

Section 75 of the *Heritage Act 2011*: Approval to conduct major work on a Heritage Place

Applicant: Paul Winter – Chairman Darwin Services Club

Location: Old Admiralty House, 10/68a Esplanade, Darwin City

The works proposed in the application submitted to the Department of Lands, Planning and Environment dated 3 February 2025 are approved, subject to the conditions prescribed in Tables 1 and 2 below.

The works to be undertaken are not to deviate from the works detailed in the application and associated documentation provided by the applicant.

Table 1: Persons to be engaged

Persons	Conditions
Heritage Consultant	1. Use a Heritage Consultant to ensure 'for construction' certified drawings are in accordance with heritage approvals. Alternatively, 'for construction' certified drawings can be provided to the Department's Heritage Branch. Specific conditions have been identified for heritage consultant input against specific proposed works.
Arborist	2. An experienced arborist must be engaged to provide pre-construction advice, onsite monitoring and a close out report detailing how the established trees were protected over the course of the works, and a final assessment of tree health. Before, during and after photographs will be required to demonstrate the protection.
Applicant/builder	3. A close out report is required. The report will document the key changes and works particularly the shade structure, gaming room and Dedicated Outside Smoking Area (DOSA). This report will detail how the gaming room and DOSA remain reversible. The report will refer to the arborist and Heritage Impact Assessment report and provide before and after photographs.

Table 2: Approved works with conditions

Specific works	Conditions
1. Boundary fence stainless-steel cables extended to 1.8m high, plant new climbers, remove existing weeds/shrubs.	
2. Demolish Knuckey Street side concrete area. Install new concrete	4. Demolition and new concrete extents restricted to area documented in drawing 6399-EPLN-02 (Rev.02).

and make stormwater flow away from building. *Note construction of footings considered under Item 16	5. Works require written advice from an arborist prior to construction works (see arborist report conditions)
3. New solid steel stud wall with FC cladding, expressed joints and external vinyl decals to enclose underside.	6. New solid steel stud walls restricted to the southeastern façade enclosure of the building documented in drawing 6399-EPLN-02 (Rev.02). 7. The external vinyl decals as part of interpretation should refer to the specific history of site and building and not broader historic themes. Consultant with a heritage expert or Heritage Branch to progress this detail.
4. Demolish existing concrete floor level, lower level with new soft fall flooring to children's nature play area.	8. Demolition of concrete and soft fall extents restricted to area documented in drawing 6399-EPLN-02 (Rev.02).
5. New steel and wood structure children's climbing wall to separate toilet area from playground.	
6. New internal gaming room and smokers' room fitout in 'heritage style,' ground level.	9. Works are not to impede future reversibility of gaming room and approach documented in the close out report.
7. Refurbish existing bar including lowering counter height to side facing Knuckey Street, new tiled splashback, new saloon doors.	
8. Demolish existing ceiling lining internally to seating areas to expose upstairs hardwood flooring.	10. No services to be directly fixed to hardwood flooring. Engage with the department's Heritage Branch or suitably qualified heritage consultant before and during the works to ensure works do not damage existing fabric.
9. Refurbish existing toilets, new floor tiles, repaint, new fixtures & fittings.	11. Refurbishment is limited to the existing ground floor toilets documented in drawing 6399-EPLN-02 (Rev.02).
10. New ramp for disabled persons access internally through to toilet facilities.	
11. New aluminium shutters installed to existing ground level eaves, to secure building – Knuckey Street & the Esplanade sides.	
12. Existing trees trimmed and balanced as required – arborist to provide report.	12. The work requires written advice from an arborist (see arborist report conditions)
13. New secure entry gates to Knuckey Street and the Esplanade entrances.	
14. Demolish existing uneven concrete levels, drop to suit	13. Demolition of concrete area and new concrete extents restricted to area documented in drawing 6399-EPLN-02 (Rev.02).

remainder of site, new concrete slab and stormwater control.	
15. Stainless-steel balustrade cables to be extended on stair facing the Esplanade. New gate to bottom of stair to secure access.	14. Recommended to consider an approach to fixing new steel work in a reversible manner. Examples may include the use of clamps (welding is not entirely reversible and will have an impact of the physical fabric of the site). Engage with the department's Heritage Branch or suitably qualified heritage consultant before and during the works to ensure works do not damage existing fabric.
16. New shade sail steel structure and waterproof shade sails to Knuckey Street outdoor seating area to provide all weather outdoor seating.	15. No impact to the fabric of the original structure is permitted. Shade sail structure must be an independent structure as documented in drawing 6399-EPLN-06. *The footing design of any structure in this area requires written advice from an experienced arborist for mitigation around tree protection zones of established tree/s. (see arborist report conditions)
17. New large entry door to the bar area from Knuckey Street to replace plywood boarding.	16. Provide final detail in 'for construction' documentation to the satisfaction of the department's Heritage Branch prior to construction