

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mrs Finocchiaro to the Chief Minister:

Darwin Waterfront Luxury Hotel

Questions:

1. Were there any contractual penalties incurred by the Landbridge Group for withdrawing from the Darwin Waterfront Luxury Hotel Development? If yes, what were they?
2. The NT Government is calling for new aspirations for the site and visions for the project – Why is this changing? Do you now consider the previous proposal was inadequate?
3. Will the luxury hotel still be a \$200 million development, or has this been cut back to enable a cheaper luxury hotel to be built?
4. The NT Government previously committed \$17 million towards public infrastructure. Recent question taken on notice during estimates revealed only \$1.029 million has already been spent? Please provide a breakdown of costs that have been incurred on the Luxury Hotel for:
 - a. Technical design and documentation
 - b. Diversions and relocation of services
 - c. Earthworks and construction of a headwall and associated drainage
 - d. Construction of foreshore access and pedestrian footpath
 - e. Development of a high-end prototype hotel room
 - f. Probity advisors
 - g. Project analysis
 - h. Project Evaluation Team
 - i. Any other cost incurred
5. How many contractors have been engaged to date, to undertake these works in response to question 4? Who are these contractors and how much have they been paid?
6. How will the remaining funds from the \$17 million be spent? Please provide a breakdown and include a timeline for spending and implementation.
7. Will the NT Government's \$17 million contribution also be cut back for a smaller development or will it be increased to capture changes to economies of scale 3 years after it was first committed?

8. Is a sky bridge from the Waterfront luxury hotel to the CBD still on the cards? What is this estimated to cost? When is it anticipated to be completed?
 9. What is the timeline of events scheduled after the registrations of interest close on 10 September 2021?
 10. When will development onsite commence?
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Answer

1. No.
2. The Northern Territory Government has opened a Registrations of Interest to identify the market interest in the development of a luxury accommodation offering.
3. . The total development cost will depend on individual proposals put forward by proponents as part of future stages of the process.
4. Northern Territory Government costs incurred on the Luxury Hotel are as follows:

Item	Amount
Expenses in pursuit of a luxury hotel development	\$1 029 000
Project development expenses	\$544 000
Public infrastructure contribution	\$5 428 000

5. Consultants engaged by the Northern Territory Government:
 - Minter Ellison (legal);
 - KPMG Pty Ltd (probity);
 - Hunt Tourism Services (external panel member);
 - AEC Group Pty Ltd (market analysis);
 - GHD Pty LTd (engineering peer review);
 - EJA Pty Ltd (survey); and
 - Masterplan (planning).

The Territory Government did not engage any contractors in respect of works associated with construction of the Luxury Hotel – this was the responsibility of the Developer (Landbridge).

6. Any future NT Government commitment, including in relation to public infrastructure, will be determined in the context of individual development proposals.
7. See response to Question 6.
8. See response to Question 6.
9. After closure of the registrations of interest, the Northern Territory Government will engage with interested parties and determine the next stages to facilitate the project.
10. Development on site will be determined in conjunction with any new proponent, having regard to its specific development proposal.