

# **ATTACHMENT**

## **OPEN**

**1<sup>st</sup> Ordinary Council Meeting  
17 October 2017**

**Item Number: 15.2  
Title: 38 Storey Motel  
Including Ground Level  
Commercial Tenancies and  
Parking - PA2017/0442 - Lot  
566 (84) Mitchell Street,  
Darwin City**



6 October 2017

Please quote: 3651848 DB:hd

Your reference: PA2017/0442

Mr Tony Brennan  
Acting Manager Urban Planning  
Department of Infrastructure, Planning & Logistics  
GPO Box 1680  
DARWIN NT 0801

Dear Mr Brennan

**Parcel Description:** Lot 566 (84) Mitchell Street, Darwin City

**Proposed Development:** 198 room motel, 23 x 3 bedroom multiple dwellings and ground level commercial tenancies in a 38 storey building including 4 above ground parking levels plus a plant and services basement level

Thank you for the Development Application referred to this office 21 September 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

- i). **City of Darwin supports the granting of a Development Permit provided the following issues are adequately addressed:**
- a). The proposed development requires significant changes to City of Darwin road reserve, including widening of an existing crossover and the creation of a new crossover. Subsequently, City of Darwin requests that a condition precedent relating to the Traffic Report be placed on any approval, to enable the City of Darwin to undertake a full review of the Traffic Report and provide any amendments where necessary prior to a permit being issued.
  - b). City of Darwin acknowledges the provision of a landscaping plan as part of the application which includes landscaping within City of Darwin road reserve. Any landscaping within City of Darwin road reserve must be in accordance with City of Darwin requirements. The landscaping plan is considered generally acceptable, however, the following amendments are requested:
    - Replace *Cupaniopsis anacardioides* with *Allosyncarpia ternata*

- along Mitchell Street.
  - Structural tree planting pits/trenches are required, that provide at least 10m<sup>2</sup> of growing media per tree.
- c). City of Darwin considers the 'Green Wall' to be crucial in the overall amenity and reducing the visual impact of the proposed development on the locality and requests that any amendment to this application that suggests the removal of this portion of landscaping be referred to the City of Darwin for further consideration. City of Darwin also requests that a general condition be placed on any Development Permit requiring that any landscaping be appropriately maintained with any diseased or dying plants promptly replaced.
- d). City of Darwin notes that the proposed awning located over City of Darwin road reserve does not provide coverage for the full extent of the site frontage. Subsequently, City of Darwin requests additional awning coverage in accordance with City of Darwin's Awnings, Balconies and Verandahs on Council Property Policy No. 037 or justification for the lack of coverage over City of Darwin's road reserve be provided, to the satisfaction of City of Darwin.
- e). City of Darwin requests that the applicant provide further information with regard to the use of passive climate control measures, with particular regard to cross ventilation and shading for the upper levels.
- ii). **City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:**
  - a). **A dilapidation report covering infrastructure within the road reserve to the satisfaction and at no cost to City of Darwin.**
  - b). **The crossover and driveway shall meet City of Darwin requirements.**
  - c). **All awnings and canopies over City of Darwin road reserves must be designed in accordance with City of Darwin Policy No. 037 – awnings, Balconies and Verandahs on Council Property and are subject to the approval of City of Darwin.**
  - d). **City of Darwin requests that the Authority require a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to City of Darwin's drainage network.

- 1). The plan shall include details of site levels and City of Darwin's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.
- 2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

e). **Waste**

**City of Darwin requests that the Authority require a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Policy 054.**

The applicant's plans fail to demonstrate adequate waste management, this includes:

- any access gates to the bin enclosure not being locked,
- there shall be no step between the bin enclosure and the collection area to allow for ease of access,
- the bin enclosure shall include a hose and wash down area with a drain connected to City of Darwin's stormwater system, and
- an unimpeded concrete access path to the bin enclosure from the development.

A copy of City of Darwin's Waste Management Policy 054 may be viewed on City of Darwin's website or by contacting City of Darwin.

f). **Site Construction**

**City of Darwin requests that an Environmental and Construction Management Plan (ECMP) be required.**

The ECMP should specifically address the following:

- waste management,
- traffic control,
- haulage routes,
- storm water drainage,
- use of City of Darwin land, and
- how this land will be managed during the construction phase;

to the satisfaction of City of Darwin.

**Note:** Sediment control measures are to be established and maintained, to prevent silt and sediment escaping the site or producing erosion.



Building rubbish or debris must not be placed, or be permitted to be placed, on any adjoining public reserve, footway, road or private land, without first obtaining a works approval from City of Darwin.

g). **Traffic**

City of Darwin requires a comprehensive **Traffic Impact Assessment Report**, to be prepared by a suitably qualified traffic engineer in accordance with the Austroads Document Guide to Traffic Management Part 12: Traffic Impacts of Developments, in the report structure provided as Appendix C of that document, with particular attention to vehicular, pedestrian, cyclist and public transport issues and opportunities.

The Traffic Impact Assessment report is to also include swept paths for waste collection vehicles entering and exiting the site.

The report should identify any necessary upgrades to the surrounding street network as a result of the implications of the development. The developer will be required to institute all required upgrade measures resulting from the traffic assessment at no cost to City of Darwin.

iii). **Should the above issues be adequately addressed, City of Darwin offers the following comments:**

City of Darwin comments on issues for which it is the sole responsible authority, under the *Local Government Act* and associated By-Laws:-

a). **Awning Overhang**

The proposal includes awning overhangs to Mitchell Street and McLachlan Street. Awning agreements are required as a separate approval from City of Darwin. City of Darwin requests that the applicant first seek all required approvals from City of Darwin for any awnings or canopies for the proposed building.

b). **Street Trees, Verge Plantings and Footpaths**

The proposal includes plantings, new concrete footpaths and other works within City of Darwin verges, along Mitch Street and McLachlan Street. Verge plantings, footpaths and all other works are required to be upgraded in accordance with City of Darwin policies and are subject to a separate approval from City of Darwin. City of Darwin requests that the applicant first seek all required approvals from City of Darwin for any proposed works within the road reserve.

c). **Street Trees**

The proposed street tree/s to Council's road reserve fronting the development shall be carried out at full cost to the developer, to ensure

that adequate landscaping is provided and maintained on adjacent and adjoining subject land.

Species selection will be in sequence with Council's Street Tree Strategy or current master plan.

Council is to be notified of any contractor prior to the commencement of any works.

As street trees will become an asset of City of Darwin, the developer shall provide Council specification for the purchasing of quality tree stock prior to construction. Specification for quality tree stock shall be submitted for approval to the satisfaction of City of Darwin.

The developer shall provide Council a Plant Schedule for street trees indicating;

- root-ball container volume (litres),
- height of species (metres),
- calliper (mm); and
- details identifying the nursery supplying the tree stock.

Street trees shall be of advanced size to provide greater impact to the road reserve and the development.

Prior to the establishment of street trees within the road reserve contact shall be made with City of Darwin, to ensure appropriate planting locations are defined. The developer will be responsible for the ongoing establishment and maintenance to ensure a 100% survival rate.

d). **Protection of Street Trees**

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of City of Darwin.

A Tree Protection Zone (TPZ) shall be constructed for all existing trees to be retained within the development, in accordance with Australian Standards - AS 4970-2009 Protection of Trees on Development Sites.

Copies of AS 4970-2009 Protection of Trees on Development Sites can be obtained from the Australian Standards web site.

e). **Building Identification**

In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the

background on which it is placed, to the satisfaction and at no cost to City of Darwin.

City of Darwin comments in relation to the *Planning Act*, the Northern Territory Planning Scheme and Land Use Objectives:-

- a). **City of Darwin requests that the Authority require a monetary contribution is paid to City of Darwin in accordance with its Stormwater Contribution Plan to upgrade stormwater infrastructure as a result of this development.** The site falls within the Developer Contributions Plan for Stormwater Drainage - Darwin CBD CP 2015/04 SWD – Policy Area D. The applicant will be required to pay City of Darwin a contribution towards stormwater drainage works in accordance with the above plan.

Should this application be approved, the following conditions pursuant to the *Planning Act* and City of Darwin's responsibilities under the *Local Government Act* are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of City of Darwin.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, and reinstatement works carried out, all of which is to be provided at the applicant's expense and to the requirements and satisfaction of City of Darwin.
- Sight lines shall be provided at crossovers to public streets, to the satisfaction of City of Darwin. No fence or tree exceeding 0.6m in height shall be planted in front of the sight line.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line-marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.

- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of City of Darwin.
- Waste bin storage and pick-up shall be provided in accordance with City of Darwin Policy Number 54 - Waste Management.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
- Any proposed awnings at the site shall be subject to City of Darwin Policy Number 37 - Awnings, Balconies and Verandahs on Council Property.
- Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal stroke and a small loop.

**CINDY ROBSON**  
**MANAGER CITY PLANNING**

Mixed Use Development

Corner of Mitchell Street and McLachlan Street



Statement of Effect  
September 2017.

## Strategic Context

Darwin is the proud capital of the NT and a vitally important cultural, economic and strategic settlement in the north Australian context.

At the early part of the 21st century, or the Asian century, the city has a unique opportunity to capitalise on the improving fortunes and relationships regionally with China and SE Asia.

Additionally, the city has capacity to continue to build on its valued characteristics, physical setting and identity to best position itself for further renewal, revitalisation and investment.

Government stakeholders are well aware of these opportunities and have sought to facilitate new outcomes through establishing new agencies seeking to enable positive development and change, streamlining planning controls and creating support and assistance for major projects and strategic infrastructure initiatives.

Master planning for a greener, cooler, pedestrian friendly regional destination that is financially and environmentally resilient and sustainable, is already well underway.

The City is on the cusp of exciting changes both in a physical and social sense. From a development perspective, recent projects such as the Darwin Waterfront, the Convention Centre, and the Paspaley building are evidence of positive momentum, as is the mooted Westin waterfront resort.

This proposal for a \$115M luxury mixed use development in the heart of the entertainment precinct continues this momentum, and is an opportunity to draw the quality of the waterfront / government end of town further into the centre of Darwin City.

In a strategic location that will be highly visible in the round, Architecton have dutifully prepared an exemplary landmark design that plays on subtle references to the Australian landscape. The proposal offers circa 200 rooms in a true luxury 5 star format accommodation – Darwin's 'missing piece' in terms of its existing accommodation offer.

The proposed development is envisaged as an integral part of ensuring the City can become recognised regionally throughout Asia as a true 'gateway' or 'door step' to the quintessential Australian experience, and to continue to drive Darwin's largely untapped tourism potential, and all of the associated flow on benefits.

The proposal has been carefully crafted not only architecturally. Critically from the owner's perspective, the concept has taken shape in terms of the ultimate viability and delivery strategy. This analysis has driven the mixed-use aspect involving 23 exclusively serviced apartments, as well as a select and carefully planned food and beverage precinct that trades out, to draw street life in and provide a positive contribution to the public realm (rather than a conventional hotel design missing these opportunities and internalising the ground plane). Together with the achievement of circa 200 keys, both of these elements are of critical importance to the realisation of this project.

This exciting prospect for the city requires appropriate assessment, assistance and facilitation through the town planning approval process and beyond. This report (environmental effects statement) has been prepared to facilitate this.



## Table of Contents

<b>1.</b>	<b>Introduction.....</b>	<b>4</b>
1.1.	Background .....	4
<b>2.</b>	<b>Site Analysis.....</b>	<b>4</b>
2.1.	The Site.....	4
2.2.	Surrounding context.....	5
<b>3.</b>	<b>Description of the Proposed Development.....</b>	<b>5</b>
<b>4.</b>	<b>Relevant Policy and Guideline Documents.....</b>	<b>6</b>
4.1.	Darwin City Centre Master Plan .....	6
4.2.	Capital City Charter .....	7
<b>5.</b>	<b>Assessment against Section 46(3) of the Northern Territory Planning Act .....</b>	<b>7</b>
5.1.	Section 46(3)(a) - Assessment against the Northern Territory Planning Scheme .....	7
5.2.	Section 46(3)(b) - Interim Development Control Order.....	12
5.3.	Section 46(3)(c) - Environmental Assessment Act.....	12
5.4.	Section 46(3)(d) - Merits of the proposed development .....	12
5.5.	Section 46(3)(e) - Physical description of the land and a detailed assessment demonstrating the suitability of the land for the proposed use and development .....	12
5.6.	Section 46(3)(f) - The public facilities or public open space available in the area and any proposed as part of the development.....	12
5.7.	Section 46(3)(g) - Public utilities or infrastructure provided in the area and requirements for the development .....	13
5.8.	Section 46(3)(h) - The potential impact on the existing and future amenity of the area	13
5.9.	Section 46(3)(j) – Benefits / detriment to Public Interest.....	13
5.10.	Section 46(3)(k) Subdivision applications and compliance with the Building Act.....	13
5.11.	Section 46(3)(l) – Development of Scheme Land .....	13
5.12.	Airspace Controls.....	13
<b>6.</b>	<b>Conclusion .....</b>	<b>14</b>

## 1. Introduction

We act on behalf of Top End Properties Pty Ltd, who are the owners of the site at 84 Mitchell Street, Darwin. This application seeks approval for the use and development of the subject site for a luxury 5 star hotel (or motel as defined under the Northern Territory Planning Scheme) with an associated restaurant and two shops.

This proposed development has been carefully designed with the guidance, feedback and input of a number of Government Authorities within Darwin and the Northern Territory. It is submitted that the proposed development is consistent with the Northern Territory Planning Scheme and the NT Planning Act and will result in a positive outcome for the Darwin CBD. This is an important application as the proposed development seeks to support the NT Government in their vision to enhance tourism and entertainment within Darwin. In addition, the estimated \$100 million end value of the hotel will generate a range of economic benefits, including the creation of jobs for the local community.

The proposed uses will provide street activation and a strong alignment with the public realm, bringing an urban quality to this part of Mitchell Street. This is particularly important, as Mitchell Street has been identified as being a key area for tourism, bars and dining. Furthermore, the high-quality design will create a 'landmark' design for the entrance to Darwin and will represent the changing Darwin skyline.

The site is located in the Central Business Zone (Zone CB). Pursuant to Section 44(a) of the Northern Territory Planning Act, the proposed uses and development requires planning consent.

### 1.1. Background

As part of the evolution of the design, the development team made two separate trips to Darwin to consult with the relevant Government stakeholders. These provided an opportunity to gain an enhanced understanding of the strategic direction and vision for Darwin and the NT, and provide clarity on a range of technical requirements for the site. The development team met with the following Government stakeholders:

- **Department of Infrastructure, Planning and Logistics (DIPL) / Development Consent Authority (DCA):** met to discuss the planning considerations for the development, timeframes for planning determinations and the planning process / requirements in general.
- **Darwin City Council:** met with Council to gain an understanding of the public realm requirements and expectations for the site, including the level of street activation that would be required in this location.
- **Tourism NT:** met to discuss the strategic direction that NT tourism is heading towards and how Darwin is expected to grow as the 'gateway' city for tourism in northern Australia. This was important in informing how this site could contribute to the vision and evolution of NT tourism in the future.
- **NT Power and Water:** met to discuss the technical requirements for the design, particularly regarding the location of substations and all other services within the building.
- **NT Airports Authority:** met to discuss aviation height requirements and procedures for height that falls within the OLS and PAN-OPS restrictions.

We have worked closely with all the above-mentioned Government stakeholders to develop a design that aligns with the relevant requirements in terms of planning, tourism, aviation and service provision. In doing so, the design has received positive feedback from the NT Government.

## 2. Site Analysis

### 2.1. The Site



The subject site, known as lot 566 on Town of Darwin Plan(s) DIA000363, is located on the northern corner of Mitchell Street and McLachlan Street, Darwin. The site is rectangular in shape and has a length of 63.85 metres, width of 31.8 metres and total area of approximately 2030sqm. The site currently contains a number of uses, which include: a restaurant fronting Mitchell Street (the Noodle House), the Darwin City Laundromat, which fronts onto McLachlan Street, and the Darwin City Point Hotel (Poinciana Inn), which is located at the rear of the site and also has a frontage to McLachlan Street.

The built form on the site ranges in height from 1 storey along Mitchell Street, to 4 storeys towards the rear of the site (the hotel). There are two vehicle crossovers that service the two carparks located on the site. One crossover is located along Mitchell Street and services the carpark associated with the Noodle House. The second crossover is located along the McLachlan Street frontage and provides access to the carpark associated with the hotel.

## 2.2. Surrounding context

As identified in the Darwin City Master Plan, July 2015, the subject site is located in the “Entertainment Precinct”, which is an area that has been identified for ‘tourist and adult dining and bars’. The existing uses along Mitchell Street reflect the nature of the precinct and is characterised by a range of land uses, including bars, restaurants, cinema, hotels, car rental businesses, the Entertainment Centre and a range of other retail and office uses.

Building height, style and design within Central Darwin is varied, with a mixture of low scale buildings intermingled with higher-density towers that have a height of 4-16 storeys. A previous height restriction within the NT Planning Scheme, which was removed in 2015, limited building height to 90m within Central Darwin. The pattern of development within the Darwin CBD reflects this restriction.

St Mary’s Cathedral is located at the intersection of Smith Street and McLachlan Street. Its location provides a prominent view line from Mitchell Street, which extends through the Entertainment Centre to the Esplanade. This view line provides an important connection between the water and the Cathedral and forms a key vista of this area.

The Urban Context analysis prepared by Architecton provides additional imagery and information that provides more detail of the context of the site and the surrounding area.

## 3. Description of the Proposed Development

This application proposes to use and development the land as a 36 level ‘motel’ and ‘multi-dwelling’ development. A summary of the development has been provided below:

- **Basement:** provides for the required services, substations, mechanical plants, storage areas and staff facilities.
- **Ground level:** contains the entrance to the residential lobby area and hotel foyer. A porte cochere has been provided off McLachlan Street. The motel’s on-site car park and loading bay are also provided off the porte cochere and utilise the same vehicle crossings. The ground floor also contains two retail premises. The larger tenancy is located along the Mitchell Street frontage with the smaller tenancy located off the foyer, facing McLachlan Street. Back of house and storage / waste facilities are also provided at ground level
- **Mezzanine:** this level has been designed as an extension of the ground level and has been provided with a feature staircase linking it with the ground floor. The mezzanine contains a publicly accessible restaurant and bar.

- **Levels 1-4:** carparking levels, which contain between 41-43 car spaces per level. A total of 166 car spaces have been provided within the building.
- **Level 5:** contains 6 function rooms and a pre-function area. This level also contains two outdoor terraces, which face Mitchell Street and McLachlan Street.
- **Level 6:** pool area, bar and lounge, with an external deck area that wraps around the building, for the use of hotel guests and residents of the building.
- **Level 7:** spa, gym and wellness centre.
- **Level 8:** business centre with two meeting rooms.
- **Levels 9-26:** 198 rooms provided over these levels.
- **Levels 27-34:** 23 x 3 bedroom residences provided over these levels. Each residence has been provided with a private balcony that ranges in size from 16sqm – 39sqm.
- **Level 35:** this level has been designed as a roof terrace with a roof garden and a bar and kitchen area. The roof garden will be used by hotel guests and residents of the building
- **Level 36:** plant equipment and lift motor room.

The podium element has a height that varies between 21.8 metres – 27.8 metres. Varying setbacks have been provided along both street frontages as part of the podium design, with ‘semi-podium’ levels at level 5 and 6 treated with increased setbacks from the Mitchell Street and McLachlan Street frontages.

The tower element has been designed as a curved oval shape, which been provided with minimum setbacks of 6 metres from each adjoining boundary. The building has an overall height of 132.50 metres (measured from FFL AHD 24.00).

## 4. Relevant Policy and Guideline Documents

### 4.1. Darwin City Centre Master Plan

The Darwin City Centre Master Plan, May 2015 (the Master Plan), provides guidance on how Darwin is expected to grow and develop in the future. The overall vision for the Darwin City Centre has been identified as follows:

*“Darwin is Australia’s northern gateway capital city  
 Darwin City Centre is the primary urban place in Darwin  
 It is a great place to live, work, play and shop and is the priority setting for office-based employment  
 It is an exciting, engaging and inclusive place  
 Darwin City Centre clearly expresses the relaxed tropical lifestyle of Darwin”*

The proposed luxury 5 star hotel is consistent with this vision and will positively contribute to enhancing Darwin’s position as the northern gateway capital through providing an exciting and engaging built form outcome to the subject site.

As previously mentioned, the Master Plan has identified Mitchell Street as being an area for the location of ‘tourist and adult dining and bars’ and has been designated as the ‘Entertainment Precinct’ within the Darwin CBD. The uses proposed within this development, including the luxury 5-star hotel, bars and restaurants and the two ground floor retail premises, are consistent with the role of this precinct and will contribute to and enhance the entertainment focus in this area.

The Master Plan also provides a clear focus on the need to improve the pedestrian realm in areas, such as the subject site, where there is an expected increase of retail and pedestrian activity. The Master Plan provides a number of design guidelines that provide direction on how buildings within the Darwin CBD should be designed in order to improve the public realm and create safer and more active streets.

The development provides a positive response to the principles and guidelines of the Master Plan through the incorporation of design features that will contribute to an enhanced pedestrian experience. In particular, the lower podium levels have been activated through the provision of transparent glazing that provides direct visual links between the public and private realms. In addition, pedestrian connections have been provided from both street frontages to allow pedestrian access through the site. The lower levels of the podium have also been designed to include projecting elements that will provide weather protection to the public realm.

All of these design elements positively respond to the purpose of the 'Entertainment Precinct' and will result in a design outcome that will improve the quality of the public realm in this part of Mitchell Street.

#### **4.2. Capital City Charter**

The proposed mixed-use development is consistent with the Capital City Charter for Darwin. The focus of the Charter is on enhancing the diverse role of the Darwin CBD. The aspects of the Charter that are of particular relevance to this application seek to create the following:

- *"A vibrant, creative and active central city area*
- *A safe community environment*
- *Attractive and climatically appropriate construction*
- *Improved public spaces..."*

The above elements of the Charter have been considered in the overall design outcome for the proposed mixed-use development. Overall, the proposed development will positively contribute to enhancing the vibrancy of this part of Darwin CBD. Therefore, the proposal is consistent with the intent of the Capital City Charter.

### **5. Assessment against Section 46(3) of the Northern Territory Planning Act**

The Northern Territory Planning Act requires a development application to address all of the requirements listed under Clause 46(3). An assessment against the relevant requirements has been provided below:

#### **5.1. Section 46(3)(a) - Assessment against the Northern Territory Planning Scheme**

Clause 4.2 (Darwin region) of the NT Planning Scheme seeks the following:

*"affirm the primacy of the Darwin Central Business District as the dominant commercial, cultural, administrative, entertainment, tourist and civic centre and promote existing and planned activity centres as the principle locations for commercial, retail and community uses serving associated catchment populations;"*

In accordance with the above statement, the proposed use and development seeks to provide tourist, commercial and entertainment activities, which will contribute to the enhancement of the Darwin city centre. The site is wholly located within the Central Business Zone and is therefore suitably located to accommodate the proposed uses.

#### **Clause 5.7 - Central Business Zone (Zone CB)**

Clause 5.7 of the Northern Territory Planning Scheme identifies the purpose of the Central Business Zone (Zone CB) as follows (emphasis added):

1. The primary purpose of Zone CB is to provide for a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities.
2. Building form and design is expected to be sensitive to the needs of pedestrian movement and facilitate the creation of safe and active street frontages and public places and a vibrant commercial precinct.

The proposed development is consistent with the purpose of Zone CB, as the uses provided within the development will diversify the range activities within the Darwin CBD and will contribute to the street activation of this part of Mitchell Street and will create a vibrant commercial precinct.

The uses included within the proposed development come under the umbrella of the following planning definitions under Clause 3.0 of the NT Planning Scheme:

**Motel:**

*"...premises wholly or principally used for the accommodation of travellers and the vehicles used by them, whether or not the building is also used to provide meals to the travellers or to members of the general public and whether or not the premises are licensed under the Liquor Act, but does not include home based visitor accommodation;"*

**Hotel:**

*"...means premises which require a licence under the Liquor Act and where, as a principal part of the business, alcoholic beverages are ordinarily sold to the public for consumption on the premises whether or not accommodation is provided for members of the public and whether or not meals are served, but does not include a licensed club, motel or restaurant;"*

**Multiple dwellings:**

*means a building or group of buildings on a site which individually or collectively contain more than one dwelling (including serviced apartments) but does not include an independent unit;*

**Shop:**

*"...means premises used for the display and sale by retail or for hire of goods or services but does not include a restaurant, retail agricultural stall, service station, showroom sales or vehicle sales and hire;"*

**Restaurant:**

*"...means premises (other than a shop, or part of a hotel or a motel) in which meals are served to the public whether or not the premises provides a drive-through service or requires a licence under the Liquor Act;"*

As identified in the above definitions, separate consent for 'restaurant' does not need to be sought, as it has been included in the land use definition of a motel. Therefore, the proposed restaurant uses are considered to be part of the motel.

**Clause 6.3 - Buildings in Central Darwin**

**Clause 6.3.1 Building Heights in Central Darwin**

Clause 6.3.1 of the NT Planning Scheme provides guidance on height limits within central Darwin. This Clause provides specific height requirements for two areas within Darwin CBD - the Central Darwin Perimeter Area and the Central Darwin Core Area. The maximum allowable height in these areas is 36 metres and 90 metres respectively. The subject site sits outside the boundaries of these height controlled areas and therefore, these heights do not apply to this proposal.

Clause 6.3.1 seeks to located taller buildings within the central area of Darwin, with the height stepping down as it approaches the core and perimeter areas. With this in mind, it is submitted that a height of 132.50 metres (measured from FFL AHD 24.00) is consistent with the intent of this Clause, as it will centralise taller built form and will create the ‘stepping down’ affect that this Clause seeks to achieve.

In addition, the proposed height generally sits within the allowable building height limits of the relevant aviation requirements and is therefore considered to be appropriate. These height limits have been discussed in detail below.

**Clause 6.3.2 Volumetric Control in Central Darwin**

Clause 6.3.2 provides guidance on the siting and massing of built form within Central Darwin. The purpose of this Clause is;

*“...to ensure the siting and mass of buildings within Central Darwin promotes:*

- a) a built form that maximises the potential for view corridors to Darwin harbour;*
- b) the penetration of daylight and breeze circulation between buildings;*
- c) privacy for resident of adjoining properties; and*
- d) a built form that reasonably anticipates the future development of adjoining sites.”*

The proposed development is consistent with the purpose of this Clause and has been designed with the above principles in mind. The building has been designed to maximise the 360 degree views of Darwin that are available to the site. All of the non-habitable rooms (ie, bathrooms) and service areas have been centralised within the core area of the tower so that the hotel rooms, dwellings and communal / public spaces have been provided with views to Darwin. The curved edges and design of the tower also enhance the opportunities for views over Darwin.

The curved shape of the tower, in addition to the minimum setback of 6 metres provided from the adjoining boundaries, will allow daylight and breeze circulation to be provided around the tower. These setbacks also mitigate overlooking and privacy issues between the subject site and adjoining properties. The articulated podium, which does not rely on an outlook over the adjacent sites, will preserve equitable development rights for adjoining properties.

Specific volumetric requirements have also been provided in the ‘Diagram to Clause 6.3.2’. These requirements provide maximum building volumes at podium and tower levels, including site coverage, minimum setback requirements and street activation requirements. The proposed design is consistent with the volumetric requirements of this Clause, which has been demonstrated in the assessment provided at **Appendix A**.

**6.3.3 Urban Design Requirements in Central Darwin**

Clause 6.3.3 seeks to promote exemplary urban design in Central Darwin (specifically land that is within Zone CB). This Clause seeks to achieve this through imposing a range of requirements, which include the following:

- **75% of the length of the site boundary at ground level as active street frontage (including entrances, clear glass windows, open space, landscaping alfresco dining and limiting services at street level)**

As shown on TP 01.01, 100% of Mitchell Street will be provided with an active street frontage and 75% the McLachlan Street frontage has been provided with an active street frontage. This has been achieved through the provision of a mixture of glazing and pedestrian entrances to hotel lobby and to the shops, in addition to the provision of a range of active uses at ground and mezzanine levels.

- **Incorporate facades that have a clearly articulated base, middle and top**

The design has been subtly influenced by the Northern Territory landscape. This design provides an organic response to creating an articulated built form with a defined base, middle and top.

The articulation sought by this Clause has been achieved in this design through the incorporation of a range of elements, such as the use of contrasting colours and materials, the provision of varied setbacks throughout the building, the incorporation of feature elements at different levels of the building, and through the clear geometrical changes between the podium and tower elements.

Base (Ground – level 4):

The podium level has been designed with a high site coverage and adopts a rectangular-like shape, with ribboning features and curved cut-outs provided along the street edges in order to create articulation and visual interest at the pedestrian level. The podium has incorporated a clear glazing at ground and mezzanine level, with a cascading green wall that extends over the car parking levels, including during periods of growth and regrowth.

Middle (levels 5-8):

The mid-tier provides an appropriate transition between the base of the building to the recessed levels of the tower. This has been achieved through the provision of increased setbacks at the 'upper-podium' levels, and the introduction of the mezzanine in this section of the building. This section of the building also incorporates a variety of colours and materials, including clear and burnt orange glazing as well as the burnt oxide feature ribbon banding, which provides a clear break in form.

Top (tower):

The top section of the tower provides a variety of façade treatment, including a range colours, materials, articulation and minimum setbacks of 6 metres from the adjoining boundaries. These design features provide a clear 'top section' to the building.

- **Screen car parking areas so they are not visible from the street or public spaces**

The 4 levels of carparking have been screened using a vertical green wall that will grow over an architecturally designed louvre system. These louvres provide an architectural quality in their own right, which enhances the quality of the screening to the car park levels.

**Clause 6.5 - Vehicle Parking**

An assessment against this Clause has been undertaken by Cardno. Please refer to Section 5.9 of the attached traffic impact assessment for more details.

***6.5.2 Reduction in Parking Requirements***

As demonstrated in the Transport Impact Assessment, undertaken by Cardno, no reduction in car parking is sought for the proposed development. Refer to Section 5.9 of the report for further details.

***6.5.3 Parking Layout & Clause 6.6 Loading Bays***

An assessment against this Clause has been undertaken by Cardno. The swept paths appended to the Cardno report indicate that the parking areas and loading bays have been appropriately designed and dimensioned, and that the parking area / loading bay complies with the requirements of this Clause.

**Clause 6.12 Landscaping**

The purpose of this Clause is to ensure that landscaping on a site complements and enhances the streetscape, is attractive, water efficient and contributes to a safe environment. As demonstrated in the attached Landscape plans, by Clouston Associates, landscaping will be provided at ground level, level 6 and within the roof top garden. The vegetation proposed includes a mixture of canopy trees and 'low massed' plant species, which are tolerant to the climatic conditions of Darwin. The incorporation of landscaping at these levels, in particular at ground level, will enhance the pedestrian flow and the visual



appearance of the streetscape. The street trees will also be planted in permeable paving, which will contribute to the on-site infiltration of stormwater run-off.

In addition, the carparking levels of the podium will be covered by a cascading feature 'green wall'. This design feature will contribute to the 'greening' of the streetscape, whilst also adding a natural cooling to the building and will be effective in intercepting rainwater runoff. The green wall will combine a selection of at least 4 plant species, including 2 climbers and 2 cascading plants. This combination of planting will be able to tolerate either being in full sun or in shaded positions, which will increase the resilience and adaptability of the wall.

#### **Clause 7.5 Private Open Space**

The proposed mixed-use development consists of 23 three-bedroom dwellings at levels 27-34. Each dwelling is required to have at least 12sqm of private open space with direct access provided from the dwelling and minimum dimensions of 2.8m x 4m. As shown on TP 04.00.01 – TP 04.04.01, each dwelling meets this requirement and has been provided with balconies that have a minimum area of 16sqm – 39sqm. In addition, each balcony has been provided with direct access from the living / dining rooms, which will enhance the usability of these spaces and will also extend the function of the dwelling, which is consistent with the requirements of this Clause.

#### **Clause 7.6 Communal Open Space**

This Clause requires a minimum of 15% of the site area be provided as communal open space for the 'multiple dwellings' provided within the building. (This equates to approximately 304sqm). The podium terrace at level 5 contains a wraparound deck, which has a combined area of 810sqm. These communal areas are available to residents and accommodate this requirement.

#### **Clause 7.7 Landscaping for Multiple Dwellings**

As discussed in the assessment against Clause 6.12 (Landscaping), the proposed development includes the provision of various landscaped areas throughout the building. Canopy trees have been provided within the public realm at ground floor, which will contribute to the creation of a more pleasant and attractive environment. In addition, the feature green wall located along the podium will also enhance the 'greening' of this part of the Darwin CBD.

#### **Clause 7.8 - Building design for Multiple Dwellings**

The purpose of this Clause is to promote a site-responsive design that provides a high level of internal amenity for the dwellings, without affecting the use and enjoyment of adjacent land.

The dwellings are located at levels 27-34 of the building. Each dwelling has been oriented to maximise natural light, whilst providing appropriate measures to allow for passive climate control within the building. These include design features such as tinted glazing, covered balconies and cross ventilation throughout the building.

The building has been designed to provide a well-articulated and visually interesting built form outcome. This has been achieved through the incorporation of a range of materials and landscaping within the design in addition to articulation provided at different levels of the building. From an internal amenity perspective, the dwellings have been configured so that habitable rooms are located away from internal noise sources, which will protect the amenity of future residents. Furthermore, each dwelling is of a large size and has been provided with full length windows, which allows direct natural light into the bedrooms and habitable rooms of each dwelling.

#### **Clause 8.2 - Commercial and other development in Zone CB (etc)**

The purpose of Clause 8.2 of the NT Planning Scheme is;

*"...to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment."*

The focus of this Clause is to ensure that buildings are designed to be sympathetic to the context of the site and achieve the following design outcomes:

- Protecting existing views to significant landscapes and buildings;
- Providing a site responsive design;
- Incorporating design elements that contribute to an enhanced the pedestrian realm;
- Creating visual interest through minimising blank walls, minimising the use of reflective materials and concealing pipes, ducts, air conditioning, etc from public view;
- Mitigating noise impacts within the design and maximising passive climate control measures; and
- Allowing for efficient unloading/ loading of vehicles within the site

An assessment against the design outcomes listed above has been provided above against the corresponding Clauses of the NT Planning Scheme. Overall, the proposed development is consistent with the purpose of this Clause and will create a positive, site-responsive design that will not only enhance the pedestrian realm, but will also provide a functional, high quality 'landmark' building within the Darwin CBD.

## **5.2. Section 46(3)(b) - Interim Development Control Order**

We are advised that there are no interim development control orders that apply to the land.

## **5.3. Section 46(3)(c) - Environmental Assessment Act**

We are advised that there are no public environmental reports or environmental impact assessments required under the Environmental Assessment Act, in relation to the proposed development.

## **5.4. Section 46(3)(d) - Merits of the proposed development**

Section 4.1 and 5.1 of this report provide an assessment against the Darwin City Master Plan and the NT Planning Scheme. The proposal has a strong level of compliance with the Master Plan and the NT Planning Scheme, which demonstrates the merits of the proposed development, particularly from a planning perspective.

In addition to the planning merits of the proposal, this development will also result in economic benefits to the Darwin community. In particular, the hotel will create a range of additional jobs within the Darwin CBD and will also positively contribute to the enhancement of tourism within Darwin and the Northern Territory.

## **5.5. Section 46(3)(e) - Physical description of the land and a detailed assessment demonstrating the suitability of the land for the proposed use and development**

A description of the subject land and the surrounding area has been provided at Sections 2.1 and 2.2 of this report as well as in Section 2 of the Architectural town planning submission prepared by Architecton. In addition, a detailed assessment of the land's suitability for the proposed use and development has been discussed in detail in Sections 4.1 and 5.1 of this report. However, in summary, the site benefits from its location on Mitchell Street and within the Entertainment precinct of the Darwin CBD. This provides an extremely suitable context for the proposed use and development. This development will reinforce the entertainment purpose of this precinct and will also mark the intersection of Mitchell Street and McLachlan Street as providing a key vista between St Mary's Cathedral to the water.

## **5.6. Section 46(3)(f) - The public facilities or public open space available in the area and any proposed as part of the development**



Section 2 of the Architectural drawings, prepared by Architecon, provides an analysis of the site and surrounding area and demonstrates that there are range of public facilities / open space available within proximity of the site, including Bicentennial park and Lameroo beach. The proposed development also provides publicly accessible areas, including the roof garden and ground / mezzanine level bars and restaurants.

#### **5.7. Section 46(3)(g) - Public utilities or infrastructure provided in the area and requirements for the development**

An assessment against this Clause has been undertaken by Aurecon. Please refer to the attached infrastructure / discipline reports for further details.

#### **5.8. Section 46(3)(h) - The potential impact on the existing and future amenity of the area**

The proposed development has been designed to avoid potential impacts on the existing and future amenity of the area. This has been discussed in detail in Section 5.1 of this report.

#### **5.9. Section 46(3)(j) – Benefits / detriment to Public Interest**

The proposed development is expected to generate significant planning benefits to the public. In summary, these benefits include:

- The base of the building has been designed to generate a high level of pedestrian activation. This has been achieved through the provision of weather protecting canopies within the public realm, the availability of publicly accessible food and beverage venues and the provision of additional night life / day time activities to this area.
- The public will have access to the open space at the roof top, which will provide the opportunity to experience panoramic views over the Darwin harbour and CBD.
- The proposed development will provide a compelling architectural design in an area that has been earmarked for positive, tourism-enhancing change. This development will deliver in this regard and will provide a positive design outcome for the public.

The proposed development has been carefully designed to reduce the likelihood of there being any detriment to the public.

#### **5.10 Section 46(3)(k) Subdivision applications and compliance with the Building Act**

This application seeks approval for the use and development of the land for a mixed-use development. No subdivision is proposed as part of this application.

#### **5.11 Section 46(3)(l) – Development of Scheme Land**

The application does not comprise the subdivision of land under a unit titles scheme. Accordingly, Section 46(3)(l) is not relevant to this proposal.

#### **5.12 Airspace Controls**

Applicable airspace controls are discussed below.

PANS-OPS

The PANS-OPS height at the location of the subject site is AHD 159 metres. This height cannot be exceeded. The proposed design has an overall height of AHD 156.5 (132.71 metres from the highest point of the site boundary), which is less than the maximum allowable building height of the subject site.

#### OLS

The OLS height at the location of the subject site is AHD 145m.

#### Defence (Areas Control) Regulations 1989

Under the Defence (Areas Control) Regulations 1989, a building with a height over 90m requires permission from the Department of Defence.

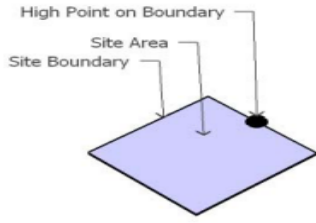
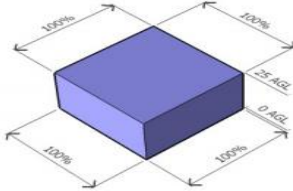
The aviation requirements and approvals for this development were discussed at the pre-application meetings. It was determined that the required aviation approvals would be dealt with as part of a separate process, which would occur at the conclusion of this planning permit process.

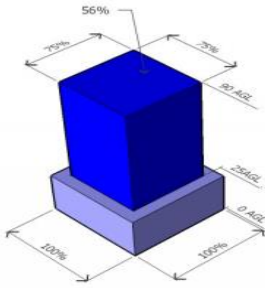
As part of this application, an Aviation Assessment has been prepared by The Airport Group. This assessment specifies that a submission made to the Department of Infrastructure and Regional Development (DIRD) for development under the Airports (Protection of Airspace) Regulations, 1996 should be approved, subject to conditions. Whilst the recommendation that the proposed height should be approved, it will ultimately be the decision of the Commonwealth Government.

## **6. Conclusion**

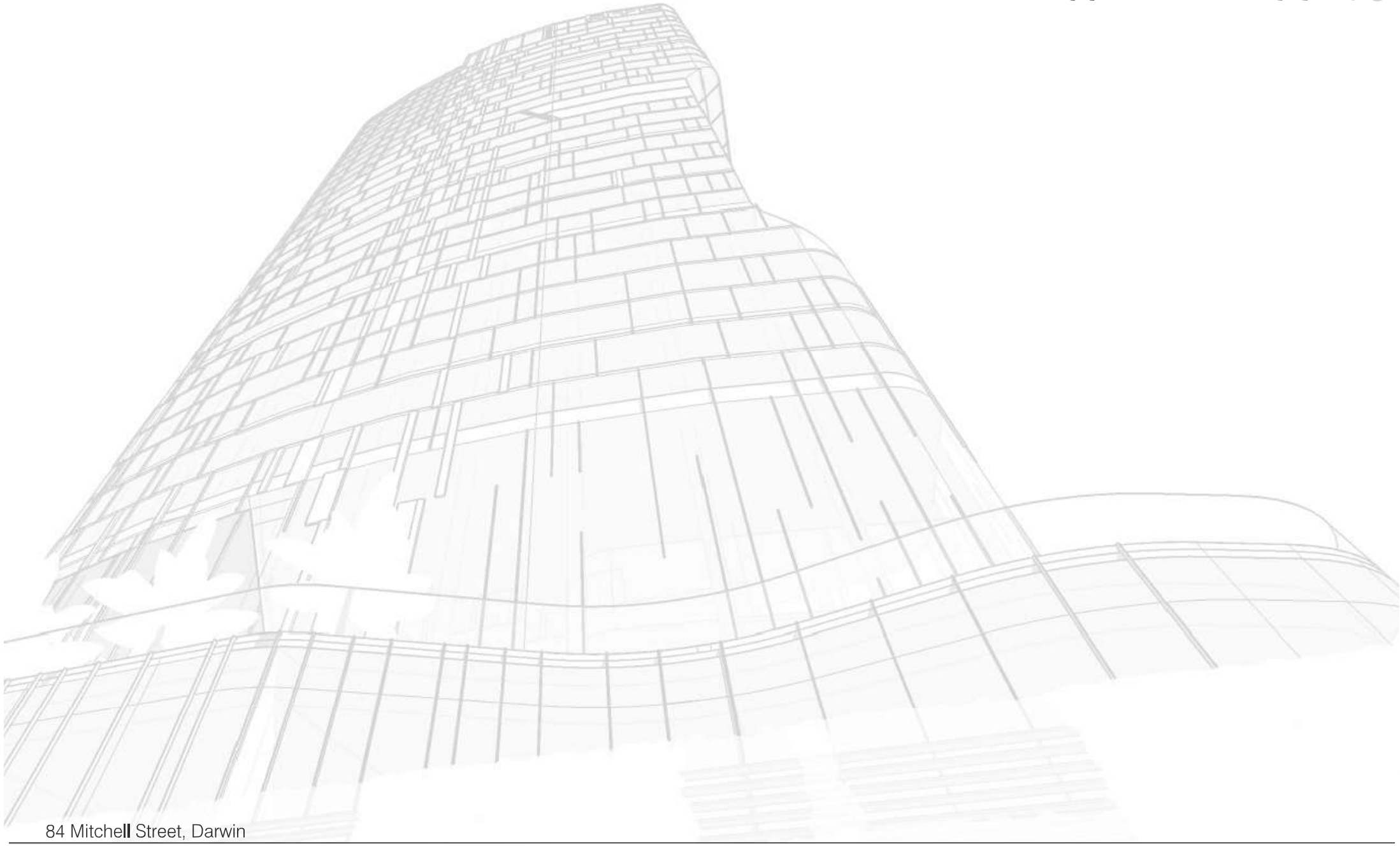
The building will enhance the vibrancy of the 'Entertainment Precinct' and will contribute to activating this part of the Darwin CBD. For all the reasons outlined in this report, it is submitted that the proposal has a high level of compliance with the NT Planning Act, the NT Planning Scheme and the relevant Planning policies. Therefore, it is submitted that the proposed building will result a positive design outcome for the Darwin CBD, and it respectfully requested that planning consent be granted for the proposed uses and development.

## APPENDIX A

Assessment against Diagram to Clause 6.3.2 of the Northern Territory Planning Scheme		
<p><b>Site</b></p> 	<p><b>Measurement:</b> Building height is to be measured from the highest point on the <b>site</b> boundary.</p>	<p><b>Measurement:</b> the building height has been measured from the highest point on the site boundary, which is AHD 23.79 as identified on the survey plan. The overall height from this point is 132.71 metres.</p> <p>The proposed Ground FFL is AHD 24.00. The overall building height from this point is 132.50 metres (or AHD 156.50).</p> <p>The proposed building height is less than the maximum PAN Ops height of AHD 159.00 for the subject site.</p>
<p><b>Tier 1 (Podium)</b></p> 	<p><b>Height:</b> Maximum 25m Above Ground Level (AGL), exclusive of any plant or equipment, aerials or lightening rods.</p> <p><b>Floor Area:</b> up to 100% of the <b>site</b> area.</p>	<p><b>Height:</b> the height of the proposed podium ranges from 21.8 metres – 27.8 metres and meets the intent of this Clause. There are two elements to the podium, which consist of the 'primary podium form', i.e. the green wall parking levels, located at ground level – level 4, with a height of approximately 21.8 metres, and the more recessive elements located at levels 5 and 6.</p> <p>The 'primary podium' form has been designed with a high site coverage (up to 1981sqm) and adopts a rectangular-like shape that has been provided with curved corners and an articulated design.</p> <p>Levels 5 and 6 have a reduced floor area (1710sqm) with increased setbacks provided along the Mitchell Street and McLachlan Street frontages. The 'erosion' of the built form at levels 5 and 6 provides a recessive appearance at levels 5 and 6 that appropriately responds to the built form in the surrounding area. This has been demonstrated in Section 3 of the Architectural drawings.</p> <p><b>Floor Area:</b> the site has an area of 2030sqm. The maximum floor area proposed at the podium is 1981sqm, which is less than the allowable 100% floor area. Therefore, the proposal complies with the floor area requirements.</p>

	<p><b>Setbacks:</b> verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space.</p>	<p><b>Setbacks:</b> there are no verandahs, balconies or windows located at the podium level. The location of walls on the adjoining property boundaries is appropriate as it will not compromise the development potential of adjoining properties nor will it compromise the amenity of dwellings / hotel rooms, should the adjoining properties be developed in the future.</p> <p>In addition, from a volumetric perspective, the incorporation of an eroded built form and the high level of articulation provided throughout the podium would ensure that any part of the wall on boundary that exceeds the max 25m requirements would sit comfortably within the context of the site. This has been demonstrated in Section 3 of the Architectural drawings.</p>
<p><b>Tier 2 (Tower)</b></p> 	<p><b>Heights:</b> maximum 90m AGL in the Core Area only, inclusive of any plant equipment, aerials or lightning rods.</p> <p>Subject to clause 6.3.1 maximum 55m AGL in the Perimeter Area only, inclusive of any plant or equipment, aerials or lightning rods.</p> <p><b>Floor Area:</b> up to 56% of the site area up to a maximum of 1200m<sup>2</sup> in any single tower</p>	<p><b>Heights:</b> The subject site is not located in the Core or Perimeter Areas. Therefore, no planning scheme height controls apply to the subject site. The proposed overall height of 132.50 metres is a function of the development brief, regarding the number of hotel rooms, residential dwellings, commercial facilities and parking required, and is considered to be appropriate.</p> <p><b>Floor Area:</b> 56% of the site area (2030sq) equates to 1,136.8sqm. The typical tower floor space of 825sqm is significantly less than the maximum allowable floor area under this Clause. Therefore, the proposal achieves compliance with this Clause.</p>

	<p><b>Setbacks:</b> minimum 6m from the site boundary</p> <p>Minimum 12m between towers on the same site.</p> <p><b>Dimensions:</b> the maximum length of each side of Tier 2 is to be no more and 75% of the length of the adjacent boundary.</p>	<p><b>Setbacks:</b> the tower element has been setback at least 6 metres from the south, east and west boundaries, and has been setback between 6 metres – 9.945 metres from the north boundary.</p> <p>Only one tower is proposed on the subject site, therefore the requirement for a 12m setback to be provided between towers does not apply to this proposal.</p> <p><b>Dimensions:</b> The length of the east and west elevations are approximately 30% of the length of the adjacent boundaries.</p> <p>Due to the curved nature of the tower design, the north and south elevations have each been designed with 'two faces'. Each of these faces are less than 75% of the length of the adjacent boundary.</p>
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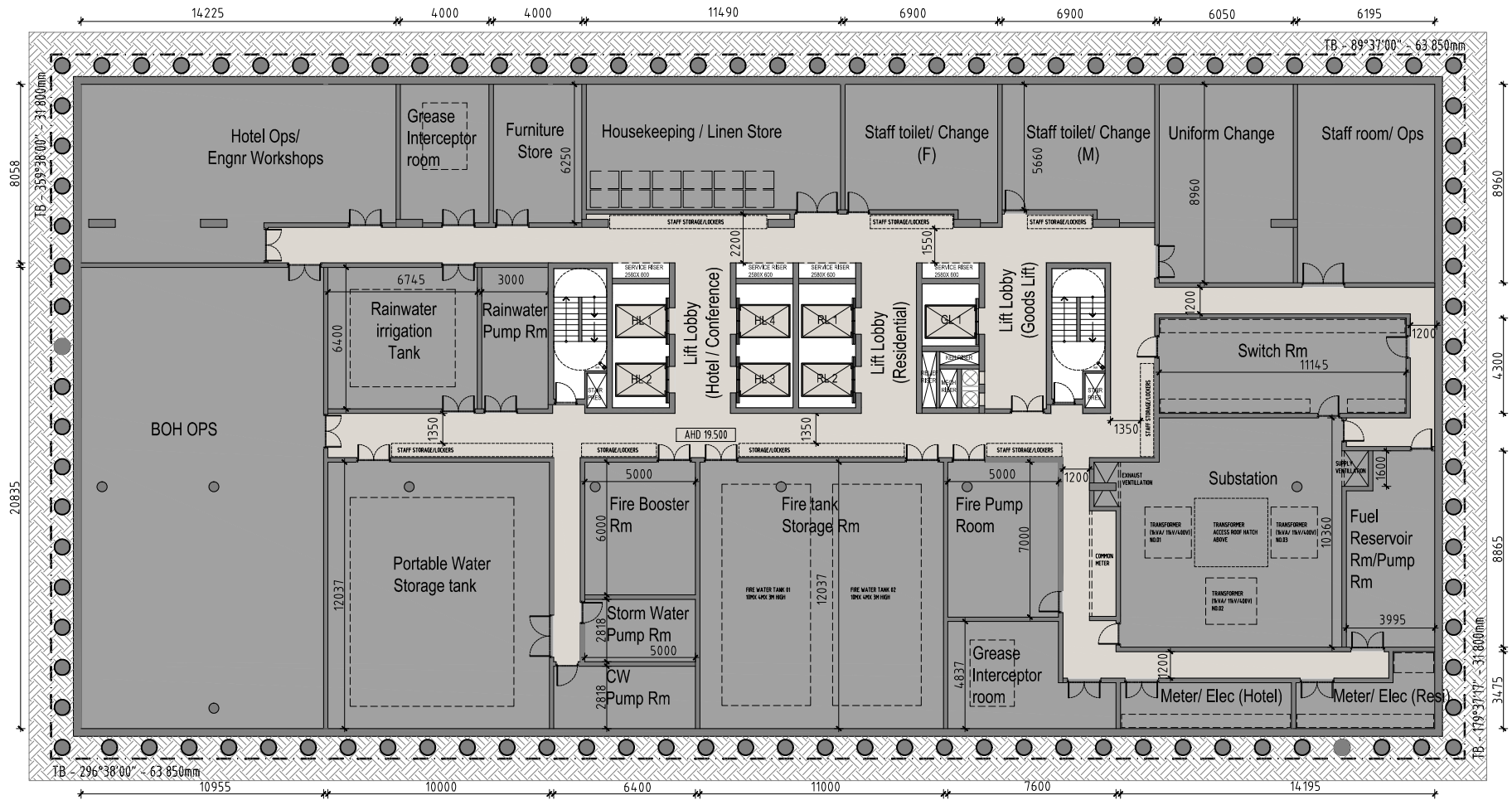
84 Mitchell Street, Darwin  
HOTEL DEVELOPMENT

# 7.00 DRAWINGS

## 7.01 DRAWING LIST

1.0	PLANS		2.0	ELEVATIONS		3.0	SECTIONS		4.0	APARTMENT TYPES	
	Basement Level B1	TP 01.00		North and East Elevation	TP 02.01		Section A	TP 03.01		Apartment Type 1	TP 04.00.01
	Ground Floor Plan	TP 01.01		South and West Elevation	TP 02.02		Section B	TP 03.02		Apartment Type 2	TP 04.01.01
	Mezzanine Floor Plan	TP 01.02					Podium Section 01	TP 03.03		Apartment Type 3	TP 04.02.01
	Level 1 Carpark Level 1 Floor Plan	TP 01.03					Podium Section 02	TP 03.04		Apartment Type 4	TP 04.03.01
	Level 2 Carpark Level 2 Floor Plan	TP 01.04					Podium Section 03	TP 03.05		Apartment Type 5	TP 04.04.01
	Level 3 Carpark Level 3 Floor Plan	TP 01.05					Podium Section 04 & 05	TP 03.06			
	Level 4 Carpark Level 4 Floor Plan	TP 01.06									
	Level 5 Conference Level Floor Plan	TP 01.07									
	Level 6 Podium Terrace Level Floor Plan	TP 01.08									
	Level 7 Gym and Spa Level Floor Plan	TP 01.09									
	Level 8 Business Centre Level Floor Plan	TP 01.10									
	Level 9 - 12 Floor Plan (Typical Hotel A )	TP 01.11									
	Level 13 Floor Plan (Hotel)	TP 01.12									
	Level 14 Floor Plan (Hotel)	TP 01.13									
	Level 15 - 22 Floor Plan (Typical Hotel B )	TP 01.14									
	Level 23 Floor Plan (Hotel & Plant)	TP 01.15									
	Level 24 loor Plan (Hotel & Plant)	TP 01.16									
	Level 25 Floor Plan (Hotel Typical B)	TP 01.17									
	Level 26 Floor Plan (Hotel Typical B)	TP 01.18									
	Level 27 - 33 Floor Plan (Residential)	TP 01.19									
	Level 34 Floor Plan (Residential Type B)	TP 01.20									
	Level 35 Rooftop Terrace Floor Plan	TP 01.21									
	Level 36 Floor Plan (Plant & Lift Overun)	TP 01.22									
	Roof Plan	TP 01.23									

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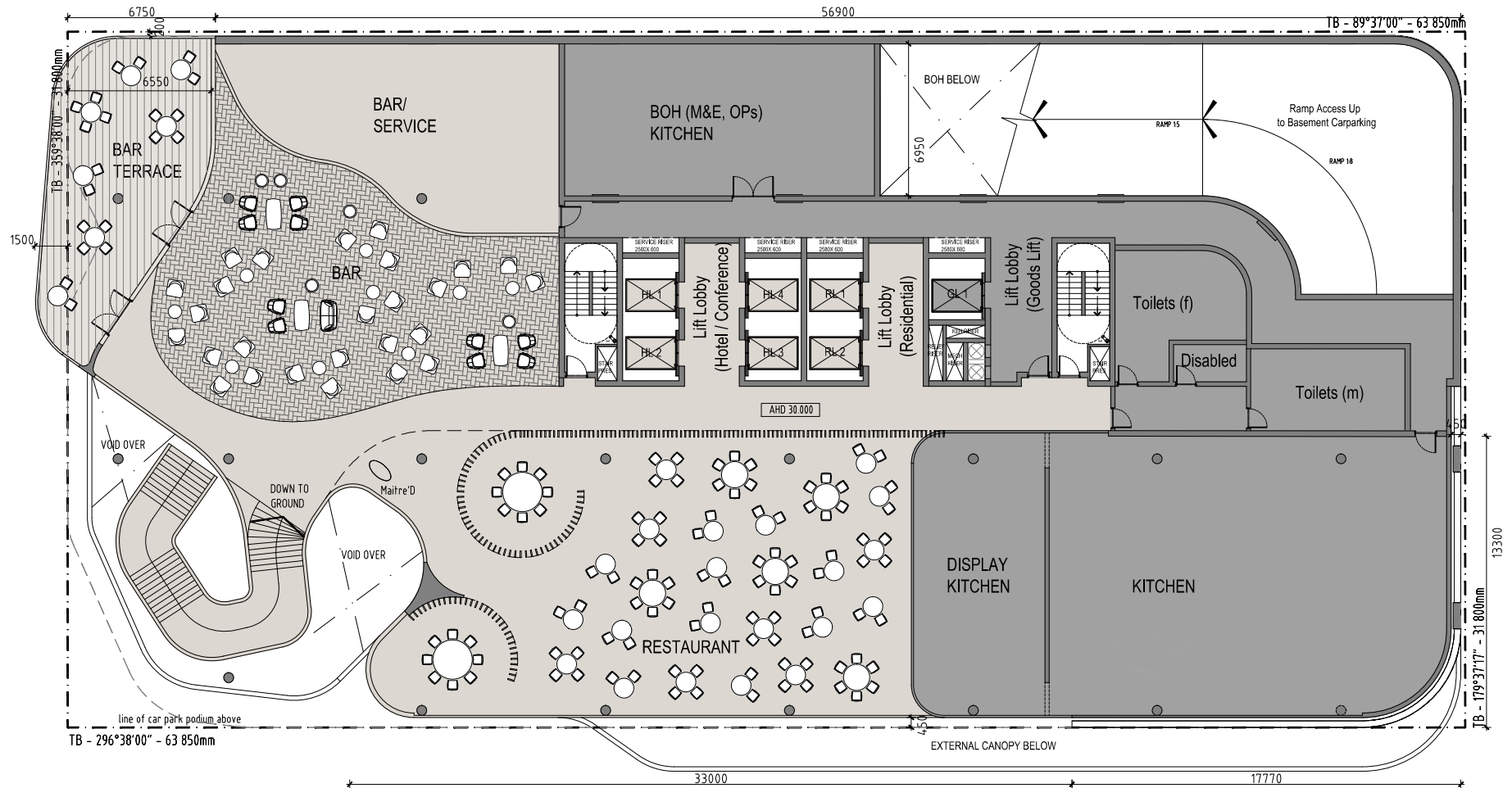
Basement Level

Job No.	Scale:	Dwg. No.	Rev.
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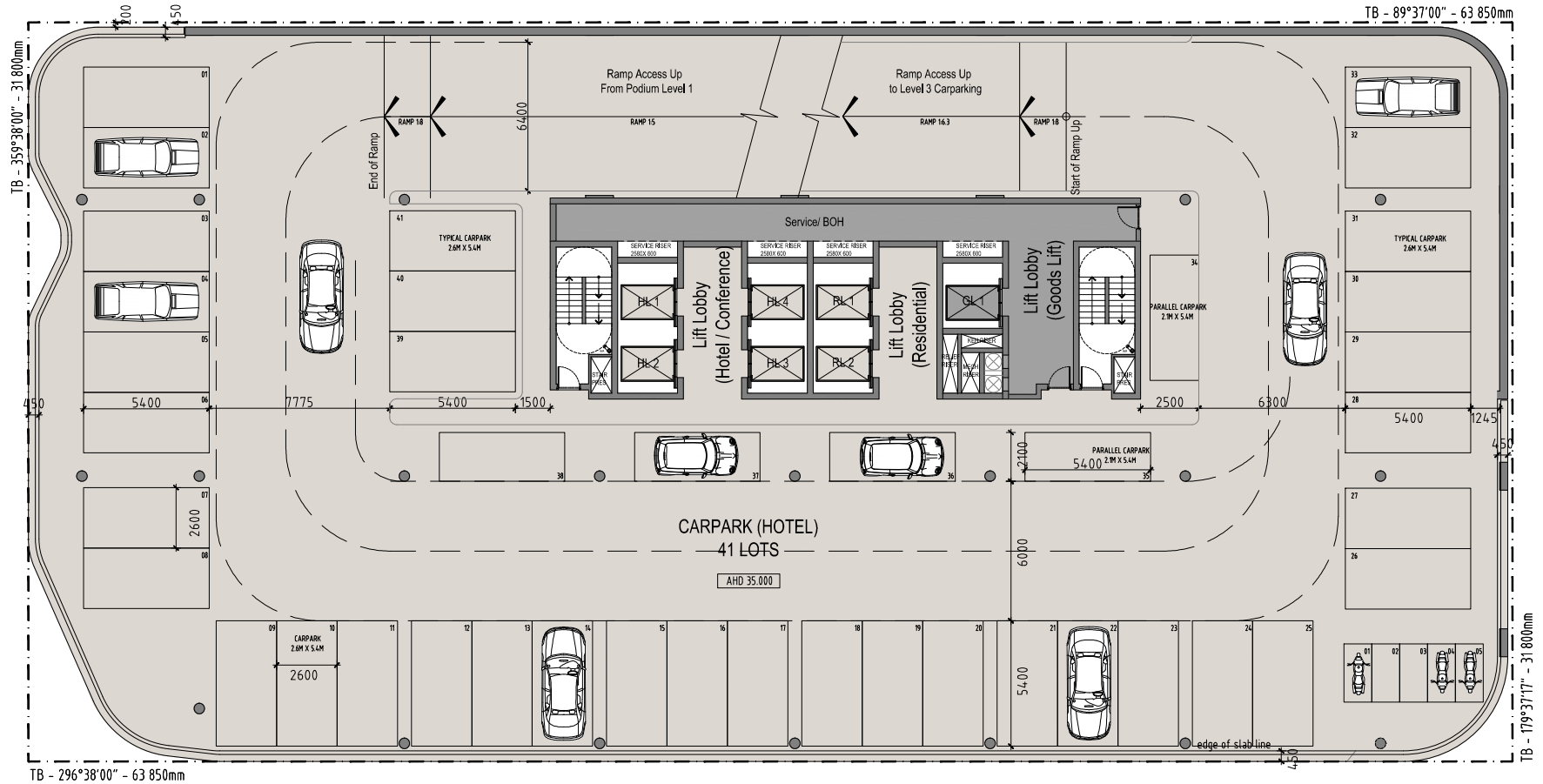
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84 Mitchell Street, Darwin

Mezzanine Level

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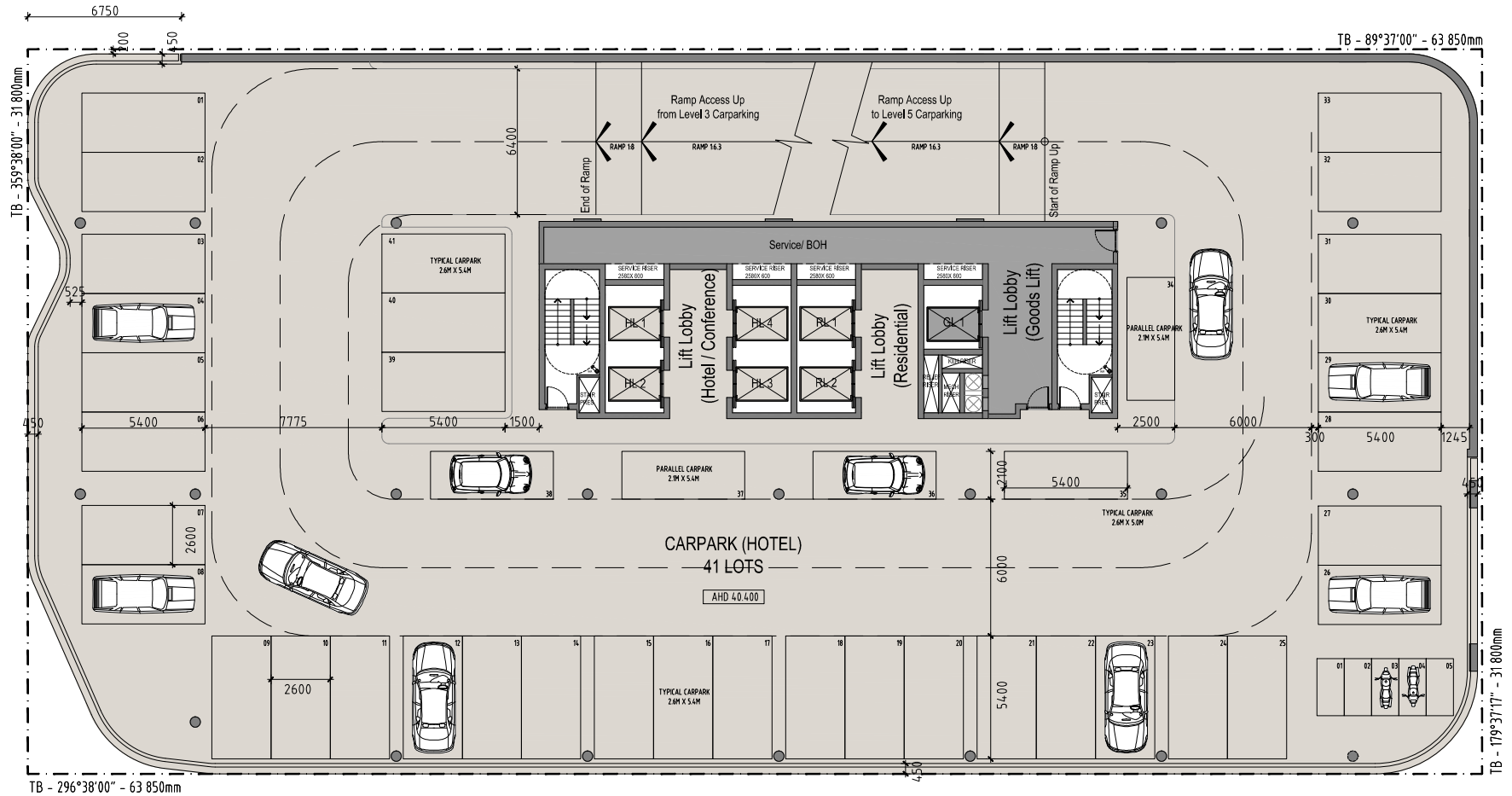
Level 1

Job No.	Scale:	Dwg. No.	Rev.
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This detailed architectural site plan illustrates the layout of the Hotel Carpark, which contains 41 parking lots. The plan is oriented with North at the top. The central building features a Service/BOH area at the top, followed by two Lift Lobbies: one for Hotel/Conference use and another for Residential use. The building also includes multiple Service Riser rooms and a Lift Lobby for Goods Lift. The carpark is divided into several sections: a large central area with 41 lots, a section to the left with 10 lots, and a section to the right with 10 lots. The plan includes various ramps for access to Level 2 and Level 4 carparking, as well as a ramp for access to Level 4 carparking. Dimensions are provided for the building, parking lots, and overall site boundaries. The site is bounded by TB - 89°37'00" - 63 850mm on the top, TB - 179°31'17" - 31 800mm on the right, TB - 296°38'00" - 63 850mm on the bottom, and TB - 359°38'00" - 31 800mm on the left. The overall site area is 41 lots, with a total area of 41,000 sqm.

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.04	A

MITCHELL STREET



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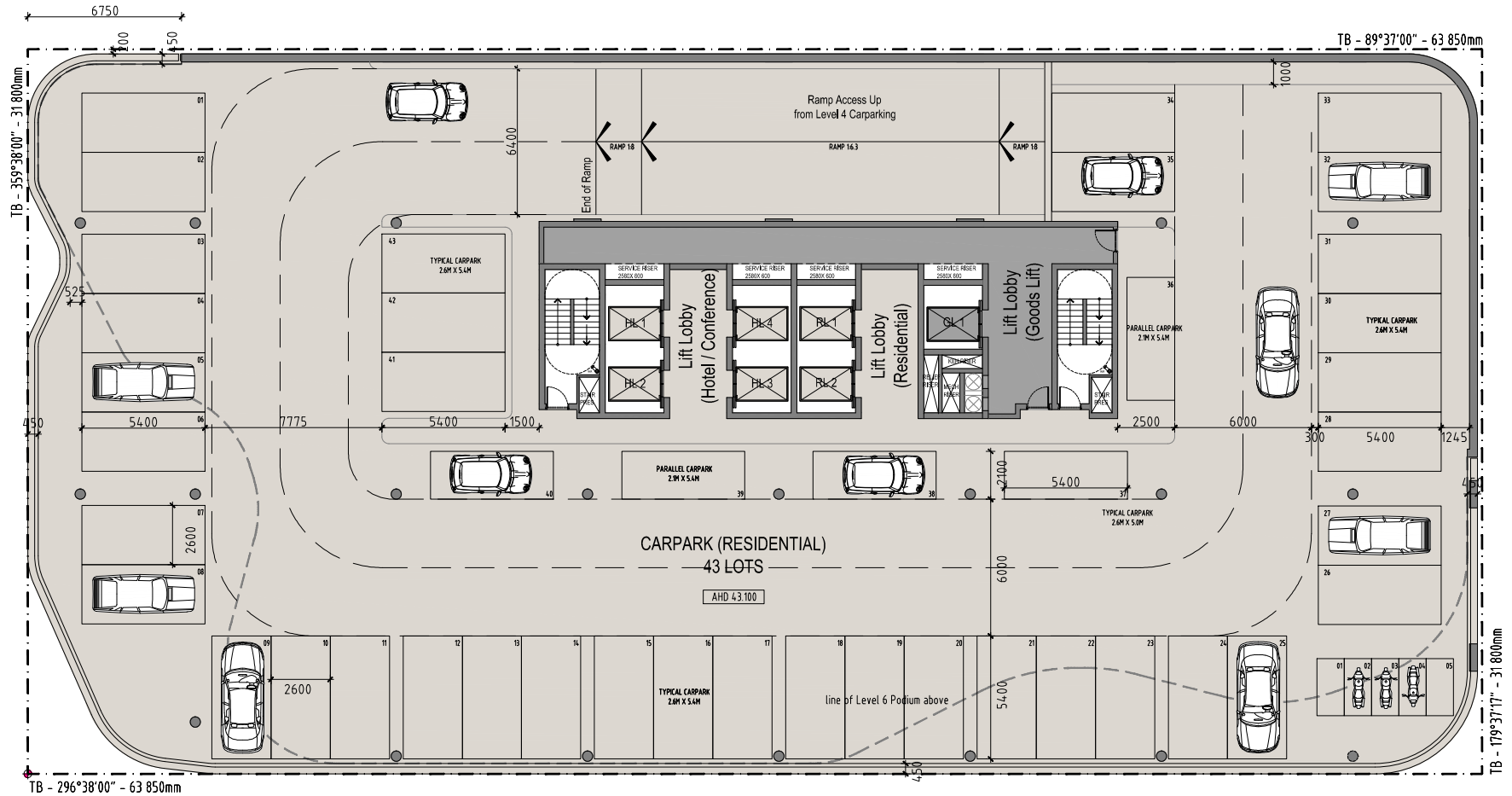
84 Mitchell Street, Darwin

Level 3

Job No.	Scale:	Dwg. No.	Rev.
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MITCHELL STREET



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Level 10  
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Melbourne, 3000  
VIC, Australia

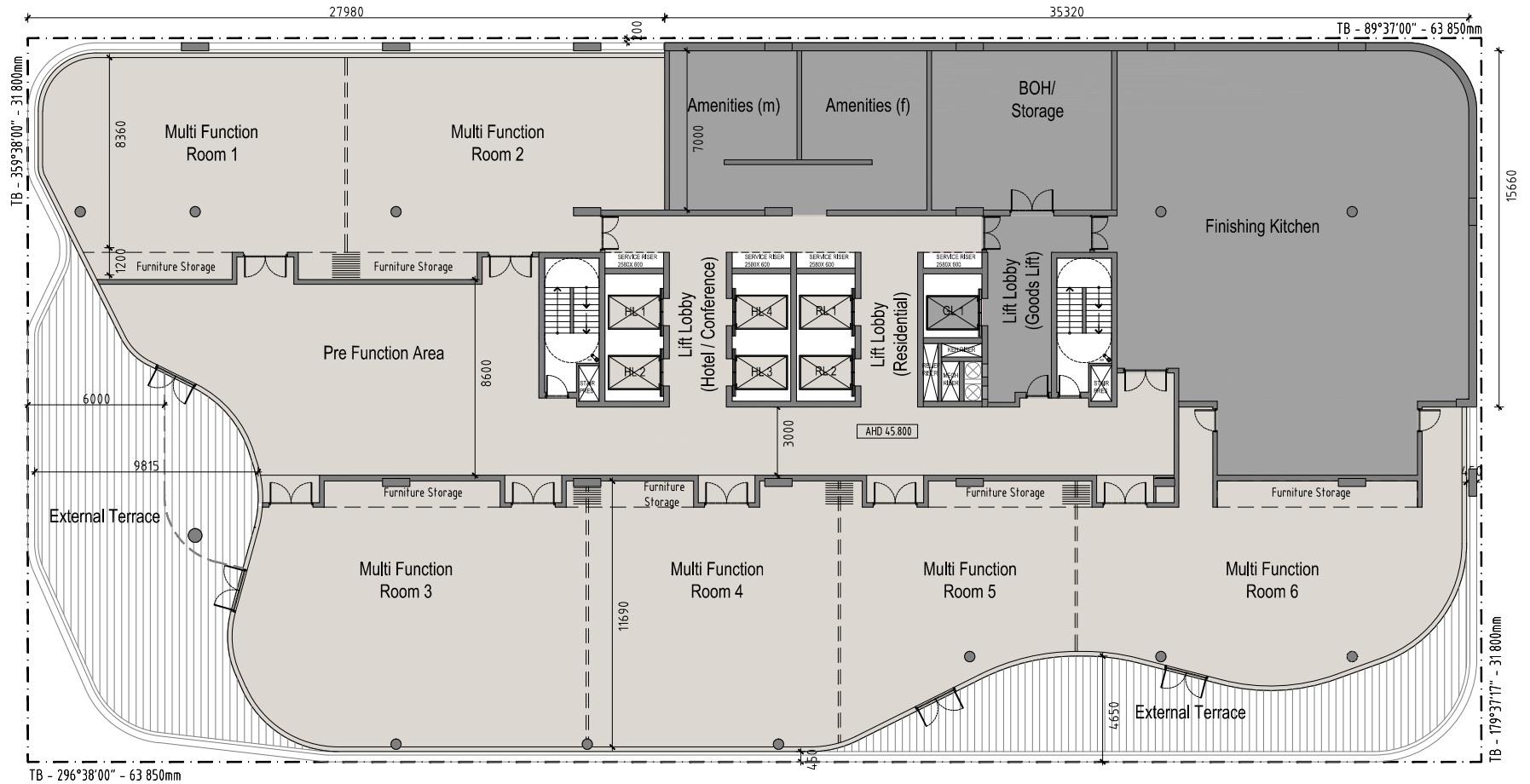
T +61 3 9662 3366  
F +61 3 9662 3144  
E info@architecton.com.au  
W architecton.com.au

84 Mitchell Street, Darwin

Level 4

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.06	A

MITCHELL STREET



MCLACHLAN STREET

## Notes

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Rev	Date	AA no:	Description
A	18.08.17		Issued for Town Planning Submission Review

SCALE 1 : 100 (A1) 1 : 200 (A3)



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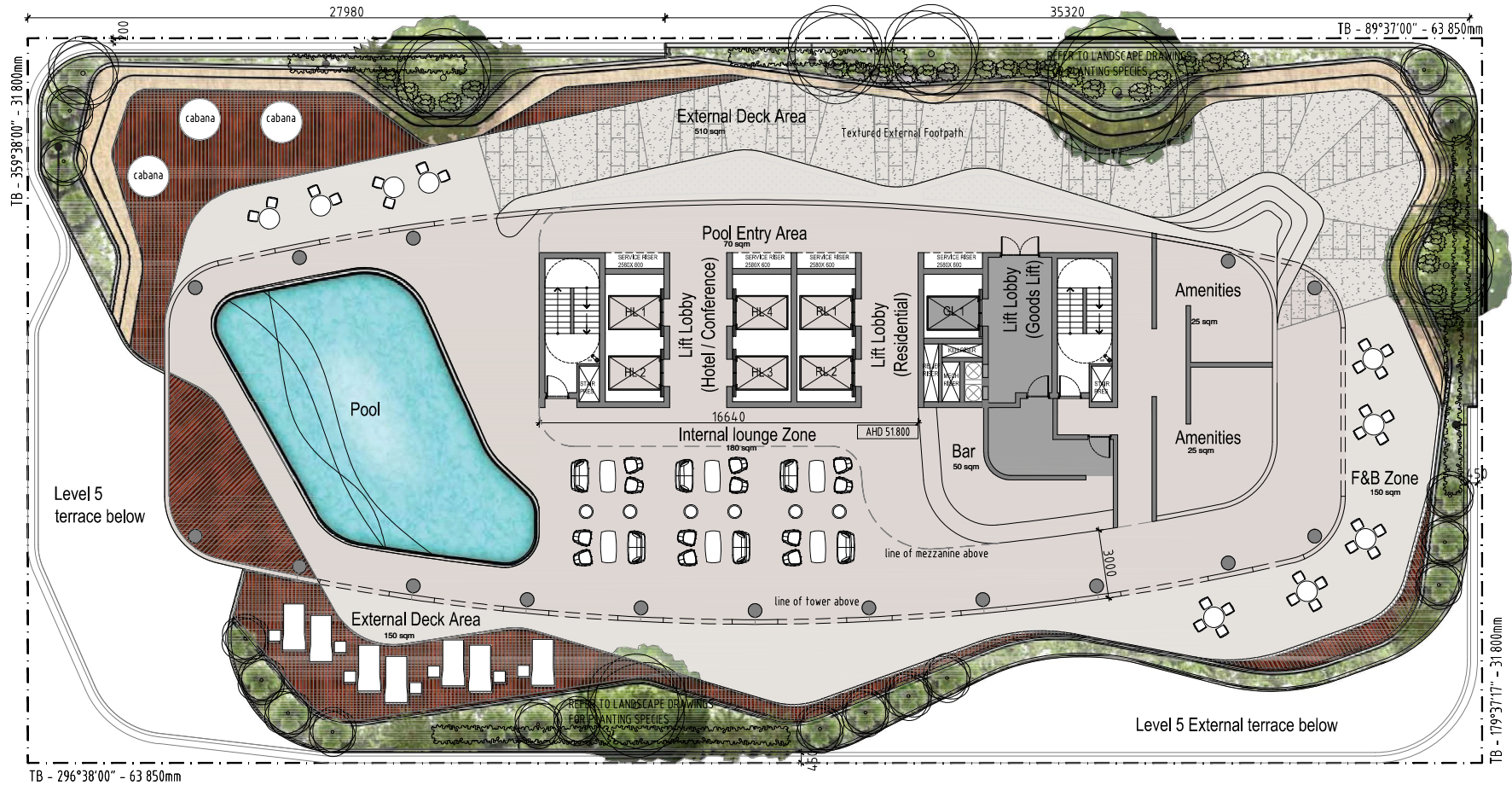
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84 Mitchell Street, Darwin

Level 5 (Conference)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.07	A



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SCALE 1: 100 (A1) 1: 200 (A3)

0 1 2 5 10m



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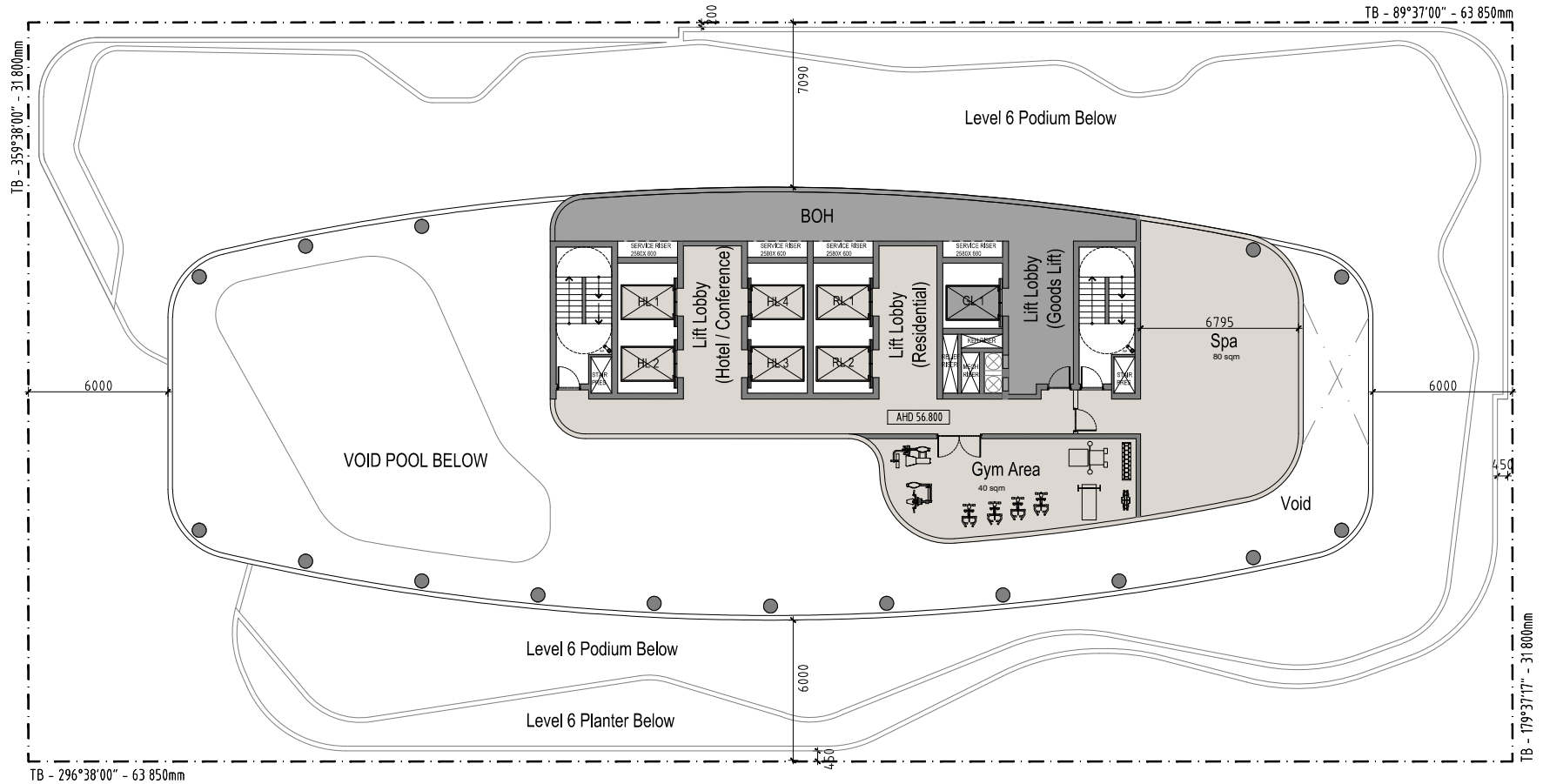
84 Mitchell Street, Darwin

Level 6 Podium Terrace

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.08	A



MITCHELL STREET



MCLACHLAN STREET

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0 1 2 5 10m



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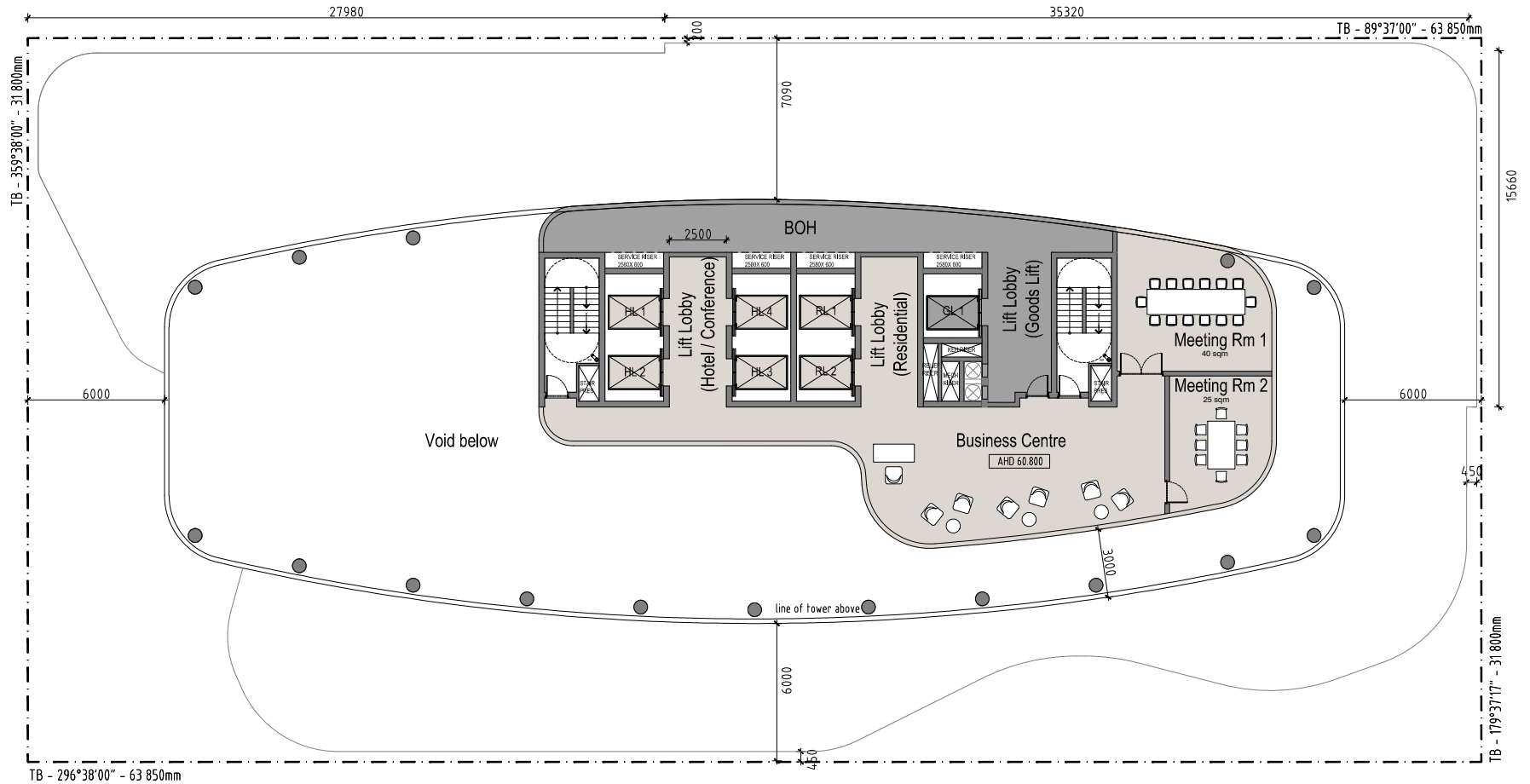
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84 Mitchell Street, Darwin

Level 7(Gym & Spa)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.09	A

MITCHELL STREET



MCLACHLAN STREET

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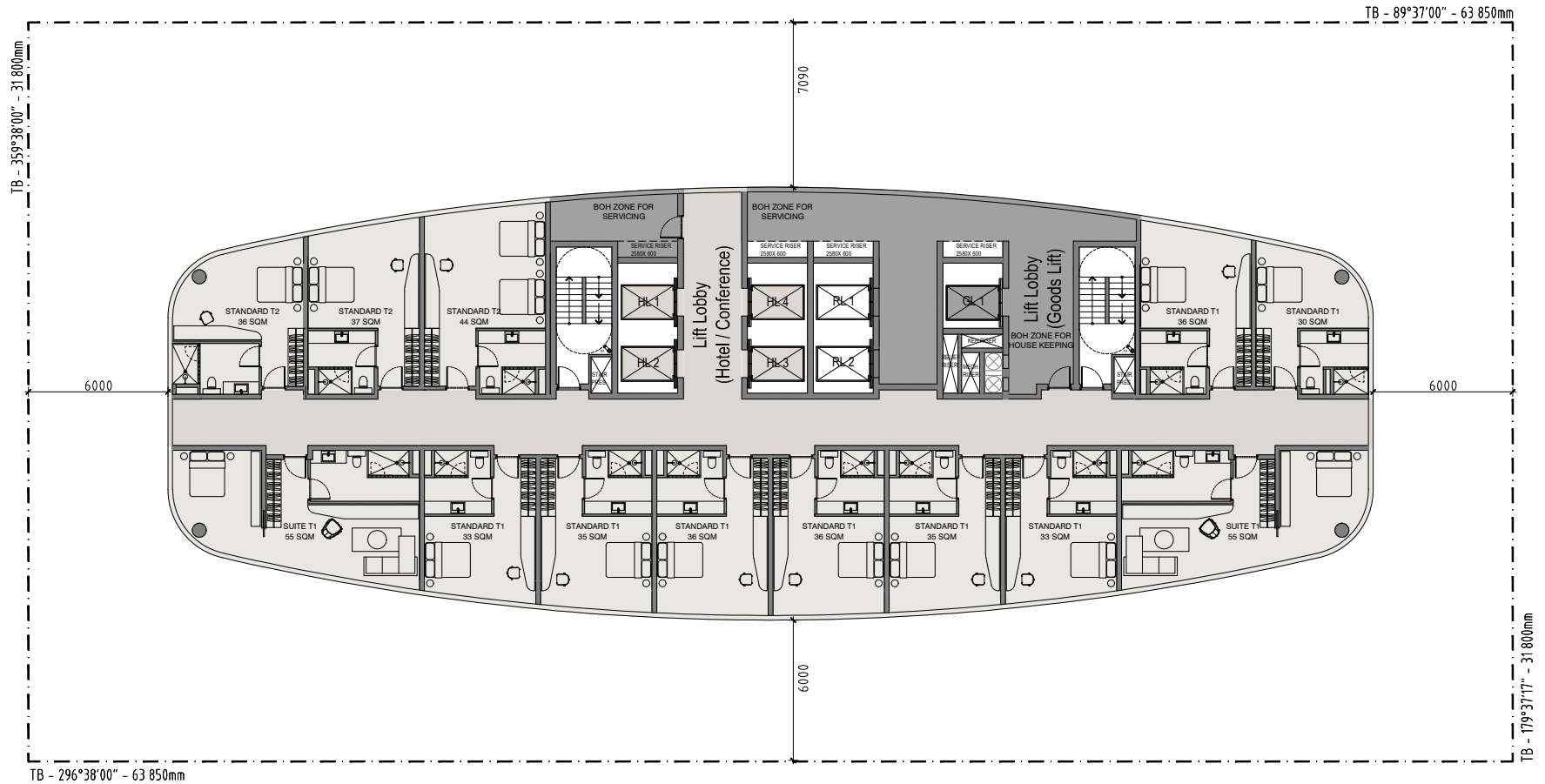
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F +61 3 9662 3144  
E info@architecton.com.au  
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84 Mitchell Street, Darwin

Level 8(Business Centre)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.10	A



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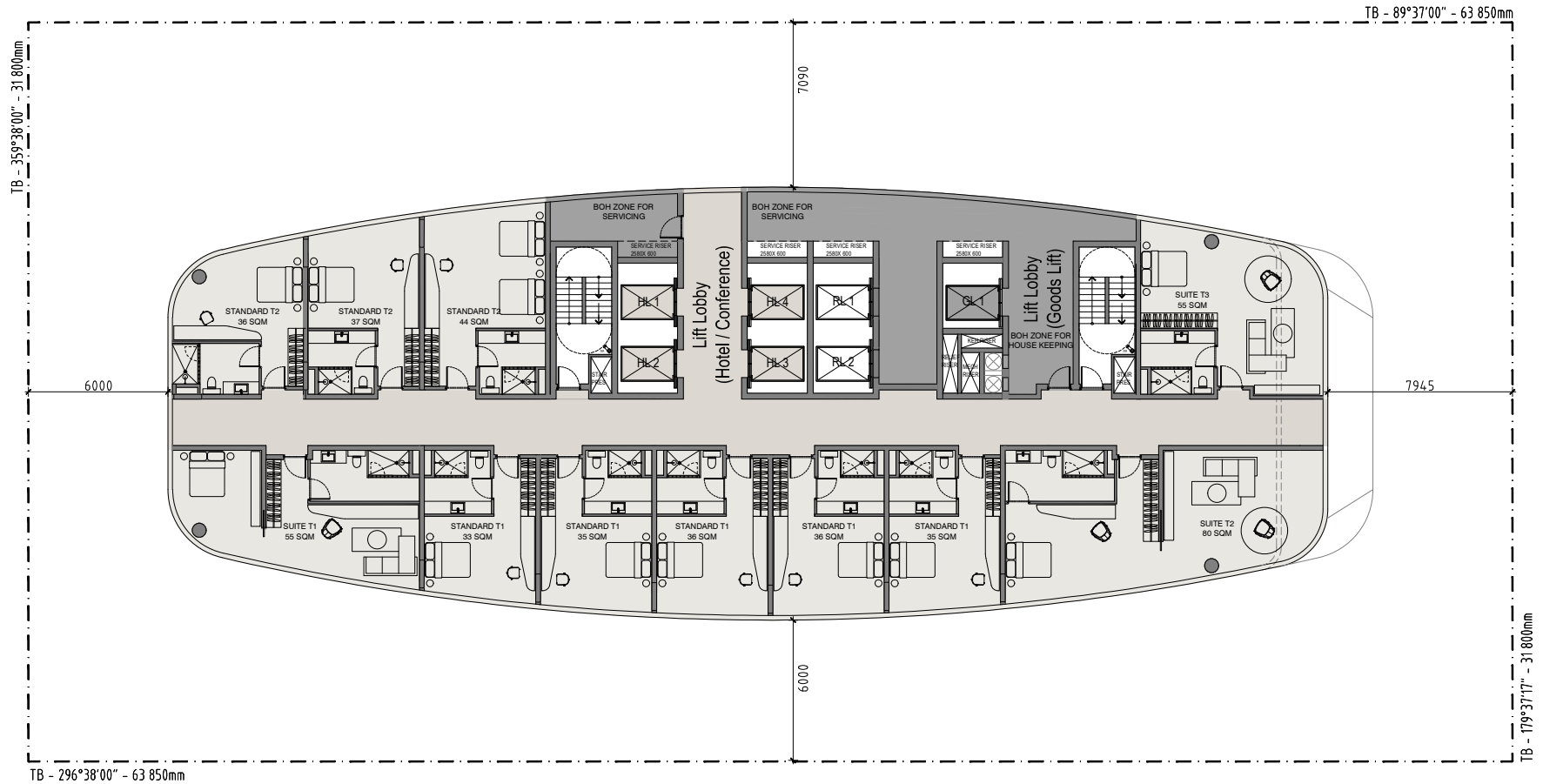
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84 Mitchell Street, Darwin

Level 9 - 12  
(13 Unit/ level)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.11	A



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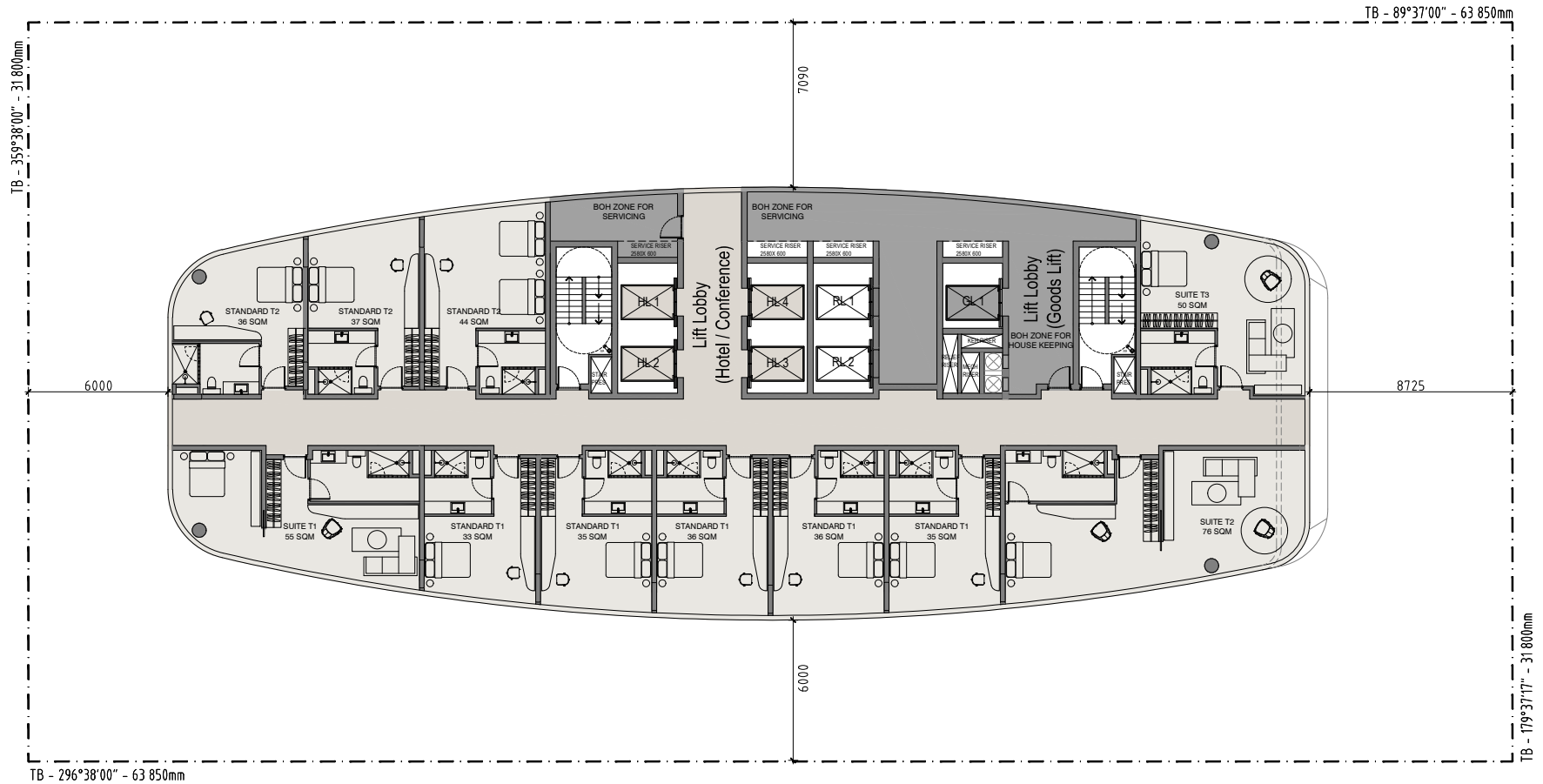
T +61 3 9662 3366  
F +61 3 9662 3144  
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W architecton.com.au

84 Mitchell Street, Darwin

Level 13

(11 Unit/ level)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.12	A



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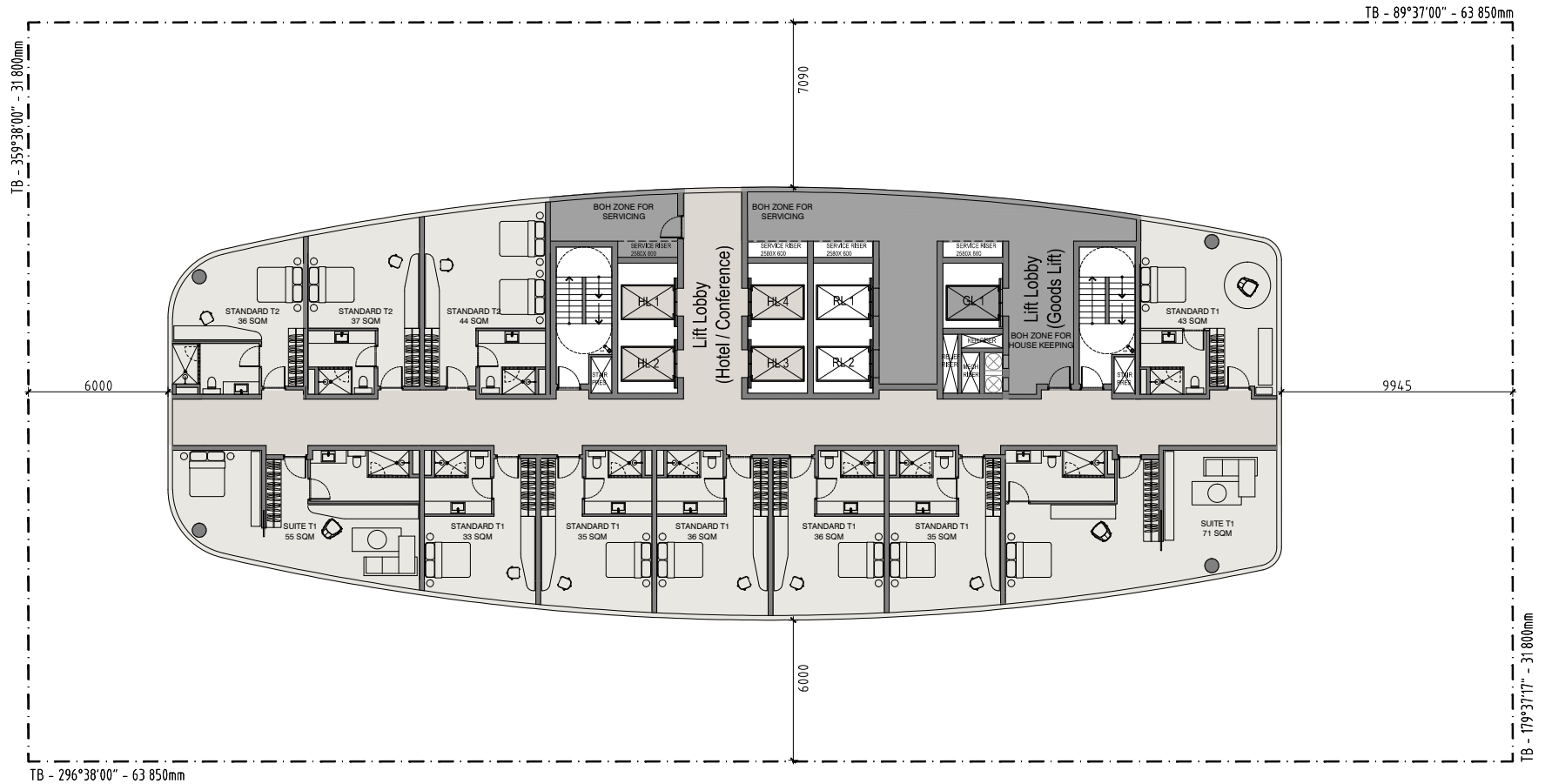
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W architecton.com.au

84 Mitchell Street, Darwin

Level 14

(11 Unit/ level)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.13	A



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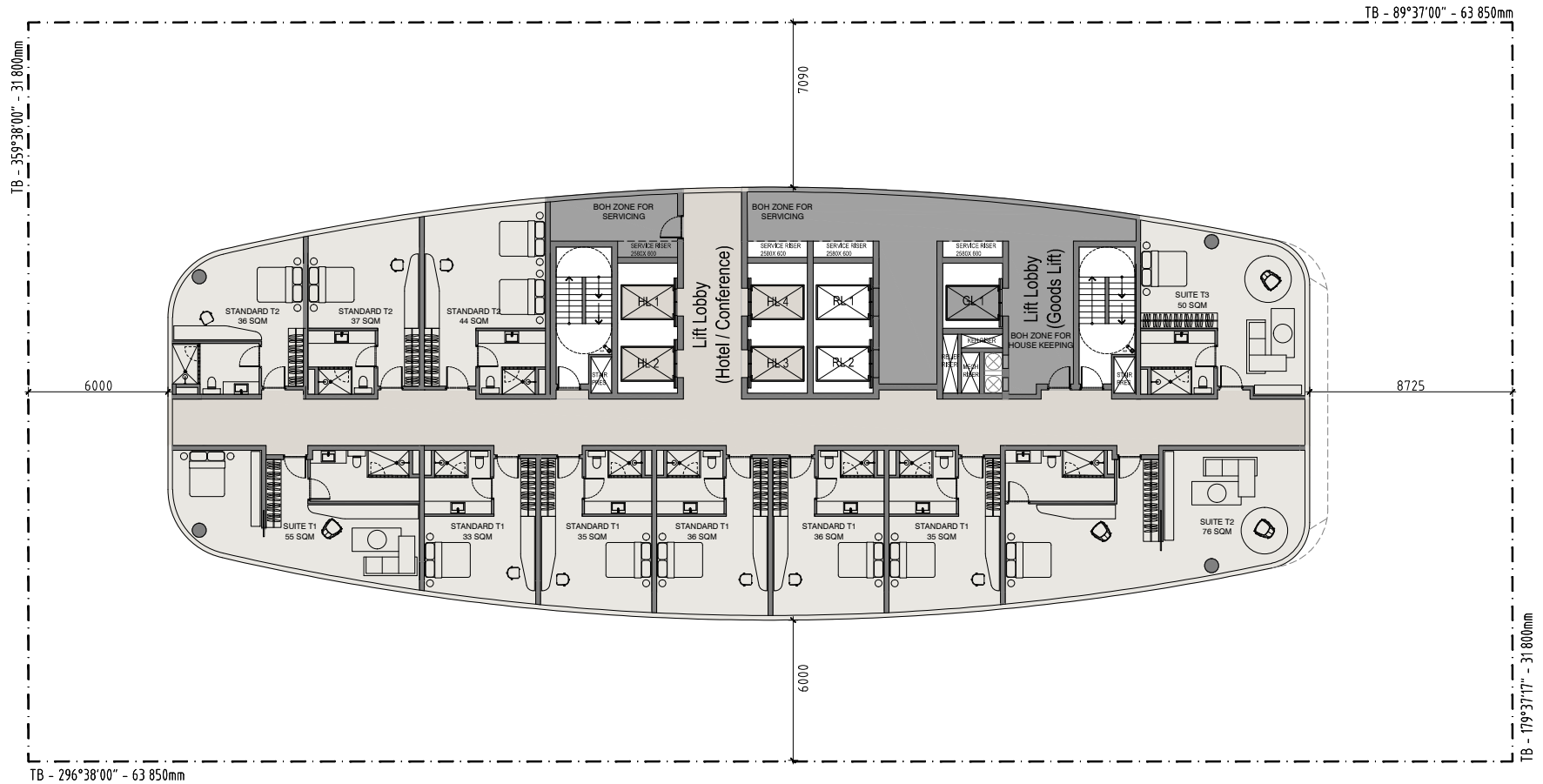
Typical Level 15 - 22  
(11 Unit/level)

Job No.	Scale:	Dwg. No.	Rev.
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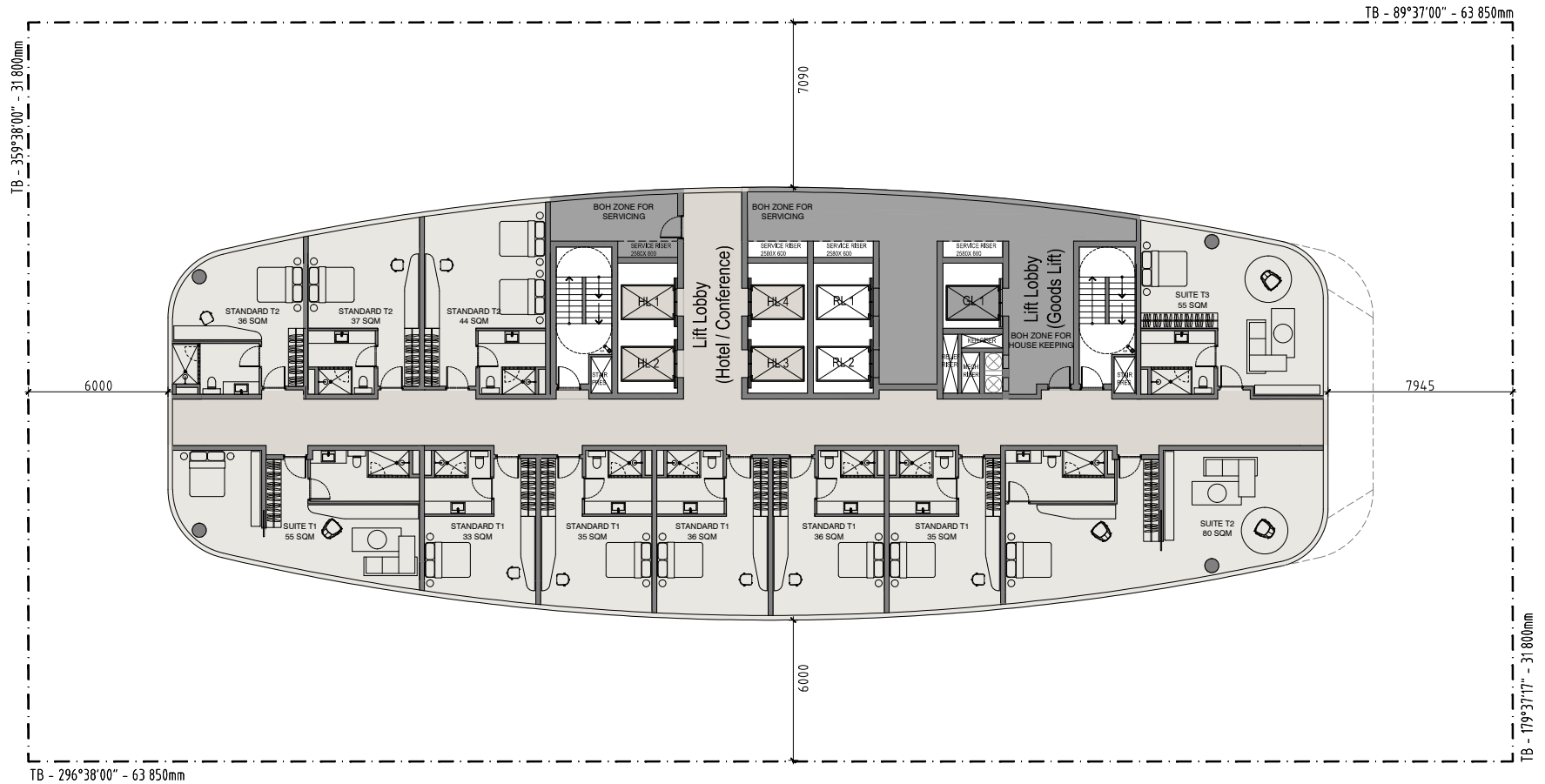
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84 Mitchell Street, Darwin

Level 25

(11 Unit/level)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.17	A



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0 1 2 5 10m



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W architecton.com.au

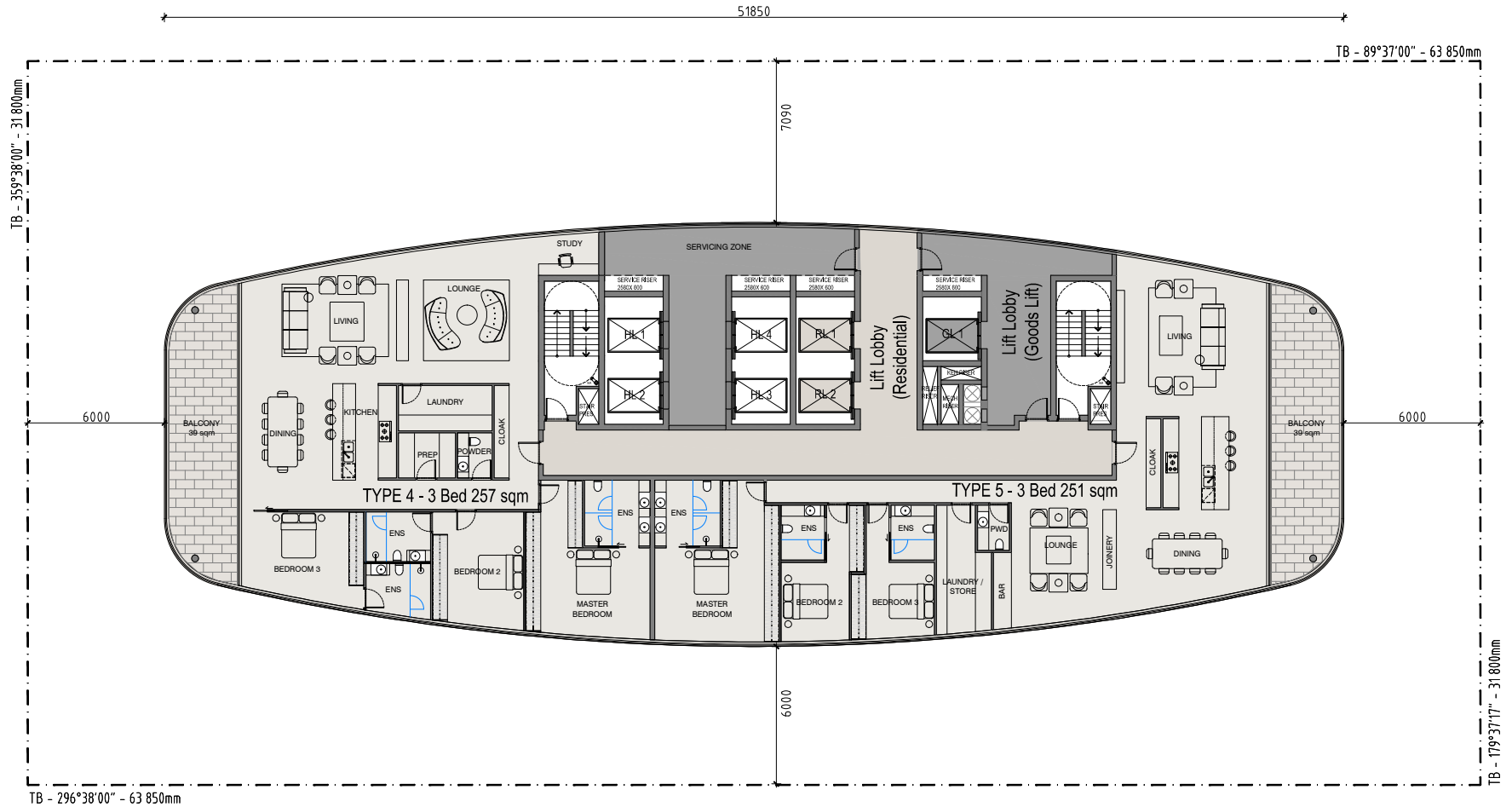
84 Mitchell Street, Darwin

Level 26

(11 Unit/level)

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.18	A





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0 1 2 5 10m



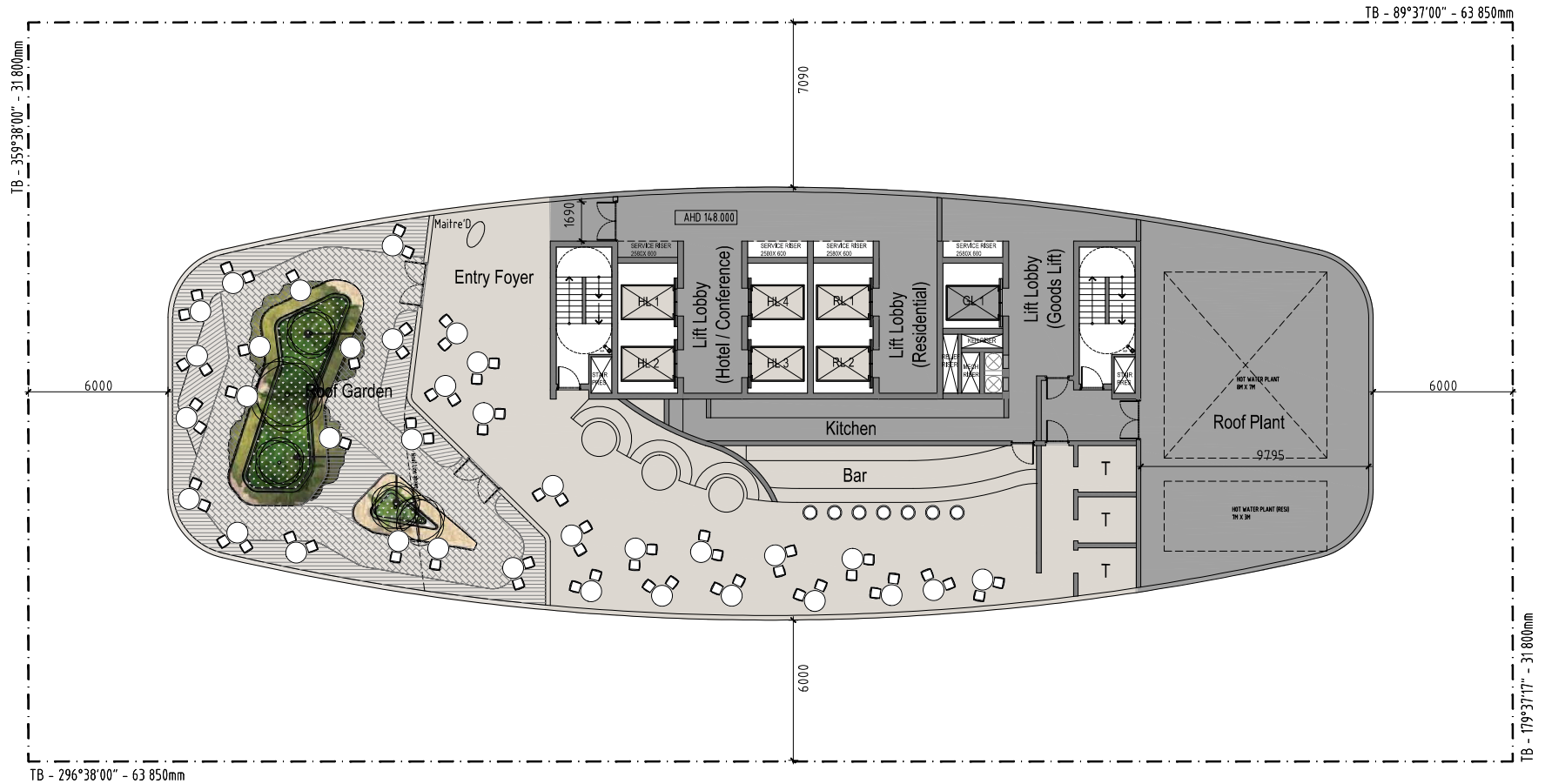
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F +61 3 9662 3144  
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W architecton.com.au

84 Mitchell Street, Darwin			
Resi Level 34 (2x3BR)			
Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.20	A



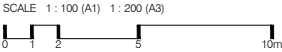
Notes

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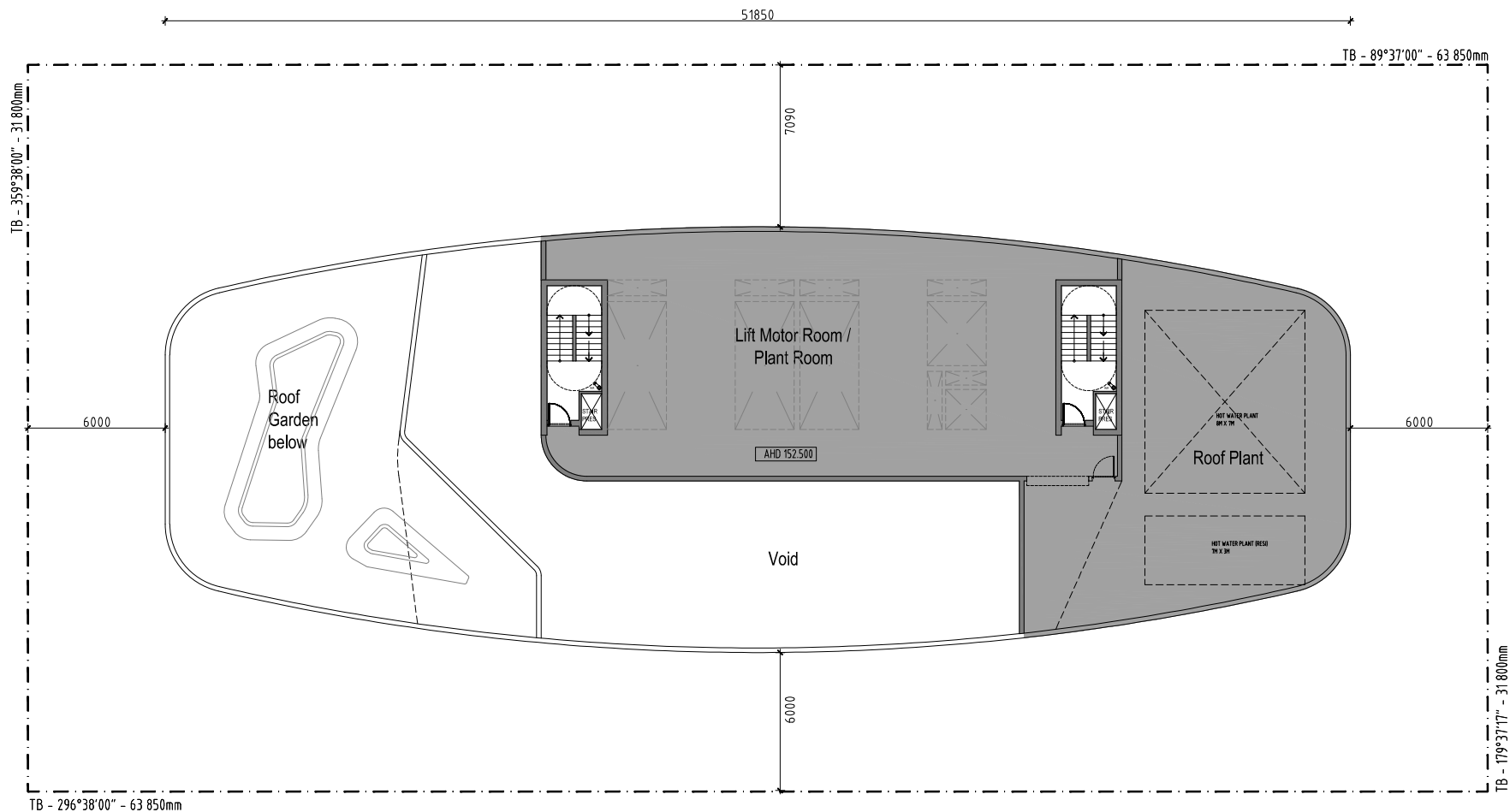
Level 10  
124 Exhibition Street  
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VIC, Australia

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F +61 3 9662 3144  
E info@architecton.com.au  
W architecton.com.au

84 Mitchell Street, Darwin

Level 35 Rooftop Terrace

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.21	A



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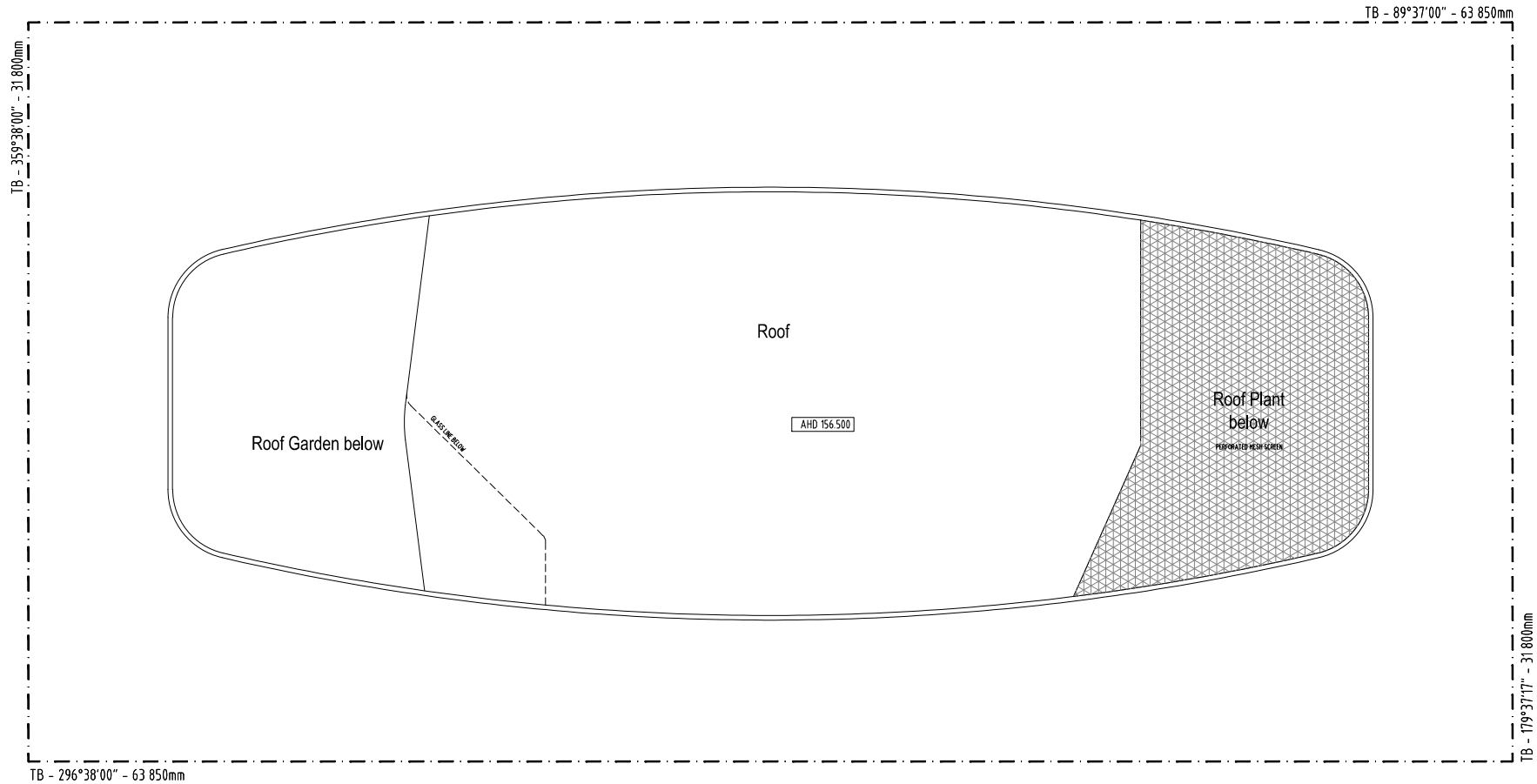
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84 Mitchell Street, Darwin

Level 36 Rooftop Terrace

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.22	A



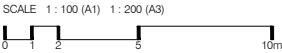
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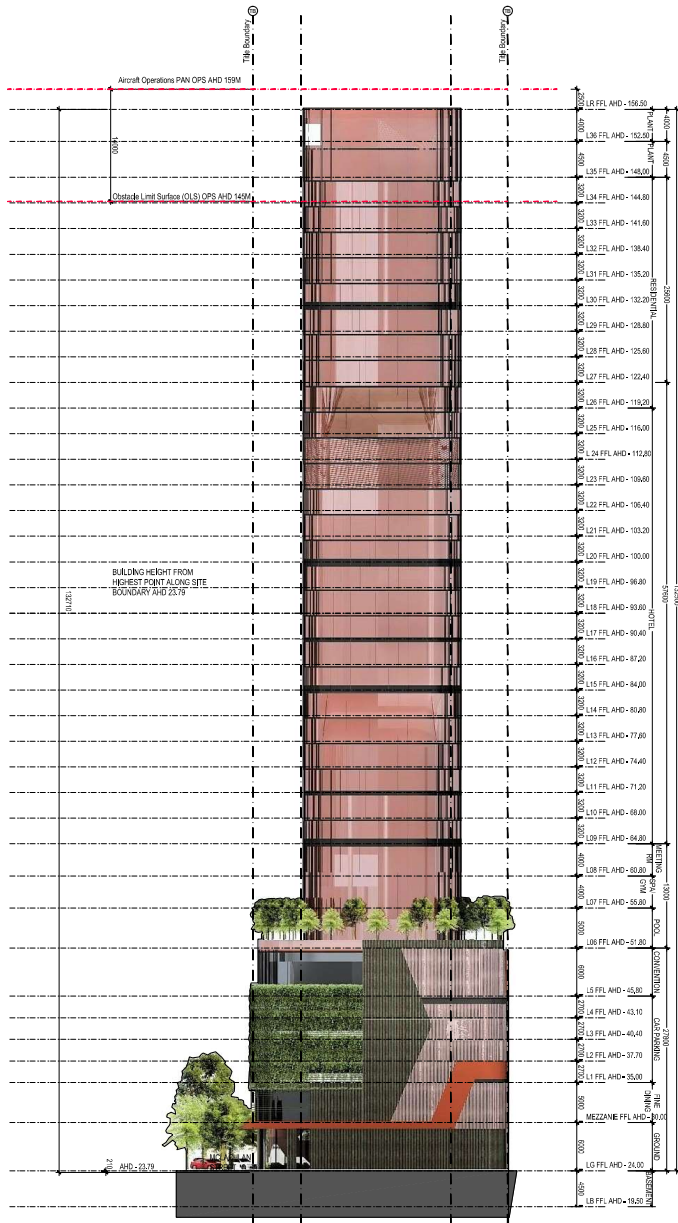
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W architecton.com.au

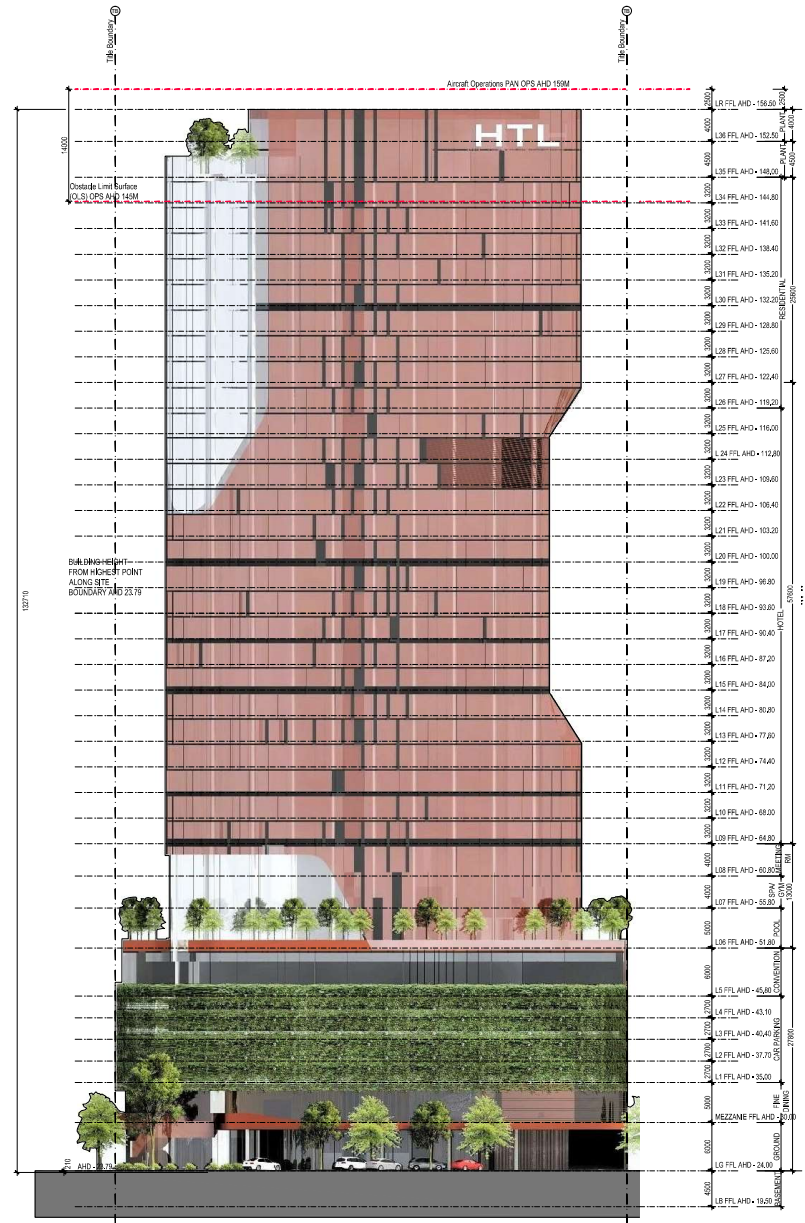
84 Mitchell Street, Darwin

Roof Level			
Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 01.23	A





NORTH ELEVATION



EAST ELEVATION

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B.1	05.09.17		Issued for Town Planning Submission Review

NOT TO SCALE

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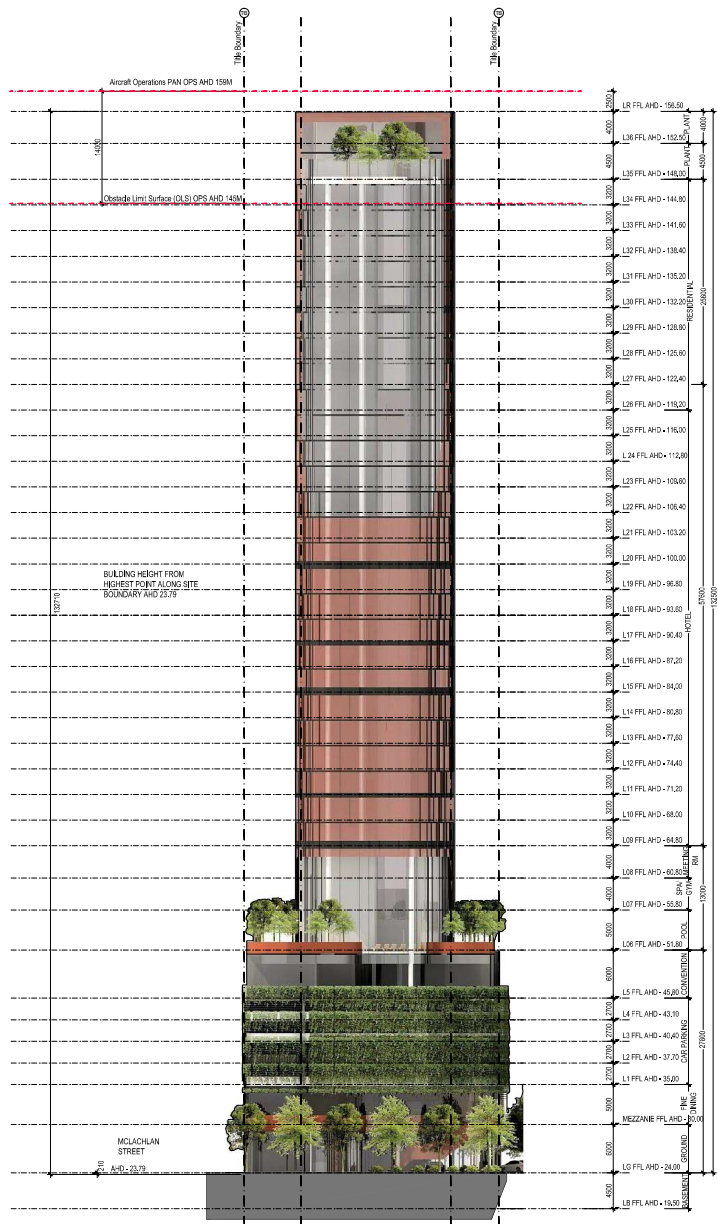
T +61 3 9662 3366  
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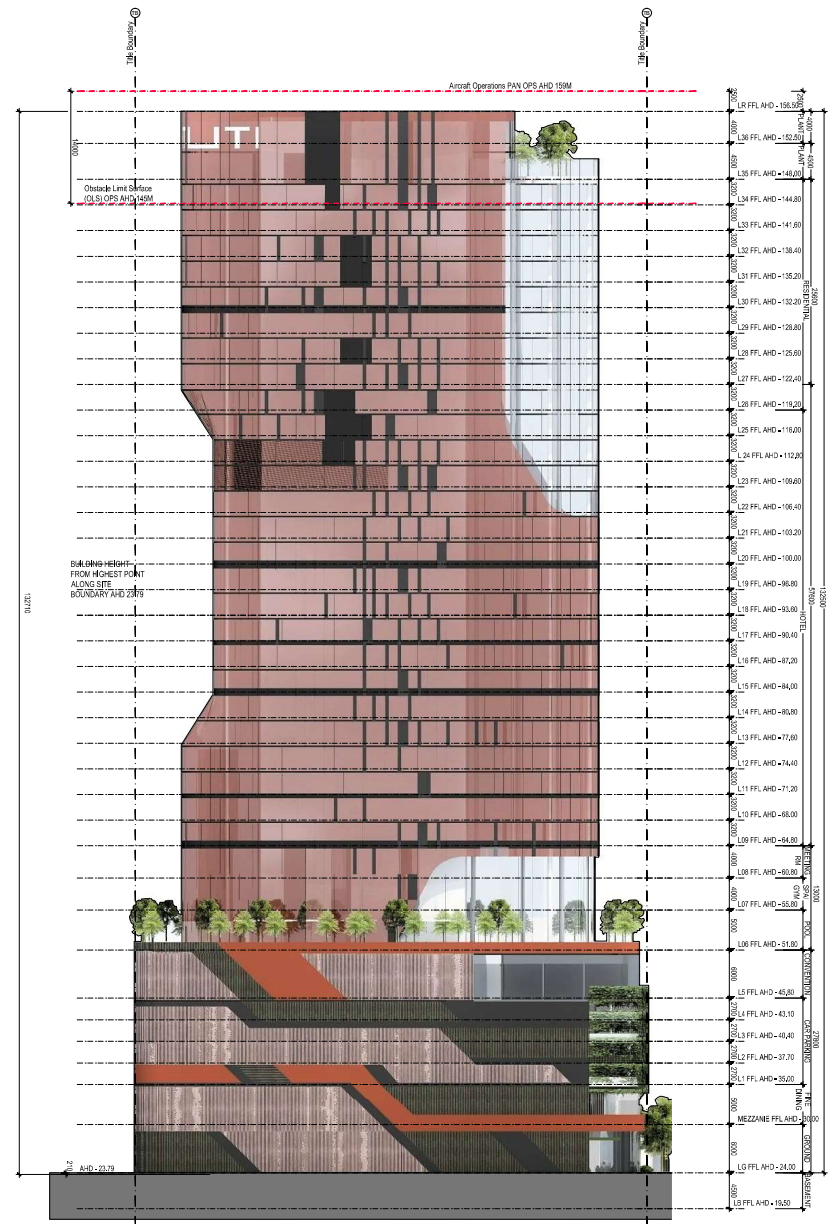
North and East Elevation

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:200@A1	TP 02.01	B.1





SOUTH ELEVATION



WEST ELEVATION

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NOT TO SCALE



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South and West Elevation

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:200@A1	TP 02.02	B.1



Notes

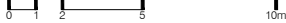
Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Technical drawings are to be read in conjunction with the appropriate sections of technical specifications. Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.

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SCALE 1: 100 (A1) 1: 200 (A3)



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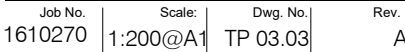
Level 10  
124 Exhibition Street  
Melbourne, 3000  
VIC, Australia

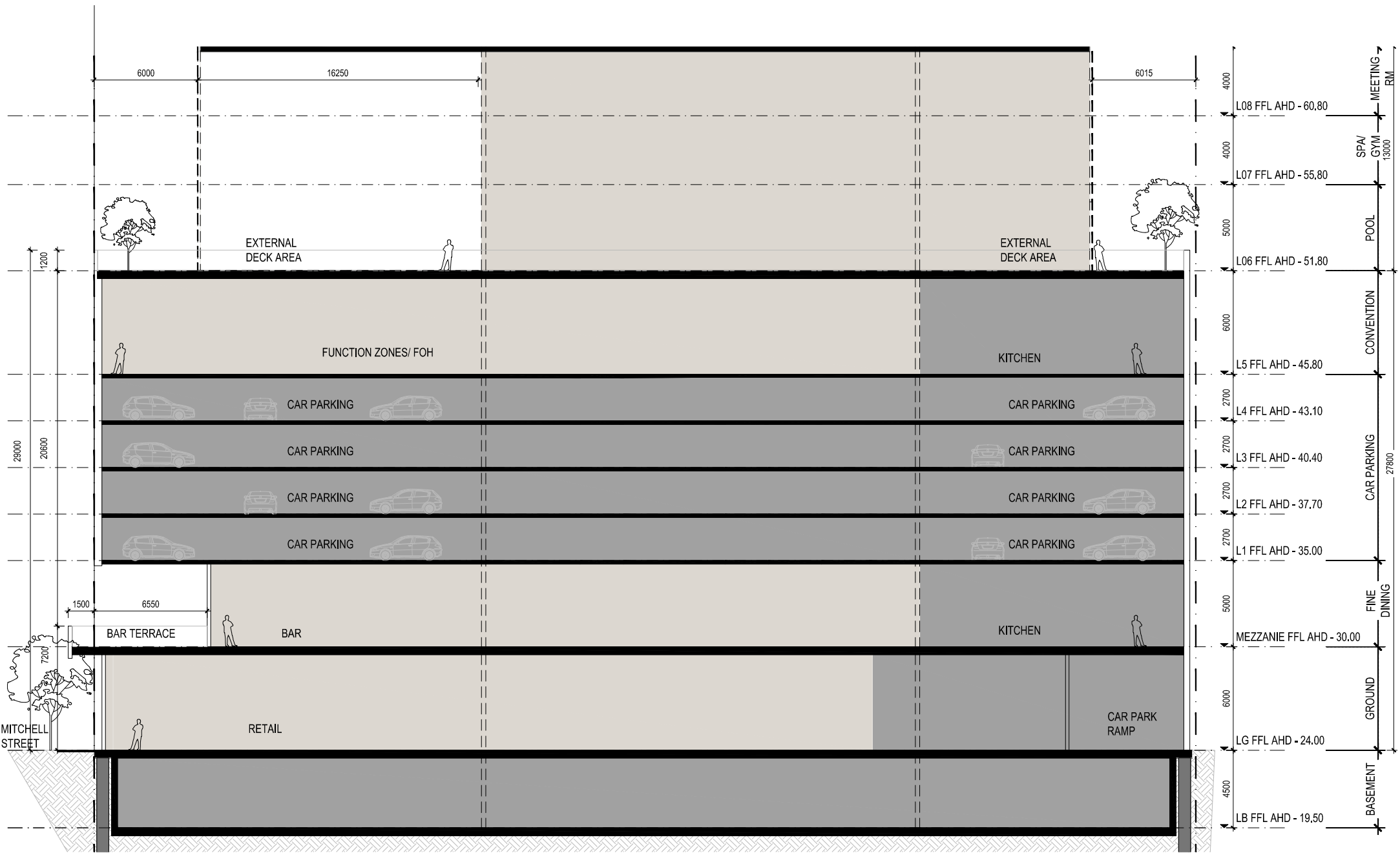
T +61 3 9662 3366  
F +61 3 9662 3144  
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Section 2

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:200@A1	TP 03.02	A





PODIUM SECTION 02

Notes

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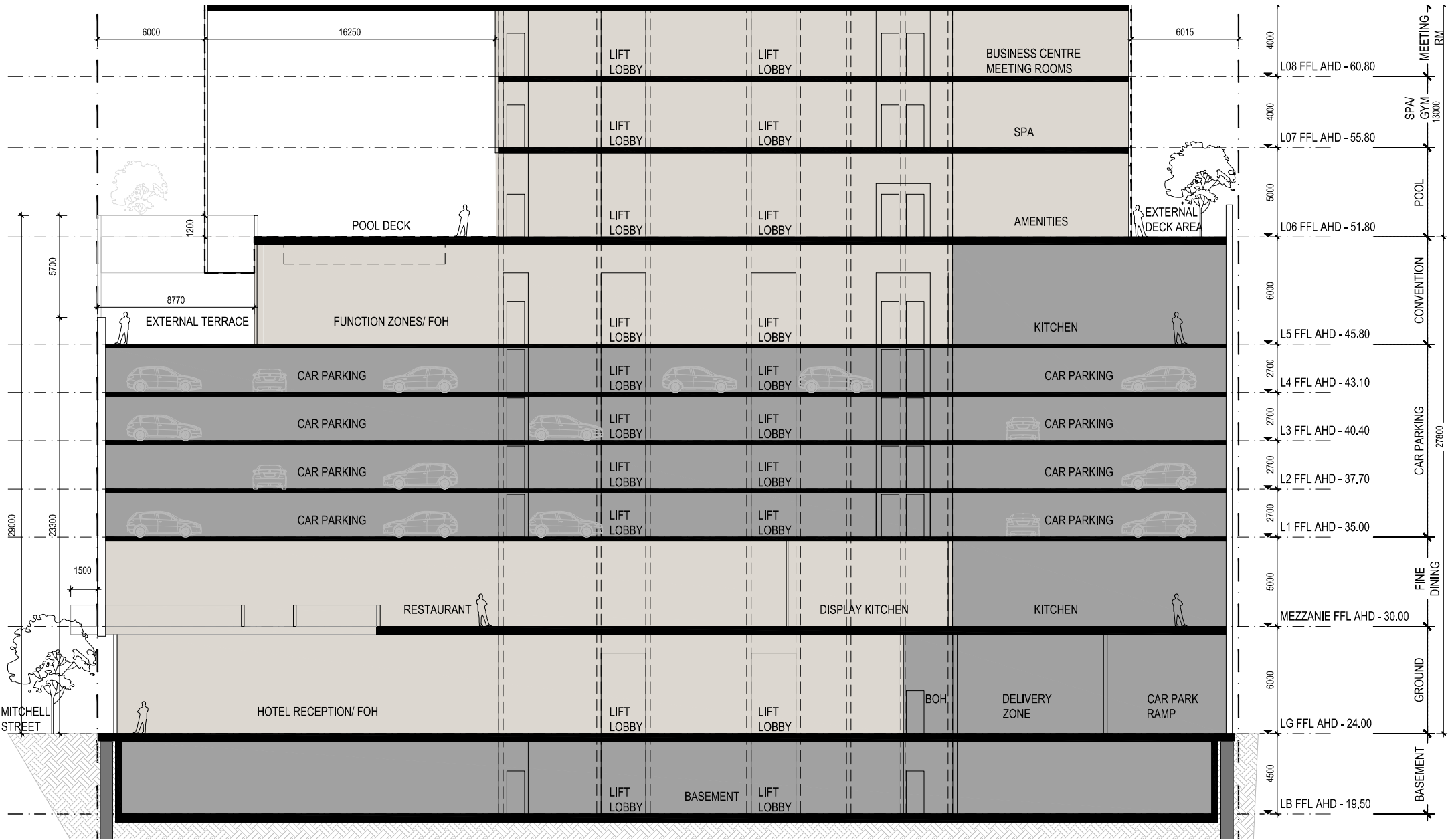
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VIC, Australia  
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Podium Section 02

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:200@A1	TP 03.04	A



PART SECTION 03

Notes

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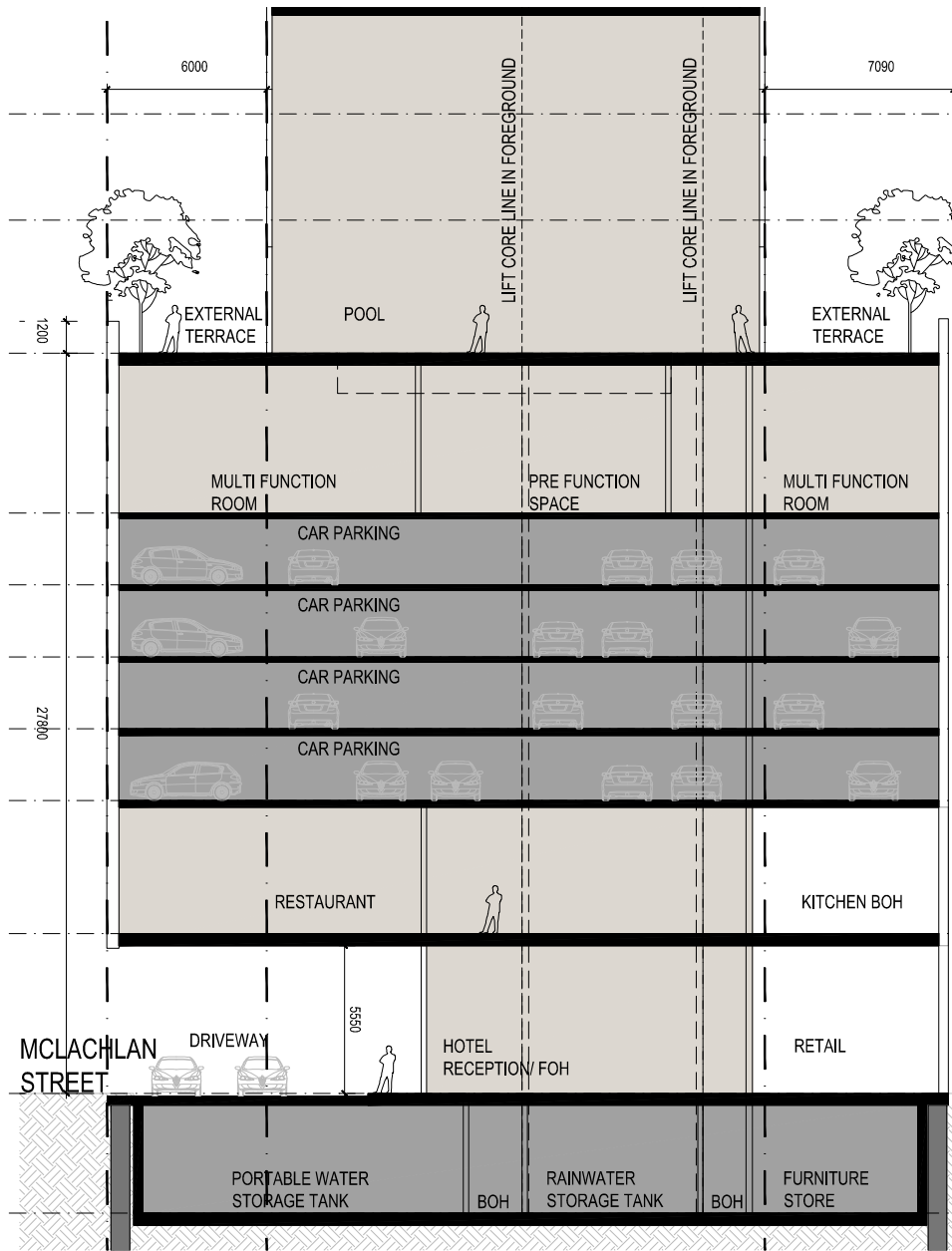
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F +61 3 9662 3144  
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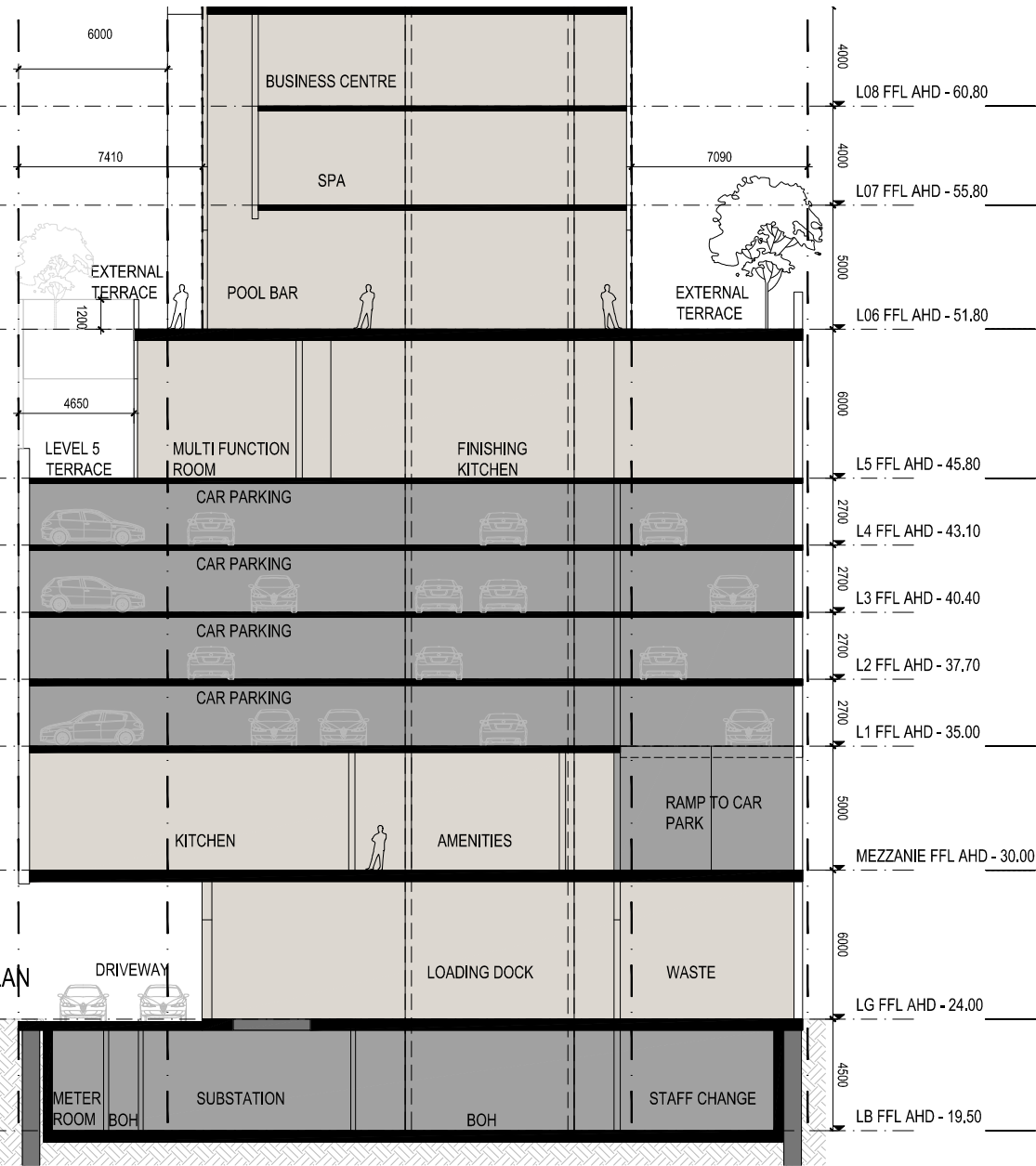
Podium Section 03

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:200@A1	TP 03.05	A





PODIUM SECTION 04



PODIUM SECTION 05

## Notes

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## Revision

Rev	Date	AA no:	Description
A	18.08.17		Issued for Town Planning Submission Review

SCALE 1: 100 (A1) 1: 200 (A3)

0 1 2 5 10m



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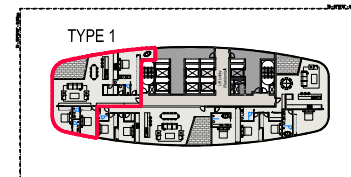
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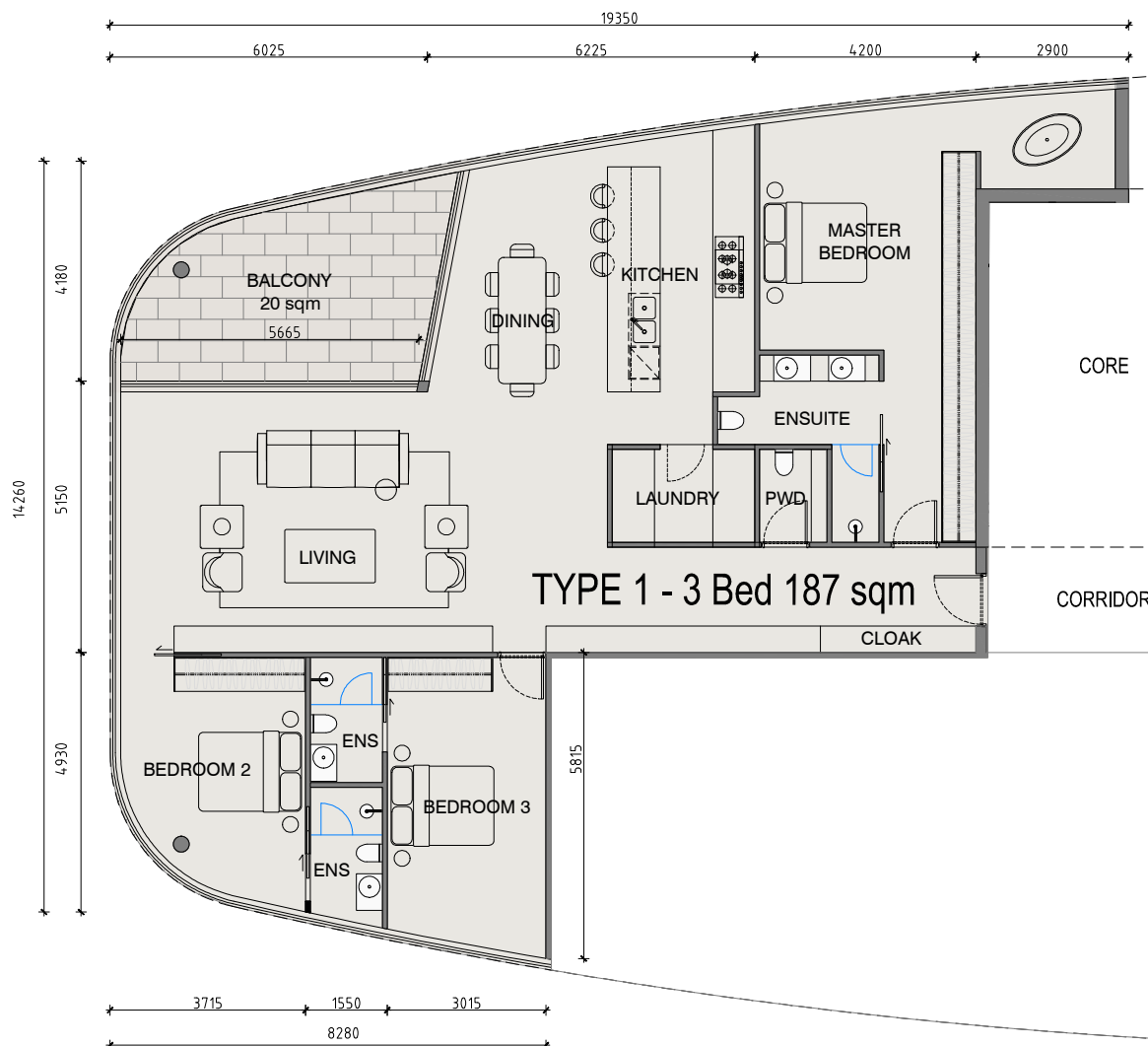
Podium Section 04 & 05

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:200@A1	TP 03.06	A



KEY PLAN

APARTMENT TYPE 1  
3 BED - 187.0 m<sup>2</sup>  
BALCONY (VARIES) - 20.0 m<sup>2</sup>



## Notes

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## Revision

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A	18.08.17		Issued for Town Planning Submission Review
B.1	01.09.17		Issued for Town Planning Submission Review

SCALE 1 : 50 (A1) 1 : 100 (A3)



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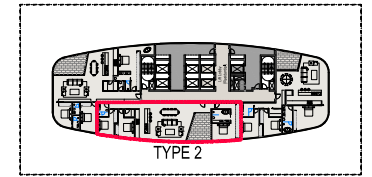
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Apartment Type 1

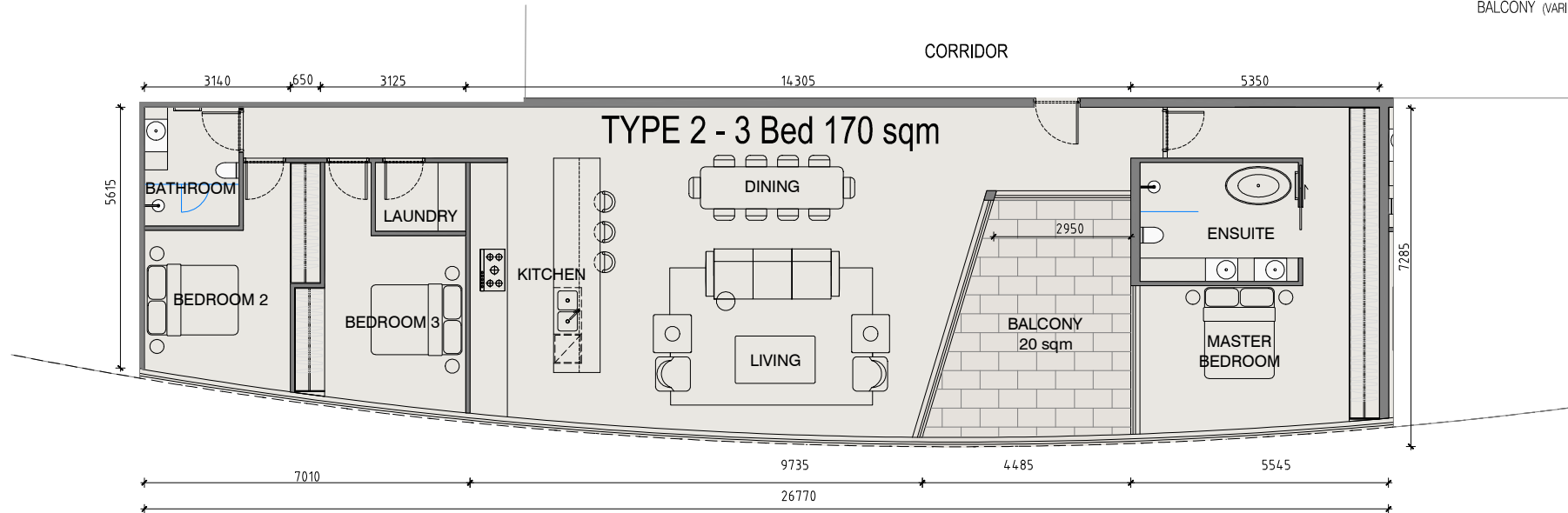
Job No.	Scale	Dwg. No.	Rev.
1610270	1:100@A1	TP 04.00.01	B.1





KEY PLAN

APARTMENT TYPE 2  
3 BED - 170.0 m<sup>2</sup>  
BALCONY (VARIES) - 20.0 m<sup>2</sup>



## Notes

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SCALE 1 : 50 (A1) 1 : 100 (A3)



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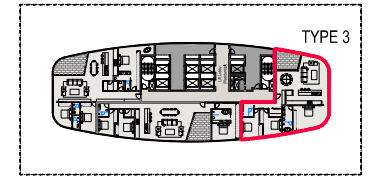
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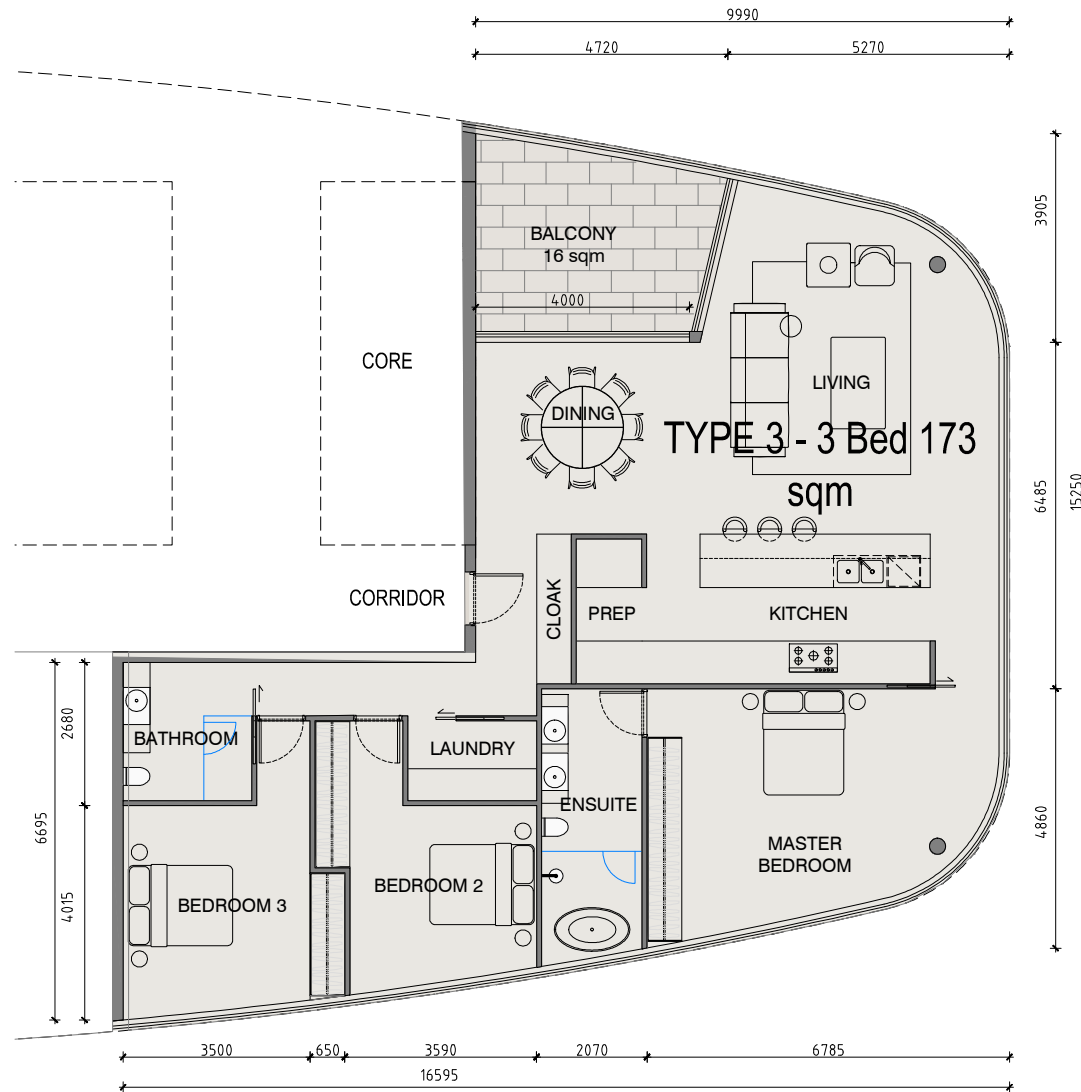
Apartment Type 2

Job No.	Scale	Dwg. No.	Rev.
1610270	1:100@A1	TP 04.01.01	B.1



KEY PLAN

APARTMENT TYPE 3  
3 BED - 173.0 m<sup>2</sup>  
BALCONY (VARIES) - 16.0 m<sup>2</sup>



## Notes

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B.1	01.09.17		Issued for Town Planning Submission Review

SCALE 1 : 50 (A1) 1 : 100 (A3)

0 0.5 1.0 2.5 5m



# Architecton

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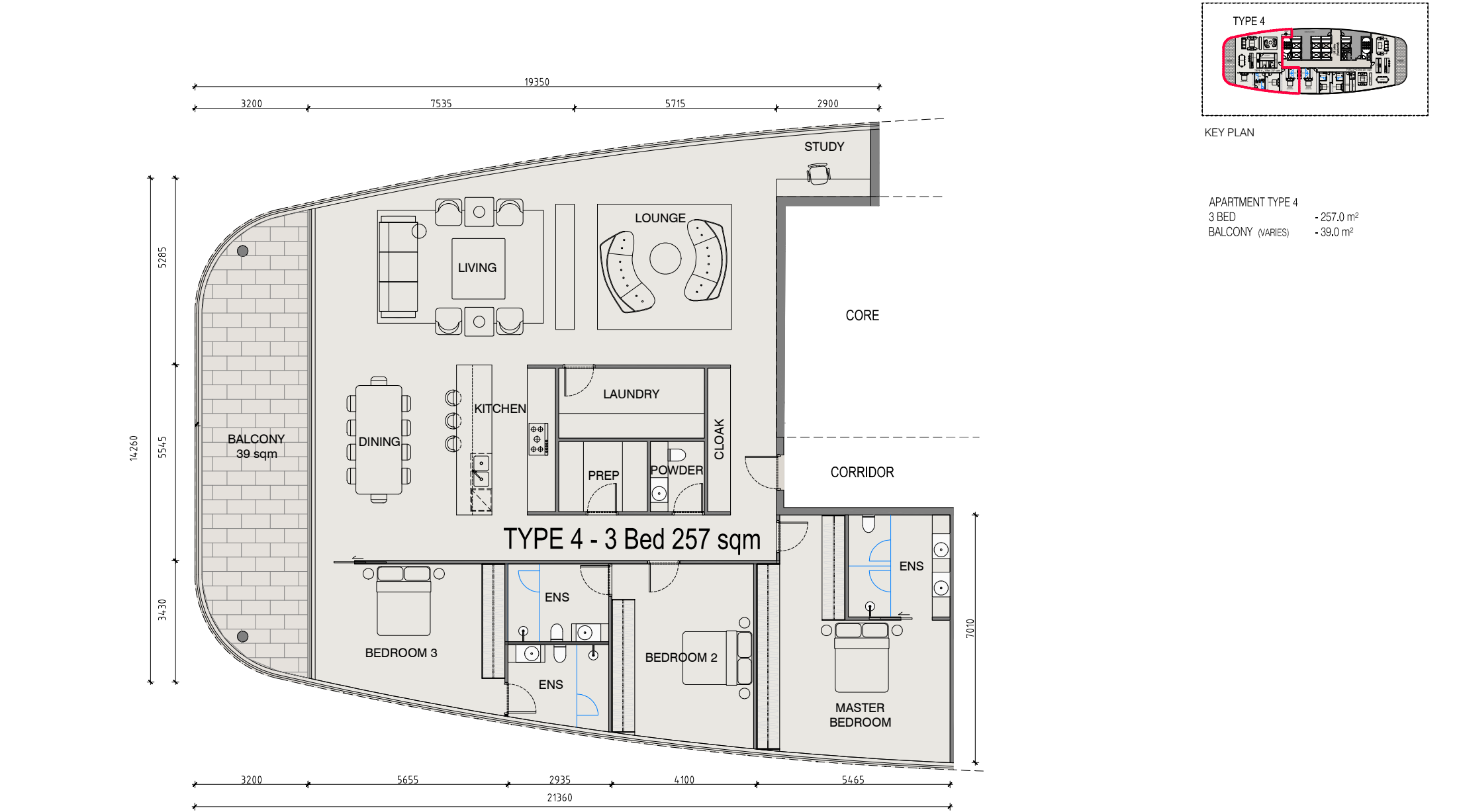
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Apartment Type 3

Job No.	Scale	Dwg. No.	Rev.
1610270	1:100@A1	TP 04.02.01	B.1



## Notes

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SCALE 1 : 50 (A1) 1 : 100 (A3)

0 0.5 1.0 2.5 5m



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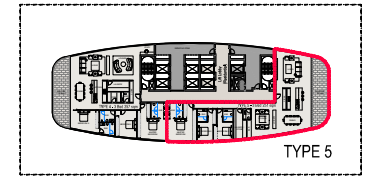
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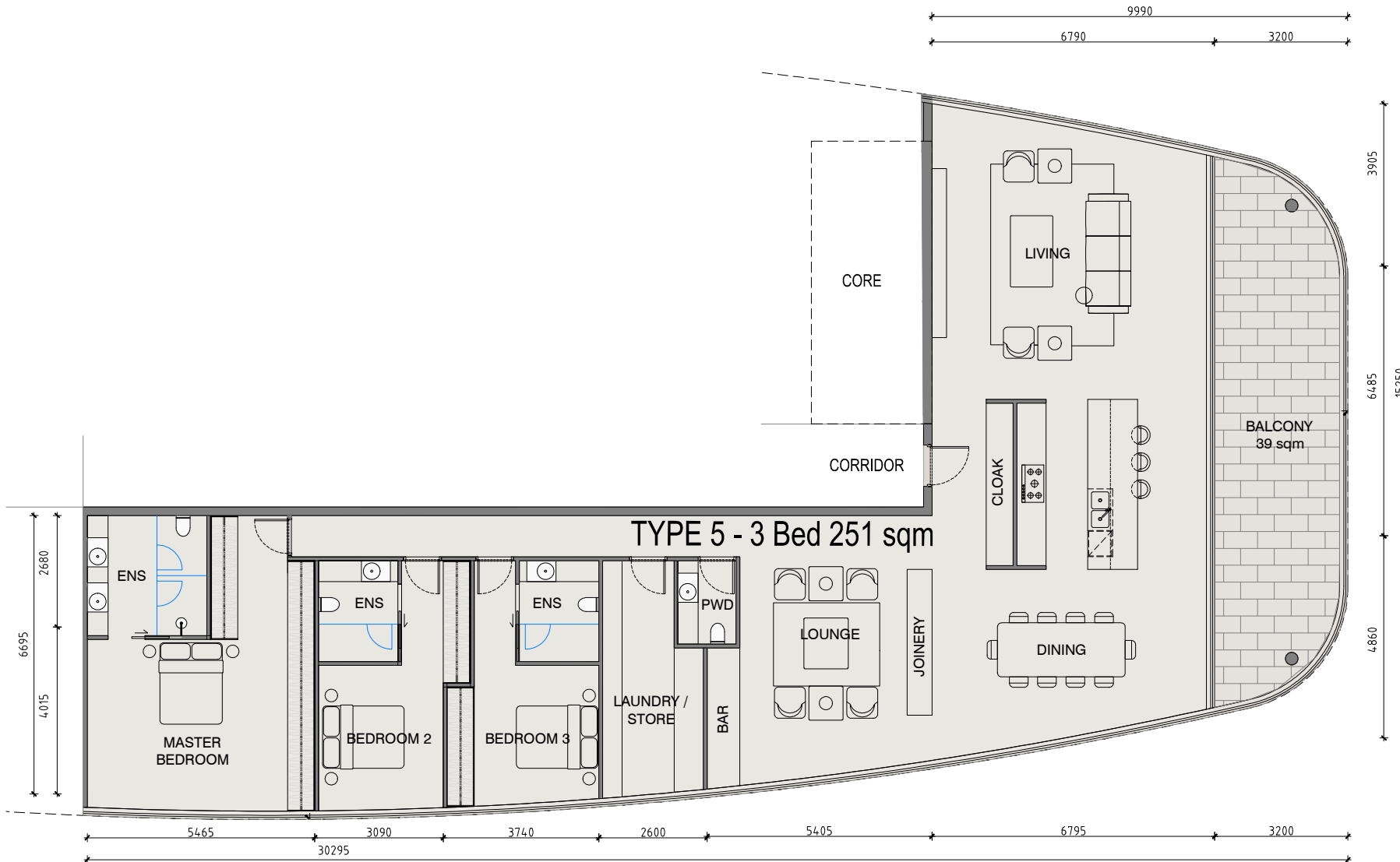
Apartment Type 4

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 04.03.01	B.1



KEY PLAN

APARTMENT TYPE 5  
3 BED - 251.00 m<sup>2</sup>  
BALCONY (VARIES) - 39.0 m<sup>2</sup>



## Notes

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B.1	01.09.17		Issued for Town Planning Submission Review

SCALE 1 : 50 (A1) 1 : 100 (A3)



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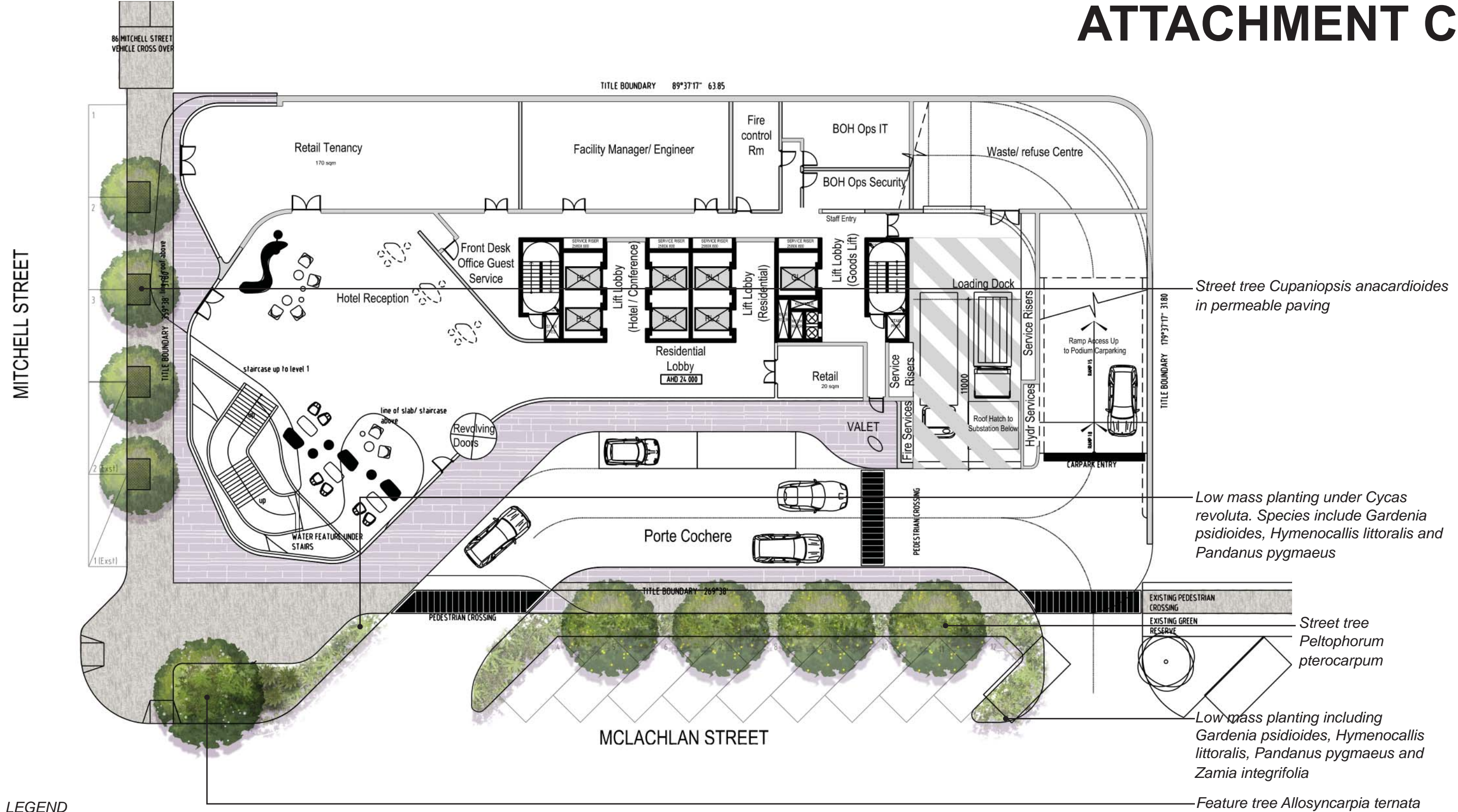
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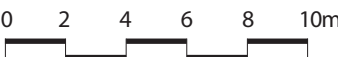
Apartment Type 5

Job No.	Scale:	Dwg. No.	Rev.
1610270	1:100@A1	TP 04.04.01	B.1



Client  
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1:250 @A3



84 MITCHELL STREET • DARWIN NT

GROUND FLOOR LANDSCAPE PLAN

D17-0022 Sk 1

04/09/17 Issue: C



TREE AND PALM SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
AT	<i>Allosyncarpia ternata</i>	Allosyncarpia	25Lt	As shown		15-30m	10m
CA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	25Lt	As shown	Subject to	8-10m	5-8m
PP	<i>Peltophorum pterocarpum</i>	Yellow Flame Tree	25Lt	As shown	detailed	10-15m	10m
LG	<i>Licuala grandis</i>	Cabbage tree palm	25Lt	1500mm	design	2m	1-2m

LOW MASSED PLANTING SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
Gar psi	<i>Gardenia psidioides</i>	Hann Gardenia	140mm	700mm	Subject to	0.5m	2m
Hym Lit	<i>Hymenocallis littoralis</i>	Spider Lilly	140mm	700mm	detailed	0.7m	0.7m
Lir gig	<i>Liriope gigantum</i>	Liriope	140mm	500mm	685	0.5m	0.5m
Pan pyg	<i>Pandanus pygmaeus</i>	Pygmy Pandanus	140mm	700mm	design	0.7m	2m
Zam int	<i>Zamia integrifolia</i>	Zamia	140mm	1000mm		1m	1m

SHRUB AND CYCAD SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
Cyc rev	<i>Cycas revoluta</i>	Cycad	14Ltr	1500mm	Subject to	2-4m	1.5m
Cyc tho	<i>Cycas thouarsii</i>	Cycad	14Ltr	1500mm	detailed	2-4m	2-4m
Hel psi	<i>Heliconia psittacorum 'orange'</i>	Heliconia	140mm	1000mm	design	1-2m	1-2m



*Allosyncarpia ternata*



*Cupaniopsis anacardioides*



*Peltophorum pterocarpum*



*Licuala grandis*



*Gardenia psidioides*



*Hymenocallis littoralis*



*Liriope gigantum*



*Pandanus pygmaeus*



*Zamia integrifolia*



*Cycas revoluta*



*Cycas thouarsii*



*Heliconia psittacorum orange*



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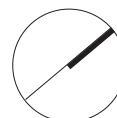
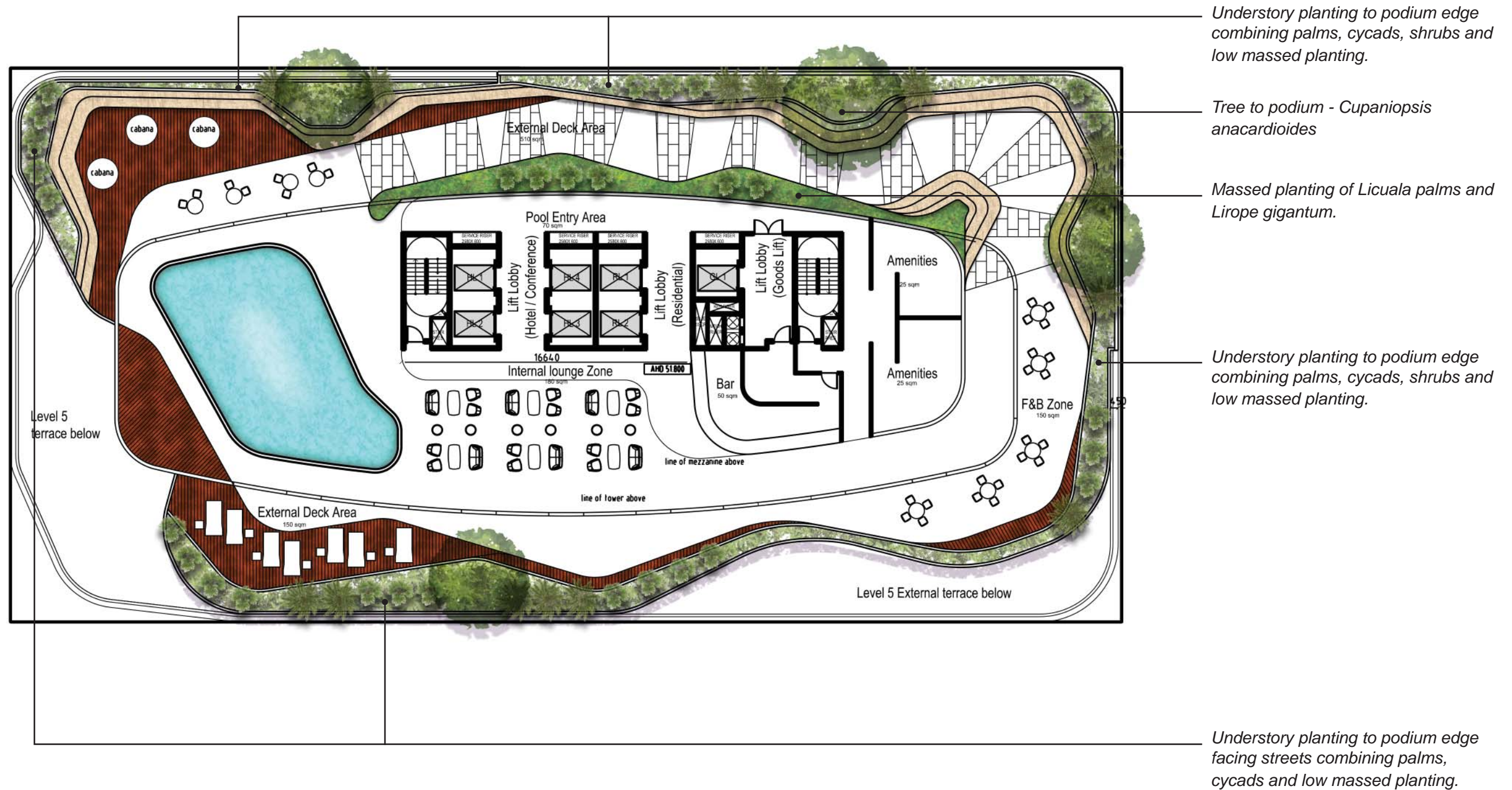
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GROUND FLOOR LANDSCAPE PLANT SPECIES

D17-0022 Sk 2

04/09/17 Issue: C







TREE AND PALM SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
CA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	25Lt	As shown	Subject to	8-10m	5-8m
CR	<i>Cyrtostachys renda</i>	Lipstick Palm	25Lt	As shown	detailed	3 - 5m	2m
LG	<i>Licuala grandis</i>	Licuala Palm	25Lt	As shown	design	3 - 4m	2m
RE	<i>Rhaphis excelsa</i>	Rhaphis Palm	25Lt	As shown		2 - 3m	2m

LOW MASSED PLANTING SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
Gar psi	<i>Gardenia psidioides</i>	Hann Gardenia	140mm	700mm	Subject to	0.5m	2m
Hym Lit	<i>Hymenocallis littoralis</i>	Spider Lilly	140mm	700mm	detailed	0.7m	0.7m
Lir gig	<i>Liriope gigantum</i>	Liriope	140mm	500mm	design	0.5m	0.5m
Pan pyg	<i>Pandanus pygmaeus</i>	Pygmy Pandanus	140mm	700mm		0.7m	2m

SHRUB AND CYCAD SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
Cyc tho	<i>Cycas thouarsii</i>	Cycad	14Ltr	1500mm	Subject to	2-4m	2-4m
Hel psi	<i>Heliconia psittacorum 'orange'</i>	Heliconia	140mm	1000mm	detailed	1-2m	1-2m
Ixo coc	<i>Ixora coccinea 'Dwarf Orange'</i>	Dwarf Ixora	140mm	1000mm	design	1m	1m
Zam int	<i>Zamia integrifolia 'Sarasota'</i>	Zamia	140mm	1000mm		1m	1m



Cyrtostachys renda



Cupaniopsis anacardioides



Rhaphis excelsa



Licuala grandis



Gardenia psidioides



Hymenocallis littoralis



Liriope gigantum



Pandanus pygmaeus



Zamia integrifolia



Ixora coccinea



Cycas thouarsii



Heliconia psittacorum orange



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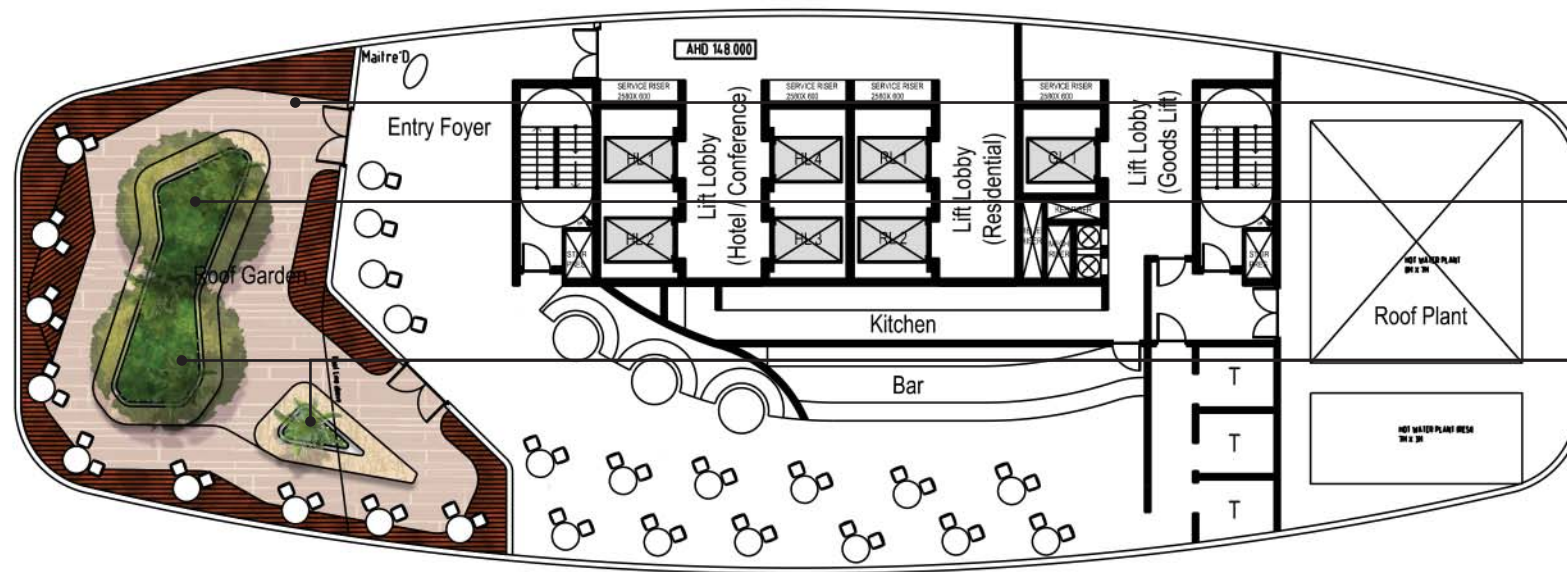
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LEVEL 6 PODIUM LANDSCAPE PLANT SPECIES

D17-0022 Sk 5

04/09/17 Issue: C





Planters, paving and decking to Architects drawings.

Tuckeroo - *Cupaniopsis anacardioides*  
To large planters

Mixed tropical planting with *Cycas revoluta* and *Cyrtostachys renda*.  
Understory planting of *Heliconia sp*,  
*Liriope sp*, *Hymenocallis sp*, *Ixora sp*,  
*Gardenia psidioides*

#### TREE AND PALM SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
CA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	25Lt	As shown	As below	8-10m	5-8m

#### LOW MASSED PLANTING SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
Gar psi	<i>Gardenia psidioides</i>	Hann Gardenia	140mm	700mm	Subject to	0.5m	2m
Hym Lit	<i>Hymenocallis littoralis</i>	Spider Lilly	140mm	700mm	detailed	0.7m	0.7m
Lir gig	<i>Liriope giganteum</i>	Liriope	140mm	500mm	design	0.5m	0.5m

#### SHRUB AND CYCAD SPECIES

Key	Species	Common Name	Pot Size	Spacing centres	Quantity	Mature Height	Mature Spread
Cyc rev	<i>Cycas revoluta</i>	Cycad	25Lt	1500mm	Subject to	2-4m	1.5m
Cyr ren	<i>Cyrtostachys renda</i>	Lipstick Palm	25Lt	2000mm	detailed	8m	1-3m
Hel psi	<i>Heliconia psittacorum 'orange'</i>	Heliconia	140mm	1000mm	design	1-2m	1-2m

Note: All landscape areas are to be fully irrigated.



*Cupaniopsis anacardioides*



*Heliconia psittacorum orange*



*Gardenia psidioides*



*Liriope giganteum*

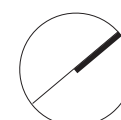


Mixed tropical planting showing *Cyrtostachys renda*, *Cycas revoluta*, *Hymenocallis sp*, *Ixora sp*.



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1:250 @A3



84 MITCHELL STREET • DARWIN NT

ROOF GARDEN LANDSCAPE PLAN AND SPECIES

D17-0022 Sk 3

04/09/17 Issue: C



PODIUM GREEN WALL

The podium green wall is integrated with and compliments the podium external screen structure and adds an important vegetated visual quality with the attendant environmental benefits. In addition to natural cooling, the green wall will be effective in intercepting rainwater and removing air-borne pollutants. Detailed design development with architectural, horticultural and engineering input will be undertaken in the next stage of the project.

Key aspects of the green wall are:

- Planters located at each podium level floor with direct access for maintenance from the car park areas themselves. All maintenance to occur from the car park podium levels. Maintenance activities would be undertaken on a twice weekly basis including irrigation monitoring. Key maintenance activities would be pruning and removal of dead and mature growth, quarterly fertilizer, pest control (expected to be minimum) and post storm review assessment as necessary.
- All planters will use a high quality lightweight soil mix, with full automatic irrigation and integrated drainage. Soil moisture sensors will be incorporated into the irrigation system and linked to the building BMS. Sensors on all faces will be utilised to allow fine tuning of watering subject to seasonal sun exposure.
- The plant support structure will comprise a combination of lightweight lattice and/ or stainless steel cable systems (Ronstan or Carl Stahl X-Tend).
- Planters and support structure to be co-ordinated with the podium structure and architectural façade treatment.
- The green wall planting will combine a selection of minimum 4 plant species – 2 climbers and 2 cascading plants. This combination provides increased resilience and adaptability to seasonal change. The preliminary plant selections are Jade Vine (*Strongylodon macrobotrys*), Flame Vine (*Pyrostegia venusta*), Fraser Island Creeper (*Tecomanthe hillii*) and Native Climbing Fern (*Stenochlaena palustris*).
- Plant species selection are suitable for both full sun and shaded positions. Light conditions to the various podium faces will change during the year as the sun position changes. The plant selection has taken this into consideration.

NOTE:  
Refer to Architects for extent of greenwall.



Carl Stahl Vertical Diamond Mesh



Fraser Island Creeper (*Tecomanthe hillii*)



Ronstan Cable Trellis System



Flame Vine (*Pyrostegia venusta*)



Native Climbing Fern (*Stenochlaena palustris*)



Jade Vine (*Strongylodon macrobotrys*)



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THE GREEN WALL

D17-0022 Sk 6

04/09/17 Issue: C



## 4.00 DESIGN PROPOSAL

### 4.04 RENDERS - VIEW 04

Mitchell Street and McLachlan Street Corner View ( south east )  
Disclaimer: Perspective images are presented as an artist's impression of the development.  
Landscaping shown on perspective images is indicative only.





## 4.00 DESIGN PROPOSAL

### 4.30 RENDERS - PODIUM RESTAURANT & BAR

Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only.





## 4.00 DESIGN PROPOSAL

### 4.50 RENDERS - PODIUM FACADE

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# 8.0 MATERIALS

## 8.01 MATERIAL SELECTION

GL-02  
LIGHT GREY TINTED GLASS  
REFLECTIVITY LEVEL 8%  
(VLT) VISIBLE LGHT  
TRANSMITTANCE 44%



GL-01  
RED OXIDE SAND TINTED GLASS  
REFLECTIVITY LEVEL 19%  
(VLT) VISIBLE LGHT  
TRANSMITTANCE 29%

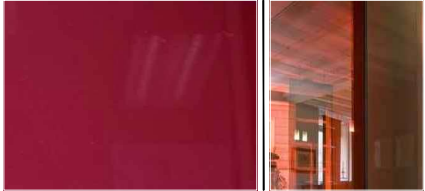


GL-01  
LIGHT GREY TINTED GLASS  
REFLECTIVITY LEVEL 8%  
(VLT) VISIBLE LGHT  
TRANSMITTANCE 44%

CAM-01  
BURNT OXIDE ORANGE ALUMINIUM COMPOSITE PANELS  
ALUCOBOND OR SIMILAR



GL-03  
RED OXIDE SAND TINTED BALCONY GLASS  
REFLECTIVITY LEVEL 19%  
(VLT) VISIBLE LGHT  
TRANSMITTANCE 29%



MET-01  
RED OXIDE SAND PERFORATED METAL SCREENING



CAM-02  
COAL BLACK ALUMINIUM COMPOSITE PANELS  
ALUCOBOND OR SIMILAR



CAM-03  
DARK KHAKI GREEN ALUMINIUM COMPOSITE METAL FINIS  
ALUCOBOND OR SIMILAR  
INTEGRATED TENSILE STRUCTURE GREEN FACADE SYSTEM

