



AUSTRALIA'S
**NORTHERN
TERRITORY**

AUSTRALIA'S DIGITAL BRIDGE TO ASIA

**SECURE.
LOW-LATENCY.
SCALABLE POWER.**

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HOW WE CAN HELP

The Department of Trade, Business and Asian Relations is the Northern Territory Government's lead agency for investment attraction, trade, workforce development and business growth, working in close partnership with other agencies to support investment facilitation.

We work with industry, investors and government partners to identify opportunities that support economic development across the Territory.

Our team serves as a key point of contact for investors and businesses, helping them connect with the right government agencies, understand Territory opportunities, navigate relevant processes and access information relating to workforce, migration and enabling infrastructure.

Through collaboration across the Northern Territory and Australian Governments, we support investment facilitation, encourage private sector growth and help projects progress toward successful delivery.

WHY CHOOSE THE NORTHERN TERRITORY?

SECURE AND ENERGY-READY. THE NORTHERN TERRITORY IS SET TO POWER NEXT GENERATION DIGITAL INFRASTRUCTURE BETWEEN AUSTRALIA AND ASIA.



STRATEGIC LOCATION

Darwin's north-facing location offers secure, sovereign and geopolitically stable digital connectivity linking directly to Asia.



RELIABLE, SCALABLE POWER

Northern Territory offers transformative opportunities with firm power supply available to support next-generation data centres from 2028.



WATER ALLOCATIONS

Strategic water planning will deliver long-term availability for economic development.



AUSTRALIA'S LOWEST LATENCY TO SOUTHEAST ASIA

New subsea cables to Darwin will offer sub 30 milliseconds to more than 700 million+ people.



GROWING RENEWABLE ENERGY CAPACITY

Solar and emerging hydrogen provide long-term energy certainty and sustainability pathways.



GREENFIELD SITES AVAILABLE

Serviced, scalable land available for AI-ready data centre construction and future expansion.



NEW DIGITAL CONNECTIONS FROM 2028

Darwin to become the second largest hub for subsea cables behind Sydney.



STRATEGIC LAND

Industrial-zoned precincts proximate to fibre and subsea landing and cable infrastructure.



STRONG WORKFORCE PATHWAYS

Quality of life, immigration pathways, and international mobility make Darwin a globally connected location.

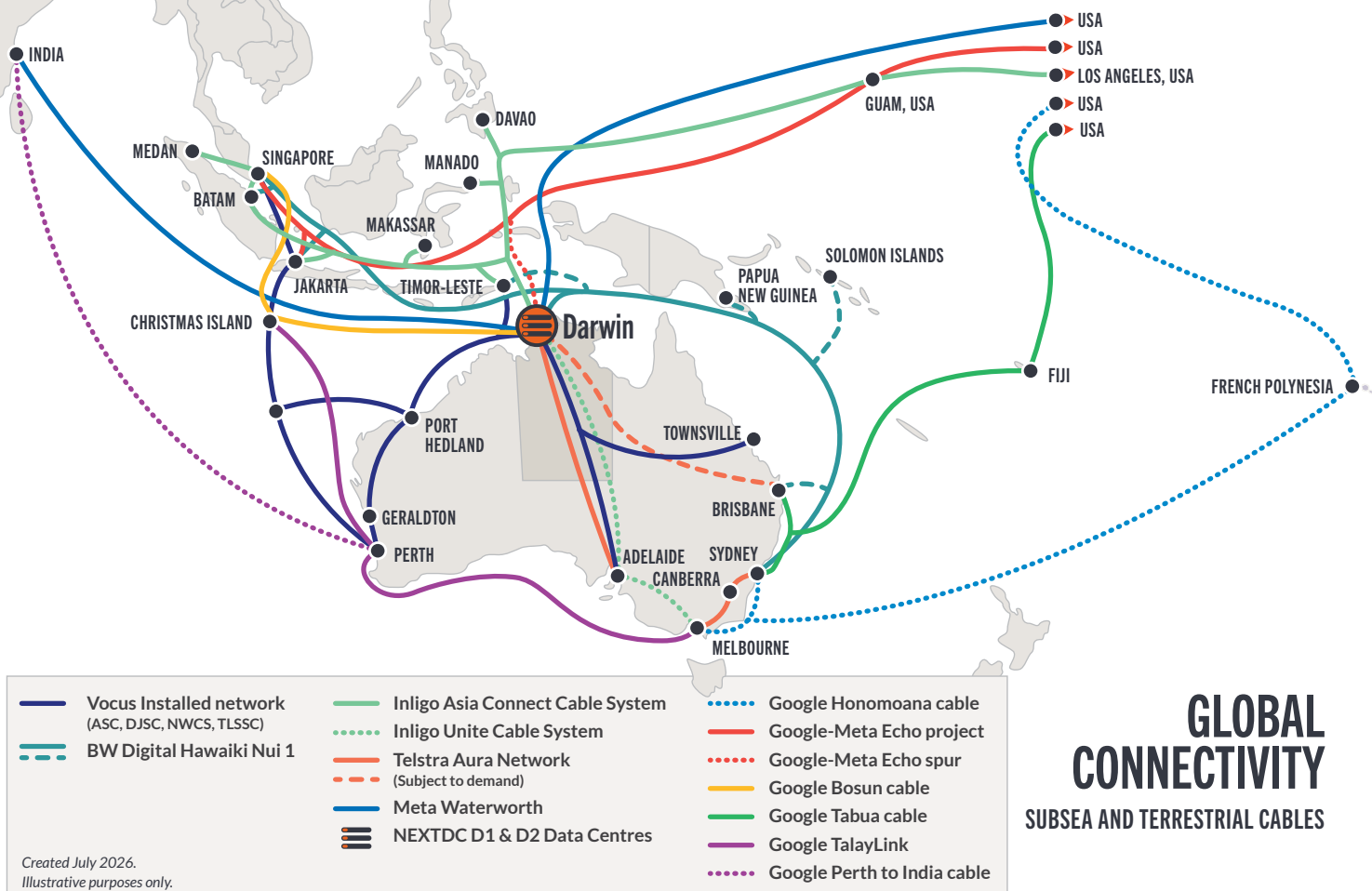
AUSTRALIA'S DIGITAL BRIDGE TO ASIA STARTS HERE

Darwin, the capital of the Northern Territory, delivers the best latency to Asia, allowing data to be transferred and accessed faster than from any other Australian capital city. This proximity is critical for AI, cloud and data-intensive operators seeking to grow across the Indo-Pacific, particularly in grid-constrained markets such as Singapore.

The Northern Territory occupies a strategically important position in Australia's international digital network, with Darwin emerging as a key landing point for subsea cable systems and a growing gateway for global data flows.

Darwin is located within 50 milliseconds to more than 700 million people and offers a secure and stable location for digital, data, technology and telecommunication companies to start-up, relocate or expand their operations to service the local, Australian and Indo-Pacific markets.

Darwin's connectivity advantage is underpinned by integration into the broader digital and energy corridor, linking international subsea cables with high-capacity terrestrial fibre and inland infrastructure. This enables a distributed, scalable model of data centre development connecting Darwin's ultra-low-latency gateway with emerging inland locations suited to large-scale and energy-intensive compute.



GROWING INTERNATIONAL CONNECTIVITY WITH HIGH SPEED NETWORKS

Darwin's international connectivity is expanding through the Vocus Darwin–Jakarta–Singapore Cable (DJSC), which entered service in 2023. Delivering around 40 Tbps of capacity between Australia and Asia, it enables direct, low-latency connectivity and reinforces Darwin's role as a growing Asia-Pacific data hub.

SUBSEA CABLES

Six new subsea cables are expected to land over the next five years, which will significantly enhance capability.

Systems such as Inligo's Asia Connect Cable (ACCC-1) will link Darwin directly to Singapore, Indonesia, the Philippines and United States, promising round trip latencies from Davao to Darwin at 27 milliseconds.

BW Digital is delivering Hawaiki Nui, a trans-Pacific submarine cable system connecting Darwin to Singapore, Indonesia, New Zealand and the United States through 25,000km of subsea cable system, designed to deliver 250 Tbps of capacity using next-generation SDM technology.

Google's Australia Connect initiative is another subsea cable program to enhance connectivity and resilience across Australia and the Indo-Pacific, including the Bosun subsea cable which will connect Darwin to Christmas Island, with onward connectivity to Singapore.

Vocus is also continuing to expand its network presence in the Territory, leveraging Darwin's emerging role as a multi-cable landing and interconnection hub.

Darwin's strategic position as a logical interconnection point within emerging high-capacity digital routes is further reinforced by major hyperscaler-led systems reshaping Indo-Pacific connectivity.

TERRESTRIAL CABLES

Domestic connectivity is being strengthened in parallel.

The Northern Territory Government's Terabit Territory initiative has increased backbone network capacity from 400 Gbps to 20 Tbps, providing a high-capacity fibre network linking Darwin to Adelaide, Brisbane and key regional centres.

Darwin is also being integrated into next-generation national networks, including Telstra's Aura Network, which is designed to deliver ultra-high-capacity, low-latency connectivity between capital cities and regional centres, including a planned Darwin-Adelaide connection that will further strengthen national and international data pathways.

Dark fibre availability in Darwin is also growing, with multiple providers including Telstra Aura Network, Vocus and Inligo Unite offering or planning diversity of fibre routes to the cable landing stations and between data centre sites.

Together, these investments are creating a diverse, high-capacity and resilient connectivity ecosystem, with multiple independent data pathways that enhance redundancy, reduce risk of disruption, and support hyperscale and AI-driven workloads.

Once all planned projects reach completion, Darwin will be Australia's second-largest hub for subsea and terrestrial cables.

RELIABLE, SCALABLE ENERGY FOR THE AI ERA

Australia's data centre market is growing rapidly, driven by cloud computing, artificial intelligence and increasing demand for sovereign digital infrastructure.

As data centre power requirements accelerate, traditional markets such as Sydney, Melbourne and Singapore are facing increasing constraints from limited grid capacity, rising energy costs and growing competition for electricity supply.

The Northern Territory presents a compelling alternative.

With access to future Beetaloo gas supply, growing renewable energy capacity and major infrastructure investment, the Northern Territory is uniquely positioned to support the next generation of hyperscale and AI-driven data centres. Unlike many established markets, the Northern Territory offers the potential for large-scale expansion, long-term energy certainty and flexible development pathways.

ONE OF AUSTRALIA'S FEW REMAINING OPPORTUNITIES FOR LARGE-SCALE DATA CENTRE GROWTH

The Northern Territory offers the highest growth potential compared to other capital cities.

With future power pipeline from Beetaloo gas supply, growing renewables, new infrastructure and government support for strategic investment, the Northern Territory is poised for the next generation of AI and hyperscale data centres. Few jurisdictions in Australia can offer the same combination of expansion potential, long-term energy certainty and government partnership.





POWERING AUSTRALIA'S NEXT GENERATION OF DATA CENTRES

SECURE, FLEXIBLE AND SCALABLE ENERGY

Data centre operators require energy solutions that align with their scale, sustainability objectives and deployment timelines.

The Northern Territory offers flexible pathways to power, enabling projects to connect to the regulated network, deploy behind-the-meter generation, or adopt hybrid models that support faster delivery and future expansion.

The Darwin-Katherine Interconnected System (DKIS) is the Territory's largest regulated electricity network and provides reliable, dispatchable generation capacity suitable for continuous-load industrial users. Existing infrastructure includes the Channel Island and Weddell Power Stations, supported by battery energy storage systems that enhance network stability and reliability.

Power and Water Corporation, the Northern Territory's network operator, provides dedicated support for major industrial customers through specialised connection and project facilitation services, helping streamline the path to energisation for large-scale developments.

LONG-TERM ENERGY CERTAINTY

A key Northern Territory advantage is the development of the Beetaloo Sub-basin, one of Australia's largest prospective gas resources.

Located 500 km southeast of Darwin, the Beetaloo is expected to become a major source of new gas supply, supporting secure, affordable and scalable energy for industry, data centres and future digital infrastructure. Industry assessments have compared the scale and significance of the Beetaloo to major international gas basins, including the Marcellus Shale in the United States.

The Northern Territory Government has secured long-term gas supply arrangements with major Beetaloo operators, providing confidence in future energy availability. Initial production is expected to commence in Q3 2026, with commercial-scale production ramping up through 2027 and 2028. As these resources come online, they have the potential to fundamentally reshape the Territory's energy landscape by delivering secure, affordable and scalable energy for industrial development, data centres and emerging digital infrastructure.

INDEPENDENCE FROM NATIONAL ELECTRICITY MARKET

The Northern Territory operates outside Australia's National Electricity Market, providing exposure to different supply dynamics and reducing reliance on the capacity-constrained east coast energy system.

BUILDING THE INFRASTRUCTURE TO SCALE

INFRASTRUCTURE

Supporting our gas developments is the Territory Energy Link, a major Northern Territory Government initiative to establish a strategic infrastructure corridor between Elliott and Darwin.

Planned to accommodate gas pipelines, electricity transmission, water infrastructure and digital connectivity, the corridor will connect future gas supply, renewable energy projects and industrial precincts with data centres and export facilities across the Northern Territory.

By linking growth regions and strategic infrastructure assets, it will provide the backbone for long-term digital infrastructure investment.

THE RENEWABLE ENERGY IMPERATIVE

Alongside energy security and affordability, the Northern Territory is investing in renewable energy, battery storage and grid stabilisation infrastructure.

Supported by some of Australia's highest solar irradiance levels, renewable generation is already playing an increasing role in the Northern Territory's energy mix.

In 2025, renewables supplied approximately 19% of the Territory's annual electricity demand and, during periods of high solar output, regularly exceeded 60% of electricity demand. As new solar, battery and large-scale energy projects come online, data centre operators will have greater opportunities to incorporate lower-emissions energy into their operations.

This provides a practical pathway to decarbonisation: reliable gas-fired generation can deliver the firming capacity needed to support continuous operations today, while increasing renewable penetration over time supports long-term sustainability objectives.



ENSURING RELIABLE WATER SUPPLY FOR DIGITAL GROWTH

The Northern Territory's abundant and strategically managed water resources provide a strong foundation for sustainable hyperscale data centre development.

Extensive groundwater systems, planned surface water infrastructure, and emerging recycled water opportunities ensure secure, long-term water availability to support efficient cooling and operational resilience. By combining natural resource advantages with modern water management technologies, the Northern Territory enables responsible digital infrastructure growth while minimising environmental impacts.

STRENGTHENING DARWIN'S WATER SECURITY

Darwin's water supply is being significantly enhanced through major infrastructure investments that will deliver a diversified, climate-resilient water system capable of supporting water dependent industries such as data centres. According to the World Economic Forum, a 1 MW data centre can require up to 25.5 ML of water annually for cooling operations.

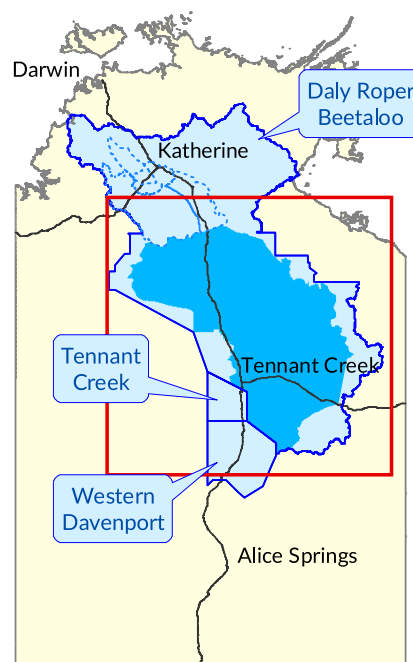
Key Projects

- **Manton Dam Return to Service:** adding approximately 7,300 ML per year to the water network by late 2026.
- **Adelaide River Off-Stream Water Storage (AROWS):** expected to provide around 60,000 ML per year of additional supply to support industrial growth.
- Opportunities to utilise **recycled water** for industrial cooling applications.

Together, these initiatives establish a multi-source, climate-resilient water system that strengthens Darwin's long-term water security and provide a future-ready platform for hyperscale data centres.

UNLOCKING REGIONAL WATER CAPACITY

Beyond Darwin, the Northern Territory offers substantial groundwater resources to support large-scale digital infrastructure across emerging energy and connectivity corridors.



The **Georgina-Wiso Water Allocation Plan (2023–2031)** manages the extensive Cambrian Limestone Aquifer, one of the Territory's largest groundwater systems, extending across the Daly-Roper-Beetaloo region (see above map). The plan provides an Estimated Sustainable Yield (ESY) of 210,000 ML per year, with more than 169,000 ML per year allocated for economic development, creating significant capacity for water-intensive industries.

Additional regional water resources include:

The Katherine Tindall Limestone Aquifer underlies the Katherine township and surrounding catchment within the Daly Roper Beetaloo district. The current plan (2024–2026) outlines an ESY of over 38,300 ML per year, including over 20,000 ML per year is allocated for economic development activities, with a new 10-year plan to be declared in 2026. The aquifer's proximity to established regional infrastructure and existing licencing activity supports near-term data centre deployment, with access to a well understood and actively managed groundwater resource.

The Western Davenport Plan (2024–2034) includes three water management zones the Davenport Ranges, Central Plains and Southern Ranges, approximately 150km south of Tennant Creek – providing an ESY of 87,700 ML per year. Over 60,000 ML per year is allocated to economic development, with low current utilisation and substantial remaining allocation capacity providing flexibility for new entrants.

These regions are underpinned by structured allocation plans that incorporate both surface and groundwater systems, ensuring sustainable extraction, long-term availability and scalability for future investment.

Water extraction licences are typically granted for 10 years, with a structure application process aligned to the project scale and relevant water allocation plan coordinated through the Department of Environment, Parks and Water Security. These frameworks ensure that water is available, regulated and allocated to support sustainable development, providing confidence for long-term capital investment.



STRATEGIC LAND FOR DIGITAL INFRASTRUCTURE GROWTH

The Northern Territory provides a compelling platform for data centre development, combining scale with strategic positioning. Across the Northern Territory, sites offer large, development-ready land parcels, streamlined planning pathways, and close proximity to emerging digital and energy corridors.

Site readiness is subject to structured assessment and planning, with identified opportunities to support future data centre grade land development adjacent to major power and network infrastructure. The Northern Territory is home to NEXTDC's Darwin data centre campus, with the Tier IV D1 facility operational and the D2 expansion nearing completion. Together, these facilities demonstrate Darwin's capability to support world-class digital infrastructure and growing demand for digital services.

This demonstrates, Darwin's capability to support world-class digital infrastructure.

Darwin offers industrial zoned precincts proximate to fibre and subsea landing cable infrastructure, high voltage grid connection points, as well as port and logistics infrastructure. Large parcels of land are available to support staged, campus style data centre development.

Wishart Estate located in Darwin, and strategically located at major transport nodes and transmission lines, is a designated location offering a variety of land sizes for mid-sized and enterprise data centres. The availability of substantial land near the Hudson Creek Power Station

positions the site as a prime opportunity for data centre investors, with strong future development potential and capacity to support up to 100MW of power.

EMERGING AND LONG-TERM EXPANSION READINESS

There are also opportunities to develop large scale data centre operations close to Gigawatt scale renewable and low carbon energy sites. The same sites are emerging as strategic inland locations due to planned fibre connectivity and infrastructure corridors to land zoned for future-facing, sustainable industries.

Large land parcels, low competing land uses and the potential for behind the meter power access make the region well suited to future hyperscale, campus style developments, particularly as high capacity fibre routes through central Northern Territory come online.

The Northern Territory Government works closely with investors to overcome any challenges they may face in securing land, helping them to streamline access, identify viable sites, and support the development of data centre ready precincts.

DIGITAL INFRASTRUCTURE

Strategic infrastructure investments are connecting key growth regions and industrial precincts through an integrated network of energy, water and digital assets, creating a strong foundation for scalable data centre development and long-term industry growth.

The Northern Territory's digital and energy corridor connects the infrastructure, resources and strategic locations needed to support future digital industries. Energy generation, water resources, fibre networks, subsea cable connections and industrial precincts are being brought together through a coordinated infrastructure network that supports data centre development at multiple scales.

Supported by major investments including the Territory Energy Link and the Middle Arm Precinct, the corridor provides a platform for long-term growth, enabling new opportunities for hyperscale, enterprise and edge computing infrastructure.

Together, these assets create a platform for digital infrastructure development across the Northern Territory, supporting a range of deployment models from low-latency metro facilities through to large-scale hyperscale and AI-focused operations.



DATA CENTRE DEVELOPMENT SCENARIOS

DARWIN METRO AUSTRALIA'S NEXT HYPERSCALE AVAILABILITY ZONE

As Australia's digital gateway to Asia, Darwin is emerging as a major Availability Zone for hyperscale and co-location investment.

- **World-Class Connectivity: The Darwin-Jakarta-Singapore** subsea cable is operational, delivering Australia's lowest-latency connection to Singapore, with six additional subsea cable systems planned.
- **Flexible Energy Options:** Behind-the-metre and hybrid grid-integrated supply, including natural gas and future firm renewable energy, provide scalable power solutions.
- **Scalable Infrastructure:** Surrounding locations within 50–200 km support distributed edge capacity, with access to water infrastructure, logistics corridors and the Adelaide River Off-stream Water Storage (AROWS) project delivering up to 60 GL per year.

Together, these advantages position Darwin as the primary entry point for international data flows and regional compute distribution.

DARWIN–PINE CREEK–KATHERINE A RESILIENT DIGITAL CORRIDOR

Extending south from Darwin, Pine Creek and Katherine, this planned corridor supports edge computing, sovereign capability and defence applications.

- **Pine Creek** offers industrial edge computing opportunities for mining, defence and remote operations, supported by the EDL natural gas power station and expansion potential.
- **Katherine**, the Northern Territory's largest regional centre, combines access to grid infrastructure, gas generation and renewable energy, making it well suited to sovereign data hosting, defence capability and resilient digital infrastructure.

BEETALOO–ELLIOTT–TENNANT CREEK POWERING AI AT SCALE

Located close to future large-scale energy generation from the Beetaloo Sub-basin and SunCable, this region is ideally positioned for hyperscale cloud, AI training and high-performance computing.

Large greenfield land parcels, low competing land uses and abundant future energy supply provide flexibility for campus-scale development.

ALICE SPRINGS AUSTRALIA'S NATIONAL DIGITAL HUB

Located at the geographic centre of Australia, Alice Springs is well positioned for sovereign compute, disaster recovery and national data distribution. Access to renewable and gas-powered energy, established infrastructure and proximity to nationally significant defence and communications assets, including Pine Gap, support secure, mission-critical digital operations.

NHULUNBUY NORTHERN AUSTRALIA'S STRATEGIC EDGE

Located on the Gove Peninsula, Nhulunbuy combines an established industrial base, deep-water port and proximity to key maritime and defence operating environments. It is ideally suited to modular data centres supporting defence, resources, remote operations and regional connectivity across Northern Australia.

INDICATIVE LATENCY TO DARWIN AVAILABILITY ZONE

Location	Distance (kms)	Latency (RRT)
Pine Creek	225	<3 ms
Katherine	320	<4 ms
Mataranka	~425	~5 ms
Daly Waters/ Beetaloo/ Shenandoah South	620	~7 ms
Elliott	740	~8 ms
Tennant Creek	990	~11 ms
Alice Springs	1490	~16 ms

**Indicative round-trip latency (RRT) on the primary fibre path to the Darwin availability zone. Distances are fibre route km, not straight-line.*

A NETWORK OF DATA CENTRE OPPORTUNITIES

AUSTRALIA'S NORTHERN TERRITORY



JUNE 2026

DATA CENTRE REQUIREMENTS

FLEXIBLE INVESTMENT AND DELIVERY MODELS

Investors can develop enabling infrastructure to meet project requirements and support future growth, with government facilitation helping streamline delivery.

RESOURCES	TYPICAL INDUSTRY REQUIREMENTS (FIT-FOR-PURPOSE IN NT)	SMALL / EDGE <10MW	MEDIUM / LARGE 10-100MW	HYPERSCALE 100+ MW
ENERGY 	Total facility load: IT load x PUE (new builds typically 1.2-1.5x; modern/liquid-cooling approaching ~1.2) Redundancy: - Typically N+1 (Tier III) minimum; 2N (Tier IV) for fault-critical loads¹ 24/7 firm, dispatchable supply - Engineered for tropical conditions and cyclone resilience (Darwin region)	Grid-connected via the Darwin-Katherine network; may require augmentation NextDC D1 operating (~7-8 MW); D2 adds 6 MW (~FY27)	New generation likely required; self-supply, gas + renewables, batteries and/or transmission upgrades Darwin: Wishart Estate grid-connected, scalable via network upgrades Katherine: behind-the-meter first-grid later; scalable as generation is added	Dedicated generation model: potentially islanded or 'thin grid' connection solutions Onshore gas access via existing suppliers or private generation
WATER 	Cooling dependent: Up to 25.5 ML per yr per MW (traditional evaporative) down to <2ML/yr per MW (closed-loop / air-cooled)² Per MW of IT load: ML/yr ≈ WUE (L/kWh) × 8.76 (8,760 operating hours/yr) x load factor; continuous operation assumed²	Darwin region: supply available³ - Manton Dam (50km south Darwin) return to service +7.3 GL/yr (late 2026)³ - AROWS +60 GL/yr (early 2030s)³	Darwin region: potable supply available; potential recycled-water source at Leanyer-Sanderson WWTP (~15 ML/day treated wastewater inflow, subject to reuse scheme development); efficient/ recycled cooling preferred to minimise potable and aquifer draw⁴ Katherine region: Tindal aquifer accessed via entitlement trade / recovery (2026 plan)⁵	Beetaloo / Barkly: Allocation via the Georgina-Wiso plan⁶
LAND 	~280 - 500 sq m per MW⁷ 100,000+ sq m (10+ ha) for hyperscale campuses⁷ Buffer for substation, cooling, security infra⁷	0.8-1.2 ha greenfield sites, Darwin region	Wishart Estate up to 80 ha, for sale or lease 25-40 ha in Katherine East / Cossack corridors	Scalable precinct potential in Beetaloo / Barkly
DATA CONNECTIVITY 	Proximity to subsea cable landing stations Dark fibre availability Diverse, redundant route pathways	Darwin-Jakarta-Singapore cable landing station in Darwin CBD Multiple dark fibre providers (e.g. Telstra InfraCo Aura Network, Vocus, Inligo Unite)	Fibre diversity via major corridors (e.g. Telstra InfraCo Aura Network, Vocus, Inligo Unite) National-backbone redundancy	Long-haul fibre on the Stuart corridor (Darwin-Adelaide); new routes built with development

1

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ENABLING INVESTMENT, TALENT AND GROWTH



WORKFORCE, INVESTMENT SUPPORT AND BUSINESS ENABLEMENT

The Northern Territory is building the workforce, infrastructure and investment environment needed to support the growth of data centres, digital infrastructure, cyber security, artificial intelligence and advanced technology industries.



BUILDING A FUTURE-READY WORKFORCE

The Territory is developing a strong pipeline of skilled workers through coordinated investment in education, vocational training, higher education and industry partnerships. Clear pathways from school through to university and vocational education ensure graduates are equipped with the skills needed for emerging digital industries.

Charles Darwin University delivers industry-led education, applied research and innovation programs, while Skills NT supports apprenticeships, traineeships and vocational education aligned to industry demand.



ACCESS TO GLOBAL TALENT

The Northern Territory complements its local workforce with targeted skilled migration programs, including the NT Designated Area Migration Agreement (NT DAMA) and the Skilled Work Regional Visa (subclass 491). Together with the Global Worker Attraction Program and Territory WorkerConnect, these initiatives help employers attract and retain the skilled workers needed to support business growth.



A PRO-INVESTMENT ENVIRONMENT

The Northern Territory Government is committed to reducing barriers to investment through streamlined approvals, coordinated project facilitation and targeted business support.

The Office of the Territory Coordinator provides a dedicated pathway for strategically significant projects, while the Territory Growth Initiative supports eligible businesses investing in high-growth opportunities.



SUPPORTING LONG-TERM DIGITAL GROWTH

As Australia's northern digital gateway, the Northern Territory is planning and protecting critical digital infrastructure, including subsea cable corridors and terrestrial connectivity. Combined with a skilled workforce, stable regulation and investment-ready environment, the Territory provides the foundations for long-term digital infrastructure investment, hyperscale data centres and next-generation technology industries.

AUSTRALIA'S NORTHERN TERRITORY

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