

EXECUTIVE SUMMARY

Flinders Ports is now seeking expressions of interest to develop a parcel of land of approximately 4 hectares located at the Outer Harbor of Port Adelaide.

Situated in a prime position off Coughlan Road the site is strategically located, enjoying direct access to the DP World Container Terminal, the existing rail facility and Victoria Road. The future development will also be nestled amongst container parks and existing warehousing and distribution facilities.

The Outer Harbor area is poised to experience significant change including the construction of the Port River Expressway and Port River Bridges. Recently completed projects for the Outer Harbor include the development of a new deep water bulk berth and the deepening of the main shipping channel to 14.2 metres LAT.

Key stakeholders in conjunction with the State Government are currently completing the master planning of the Le Fevre Peninsula. It is anticipated that the Peninsula will continue to see infrastructure development that will create a state of the art port industry precinct.

The expression of interest process is an opportunity for interested parties to demonstrate an interest and a capability to develop the site in a manner that meets specific objectives.

1. PROJECT OBJECTIVES

Flinders Ports is seeking proposals that will demonstrate and meet the following objectives;

- To facilitate trade growth through the Port of Adelaide
- To provide sustainable growth that will contribute to the State by way of employment and economic growth
- Have a satisfactory level of industry experience
- To comply with Statutory and Flinders Ports Environmental Plans
- Financial capability to ensure a long term viable relationship with Flinders Ports
- Meets an appropriate rate of return for Flinders Ports

2. THE SITE

(Brief Description)

2.1 Zoning – Industry (Port) Zone

2.2 Services

Water – Mains supply

Sewer – Septic only (or chemical)

Electricity – adequate supply available

Gas – Nearest connection cnr Victoria Road and Klingberg Drive, North Haven

Telephone – connections available

2.3 Location Plan – See Attachment 1

3. THE DEVELOPMENT

It is anticipated that the likely development will consist of storage and/or warehousing of import and/or export cargoes. However Flinders Ports is prepared to entertain any proposals

that will facilitate the movement of trade. Proposals that entertain the development of new trade to the port at sustainable levels will be favourably considered.

4. EOI PROCESS & TIMING

- Stage 1: May 23rd 2006
Flinders Ports to release EOI Documents
- Stage 2: June 16th 2006
Responses submitted by interested parties
- Stage 3: June 30th 2006
Flinders Ports to announce successful bidder. It is intended that one party will be selected to further progress the development. Participants will be selected on the basis of how the proposals meet the Objectives outlined in section 1.

Flinders Ports reserves the right to extend or amend the indicated dates and or process without prior notice.

ENQUIRIES

Any Enquiries regarding this project should be directed to:

Mr Graham Reid
Property Manager
Flinders Ports
Telephone: (08) 8447 0661 or Mobile 0419 848 759
Email: reid.graham@flindersports.com.au

LODGEMENTS

Bidders are requested to submit one original and one copy of their EOI response. It is further requested pages are numbered consecutively to ensure the documents are complete.

Responses should be submitted to the following address and be endorsed to:

Flinders Ports
296 St Vincent Street Port Adelaide
South Australia 5065

Attention: Graham Reid
Expression of Interest
Outer Harbor Import/Export Warehouse Development

By 4.00 PM Friday 16th June 2006

Late responses may or may not be considered by Flinders Ports.

DISCLAIMER

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The information contained in this document has been prepared in good faith and does not constitute an offer or contract but merely an invitation to interested parties to further investigate the opportunities for such a development.