Fact sheet: Sale of Stokes Hill, NT.

Why is Defence selling the site?
Defence has identified the 3.88 hectare site as surplus as it no longer requires the land to support future Defence capability. Proceeds from the sale will be reinvested in support of the Australian Defence Force.

Where is the site?
The property is located at 2 Frances Bay Drive (at corner of Mavie Street), Darwin, Northern Territory. The property is shown in the below map.

The site was used from the 1920s until 2014 as a bulk fuel storage facility for Royal Australian Navy operations. The facility supplied the fuel to Darwin Naval Base, Stokes Hill Wharf and Fort Hill Wharf refuelling facilities for Defence and visiting navies. In December 2014, the site was decommissioned in preparation for divestment.
When will the site be sold?

Defence is progressing due diligence activities at the site which include environmental and historic heritage and indigenous assessments. Defence expects these activities to be completed by financial year 2021-2022.

How does Defence sell its property?

Defence properties are sold in accordance with the Commonwealth Property Disposals Policy. This policy states that all surplus Commonwealth property is to be sold on the open market for full market value.

The Commonwealth Property Disposals Policy allows for direct sales to local and state governments in some circumstances. These are known as ‘off-market sales’. Off-market sales require the approval of the Minister of Finance.

The CPDP can be viewed on the Department of Finance website

The Commonwealth Property Disposals Policy allows for direct sales to local and state governments in some circumstances. These are known as ‘off-market sales’. Off-market sales require the approval of the Minister of Finance. When a site is sold on the open market, Defence will engage a marketing agent to sell the property. Methods of sale can include auction, tender and private treaty sales.

Who is going to buy the site?

Any party who is eligible to purchase property in Australia can participate in an open market process.

What can the new owner do with the site?

Any purchaser will be required to comply with regulatory requirements of Northern Territory Government.

Is Stokes Hill contaminated?

As a result of its former use as a bulk fuel storage facility, the site is heavily contaminated with hydrocarbons and with per-and poly-fluoroalkyl substances (PFAS). Due to the complex nature of the PFAS contaminant it is estimated that due diligence activities may take up to three years to finalise. Defence PFAS Investigations Management Branch is leading the Stage 2 (Environmental) Detailed Site Investigation which will commence in 2018.
Is Stokes Hill heritage listed?
Stokes Hill is not on the Commonwealth Heritage List.

A large portion of the site has been registered with the Aboriginal Areas Protection Authority which means that the *Northern Territory Aboriginal Sacred Sites Act 2012* applies to part of the site.

Defence has acknowledged that consultation with the traditional land owners will be required before any significant investigation or remediation works are undertaken.

Helpful links