

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Maley to the Minister for Infrastructure, Planning and Logistics:

Mandorah Marine Facility

1. **Have there been any variations to the original concept design since this project commenced in 2019?**
 - a. **If so what are those changes?**
 - b. **Can you please provide a copy of the 2020 final concept plan?**

Between May and November 2021, extensive consultation was undertaken, providing project updates to a number of stakeholders and representative organisations in relation to a new ferry facility at Mandorah.

This informed the concepts published to date.

A design and construction contract was awarded in Q4 2023, and the “final” design is now being completed by the contractor’s (SMC Marine) designers, local engineering company WGA Consulting. SMC Marine’s tender did include an alternate design that aligns well to the natural habitat and topography of the site, delivering all of the key functional elements of the initial Concept Designs.

2. **Has the actual size of the main breakwater reduced since the 2020 final concept plan?**

The size of the breakwater is not a key design feature. Therefore, size is not a governing feature. The key feature is one of wave moment resilience and facility user safety, taking into account the prevailing conditions at the site.

3. **Has the size of the Lee Breakwater reduced since the 2020 final concept plan?**

Refer to the response at Question 2 above.

4. **Has the size of the floating pontoon reduced at any time since release of the 2020 concept plan?**

The pontoon size has never been a fixed criteria. Detailing such features occurs after concept design.

- 5. Has the size of any access jetties been reduced at any time since the release of the 2020 concept plan?**

The jetty size has never been a fixed criteria. Detailing such features occurs post concept design.

- 6. What was the cost of the 2020 final concept Design?**
- a. Who undertook the work on the 2020 final concept plan?**
 - b. Were there any variations to the 2020 final concept plan? If so, what was the cost of each variation?**

The initial concepts, planning work, project clearances, site studies, and associated activities were conducted by Stantec Consulting.

A range of engineering work, site investigations and modelling is required to inform a detailed design which can impact the final product. This includes work such as geotechnical information, site surveys and wave modelling.

- 7. If the revised plan has resulted in a reduced size of the project why did that reduction occur?**
- a. What are the expected cost saving related to any reduction in size of the project?**
 - b. What was the project cost of the works under the 2020 final concept plan?**

The cost of infrastructure projects are rarely measured by size alone. A range of factors influence project cost including scope, duration of construction, market rates and capacity, technical or environmental complexity, risk and a range of other features.

Refer to Q6 in terms of cost.

- 8. If there was a reduction in the size of the project was there a consultation process with Territorians on the reduction?**
- a. If so can you please provide the result of the consultation process?**
 - b. Can you also provide a copy of any submissions received as a result of the consultation process?**

Refer to the response at Question 1 and 7 above.

9. If the project was reduced in size, what parts of the 2020 concept plan were reduced or what was excluded?

No key features have been excluded in the current design.

10. Does the project contain a dual lane boat ramp?

All concepts included a boat ramp.

11. Does the project still include a land based fishing platform?

The land based fishing platform will be included in Stage 2.

12. Does the project provide for disability access?

a. If so has that access been changed since the 2020 final concept plan?

The key deliverable and the predominant reason for this project remains to deliver a disability compliant facility for all users. This enables all users to access both public and private sectors services. This remains a key feature of the project.

13. Is there an area for a future Marina zone?

No

14. How many times has the project gone out to tender?

The project was tendered twice. The first tender did not result in awarding a contract as one tender did not present value for money, and unfortunately the other tenderer had to withdraw due to being awarded other contracts, which affected its ability to deliver this project.

15. If there has been more than one tender process why did that occur?

Refer to the response to Question 14 above.

16. The 2023/24 budget had the project in the revote list. What is the revote amount as at 31 December 2023?

Given the project has to run a second tender process, majority of the program was re-voted to the following financial year.

17. The expected cost of the project is now \$63 million. Where is the extra money coming from to fund the project?

Government approved additional funding to allow award of the contract.

18. Will the Fishing Future Fund be required to pay for the entire cost of the project?

No. This is one off project funding.

19. Who owns the land that the project will be built and located on?

The facility is being constructed on Crown Land.

20. If the land is not owned by the NT Government, what steps are being taken to secure ownership of the land?

Refer to response to Question 19 above.

- 21. If the land cannot be owned by the NT Government, is the land being leased by the NT Government?**
- a. If the land is being leased by the NT Government, what is the annual amount the NT Government will be paying for the lease of the area?**

Refer to response to Question 19 above.

- 22. Have final plans been prepared for the project?**
- a. If so have the final plans been released to the public?**

Refer to the responses to Question 1 above.

23. When will work commence on the project?

Some early works have already occurred including preparation of the existing building to be repurposed as a ferry terminal. Early works also included asbestos removal and site decontamination. It is anticipated some stockpiling of construction materials will occur on site during Q2 2024, and concurrently, when the design is sufficiently progressed, offsite procurements and fabrication of the pontoon and other elements can occur.

24. When will the project be completed?

End 2025.