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Proposed Hotel - 39 Stokes Hill Road, Darwin Traffic Impact Assessment

Client // Ashford Lamaya Architects

Reference // 26T409

Date // 10/06/2026

Proposed Hotel – 39 Stokes Hill Road, Darwin Traffic Impact Assessment

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Document History

Revision	Date	Description	Prepared By
A	01/06/2026	Proposed Hotel - Traffic Impact Assessment	Afshin Beigi
Final 1.0	05/06/2026		
Final 1.1	10/06/2026		

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1.0 INTRODUCTION

1.1 BACKGROUND

Ashford Lamaya Architects engaged SJ Traffic Consulting to prepare a Traffic Impact Assessment (TIA) of the proposed hotel development at 39 Stokes Hill Road, Darwin.

1.2 PROJECT SCOPE

This traffic impact assessment report was prepared to accompany the planning application. This report evaluates the following:

- the impact of increased traffic on the surrounding road network
- the safety and efficiency of entry and exit points
- review the proposed carpark layout and site access.
- the access arrangements for waste collection at the proposed development

The report has been prepared in accordance with the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Developments (AGTM12) and reference to a number of policies and guidelines, including:

- Austroads, Guide to Traffic Management, Part 12: Traffic Impacts of Developments, 2009
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised
- Intersections, 2009
- Roads and Traffic Authority. Guide to Traffic Generating Developments, Sydney, 2002 (RTA Guide)
- NT Planning Scheme, Land and Planning Services (Dept of Lands Planning and the Environment), July 2020
- Northern Territory Subdivision Development Guidelines, August 2020

1.3 SUBJECT SITE

The subject site is located at 39 Stokes Hill Road, Darwin. The surrounding area is predominantly recreational, with the following key land uses in the area:

- Darwin Convention Centre
- Coastal Marine Park
- Stokes Hill reserve
- Darwin Tourism facility located at the end of Stokes Hill Road
- Darwin Waterfront Precinct

The subject site currently contains an existing two-storey building located on the south-eastern portion of the site. The ground floor is currently vacant, while the first floor is occupied as offices. The balance of the site contains at-grade car parking and landscaping areas. Vehicular access is provided via Stokes Hill Road.

The subject site and surrounding road network are illustrated in Figure 1 and 2 below.

Figure 1: Subject Site

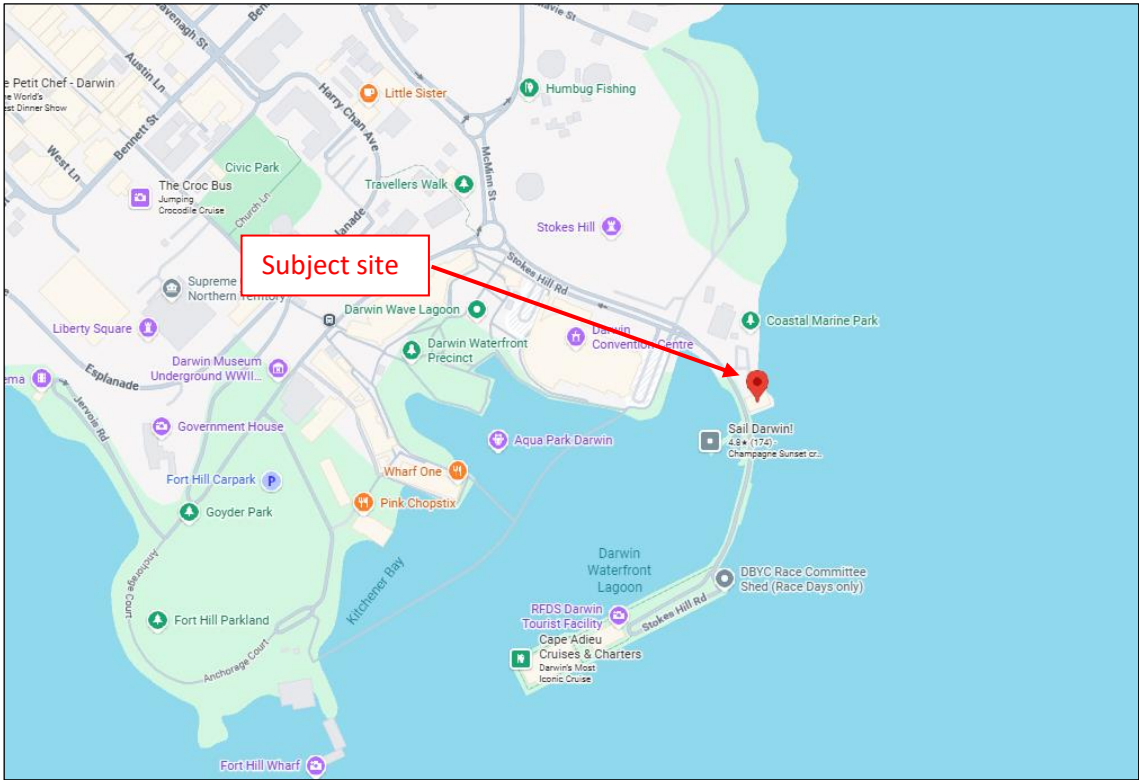


Figure 2: Subject Site (aerial)



2.0 EXISTING CONDITIONS

2.1 EXISTING ZONING

The site is within the ‘Central Business’ zone of the Northern Territory Planning Scheme. The land zoning of the site and surrounding land is shown in Figure 3.

Figure 3: Land zoning



2.2 SURROUNDING ROAD NETWORK

Stokes Hill Road has a two-lane, two way carriageway with a road width of approximately 10 m along the frontage of the subject site. It is under the care and control of the Darwin Waterfront Corporation and provides access to the Stokes Hill Wharf precinct.

Stokes Hill Road connects to the roundabout intersection at McMinn Street / Kitchener Drive on its western end, and terminates at the Darwin Tourism Facility.

Stokes Hill Road has a posted speed limit of 40 km/h, and provides footpaths on both sides of the road, which measure around 2.5 m – 3 m wide, and provides pedestrian and cyclist access to the wharf.

2.3 PUBLIC TRANSPORT

Bus routes 14(c) operate along McMinn Street and Kitchener Drive and connects the Darwin Waterfront Precinct and the Convention Centre with the broader Darwin CBD.

The nearest bus stop is located on McMinn Street, north of Stokes Hill Road, approximately 300m walking distance of the site. The bus routes are shown in Figure 4, and the location of the stop is shown in Figure 5..

Figure 4: Bus routes

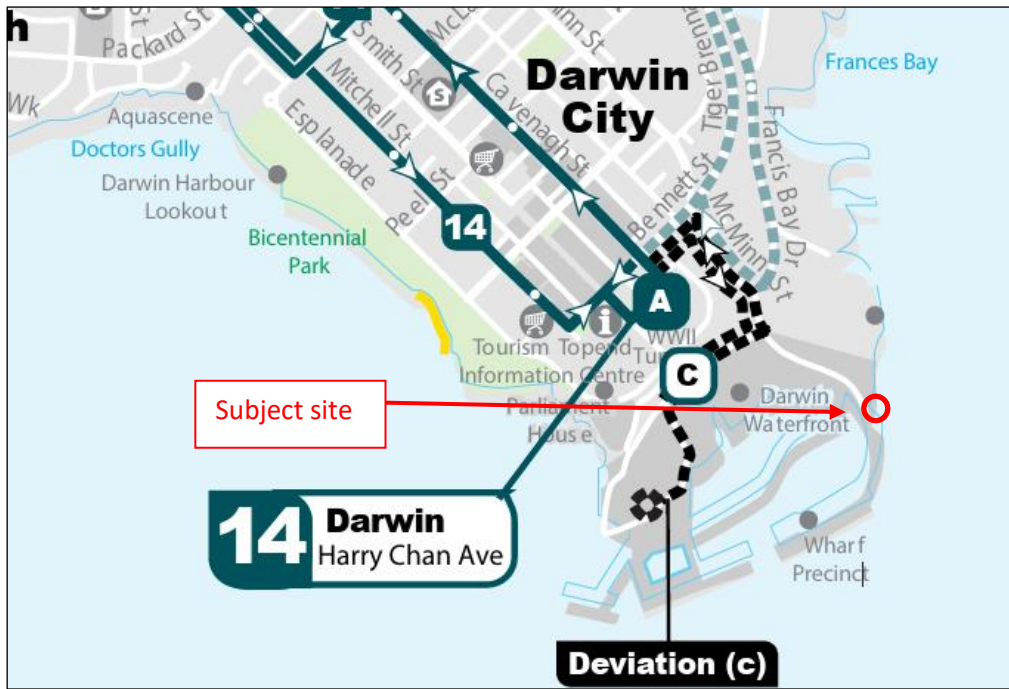
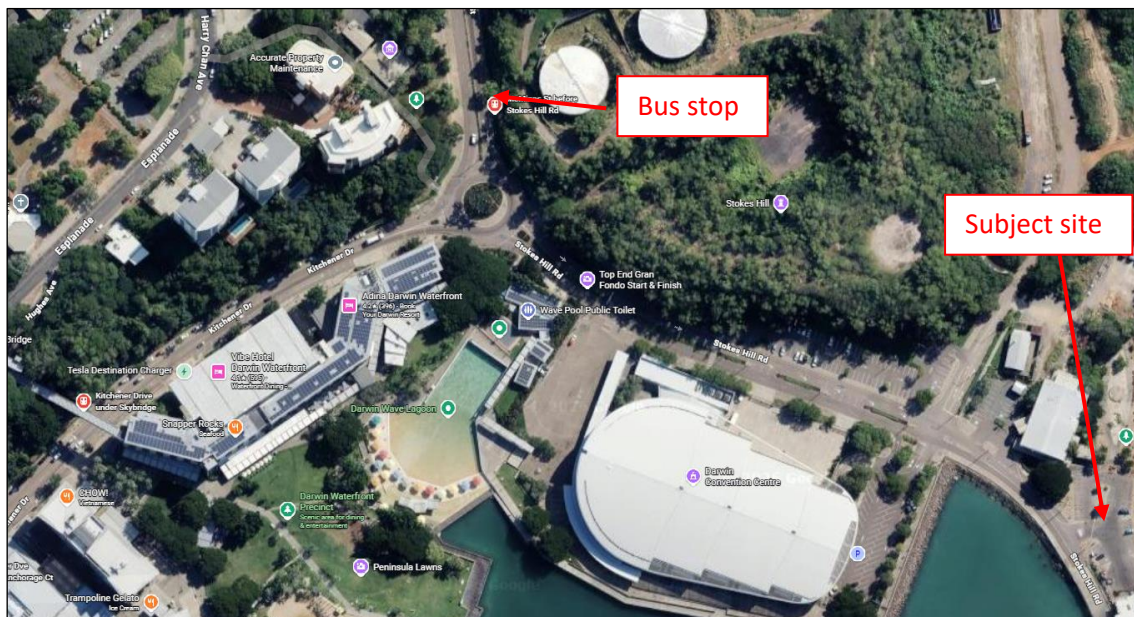


Figure 5: Bus stop location



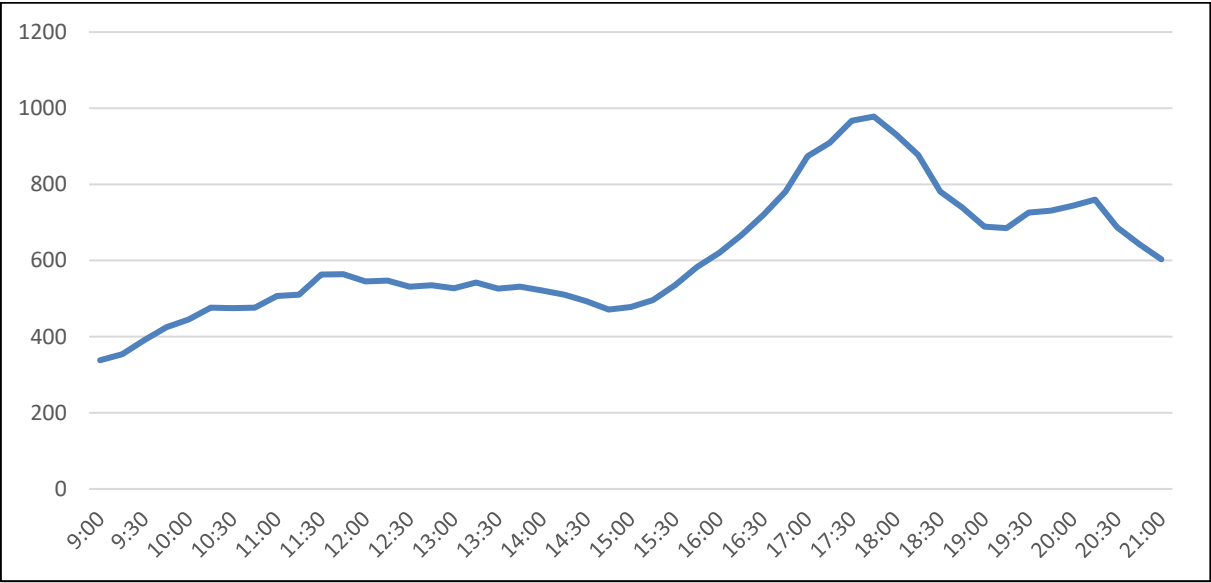
2.4 TRAFFIC VOLUME

The site and surrounding roads are generally used for recreational and tourism purposes, therefore turning movement surveys were undertaken on a Saturday to capture the typical peak period. The surveys were undertaken on 23 May 2026 between 9:00 am to 10:00 pm, at the following locations:

- Stokes Hill Road / McMinn Street / Kitchener Drive (roundabout)
- Stokes Hill Road existing site access

The peak hour occurred between 5:45 pm to 6:45 pm.

Figure 6: Hourly traffic volume at Stokes Hill Road / McMinn Street / Kitchener Drive



The surveyed peak hour traffic volumes are summarised in the figures below.

Figure 7: Peak hour traffic volumes - Stokes Hill Road / McMinn Street / Kitchener Drive

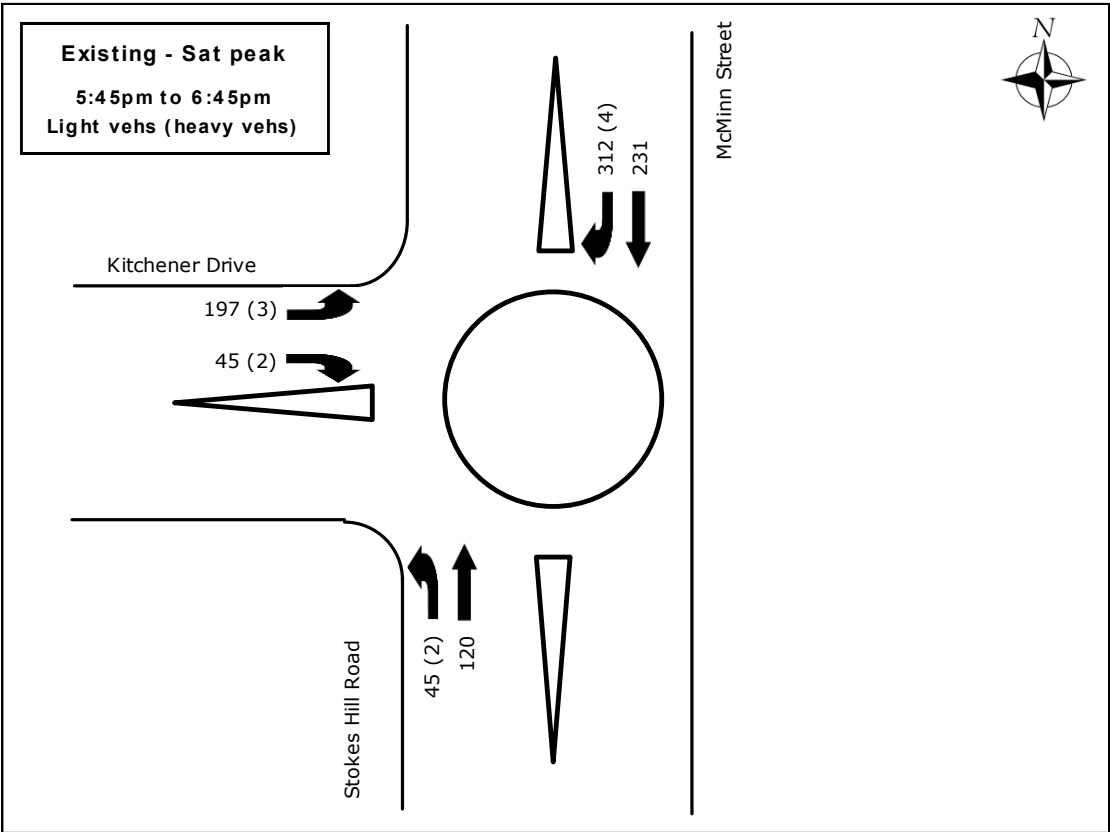
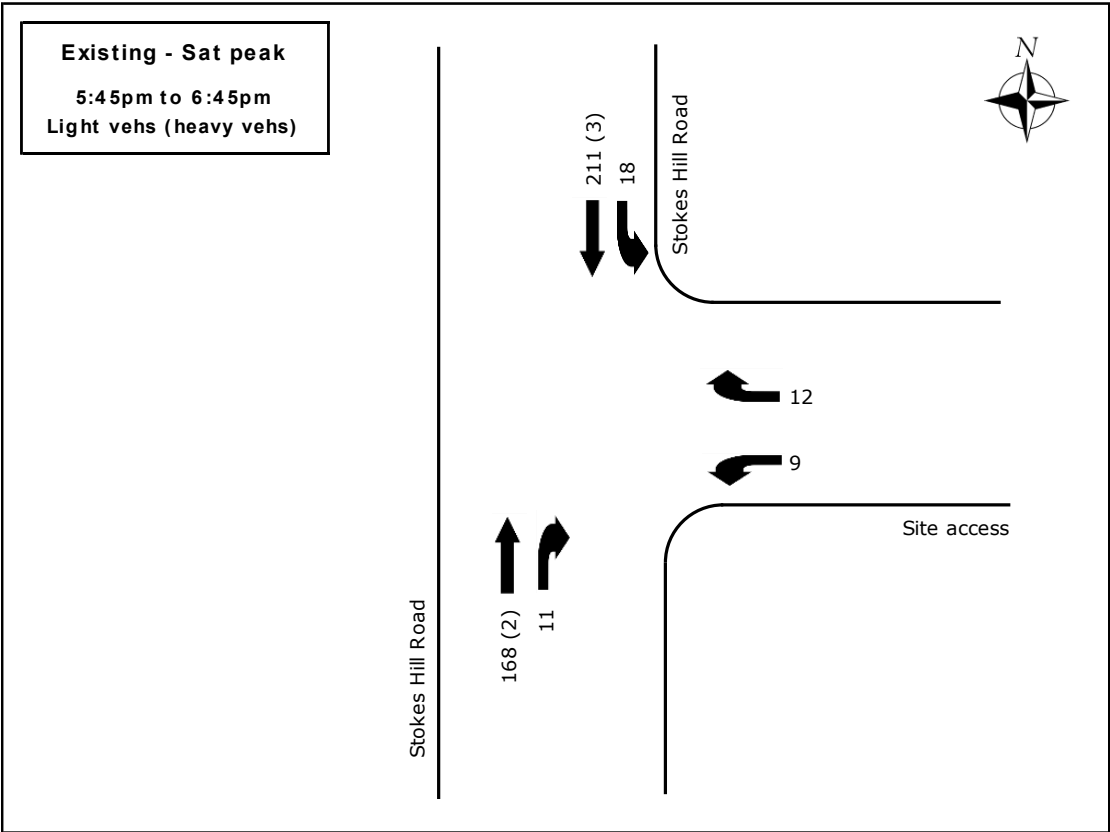


Figure 8: Peak hour traffic volumes – site access and Stokes Hill Road



3.0 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT PROPOSAL

The proposal is for the development of a hotel. The facility is a six-storey building comprising of:

- 108 hotel rooms comprising 54 x 2-bedroom suites and 54 x 1-bedroom suites
- rooftop communal recreation facilities including a swimming pool, gym, playground, barbecue area and multi-purpose room
- ground floor reception, offices and hotel services
- 57 car parking spaces
- 3 motorcycle bays
- 44 bicycle parking spaces together with end-of-trip facilities including lockers and shower facilities.
- 1 loading bay

An extract of the proposed development plan is shown in Figure 9 below.

Figure 9: Proposed development – Ground level car park



3.2 BACKGROUND DEVELOPMENT

The following nearby developments have been recently constructed or are currently planned or under construction:

- Larrakia Cultural Centre which will include an exhibition space, classrooms, conference rooms and office areas. The development will have a floor area of 1,693 m²;
- Darwin Luxury Hotel in the Fort Hill Wharf precinct. It is anticipated that there would be approximately 250 rooms in the hotel;
- a high-rise accommodation facility in the Fort Hill Wharf precinct, with an anticipated yield of 150 units;

- a new hotel development to the north of the proposed Larrakia Cultural Centre. It is anticipated that there would be in the order of 250 rooms in the hotel; and
- a bar along Stokes Hill Wharf which has been approved for development.

The Larrakia Cultural Centre development includes construction of a roundabout at the intersection of Mavie Street with Stokes Hill Road.

4.0 ACCESS AND CAR PARK LAYOUT

4.1 CAR PARK SPACE DESIGN

The proposed development provides a total of 57 car parking spaces within the ground floor car park.

The proposed car parking spaces currently do not satisfy the requirements set out in Clause 5.2.4.4 of the Northern Territory Planning Scheme, with several spaces measuring 2.35 m wide, adjacent to the proposed columns. The Planning Scheme requires all parking spaces to be 2.5 m wide. To achieve the requirements, the column grid will need to be adjusted.

Recommendation 1: Ensure all car parking spaces are provided at 2.5m wide, in accordance with the requirements set out in Clause 5.2.4.4 of the Northern Territory Planning Scheme

4.2 ACCESSIBLE PARKING

An accessible parking space is shown on the architectural plans adjacent to the hotel reception. The accessible parking space and associated shared area should be designed generally in accordance with AS 2890.6-2022.

4.3 SITE ACCESS

Vehicular access is via a modified access from Stokes Hill Road.

4.4 CIRCULATION

The proposed car park results in several blind aisles. Clause 2.4.2 in Australian Standard 2890.1-2004: Off-street parking facilities requires the proposed blind aisles to provide provision to allow cars to turn around at the end and drive out forwards. The clause also requires the last parking space in a blind aisle to be widened by at least 300 mm if it is bounded. Proposed columns bound last spaces.

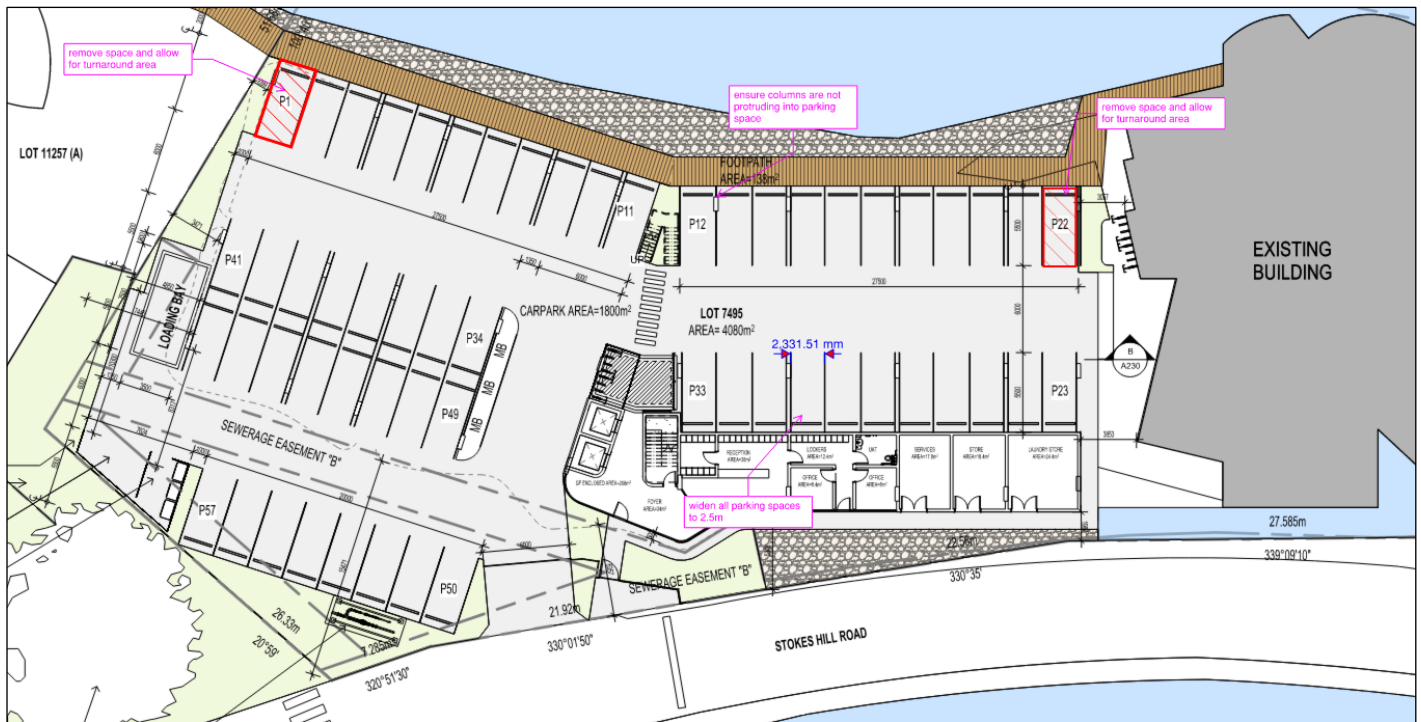
Recommendation 2: Provide provision for cars to turn around at blind aisles, as required by Australian Standard 2890.1.

Recommendation 3: Widen the last parking space in each blind aisle by at least 300 mm where bounded by columns, in accordance with AS2890.1.

4.5 RECOMMENDATIONS

The recommendations to the car parking layout are summarised in Figure 10.

Figure 10: Recommended Amendments to Car Park Layout



5.0 PEDESTRIAN AND BICYCLE FACILITIES

5.1 PEDESTRIAN FACILITIES

Pedestrian access to the hotel reception and offices is provided from the footpath on Stokes Hill Road. An internal footpath is proposed to connect the Stokes Hill Road footpath to the proposed hotel reception.

An existing pedestrian zebra crossing is provided across Stokes Hill Road located immediately north of the proposed site access point. It provides pedestrian access to the footpath on the west side of the road.

Figure 11: Existing zebra crossing on Stokes Hill Road



5.2 BICYCLE FACILITIES

A total of 44 bicycle parking spaces are provided for the existing and proposed building. Bicycle parking is located within the ground floor bicycle enclosure. End-of-trip facilities are also provided, including a lockers room containing 38 lockers and associated amenities.

6.0 WASTE COLLECTION AND LOADING ARRANGEMENTS

6.1 WASTE COLLECTION

It is expected that waste collection will be undertaken within the car park. Waste collections will be undertaken by a private contractor. A 6.4m long waste collection vehicle will travel into the car park, reverse into the parking aisle and position in front of the bin enclosure for waste collections, and exit onto Stokes Hill Road in a forward direction.

6.2 LOADING

Loading activities is expected to be infrequent and occur outside of busy periods. Loading is proposed to occur within car parking aisles.

It is noted that due to the nature of the development, loading is expected to be undertaken by minivans or passenger vehicles.

6.3 SWEPT PATH ASSESSMENT

A swept path assessment using AutoTurn has been undertaken to test the adequacy of the waste collection and loading arrangements. A 6.4 m service vehicle was utilised to assess the waste collection arrangements.

The swept path assessment demonstrates that the waste collection can be undertaken on site in a satisfactory manner, with the vehicle able to enter and exit the site in a forward direction. See Figure 12.

Figure 12: Waste collection swept path



7.0 TRAFFIC ASSESSMENT

7.1 TRAFFIC GENERATION

TfNSW has published the Guide to Transport Impact Assessment (2024) which provides trip generation rates for developments. The guide does not provide trip generation rates for a hotel development, however, it does provide an evening peak hour rate for motel developments.

It is assumed that the site's and nearby road network's peak period will occur on a weekend, due to the recreational and tourism nature of nearby developments. The estimated traffic generation is summarised in Table 1.

Table 1: Estimated traffic generation

Development	TfNSW trip generation rate Estimated traffic generation (vehicles / hour)	Units	Peak evening traffic generation (vehicles / hour)
Hotel	Motel Evening peak hour vehicle trips = 0.4 per unit	108	43

7.2 TRAFFIC DISTRIBUTION

The assumed traffic distribution of the generated vehicular trips is summarised in the below tables.

Table 2: Assumed proportion of vehicle trips entering and departing the site

	Evening peak hour
Entering site	65%
Departing site	35%

Table 3: Assumed traffic distributions

	Evening peak hour
To/from McMin Street (north)	90%
To/from Kitchener Drive (west)	10%

The additional traffic from the proposed development are summarised in the figures below.

Figure 13: Additional peak hour traffic at Stokes Hill Road / McMinn Street / Kitchener Drive

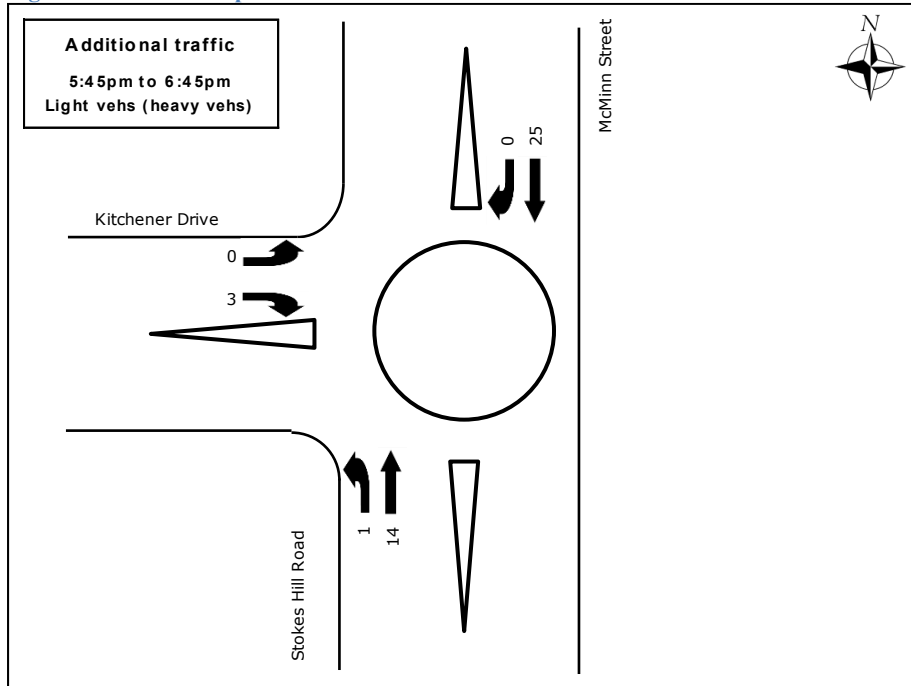
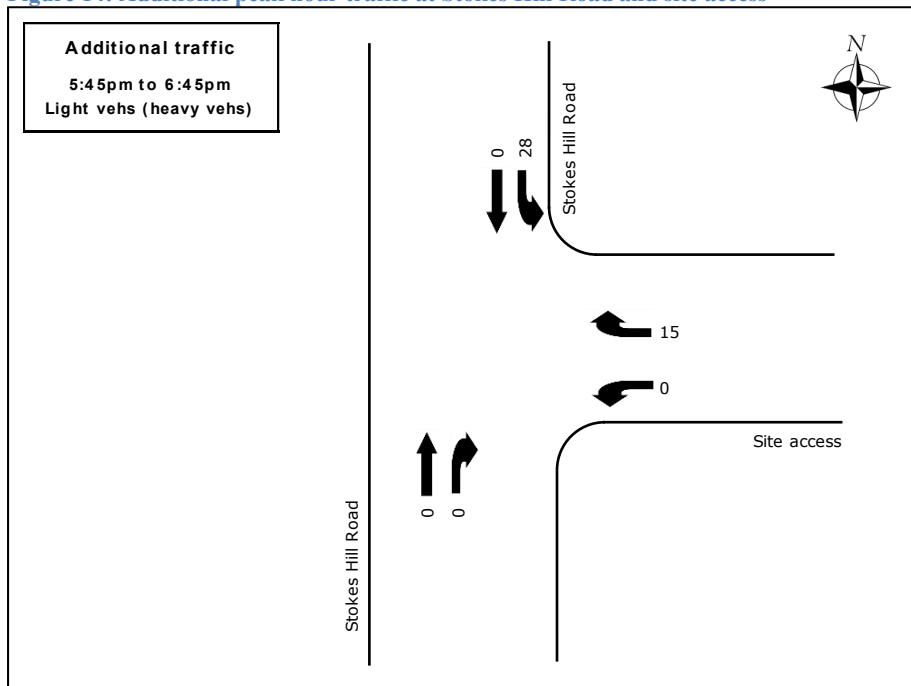


Figure 14: Additional peak hour traffic at Stokes Hill Road and site access



Based on these assumptions, the post development peak hour traffic volumes are shown in Figure 15 and Figure 16.

Figure 15: Post development peak traffic at Stokes Hill Road / McMinn Street / Kitchener Drive

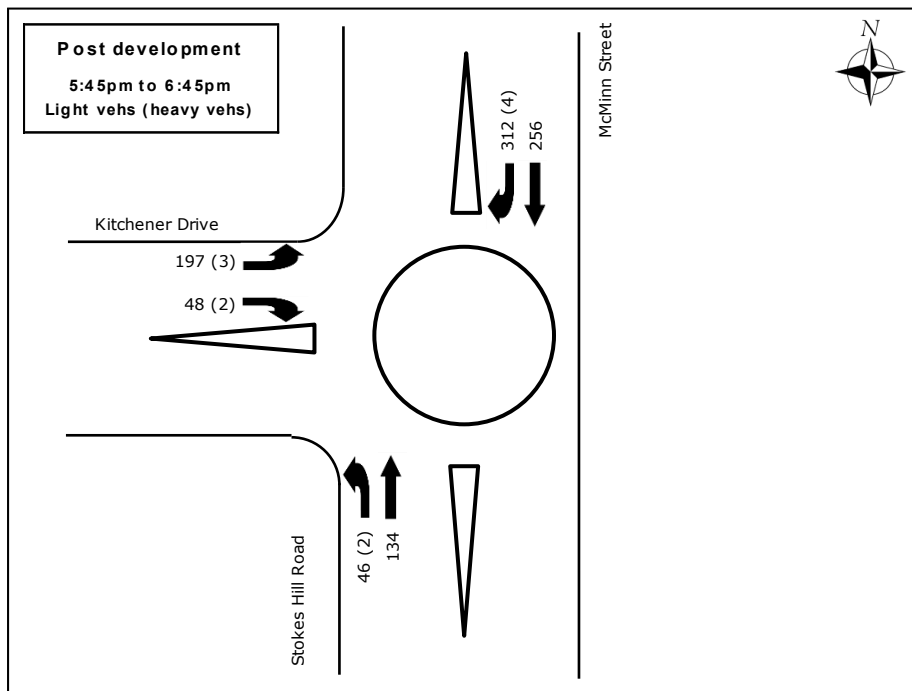
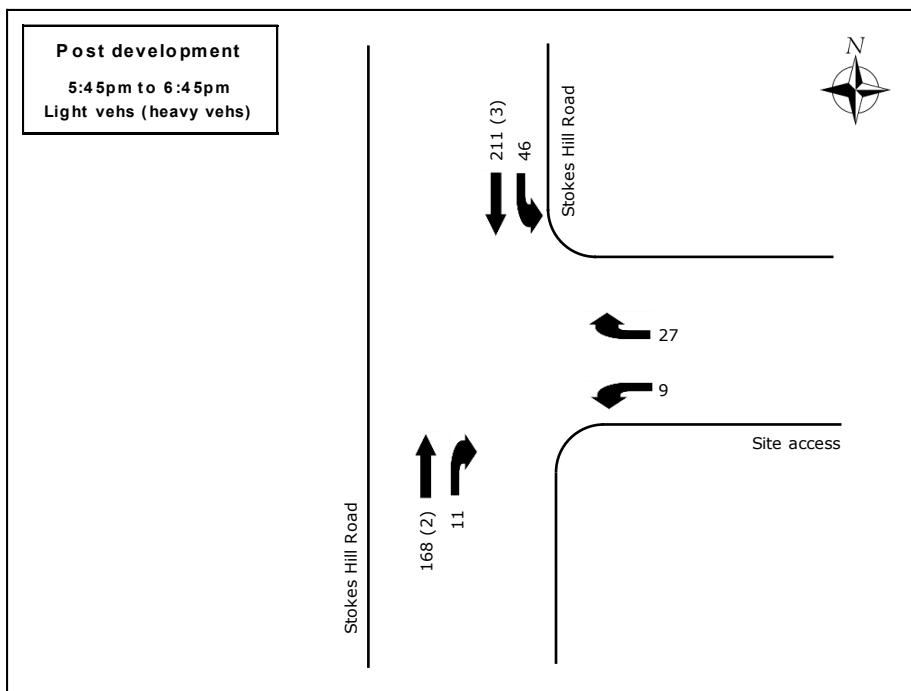


Figure 16: Post development peak traffic at Stokes Hill Road and site access



The proposed development is anticipated to increase traffic volume at the Stokes Hill Road / McMinn Street / Kitchener Drive intersection by 4.5 % in the peak hour. This is considered negligible and is not expected to result in any discernible traffic impacts.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis and discussions presented within this report, the following is concluded:

- the proposed development is estimated to generate the following peak hour traffic volumes:
 - 43 peak hour vehicle trips.
- The estimated traffic generation is less than 5 % of the existing movements at the Stokes Hill Road / McMinn Street / Kitchener Drive intersection and is not expected to result in any discernible impacts to the traffic flow in the surrounding road network.

The following is recommended:

Recommendation 1: Ensure all car parking spaces are provided at 2.5m wide, in accordance with the requirements set out in Clause 5.2.4.4 of the Northern Territory Planning Scheme

Recommendation 2: Provide provision for cars to turn around at blind aisles, as required by Australian Standard 2890.1.

Recommendation 3: Widen the last parking space in each blind aisle by at least 300 mm where bounded by columns, in accordance with AS2890.1.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - Section 57(3)

VARIATION OF CONDITIONS

DP23/0071A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 07495
Lot 10156
Town of Darwin
39 STOKES HILL RD, DARWIN CITY
45 STOKES HILL RD, DARWIN CITY

VARIATION

Consent is granted to vary Condition 3 of Development Permit DP23/0071 for the purpose of removal of the cool room storage container on Lot 07495 and re-configuration of internal floor area to incorporate fridges and freezers into the back of house storage area in the development, in accordance with the drawings numbered 2023/0019/01A to 2023/0019/05A, endorsed as forming part of this permit.

In all other respects Development Permit DP23/0071 remains unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.


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AMIT MAGOTRA
Delegate
Development Consent Authority
07 June 2024

SCHEDULE OF CONDITIONS

DEVELOPMENT PERMIT

DP23/0071A

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer with attention to the modelling of the adjacent road and roundabout at Stokes Hills Road and identifying any necessary upgrades to the surrounding street network to the requirements of the Darwin Waterfront Corporation, to the satisfaction of the consent authority.
2. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Darwin Waterfront Corporation stormwater drainage system shall be submitted to and approved by the Darwin Waterfront Corporation, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings numbered 2023/0019/01A to 2023/0019/05A, endorsed as forming part of this permit.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Please refer to notation 1 for further information.

5. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority, to the satisfaction of the consent authority.
6. All works recommended by the traffic impact assessment are to be completed to the requirements of the Darwin Waterfront Corporation, to the satisfaction of the consent authority.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin Waterfront Corporation, to the satisfaction of the consent authority.
8. Storage for waste disposal bins is to be provided to the requirements of Darwin Waterfront Corporation, to the satisfaction of the consent authority.
9. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Darwin Waterfront Corporation, to the satisfaction of the consent authority.

10. Before the use of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- (a) constructed;
- (b) properly formed to such levels that they can be used in accordance with the plans;
- (c) surfaced with an all-weather-seal coat;
- (d) drained;
- (e) line marked to indicate each car space and all access lanes; and
- (f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

11. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the land.

12. Before the use of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

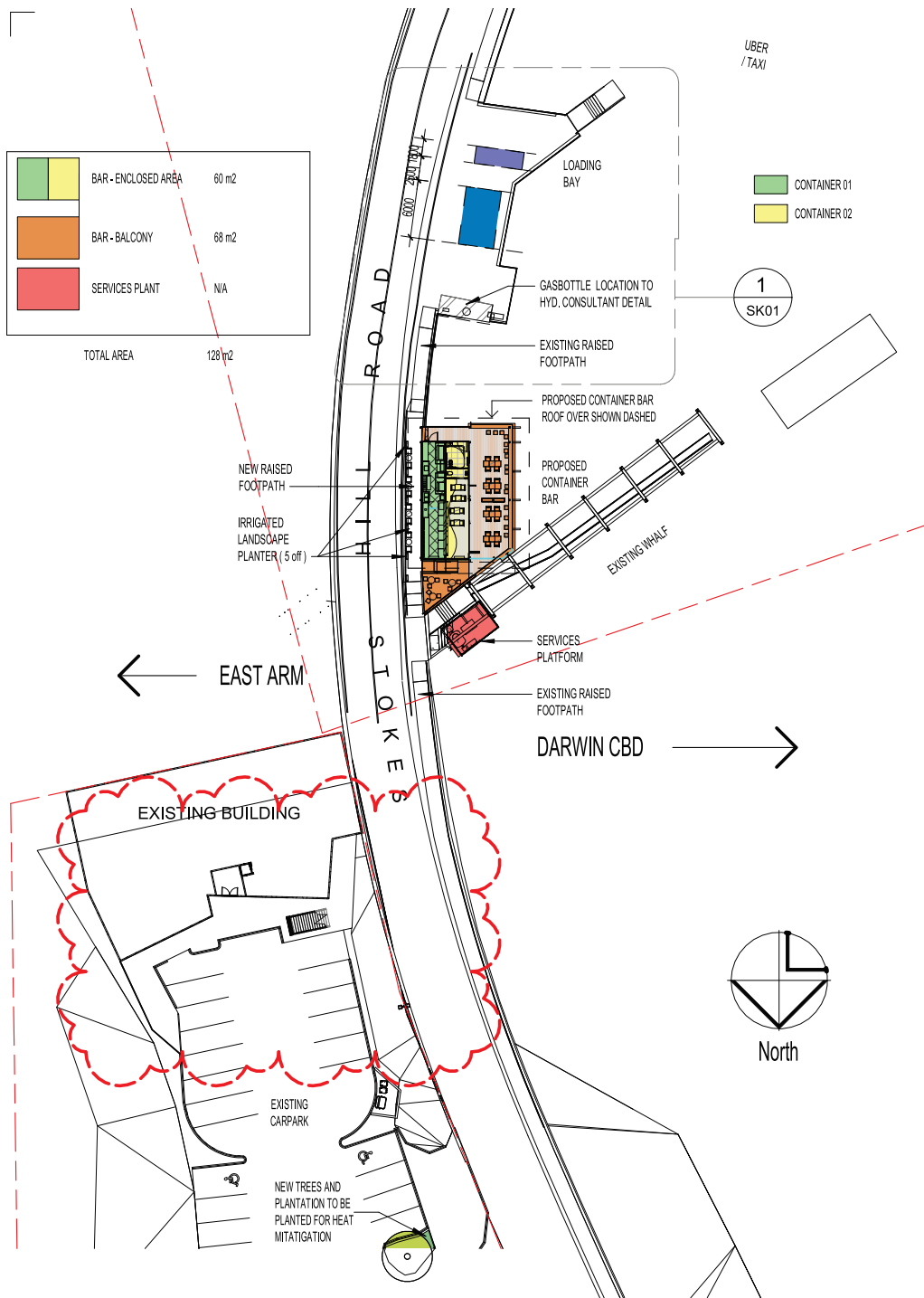
14. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.

15. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. The development and use hereby permitted must be in accordance with Northern Territory legislation including (but not limited to) the *Building Act 1993*, the *Public and Environmental Health Act 2011* and the *Food Act 2004*.
3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works.

4. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

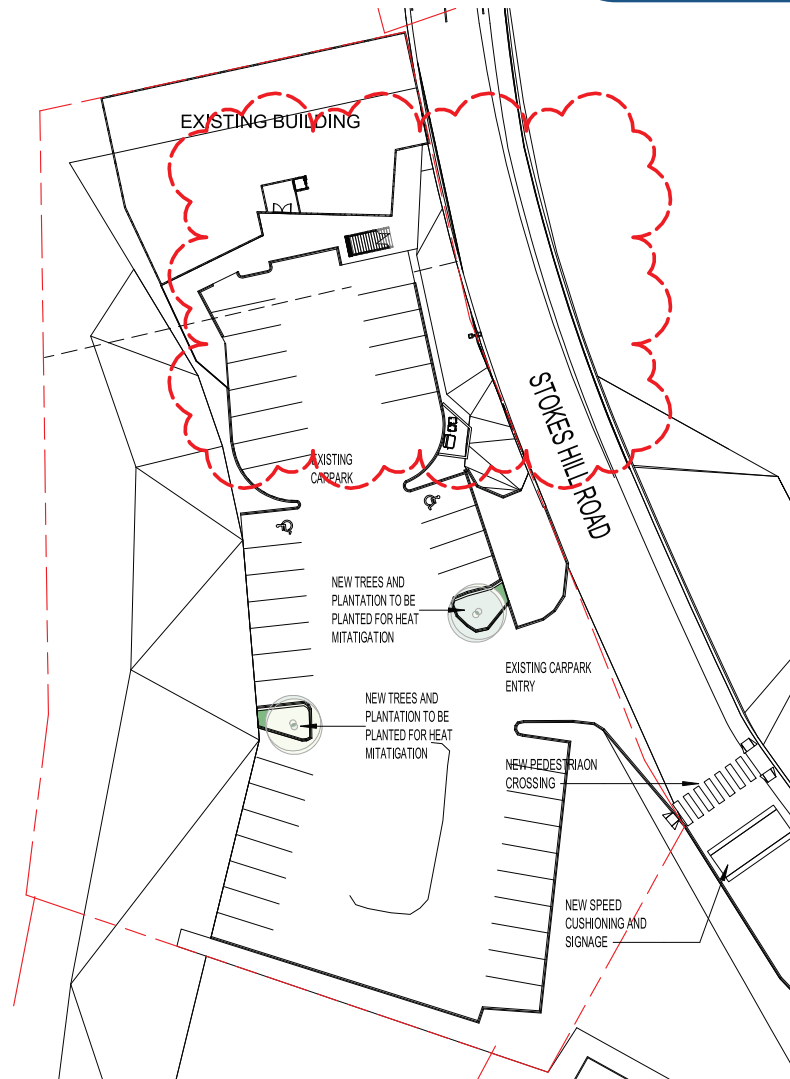


1

SITE PLAN - PROPOSED CONTAINER BAR

1 : 500

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2

SITE PLAN - PROPOSED CONTAINER BAR CARPARK

1 : 500

Drawing number 2023/0019/01A

Referred to in Permit No: DP23/0071A

FOR INFORMATION

This document contains drawing numbers:

2023/0019/01A to 2023/0019/05A

Referred to in Permit No: DP23/0071A

Issued by the consent authority on: 07 June 2024

All drawings contained within this document have been authorised by the delegate of the consent authority.

Amit Magotra

Digitally signed
by Amit Magotra
Date: 2024.06.07
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Delegate

3	DEVELOPMENT APPLICATION RESUBMISSION	22.04.2024
2	COOL ROOM CONTAINER RELOCATION	30.11.2023
1	SITE UPDATE BINS & CARPARK	20.06.2023
0	FOR CONSTRUCTION	09.06.2023

Issue	Revision Description	Date
Project Management		

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect



DESIGN TEAM

ASHFORD ARCHITECTS
ARCHITECTS • PROJECT MANAGEMENT • CONSTRUCTION
10/156 Stokes Hill Road, Darwin City, NT 0801 | 0813 966 3844 Darwin City 0801

Drawn	Author	Checked	Checker
Drawing Coordinated	Date		

Project

PROPOSED DOCK ONE CONTAINER BAR
LOT 10156 (45) STOKES HILL RD, DARWIN

Project RA2301

Drawing MASTER SITE PLAN

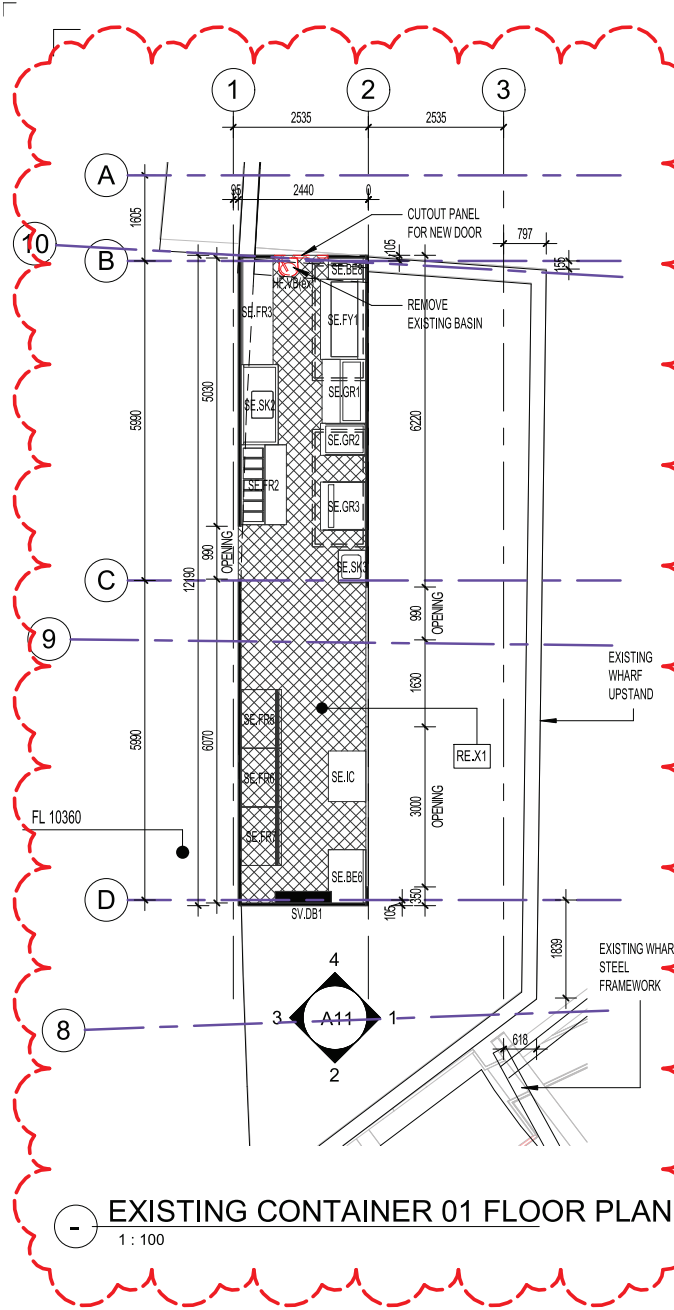
Drawing A05

Issue

3

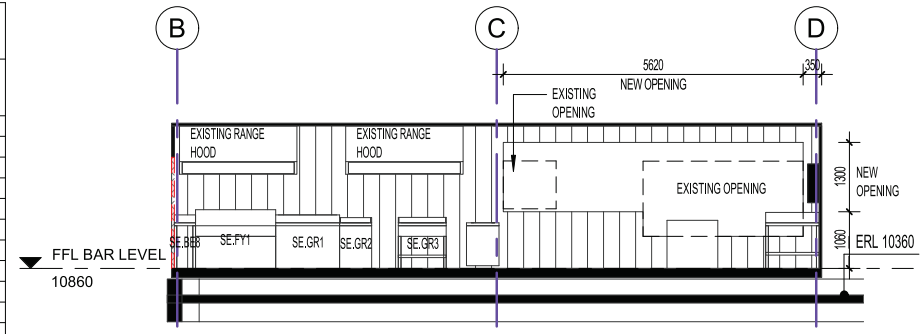
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Key

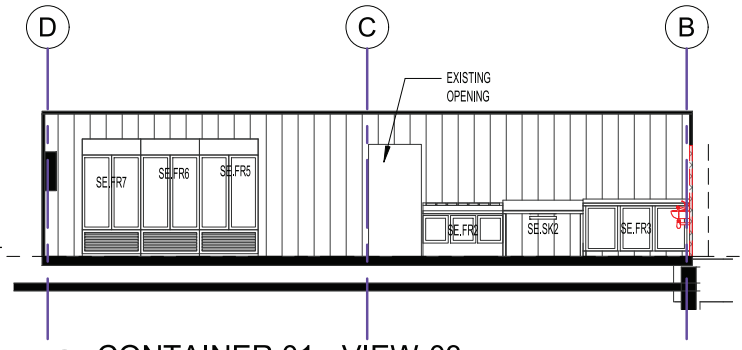


SPECIALTY EQUIPMENT SCHEDULE	
Type Mark	Type Comments
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SE.BE2	KITCHEN BENCH AS SCHEDULES
SE.BE3	KITCHEN BENCH AS SCHEDULED
SE.BE4	KITCHEN BENCH AS SCHEDULES
SE.BE5	KITCHEN BENCH AS SCHEDULES
SE.BE6	KITCHEN BENCH AS SCHEDULES
SE.BE7	KITCHEN BENCH AS SCHEDULED
SE.BE8	KITCHEN BENCH AS SCHEDULED
SE.CM	COFFEE MACHINE AS SCHEDULES
SE.FR1a	UNDERBENCH FRIDGE AS SPEC.
SE.FR1b	UNDERBENCH FRIDGE AS SPEC.
SE.FR1c	UNDERBENCH FRIDGE AS SPEC.
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SE.FR5	DRINKS FRIDGE 3 WSLIDING DOORS
SE.FR6	DRINKS FRIDGE 3 WSLIDING DOORS
SE.FR7	DRINKS FRIDGE 3 WSLIDING DOORS
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SE.GR2	GRILL 1
SE.GR3	GRILL AS SCHEDULED
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SE.IM	ICE MAKER AS SCHEDULED
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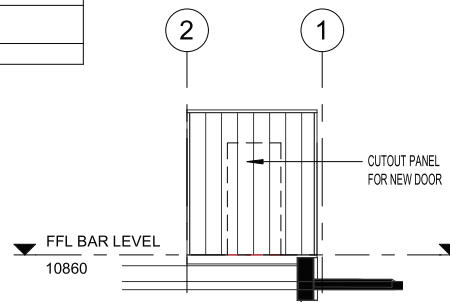
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CT.F2	FLOOR TILE AS SPEC.	00_Internal
CT.W1	WALL TILE AS SPEC.	00_Internal
CT.W2	FLOOR TILE AS SPEC.	00_Internal
LI.VJ	LINING VJ AS SPEC. REFER FINISHES SCHEDULE	00_Internal
RE.X1	EXISTING CHEQUER PLATE FLOOR	00_Internal



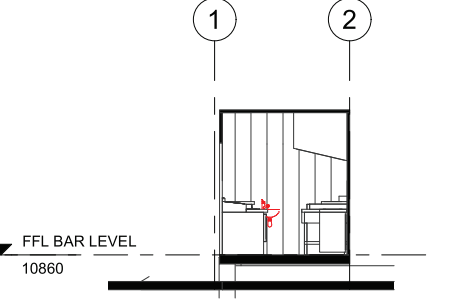
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1 : 100



3 CONTAINER 01 - VIEW 03
1 : 100



2 CONTAINER 01 - VIEW 02
1 : 100



4 CONTAINER 01 - VIEW 04
1 : 100

2	DEVELOPMENT APPLICATION	22.04.2024
1	RESUBMISSION	
1	GRID SETOUT COORDINATION	15.06.2023
0	FOR CONSTRUCTION	09.06.2023
Issue	Revision Description	Date
Project Management		
Quantity Surveyor		
Structural & Civil		
Mechanical		
Electrical		
Hydraulic		
Fire		
BCA Consultant		
Landscape Architect		

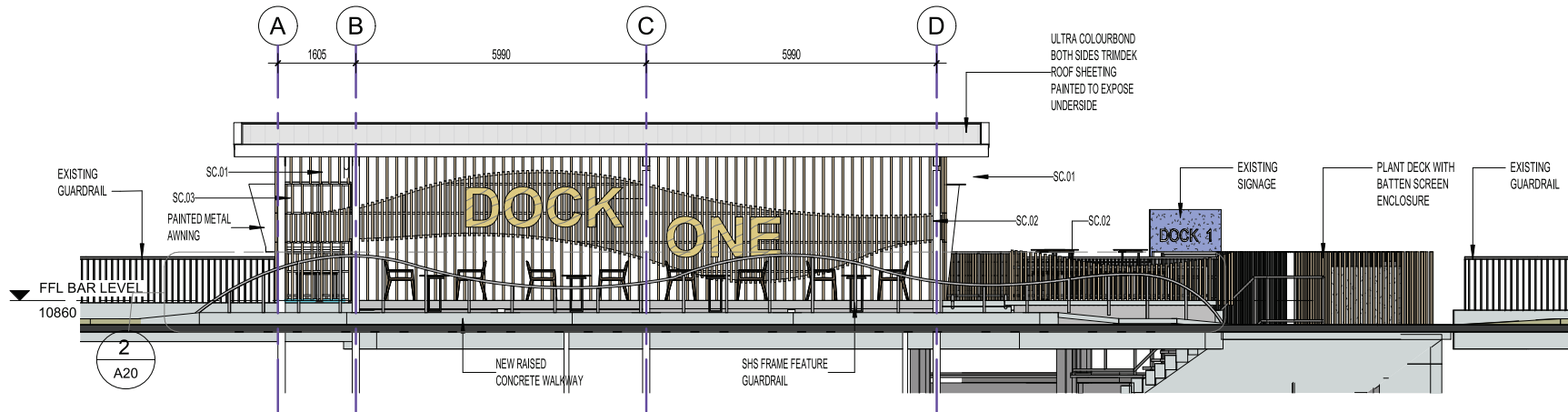


DESIGN TEAM
ASHFORD ARCHITECTS
ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
1000 HERRING ST, DARWIN NT 08
All Layouts Shall Be Checked And Signed Before Construction

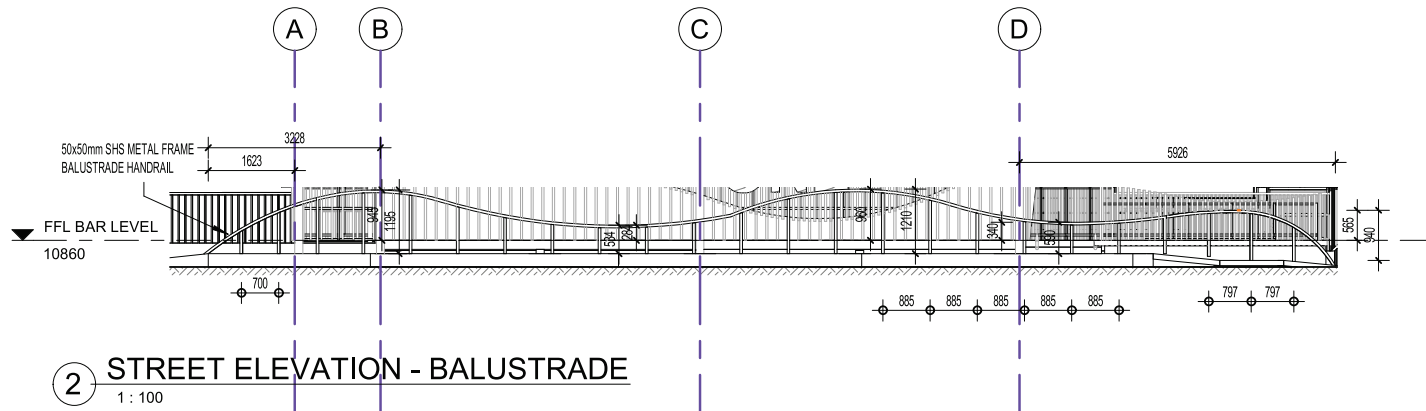
Drawn	Author	Checked	Checker
Drawing Coordinated	Date		
Project			
PROPOSED DOCK ONE CONTAINER BAR			
LOT 10156 (45) STOKES HILL RD, DARWIN			
Project RA2301			
Drawing CONTAINER 01			
Scale As indicated			
Drawing A11			
Issue			
2			

Drawing number 2023/0019/02A
Referred to in Permit No: DP23/0071A

FOR INFORMATION



1 STREET ELEVATION
1 : 100



2 STREET ELEVATION - BALUSTRADE
1 : 100

3	DEVELOPMENT APPLICATION RESUBMISSION	22.04.2024
2	STRUCTURAL STEEL COORDINATION	04.07.2023
1	GRID SETOUT COORDINATION	15.06.2023
0	FOR CONSTRUCTION	09.06.2023

Issue	Revision Description	Date
Project Management		

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect



DESIGN TEAM



Drawn	Author	Checked	Checker
Drawing Coordinated	Date	Date	

Project

PROPOSED DOCK ONE
CONTAINER BAR
LOT 10156 (45) STOKES HILL RD, DARWIN

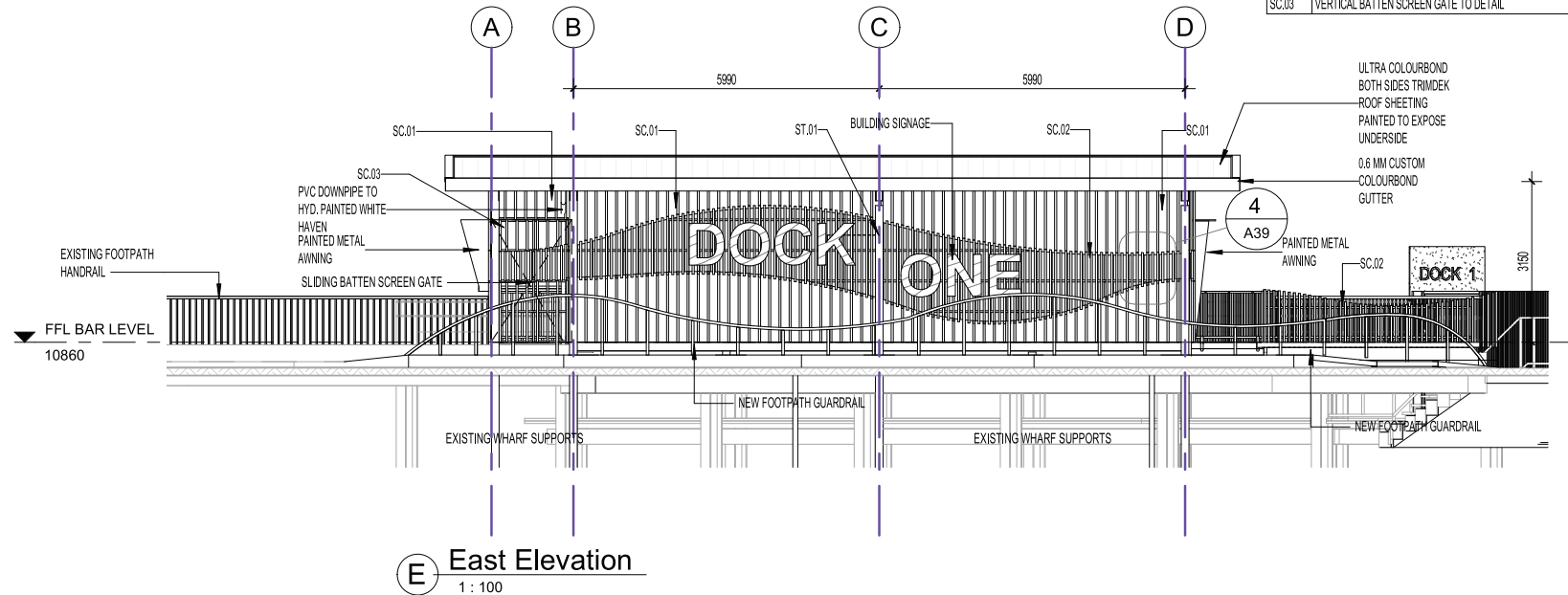
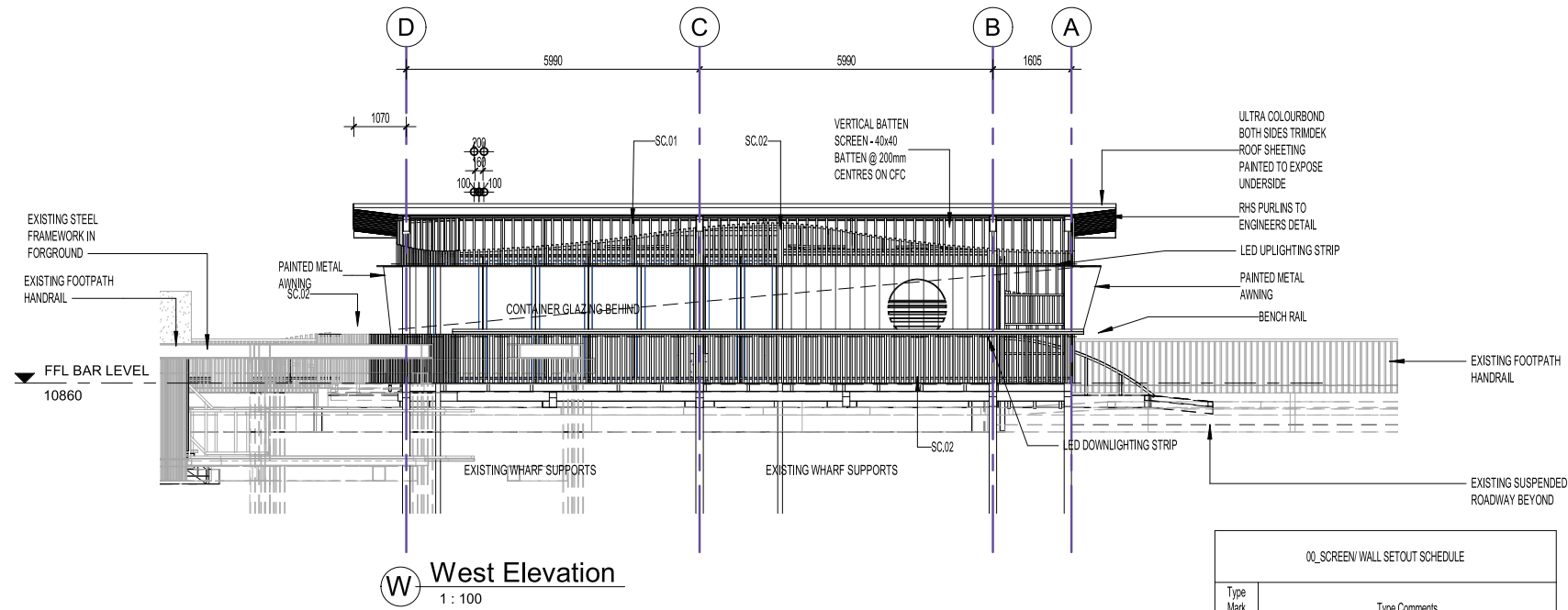
Project RA2301

Drawing STREET ELEVATION Scale 1 : 100

Drawing A20 Issue 3

Drawing number 2023/0019/03A
Referred to in Permit No: DP23/0071A

FOR INFORMATION



4	DEVELOPMENT APPLICATION RESUBMISSION	22.04.2024
3	WIP - CLADDING DETAIL REVIEW	19.02.2023
2	STRUCTURAL STEEL COORDINATION	04.07.2023
1	GRID SETOUT COORDINATION	15.06.2023
0	FOR CONSTRUCTION	09.06.2023

Issue	Revision Description	Date
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Project Management

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect



DESIGN TEAM



Drawn	Author	Checked	Checker
Drawing Coordinated	Date		

Project

PROPOSED DOCK ONE
CONTAINER BAR
LOT 10156 (45) STOKES HILL RD, DARWIN

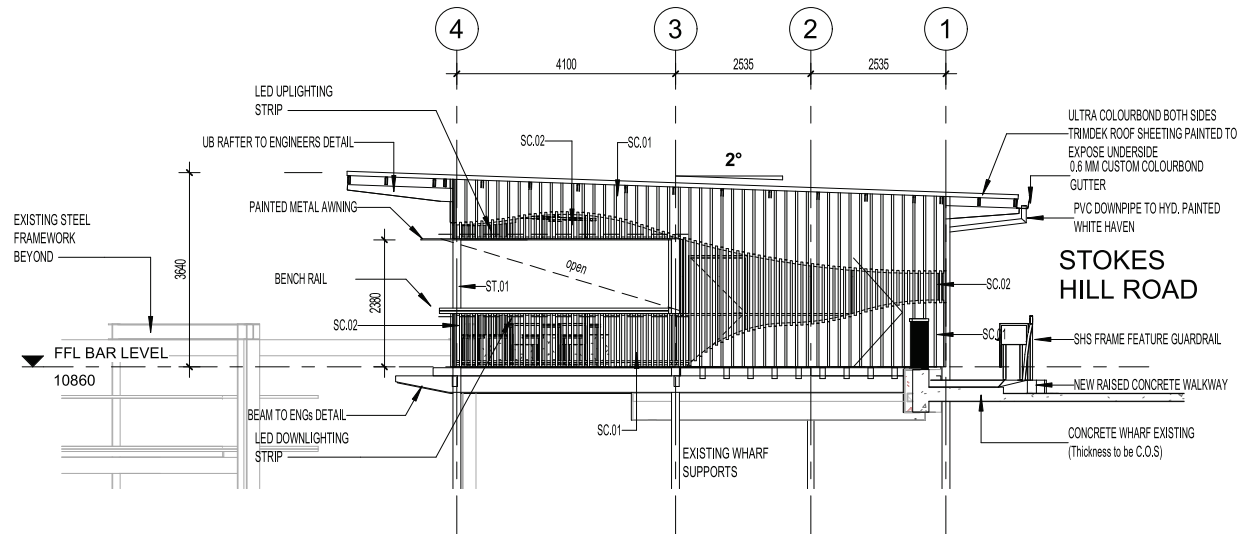
Project RA2301

Drawing ELEVATIONS EAST/WEST Scale 1 : 100

Drawing A21 Issue 4

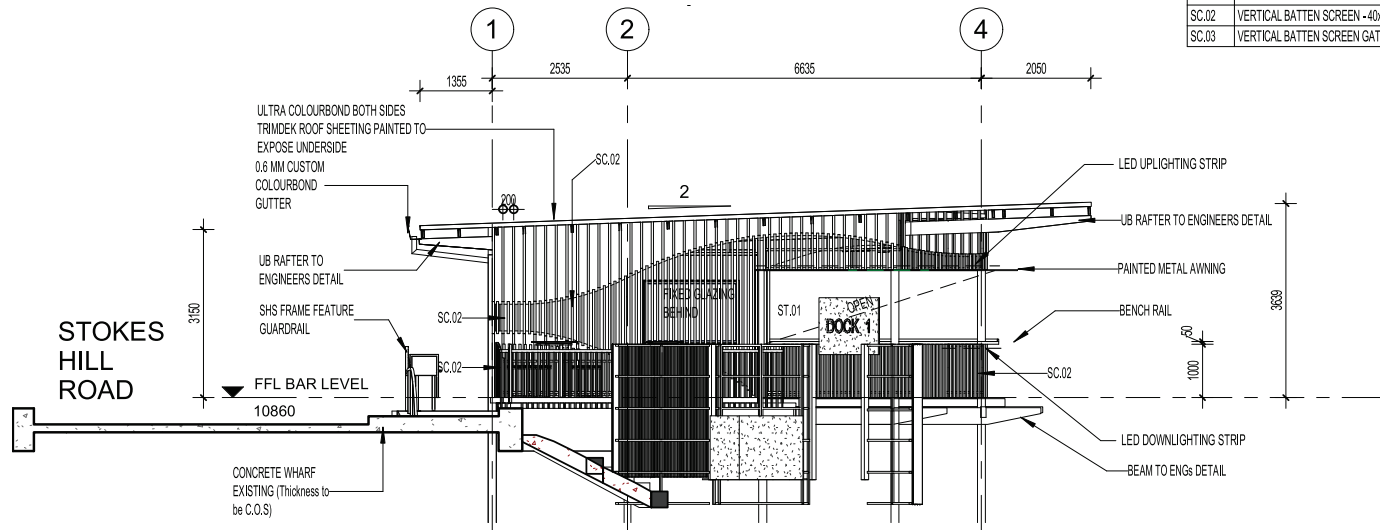
Drawing number 2023/0019/04A
Referred to in Permit No: DP23/0071A

FOR INFORMATION



S South Elevation
1 : 100

00_SCREEN/ WALL SETOUT SCHEDULE	
Type Mark	Type Comments
SC.01	VERTICAL BATTEN SCREEN - 40x40 BATTEN @ 200mm CENTRES ON CFC
SC.02	VERTICAL BATTEN SCREEN - 40x40 BATTEN @ 100mm CENTRES
SC.03	VERTICAL BATTEN SCREEN GATE TO DETAIL



N North Elevation
1 : 100

3	DEVELOPMENT APPLICATION RESUBMISSION	22.04.2024
2	STRUCTURAL STEEL COORDINATION	04.07.2023
1	GRID SETOUT COORDINATION	15.06.2023
0	FOR CONSTRUCTION	09.06.2023

Issue	Revision Description	Date
Project Management		

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect



DESIGN TEAM



Drawn	Author	Checked	Checker
Drawing Coordinated	Date		

Project

PROPOSED DOCK ONE
CONTAINER BAR
LOT 10156 (45) STOKES HILL RD, DARWIN

Project RA2301

Drawing ELEVATIONS NORTH/SOUTH Scale 1 : 100

Drawing A22 Issue 3

Drawing number 2023/0019/05A
Referred to in Permit No: DP23/0071A

FOR INFORMATION

Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8980 0700

In reply please quote: PA2023/0071

Cunnington Rosse Town Planning Consulting
C/ - Mr Gerard Rosse
PO Box 1612
Howard Springs NT 0835

Dear Mr Rosse

NOTICE OF CONSENT (SECTION 53B OF THE PLANNING ACT 1999) LOT 7495 (39) AND 10156 (45) STOKES HILL ROAD, DARWIN CITY, TOWN OF DARWIN

The Development Consent Authority has determined, to vary the requirements of Clauses 5.2.6.2 (Landscaping in Zone CB), 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC) and 5.9.2.9 (Public Domain Contributions for Development on Large Sites) of the Northern Territory Planning Scheme 2020 and, pursuant to section 53(a) of the *Planning Act 1999*, grant consent to the proposal to use and develop the abovementioned land for the purpose of bar-small in a demountable structure (container bar and alfresco dining) within land subject to storm surge, subject to the conditions specified on the attached Development Permit DP23/0071.

Reasons for the Determination

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The Northern Territory Planning Scheme 2020 (NTPS 2020) applies to the land and bar-small in a demountable structure (container bar and alfresco dining) within land subject to storm surge requires consent under Clause 1.8 (When development consent is required). It is identified as Merit Assessable under Clause 1.8(1)(b)(ii)(1); therefore, the zone purpose and outcomes of Clause 4.10 (Zone CB – Central Business), and Clauses 3.7 (LSSS - Land Subject to Storm Surge), 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC), 5.5.10 (Nightclub Entertainment Venue, Bar-Public and Bar-Small), 5.5.15 (Design in Commercial and Mixed Use Areas) and 5.9.2 (Darwin City Centre), need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clauses 5.2.6.2 (Landscaping in Zone CB), 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC) and 5.9.2.9 (Public Domain Contributions for Development on Large Sites).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), sub-clause 5, of the Northern Territory Planning Scheme 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
 - (a) The purpose and administration clauses of the requirement; and
 - (b) The considerations listed under Clause 1.10(3) or 1.10(4).

(a) 5.2.6.2 (Landscaping in Zone CB)

The proposal has been found not to be in accordance with Clause 5.2.6.2, because the proposal will result in less than 10% of the site area as landscape planting.

The proposed development is located on a large site at 45 Stokes Hill Road and 39 Stokes Hill Road, where the total site area of both lots is 111,180m², however the proposed development is very small in comparison. Landscaping is proposed in the existing car parking area at 39 Stokes Hill Rd and irrigated landscape planters along the footpath in front of the proposed container bar at 45 Stokes Hill Rd, which combined is less than 10% of the site area as landscaping.

It is considered that a variation to this clause is appropriate in this instance because the proposal is of a limited small scale (approximately 128m²), where providing 10% landscape planting would be onerous on the development. Regarding 39 Stokes Hill Road it is noted that additional landscaping is proposed to the existing car parking layout at 39 Stokes Hill Road. Due to the location of the proposed bar-small at the existing Dock 1 (45 Stokes Hill Road), the placement of landscaping is limited and the landscaping proposed is considered sufficient for the intended use.

Administratively, under sub-clause 1(a) *The consent authority may consent to a development that is not in accordance with sub-clause 3 if it is a small development and the consent authority is satisfied that it would be unreasonable to provide the required landscaping, having regard to the intended use of the development or whether the development would become unfeasible.*

5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC)

The proposal has been found not to be in accordance with Clause 5.3.7, because the proposal will result in no end of trip facilities, where the NTPS 2020 requires 1 bicycle parking space and 1 shower.

It is considered that a variation to this clause is appropriate in this instance because the proposal is of a limited small scale (approximately 128m²), where providing such facilities would be onerous on the development. It is unlikely that visitors would cycle to and from the site due to the nature of the proposal being for a bar-small.

Administratively, under sub-clause 1(c), *the consent authority may consent to a use or development with fewer bicycle parking spaces, lockers and/or showers and changing facilities than required by sub-clauses 2-6 if satisfied that it would be unreasonable to provide shower and changing facilities for a small development, where the development becomes unfeasible should such facilities be required.*

5.9.2.9 (Public Domain Contributions for Development on Large Sites)

The proposal has been found not to be in accordance with Clause 5.9.2.9, because the proposal does not provide 10% of the site area as publically accessible open space.

Although the proposed development is of a limited small scale (approximately 128m²), this clause applies as the total site area of both lots is 111,180m².

It is considered that a variation to this clause is appropriate in this instance because the development forms part of a large recreational area, the Darwin Waterfront, which includes sufficient publically accessible open space that is considered appropriate to the site due to the limited size and scale of the proposed development.

Administratively, under sub-clause 2(a), *the consent authority may consent to development that is not in accordance with sub-clauses 3 and 4 if it is satisfied that the development provides an alternative provision of publically accessible open space that is appropriate to the site, having regard to the locality and scale of the development.*

- (b) The considerations listed under Clause 1.10(4) have been given regard to and it has been found that the proposal complies with all relevant requirements of the Northern Territory Planning Scheme 2020, except for Clauses 5.2.6.2 (Landscaping in Zone CB), 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC) and 5.9.2.9 (Public Domain Contributions for Development on Large Sites) as identified above.

3. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The land is within Zone CB (Central Business) and identified for development in the Central Darwin Area Plan. The site is affected by the primary and secondary storm surge, however the proposed development is located above the minimum storm surge level of 6.5m AHD. A statement was provided by a structural engineer confirming the proposed building structure will be located approximately 2m above the minimum Storm surge siting level of 6.5m AHD and the building structure will not be subject to storm surge levels.

No additional land capability concerns have been identified during assessment of the application. Additionally, the Department of Environment, Parks and Water Security did not identify or raise any issues of concern in relation to land capability.

4. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The proposal is not anticipated to impact unreasonably on the existing and future amenity of the area, particularly considering the CBD context and there are no sensitive uses in the immediately vicinity of the site.

Right of Appeal

Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as there were no submissions received under section 49 of the Act.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully



Suzanne Philip
2023.03.30
15:40:18
+09'30'

Suzanne Philip
Delegate
30 March 2023

Attachment

cc City of Darwin

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP23/0071

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 07495
Lot 10156
Town of Darwin
39 STOKES HILL RD, DARWIN CITY
45 STOKES HILL RD, DARWIN CITY

APPROVED PURPOSE

To use and develop the land for the purpose of bar-small in a demountable structure (container bar and alfresco dining) within land subject to storm surge, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.2.6.2 (Landscaping in Zone CB), 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC) and 5.9.2.9 (Public Domain Contributions for Development on Large Sites) of the Northern Territory Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.



Suzanne Philip
2023.03.30
15:39:04
+09'30'

SUZANNE PHILIP
Delegate
Development Consent Authority

30 March 2023

DEVELOPMENT PERMIT

DP23/0071

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer with attention to the modelling of the adjacent road and roundabout at Stokes Hills Road and identifying any necessary upgrades to the surrounding street network to the requirements of the Darwin Waterfront Corporation, to the satisfaction of the consent authority.
2. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Darwin Waterfront Corporation stormwater drainage system shall be submitted to and approved by the Darwin Waterfront Corporation, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings numbered 2023/0019/01 to 2023/0019/05, endorsed as forming part of this permit.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 1 for further information.
5. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority, to the satisfaction of the consent authority.
6. All works recommended by the traffic impact assessment are to be completed to the requirements of the Darwin Waterfront Corporation, to the satisfaction of the consent authority.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin Waterfront Corporation, to the satisfaction of the consent authority.
8. Storage for waste disposal bins is to be provided to the requirements of Darwin Waterfront Corporation, to the satisfaction of the consent authority.
9. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Darwin Waterfront Corporation, to the satisfaction of the consent authority.
- 10.10. Before the use of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a. constructed;

- b. properly formed to such levels that they can be used in accordance with the plans;
- c. surfaced with an all-weather-seal coat;
- d. drained;
- e. line marked to indicate each car space and all access lanes; and
- f. clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

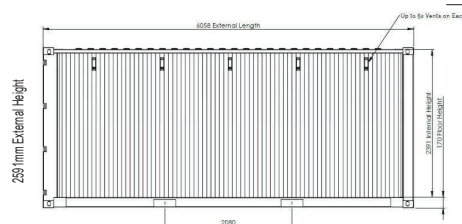
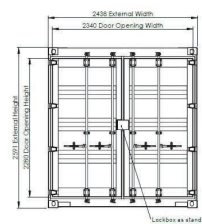
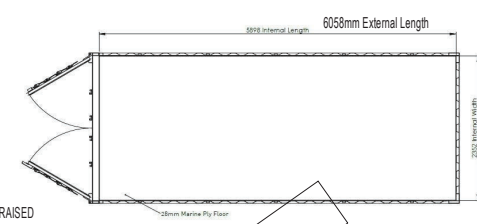
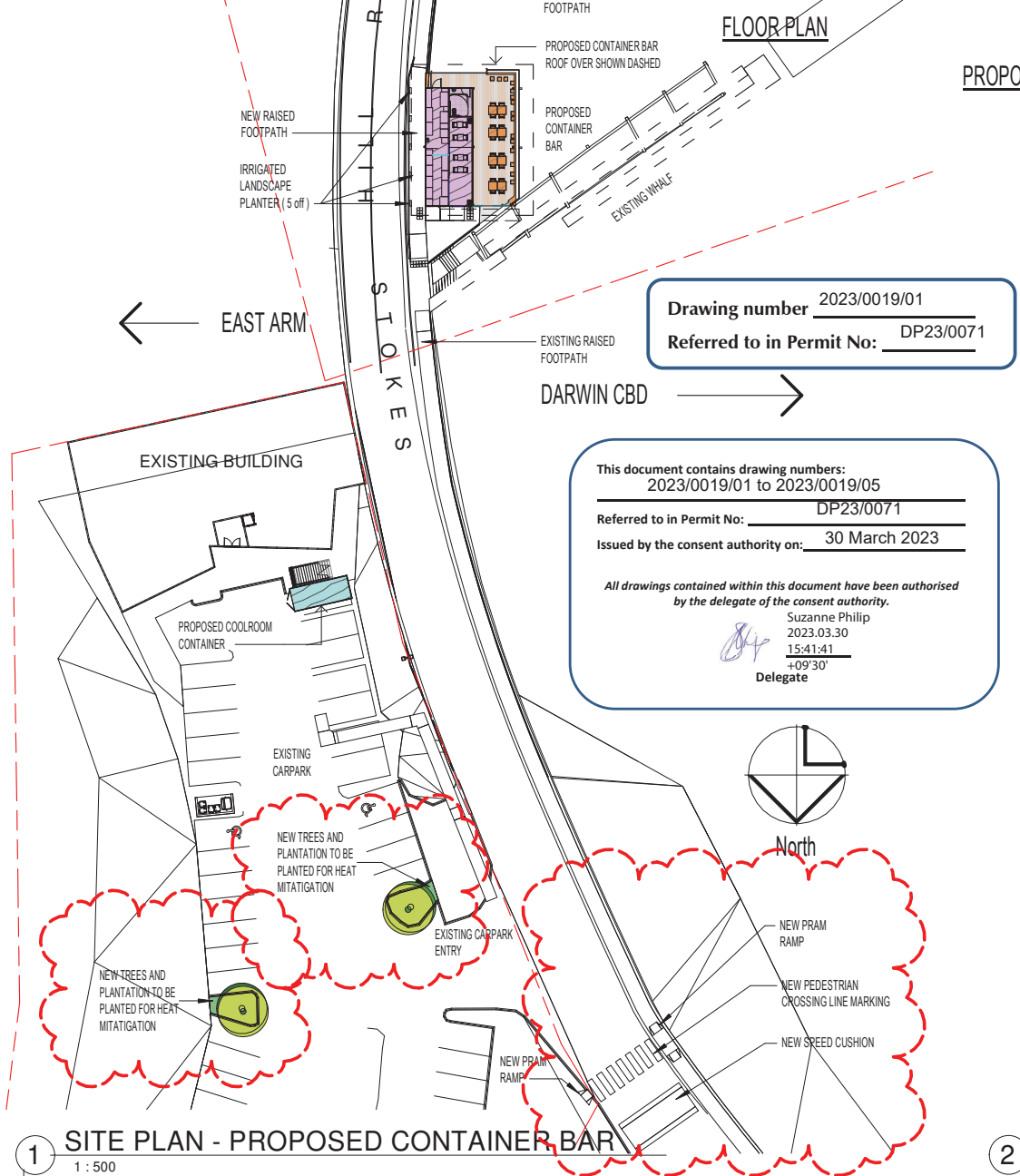
Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

- 11. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the land.
- 12. Before the use of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
- 13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
- 14. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
- 15. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

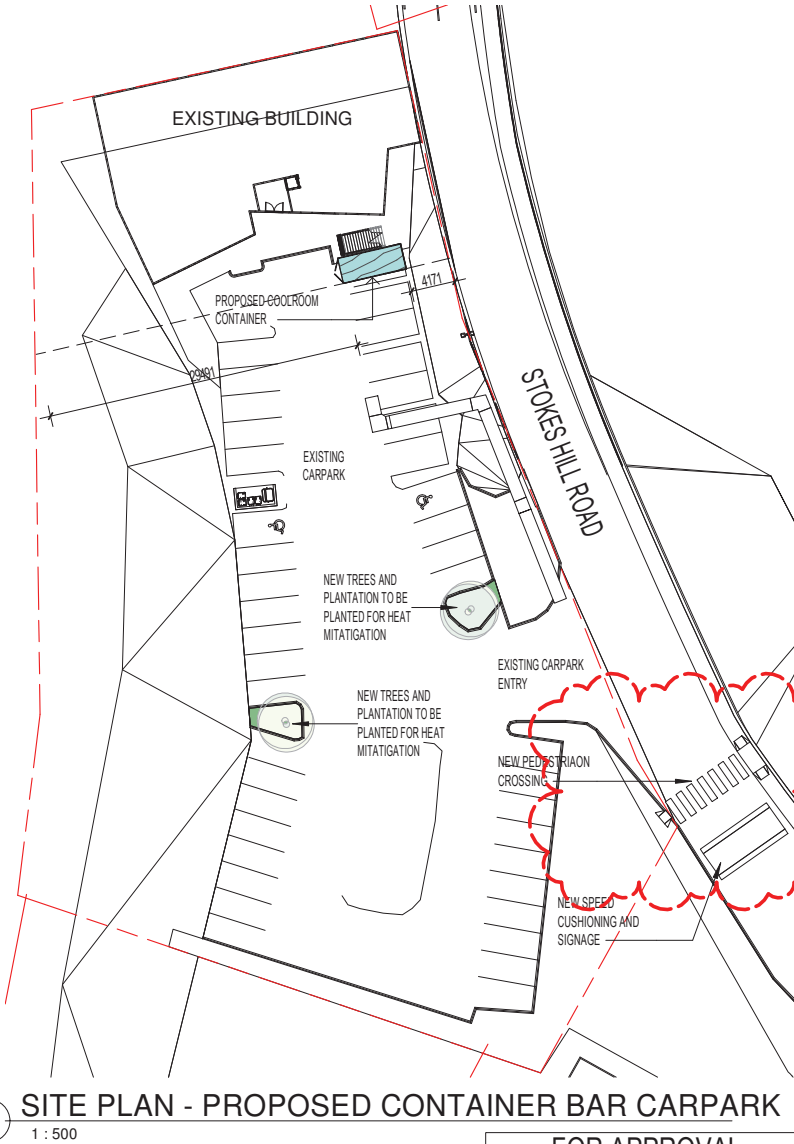
NOTES

- 1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
- 2. The development and use hereby permitted must be in accordance with Northern Territory legislation including (but not limited to) the *Building Act 1993*, the *Public and Environmental Health Act 2011* and the *Food Act 2004*.
- 3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the *Northern Territory Building Act 1993* before commencing any demolition or construction works.
- 4. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

	BAR - ENCLOSED AREA	60 m2
	BAR - BALCONY	68 m2
	CONTAINER STORAGE	N/A
TOTAL AREA		128 m2



PROPOSED COOLROOM CONTAINER



NOTE
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Key

Issue	Revision Description	Date
F	UPDATED PEDESTRIAN AND LANDSCAPING	06.03.2023
E	FOR COORDINATION	23.02.2023
D	FOR COORDINATION	25.01.2023
C	FOR APPROVAL	11.01.2023
B	UPDATED PLANS	22.12.2022
A	FOR CONSTRUCTION	18.07.2022

Issue Revision Description Date

Project Management

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect

ASPIRE
DESIGN + CONSTRUCT

ASHFORD
ARCHITECTS

ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
P 08 941 17002 E ashford@ashfordarchitects.com.au
A 24/50 Forrester Bay Drive, Tipperary Waters 5820 GPO Box 2643 Darwin City 0801

Drawn Author Check Date Checker

Drawing Coordinated Date

Project

PROPOSED SHIPPING DOCK ONE BAR

LOT 10156 (45) STOKES HILL RD, DARWIN

Project RA2151

Drawing MASTER SITE PLAN Scale As indicated

Drawing A05 Issue F

Drawing number 2023/0019/01
Referred to in Permit No: DP23/0071

This document contains drawing numbers:
2023/0019/01 to 2023/0019/05
Referred to in Permit No: DP23/0071
Issued by the consent authority on: 30 March 2023

All drawings contained within this document have been authorised by the delegate of the consent authority.

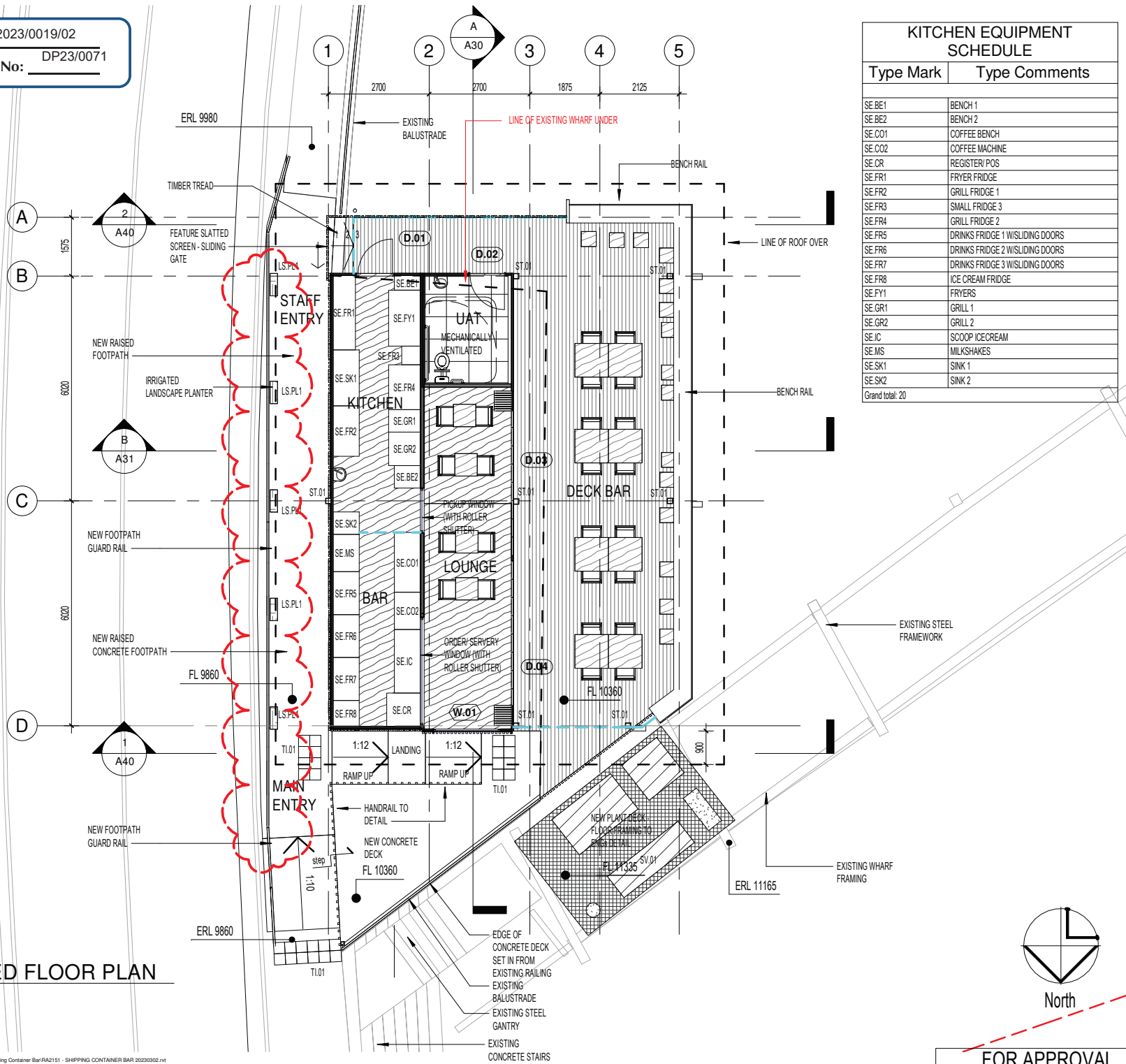
Suzanne Philip
2023.03.30
15:41:41
+09'30'
Delegate

Drawing number 2023/0019/02
Referred to in Permit No: DP23/0071

PROPOSED FLOOR PLAN

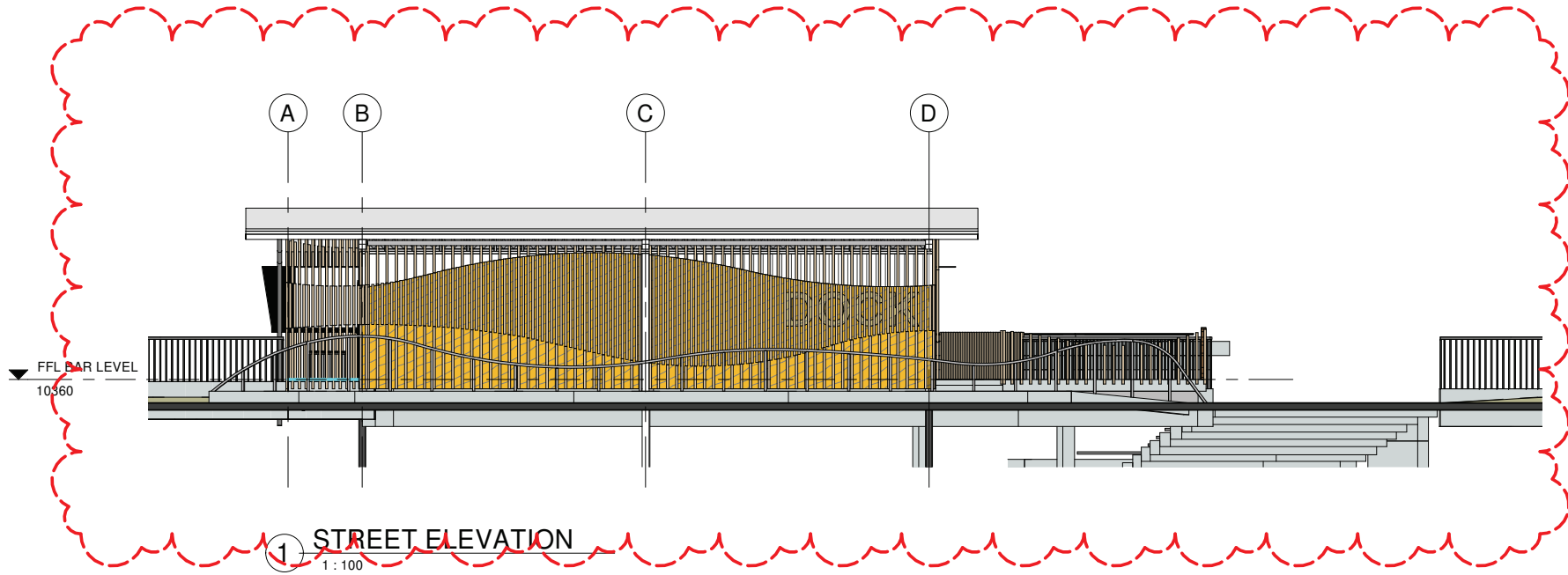
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6/03/2023 2:28:03 PM H:\00_Projects\00_AGA\00_RA2151 Shipping Container Bar\RA2151 - SHIPPING CONTAINER BAR 20230302.rvt



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Key



F	UPDATED PEDESTRIAN AND LANDSCAPING	06.03.2023
Issue	Revision Description	Date
Project Management		
Quantity Surveyor		
Structural & Civil		
Mechanical		
Electrical		
Hydraulic		
Fire		
BCA Consultant		
Landscape Architect		



DESIGN TEAM

ASHFORD
ARCHITECTS
ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
P 08 941 1100 E admin@ashfordarchitects.com.au
A 24/60 Princess Bay Drive, Tipperary Waters 0820 GPO Box 2643 Darwin City 0801

Drawn	Author	Checke	Checker
Drawing Coordinated	Date		
Project			

PROPOSED SHIPPING DOCK ONE
BAR

LOT 10156 (45) STOKES HILL RD, DARWIN

Project RA2151

Drawing	Scale
STREET ELEVATION	1 : 100

Drawing	Issue
A20	F

Drawing number 2023/0019/03
Referred to in Permit No: DP23/0071

FOR APPROVAL

F	UPDATED PEDESTRIAN AND LANDSCAPING	06.03.2023
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Project Management		

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect



DESIGN TEAM

ASHFORD
ARCHITECTS
ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
P 08 944 17002 E ashford@ashfordarchitects.com.au
A 24/60 Phoenix Bay Drive, Tipperary Waters 0820 GPO Box 2643 Darwin City 0801

Drawn	Author	Checke	Checker
Drawing Coordinated	Date		

Project

PROPOSED SHIPPING DOCK ONE
BAR

LOT 10156 (45) STOKES HILL RD, DARWIN

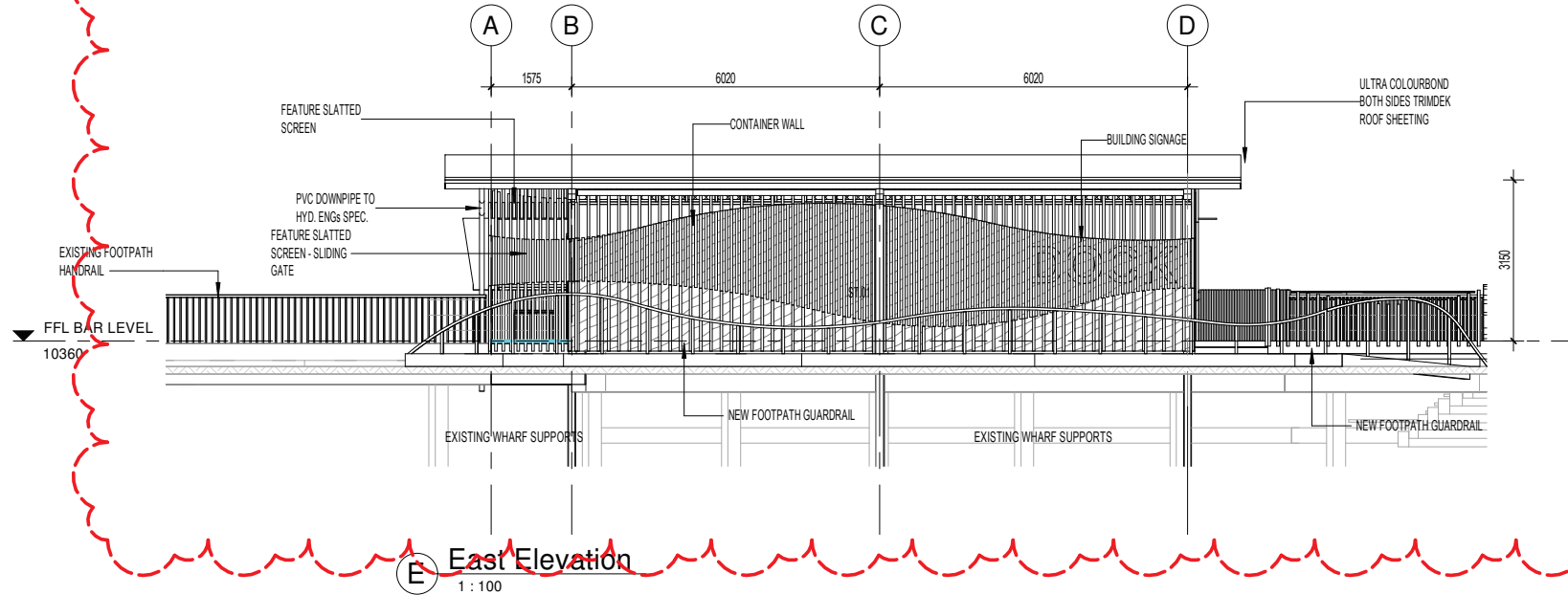
Project RA2151

Drawing ELEVATIONS EAST/WEST Scale 1:100

Drawing A21 Issue F



W West Elevation
1 : 100



E East Elevation
1 : 100

Drawing number 2023/0019/04
Referred to in Permit No: DP23/0071

FOR APPROVAL

F	UPDATED PEDESTRIAN AND LANDSCAPING	06.03.2023
E	FOR COORDINATION	23.02.2023
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Issue	Revision Description	Date
Project Management		

Quantity Surveyor

Structural & Civil

Mechanical

Electrical

Hydraulic

Fire

BCA Consultant

Landscape Architect



DESIGN TEAM

ASHFORD
ARCHITECTS
ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
P 08 944 1932 E enquiries@ashfordarchitects.com.au
A 24/60 Princess Bay Drive, Tipperary Waters 0820 GPO Box 2643 Darwin City 0801

Drawn	Author	Checke	Checker
Drawing Coordinated	Author	Checke	Checker
Project	Author	Checke	Checker

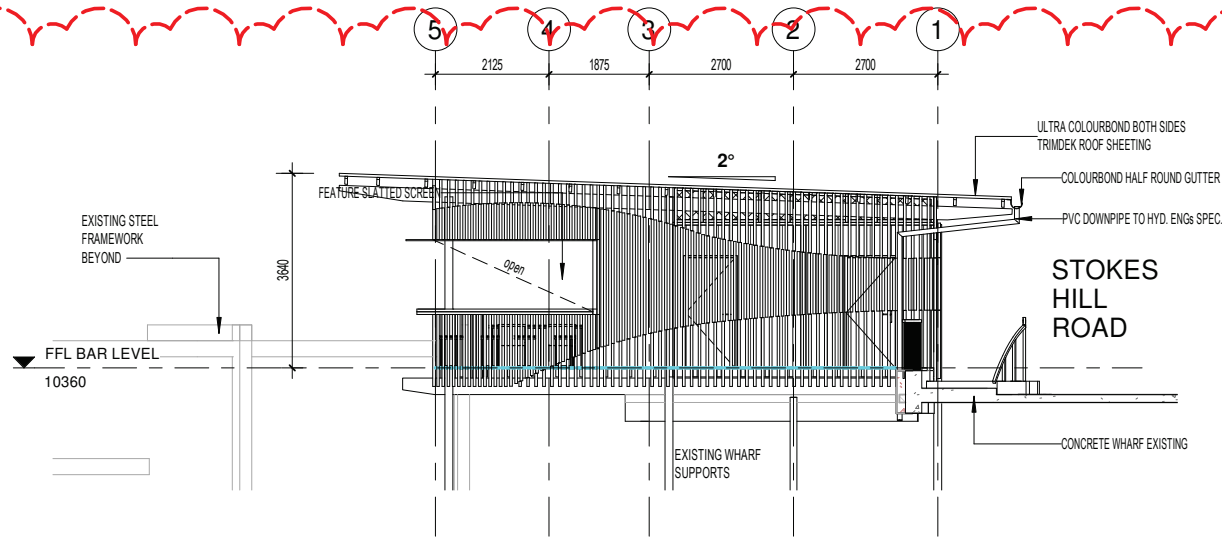
PROPOSED SHIPPING DOCK ONE
BAR

LOT 10156 (45) STOKES HILL RD, DARWIN

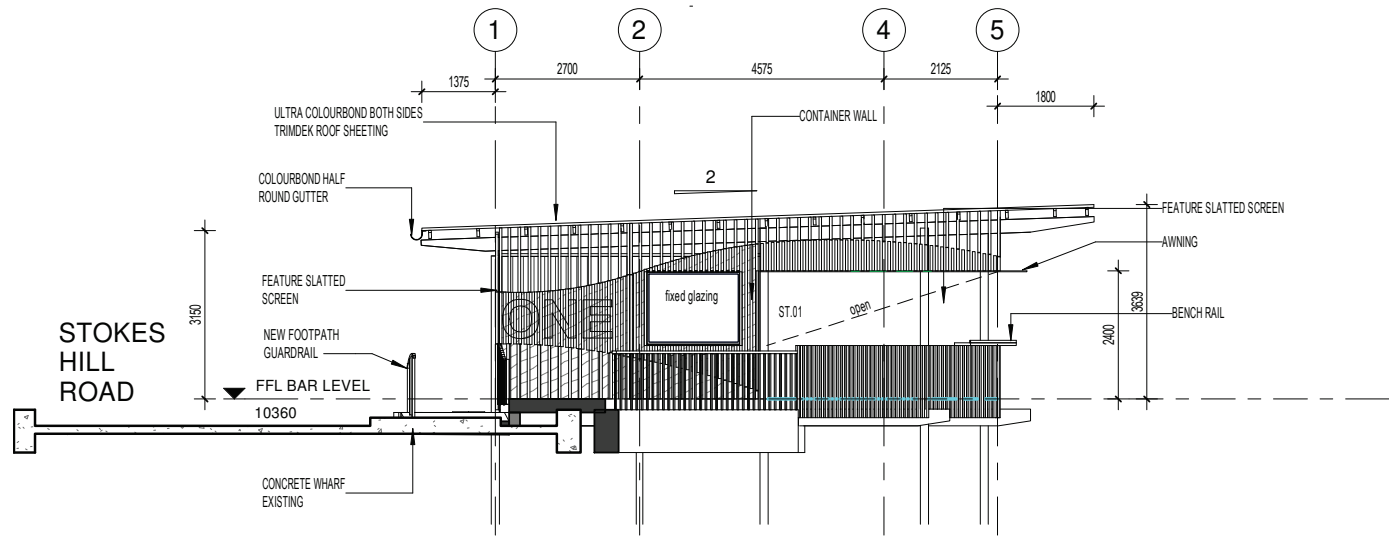
Project RA2151

Drawing ELEVATIONS NORTH/SOUTH Scale 1:100

Drawing A22 Issue F



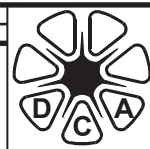
S South Elevation
1:100



N North Elevation
1:100

Drawing number 2023/0019/05
Referred to in Permit No: DP23/0071

FOR APPROVAL



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8980 0700

In reply please quote: PA2022/0130

Mr Gerard Rosse
Cunnington Rosse Town Planning Consulting
PO Box 36004
Winnellie NT 0821

Dear Mr Rosse

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*) LOT 7495 (39) STOKES HILL ROAD, DARWIN CITY, TOWN OF DARWIN

The Development Consent Authority has determined, to vary the requirements of Clause 5.3.7 (End Of Trip Facilities In Zones HR, CB, C, SC AND TC) of the Northern Territory Planning Scheme 2020 in accordance with section 53(a) of the *Planning Act 1999*, and to grant consent to the proposal to use and develop the abovementioned land for the purpose of a bar-small in a demountable structure (container bar and alfresco dining) within land subject to storm surge **Error! Reference source not found.**, subject to the conditions specified on the attached Development Permit DP22/0145.

Reasons for the Determination

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The Northern Territory Planning Scheme 2020 applies to the land and a bar-small in a demountable structure (container bar and alfresco dining) within land subject to storm surge requires consent under Clause 1.8 (When development consent is required). It is identified as *Impact Assessable* under Clause 1.8(1)(c)(v); therefore, the strategic framework (Part 2 of the Scheme, including the Darwin Regional Land Use Plan and the Central Darwin Area Plan) zone purpose and outcomes of Clause 4.10 Zone CB (Central Business), and Clauses 3.4 (CR – Coastal Reclamation), 3.7 (LSSS – Land Subject to Storm Surge), 3.9 (DHD – Darwin Harbour Dredging) 5.2.3 (Buildings in Central Darwin), 5.2.4 (Vehicle Parking), 5.2.6 (Landscaping), 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC), 5.5.3 (Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T), 5.5.6 (Al fresco Dining Areas in Zone CB within Central Darwin), 5.5.10 (Nightclub Entertainment Venue, Bar-Public and Bar-Small) and 5.8.7 (Demountable Structures), need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clause 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC AND TC).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), sub-clause 5, of the Northern Territory Planning Scheme 2020, the consent authority may consent to a

proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:

- (a) The purpose and administration clauses of the requirement; and
- (b) The considerations listed under Clause 1.10(3) or 1.10(4).

The proposal has been found not to be in accordance with Clause 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC AND TC), because the proposal will result in no end of trip facilities, where the NTPS 2020 requires 1 bicycle parking space and 1 shower.

It is considered that a variation to this clause is granted in this instance because the proposal is of a limited small scale (148m²), where providing such facilities would be onerous on the development. It is unlikely that visitors would cycle to and from the site due to the nature of the proposal being for a bar-small.

- (a) *Administratively, the consent authority may consent to a use or development with fewer bicycle parking spaces, lockers and/or showers and changing facilities than required by sub-clauses 2-6 if satisfied that it would be unreasonable to provide shower and changing facilities for a small development, where the development becomes unfeasible should such facilities be required.*
- (b) The considerations listed under Clause 1.10(4) have been given regard to and it has been found that the proposal complies with all relevant requirements of the Northern Territory Planning Scheme 2020, except for Clause 5.3.7 (End Of Trip Facilities In Zones HR, CB, C, SC AND TC) as identified above.

3. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The land is within Zone CB (Central Business) and identified for development in the Central Darwin Area Plan. The site is affected by the primary and secondary storm surge, however the proposed development is located above the minimum storm surge level of 6.5m AHD. A statement was provided by a structural engineer confirming the proposed building and foundation concept design, noting the site and first floor levels the building can be engineered and constructed to withstand a storm surge event on the site based on the minimum floor height of 6.5m which minimise risk to people and property in the event of a storm surge event. A condition is included on the permit to require that the development be constructed to withstand a storm surge event.

No additional land capability concerns have been identified during assessment of the application. Additionally, the Department of Environment, Parks and Water Security did not identify or raise any issues of concern in relation to land capability.

4. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The proposal is not anticipated to impact unreasonably on the existing and future amenity of the area, particularly considering the CBD context and there are no sensitive uses in the immediately vicinity of the site.

Right of Appeal

Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An appeal under section 114 against a

determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as section 117(4) of the Act and regulation 14 of the Planning Regulations 2000 apply to the application.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully



Suzanne Philip
2022.06.21
14:35:34
+09'30'

Suzanne Philip
Delegate

21 June 2022

Attachment

cc City of Darwin

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP22/0145

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 07495
Town of Darwin
39 STOKES HILL RD, DARWIN CITY

APPROVED PURPOSE

To use and develop the land for the purpose of a bar-small in a demountable structure (container bar and alfresco dining) within land subject to storm surge, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 5.3.7 (End Of Trip Facilities In Zones HR, CB, C, SC AND TC) of the Northern Territory Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.



Suzanne Philip
2022.06.21
14:33:28
+09'30'

SUZANNE PHILIP
Delegate
Development Consent Authority
21 June 2022

DEVELOPMENT PERMIT

DP22/0145

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), the applicant/land owner must provide written confirmation from a suitably qualified person that bar-small will be constructed to withstand the effects of a primary storm surge event.
2. Prior to the commencement of works (including site preparation), a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer with attention to the modelling of the adjacent road and roundabout at Stokes Hills Road and identifying any necessary upgrades to the surrounding street network to the requirements of the Darwin Waterfront Corporation, to the satisfaction of the consent authority.
3. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Darwin Waterfront Corporation stormwater drainage system shall be submitted to and approved by the Darwin Waterfront Corporation, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

4. The works carried out under this permit shall be in accordance with the drawings numbered 2022/0130/01 to 2022/0130/05 endorsed as forming part of this permit.
5. All works recommended by the traffic impact assessment are to be completed to the requirements of the Darwin Waterfront Corporation, to the satisfaction of the consent authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity and telecommunication networks to the development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
7. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
8. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin Waterfront Corporation, to the satisfaction of the consent authority.
9. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.
10. Storage for waste disposal bins is to be provided to the requirements of Darwin Waterfront Corporation, to the satisfaction of the consent authority.

11. Before the occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- constructed;
 - properly formed to such levels that they can be used in accordance with the plans;
 - surfaced with an all-weather-seal coat;
 - drained;
 - line marked to indicate each car space and all access lanes; and
 - clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

Car parking spaces, access lanes and driveways must be kept available for these purposes at all times

12. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Darwin Waterfront Corporation, to the satisfaction of the consent authority.
13. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
14. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

NOTES

1. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the *Northern Territory Building Act 1993* before commencing any demolition or construction works.
2. The development and use hereby permitted must be in accordance with Northern Territory legislation including (but not limited to) the *Building Act 1993*, the *Public and Environmental Health Act 2011* and the *Food Act 2004*.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
4. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

This document contains drawing numbers:
2022/0130/01 to 2022/0130/05

Referred to in Permit No: DP22/0145

Issued by the consent authority on: 21 June 2022

*All drawings contained within this document have been authorised
by the delegate of the consent authority.*

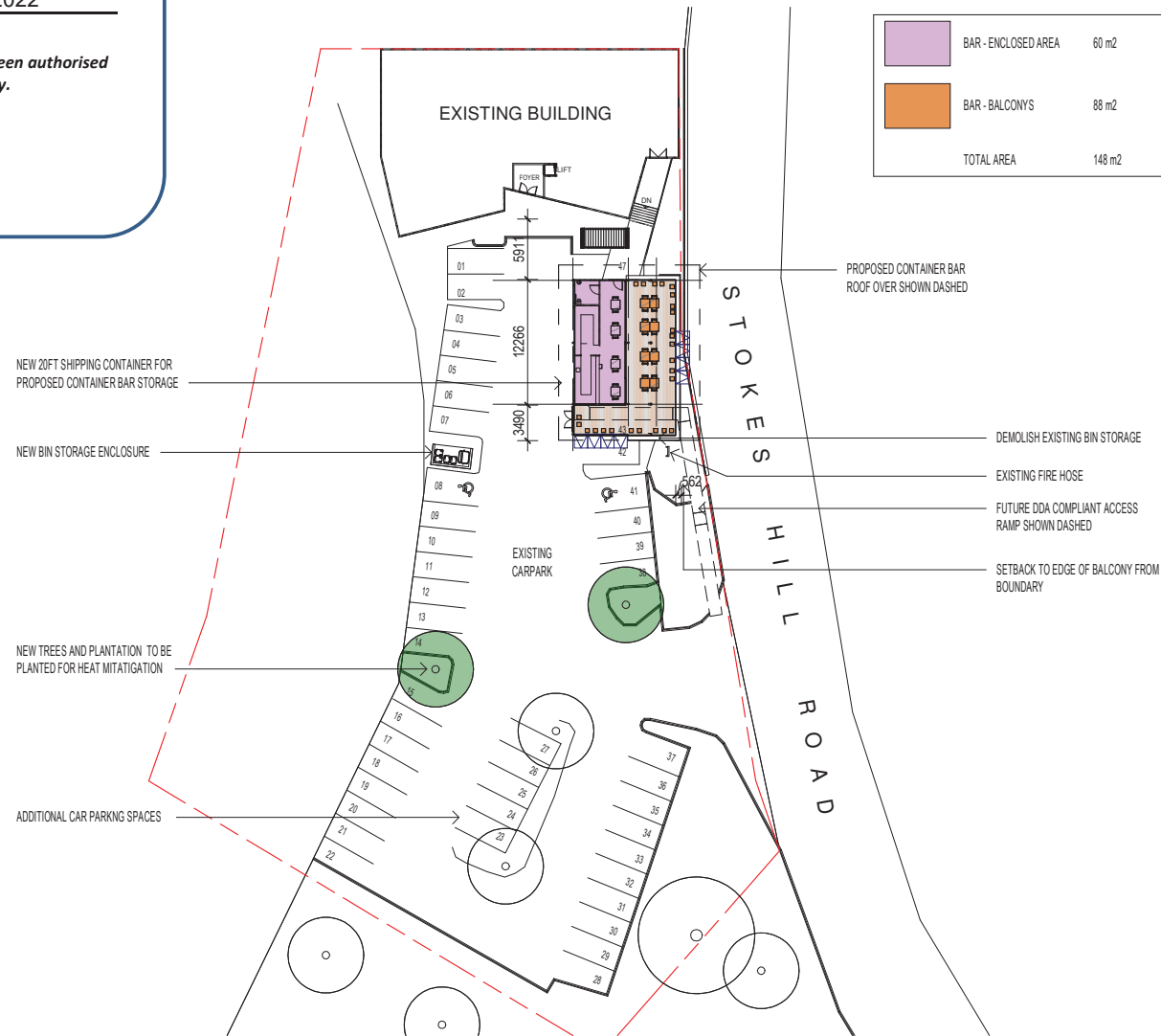

Suzanne Philip
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Delegate

Drawing number 2022/0130/01

Referred to in Permit No: DP22/0145

NOTES

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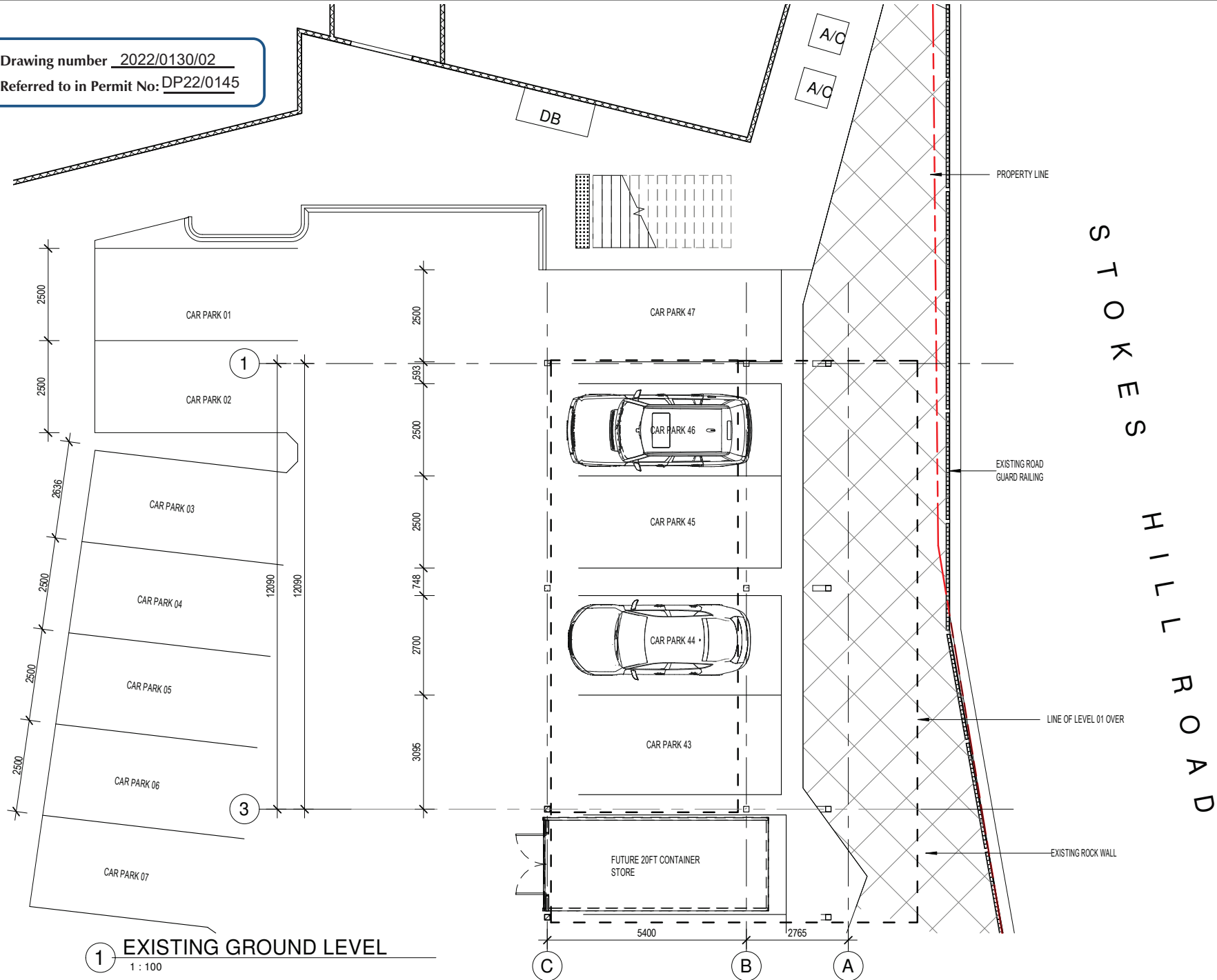


1 SITE PLAN - PROPOSED CONTAINER BAR
1 : 500

Drawing number 2022/0130/02
Referred to in Permit No: DP22/0145

NOTES

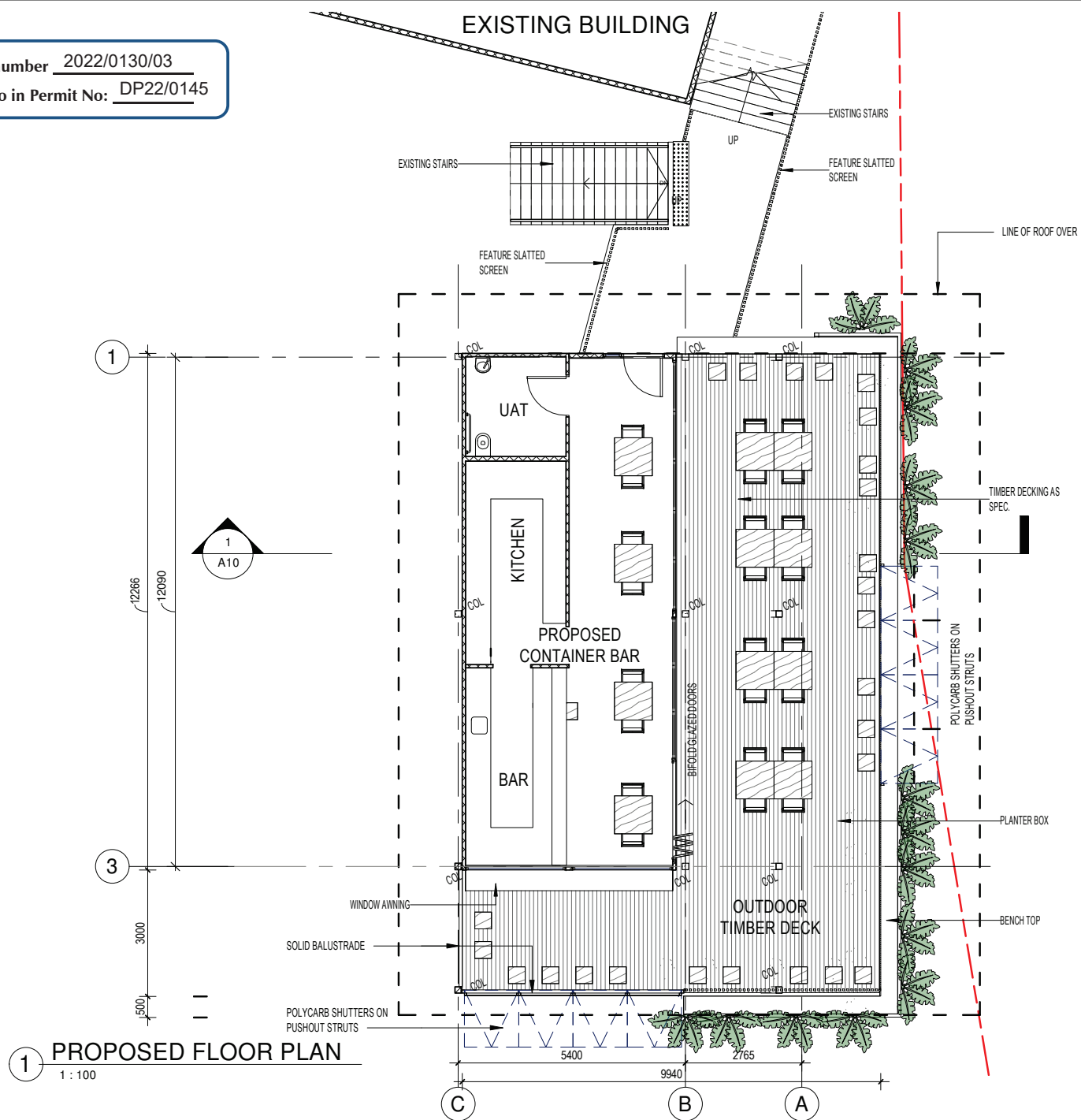
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Drawing number 2022/0130/03
Referred to in Permit No: DP22/0145

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ASHFORD
ARCHITECTS

ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
P: 08 8941 7552 | M: 0413 316 562 | E: randal@ashfordarchitects.com.au
A: 24/90 Frances Bay Drive, Tipperary Waters 0820 | GPO Box 2643 Darwin City 0801

PROPOSED SHIPPING CONTAINER BAR
39 STOKES HILL RD, DARWIN

DRAWING TITLE:
LEVEL 1 PLAN

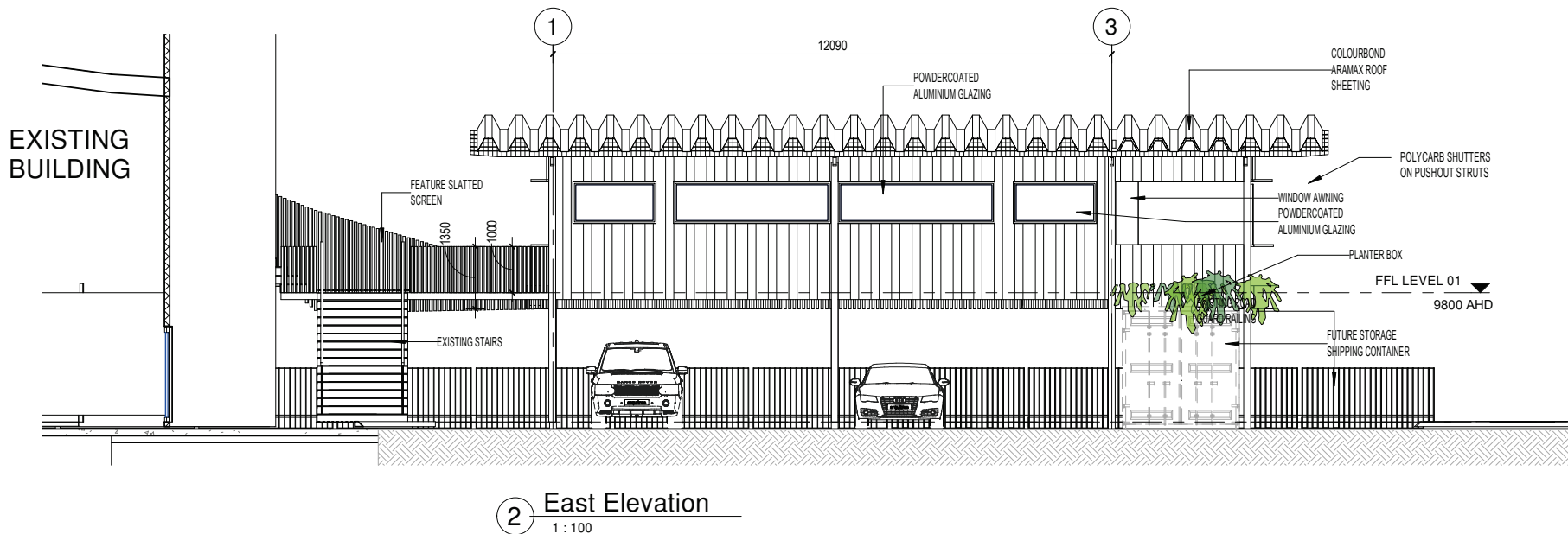
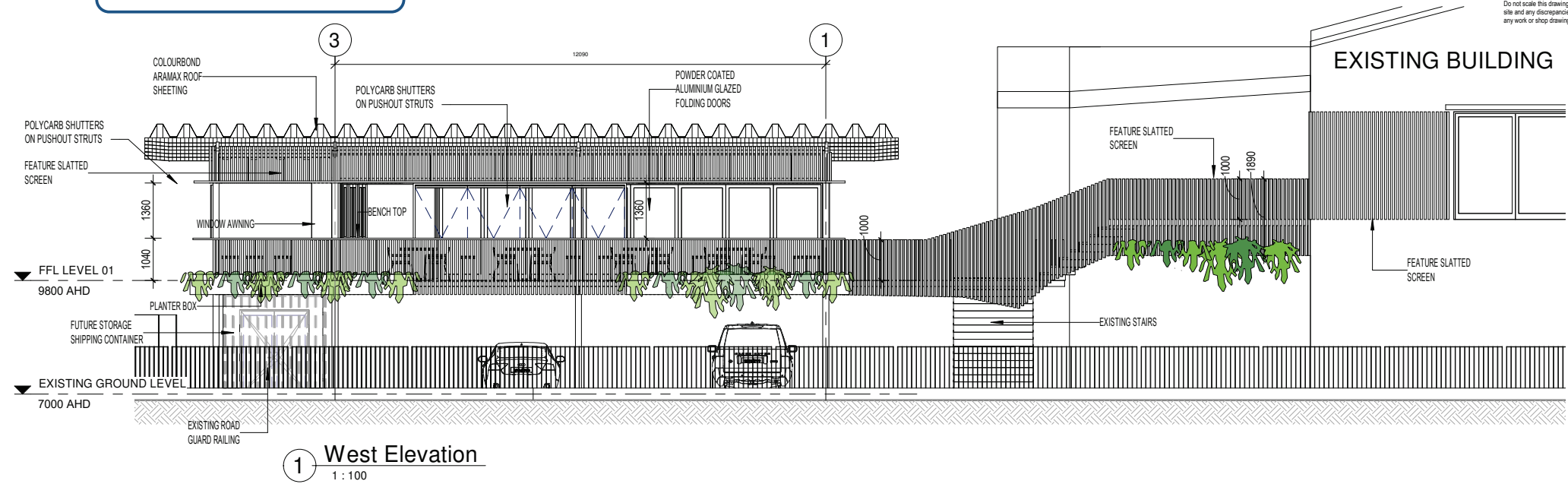
PROJECT NAME:
PROPOSED SHIPPING CONTAINER BAR
PROJECT NUMBER:
RA2151

SCALE:
1:100

CLIENT NAME:
AMDC
NUMBER:
A04

DATE:
09/11/21

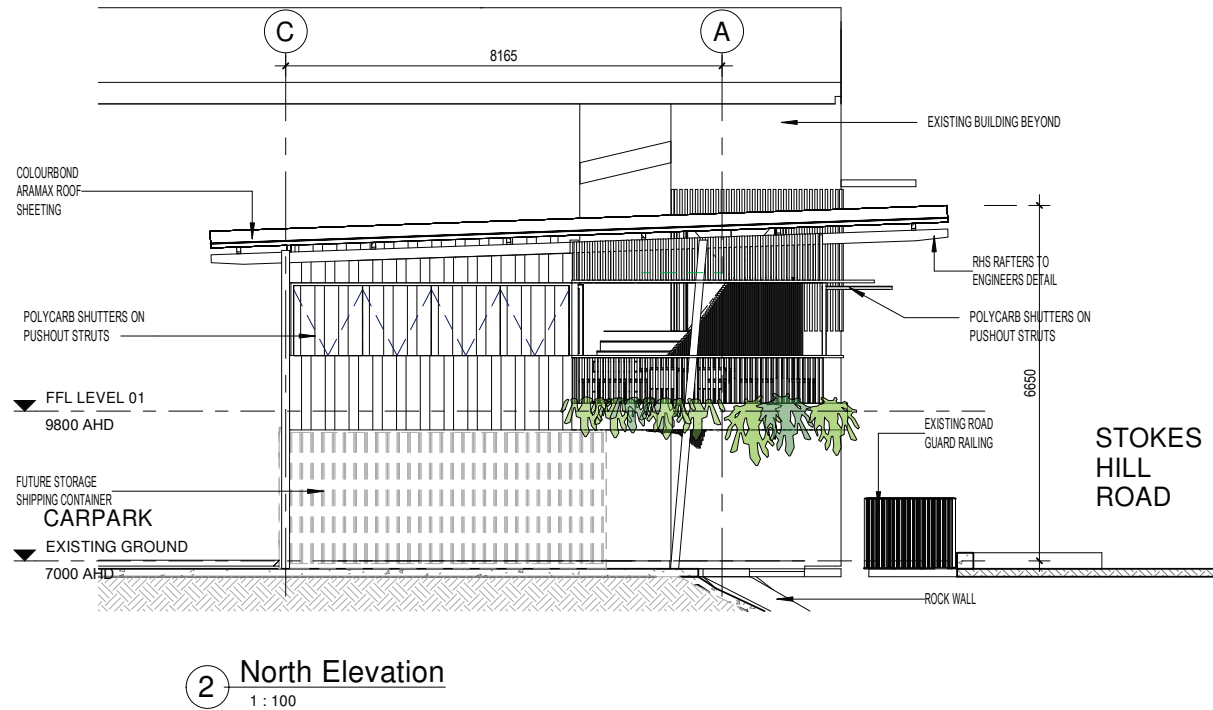
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Drawing number 2022/0130/05
 Referred to in Permit No: DP22/0145

NOTES

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NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 57(3)

VARIATION PERMIT

PERMIT NUMBER : DP01/0162D

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: LOTS 6604, 6605 & PART LOT 6590
Town/Hundred: TOWN OF DARWIN
Street Address: MAVIE STREET, STOKES HILL WHARF

APPROVED VARIATION

A change of use of the second storey (first floor) from hotel to licenced club in accordance with drawing numbers 719 -1 (site plan) and 719 - 3 endorsed as forming part of this permit.

REASONS FOR THE DECISION

This variation does not result in the development being substantially different from the development originally permitted and all other conditions of the original permit remain applicable.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.



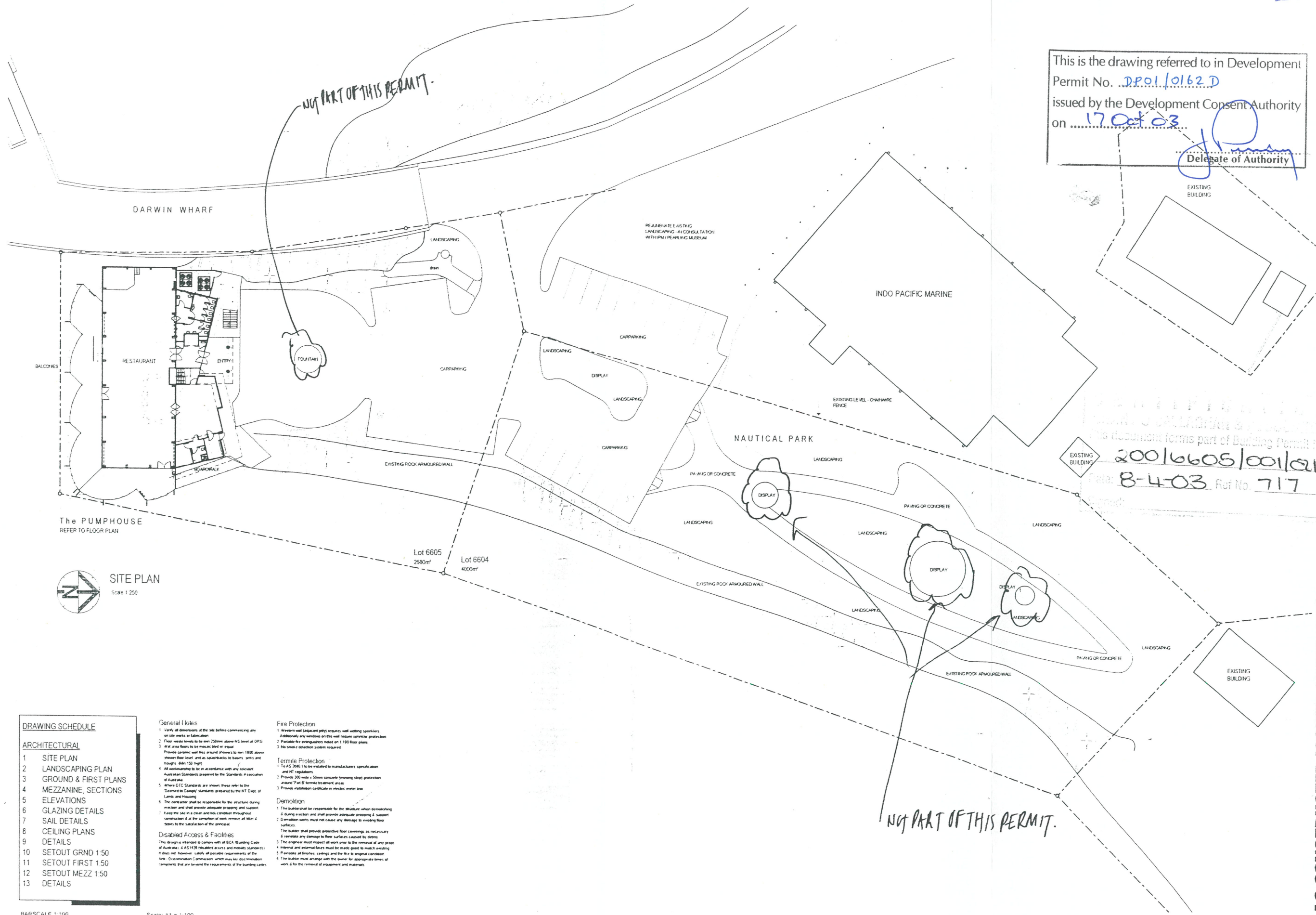
JOHN PINNEY

Delegate
Development Consent Authority

17/10/2003

This is the drawing referred to in Development Permit No. DP01/0162 D issued by the Development Consent Authority on 17 Oct 03

[Signature]
Delegate of Authority

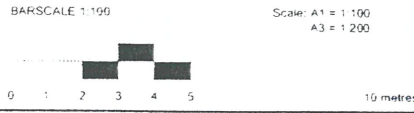


 **SITE PLAN**
Scale 1:250

DRAWING SCHEDULE

ARCHITECTURAL	
1	SITE PLAN
2	LANDSCAPING PLAN
3	GROUND & FIRST PLANS
4	MEZZANINE, SECTIONS
5	ELEVATIONS
6	GLAZING DETAILS
7	SAIL DETAILS
8	CEILING PLANS
9	DETAILS
10	SETOUT GRND 1:50
11	SETOUT FIRST 1:50
12	SETOUT MEZZ 1:50
13	DETAILS

- General Notes**
1. Verify all dimensions at the site before commencing any on site works or fabrication.
 2. Floor water levels to be over 250mm above AS level at OPG and at all floors to be made level or equal.
 3. Provide ceramic wall tiles around showers to min 1800 above shower floor level and as substitutes to battens, sills and troughs (Min 150 high).
 4. All workmanship to be in accordance with any relevant Australian Standards prepared by the Standards Association of Australia.
 5. Where GIC Standards are shown these refer to the 'Domestic Camp' standards prepared by the NT Dept. of Lands and Housing.
 6. The contractor shall be responsible for the structure during erection and shall provide adequate bracing and support.
 7. Keep the site in a clean and tidy condition throughout construction & at the completion of work remove all debris & debris to the satisfaction of the principal.
- Disabled Access & Facilities**
- This design is intended to comply with all BCA (Building Code of Australia) & AS1288 (Building Access and Mobility Standards) it does not however satisfy all possible requirements of the law. Discrimination Commission which may lay discrimination complaints that are beyond the requirements of the building codes.
- Fire Protection**
1. Windows and (adjacent pty) requires self sealing sprinklers.
 2. Additionally any windows on this wall require sprinkler protection.
 3. Portable fire extinguishers rated on 1:150 floor plans.
 4. No smoke detection system required.
- Termite Protection**
1. To AS 3602.1 to be installed to manufacturers specification and NT regulations.
 2. Provide 300 mm x 50mm concrete (showing shape) protection around 'T' and 'B' termite treatment areas.
 3. Provide installation certificate in electronic meter box.
- Demolition**
1. The builder shall be responsible for the structure when demolishing.
 2. During erection and shall provide adequate bracing & support.
 3. Demolition works must not cause any damage to existing floor surfaces.
 4. The builder shall provide protective floor coverings as necessary & remove any damage to floor surfaces caused by debris.
 5. The engineer must inspect all work prior to the removal of any props.
 6. Internal and external doors must be made good to match existing.
 7. Provide all finishes, ceilings and the like to original condition.
 8. The builder must arrange with the owner for appropriate times of work & for the removal of equipment and materials.

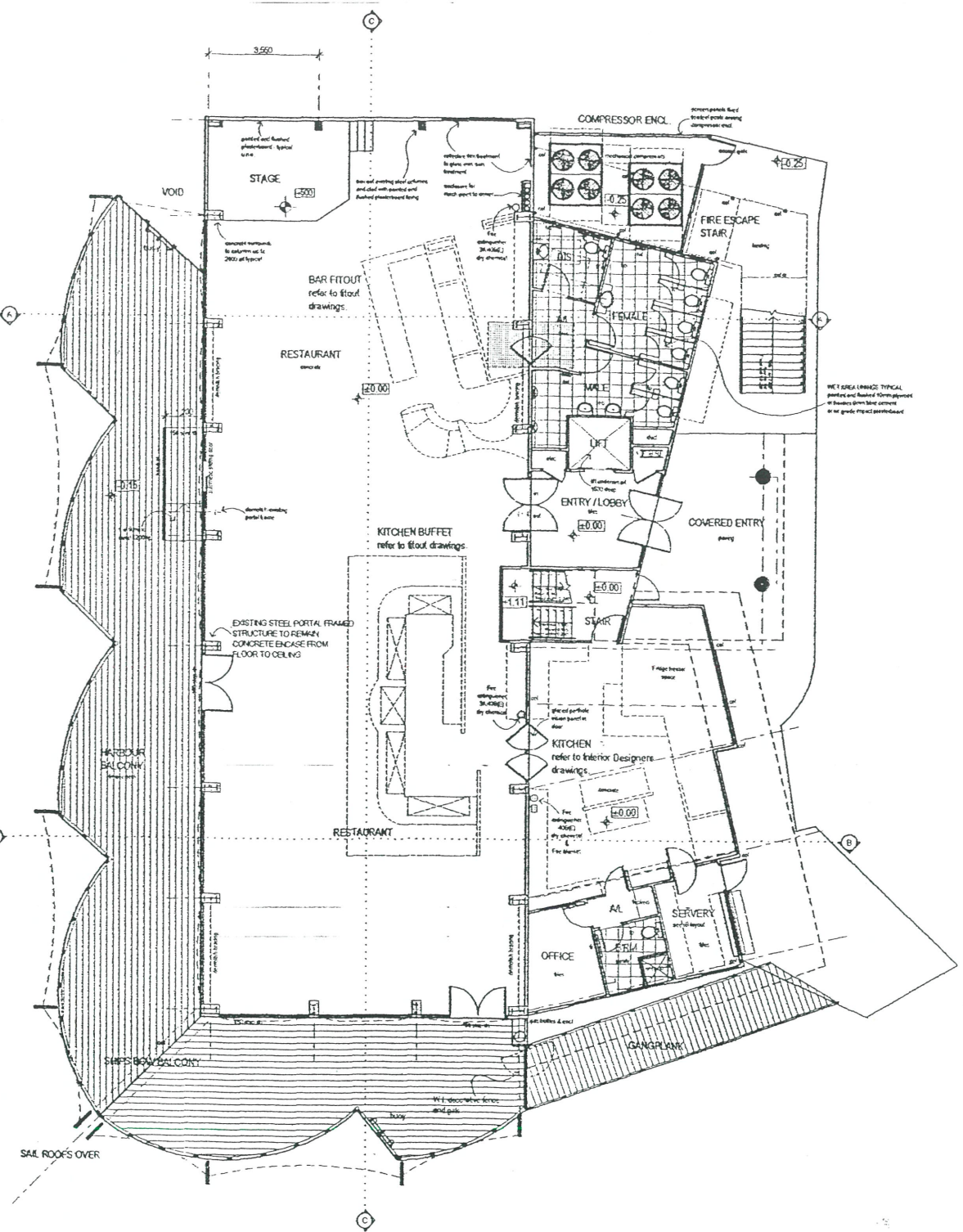


bennett design WINNER - National Building Design Awards 1999 37 Rickard Street, P.O. Box 466, St. Leonards NSW 1585 ABN 51 013500024 ACN 083050024	Proposed Development of the 'Pumphouse' Stokes Hill Wharf	PUMPHOUSE Pty Ltd Contact: Amanda Adlen Tel: 99 32 2164 Fax: 99 32 3421	Site Plan	719-1	AC
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AS CONSTRUCTED ISSUED 10 FEB 2003

This is the drawing referred to in Development Permit No. DP01/0162D issued by the Development Consent Authority on 17 Oct 03

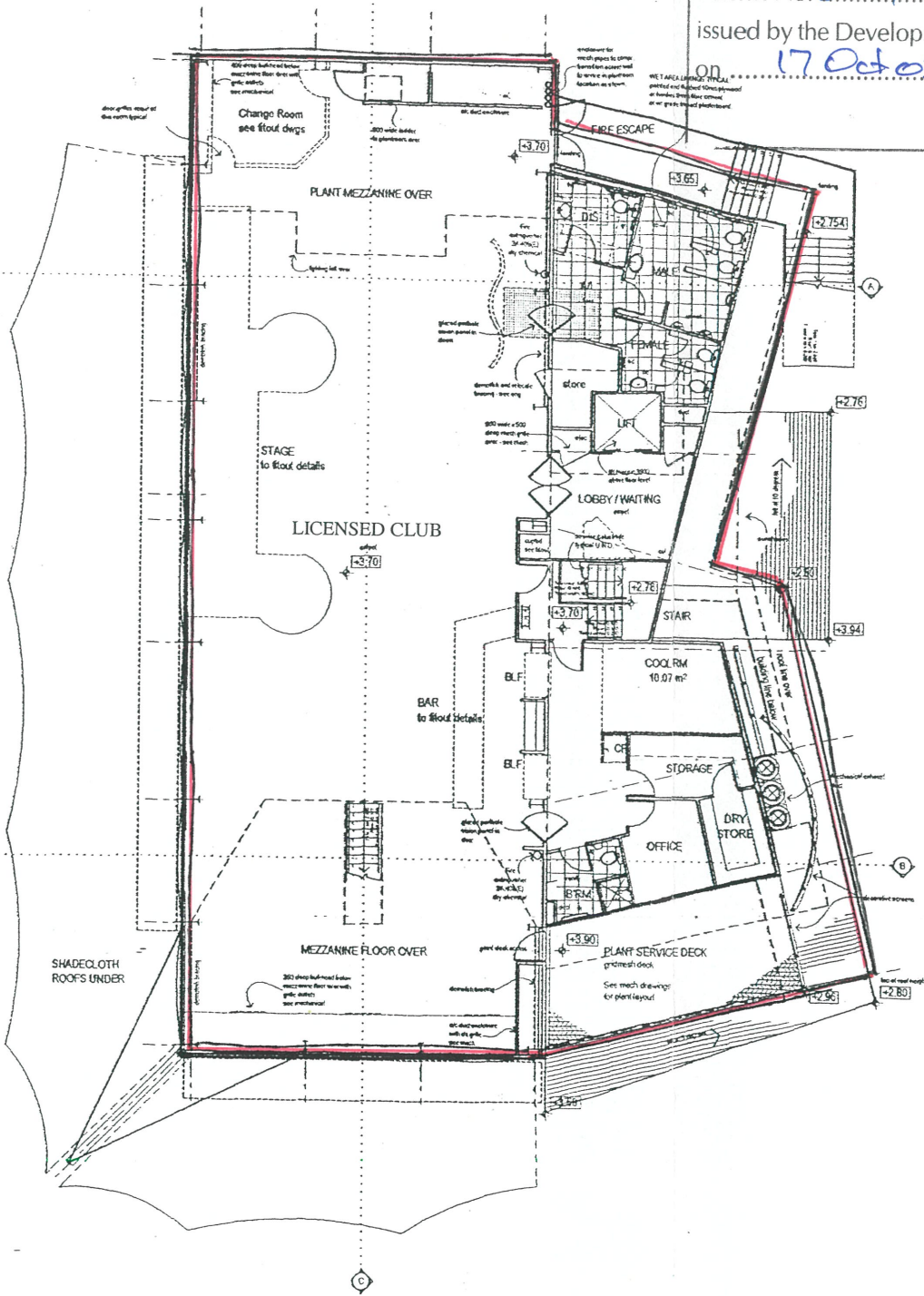
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Delegate of Authority



GROUND FLOOR PLAN

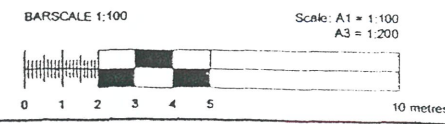
PLANNING - NETT AREAS
NETT FLOOR AREA: 374m ²
BALCONY NETT AREA: 159m ²
TOTAL AREAS
TOTAL FLOOR AREA: 445m ²
TOTAL BALCONY / GANGPL AREA: 183m ²
EXTERNAL PLANT DECK: 11m ²

FULL BUILDING AREAS - SUMMARY
PLANNING - NETT AREAS
374m ² GRND + 342m ² FIRST + 64m ² MEZZ = 780m ²
BALCONY AREA: 159m ²
TOTAL AREAS
445m ² GRND + 418m ² FIRST + MEZZ 64m ² = 925m ²
EXT PLANT DECKS: 23m ² FIRST + 11m ² GND = 34m ²
PLANT ROOM MEZZ: 32m ²
TOTAL BALCONY / GANGPL AREA: 183m ²



FIRST FLOOR PLAN

PLANNING - NETT AREAS
NETT FLOOR AREA: 342m ²
TOTAL AREAS
TOTAL FLOOR AREA: 416m ²
EXT PLANT DECK AREA: 23m ²



Member of Building Designers Association of Northern Territory
bennett design
WINNER - National Building Design Awards 1999
© Copyright

191 (08) 89 48 4607 FAX (08) 89 48 1912
194 (08) 89 55 2717 EMail bennett@bennett.com.au
37 Roselle Street, P.O. Box 450, Darwin NT 0801
Tel: 451 01370224 Fax: 08 89 55 2714



Project
Proposed Development of the 'Pumphouse' Stokes Hill Wharf

Client
PUMPHOUSE Pty Ltd
Contact: Amanda Allen
Tel: 60 32 2704
Fax: 60 32 3421

Drawing Title
Ground and First Plans

Design Team
Devin Bannister
Daniel del Nido
Scale
Units
Sheet

JOB & DWG No.
719-3

Date
10-02-05
Rev
AC
Amendments
As Constructed Drawings

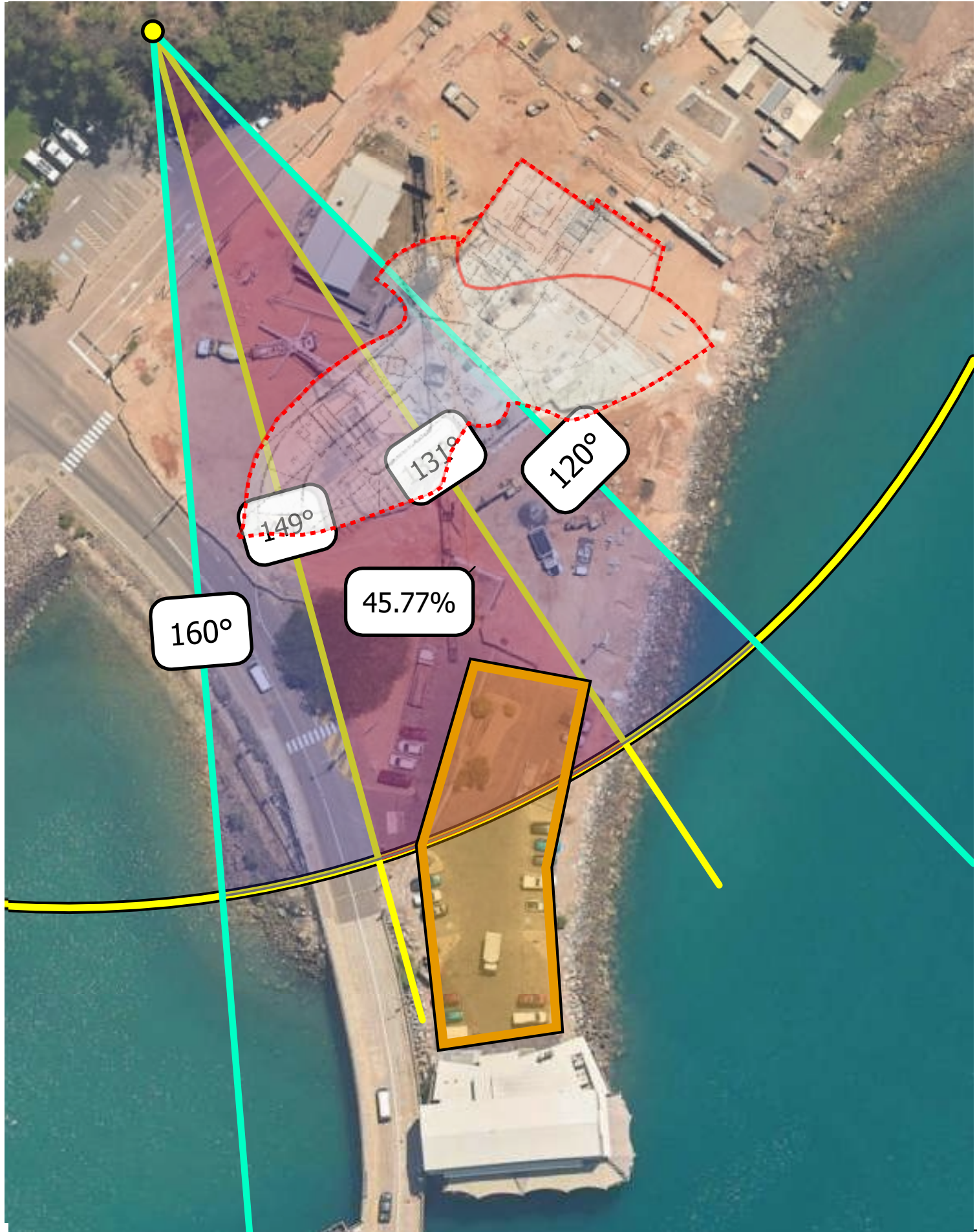
Author
AC

AS CONSTRUCTED ISSUED 10 FEB 2003

VIEW SHED DIAGRAMS RESPONSE

The design team has prepared this document in response to the submissions received on Cultural or heritage values: s 51(1)(r) of the Planning Act. Specifically the impact to the current view shed from the sacred site towards the Darwin Harbour. As the the proposed motel is exactly the same height as the Larrakia Cultural Centre, the building will actually be behind the Western 'Wing' of the bird shaped building. We have overlayed the outline of the new Larrakia Cultural centre building to the diagrams to show the building extends beyond the view cone from the sacred site. These diagrams show that the proposed building will have no impact, or create any further obstructions and impedements to the current viewsheds.

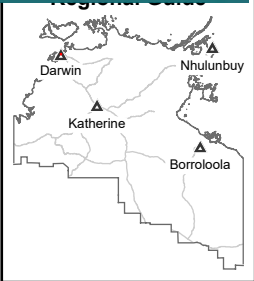


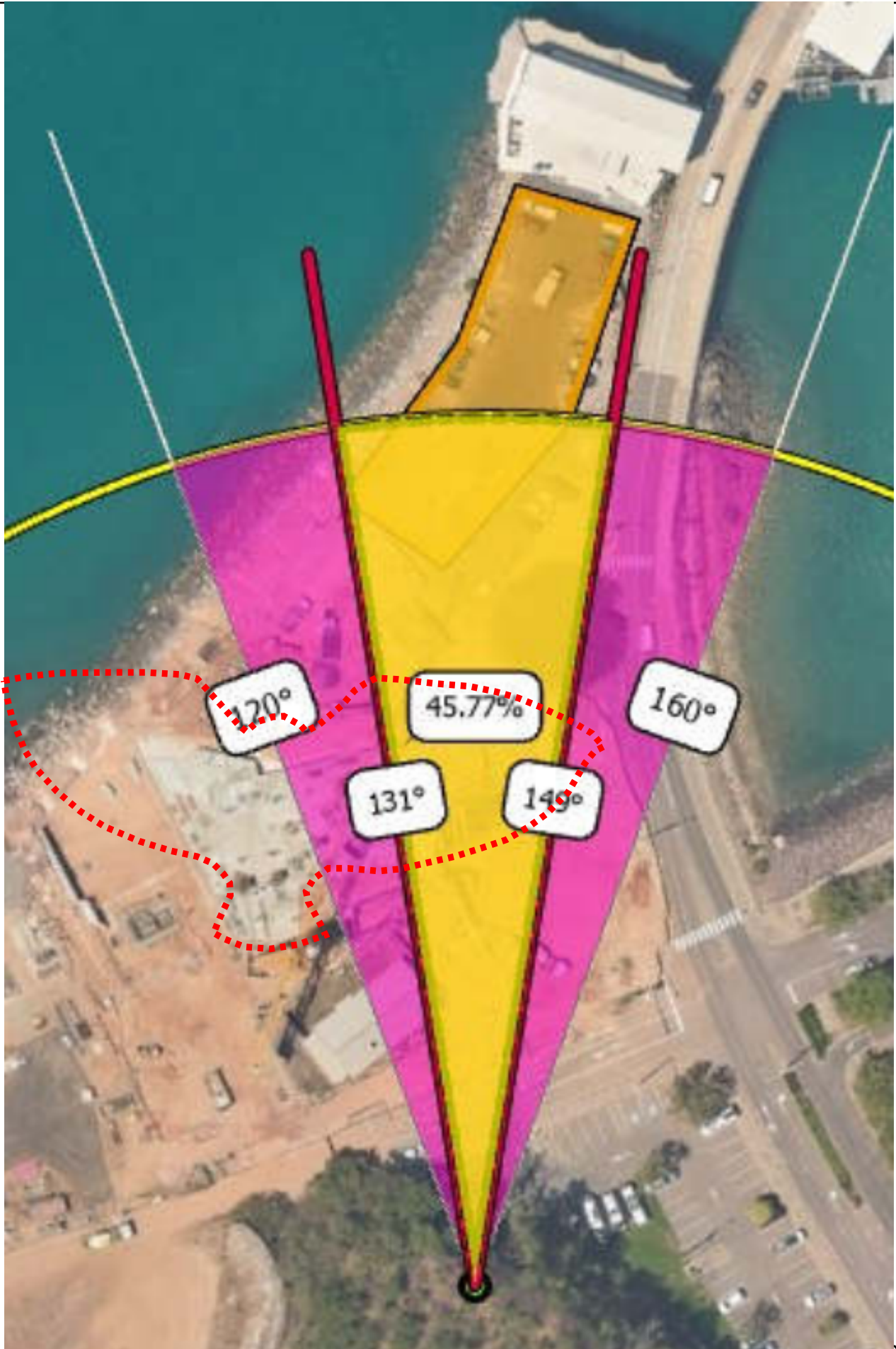


Visual Obstruction Across 131.0°–149.3° Sector from Stokes Hill

Figure 1

- Observer Point
- Proposed Hotel
- 120°–160° Analysis Sector Boundaries
- 120°–160° Analysis Sector
- 131°–149° Obstruction Boundaries
- Obstructed View Sector (45.77%)

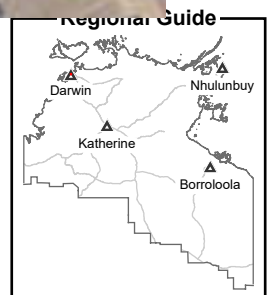




Visual Obstruction Across 131.0°–149.3° Sector from Stokes Hill

Figure 1

-  Observer Point
-  Proposed Hotel
-  120°–160° Analysis Sector Boundaries
-  120°–160° Analysis Sector
-  131°–149° Obstruction Boundaries
-  Obstructed View Sector (45.77%)



PA2026/0196 - Development Application - Proposed Hotel Development,
Stokes Hill Road, Darwin



VIEW FROM CONVENTION CENTRE CARPARK

PA2026/0196 - Development Application - Proposed Hotel Development,
Stokes Hill Road, Darwin



AERIAL VIEW OF PROPOSED DEVELOPMENT OF 39 STOKES HILL ROAD

AL2611 - PROPOSED HOTEL DEVELOPMENT

39 STOKES HILL, DARWIN CITY, NT

SHEET LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A200	COVER SHEET, SHEET LIST AND LOCALITY PLAN	A
A201	GENERAL NOTES	A
A205	EXISTING SITE PLAN	A
A206	PROPOSED SITE PLAN	A
A210	PROPOSED GROUND FLOOR PLAN	A
A211	PROPOSED TYPICAL FLOOR PLAN	A
A212	ROOFTOP FLOOR PLAN	A
A213	ROOF PLAN	A
A214	PROPOSED LANDSCAPE PLAN - GROUND FLOOR	A
A215	PROPOSED LANDSCAPE PLAN - TYPICAL FLOOR PLAN	A
A216	PROPOSED LANDSCAPE PLAN - ROOF PLAN	A
A220	PROPOSED ELEVATIONS	A
A221	PROPOSED ELEVATIONS	A
A230	PROPOSED SECTIONS	A
A250	3D VIEW	A
A251	3D VIEW	A
A252	3D VIEW	A
A253	3D VIEW	A



FOR INFORMATION

								ASHFORD LAMAYA ARCHITECTS		LANDSCAPE: NAME STRUCTURAL: NAME CIVIL: NAME MECHANICAL: NAME ELECTRICAL: NAME HYDRAULIC: NAME		INTERIORS: NAME BUILDING CERTIFICATION: NAME SURVEYOR: NAME GEOTECHNICAL: NAME ACOUSTICS: NAME NAME		PROPOSED HOTEL DEVELOPMENT LOT 7495 Stokes Hill Rd - DARWIN COVER SHEET, SHEET LIST AND LOCALITY PLAN					
A No.		DA SET		28/05/2026		BR		RA				JOB No.		SHEET No.		AMENDMENT		SHEET SIZE	
				DATE		DRAWN		CHECKED				..		A200 OF -		A		A1	

- 1) DO NOT SCALE OFF DRAWINGS
- 2) ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
- 3) ALL REFERENCES TO AUSTRALIAN STANDARDS ARE TO THOSE CURRENTLY REFERENCED IN THE NCC.
- 4) ALL CONTRACTORS AND SUB CONTRACTORS ARE TO NOTIFY THE SUPERINTENDING OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR IS TO ALLOW FOR THE HIGHER VALUE SPECIFICATION UNLESS DIRECTED OTHERWISE.
- 5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERTAKE REASONABLE INVESTIGATIONS TO IDENTIFY ANY ADDITIONAL WORKS THAT MAY BE REQUIRED.

- TENDER PRICING IS TO INCLUDE FOR ALL ASSOCIATED COSTS, INCLUDING MARGINS AND OVERHEADS. THE CONTRACTOR SHALL TAKE ALL REASONABLE STEPS TO MINIMISE THE NUMBER OF VARIATIONS ARISING DURING DEMOLITION AND CONSTRUCTION.
- 7) ALL CONTRACTORS AND SUB CONTRACTORS WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC), LOCAL GOVERNMENT OR STATUTORY BODIES REQUIREMENTS
- 8) ALL WORKMANSHIP TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS BY STANDARDS ASSOCIATION OF AUSTRALIA
- 9) ALL PLANS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTS, WHERE RELEVANT REFER TO STRUCTURAL, ELECTRICAL, HYDRAULIC, MECHANICAL AND CIVIL ENGINEERS DRAWINGS FOR FURTHER INFORMATION REGARDING BUILDING SERVICES AND STRUCTURE.
- 10) CONTRACTOR TO SET OUT ALL WORKS ON SITE TO DETERMINE ANY CLASHES WITH ANY EXISTING SITE INFRASTRUCTURE AND UNDERGROUND SERVICES
- 11) VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY ON SITE WORKS
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION & SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT
- 13) MANUFACTURERS AND SUB-CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS FOR PROJECT SUPERINTENDANTS APPROVAL PRIOR TO FABRICATION AND INSTALLATION
- 14) ALL PROPRIETARY ITEMS SHALL BE CONSTRUCTED, INSTALLED OR FIXED AS PER MANUFACTURERS. SPECIFICATIONS OR RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
- 15) ANY ALTERNATIVES ARE TO BE APPROVED IN WRITING BY THE SUPERINTENDENT
- 16) THE PROPOSED SITE IS IN A CYCLONIC WIND REGION, ALL CLADDING MATERIALS AND ATTACHMENTS TO THE BUILDING ARE TO BE FIXED IN ACCORDANCE WITH THE AN APPROVED 'DTC' MANUAL REFERENCE SHEET OR MANNER ENDORSED BY THE DESIGN ENGINEER
- 17) FLOOR LEVELS SHOWN ARE TO STRUCTURAL CONCRETE LEVELS AND NOT FINISHED SURFACE LEVELS (TYPICAL).
- 18) CONTRACTOR TO UNDERTAKE THE FOLLOWING:

- a). ALL SET-OUTS TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF ANY SITE WORKS
- b). PROVIDE CERTIFICATION TO PROJECT SUPERINTENDANT OF ALL DIMENSIONING PRIOR TO SITE SET-OUT

- 20) THE CONTRACTOR SHALL DESIGN AND CONSTRUCT NON-STRUCTURAL BUILDING PARTS AND COMPONENTS IN ACCORDANCE WITH SECTION 8 OF AS 1170.4 TO RESIST EARTHQUAKE ACTIONS. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION BY A STRUCTURAL ENGINEER REGISTERED IN THE NORTHERN TERRITORY AS A BUILDING PRACTITIONER IN THE APPROPRIATE CATEGORY.
- 21) CORROSION PROTECTION OF STEEL MEMBERS SHALL COMPLY WITH AS/NZS 4600 AND THE NASH STANDARD
- 22) STEELWORK SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE STRUCTURAL ENGINEER'S DESIGN AS 4100 / AS4600 AS APPROPRIATE.
- 23) DAMP PROOFING TO COMPLY WITH NCC F106, F107, AS 2904 AND AS 2870.1 AS APPROPRIATE.

- 1) FORMAL DETAILED SURVEY DEPICTING ALL SITE INFORMATION, BOUNDARIES, BEARINGS, LEVELS & CONTOURS TO BE PROVIDED BY CLIENT
- 2) CONTRACTOR TO UNDERTAKE GPR SURVEY TO VERIFY UNDERGROUND SERVICES.
- 3) GEOTECHNICAL INVESTIGATION TO BE PROVIDED BY CLIENT
- 4) STANDARD BOUNDARY WALL / FENCE HEIGHTS TO BE MEASURED ABOVE NATURAL GROUND
- 5) TEMPORARY FENCING AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS TO BE MAINTAINED AT ALL TIMES

- 1) EROSION AND SILT RUN OFF PROTECTION TO BE MAINTAINED AT ALL TIMES TO COMPLY WITH RELEVANT LEGISLATION AND LOCAL GOVERNMENT REGULATIONS MINIMUM STANDARDS AT ALL TIMES
- 2) STORMWATER DISCHARGE IS TO BE DIVERTED AWAY FROM THE BUILDINGS ON SITE AND ANY ADJOINING ALLOTMENT. GROUND AND PAVED SURFACES ADJACENT THE BUILDING ARE TO BE SET DOWN AND FALL AWAY FROM THE BUILDING.
- 3) DIVERSION DRAINS TO BE USED TO DIRECT SURFACE WATER AROUND BUILDING SITE. DRAINS SHOULD BE 150mm DEEP CUT SLOE TO BE DEPOSITED ON THE LOW SIDE OF THE TRENCH. DRAIN SHOULD BE STABILISED USING GRASS, AGGREGATE OR MATTING TO SLOW VELOCITY OF WATER. DIVERTED WATER SHOULD BE DIRECTED ONTO A SUITABLE AREA OF ABSORPTION OR TO A PROTECTIVE MEASURE SUCH AS GEOTEXTILE SEDIMENT FENCE

- 1) ALL INSULATION IN ACCORDANCE WITH THE CURRENT NTG STANDARDS FOR ENERGY EFFICIENCY AT THE TIME OF CONSTRUCTION
- 2) INSULATION / SARKING TYPE MATERIALS MUST HAVE A FLAMMABILITY INDEX OF 5 OR LESS TO COMPLY WITH SPECIFICATION 7 OF THE NCC.

1) PROVIDE A 3A:40B:(E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT THE EXITS. INSTALLED AS PER AS 2444

- 1) ALL DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601 AND NT WORKSAFE REQUIREMENTS.
- 2) CONTRACTOR TO PROVIDE DEMOLITION REPORT TO CLIENT PRIOR TO DEMOLITION WORKS TO COMMENCE ON SITE
- 3) ITEMS TO BE DEMOLISHED OR MODIFIED ARE TYPICALLY SHOWN DASHED / HATCHED ON THE DEMOLITION PLAN
- 4) REFER TO OTHER SERVICES DOCUMENTATION FOR ANY ADDITIONAL DEMOLITION WORK
- 5) CONFIRM LOCATION OF ALL SERVICES LOCATIONS PRIOR TO NEW WORKS COMMENCING
- 6) SERVICES AFFECTED BY DEMOLITION WORKS ARE TO BE MADE GOOD OR CAPPED OFF AS REQUIRED, REMOVE ALL REDUNDANT FITTINGS, FIXTURES AND SERVICES BACK TO THEIR SOURCE

- 7) WHERE EXISTING SURFACES ARE DAMAGED BY DEMOLITION WORKS, THEY SHALL BE MADE GOOD TO MATCH EXISTING ADJACENT SURFACES AND PREPARED FOR NEW WORKS
- 8) ALLOW FOR TEMPORARY DUST PROOFING / HOARDING AROUND WORK AREA WHILE STILL PROVIDING SUITABLE EGRESS AND ACCESS TO ALL OCCUPIED AREAS
- 9) WHEN WALLS ARE OPEN FOR INSTALLATION OF NEW WORKS PROVIDE SECURITY FROM UNAUTHORISED ENTRY INTO THE WORKS AREA
- 10) REGULARLY REMOVE ALL DEMOLISHED MATERIAL FROM SITE IN CLOSED WHEELIE BINS AND MAINTAIN A CLEAN & TIDY SITE THROUGHOUT CONSTRUCTION.
- 11) PROTECT ALL EXISTING RETAINED ADJACENT FLOOR, WALL & CEILING FINISHES THROUGHOUT DEMOLITION & CONSTRUCTION WORKS.
- 12) TAKE ALL PRACTICAL STEPS TO MINIMIZE NOISE RESULTING FROM WORKS
- 13) REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS. SEE ASBESTOS NOTES FOR MORE INFORMATION
- 14) ALL EXTERNAL BUILDING FINISHES THAT ARE BEING RETAINED AND NOT RECEIVING A NEW FINISH SHOULD BE THOROUGHLY CLEANED. ANY VISIBLE DAMAGE TO THOSE SURFACES SHOULD BE REPORTED TO THE SUPERINTENDENT
- 15) REMOVE ALL REDUNDANT SURFACE MOUNTED EXPOSED DUCTS, CONDUITS & FIXINGS
- 16) LEAVE THE SITE IN A CLEAN AND TIDY STATE

- 1) PLEASE REFER TO ASBESTOS REGISTER, ANY KNOWN OR SUSPECTED ASBESTOS IN THE AREA OF WORK SHALL BE HANDLED AS FOLLOWS:
- 2) ALL REMOVAL, REPAIR AND RENOVATION OF PRODUCTS CONTAINING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ASBESTOS CODE OF PRACTICE (NHSOC:2002 (1988)) AND GUIDANCE NOTES (NHSOC:3002 (1988)), (NHSOC:3003 (1988)) AND WORK HEALTH INFORMATION BULLETINS PUBLISHED BY THE NT WORK SAFE.
- 3) REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS
- 4) THE SPECIALIST CONTRACTOR WILL ENSURE WORKERS ARE PROVIDED WITH APPROPRIATE SAFETY APPAREL AND BREATHING APPARATUS AS APPLICABLE IN ACCORDANCE WITH AS 1715 AND AS 1716
- 5) CLIENT TO ENGAGE AND MANAGE AN INDEPENDENT ASBESTOS HYGIENIST TO MONITOR REMOVAL WORKS

- 1) ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH AS 3600 & AS 2870
- 2) ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS 3600 & AS 2870.
- 3) PROVIDE DAMP-PROOF MEMBRANE (0.2mm THICK IMPROVED POLYETHYLENE MEMBRANE) TO BE INSTALLED TO THE UNDERSIDE OF FLOOR SLABS FULLY TAPED, LAPPED & SEALED IN ACCORDANCE WITH NCC PART F1D7.
- 4) C76S/SA CUTS AT 1500MM CENTRES UNLESS NOTED OTHERWISE
- 5) CONTRACTION JOINTS, EXPANSION JOINTS, SAW CUT JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE ENDORSED STRUCTURAL ENGINEERS DOCUMENTATION.

- 1) FIPRONIL TERMITE MOISTURE BARRIER IS TO BE USED AS TERMITE PROTECTION (AS 3660.1) AND AS A DAMP PROOF MEMBRANE AS PER (AS 2870). IT IS TO BE INSTALLED BY A MANUFACTURERS ACCREDITED INSTALLER AS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AS SPECIFIED. CERTIFICATE TO BE PROVIDED UPON COMPLETION OF INSTALLATION.
- 2) TREAT THE SLAB EDGE TO THE EXTENT SHOWN ON THE DRAWINGS WITH A 'PART B' APPROVED IRRIGATED SYSTEM OR EQUAL APPROVED BY THE SUPERINTENDENT WITH A CONCRETE (PROTECTION STRIP) AS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH AS 3660.1.
- 3) TERMITE PROTECTION TO BE PERFORMED STRICTLY IN ACCORDANCE WITH AS3660.1.

- 1) ELECTRICAL SWITCHBOARD LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE PROOF DOORS TO COMPLY WITH NCC PART D3D8.
- 2) FIRE HAZARD PROPERTIES OF ALL MATERIALS, LININGS, ASSEMBLIES AND SURFACE FINISHES SHALL COMPLY WITH SPECIFICATION 7 OF THE NCC. CONTRACTOR TO PROVIDE COPIES OF FIRE INDICES TEST CERTIFICATES.
- 3) ALL TAP, VENT PIPES, WASTE PIPES, CABLES AND AIR-CONDITIONING REFRIGERANT PIPEWORK ARE TO BE CONCEALED WITHIN THE WALLS
- 4) ALL DOORWAYS TO HAVE A MIN. UNOBSTRUCTED HEIGHT OF 2.0M
- 5) EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TRAVEL ARE TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION.
- 6) ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS (INCLUDING ROLLER SHUTTER GRILLES) ARE TO BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE-HANDED DOWNWARD ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900MM AND 1100MM ABOVE FINISHED FLOOR LEVEL IN ACCORDANCE WITH CLAUSE NCC D3D26
- 7) EXIT SIGN TO BE MOUNTED AT A HEIGHT OF 2.7M OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- 8) A 1.0M MINIMUM CLEAR EXIT PATH IS REQUIRED TO BE MAINTAINED THROUGHOUT THE BUILDING/ TENANCY / STOREY

- 1) ALL ROOF SHEETING AND FLASHINGS TO BE AS PER AS 1562.2 MANUFACTURERS SPECIFICATIONS & RELEVANT NDT MANUAL SHEETS.
- 2) ALL PENETRATIONS THROUGH ROOF SHEETING TO BE FLASHED WITH FLASHING TO MATCH SELECTED ROOF SHEETING FINISH.
- 3) ALL COLORBOND TO BE STANDARD GRADE, UNLESS NOTED OTHERWISE
- 4) APRON FLASHING AND BARGE CAPPING: 200mm
- 5) NEATLY SCRIBE FLASHING TO SUIT ROOF PROFILES.
- 6) PROVIDE "DEKTIITE" ROOF FLASHINGS OF MATCHING DIAMETER TO ALL PLUMBING ROOF PENETRATIONS SELECTED COLOUR TO MATCH ROOF SHEETING
- 7) TURN UP VALLEYS AT RIDGE & INSTALL FOAM SEALING STRIP UNDER FLASHING.
- 8) EAVES GUTTER 0.6mm COLORBOND WITH GALVANISED STEEL BRACKET SUPPORTS, UNLESS NOTED OTHERWISE.
- 9) ROOF AND WALL FLASHINGS GENERALLY TO BE 0.6mm COLORBOND
- 10) PROVIDE ADDITIONAL FLASHINGS AS REQUIRED TO ACHIEVE A WEATHERPROOF ROOF SYSTEM.
- 11) FLASHINGS INCLUDE ARCHITECTURAL INTENT ONLY. SITE CHECK DIMENSIONS OF ALL FLASHINGS PRIOR TO MANUFACTURE. OBTAIN APPROVAL FOR ANY VARIATIONS PRIOR TO PROCEEDING
- 12) ALL ROOF FASTENERS TO BE CLASS 4 FINISH.
- 13) EAVES GUTTERS TO HAVE A FALL TOWARDS OUTLET OF 1:500 MIN.
- 14) GUTTER HIGH POINT TO BE LOCATED AT MIDPOINT OR END OF GUTTER AS SHOWN ON THE ROOF PLAN
- 15) STORMWATER DRAINAGE DESIGN, INCLUDING ROOF WATER COLLECTION, MUST COMPLY WITH AS/NZS 3500.3

- 1) PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST (BETWEEN DOOR LEAF v. DOOR FRAME or DOOR LEAF v. ADJACENT WALL) AT ALL DOORWAYS WHERE DISABLED ACCESSIBILITY IS REQUIRED IN ACCORDANCE WITH AS 1428.1
- 2) TACTILE INDICATORS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMP, STAIRS, VEHICULARWAYS AT GRADE, AND WHERE OVERHEAD OBSTRUCTIONS LESS THAN 2M EXIST TO COMPLY WITH AS/NZS 1428.4.1.

- 1) DIMENSIONS SHOWN ARE NOMINAL STRUCTURAL OPENING SIZES ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM SITE BEFORE ANY FABRICATION
- 2) ALUMINIUM FRAMES TO BE SELECTED POWDERCOAT UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
- 3) REMOVE & CLEAN ALL SEALANT FROM FRAMES, AND SURROUNDING SURFACES
- 4) REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWINGS

- 23) EXIT DOOR AND DOORS IN THE PATH OF TRAVEL TO AN EXIT ARE REQUIRED TO BE OPENABLE FROM WITHIN, WITHOUT A KEY, ON A D HANDLE LEVER LOCATED BETWEEN 900-1100 ABOVE FLOOR LEVEL.
- 24) DOOR HARDWARE COMPLYING WITH NCC PART D3028 SHALL ALSO COMPLY WITH AS1428.1 H2009 (I.E. D TYPE LEVER HARDWARE OR D TYPE HANDLES)
- 27) ALL EXTERNAL DOORS TO HAVE THRESHOLD SEALS AGAINST WEATHER AND VERMIN AND COMPLY WITH AS1428.1 FOR ACCESSIBILITY
- 28) ALL DOORS WHERE DISABLED ACCESS IS REQUIRED TO HAVE MINIMUM 850mm WIDE CLEAR OPENING WIDTH (MIN 920 LEAF) MEASURED FROM THE OPEN FACE OF DOOR AND A COMPLIANT THRESHOLD RAMP AS PER AS1428.1

- 1) PROVIDE MINIMUM WIDTH SS TRANSITION STRIPS BETWEEN DIFFERENT FLOOR FINISHES SET FLUSH WITH FINISHED FLOOR LEVEL
- 2) ENSURE SPECIFIED FLOOR FINISH COMPLYS WITH RELEVANT NCC CLAUSES, AUSTRALIAN STANDARDS AND LOCAL HEALTH AUTHORITY'S APPROVAL ON WATERPROOFING, SLIP-RESISTANCE AND NON-TOXICITY
- 3) EXPANSION JOINTS AT ALL CHANGES TO SUBSTRATE TO AS 3958.1

								ASHFORD LAMAYA ARCHITECTS		LANDSCAPE: NAME STRUCTURAL: NAME CIVIL: NAME MECHANICAL: NAME ELECTRICAL: NAME HYDRAULIC: NAME INTERIORS: NAME BUILDING CERTIFICATION: NAME SURVEYOR: NAME GEOTECHNICAL: NAME ACOUSTICS: NAME		PROPOSED HOTEL DEVELOPMENT LOT 7495 Stokes Hill Rd - DARWIN GENERAL NOTES							
A No.	DA SET	DESCRIPTION	28/05/2026	BR	RA							JOB No:		SHEET No:		AMENDMENT		SHEET SIZE	
		AMENDMENTS										..		A201		OF -		A1	



 **EXISTING SITE PLAN**
1 : 300

0m 7.5m 15m
VISUAL SCALE 1:300 @ A1

FOR INFORMATION

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PROPOSED SITE PLAN
1 : 300

0m 7.5m 15m
VISUAL SCALE 1:300 @ A1

FOR INFORMATION

A	DA SET		28/05/2026	BR	RA
No.	DESCRIPTION	DATE	DRAWN	CHECKED	
AMENDMENTS					

**ASHFORD
LAMAYA
ARCHITECTS**

LANDSCAPE: NAME:	INTERIOR: NAME:
STRUCTURAL: NAME:	BUILDING CERTIFICATION NAME:
CIVIL: NAME:	SURVEYOR: NAME:
MECHANICAL: NAME:	GEOTECHNICAL: NAME:
ELECTRICAL: NAME:	ACOUSTICS: NAME:
HYDRAULIC: NAME:	

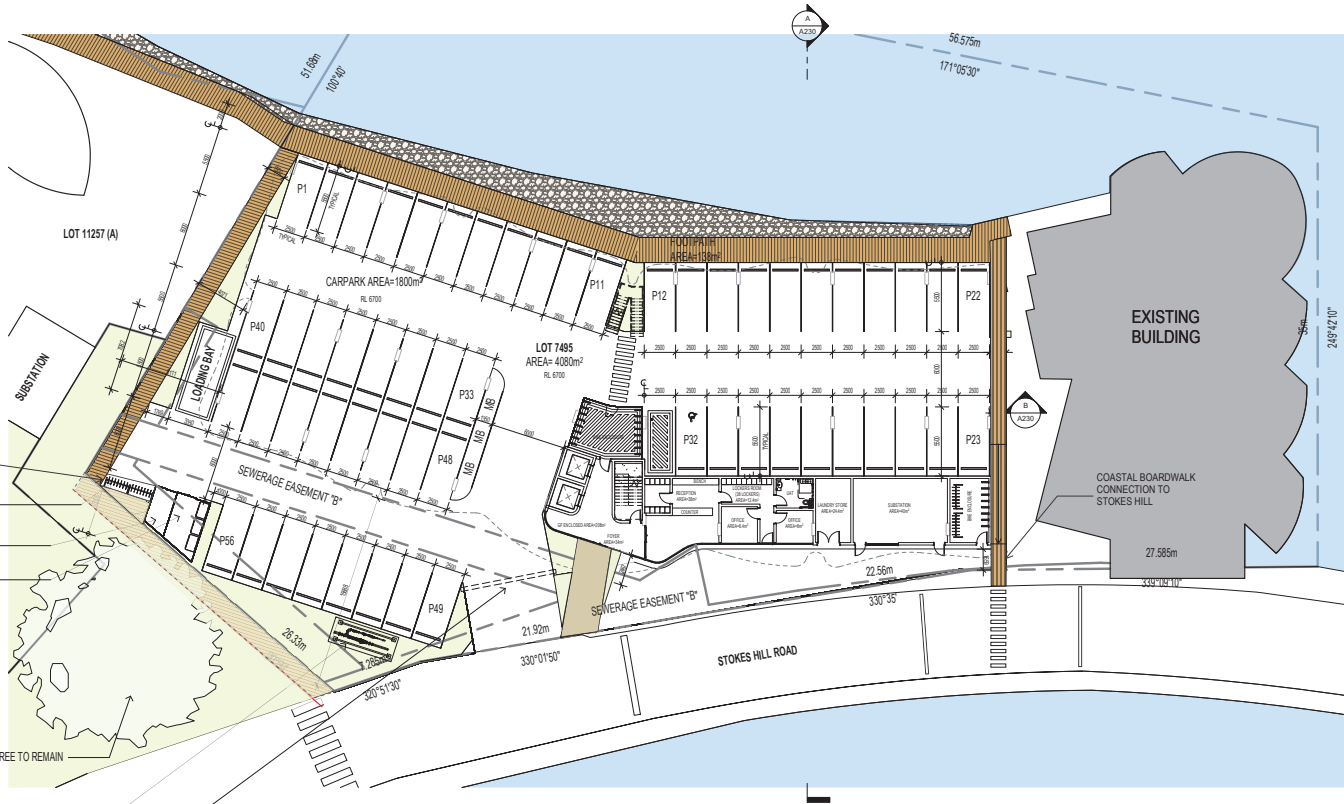
PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED SITE PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A206 OF -	A	A1



Modern - Architectural Fence - vertical balustrade



PROPOSED GROUND FLOOR PLAN
1 : 200

0m 5m 10m
VISUAL SCALE 1:200 @ A1

FOR INFORMATION

A	DA SET		28/05/2026	BR	RA
No.	DESCRIPTION	DATE	DRAWN	CHECKED	
AMENDMENTS					

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LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED GROUND FLOOR PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A210 OF -	A	A1



PROPOSED TYPICAL FLOOR PLAN
1:200

0m 5m 10m
VISUAL SCALE 1:200 @ A1

FOR INFORMATION

A	DA SET			
No.	DESCRIPTION	DATE	BR	RA
	AMENDMENTS		DRAWN	CHECKED

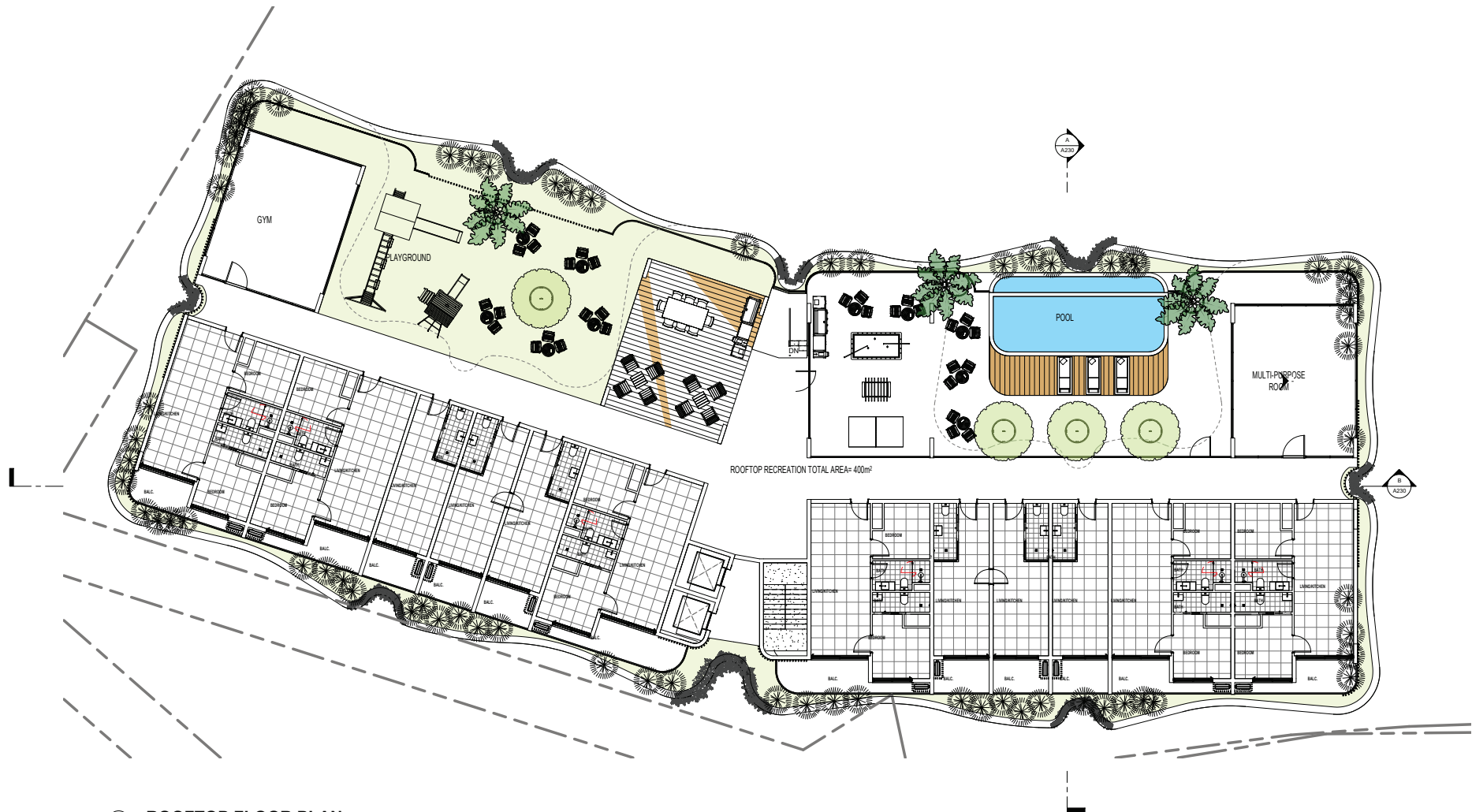
ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED TYPICAL FLOOR PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A211 OF -	A	A1



ROOFTOP FLOOR PLAN
1:100

FOR INFORMATION

A	DA SET				
No.	DESCRIPTION	DATE	BR	RA	CHECKED
	AMENDMENTS				

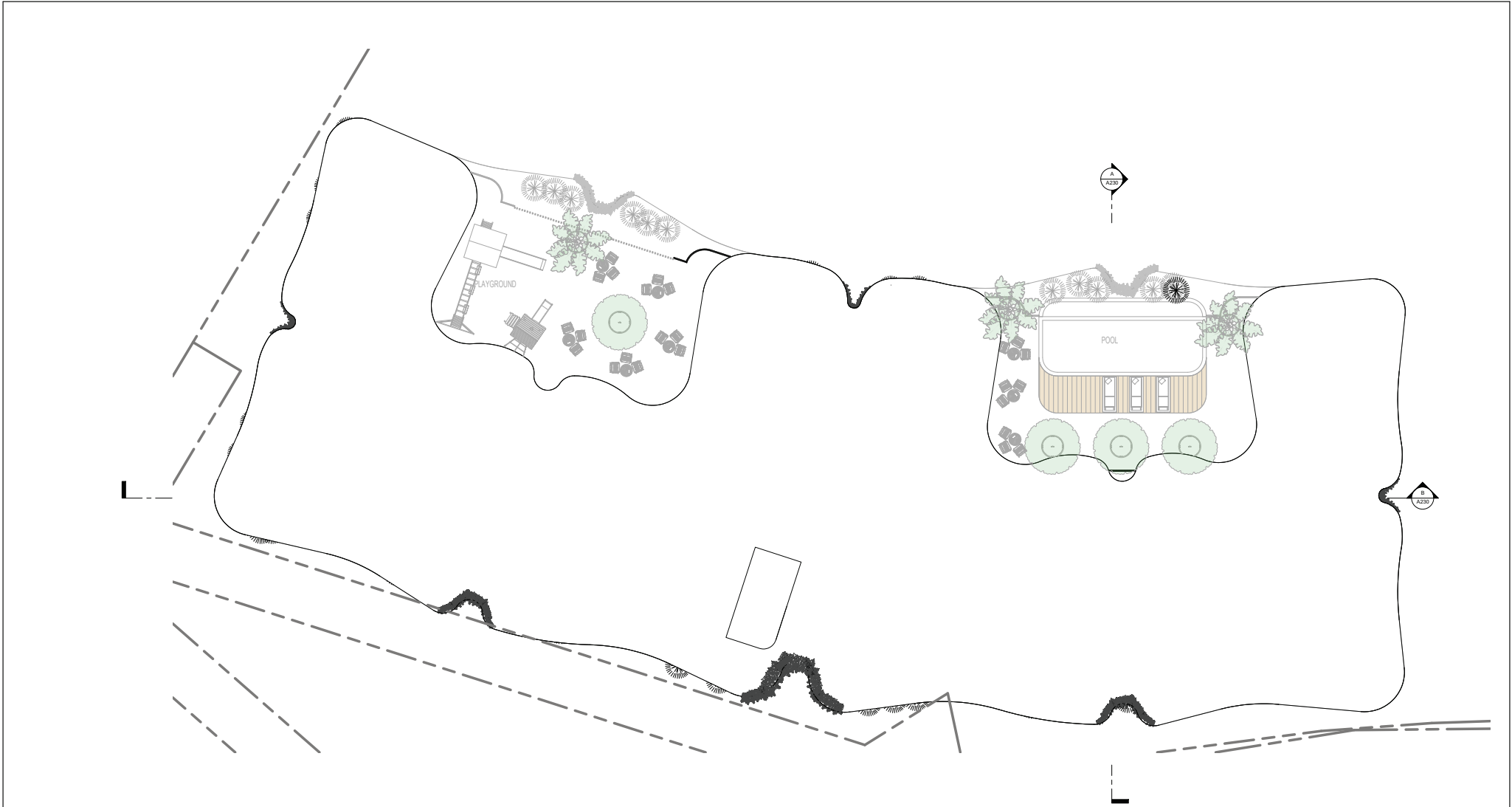
ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
ROOFTOP FLOOR PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A212 OF -	A	A1



ROOF PLAN

1 : 100

0m 5m 10m
VISUAL SCALE 1:200 @ A1

FOR INFORMATION

A	DA SET		28/05/2026	BR	RA
No.	DESCRIPTION		DATE	DRAWN	CHECKED
AMENDMENTS					

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
ROOF PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A213 OF -	A	A1



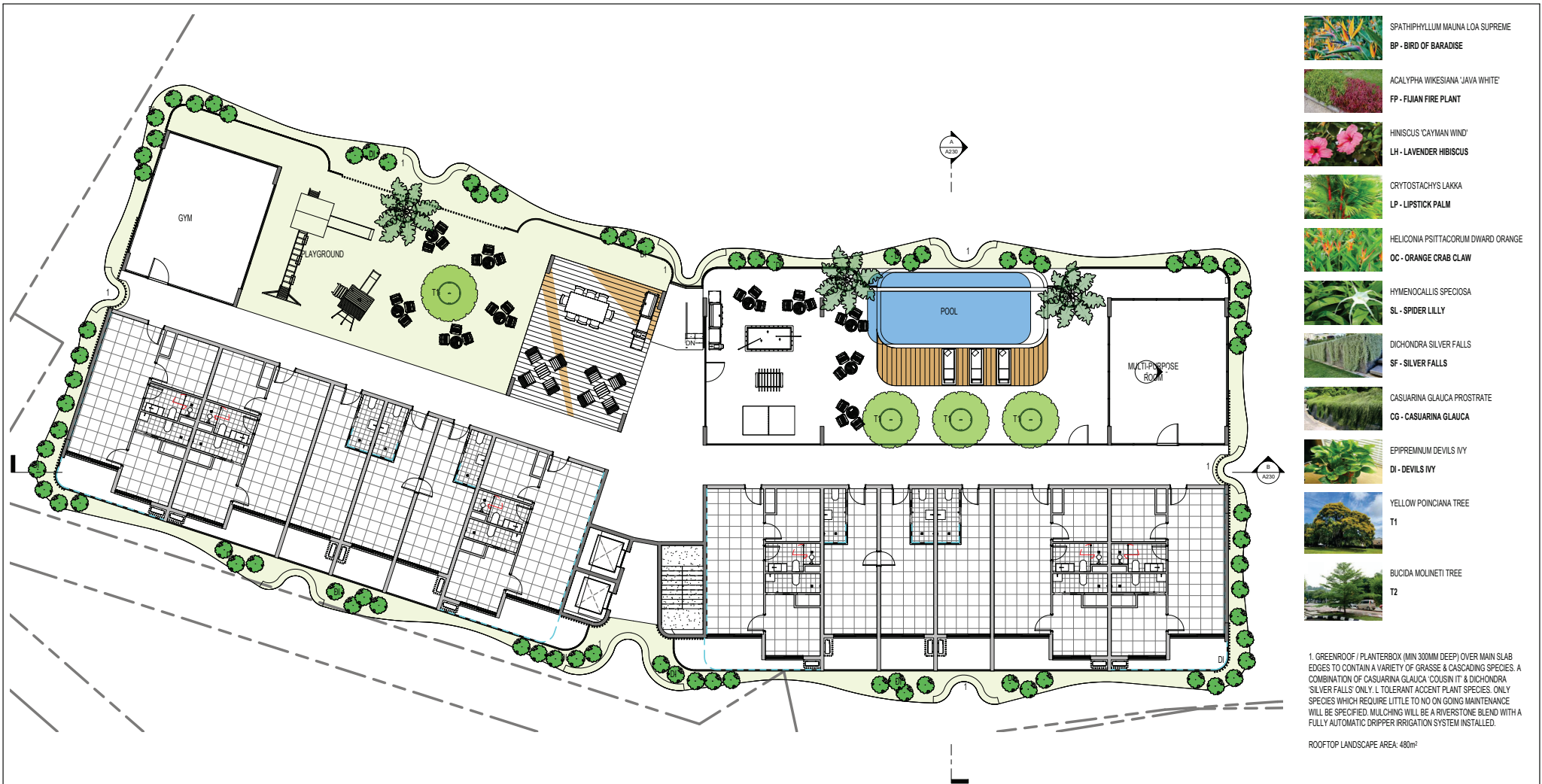
-  SPATHIPHYLLUM MAUNA LOA SUPREME
BP - BIRD OF PARADISE
-  ACALYPHA WIKESIANA 'JAVA WHITE'
FP - FIJIAN FIRE PLANT
-  HIBISCUS 'CAYMAN WIND'
HB - LAVENDER HIBISCUS
-  CRYPTOSTACHYS LAKKA
LP - LIPSTICK PALM
-  HELICONIA PSITTACORUM DWARF ORANGE
OC - ORANGE CRAB CLAW
-  HYMENOCALLIS SPECIOSA
SL - SPIDER LILLY
-  DICHONDRA SILVER FALLS
SF - SILVER FALLS
-  CASUARINA GLAUCA PROSTRATE
CG - CASUARINA GLAUCA
-  EPIPREMNUM DEVILS IVY
DI - DEVILS IVY
-  YELLOW POINCIANA TREE
T1
-  BUCIDA MOLINETI TREE
T2

1. GREENROOF / PLANTERBOX (MIN 300MM DEEP) OVER MAIN SLAB EDGES TO CONTAIN A VARIETY OF GRASSE & CASCADING SPECIES. A COMBINATION OF CASUARINA GLAUCA 'COUSIN IT' & DICHONDRA 'SILVER FALLS' ONLY. 1. TOLERANT ACCENT PLANT SPECIES. ONLY SPECIES WHICH REQUIRE LITTLE TO NO ON GOING MAINTENANCE WILL BE SPECIFIED. MULCHING WILL BE A RIVERSTONE BLEND WITH A FULLY AUTOMATIC DRIPPER IRRIGATION SYSTEM INSTALLED.

LANDSCAPE AREA ON TYPICAL FLOORS: 160m²

FOR INFORMATION

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- SPATHIPHYLLUM MAUNA LOA SUPREME
BP - BIRD OF PARADISE
- ACALYPHA WIKESIANA 'JAVA WHITE'
FP - FIJIAN FIRE PLANT
- HINISCUS 'CAYMAN WIND'
LH - LAVENDER HIBISCUS
- CRYPTOSTACHYS LAKKA
LP - LIPSTICK PALM
- HELICONIA PSITTACORUM DWARD ORANGE
OC - ORANGE CRAB CLAW
- HYMENOCALLIS SPECIOSA
SL - SPIDER LILLY
- DICHONDRA SILVER FALLS
SF - SILVER FALLS
- CASUARINA GLAUCA PROSTRATE
CG - CASUARINA GLAUCA
- EPIPREMNUM DEVILS IVY
DI - DEVILS IVY
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1. GREENROOF / PLANTERBOX (MIN 300MM DEEP) OVER MAIN SLAB EDGES TO CONTAIN A VARIETY OF GRASSE & CASCADING SPECIES. A COMBINATION OF CASUARINA GLAUCA 'COUSIN IT' & DICHONDRA 'SILVER FALLS' ONLY. 1 TOLERANT ACCENT PLANT SPECIES. ONLY SPECIES WHICH REQUIRE LITTLE TO NO ON GOING MAINTENANCE WILL BE SPECIFIED. MULCHING WILL BE A RIVERSTONE BLEND WITH A FULLY AUTOMATIC DRIPPER IRRIGATION SYSTEM INSTALLED.

ROOFTOP LANDSCAPE AREA: 480m²

ROOFTOP LANDSCAPE PLAN
1 : 100

FOR INFORMATION

A				DA SET				28/05/2026				BR				RA			
No.				DESCRIPTION				DATE				DRAWN				CHECKED			
				AMENDMENTS															

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE:
NAME

STRUCTURAL:
NAME

CIVIL:
NAME

MECHANICAL:
NAME

ELECTRICAL:
NAME

HYDRAULIC:
NAME

INTERIOR:
NAME

BUILDING CERTIFICATION:
NAME

SUPERVISOR:
NAME

GEOTECHNICAL:
NAME

ACOUSTICS:
NAME

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN

PROPOSED LANDSCAPE PLAN - ROOF PLAN

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JOB No.

SHEET No.

OF

AMENDMENT

SHEET SIZE

...

A216

-

A

A1



PROPOSED WEST ELEVATION
1 : 150

GREEN WALL FACADE



PROPOSED SOUTH ELEVATION
1 : 150

FOR INFORMATION

A	DA SET	DESCRIPTION	28/05/2026	BR	RA
No.		AMENDMENTS	DATE	DRAWN	CHECKED

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED ELEVATIONS

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A220 OF -	A	A1



PROPOSED EAST ELEVATION
1 : 150



PROPOSED NORTH ELEVATION
1 : 150

FOR INFORMATION

A	DA SET	DESCRIPTION	28/05/2026	BR	RA
No.			DATE	DRAWN	CHECKED
AMENDMENTS					

ASHFORD
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ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED ELEVATIONS

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A221 OF -	A	A1



A SECTION A
1 : 100



B SECTION B
1 : 100

FOR INFORMATION

A	DA SET	DESCRIPTION	28/05/2026	BR	RA
No.			DATE	DRAWN	CHECKED
		AMENDMENTS			

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED SECTIONS

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A230 OF -	A	A1



FOR INFORMATION

A	DA SET				
No.	DESCRIPTION	28/05/2026	BR	RA	
		DATE	DRAWN	CHECKED	
AMENDMENTS					

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A250 OF -	A	A1



FOR INFORMATION

A	DA SET				
No.	DESCRIPTION	28/05/2026	BR	RA	
		DATE	DRAWN	CHECKED	
AMENDMENTS					

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A251 OF -	A	A1



FOR INFORMATION

A	DA SET				
No.	DESCRIPTION	28/05/2026	BR	RA	
		DATE	DRAWN	CHECKED	
AMENDMENTS					

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A252 OF -	A	A1



FOR INFORMATION

A	DA SET				
No.	DESCRIPTION	28/05/2026	BR	RA	
		DATE	DRAWN	CHECKED	
AMENDMENTS					

ASHFORD
LAMAYA
ARCHITECTS

LANDSCAPE: NAME	INTERIOR: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
...	A253 OF -	A	A1