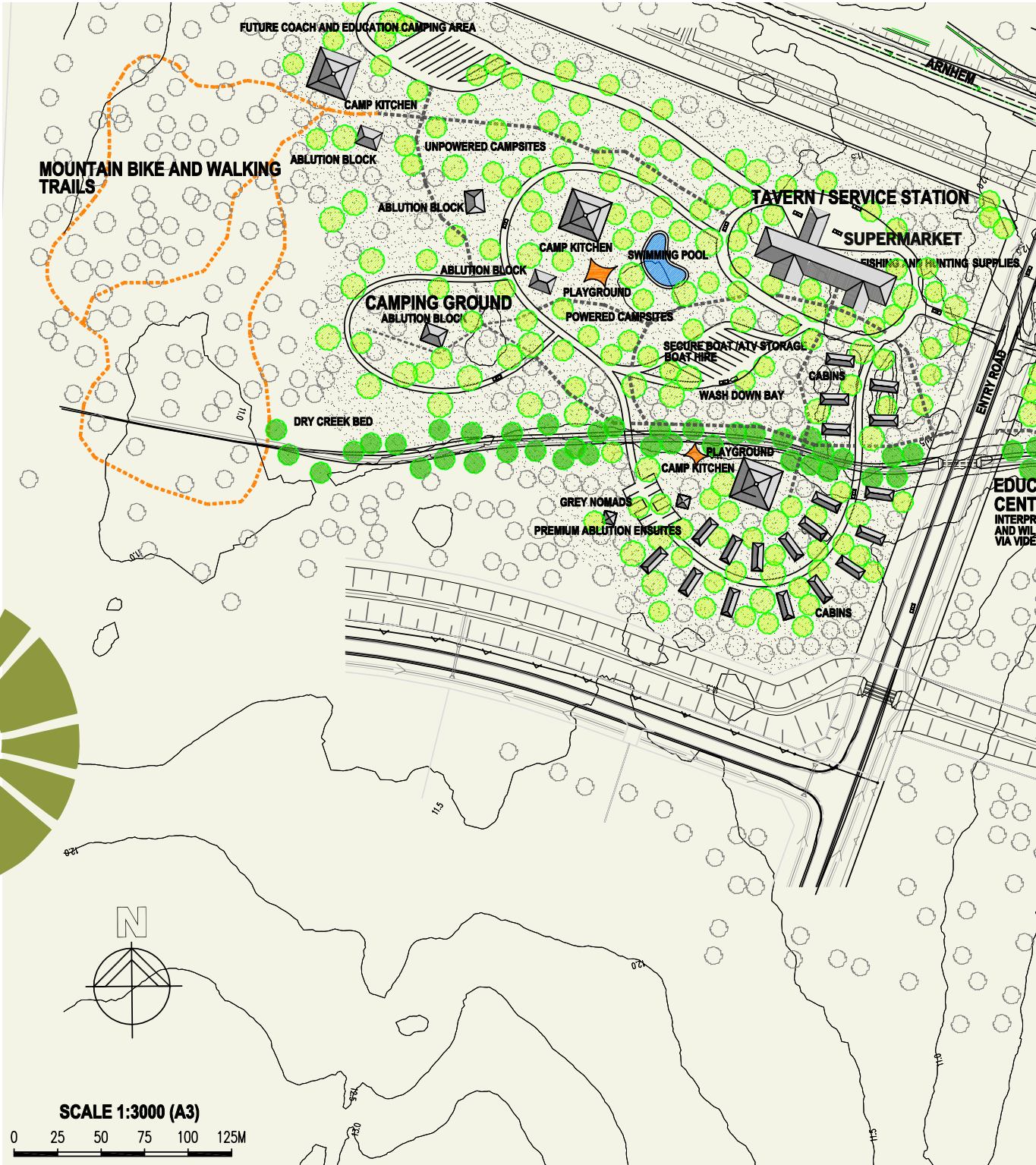
WHERE PEOPLE & NATURE MEET

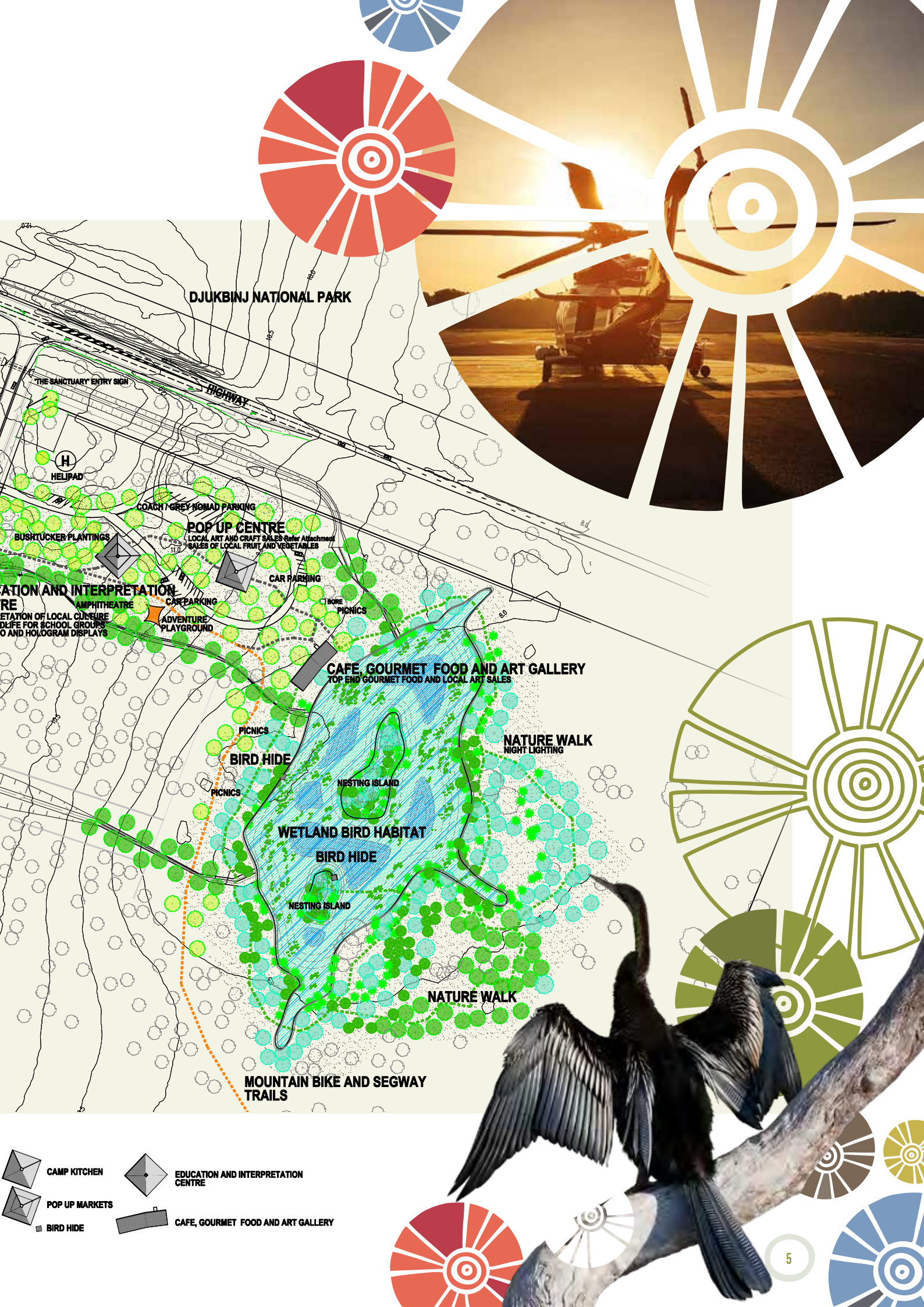
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1. COMMERCIAL AND TOURISM SITE PLAN (STAGE ONE)

(CONCEPTUAL DRAWING ONLY)





DJUKBINJ NATIONAL PARK

THE SANCTUARY ENTRY SIGN

HIGHWAY

HELIPAD

COACH / GREY NOMAD PARKING

POP UP CENTRE

LOCAL ART AND CRAFT SALES Refer Attachment

SALES OF LOCAL FRUIT AND VEGETABLES

CAR PARKING

EDUCATION AND INTERPRETATION

RE

PRESENTATION OF LOCAL CULTURE

EDUCATION FOR SCHOOL GROUPS

AND HOLOGRAM DISPLAYS

AMPHITHEATRE

CAR PARKING

ADVENTURE

PLAYGROUND

PICNICS

BIRD HIDE

PICNICS

CAFE, GOURMET FOOD AND ART GALLERY

TOP END GOURMET FOOD AND LOCAL ART SALES

NATURE WALK

NIGHT LIGHTING

NESTING ISLAND

WETLAND BIRD HABITAT

BIRD HIDE

NESTING ISLAND

NATURE WALK

MOUNTAIN BIKE AND SEGWAY TRAILS

- CAMP KITCHEN
- EDUCATION AND INTERPRETATION CENTRE
- POP UP MARKETS
- BIRD HIDE
- CAFE, GOURMET FOOD AND ART GALLERY

2. THE SANCTUARY

The Sanctuary is a unique 16 kilometre square natural habitat site ideally located on the Arnhem Highway in the heart of Darwin's Wetlands and Wildlife region. The Sanctuary aims to deliver exceptional lifestyle and investment opportunities with approvals in place to develop a master planned residential community complemented by commercial and tourism offerings. The Sanctuary is set among extensive areas of natural bushland and provides investors, business owners and residents with a rare opportunity to become part of the Top End's rural residential, business and tourism landscape, and to collectively create an enviable lifestyle and tourism destination.

Set among beautiful native bushland and iconic conservation areas, the Sanctuary will offer a special commercial and premier tourism and lifestyle destination for those looking to escape the pressures of city life. The development is planned to comprise a spacious six stage rural subdivision estate offering up to a total of 254 lots and a multi-purpose commercial and tourism services hub – all easily accessible from the Arnhem Highway, just a fifty minute drive from Darwin.

The location provides income generation opportunities from the passing tourist trade, from the fishing enthusiast and local residents as the Sanctuary is located central to numerous tourism, fishing and recreation hotspots. These iconic locations include Corroboree Billabong, Jumping Crocodile Cruises, Adelaide River Boat Ramp, Leaning Tee Lagoon, Fogg Dam, Mary River National Park, Djukbinj National Park, Lambell's Lagoon, Harrison Dam Conservation Reserves and the main access route to Kakadu National Park, a World Heritage National Park. The Sanctuary is nestled on the edge of the Adelaide River Flood Plain, a site of national conservation significance.

The area is rich in bird life, flora and fauna, the Sanctuary is ideally positioned for a tourism hub for Darwin's Wetland and Wildlife region. The Sanctuary is a haven for flora, fauna and people to live together.

THE LOCATION PROVIDES INCOME
GENERATION OPPORTUNITIES
FROM THE PASSING TOURIST
TRADE, FROM THE FISHING
ENTHUSIAST AND LOCAL
RESIDENTS AS THE SANCTUARY
IS LOCATED CENTRAL TO
NUMEROUS TOURISM, FISHING
AND RECREATION HOTSPOTS.



3. THE DEVELOPERS

Gimbells Investments Pty Ltd is the proponent of this subdivision. Gimbells has a vision encompassing a commercial hub, a tourism destination and a quality lifestyle subdivision which provides residents with an 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.



HIGHWAY ROAD FRONTAGE

THE SANCTUARY HAS EXCEPTIONAL ROAD FRONTAGE VISIBILITY TO HIGH VOLUMES OF TRAFFIC ON THE ARNHAM HIGHWAY. \$78 MILLION HAS BEEN SPENT UPGRADING THIS SECTION OF THE HIGHWAY.

4. DEVELOPMENT STAGES

Gimbells has developed the first stage of the commercial and tourism sites located near the entrance to the Sanctuary from the Arnhem Highway. Civil headworks of these allotments are now complete and are shovel-ready with titles – ready to take advantage of the high exposure from the passing traffic of the busy Arnhem Highway.

The residential stages will be released in line with market demand. The development of each stage will be managed to ensure there is minimal impact to the commercial developments and the residents living in the Sanctuary subdivision.

THE DEVELOPMENT OF EACH STAGE WILL BE MANAGED TO ENSURE THERE IS MINIMAL IMPACT ON THE COMMERCIAL DEVELOPMENTS AND THE RESIDENTS LIVING IN THE SANCTUARY SUBDIVISION.



STAGE DEVELOPMENT LAYOUT



5. OPPORTUNITY

5.1 OVERVIEW

The Northern Territory's economic forecast for 2026 is positive. A welcome surge in GSP is projected to grow by 7.8%, largely driven by the Barossa gas project, which has the potential to fuel the nation.

To help accommodate a growing workforce, the Territory offers one of the most attractive home buyer incentive packages in the country, including grants of up to \$50,000 and stamp duty concessions. Combined with the federal government's 5% deposit support for first home buyers, positions the Territory as an appealing opportunity for young families.

The area surrounding the Sanctuary is also poised for growth, through a number of exciting projects that include the \$411 million revitalisation of Jabiru in Kakadu National Park, the \$1.45 billion Adelaide River Off-Stream Water Storage (AROWS), the \$412 million invested in the Mt Bundy Gold project – all in addition to the rapid expansion of the area's horticulture and agribusiness.

The Sanctuary, situated on the Arnhem Highway, has exceptional road frontage visibility to this growing influx of traffic.

When completed, The Sanctuary is expected to provide a home to approximately 739 residents.

THE DUPLICATION OF THE ARNHEM HIGHWAY FROM ITS ENTRANCE AT THE STUART HIGHWAY INTERSECTION IS EXPECTED TO COMMENCE IN 2026, REDUCING TRAVEL TIME TO THE AREA.

5.2 ACCESS

Marrakai is around a 50-minute drive from Darwin. Most goods and services can be catered to by Humpty Doo's amenities, around 20 minutes away.

Travelling times will be significantly improved later this year with the construction of the Stuart and Arnhem Highway duplication. This will create new dual lanes in each direction for 12 kilometres along the Arnhem Highway, improve access, reduce congestion, and open up this road corridor to support the area's growing population and industry.

The Sanctuary is at the heart of a natural tourism hub and is ideally located to service the needs of a re-emerging nature based tourism industry and to service the needs of the growing cohort of local residents and businesses. Residents who are involved in the horticulture industry, in fish farming sector, residents who want an outdoor, free horizon life style with easy access to some of the Territory's best fishing and recreational locations. A great place for children to grow up or for those long, sought after retirement years.

5.3 TOURISM AND COMMERCIAL OPPORTUNITIES

The developers have on offer seven parcels of Tourism Commercial land, ideal for the development of a range of commercial and tourism infrastructure to service the wider Marrakai, Middle Point, Black Jungle and Lambell's Lagoon communities and the tourism market.

5.3.1 The Sanctuary Vision

The developers have a vision of a range of mixed tourism commercial opportunities which are encapsulated in their Master Plan for the large commercial parcels of land. Subject to Development Consent, these commercial activities may include:

- A tavern
- Several offices or specialised outlets
- Cafe restaurant associated with the lagoon
- Child care centre
- An education interpretive space
- Amphitheatre
- Residential allotments
- Small supermarket and mixed goods outlet
- Pop up retail outlets for local crafts and produce
- Caravan and cabin park
- Boat storage area/lock-up
- Wash down facilities for boats and vehicles
- Helipad/Base
- Wellness retreat
- Eco resort

It is envisaged that these developments will be themed with design guidelines enabling the Sanctuary to be marketed as a:

- commercial hub for local residents of the Marrakai, Middle Point, Black Jungle and Sanctuary areas
- tourism destination in close proximity to Darwin and on the way to Kakadu
- school group destination for camping in the greater Darwin areas
- one day tour destination including Jumping Crocodiles, Helicopter flights and indigenous experiences for the interstate coach market and international cruise market
- bird enthusiasts destination
- fishing and hunting base for several river and wetland systems
- weekend getaway for Darwin and Palmerston residents.

5.3.2 Tourism facilities and potential activities

Subject to Development Consent where applicable, the concept caters for a range of specialised tourism offerings, which may include:

- Pop up markets with local produce
- An Interpretive Centre for school and bus groups
- Tourism booking facility for local birding tours, wildlife spotting and walking tours and fishing tours
- The lagoon with viewing platform and bird hides
- Bird hides and walkways in the conservation area
- Indigenous tour potential from this base
- Crocodile jumping tours within 5 mins
- Cafe with views over the lagoon
- Walking trails around the artificial lagoon
- Natural lagoons and conservation area with walking trails and bird hides which are on the migratory pathways for a range of bird species
- Walking, cycling and segway trails through bushland
- Fishing tours to a range of iconic river systems
- Close proximity to Djukbinj National Park
- Eco tourism and wellness niche



5.3.3 Tourism and Commercial Land Allotments

The allotments vary in size, current commercial parcels are as documented.

Lot Number	Activity (listed for suggested conceptual purposes only)	Hectares
Parcel 1	Supermarket, Tavern, tourism activities,	20.4 Ha
Parcel 2	Cafe, restaurant, Education Centre, lagoon and walking trails	145.1 Ha
Parcel 3	Commercial activity	2.96 Ha
Parcel 4	Commercial activity	2.12 Ha
Parcel 33	Commercial Activity (possible Childcare centre and residence)	2.25 Ha
Parcel 254	Commercial Activity	2.35 Ha
Parcel 253	Commercial Activity	2.20 Ha

5.3.4 Planning Approval

The development has been granted Planning approval under Development Permit DP14/0009, including variations A and B, to allow for the subdivision of the land. This Development Permit allows for the staged development of the subdivision described in specific use zone SM1 of The Northern Territory Planning Scheme.

Further Planning Approval will be required for each specific development in the commercial allotments and for land clearing for the construction of infrastructure and car parking. Lots one to seven are identified and can be developed for tourism and commercial activities.

5.3.5 Commercial or community activity

The following commercial activities are Discretionary and will require a Development Application to be lodged with Development Assessment Services. More information on the definitions and uses are available at <https://nt.gov.au/property/building-and-development/northern-territory-planning-scheme> Refer Clause 3.0 of the NTPS2007 for land use definitions. Refer Zone SM1 in Schedule 1, and Clause 5.10 (Zone TC) for tourism and commercial land allotments



Applications will need to cover a range of topics in line with Town Planning as well as Health and Fire Services guidelines. Refer to the Planning Scheme at <https://nt.gov.au/property/building-and-development/northern-territory-planning-scheme> refer Part 4 for details of General Performance Criteria. A copy of Development Permits DP14/0900, DP14/0900A and DP14/0900B and Amendment number 306 are available for investors.

Commercial Site Uses

Supermarket

Care Taker's Residence

Car Park

Caravan Park

Tour Boat Storage

Tour Operators Centre

Service Station

Community Centre

Hotel / Tavern

Motel

Restaurant

Café

Art Gallery

Business Sign/ Promotional Sign

Child Care Centre

Hostel

Offices

Leisure and Recreation Activities

Veterinary Clinic

Fishing Tackle Shop

The following commercial activities are prohibited underneath the SM1 Zone. Small scale hobby activities may be permitted

- Large scale commercial agricultural activities
- Rural Industries
- Intensive Animal Husbandry
- Animal Boarding
- Commercial Stables
- Plant Nursery
- Horticulture

Additionally, there are also a number of further uses prohibited in Zone RL under Clause 5.19.

5.3.6 Building Approvals

Designs for all works require approval by an independent registered certifier before civil or construction works commence on any element of the development. This is a requirement of the Building Code of Australia as well as the covenants specific to the project.

Though the subdivision (originally NT Portion 1731) is outside the Building Code of Australia Northern Territory Control area it will be a requirement that all developers of commercial buildings gain a final Certificate of Occupancy over all buildings. This will assist with insurance and prevent any future building approval problems should the boundary of the Darwin Building Control area is expanded. Certification can be requirement of bank finance in the future for any sale of the property.

https://nt.gov.au/_data/assets/pdf_file/0011/233894/darwin.pdf



5.4 RURAL SUBDIVISION MARKET

5.4.1 Market Research by Intelligent Progression

Research indicates that there is a demand for the 254 residential parcels of land from a range of sectors for the rural subdivision. Demand was indicated for the following groups:

- First home buyers
- Young, middle income families with children
- Potential home owners in the blue collar, unskilled and semi-skilled trade areas
- Current residents in the area and their adult children
- Retirees selling their urban homes to relocate to affordable blocks, gaining more cash reserves
- Retirees living in other rural areas which are quickly densifying and becoming built out – presenting an opportunity to invest their equity into growing their retirement nest egg
- Interstate buyers after a tree change
- Tour operators who operate fishing and guided tours in the region
- Corporate and business buyers – potential home based contracting.

A number of those respondents surveyed during the Market Research indicated their interest in relocating from their current properties into a more rural environment.

5.4.2 Main attraction for residents for the area

Research indicates that those surveyed saw the following reasons for wanting to live in Sanctuary as:

- Affordable two hectares allotments
- Lifestyle and living within a natural conservation habitat
- Peace and seclusion
- Great weekend retreat for Darwin urban residents
- Highway access to services and amenities
- A short drive to Humpty Doo
- Fifty minutes to Darwin
- Access to great recreational and fishing sports
- Retention of local landscape character and natural habitats
- Access to great recreation and iconic fishing locations
- Capital growth potential for investors.

Additional comments from those consulted during the development phase have included access to National Parks, local birdlife and natural environment on their door step, proximity to work at the fish farm, and at the horticultural businesses in the area and the ability to have a small hobby farm.

As a potential tourism hub the location could attract a range of tour operators who would like to utilise their allotments for their operations base.



THE SANCTUARY LOCATION MAP



DRIVE TIMES THE SANCTUARY TO:

DARWIN	PALMERSTON	HUMPTY DOO	ADELAIDE RIVER BOAT RAMP	KAKADU NATIONAL PARK
50 MIN	35 MIN	20 MIN	5 MIN	45 MIN

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

6. DATA SNAPSHOTS

6.1 REGIONAL POPULATION

ABS figures from the 2021 Census show the population of the surrounding Marrakai area (from Humpty Doo to Jabiru) is approximately 6,000 people. The region's emerging projects and expanding agribusiness is expected to drive these numbers up. More comprehensive data on the growth of the area's population will become available in this year's Census (2026).

The Sanctuary residential subdivision has the potential to add a further 740 residents into the area based on an average of three people per household.

6.2 ARNHEM HIGHWAY TRAFFIC FLOW

The Arnhem Highway carries a mix of traffic which includes visitors, coaches, heavy vehicle traffic for mining, tourism and the horticulture industries combined with regular daily commuters to Humpty Doo, Palmerston and Darwin.

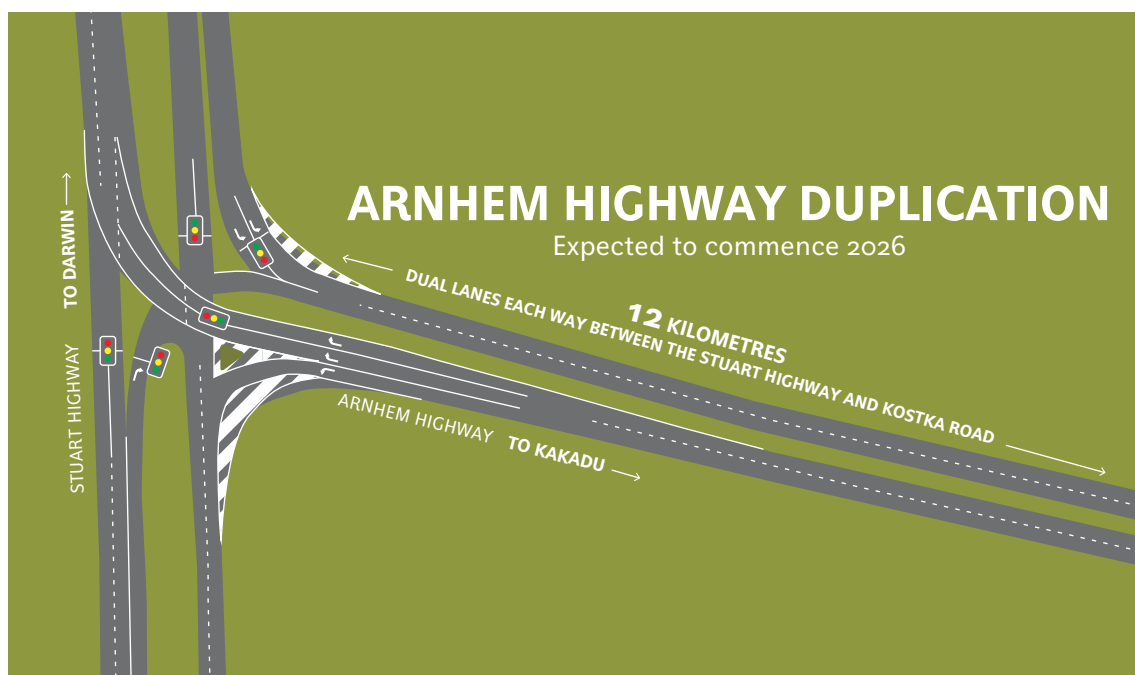
In 2023, over \$78 million of Government funding was spent on major upgrades to 6.6 km of the highway close to the Sanctuary. This included raising the road and constructing a new 4-span bridge to reduce the impacts of wet-season flooding on this essential road corridor.

The much awaited \$64 million duplication of the Arnhem Highway, from its entrance at the Stuart Highway intersection, is expected to commence in 2026. It will provide 12 km of dual lanes for both sides of the Highway, improving travel times.

Vehicle flow measurements of our research have been drawn from the last 10 years, between 2010 and 2019. This shows the median average of vehicles passing the Sanctuary site was 610 inbound and 632 outbound vehicles each day. The annual flow averaged 222,467 vehicles inbound and 230,497 outbound over this period.

ARNHEM HIGHWAY DUPLICATION

Expected to commence 2026



6.3 LOCAL INDUSTRY DEVELOPMENT

6.3.1 Humpty Doo Barramundi Farm expansion

The Humpty Doo Barramundi Farm is a great success story of the area. It has grown from humble beginnings to becoming Australia's largest producer of premium-farmed barramundi. Expansion has commenced with an investment plan of over \$60 million – around half has been funded through the Australian Government's Northern Australian Infrastructure Facility (NAIF). Just five years ago, the farm employed around 50 people. Today it employs over 100, which is expected to rise by 160 additional jobs once the expansion is complete. Construction of the expansion will generate 110 jobs alone.

It is the family's willingness to embrace innovation that has underpinned their success. They pioneered the Territory's first automatic aquaculture feed system, delivering feed from storage silos directly to the ponds, reducing the use of trucks. They also developed saltwater wetland technology to clean and circulate water throughout the farm enabling a sustainable reuse system, which has been recognised with numerous awards. Other improvements will include the construction of the Territory's first purpose-built commercial barramundi hatchery as well as solar generation to power their operations.

The family-run business has indicated their extra workforce will have an impact on housing and services in the area.



THE REGION IS HOME TO
AUSTRALIA'S LARGEST
BARRAMUNDI FARM THAT HAS AN
INVESTMENT PLAN OF OVER
\$60 MILLION FOR ITS EXPANSION.





6.3.2 Horticulture in the region

The region surrounding The Sanctuary is a major hub of the Territory's horticulture industry. Presently, Agribusiness contributes around \$1.5 billion each year to the Territory's economy, which includes \$1.2 billion from cattle. Horticulture injects around \$200 million roughly half is from the area surrounding The Sanctuary. The NT Government has a vision to increase the sector up towards \$3.5 billion by 2030.

ASX-listed Duxton Farms have successfully secured the lease of crown land for the Wildman Agriculture Precinct. Located just a 30 minute drive from the Sanctuary, the Precinct consists of 26,000 hectares of prime agricultural crown land and is the largest land release of its kind in the Territory to date. It is expected to facilitate growth of high-value crops, hay, forestry, cattle and buffalo as well as potential niche markets such as Kakadu Plums.

Many of the region's farms are family owned and operated. Residents currently need to travel to other areas including Humpty Doo for base level services and supplies. The Sanctuary is well positioned to not only accommodate extra services to the region, but also a growing workforce for the number of emerging industries.

6.3.3 Turf Industry

Turf NT has been operating in the Fogg Dam area for nearly 10 years. It employs both full time and casual labour, supplying a number of varieties of quality turf for the residential, commercial markets that includes golf courses and sporting ovals. Since its inception the Farm has expanded their cropping areas and increased employment opportunities.

6.3.4 Coastal Plains and Beatrice Hill Research Stations

Coastal Plains Research Farm is the Northern Territory's principal horticultural research farm. The Farm comprises 140 hectares and is located at Middle Point, near Fogg Dam. The Farm is part of the national mango research program, part of evaluation for cocoa growing, and has a role in

testing potential new tropical horticultural crops. There is a mixture of permanent staff and visiting scientists to the facility, which generates much activity to the region.

The nearby 2600 hectare Beatrice Hill farm is used to develop management practices for cattle and buffalo production systems including sustainable utilisation of floodplains. Other programs include the National Arbovirus Monitoring Program, comparison of breeder herd efficiencies of composite and Brahman breeder cattle, and is also home to one of Australia's Sentinel cattle herds that are routinely examined for exotic viruses to protect the country's bovine herd. The Farm manages Australia's only buffalo research program.

6.3.5 Tourism

The Federal Government's Kakadu Tourism Master Plan will invest over \$276 million dollars between 2020-2030. The funding is earmarked towards development of new holiday parks, safari camps, eco-lodges, wellness retreats, cultural centre, viewing boardwalks, platforms and trails to breathe new life into the world heritage listed Park. The stimulus has been designed to attract further private investment to enhance visitor experience, rejuvenating Kakadu as world-class tourism destination. A further \$135.5 million has also been committed by the NT government to improve road and electricity network infrastructure.

The Kakadu Tourism Master Plan has the full support of the Park's traditional owners, the Mirrar people, who have welcomed the opportunity to showcase their culture and history as well as the support for Indigenous employment and business.

More information on the Australian Government's Master Plan for Kakadu can be found here <https://parksaustralia.gov.au/kakadu/growing-tourism-in-kakadu>

Other nature-based tourism operations within this region will also benefit from the Kakadu stimulus. In recent years, new operators have emerged





with innovative offerings that include heli-fishing, boutique wilderness lodges and hospitality choices that not only attract tourists, but also Darwin residents who keenly venture out of town for lunch or weekend retreats.

The Top End and this region offer unique tourism experiences which appeal to a range of markets including the drive marketing, the fly drive market, both domestic and international, the youth market, the cruise market, school and education market, the special interest fishing, cultural, photography and bird watching markets.

6.3.6 Recreational Fishing

The Top End is arguably Australia's premium recreational fishing destination, contributing an estimated \$144 million each year to the Northern Territory economy. The Sanctuary development is well positioned to capitalise on this thriving growth industry with easy, nearby access to some of the Territory's most popular waterways, boat ramps, billabongs and lagoons.

There is also potential for fishing tour operators to use the Sanctuary as a base for their operations, as enterprising developers could set up new infrastructure such as:

- Fishing Tackle Shop
- Fuel and bait
- Secure lock-ups
- Dedicated trailer and boat storage
- Wash down bays
- Accommodation and hospitality options

The NT Government's annual Million Dollar Fish competition has been running since 2015, attracting keen fishers across the country to hook a tagged barramundi for the million dollar prize. The waterways surrounding the Sanctuary are included in the Top End wide competition, which

has increased visitation numbers and injected more tourism dollars into the local economy.

6.3.7 Major Projects

For a quiet, discreet part of the Top End, the Marrakai area punches above its weight. Some of the emerging projects include:

The **Adelaide River Off-Stream Water Storage (AROWS)** project in conjunction with the recommissioning of Manton Dam is anticipated to have a construction cost of \$1.45 billion (exceeding the construction cost of the \$1.3 billion AustralAsia Railway), as well as an annual operating cost of \$34.8 million. It will become a significant enabler of industry expansion at Middle Arm and irrigated agriculture at nearby Lambells Lagoon.

\$412 million has been invested to restart the **Mt Bundy Gold Project**. It is expected to generate \$1.78 billion in operating expenditure and create 300 full time jobs for around 10 years once operations commence.

The **Australian Defence Department** is investing an estimated AU\$5.96 billion in approved planned projects across the Northern Territory over the coming decade. This includes upgrades to the Defence training facility at Mount Bundy.

FOR A QUIET, DISCREET PART OF
THE TOP END, THE MARRAKAI
AREA PUNCHES ABOVE ITS
WEIGHT WITH EMERGING
PROJECTS.





6.4 SERVICES

6.4.1 Regional Authorities

The Sanctuary subdivision is located in the unincorporated region of the Northern Territory; hence it is not covered by any local council entity. Services such as community facilities, waste management, weed control and animal welfare are not provided by a Council entity. These services need to be sourced from other entities including schools for sport and recreational programs, weed control and animal welfare through the Dept of Primary Industries and Fisheries. Waste Management services can be provided by the Litchfield Council at the transfer station near Humpty Doo at a minimal cost.

While the Sanctuary remains outside of a local government area, there should be no council rates although it is envisaged that within the period of the next five – ten years this area may be covered by a local government authority and rates will then apply and a range of services, potentially will be delivered.

6.4.2 Primary Schools in the area

Middle Point Primary School is located on Anzac Parade at Middle Point Village. Most students travel by bus to the school from the Corroboree Park and Marrakai areas. The current enrolment is 31 shared between Pre-School, Upper and Lower Classrooms. Due to ongoing change in population groups Middle Point is now becoming a more culturally diverse school and numbers of students are increasing every year as the region population grows. Alternatively students can be transported to Humpty Doo Primary School on the school bus run.

6.4.3 Taminmin College

Taminmin College is a comprehensive rural high school catering for students from years 7 to 12. The College offers a range of VET courses and has a 75ha mixed produce farm. Students in the senior secondary years have a number of pathways to choose from. These include academic, and a Work Ready program which provides pathways to training and employment with built in flexibility to achieve success. Enrolments are in excess of 1100

students. Bus service exists from the Marrakai area which will enable any students from the Sanctuary to be collected on the existing school bus operation.

6.5 UTILITIES SERVICES

6.5.1 Power Supply

Power services will be supplied to each parcel of land as per the requirements in the Development Permit DP14/0900A. The power supply will be to Power and Water Corporation standards.

6.5.2 Telecommunications

5G Mobile and internet service is available on the subdivision.

6.5.3 Water Supply

A comprehensive Report undertaken by KSI Land and Water Planning indicated that The Sanctuary is located in an area where there is a good underground water supply.

The Sanctuary development proposal was thoroughly examined by government water resource professionals during the Development Permit stage.

On-site waste water management

The area does not have access to an underground sewerage system. Each site will need to have their own septic system or waste water management system. Residents will need to go through their plumber for the installation of their waste water management system.

For further information, refer to the Department of Health website for Fact Sheets on Waste Water Management. nt.gov.au/property/building/health-and-safety/wastewater-management/inside-building-control-areas

6.5.4 Fire Services

The area is not serviced by the NT Fire and Emergency Services. There is a volunteer Fire Brigade located at Marrakai which is able to assist around critical events such as bush fires and for seasonal burn offs. All regulatory requirements



as per the Building Code of Australia will need to be met. The nearest manned Fire and Emergency Services is located at Humpty Doo Fire Station. There is a regulatory requirement for allotment owners to provide and maintain fire breaks to all allotments to protect both their assets and the assets of other residents and businesses.

6.5.5 Other site information

Archaeological value and heritage significant sites – the Earth Sea Heritage Survey completed in January 2010 undertaken by Richard Wolfe indicates that there were no significant sites or artefacts discovered during that survey.

For further information refer Aboriginal Areas Protection Authority <https://www.aapant.org.au>

6.6 GENERAL LICENCES AND PERMITS

There are a range of permits and licences required for business to operate in the Northern Territory. A comprehensive listing of requirements and their approving authorities are available through the ABLIS system, the Australian Business Licensing and Information Services on <https://ablis.business.gov.au/>

Example – Restaurants, taverns and cafés – will require specific approvals for trade waste, for liquor licences, for gaming machines, for the sale of fish and from the Department of Health for food preparation licences.

FOR FURTHER INFORMATION CONTACT JODIE ROUSELL

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Email info@thesanctuaryhub.com.au

PO Box 126 Karama NT 0813



7. DATA SOURCES

REFERENCE SOURCES

- Intelligent Progressions, Stakeholder and housekeeper market research in relation to The Sanctuary rural subdivision.
- The survey contacted 169 individual residents and business owners of the Darwin/Palmerston and Marrakai areas to source their opinions on a range of set questions. Ten interviews occurred with local real estate agents who were marketing properties in the rural areas of Darwin.
The survey was a mix of face to face and telephone contacts.
- Department of Lands Planning and Environment, NT Planning Scheme website
- Planning and commercial zoning uses and <https://nt.gov.au/property/building-and-development/northern-territory-planning-scheme> refer Part 3 for definitions
- Development Permits for the subdivision and Special Purpose Amendment number 306
- Department of Transport, transport data information for the Arnhem Highway.

DISCLAIMER

This document has been prepared by Gimbell Investments Pty Ltd ("Gimbell") for general information and promotional purposes only. Whilst every care has been taken in its preparation, no warranty is given or implied as to the accuracy, completeness or currency of any information contained in this document.

Images contained in this document have been used to visualise development concepts only and do not represent the present state of the subdivision and are not intended to represent any final development. Commencement and completion of the various projected stages of the development will be subject to demand and other financial and economic factors and is at the discretion of Gimbell.

Maps and plans are not drawn to scale and are for guidance only. Buildings and other improvements shown on maps and diagrams do not represent either the current or the final nature or location of buildings and improvements and are included solely to provide possible development concepts. Allotment sizes and other dimensions are approximate. Gimbell reserves the right to vary the layout and composition of the subdivision at any time, subject to obtaining any regulatory consents and approvals.

This document contains projections which represent the best estimates based on present plans and information. All projections are for illustrative purposes and are based on certain assumptions which may not be realised. Actual results may be affected by changes in economic, taxation and other circumstances.

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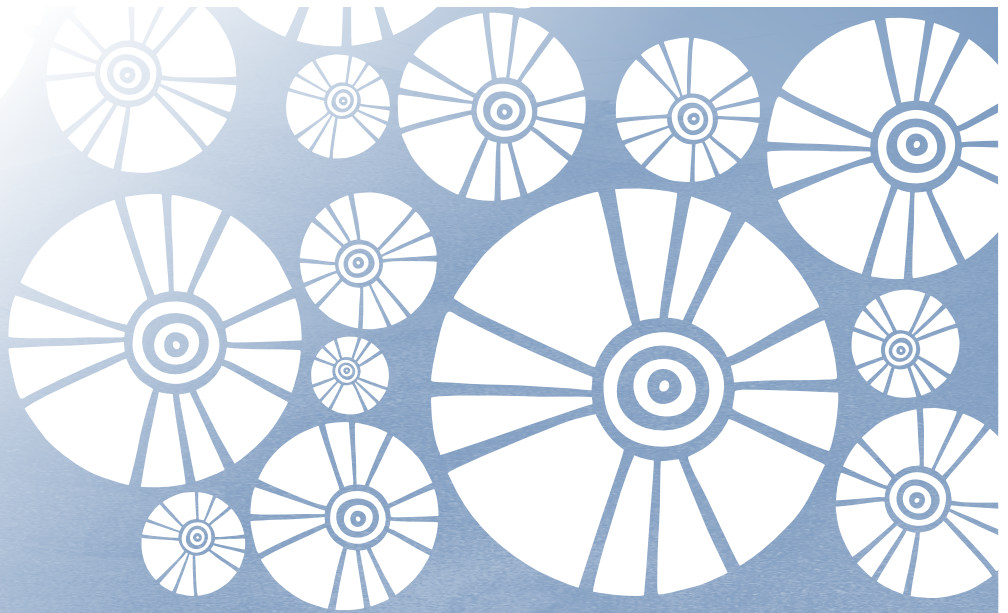
The information in this document is current as at 30 April 2026.

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