

**LITCHFIELD  
COUNCIL**



*Community effort is essential*

# **LITCHFIELD DEVELOPMENT**



**320 Arnhem Highway, Humpty Doo  
Expressions of Interest Brief**



320 Arnhem Highway, Humpty Doo, Northern Territory, 0836  
75,600 square metres vacant land





## Registration of Expressions of Interest

Litchfield Council invites Expressions of Interest under a Public Private Partnership (PPP) for the development of its site located at 320 Arnhem Highway, Northern Territory; part of Humpty Doo district centre, the gateway to Kakadu National Park.

The site has an area of approximately 75,600 square metres and is currently vacant land.

Expressions of Interest are invited from experienced residential/commercial land developers capable of delivering a high standard proposal. ,

Developers who intend to lodge an Expression of Interest should register their intention by registering online: [council@lsc.nt.gov.au](mailto:council@lsc.nt.gov.au)

Registrations of Interest should be marked “**Litchfield Council – 320 Arnhem Highway, Humpty Doo**”, and should provide particulars of the name of the Developer, contact person, and contact particulars including telephone, facsimile, email and postal address.

Developers who register an interest may be invited to attend a briefing session and possible site visit on a date and time and at a venue to be notified.

Expressions of Interest shall be lodged by close of business **Monday 3rd February 2014**.

Faxed or emailed submissions will not be accepted.

All Expressions of Interest received will be acknowledged and will be treated as confidential.

Further information can be obtained by contacting:

Derrick Tranter  
Governance Manager

[Derrick.Tranter@lsc.nt.gov.au](mailto:Derrick.Tranter@lsc.nt.gov.au)  
(08) 8983 0600

Litchfield Council  
PO Box 446  
Humpty Doo NT 0836

## **Introduction**

Litchfield Council invites Expressions of Interest for the development of its site located at 320 Arnhem Highway, as part of Humpty Doo district centre which is the gateway to Kakadu National Park.

The site has an area of approximately 75,600 square metres and is currently vacant land.

Expressions of Interest are invited from experienced residential/commercial land developers capable of delivering a high standard proposal.

The site offers excellent development opportunities for major retail, commercial, residential, medical and mixed use buildings or some combination in the Humpty Doo business district.

Expressions of interest must address the selection criteria specified in the brief and must demonstrate that they will make a positive contribution to the amenity of the locality.

This represents an exciting opportunity to invest in one of Australia's fastest growing areas, with developments being propelled by offshore oil and gas developments, iron ore, gold, manganese, and mineral developments. Tourism, agriculture and the cattle industry including the construction of a beef processing facility at Livingstone is providing a solid base for this developing enterprise.

Litchfield Municipality has a population of over 20,000 and within close proximity of this site there is a major industrial land development and a high school with an estimated 1,000 students all who live within close proximity to this site. There is also a planned construction of a new regional hospital within the Litchfield municipality.

## **Benefits to Owners**

Litchfield Council seek to obtain some benefit from the commercial development of the land and expect Expressions of Interest to address this aspect.

## **Litchfield Council**

The site has a strategic location in the Humpty Doo District Centre:

The Humpty Doo District Centre as the heart of the local community and should be a place with pedestrian activity, restaurants, cafes, places for people to enjoy and meet, and retail services; taking full advantage of the beautiful natural setting within a rural setting.

Development of a distinctive tropical image will help promote 'territory lifestyle, rural living, and benefits' to the community and to the region.

Litchfield Council wishes to develop the land in a manner that provides benefits to the rural residents, the successful Developer and Greater Darwin area, and to showcase the future of rural living.



## The Property

The property is located within the Business District of Humpty Doo. The site has an area of approximately 75,600 square metres.



Property - Vacant Land



From Arnhem Highway



View from Humpty Doo Shopping Plaza



View from the Arnhem Highway



## Locality Plan

Existing land use in the locality is predominantly commercial, service commercial, residential, medium density residential and community land use such as schools and religious buildings. There is one high school, two primary schools and a day care centre.

## Neighbouring Property



Humpty Doo Shopping Plaza Car Parking



Humpty Doo Shopping Plaza internal



Humpty Doo Tavern , Plaza and Parking



Humpty Doo Shopping Plaza

The Shopping Plaza includes a Woolworths Supermarket, a number of variety shop, doctor's surgery and tavern





Police and Fire Station



Service Commercial Area



Post Office



Service Station



Humpty Doo Bus Interchange



Medium Density Residential



## Zoning and Planning Controls

Under the NT Planning Scheme, the site is Zone MZ (multi zone) with the major part being zoned CP (Community Purpose) and an estimated 11,000 square meter area zoned CN (Conservation)

The Zone CP – Community Purpose seeks:

1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.

The number of additional land uses including commercial premises, restaurants and shops may be approved in the zone subject to:

a traffic study being prepared to assess the impact of the proposed development on the local road network;

any additional car parking required by the development being provided on the land; the development maintaining any existing easements and rights of way for vehicular and pedestrian access; and

Zone C applies to the major commercial area and the applicable objectives of this zone are:

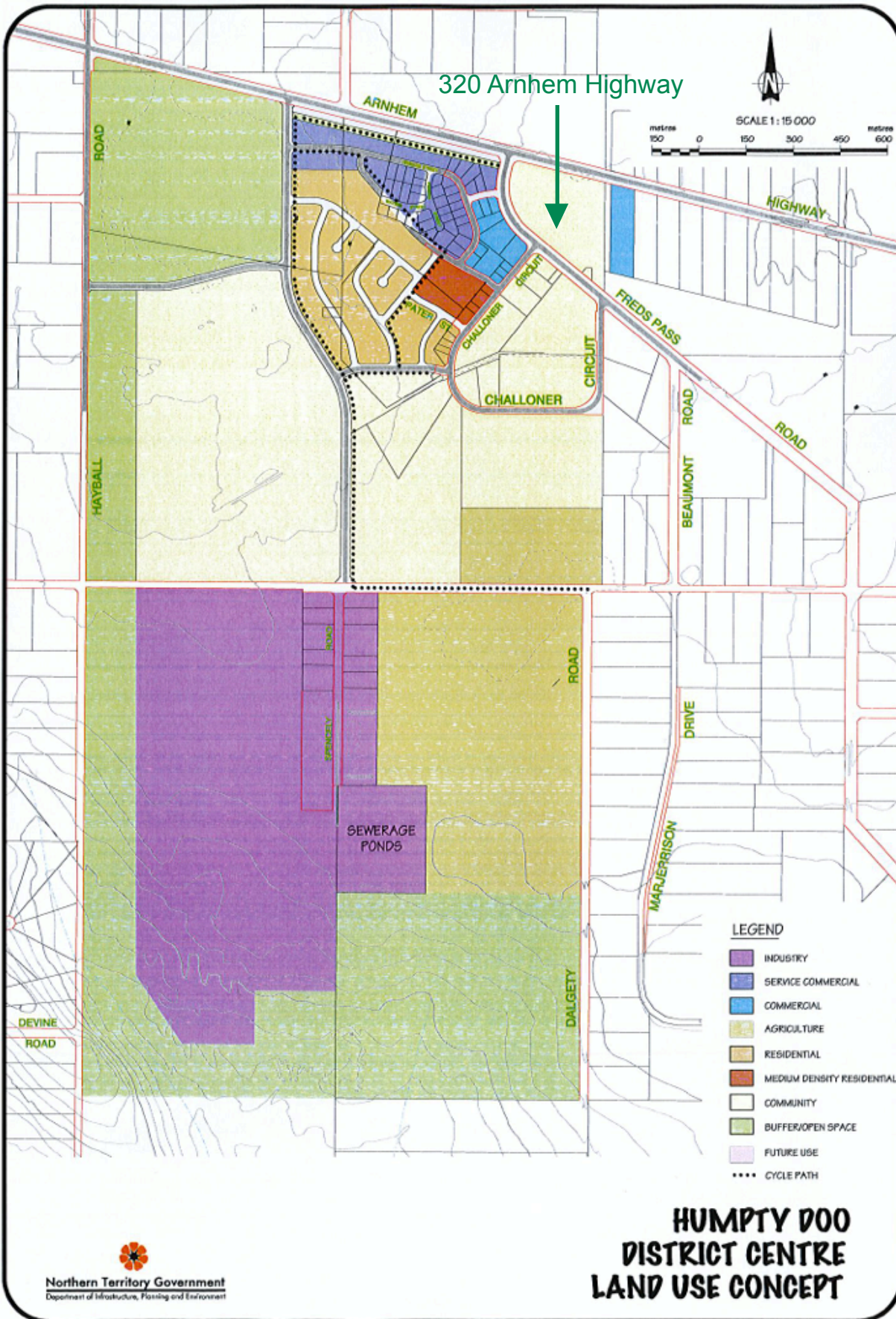
to recognise the Humpty Doo business district as the commercial/retail centre of the local area;

to provide for a wide range of retail, commercial and tourist uses as well as residential development opportunities in the zone; and

mixed use developments (commercial or retail and residential) with consent.



FIGURE 4





## Selection Criteria

Expressions of Interest will be evaluated against the following core selection criteria:

- (1) The Developer's capacity to carry out the Development successfully.
- (2) The quality of the Development concepts and proposals.
- (3) The benefits to the local region.
- (4) Compliance with all government, planning and statutory requirements.

Expressions of Interest must address all of the selection criteria specified above and must provide particulars of:

- (a) the Developer's company profile, names of directors and key personnel;
- (b) the Developer's skills, experience and expertise with regard to similar development proposals and the roles that key personnel (including but not limited to designer/architect, planner, project manager, engineers, building certifier) would play in the proposal including identification of substitute staff members and their roles and skills;
- (c) the estimated project cost;
- (d) the Developer's financial capacity to carry out the Development, having regard to the estimated project cost;
- (e) the Developer's record in relation to legal and commercial disputes in the past five years;
- (f) a written and detailed description of the proposed use and development of the land, including concept plans and approach to urban design and the best use of the space, with particular reference to:
  - (i) the number of buildings, height of buildings and number of levels in the Development, having regard to the height limits under the current planning scheme;
  - (ii) the proportion of the area to be used for residential and commercial use;
  - (iii) the nature of commercial uses, eg shops, hotel, serviced apartments, cinema, restaurants, government and professional offices;
  - (iv) car parking;
  - (v) the area to be allocated for green space;
  - (vi) the impact of the design on and links to adjoining and nearby properties; and
  - (vii) community facilities, eg childcare centre, aged care facilities, medical facilities such as medical or dental surgery, super clinic or trauma centre;
- (g) impact of the Development on neighbouring businesses and landowners;
- (h) benefits to the local region;
- (i) proposed commencement and completion dates and a preliminary development program
- (j) concept plans and approach to urban design;
- (k) approach to the management of internal and external traffic; and

Expressions of Interest that do not address all of the required criteria will be treated as being non-compliant and may not be considered further.



## **Evaluation process**

Litchfield Council will assess each Expression of Interest received and will prepare a shortlist of developers for further consideration. Developers selected on the short list will be required to make an oral presentation concerning their Expression of Interest, to the Committee and may be required to make an oral presentation to Community members.

The Committee reserves the right to require Developers to submit further information concerning their Expression of Interest.

Upon completion of the evaluation process Litchfield Council may:

- (a) invite any, or several respondents to submit a tender which sets out detailed particulars;
- (b) negotiate directly with any or several respondents;
- (c) select a preferred Developer for detailed negotiations;
- (d) terminate the process; or
- (e) re-advertise for Expressions of Interest

## **Costs**

Respondents are responsible for their own costs and expenses of preparing Expressions of Interest. The Committee does not accept any responsibility for any costs or expenses incurred by respondents.

## **No Legal Obligations**

No legal obligations arise from this Expressions of Interest process, except between the unit owners and the successful respondent upon execution of a legally binding and enforceable contract between the parties.

## **Ownership of Expression of Interest Submission Documents**

All Expression of Interest documents, including paper and electronic copies upon being submitted to the Litchfield Council become the property of the Council.

## **Disclaimer**

This Brief was prepared on behalf of the Litchfield Council for the information of interested parties to assist them to decide whether they are sufficiently interested in the property to lodge an Expression of Interest.

The information contained in this report is prepared in good faith and with due care by members of Litchfield Council. However, interested parties should not rely on any information provided in this Brief as a statement or representation of fact, and should rely on their own enquiries.