



TOURISM & EVENTS
**NORTHERN
TERRITORY**

SILKWOOD

REGISTRATION OF INTEREST



**NORTHERN
TERRITORY**
GOVERNMENT





THE OPPORTUNITY

The Northern Territory Government's Department of Tourism and Hospitality (DTH) is pleased to invite registrations of interest for a range of commercial tourism development opportunities at Silkwood.

Silkwood represents a rare nature-based tourism development opportunity, offering 30,000 hectares of spectacular landscapes. Located 100 kilometres south of Darwin along the Stuart Highway, the property offers investors the opportunity to create new and unique ecotourism and recreational experiences. Being freehold land held by the Crown, the opportunity also presents long term certainty of land access.

The land parcel borders Litchfield National Park and is strategically positioned on the major tourism route between Darwin, Litchfield National Park and Kakadu National Park, creating opportunities to target the drive market, fly-drive visitors from Darwin, visitors undertaking multi-day Top End adventures or to become an integrated offering in your tour itinerary.

Silkwood's unique appeal lies in its dramatic escarpments, waterfalls, gorges, hot springs, savannah woodlands, monsoon forests and wetlands, underpinned by freehold crown land and a keen interest from the Northern Territory Government to see commercial tourism development.

Tourism growth in the Northern Territory is strong with Silkwood providing a fresh opportunity to capitalise on the growing demand for ecotourism, cultural tourism and recreational experiences.



SILKWOOD - THE PLACE

Silkwood is a 30,000-hectare property ideally located just southwest of Adelaide River, close to the Stuart Highway, the Northern Territory's main tourism corridor between Darwin and Katherine. The lands were purchased by the Northern Territory Government in 2025, to make them accessible to Territorians and visitors alike for a range of activities including camping, walking, bird watching, cycling, four-wheel driving and swimming and to provide commercial tourism development opportunities.

Visitor numbers to the neighbouring Litchfield National Park reached 280,000 in 2025, providing an existing nature-based tourism market for new experiences and accommodation at Silkwood. Robin Falls, situated within the property, is already a much loved and popular day and overnight stop for visitors and Territorians.

Silkwood is ideal for nature lovers and adventure seekers and has the space and diversity of settings to cater for a wide range of visitors.

ENVIRONMENT

A rocky escarpment stretches down the eastern side of the land, rising to plateaus that give way to the floodplains of the Adelaide River to the west.

The Silkwood lands share many of the natural and cultural values of the adjacent Litchfield National Park, including biodiversity of regional and national significance. The high diversity of species stems from the variety of habitats including sandstone plateaus, monsoon rainforests and swamps, Melaleuca woodlands and lowlands and alluvial plains. Water movement is an important factor in the shaping and maintaining of these ecosystems. The lands contain water-dependent ecosystems, which are of regional significance as important wildlife habitats, including monsoon forests, riparian and floodplain habitats.

Silkwood's pristine and underdeveloped natural environment is a significant drawcard for both visitors and Territorians seeking to experience the area's unique landscape and beauty. Silkwood provides opportunities attractive to independent travellers using RVs, caravans and camping, as well as high yield eco-tourists seeking exclusive and premium experiences in unspoilt settings.



CURRENT USE AND ACCESS

Silkwood has historically been used for a wide range of nature-based activities, including camping, walking, bird watching, cycling, horse riding, four-wheel driving, rock climbing and swimming enabled by its diverse natural landscapes and landforms.

Apart from Robin Falls, all existing access within Silkwood is via a network of informal 4WD tracks, with large regions still inaccessible by road. Access to the floodplains and creek lines is seasonal with significant intermittent flooding, inundation and saturation.

This provides opportunities to define future access aligned to new tourism experiences and product, such as walking, horse riding, 2WD and 4WD access, as well as independent and exclusive hosted access to special areas to match new visitor experiences and developments.

Silkwood's diverse landscapes and rich flora and fauna also create great diversity across the one land parcel, providing a compelling setting for multi-day walks and touring opportunities.

The size of the land, varying landscapes and its natural seclusion creates opportunities to cater to both independent travellers and those seeking hosted comfort experiences.

INFRASTRUCTURE READY

Silkwood provides an opportunity for self-sustaining developments seeking to achieve high environmental standards. Sustainable and regenerative management operations align with most target markets for Silkwood, especially high-yield eco-tourism segment.

There is mains power at the northern end of Dorat Road, and existing bores in the region may suggest suitability for bore water extraction in some areas. There is currently no other power, water or wastewater infrastructure on the lands.

Telecommunications are limited, with some intermittent signal received in pockets on the escarpment towards Adelaide River.

TENURE AND DEVELOPMENT CONSIDERATIONS

Silkwood is freehold land owned by the Northern Territory Government. Native Title is extinguished.

These arrangements allow for commercial innovation and potential tenure under a Crown lease providing exclusive possession and the security required for large-scale capital projects. Crown land licences may also be available for multi day walks or tour experiences which utilise multiple locations across the lands.

Some areas of the site have limited accessibility due to their unique topography, providing potential for exclusive hosted access and experiences suited to high yield eco-tourism products.

The land is not subject to a formal park management plan, providing greater flexibility in development and operational planning. Development approvals will primarily be governed by the *NT Planning Act 1999*, while the *NT Crown Lands Act 1992* will govern commercial land allocation processes and tenure arrangements.

Future management of the property will balance the protection of ecosystems and wildlife while opening a range of exciting new recreational opportunities and investment in Territory lifestyle, liveability and landscape.

MARKET INSIGHTS

For the year ending December 2025, the Darwin region welcomed almost 770,000 visitors and the Northern Territory was the only jurisdiction in Australia to see double-double digit growth in domestic overnight visitation (+18%) and spend (+43%) year-on-year.

Silkwood is well positioned to capitalise on this growth and increasing demand for nature-based, adventure and cultural tourism in the Top End. Demand is strongest in the following segments:

- nature-based and adventure travellers seeking hiking, camping, mountain biking, 4WD, fishing and wilderness experiences
- drive tourists travelling through the Darwin–Litchfield National Park–Douglas Daly-Kakadu National Park corridor who are looking for additional stops, experiences and overnight stays
- domestic outdoor recreation markets, including local and interstate visitors already using the area for camping, bushwalking, swimming and fishing
- cultural tourism visitors, aligned with strong Northern Territory policy support for Aboriginal cultural tourism experiences
- high-yield travellers, where there is currently a gap in premium accommodation and immersive nature experiences in the region
- all of these segments have potential to be attracted to compatible developments and experiences within Silkwood.





IDENTIFIED EXPERIENCE AND DEVELOPMENT OPPORTUNITIES

Silkwood offers several opportunities with strong tourism development appeal, identified through a preliminary land capability assessment of the site. These opportunities are backed by the site's natural assets – including accessible locations, attractive water features, scenic escarpments, panoramic views and diverse landscapes – and are well placed to attract nature-based and ecotourism investment.

The preliminary land capability assessment identified locations with fewer development constraints that could allow for built infrastructure while still retaining nearby natural assets to make them attractive for visitors. These aspects coincide in the east and south of the Silkwood lands, along the escarpment to the east of the Adelaide River.

Whilst this preliminary assessment identified some areas with known natural or Aboriginal cultural considerations, it should be noted that the lands have not been subject to comprehensive survey of natural or cultural values. Any specific activity or development proposals will be subject to a full assessment meeting the requirements of the *Planning Act 1999 (NT)*, other relevant Territory legislation and potentially the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999*.

UPPER CASCADES

Arguably the jewel in the crown of Silkwood, this site offers panoramic views, swimming in rock pools and canyon walks and has potential for a luxury remote hosted experience. Located in the higher elevations in the southern end of the eastern ridge, it is inaccessible by vehicle.

Given the quality of the setting, this could cater for fly-in access, glamping tents and all-inclusive packages offered in a central hub. This camp could be designed to be disassembled and removed during the wet season and remotely serviced - similar to remote luxury experiences elsewhere in Australia.

This would be a high-end, high-yield experience suited to eco-tourists.

The experiences on offer at this site could include:

- luxury accommodation with panoramic views
- integrated cultural tourism product
- nature based immersive experiences
- wellness offerings
- swimming
- dark sky and astro tourism.





UPPER GEORGE CREEK

This area combines attractive landscape qualities including impressive rock formations, shady rainforests, access to water, scenic values and opportunities for multiple recreation and tourism activities.

There is potential for a hosted accommodation experience in the upper George Creek (above Robin Falls). This could include managed access, high-end accommodation with all-inclusive packages offered in a central hub, hosted walking and nature-based experiences such as rock climbing, walks and mountain biking.

This would provide an iconic experience with all-weather access off Dorat Road, set in savannah woodlands close to monsoon rainforests and wetlands, with opportunities for swimming in crystal clear spring water and intimate views of sandstone escarpments and distant views to the north and east.

A hosted development at Upper George Creek could deliver a high-end, high-yield experience attractive to several potential target markets, including ecotourists and mature travellers.

ROBIN FALLS CAMPGROUND

Improved management of this popular but over-loved location could make a better quality and safer experience for visitors, while achieving enhanced environmental protection for the site.

Active management and installation of amenities, clearer definition of vehicle-based and walk-in camping, and a comfortable walking experience to the base of the falls could be developed to make a visit to Robin Falls accessible for Territorians and visitors of all abilities.

Development of this location would provide an enhanced experience for families, caravaners and campers, mature travellers, and locals.



ORCHARD FALLS

Orchard Falls provides attractive natural scenery and water-based recreation opportunities. The area could be suited to infrastructure including glamping tents or cabins, provided environmental sensitivities are addressed through careful site planning and visitor management. Access to Orchard Falls is from Daly River Road and could be readily maintained to a good standard.

This location would be attractive to most potential target market groups.

DALY RIVER ROAD CARAVAN PARK AND CAMPGROUND

Located on flat ground easily accessed from Daly River Road, there is potential to develop a large site for camping, caravans and RVs suited for family holidays and travellers. This could include more than 100 sites with significant amenities and a café/store.

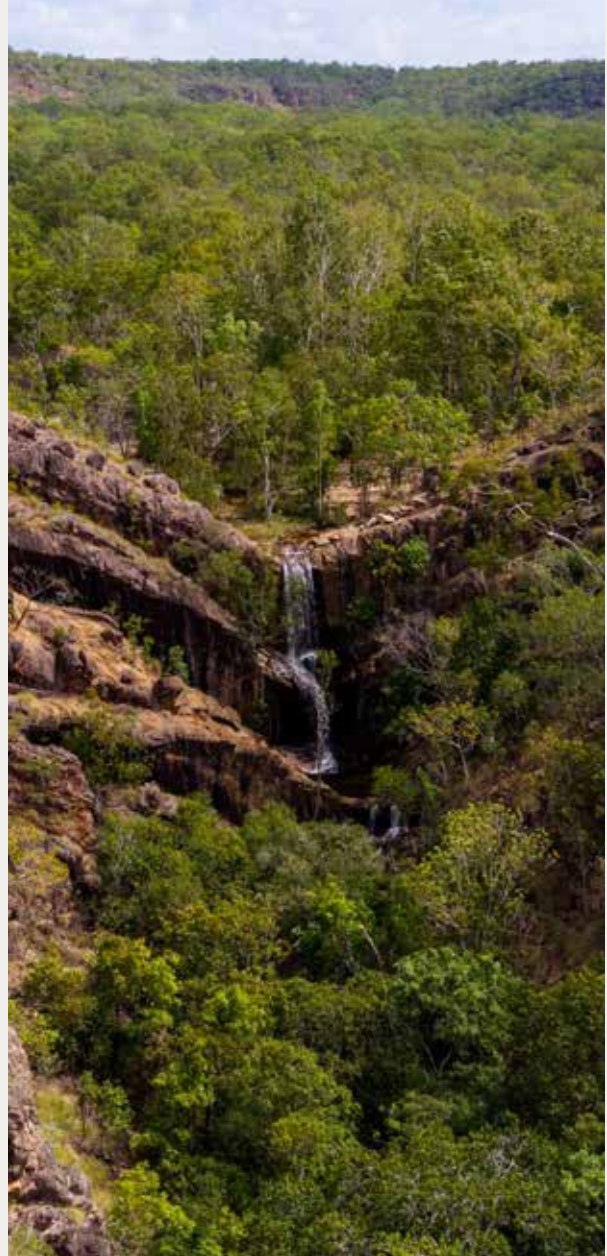
This facility could provide an easily accessed location for overnight stays by travellers passing through or longer stays to explore the Silkwood lands and would add to the current, somewhat limited, supply of accommodation for high volumes of passing travellers.

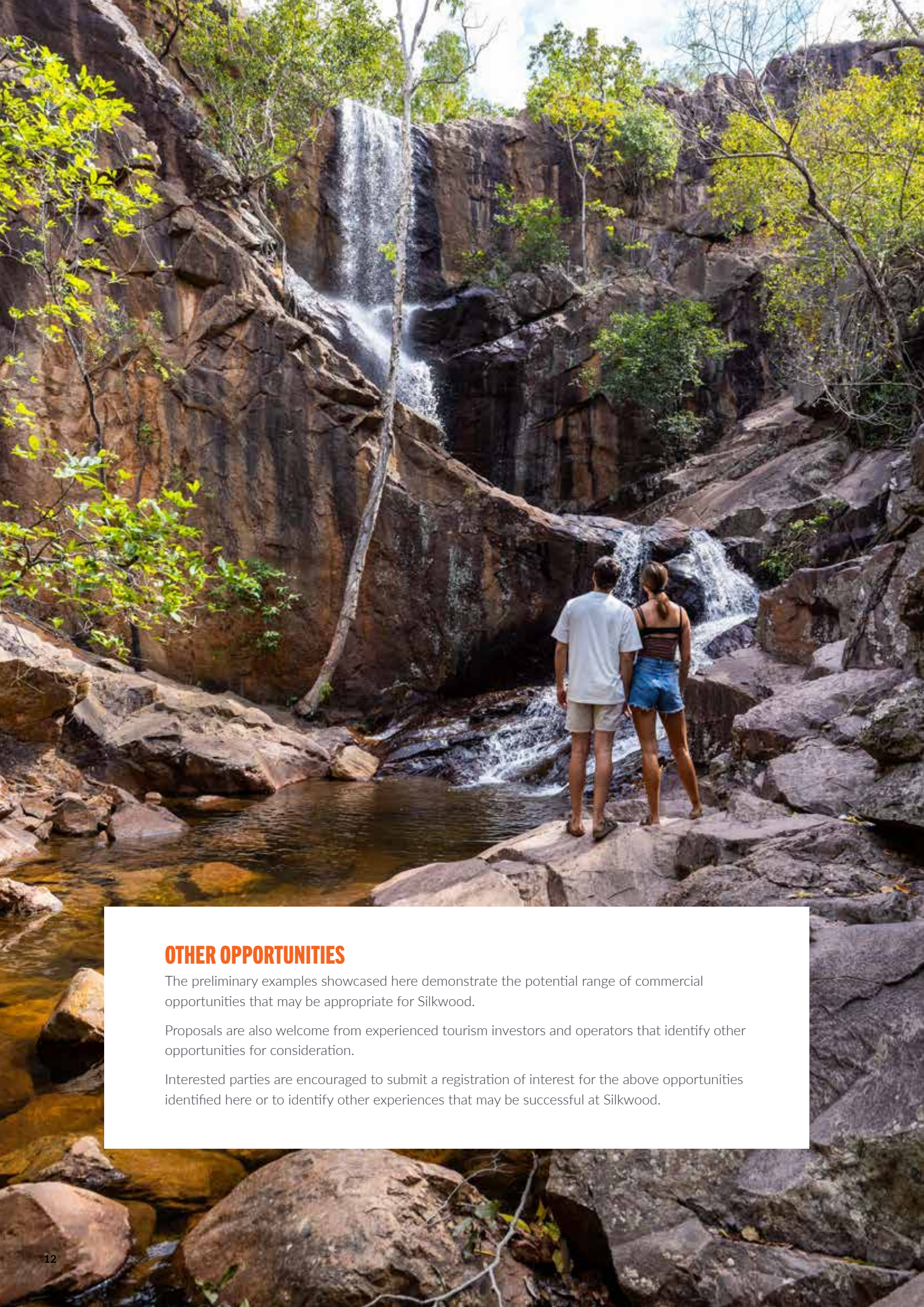
MULTI-DAY WALKING TRAIL

There is potential for a multi-day walking trail traversing the escarpment running north-south in the eastern part of Silkwood. The trail could tie together access to multiple springs, traversing diverse landscapes and vistas – the kind of varied terrain and scenery that makes for an exceptional Great Walk.

This could be a standalone operation or developed in conjunction with selected opportunities listed above, offered as a packaged and hosted experience.

This option would be attractive for eco-tourists and hikers seeking safe, immersive and comfortable wilderness experiences. Demand for these types of experiences is high across Australia however supply is currently limited in Northern Territory.





OTHER OPPORTUNITIES

The preliminary examples showcased here demonstrate the potential range of commercial opportunities that may be appropriate for Silkwood.

Proposals are also welcome from experienced tourism investors and operators that identify other opportunities for consideration.

Interested parties are encouraged to submit a registration of interest for the above opportunities identified here or to identify other experiences that may be successful at Silkwood.

REGISTERING YOUR INTEREST

Parties wanting to register their interest should read this document in its entirety.

To register you must complete and return the business details and response to evaluation criteria forms (Appendix 1).

Registrations and proposals are to be submitted by email with the subject line "Silkwood Registration of Interest" directly to development.tourismeventsnt@nt.gov.au

Parties who submit a compliant Silkwood Registration of Interest will be considered through the evaluation process and may be selected to enter into a preliminary agreement to establish terms of the working arrangement for advancing the identified proposals.

- Parties are to allow for the time required to fully transmit emails.
- Department of Tourism and Hospitality is not responsible for any loss, damage or corruption of electronic files.
- Department of Tourism and Hospitality may request copies of any submitted documentation in electronic, hard copy or both.
- By submitting a proposal, parties are deemed to have read and agreed to the terms of the Silkwood Registration of Interest and acknowledge they apply throughout the process and in evaluation of any proposals.
- Further information, including land assessment documentation, may be provided to parties that complete the Silkwood Registration of Interest and at the discretion of Department of Tourism and Hospitality.
- Department of Tourism and Hospitality recognises the confidential nature of proposals received and will endeavour to treat them accordingly, subject to the Territory Government's public disclosure and accountability obligations.
- The evaluation of proposals and any negotiations with proponents will be undertaken with the highest levels of probity consistent with the public interest.

APPENDIX 1 – REGISTRATION OF INTEREST

BUSINESS DETAILS

Business name	
Registered address (or address of principal place of business if no registered address)	
Australian Business Number (ABN) (or the country where the business is registered)	
Lead contact person(s), position title(s) and contact detail(s)	
Is the Party acting as an agent or trustee for another person or persons?	
Has the Party engaged, or does the Proponent intend to engage another party to deliver / operate the proposal?	

REGISTRATION OF INTEREST

All parties must complete all sections of this form.

The Registration of Interest (ROI) is intended to seek concept-level proposals only. Parties are not expected to provide detailed designs, business cases, technical studies or planning documentation at this stage.

Responses should be concise and focused on demonstrating the suitability of the concept, the proponent's relevant experience, and their capacity to deliver and operate the proposal.

Should the Department of Tourism and Hospitality determine that a proposal warrants further consideration, shortlisted proponents may be invited to participate in a subsequent process and provide more detailed information to support assessment.

Provide a brief overview of your business, including your history, ownership structure, core operations, and values. Please outline how your business values and objectives align with the vision for the Silkwood opportunity.	
Provide a brief overview of your experience developing, managing, or operating nature-based tourism experiences, accommodation, visitor facilities, or tourism infrastructure, particularly in remote or environmentally sensitive locations. You may include: • relevant projects undertaken • project scale and value • operational experience • key outcomes and achievements.	

Provide a brief overview of your proposal, including: • proposed visitor experiences • proposed facilities and infrastructure • servicing requirements • accommodation capacity (if applicable) • Estimated capital investment • indicative development staging.	
Describe how you intend to finance the proposal (e.g. private capital, debt financing, investors, joint venture arrangements or other funding sources). You may include: • funding structure • indicative capital available • investor support • evidence of access to finance (if available).	

ACKNOWLEDGEMENT

This form is to be signed by the party or a duly authorised representative. In signing this form the party:

- warrants the information provided as being true and accurate;
- acknowledges, understands and agrees to the terms of registration;
- acknowledges that the Northern Territory Government are not obliged to accept any registration of interest received;
- notes that the Northern Territory Government may request additional information from parties to assist with the assessment process;
- acknowledges that the form will be used to assess their suitability for the opportunity.

Name: _____

Position: _____

Company: _____

Date: _____

All registrations should be emailed to development.tourismeventsnt@nt.gov.au

AUSTRALIA'S NORTHERN TERRITORY

For more information please contact the Tourism Development team on development.tourismeventsnt@nt.gov.au



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