



Little Mindil Beach

25 Gilruth Avenue, The Gardens,
Northern Territory

Hydraulic Assessment

KTT Investments Pty Ltd

17 June 2021

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1 INTRODUCTION

ADG Engineers Pty Ltd (Aust) was engaged by KTT Investments Pty Ltd to prepare a hydraulic assessment for a proposed mixed-use development located at 25 Gilruth Avenue, The Gardens, Northern Territory.

This report was compiled using information from the following sources:

- Site Investigations;
- Northern Territory Government Topographical Data;
- Architectural drawings by Hachem;
- Survey Plan prepared by Land Surveys.

1.1 PURPOSE OF REPORT

This report has been prepared to define the flooding extent caused by local catchment flows and ensure that the proposed development does not adversely impact peak levels external to the subject site. Additionally, it will describe how the proposed buildings will be protected from storm surge inundation.

1.2 PROPERTY DETAILS

The total site area is approximately 5.13ha and the existing land titles are provided in **Table 1** below.

Table 1 Property Detail

Title	Lot 7651, Town of Darwin
Street Address	25 Gilruth Avenue, The Gardens, Northern Territory
Site Area	5.13 ha

Figure 1. displays the locality of the subject site. The site is bound by Gilruth Avenue to the south-east, the Mindil Beach casino to the north-east, the Timor Sea to the north-west and Burnett Place to the south.

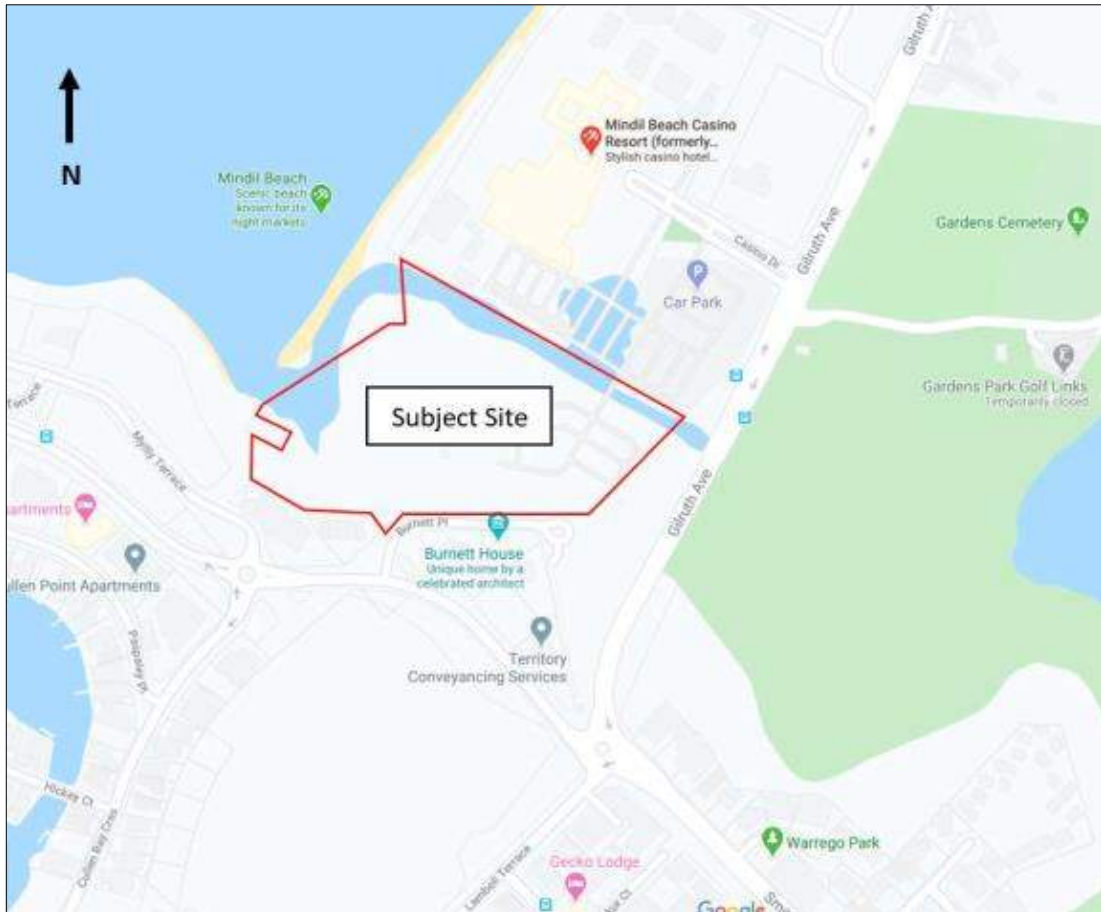


Figure 1 Locality Map (As accessed from Google maps 30.04.2020)

1.3 EXISTING SITE

The subject site generally falls from south to north at a grade of approximately 1%. The southern boundary of the site is comprised of a steep rock escarpment. The northern portion of the site contains a creek which drains a catchment to the west and discharges into the Timor Sea at Mindil Beach.



Figure 2 Existing Site Conditions (As accessed from Nearmap 30.04.2020)

2 PROPOSED DEVELOPMENT

The proposal will seek approval for development to create a multi-storey hotel, apartment and luxury villa precinct including commercial and function tenancies. The development does not propose any works within the exiting creek area, nor propose any additional crossings.

The site is identified as subject to storm surge as per the Northern Territory Storm Surge Mapping. Correspondence with NTG DENR Water Resources Division confirms that the Primary Storm Surge (PSS) level is 5.47 m AHD. The site is proposed to be filled to RL 5.80 m AHD to provide immunity from the PSS and an inclusion for freeboard. This filling is not expected to impact on peak storm surge levels.

This report will investigate flooding from local catchment flows only with a Medium High Water Springs (MHWS) tailwater applied.

3 DATA COLLECTION

A variety of data was collected and used as part of this analysis. The data and sources included:

- Design rainfall for the site based on Australian Rainfall and Runoff (AR & R) and Bureau of Meteorology (BOM) for the site;
- Existing topography for the site and surrounding areas based on data received from DIPL for the site and surrounding catchment; and
- Site Inspections to determine existing culvert sizes.

4 MODELLING PROCEDURE

Investigation of flood behaviour through the subject site required analysis and modelling of the upstream catchment and flow path behaviour. This involved:

- Hydrologic (Catchment) Analysis, to determine the catchment rainfall-runoff processes to produce peak flows. Hydrologic analysis was completed using data from AR&R and BOM.
- Hydraulic Modelling Analysis, which is used to simulate the flood behaviour of the catchment to produce flood levels, flow discharges and flow velocities. The model is also used to simulate conveyance to understand how water gets from one point to another. Hydraulic modelling was completed using TUFLOW software.

The steps used in each of these models for flood event simulation are described in the following sections below.

5 HYDROLOGIC MODELLING

To simulate rainfall events within the study area the rain-on-grid method has been utilised. This method applies rainfall directly to the 2D grid using rainfall depths sourced from the Bureau of Meteorology. The study area is suited to this hydrology input method as it contains several minor flowpaths converging to the creek outlet. The model calculates excess rainfall for each cell within the model based on the infiltration parameters of the specified surface type at that point. Impervious areas were assigned initial and continuing losses of 0 mm and 0 mm/hr respectively, while pervious areas were assigned initial and continuing losses extracted from the AR&R data hub, with pre-burst median rainfall subtracted from initial loss values to simulate wetting of the catchment prior to the design storm burst.

The 2D model has been run for storm durations from 10 minutes to 6 hours for each nominated AEP. An ensemble of 10 temporal patterns as determined from AR&R for each durations has been analysed. The following storm events were found to be critical for peak flow within the creek.

Table 2 Critical Storm Details

AEP	Critical Duration	Critical Temporal Pattern
63.2%	180 minutes	TP07
0.5EY	180 minutes	TP09
0.2EY	120 minutes	TP09
9.5%	90 minutes	TP05
4.9%	90 minutes	TP06
2%	120 minutes	TP07
1%	120 minutes	TP07

6 HYDRAULIC MODELLING

To assess flooding characteristics within the study area, a 1D/2D TUFLOW model was established. TUFLOW is capable of simulating flow for both small and large study areas using both 2-dimensional and 1-dimensional flow based on the topographic conditions of the study area.

6.1 Model Setup

The hydraulic model simulates the dynamic flooding behaviour along natural watercourses, constructed channels, and the floodplain. Setting up the hydraulic model involved:

- Create 2D surface using LiDAR data;
- Allocation of model boundaries;
- Input 1D elements such as pipes and culverts;
- Apply land uses based on infiltration characteristics; and
- Application of appropriate surface friction (Manning “n”)

Topography data of the site and surrounding area provided by DIPL was utilised to create the Digital Elevation Model (DEM) required for TUFLOW modelling of the existing scenario. A grid of 1m was used for modelling to best simulate the topographical condition of the site and increase the accuracy of the model results.

6.1.1 Manning’s Coefficient

Based on recommendations from Australian Rainfall and Runoff (AR&R), orthographic photos and a site inspection, Manning’s “n” was applied for the following areas shown in the table below.

Table 3 Manning’s Table

SURFACE	MANNINGS (n)
Medium Vegetation	0.08
Light Vegetation	0.06
Grass/Cleared Land	0.045
Roads/concrete	0.014

6.1.2 Inflow Locations

The rainfall inflow was modelled in TUFLOW using the rain-on-grid methodology. This method applies rainfall directly to the 2D grid using rainfall depths sourced from the Bureau of Meteorology.

6.1.3 Existing Culverts

The existing culverts in the model extent have been included as 1D elements. The culvert sizes are summarised in **Figure 3** below.



Figure 3 Existing Culverts

6.1.4 Downstream Boundary Condition

This flood assessment is focussed on local catchment flows rather than storm surge. Therefore a downstream boundary condition based on MHWS has been adopted. This level has been set at a fixed value of RL 2.9 m AHD.

6.1.5 Model Extent

The model extends over the entire catchment which contributes flow to the creek catchment. The creek further north of the site has also been included to capture any flow interaction to the east of Gilruth Avenue.

Figure 4 shows the TUFLOW model layout.

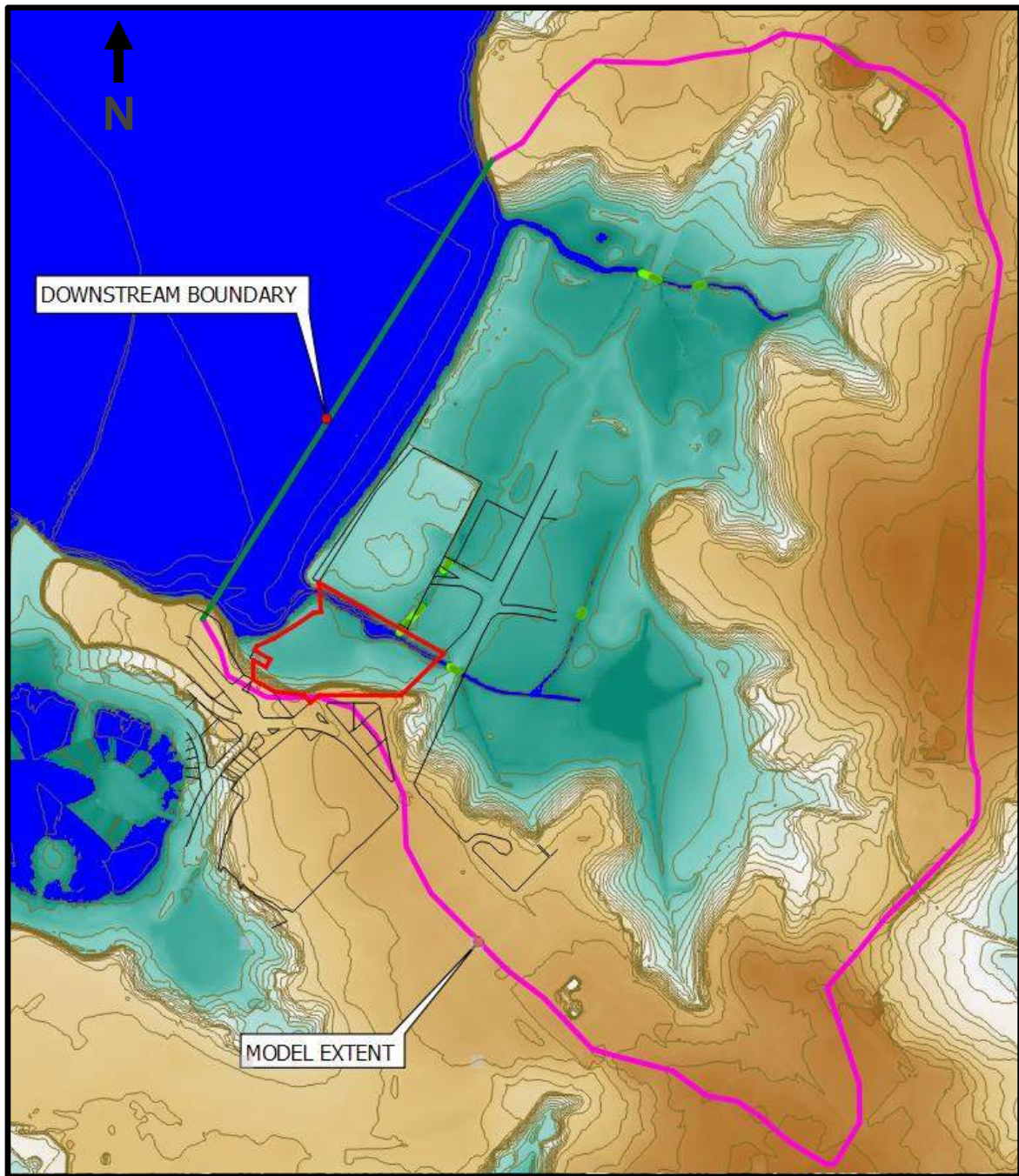


Figure 4 Model Layout

6.2 Existing Scenario

6.2.1 Existing Scenario Results

Hydraulic analysis of the study area in its existing condition was undertaken to establish and quantify existing flooding patterns and behaviour. Key model outputs characterising flood behaviour include flood extents, depths at critical locations, and peak flows. Pre-development modelling results are as follows:

- Runoff in the study area generally sheets across the impervious areas of the upper catchment and through defined flowpaths down the escarpment. The lower part of the catchment is generally flat and ponding occurs on both sides of Gilruth Avenue;

- The northern and southern creeks on Mindil Beach discharge flow to the ocean;
- The creek within the site conveys a peak flow of 11.7 m³/s in a 1% AEP storm event;
- Depth of flow within the creek is up to 2.30 m in the 1% AEP storm event. **Figure 5** shows the 1% AEP pre-development flood depth plot across the catchment **and Figure 6** shows a close-up of the site; and
- Peak velocity within the creek is generally low due to the MHWS tailwater condition.



Figure 5 Pre-Development Q100 Extent



Figure 6 Pre-Development Q100 Extent - Site

6.3 Post-Developed Scenario

The post-developed scenario involves the filling of the building footprint to achieve storm surge immunity. This has been represented conservatively in the post-development model scenario by a block of fill over the entire works extent.

6.3.1 Post-Developed Scenario Results

Post-development modelling results are as follows:

- The flooding behaviour of the catchment is not affected by the filling required over the site to provide storm surge immunity;
- The filling works are located outside of the creek flowpath;
- Peak flood levels, depths, and velocities are unchanged within the creek and across the catchment;
- The post-development 1% AEP depth plot is shown on **Figure 7**.



Figure 7 Post-Development Q100 Extent

6.4 Storm Surge Flood Inundation

As identified in the Northern Territory Storm Surge Mapping for the Darwin Area, the subject site is currently subject to Storm Surge flood inundation. As per correspondence with NTG DENR Water Resources Division (**Appendix B**), the Primary Storm Surge (PSS) has been confirmed as 5.47m AHD. As such the site will be filled to ensure the habitable floor level of the proposed development is at or above the PSS. To ensure the protection of the habitable spaces of the development, ADG propose applying a minimum 300mm freeboard to the PSS, meaning the minimum finished floor of all habitable building areas will be 5.80m AHD. Access and egress to the site will be maintained at all times with reference to the applicable Primary Storm Surge Level to ensure a flood free access point is maintained.

As part of our flood impact assessment, ADG have considered the water displacement effects of the proposed filling of the development site will deliver to the surrounding land parcels, in particular the adjacent Casino. The Northern Territory coastline can experience storm surge, which is an on-shore inundation resulting from strong onshore winds associated with a tropical cyclone. A Tropical Cyclone Storm Tide is the combined effects of a normal tide (low to high astronomical tide) plus storm surge plus wave setup. Storm surge inundation maps have been developed for areas in Greater Darwin and for communities in the Gulf and Top End regions. These maps are based on the projected mean sea level by year 2100 for hazard Return Periods (or Average Recurrence Intervals ARIs).

The storm surge is a macro effect which impacts significant portions of the Northern Territory Coastline. The proposed filling is a micro effect and in consideration of the relative proportionate volume of fill (approx. 35,000m³) required to achieve the proposed finish floor level in comparison to the volume of the ocean affected by the storm surge, the proposed filling of the development site will deliver a negligible impact to the water level of the adjacent waterway and in turn will result in a negligible impact to the Storm Surge inundation level.

7 CONCLUSION

This study has reviewed the hydrology and hydraulics of the local catchment area for pre and post-development scenarios and investigated the impact of the proposed filling on the extent and depth of flooding.

Based on this study the following conclusions have been drawn;

- The site is to be filled to RL 5.80 m AHD to provide protection from storm surge;
- Local flooding is contained within the creek for storm events up to the 1% AEP;
- The extent of filling proposed to provide storm surge protection is located outside of the creek flowpath; and
- The filling works have no impact on peak levels and depths within the creek and through the wider catchment.

Appendix A Architectural Drawings

SHEET No.	SHEET NAME	REV.	ISSUED	REV. DATE
TP0.00	COVER PAGE	A	TOWN PLANNING	19/02/21
TP0.01	DEVELOPMENT SUMMARY & LEGEND	A	TOWN PLANNING	19/02/21
TP0.02	DESIGN RESPONSE WITH SITE PHOTOS	A	TOWN PLANNING	19/02/21
TP0.03	SITE OPPORTUNITIES & CONSTRAINTS	A	TOWN PLANNING	19/02/21
TP0.11	EXISTING SITE CONDITIONS	A	TOWN PLANNING	19/02/21
TP0.12	DEMOLITION PLAN	A	TOWN PLANNING	19/02/21
TP0.13	PROPOSED SITE PLAN	A	TOWN PLANNING	19/02/21
TP0.21	PERSPECTIVE IMAGES - SHEET 01	A	TOWN PLANNING	19/02/21
TP0.22	PERSPECTIVE IMAGES - SHEET 02	A	TOWN PLANNING	19/02/21
TP1.01	OVERALL PLAN - SEMI-BASEMENT	A	TOWN PLANNING	19/02/21
TP1.02	FLOOR PLAN - SEMI-BASEMENT - HOTEL - PART A	A	TOWN PLANNING	19/02/21
TP1.03	FLOOR PLAN - SEMI-BASEMENT - HOTEL - PART B	A	TOWN PLANNING	19/02/21
TP1.04	OVERALL PLAN - GROUND LEVEL	B	TOWN PLANNING	12/05/21
TP1.05	FLOOR PLAN - GROUND LEVEL - SERVICED APARTMENTS / FORESHORE VILLAS	A	TOWN PLANNING	19/02/21
TP1.06	FLOOR PLAN - GROUND LEVEL - HOTEL	A	TOWN PLANNING	19/02/21
TP1.07	FLOOR PLAN - GROUND LEVEL - GARDEN & LAGOON VILLAS - PART A	A	TOWN PLANNING	19/02/21
TP1.08	FLOOR PLAN - GROUND LEVEL - LAGOON VILLAS - PART B	A	TOWN PLANNING	19/02/21
TP1.09	OVERALL PLAN - LEVEL 01	B	TOWN PLANNING	12/05/21
TP1.10	FLOOR PLAN - LEVEL 01 - SERVICED APARTMENTS / ROOF PLAN - FORESHORE VILLAS	A	TOWN PLANNING	19/02/21
TP1.11	FLOOR PLAN - LEVEL 01 - HOTEL	A	TOWN PLANNING	19/02/21
TP1.12	ROOF PLAN - GARDEN & LAGOON VILLAS - PART A	A	TOWN PLANNING	19/02/21
TP1.13	ROOF PLAN - LAGOON VILLAS - PART B	A	TOWN PLANNING	19/02/21
TP1.14	OVERALL PLAN - LEVEL 02	B	TOWN PLANNING	12/05/21
TP1.15	FLOOR PLAN - LEVEL 02 - SERVICED APARTMENTS	A	TOWN PLANNING	19/02/21
TP1.16	FLOOR PLAN - LEVEL 02 - HOTEL	A	TOWN PLANNING	19/02/21
TP1.17	OVERALL PLAN - LEVEL 03	B	TOWN PLANNING	12/05/21
TP1.18	FLOOR PLAN - LEVEL 03 - SERVICED APARTMENTS	A	TOWN PLANNING	19/02/21
TP1.19	FLOOR PLAN - LEVEL 03 - HOTEL	A	TOWN PLANNING	19/02/21
TP1.20	OVERALL PLAN - LEVEL 04	B	TOWN PLANNING	12/05/21
TP1.21	FLOOR PLAN - LEVEL 04 - SERVICED APARTMENTS	A	TOWN PLANNING	19/02/21
TP1.22	FLOOR PLAN - LEVEL 04 - HOTEL	A	TOWN PLANNING	19/02/21
TP1.23	OVERALL PLAN - LEVEL 05	B	TOWN PLANNING	12/05/21
TP1.24	FLOOR PLAN - LEVEL 05 - SERVICED APARTMENTS	A	TOWN PLANNING	19/02/21
TP1.25	FLOOR PLAN - LEVEL 05 - HOTEL	A	TOWN PLANNING	19/02/21
TP1.26	OVERALL PLAN - ROOF	A	TOWN PLANNING	19/02/21
TP2.01	OVERALL ELEVATIONS - SERVICED APARTMENT / FORESHORE VILLAS	A	TOWN PLANNING	19/02/21
TP2.02	OVERALL ELEVATIONS - HOTEL	A	TOWN PLANNING	19/02/21
TP2.03	OVERALL ELEVATIONS - GARDEN VILLAS	A	TOWN PLANNING	19/02/21
TP2.04	OVERALL ELEVATIONS - LAGOON VILLAS	A	TOWN PLANNING	19/02/21
TP3.02	BUILDING SECTIONS - GARDEN & LAGOON VILLA	A	TOWN PLANNING	19/02/21
TP3.03	BUILDING SECTION - HOTEL / F&B BAR	A	TOWN PLANNING	19/02/21
TP4.01	PROPOSED SHADOW DIAGRAMS	A	TOWN PLANNING	19/02/21

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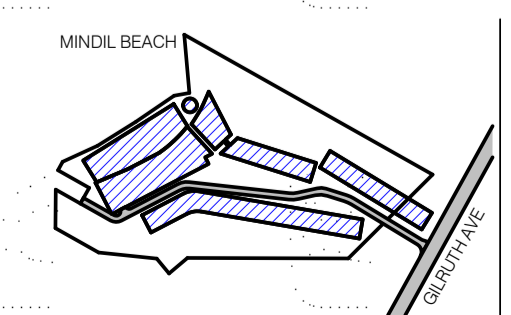
LITTLE MINDIL - 25 GILRUTH AVENUE, THE GARDENS, DARWIN



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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE, THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
 SHEET SIZE
 PROJECT NO

DRAWING DATE
 CHECK
 DRAWN



DRAWING TITLE
COVER PAGE

PROJECT NAME
LITTLE MINDIL

REVISION
A

BUILDING / ATTRIBUTE
**12°26'59" S
 130°49'45" E**

DRAWING NO.
TP0.00

SITE AREA

NAME	AREA	%
SITE AREA	51,526 m ²	100%

DEVELOPMENT SUMMARY

2 BEDROOM APARTMENTS	22
3 BEDROOM APARTMENTS	2
4 BEDROOM APARTMENTS	2
HOTEL ROOMS	149
2 BEDROOM GARDEN VILLAS	3
2 BEDROOM LAGOON VILLAS	16
3 BEDROOM FORESHORE VILLAS	7

GROUND	AREA
2 BEDROOM GARDEN VILLAS	3
2 BEDROOM LAGOON VILLAS	16
3 BEDROOM FORESHORE VILLAS	7

LEVEL 01	AREA
2 BEDROOM APARTMENTS	6
3 BEDROOM APARTMENTS	2

LEVEL 02	AREA
2 BEDROOM APARTMENTS	4
3 BEDROOM APARTMENTS	10
4 BEDROOM APARTMENTS	1
HOTEL ROOMS	17

LEVEL 03	AREA
2 BEDROOM APARTMENTS	4
HOTEL ROOMS	49

LEVEL 04	AREA
2 BEDROOM APARTMENTS	4
3 BEDROOM APARTMENTS	10
4 BEDROOM APARTMENTS	1
HOTEL ROOMS	46

LEVEL 05	AREA
2 BEDROOM APARTMENTS	4
HOTEL ROOMS	37

HOTEL ROOMS SCHEDULE

ROOM NO.	TYPE	ROOM	BALCONY	TOTAL
----------	------	------	---------	-------

2001	S1	68 m ²	13 m ²	80 m ²
2002	S1	70 m ²	13 m ²	82 m ²
2003	S1	72 m ²	13 m ²	85 m ²
2004	S5	61 m ²	13 m ²	74 m ²
2005	K2	33 m ²	13 m ²	46 m ²
2006	S6	69 m ²	22 m ²	90 m ²
2007	K2	34 m ²	0 m ²	34 m ²
2008	K2	34 m ²	0 m ²	34 m ²
2009	K2	34 m ²	0 m ²	34 m ²
2010	K2	34 m ²	0 m ²	34 m ²
2011	K3	27 m ²	0 m ²	27 m ²
		536 m ²	85 m ²	622 m ²

LEVEL 03	ROOM NO.	TYPE	ROOM	BALCONY	TOTAL
----------	----------	------	------	---------	-------

3001	S2	61 m ²	13 m ²	74 m ²
3002	S2	62 m ²	13 m ²	75 m ²
3003	S2	63 m ²	13 m ²	76 m ²
3004	S7	51 m ²	13 m ²	63 m ²
3005	K7	32 m ²	13 m ²	44 m ²
3006	K6	37 m ²	20 m ²	57 m ²
3007	K2	34 m ²	0 m ²	34 m ²
3008	K2	34 m ²	0 m ²	34 m ²
3009	K2	34 m ²	0 m ²	34 m ²
3010	K2	34 m ²	0 m ²	34 m ²
3011	K3	27 m ²	0 m ²	27 m ²
3012	K4	38 m ²	0 m ²	38 m ²
3013	S4	51 m ²	0 m ²	51 m ²
3014	K1	38 m ²	0 m ²	38 m ²
3015	K1	38 m ²	0 m ²	38 m ²
3016	K1	38 m ²	0 m ²	38 m ²
3017	K1	38 m ²	0 m ²	38 m ²
3018	K1	38 m ²	0 m ²	38 m ²
3019	K1	38 m ²	0 m ²	38 m ²
3020	K1	38 m ²	0 m ²	38 m ²
3021	K1	38 m ²	0 m ²	38 m ²
3022	K1	38 m ²	0 m ²	38 m ²
3023	K1	38 m ²	0 m ²	38 m ²
3024	K1	38 m ²	0 m ²	38 m ²
3025	K1	38 m ²	0 m ²	38 m ²
3026	K1	38 m ²	0 m ²	38 m ²
3027	K1	38 m ²	0 m ²	38 m ²
3028	K1	38 m ²	0 m ²	38 m ²
3029	K1	38 m ²	0 m ²	38 m ²
3030	K5	33 m ²	0 m ²	33 m ²
3031	K1	38 m ²	0 m ²	38 m ²
3032	K1	38 m ²	0 m ²	38 m ²
3033	K1	38 m ²	0 m ²	38 m ²
3034	K1	38 m ²	0 m ²	38 m ²
3035	K1	38 m ²	0 m ²	38 m ²
3036	K1	38 m ²	0 m ²	38 m ²
3037	K1	38 m ²	0 m ²	38 m ²
3038	K1	38 m ²	0 m ²	38 m ²
3039	K1	37 m ²	0 m ²	37 m ²
3040	K1	38 m ²	0 m ²	38 m ²
3041	K1	38 m ²	0 m ²	38 m ²
3042	K12	38 m ²	0 m ²	38 m ²
3043	K1	38 m ²	0 m ²	38 m ²
		1682 m ²	83 m ²	1766 m ²

LEVEL 04	ROOM NO.	TYPE	ROOM	BALCONY	TOTAL
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4001	S3	52 m ²	13 m ²	64 m ²
4002	S3	51 m ²	13 m ²	64 m ²
4003	S3	52 m ²	13 m ²	64 m ²
4004	K8	25 m ²	13 m ²	38 m ²
4005	K9	32 m ²	13 m ²	44 m ²
4006	K10	44 m ²	17 m ²	61 m ²
4007	K2	34 m ²	0 m ²	34 m ²
4008	K2	34 m ²	0 m ²	34 m ²
4009	K2	34 m ²	0 m ²	34 m ²
4010	K3	27 m ²	0 m ²	27 m ²
4011	K4	39 m ²	0 m ²	39 m ²

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AREA ANALYSIS

DEPARTMENT	AREA
SEMI-BASEMENT	3 m ²
HOTEL	
ADMIN OFFICES	214 m ²
BOH & SUPPORT AREAS	1768 m ²
EXTERNAL AREAS & PARKING	5496 m ²
PUBLIC AREAS	40 m ²
SERVICES	8 m ²
VERTICAL CIRCULATION	81 m ²
GROUND	7908 m ²

APARTMENT	AREA
EXTERNAL AREAS & PARKING	2767 m ²
SERVICES	297 m ²
VERTICAL CIRCULATION	38 m ²

HOTEL	AREA
BOH & SUPPORT AREAS	562 m ²
EXTERNAL AREAS & PARKING	811 m ²
GARDEN VILLA	13 m ²
LAGOON VILLA	2408 m ²
PUBLIC AREAS	38 m ²
RECREATIONAL	105 m ²
RESTAURANT & BARS / SUPPORT	213 m ²
RETAIL	9 m ²
SERVICES	13 m ²
VERTICAL CIRCULATION	13 m ²

LEVEL 01	AREA
APARTMENT	
APARTMENT FLOORS	1668 m ²
BOH & SUPPORT AREAS	311 m ²
RECREATIONAL	399 m ²
SERVICES	111 m ²

HOTEL	AREA
ADMIN OFFICES	16 m ²
BOH & SUPPORT AREAS	143 m ²

HOTEL ROOMS SCHEDULE

ROOM NO.	TYPE	ROOM	BALCONY	TOTAL
----------	------	------	---------	-------

4012	S4	52 m ²	0 m ²	52 m ²
4013	K1	38 m ²	0 m ²	38 m ²
4014	K1	38 m ²	0 m ²	38 m ²
4015	K1	38 m ²	0 m ²	38 m ²
4016	K1	38 m ²	0 m ²	38 m ²
4017	K1	38 m ²	0 m ²	38 m ²
4018	K1	38 m ²	0 m ²	38 m ²
4019	K1	38 m ²	0 m ²	38 m ²
4020	K1	38 m ²	0 m ²	38 m ²
4021	K1	38 m ²	0 m ²	38 m ²
4022	K1	38 m ²	0 m ²	38 m ²
4023	K1	38 m ²	0 m ²	38 m ²
4024	K1	38 m ²	0 m ²	38 m ²
4025	K1	38 m ²	0 m ²	38 m ²
4026	K1	38 m ²	0 m ²	38 m ²
4027	K1	38 m ²	0 m ²	38 m ²
4028	K1	38 m ²	0 m ²	38 m ²
4029	K5	33 m ²	0 m ²	33 m ²
4030	K1	38 m ²	0 m ²	38 m ²
4031	K1	38 m ²	0 m ²	38 m ²
4032	K1	38 m ²	0 m ²	38 m ²
4033	K1	38 m ²	0 m ²	38 m ²
4034	K1	38 m ²	0 m ²	38 m ²
4035	K1	38 m ²	0 m ²	38 m ²
4036	K1	38 m ²	0 m ²	38 m ²
4037	K1	38 m ²	0 m ²	38 m ²
4038	K1	38 m ²	0 m ²	38 m ²
4039	K12	38 m ²	0 m ²	38 m ²
4040	K1	38 m ²	0 m ²	38 m ²
		1525 m ²	81 m ²	1606 m ²

LEVEL 05	ROOM NO.	TYPE	ROOM	BALCONY	TOTAL
----------	----------	------	------	---------	-------

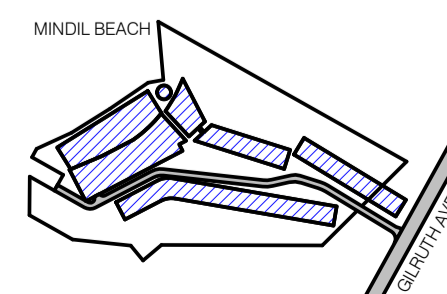
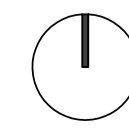
5001	K11	42 m ²	13 m ²	55 m ²
5002	K2	36 m ²	13 m ²	49 m ²
5003	K2	36 m ²	13 m ²	49 m ²
5004	K2	36 m ²	13 m ²	49 m ²
5005	K2	36 m ²	13 m ²	49 m ²
5006	S6	45 m ²	15 m ²	60 m ²
5007	K2	34 m ²	0 m ²	34 m ²
5008	K2	34 m ²	0 m ²	34 m ²
5009	K3	27 m ²	0 m ²	27 m ²
5010	K4	39 m ²	0 m ²	39 m ²
5011	S4	51 m ²	0 m ²	51 m ²
5012	K2	38 m ²	0 m ²	38 m ²
5013	K2	38 m ²	0 m ²	38 m ²
5014	K2	38 m ²	0 m ²	38 m ²
5015	K2	38 m ²	0 m ²	38 m ²
5016	K2	38 m ²	0 m ²	38 m ²
5017	K2	38 m ²	0 m ²	38 m ²
5018	K2	38 m ²	0 m ²	38 m ²
5019	K2	38 m ²	0 m ²	38 m ²
5020	K2	38 m ²	0 m ²	38 m ²
5021	K2	38 m ²	0 m ²	38 m ²
5022	K2	38 m ²	0 m ²	38 m ²
5023	K2	38 m ²	0 m ²	38 m ²
5024	K2	38 m ²	0 m ²	38 m ²
5025	K2	38 m ²	0 m ²	38 m ²
5026	K2	38 m ²	0 m ²	38 m ²
5027	K2	38 m ²	0 m ²	38 m ²
502				



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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 SHEET SIZE
 PROJECT NO

DRAWING DATE
 CHECK
 DRAWN



DRAWING TITLE
 DESIGN RESPONSE WITH SITE
 PHOTOS

PROJECT NAME
 LITTLE MINDIL

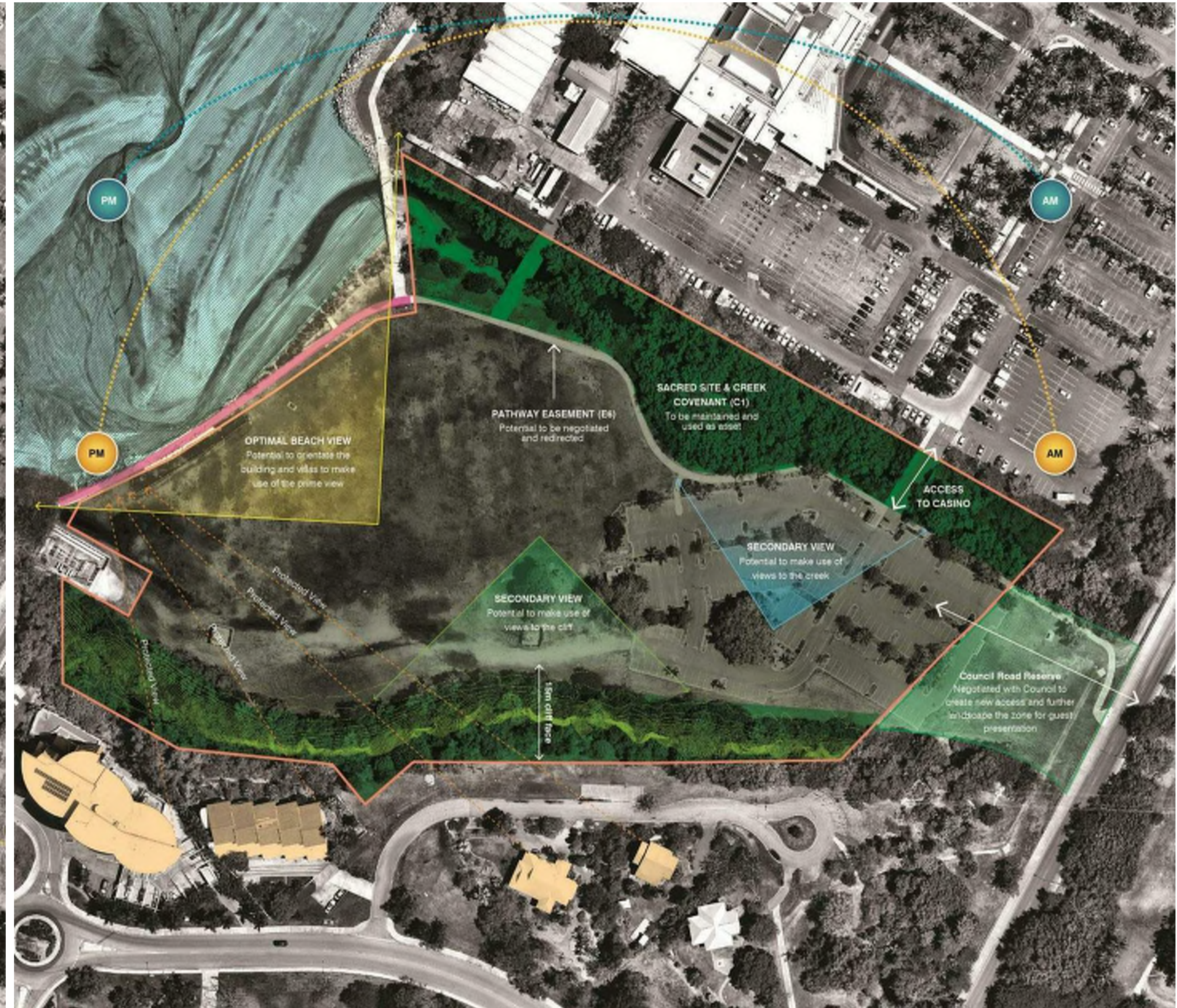
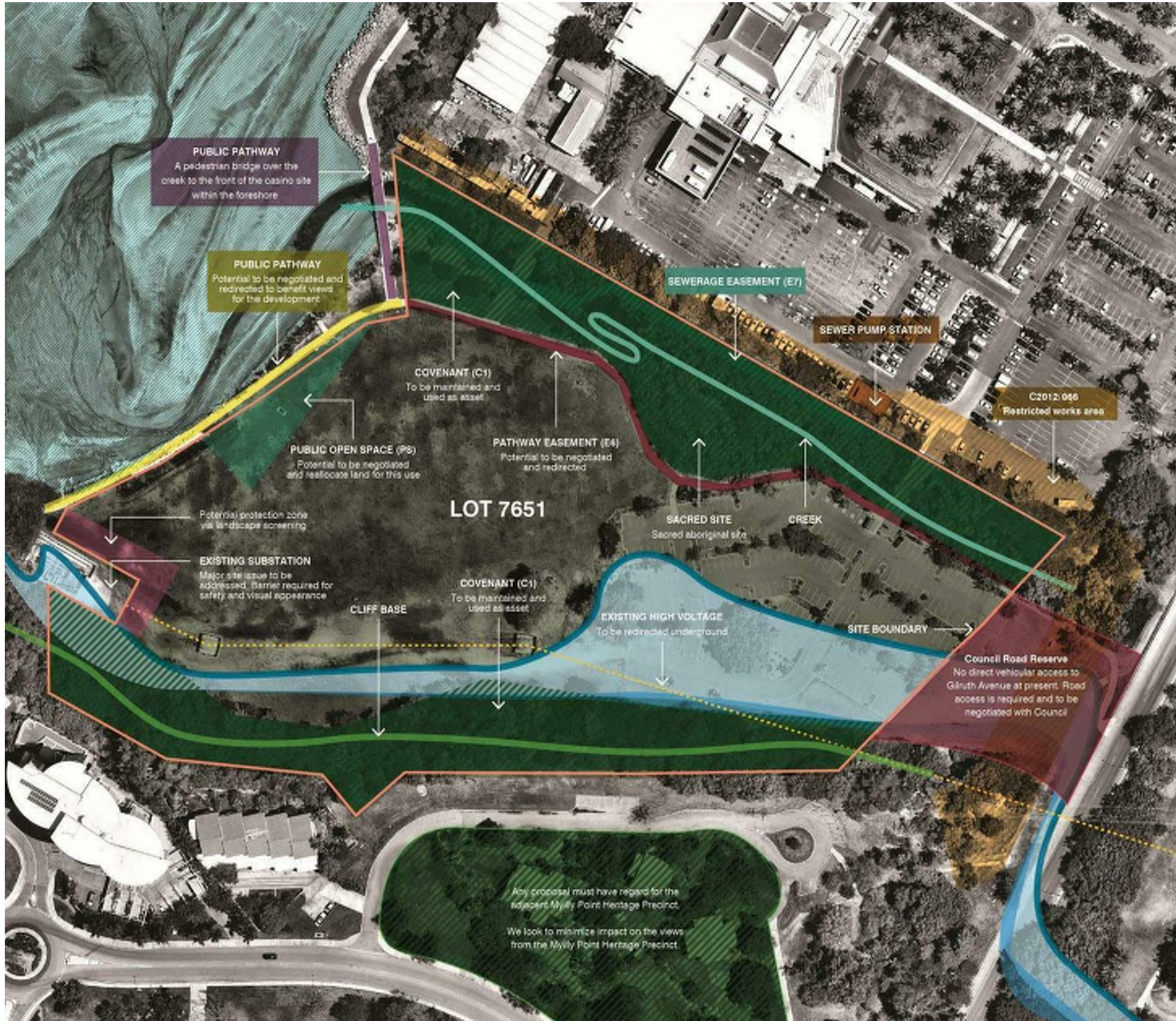
REVISION
 BUILDING / ATTRIBUTE

DRAWING NO.

TOWN PLANNING

A
 12°26'59" S
 130°49'45" E

TP0.02

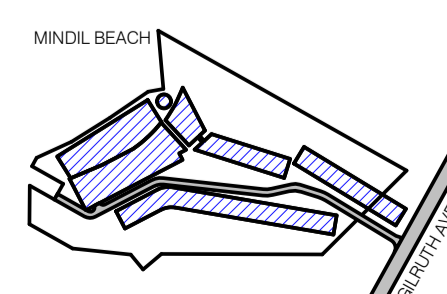
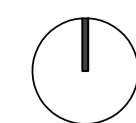


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C:\Users\pawar\Documents\257_LITTLE MINDIL_AS_H19_rev\hachem.com.au.rvt 12/05/2021 11:34:00 AM

REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 SHEET SIZE
 PROJECT NO

DRAWING DATE
 CHECK
 DRAWN



DRAWING TITLE
 SITE OPPORTUNITIES &
 CONSTRAINTS

PROJECT NAME
 LITTLE MINDIL

REVISION
 BUILDING / ATTRIBUTE

DRAWING NO.

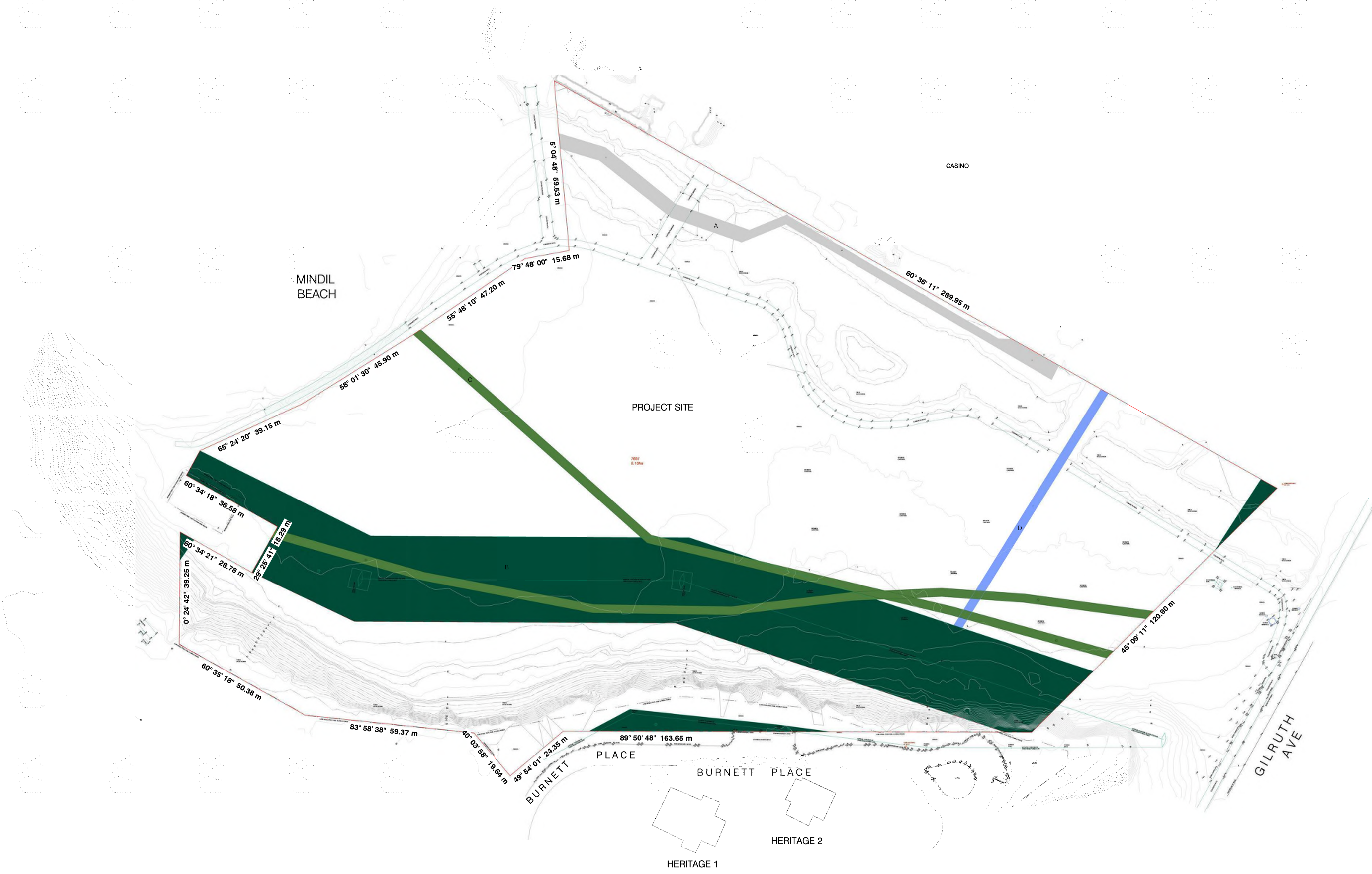
12°26'59" S
 130°49'45" E

TP0.03

TOWN PLANNING

EASEMENT LEGEND

- A = EASEMENT (SEWERAGE) BENEFIT TO THE POWER & WATER CORPORATION.
- B = EASEMENT (ELECTRICITY SUPPLY) BENEFIT TO THE POWER & WATER CORPORATION.
- C = EASEMENT (ELECTRONIC COMMUNICATIONS SUPPLY) BENEFIT TO THE POWER & WATER CORPORATION.
- D = EASEMENT (RIGHT OF WAY) BENEFIT TO THE POWER & WATER CORPORATION.

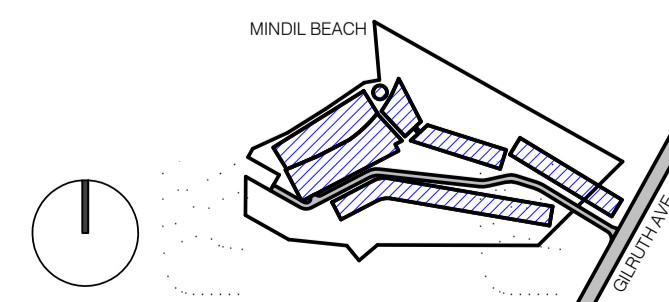


1 SITE PLAN - EXISTING
1 : 750

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 As indicated

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



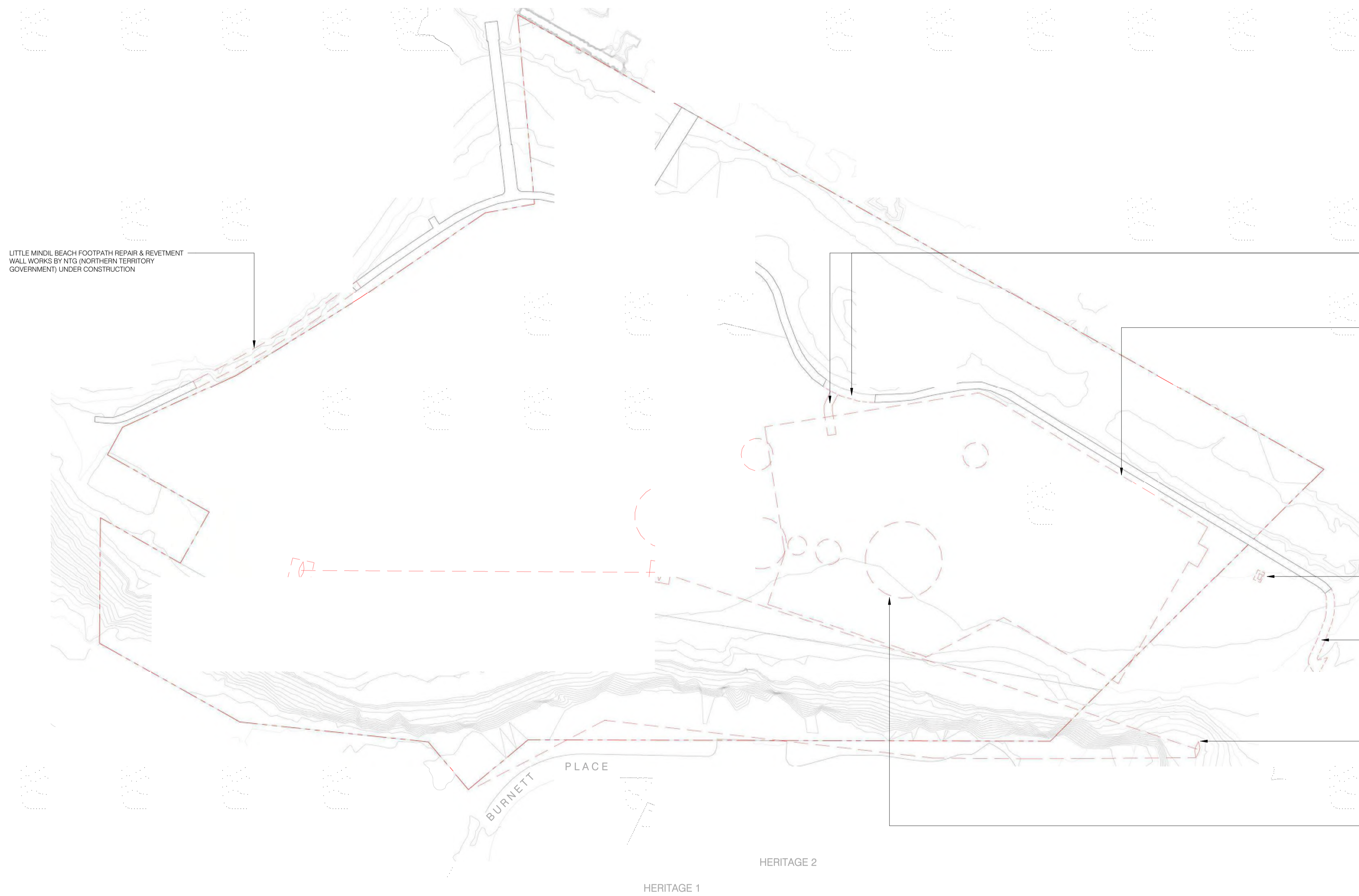
DRAWING TITLE
 EXISTING SITE CONDITIONS

PROJECT NAME
 LITTLE MINDIL

REVISION
A

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
TP0.11



LITTLE MINDIL BEACH FOOTPATH REPAIR & REVELTMENT WALL WORKS BY NTG (NORTHERN TERRITORY GOVERNMENT) UNDER CONSTRUCTION

REFER TO ENGINEERING SERVICES REPORT BY ADG PREPARED AS ADDITIONAL INFORMATION IN SUPPORT OF THIS DEVELOPMENT APPLICATION.

DETAILED ENGINEERING DIAGRAMS & MANAGEMENT REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ARE TO BE SUBMITTED TO THE RELEVANT AUTHORITY FOR APPROVAL PRIOR TO ANY WORKS COMMENCING ON SITE.

TELSTRA & OTHER COMMUNICATION INFRASTRUCTURE TO BE RE-ROUTED SUBJECT TO APPROVAL.

EXISTING PATH TO BE DEMOLISHED SHOWN DASHED

EXISTING CAR PARK TO BE DEMOLISHED SHOWN DASHED

EXISTING (11KV) UNDERGROUND HV CABLES TO BE DE-COMMISSIONED AND SUBSTATION 3044 (SHOWN AS ELECTRICAL BOX AS PER SURVEY) TO BE REMOVED AS PART OF THIS PROPOSED DEVELOPMENT.

EXISTING PATH TO BE DEMOLISHED SHOWN DASHED

HIGH VOLTAGE PYLONS & OVERHEAD POWERLINES (66KV) TO BE RE-LOCATED UNDERGROUND SUBJECT TO APPROVAL

ALL EXISTING TREES ON SITE EXCLUDING THOSE LOCATED WITHIN COVENANT C1 (CLIFF BASE/ ENCASCIPMENT & SACRED SITE) TO BE REMOVED AND REPLACED - REFER TO LANDSCAPE PLAN BY CLOUSTON ASSOCIATES
 * TREES SHOWN DASHED IN RED ARE INDICATIVE ONLY. ADDITIONAL TREES NOT SHOWN ON THIS DRAWING MAY REQUIRE REMOVAL

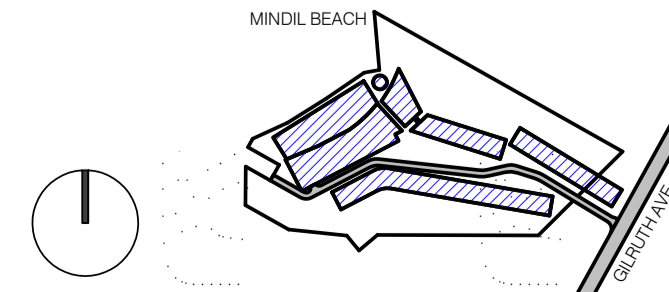
1 SITE PLAN - DEMOLITION 1:750

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HACHEM.COM.AU LEVEL 3, 2 DREWERY PLACE 183 WESTON STREET
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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 750

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 DEMOLITION PLAN

PROJECT NAME
 LITTLE MINDIL

REVISION
 A

DRAWING NO.

TOWN PLANNING

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

TP0.12

1 SITE PLAN - PROPOSED 1:750



1
TP3.01

1
TP3.01

EXISTING VEHICLE ACCESS ROAD VIA ADJACENT MINDIL BEACH CASINO CAR PARK ENTRANCE ON CASINO DRIVE TO REMAIN & BE CONNECTED TO PROPOSED INTERNAL ROAD NETWORK.

PROPOSED RELOCATION OF EXISTING PEDESTRIAN PATH & PROPOSED PRAM CROSSING. REFER TO DRIVEWAY CROSSOVER DRAWINGS BY ADJ FOR DESIGN AND DETAILS.

PROPOSED SINGLE VEHICULAR ACCESS POINT / CROSSOVER. REFER TO DRIVEWAY CROSSOVER DRAWINGS BY ADJ FOR DESIGN AND DETAILS.

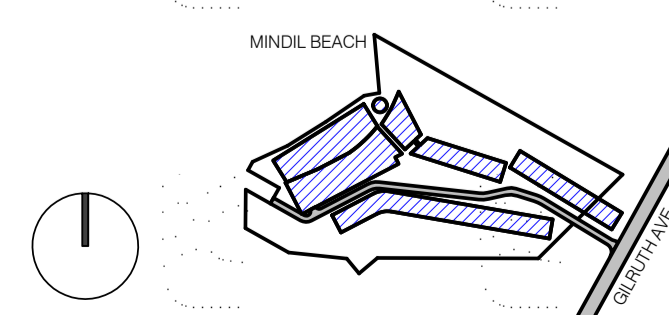
REFER TO TRAFFIC IMPACT ASSESSMENT PREPARED BY SJ TRAFFIC FOR FURTHER INFORMATION IN REGARD TO THE TRAFFIC GENERATION & ASSOCIATED IMPLICATIONS RELEVANT TO THIS PROPOSAL.

REFER TO VISUAL IMPACT STUDY BY CLOUSTON ASSOCIATES
CAMERA VIEWS SHOWN IN RED
- VIEWS 1, 3, 5, 7 ARE FROM 1.7m ABOVE NGL
- VIEWS 2, 4, 6, 8 ARE FROM 4.5m ABOVE NGL

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

DRAWING SCALE
1 : 750

SHEET SIZE
A1

PROJECT NO
257

CLIENT
DAVID DO AWI

DRAWING DATE
19/02/21

CHECK
EP

DRAWN
KS



DRAWING TITLE
PROPOSED SITE PLAN

REVISION
A

BUILDING / ATTRIBUTE
12°26'59" S
130°49'45" E

PROJECT NAME
LITTLE MINDIL

DRAWING NO.
TP0.13

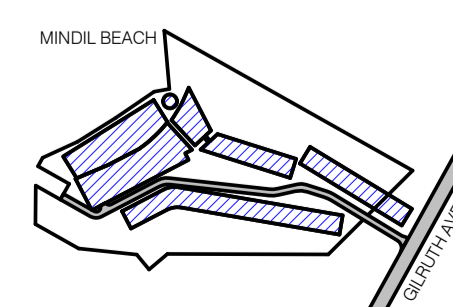


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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE: A1
 SHEET SIZE: A1
 PROJECT NO: 257

CLIENT
 DAVID DO AWI

DRAWING DATE: 19/02/21
 CHECK: EP
 DRAWN: KS



DRAWING TITLE
 PERSPECTIVE IMAGES - SHEET 01

PROJECT NAME
 LITTLE MINDIL

REVISION: A
 BUILDING / ATTRIBUTE: 12°26'59" S 130°49'45" E

DRAWING NO.

TOWN PLANNING

TP0.21

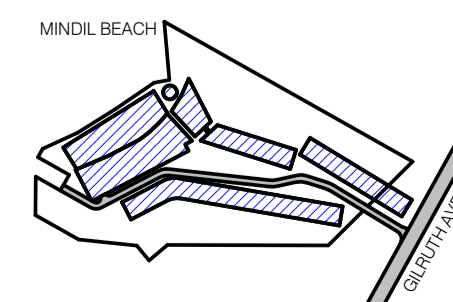


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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE SHEET SIZE PROJECT NO
 A1 257

CLIENT
 DAVID DO AWI

DRAWING DATE CHECK DRAWN
 19/02/21 EP KS



DRAWING TITLE
 PERSPECTIVE IMAGES - SHEET 02

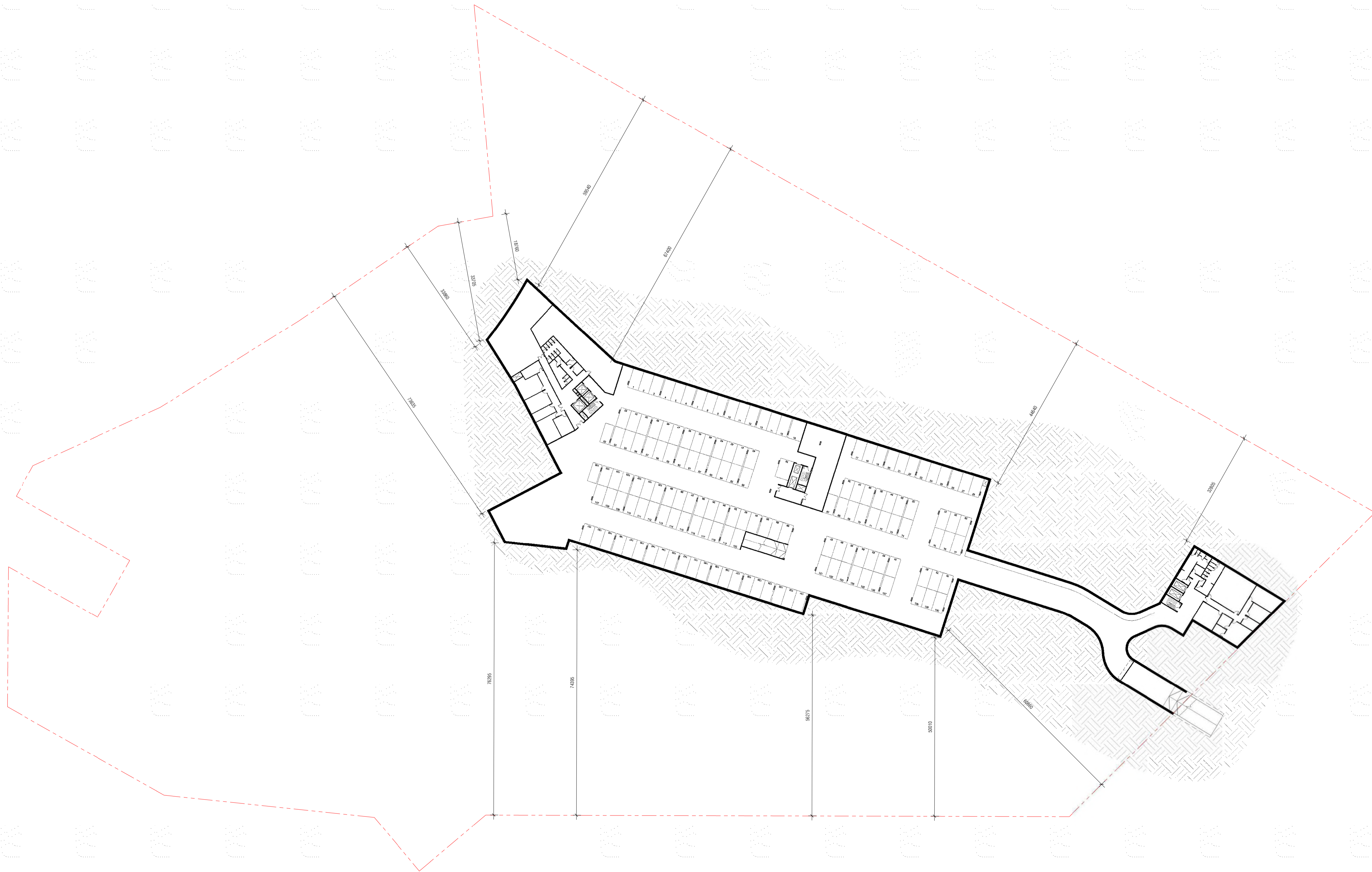
PROJECT NAME
 LITTLE MINDIL

REVISION BUILDING / ATTRIBUTE
 A 12°26'59" S
 130°49'45" E

DRAWING NO.

TOWN PLANNING

TP0.22

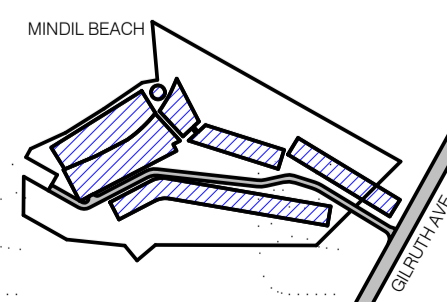
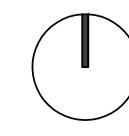


1 OVERALL PLAN - SEMI-BASEMENT 01
1 : 500

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN
 CLIENT
 DAVID DO AWI

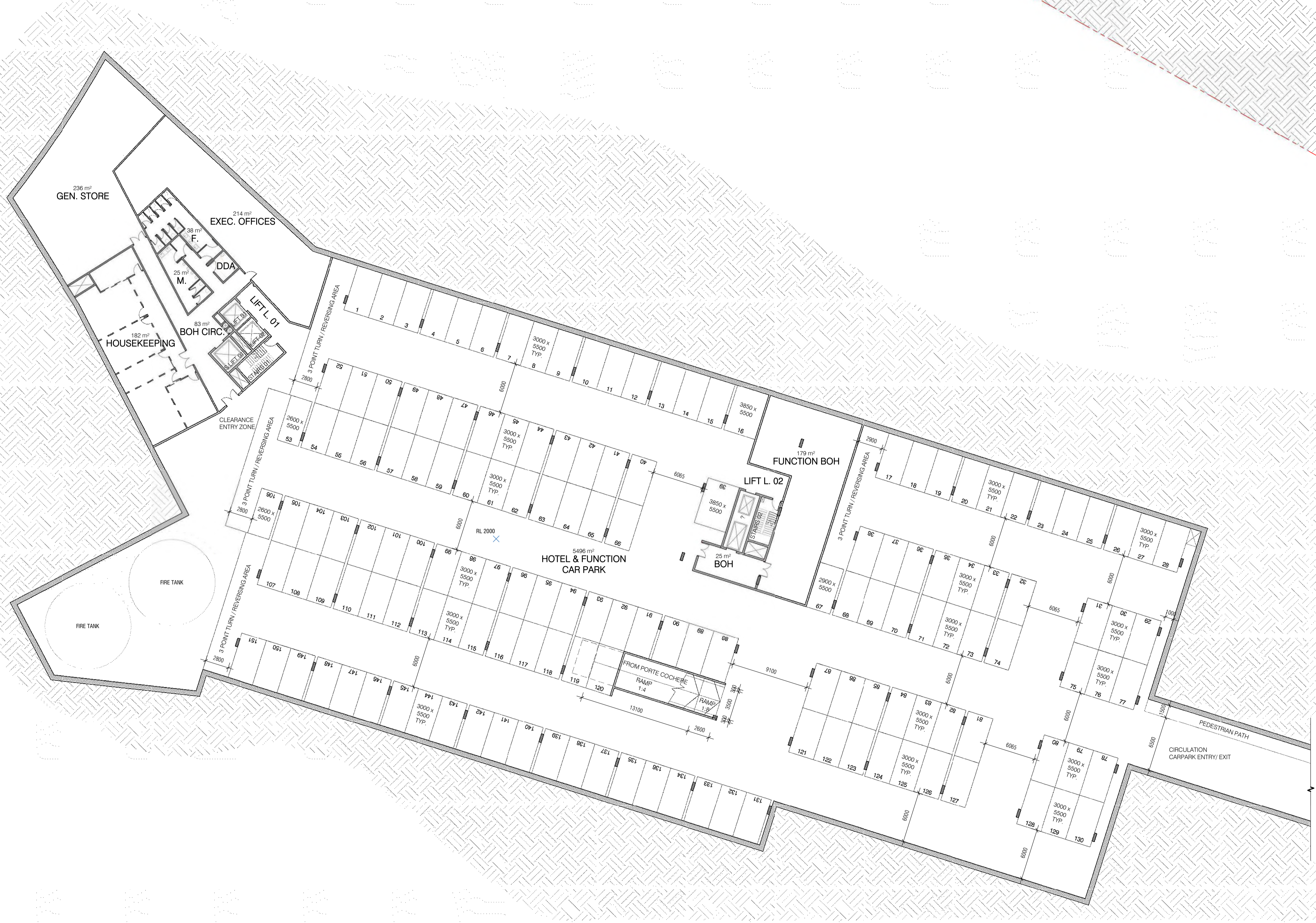
DRAWING SCALE
 1 : 500
 SHEET SIZE
 A1
 PROJECT NO.
 257
 DRAWING DATE
 19/02/21
 CHECK
 EP
 DRAWN
 KS



DRAWING TITLE
 OVERALL PLAN - SEMI-BASEMENT
 PROJECT NAME
 LITTLE MINDIL

REVISION
 A
 BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E
 DRAWING NO.

TOWN PLANNING
TP1.01



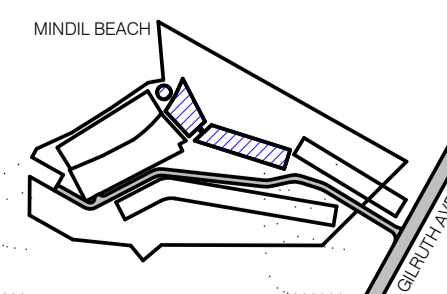
REFER TO TP1.03 /1
FOR ADDITIONAL INFORMATION

1 SEMI-BASEMENT PLAN - HOTEL
1 : 250

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A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
FLOOR PLAN - SEMI-BASEMENT -
HOTEL - PART A

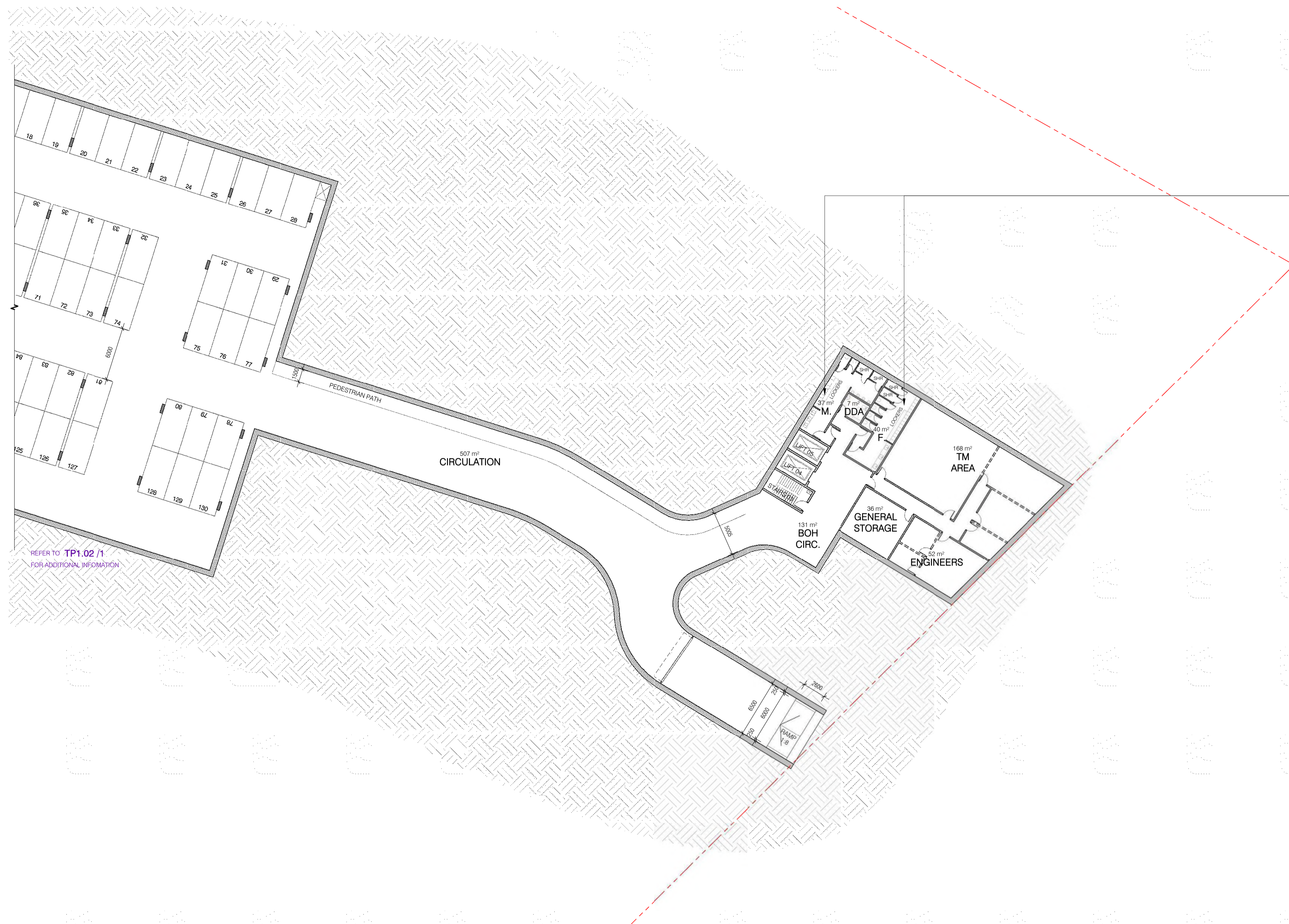
PROJECT NAME
LITTLE MINDIL

REVISION
BUILDING / ATTRIBUTE
A 12°26'59" S
130°49'45" E

DRAWING NO.

TOWN PLANNING

TP1.02



REFER TO TP1.02 /1 FOR ADDITIONAL INFORMATION

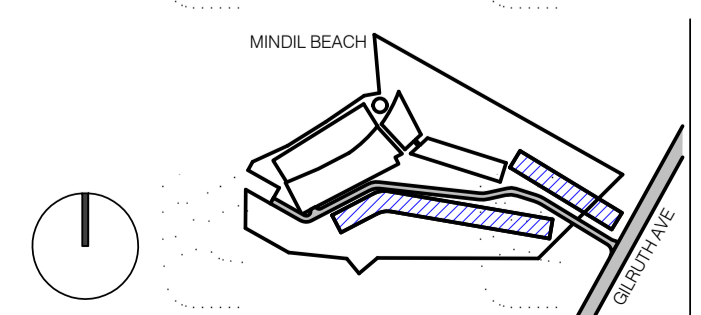
END OF TRIP FACILITIES TO BE PROVIDED AND TO COMPLY WITH AS2890.3 AND NTPS CLAUSE 5.3.7
 - 72 LOCKERS INCL. - ONE LOCKER PER SECURE BICYCLE SPACE TO PROVIDED
 - 4 SHOWERS TOTAL PROVIDED (2 x MALE, 2 x FEMALE), ASSUMING 200 STAFF TOTAL.
 INDICATIVE ONLY - LAYOUT TO BE MODIFIED AS REQUIRED TO TO COMPLY ONCE STAFF NUMBERS ARE CONFIRMED.

1 SEMI-BASEMENT PLAN - HOTEL VILLAS
 1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE: 1 : 250
 SHEET SIZE: A1
 PROJECT NO: 257

DRAWING DATE: 19/02/21
 CHECK: EP
 DRAWN: KS



DRAWING TITLE
 FLOOR PLAN - SEMI-BASEMENT - HOTEL - PART B

PROJECT NAME
 LITTLE MINDIL

REVISION: A
 BUILDING / ATTRIBUTE: 12°26'59" S 130°49'45" E

DRAWING NO.

TOWN PLANNING

TP1.03

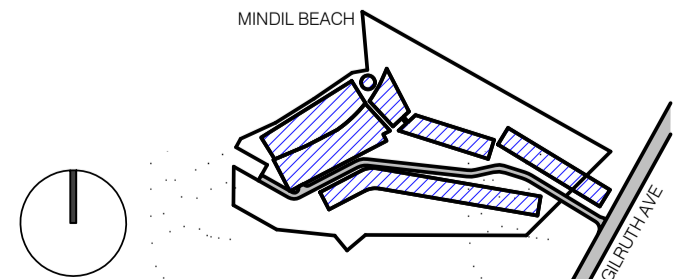


1 OVERALL PLAN - GROUND LEVEL
1 : 500

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 STUDIO +61 1300 734 560 VICTORIA, AUSTRALIA VICTORIA, AUSTRALIA

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REV.	DESCRIPTION	DATE
B	TOWN PLANNING - ADDITIONAL INFORMATION	12/05/21
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 500

DRAWING DATE
 12/05/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 OVERALL PLAN - GROUND LEVEL

PROJECT NAME
 LITTLE MINDIL

REVISION
B

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
TP1.04

TOWN PLANNING

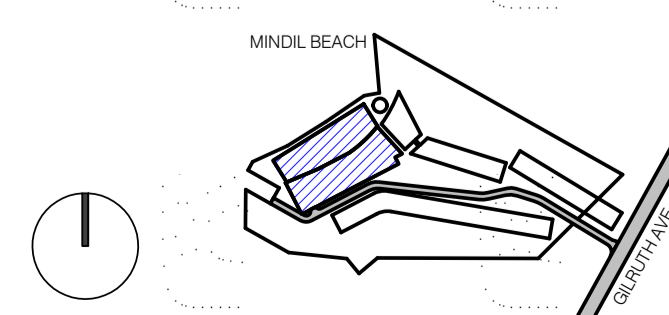


1 GROUND PLAN - SERVICED APARTMENTS / LUXURY VILLAS
1 : 250

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 HACHEM.COM.AU LEVEL 3, 2 DREWERY PLACE 188 WESTON STREET
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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



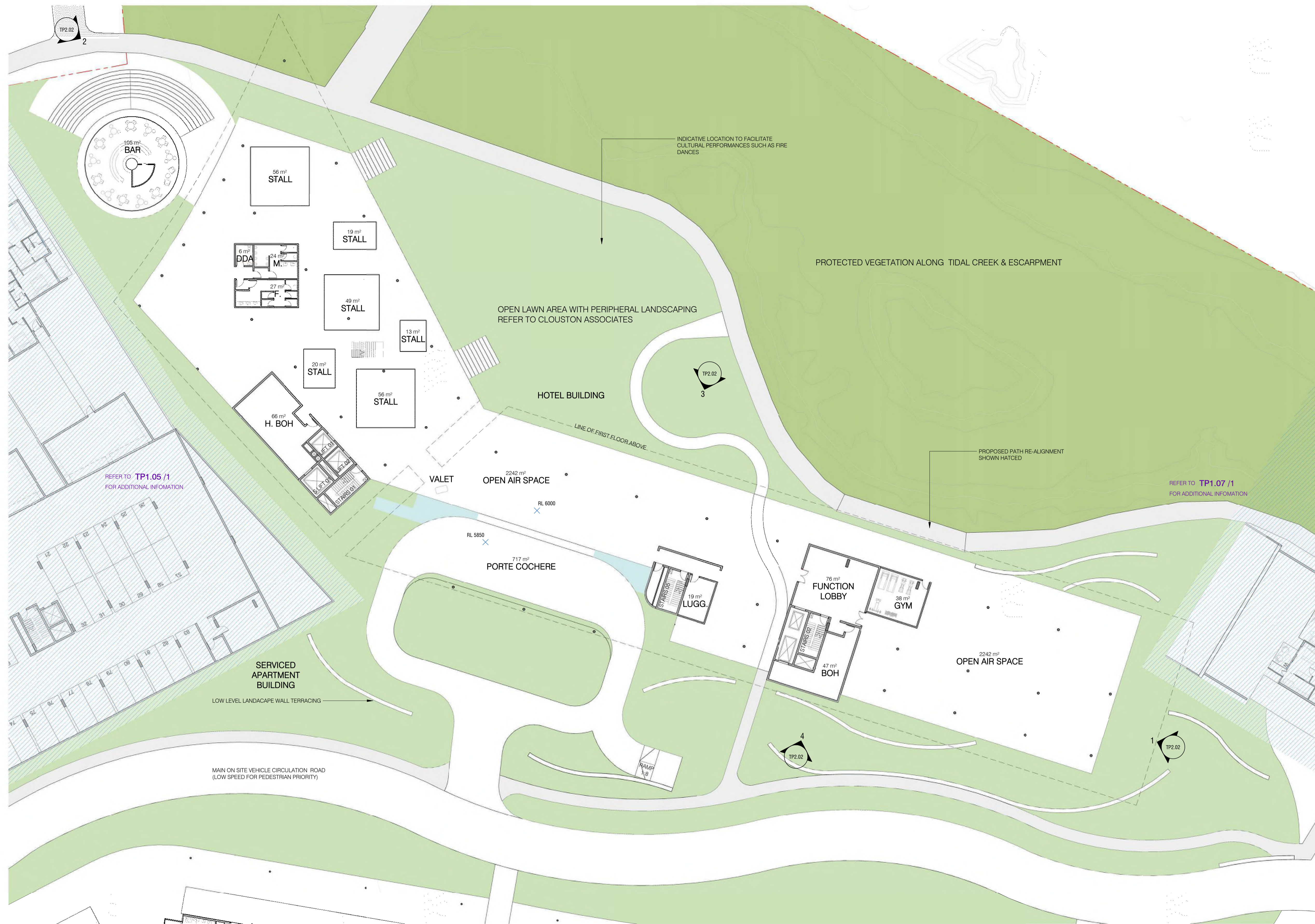
DRAWING TITLE
 FLOOR PLAN - GROUND LEVEL -
 SERVICED APARTMENTS /
 FORESHORE VILLAS

PROJECT NAME
 LITTLE MINDIL

REVISION
 BUILDING / ATTRIBUTE
A 12°26'59" S
 130°49'45" E

DRAWING NO.
TP1.05

TOWN PLANNING

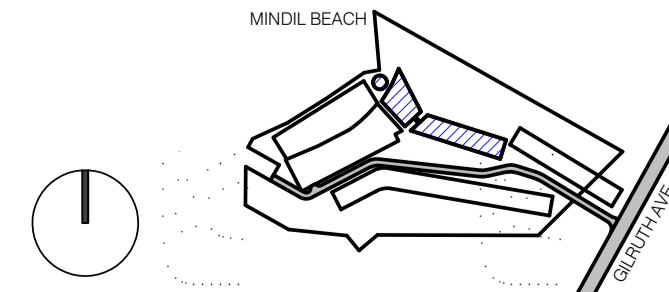


1 GROUND PLAN - HOTEL 1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 FLOOR PLAN - GROUND LEVEL -
 HOTEL

PROJECT NAME
 LITTLE MINDIL

REVISION
A

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
TP1.06

TOWN PLANNING



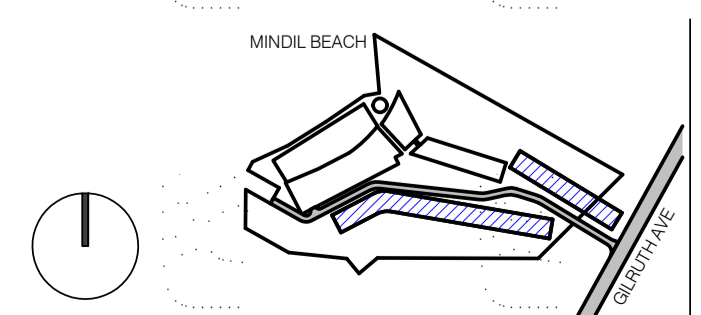
REFER TO TP1.08/1 FOR ADDITIONAL INFORMATION

1 GROUND PLAN - HOTEL VILLAS - PART A
1:250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE
 1 : 250

SHEET SIZE
 A1

PROJECT NO
 257

DRAWING DATE
 19/02/21

CHECK
 EP

DRAWN
 KS

CLIENT
 DAVID DO AWI



DRAWING TITLE
 FLOOR PLAN - GROUND LEVEL -
 GARDEN & LAGOON VILLAS - PART
 A

REVISION
A

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

PROJECT NAME
 LITTLE MINDIL

DRAWING NO.

TP1.07

TOWN PLANNING



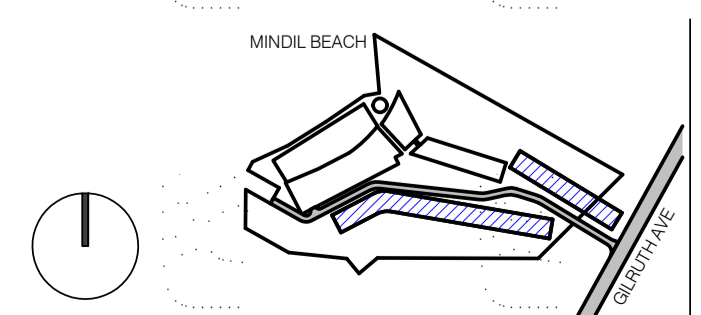
REFER TO TP1.07 / 1 FOR ADDITIONAL INFORMATION

1 GROUND PLAN - HOTEL VILLAS - PART B
1:250

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 HACHEM.COM.AU LEVEL 3, 2 DREWERY PLACE 183 WESTON STREET
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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1:250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 FLOOR PLAN - GROUND LEVEL -
 LAGOON VILLAS - PART B

PROJECT NAME
 LITTLE MINDIL

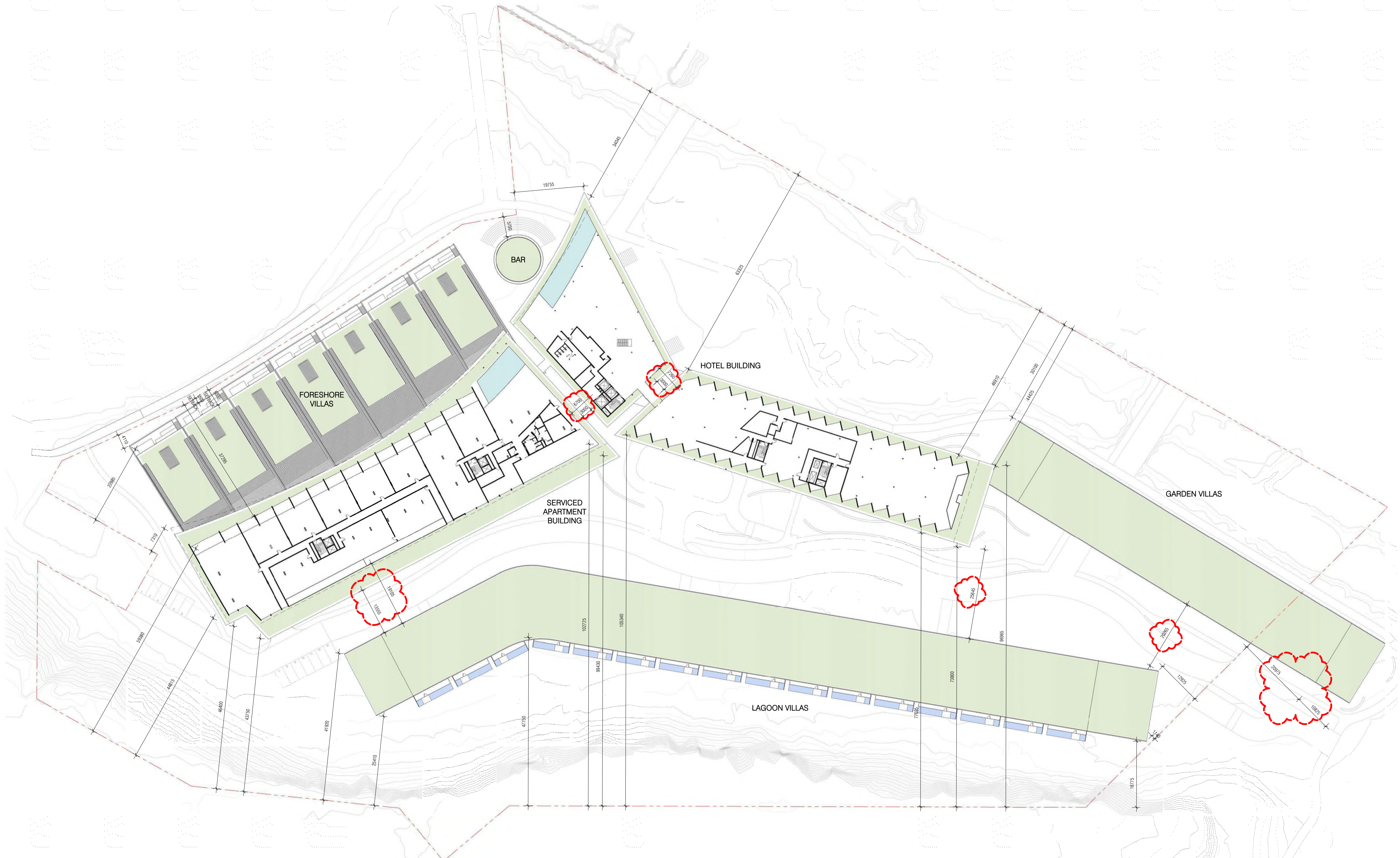
REVISION
 A

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
 TP1.08

TOWN PLANNING

TP1.08

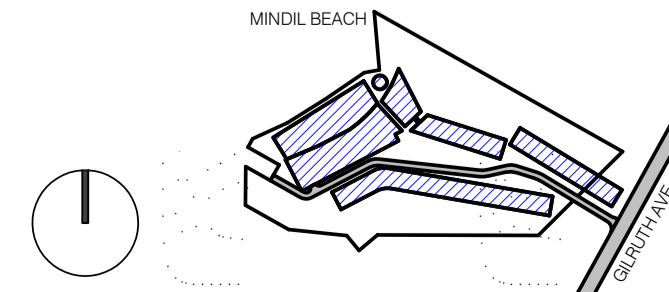


1 OVERALL PLAN - LEVEL 01
1:500

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REV.	DESCRIPTION	DATE
B	TOWN PLANNING - ADDITIONAL INFORMATION	12/05/21
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE
 1:500

SHEET SIZE
 A1

PROJECT NO
 257

DRAWING DATE
 12/05/21

CHECK
 EP

DRAWN
 KS

CLIENT
 DAVID DO AWI



DRAWING TITLE
 OVERALL PLAN - LEVEL 01

PROJECT NAME
 LITTLE MINDIL

REVISION
B

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
TP1.09

TOWN PLANNING

TIMBER SCREENING TO ALLOW NATURAL LIGHT & VENTILATION TO P.O.S BELOW WHILST PRECULding OVERLOOKING FROM SERVICED APARTMENTS LOCATED AT HIGHER LEVELS

FORESHORE VILLAS
LANDSCAPED ROOF
REFER TO LANDSCAPE PLAN BY
CLOUSTON ASSOCIATES FOR
LANDSCAPE DESIGN AND DETAILS

REFER TO TP1.11 / 1
FOR ADDITIONAL INFORMATION

SERVICED APARTMENT BUILDING

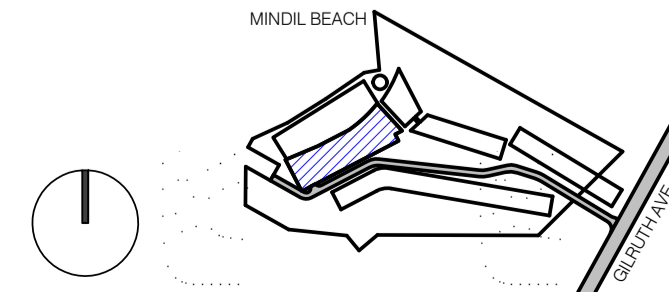
1 LEVEL 01 PLAN - APARTMENTS / ROOF PLAN - LUXURY VILLAS

1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
FLOOR PLAN - LEVEL 01 -
SERVICED APARTMENTS / ROOF
PLAN - FORESHORE VILLAS

PROJECT NAME
LITTLE MINDIL

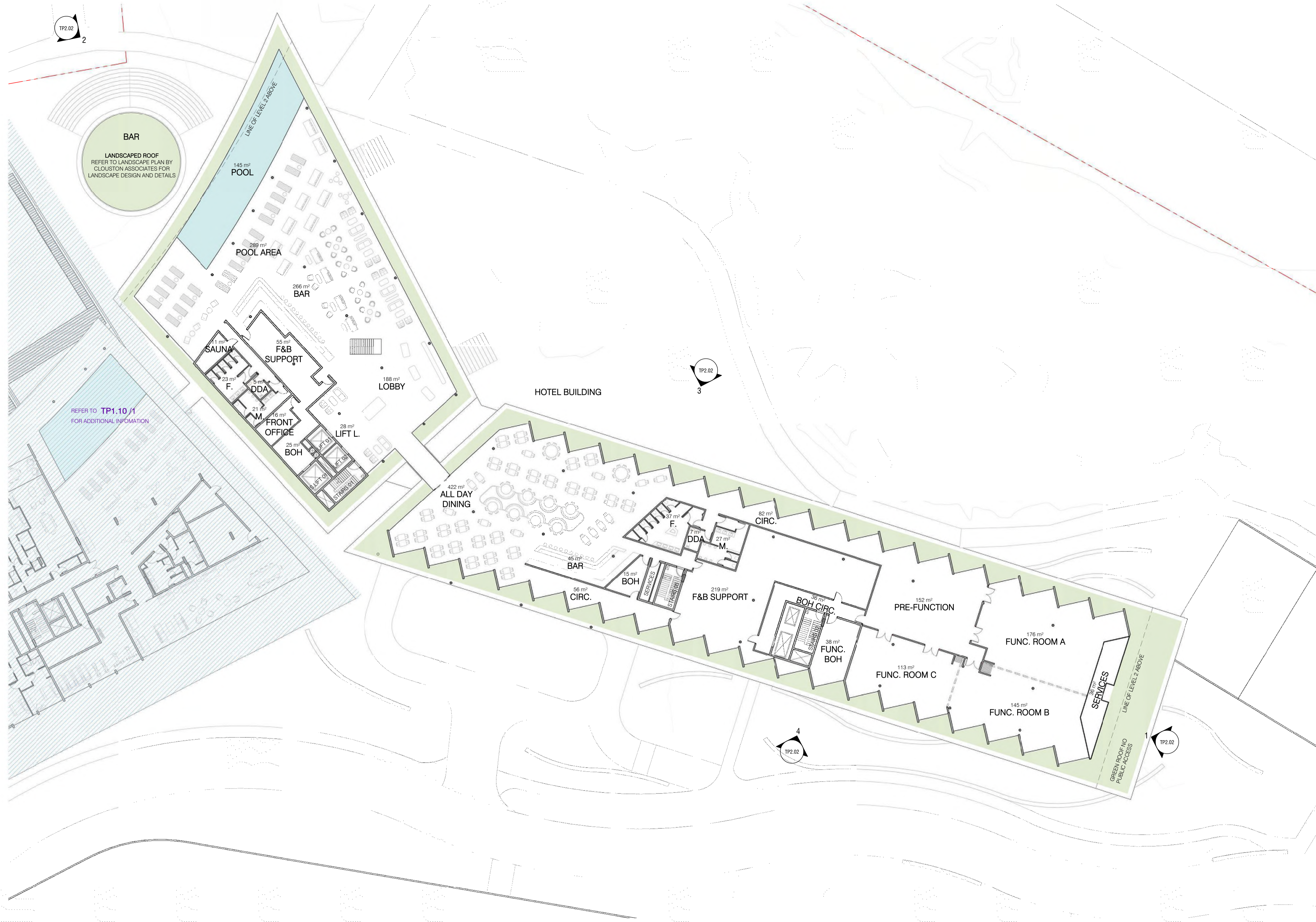
REVISION
BUILDING / ATTRIBUTE

DRAWING NO.

TOWN PLANNING

REVISION
A
12°26'59" S
130°49'45" E

TP1.10

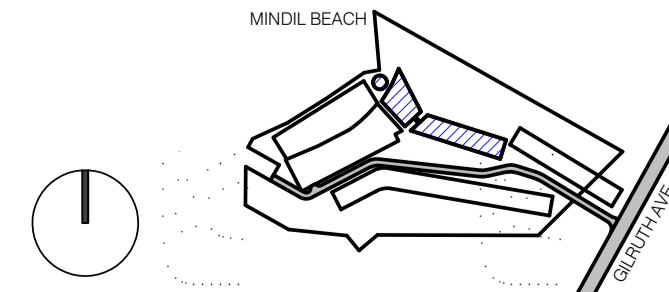


1 FLOOR PLAN - LEVEL 01 - HOTEL
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 FLOOR PLAN - LEVEL 01 - HOTEL

PROJECT NAME
 LITTLE MINDIL

REVISION
 BUILDING / ATTRIBUTE
 A 12°26'59" S
 130°49'45" E

DRAWING NO.
 TP1.11

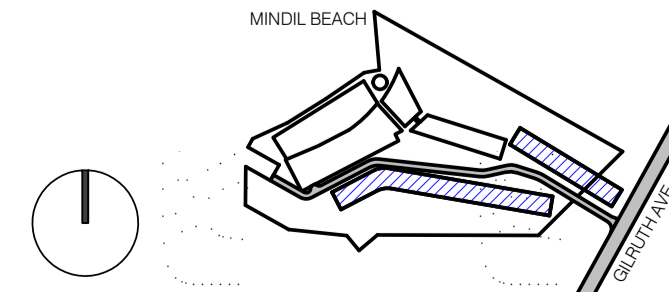


1 ROOF PLAN - HOTEL VILLAS - PART A
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE: 1 : 250
 SHEET SIZE: A1
 PROJECT NO: 257

DRAWING DATE: 19/02/21
 CHECK: EP
 DRAWN: KS

CLIENT
 DAVID DO AWI



DRAWING TITLE
 ROOF PLAN - GARDEN & LAGOON
 VILLAS - PART A

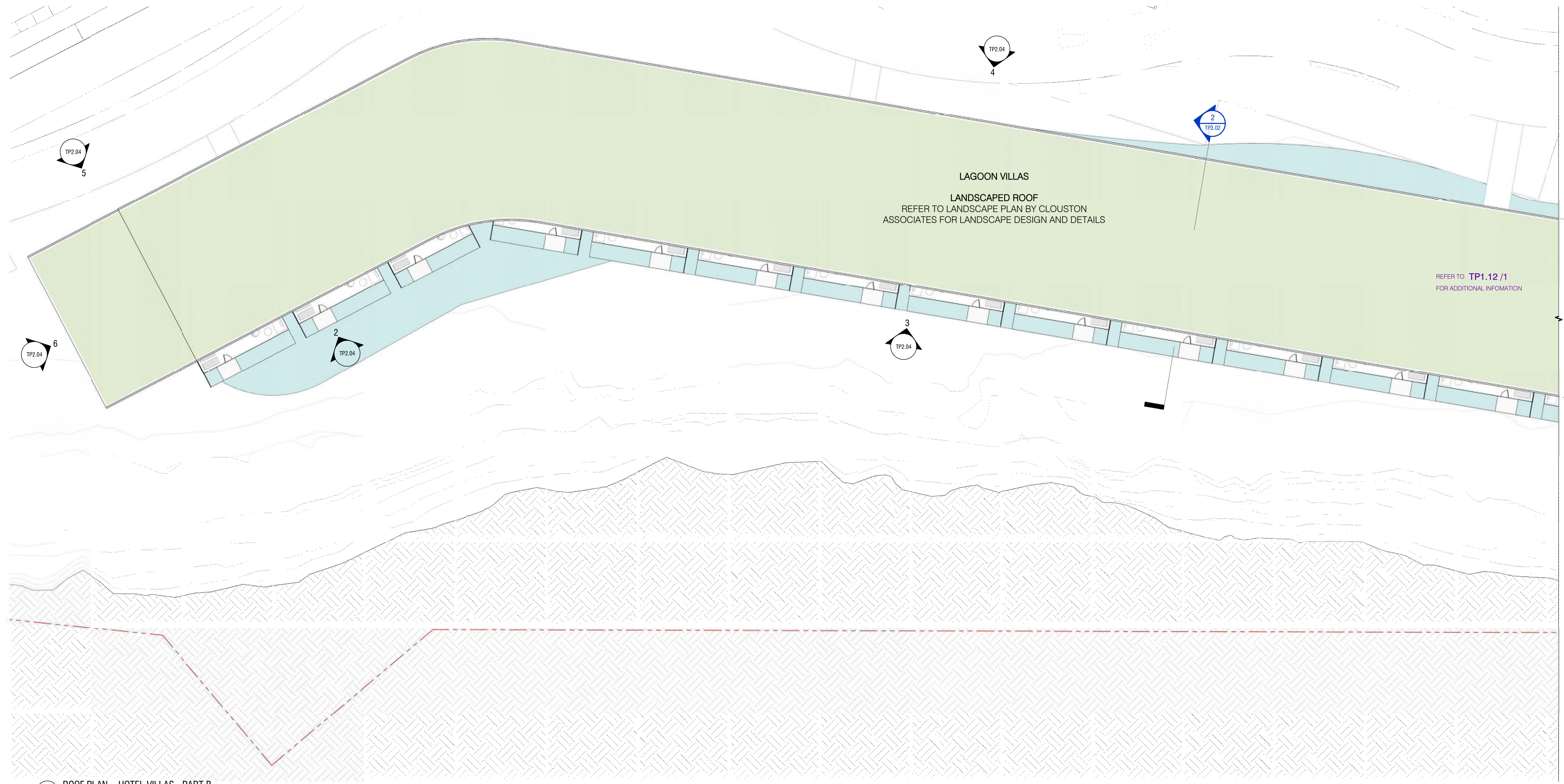
PROJECT NAME
 LITTLE MINDIL

REVISION
 BUILDING / ATTRIBUTE
 A 12°26'59" S
 130°49'45" E

DRAWING NO.

TOWN PLANNING

TP1.12



LAGOON VILLAS
 LANDSCAPED ROOF
 REFER TO LANDSCAPE PLAN BY CLOUSTON ASSOCIATES FOR LANDSCAPE DESIGN AND DETAILS

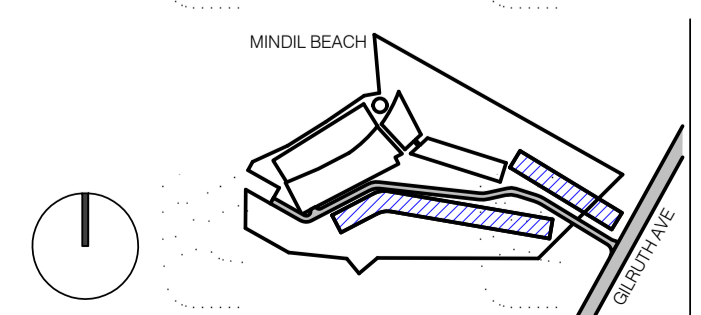
REFER TO TP1.12/1 FOR ADDITIONAL INFORMATION

1 ROOF PLAN - HOTEL VILLAS - PART B
 1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 ROOF PLAN - LAGOON VILLAS - PART B

PROJECT NAME
 LITTLE MINDIL

REVISION
 A

BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
 TP1.13

TOWN PLANNING

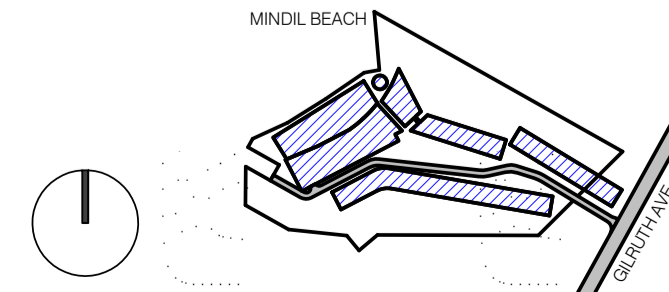


1 OVERALL PLAN - LEVEL 02
1:500

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REV.	DESCRIPTION	DATE
B	TOWN PLANNING - ADDITIONAL INFORMATION	12/05/21
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1:500

DRAWING DATE
 12/05/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 OVERALL PLAN - LEVEL 02

PROJECT NAME
 LITTLE MINDIL

REVISION
 B

DRAWING NO.
 TP1.14

TOWN PLANNING
 BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

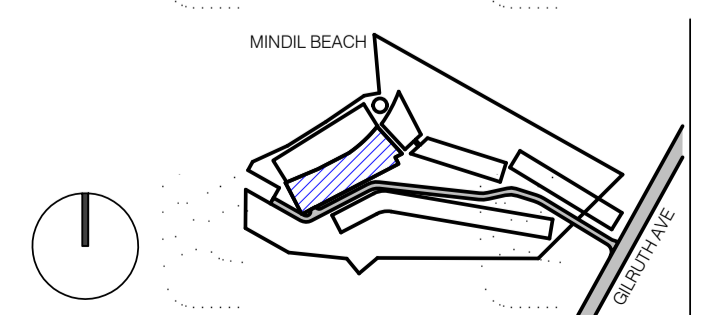


1 LEVEL 02 PLAN - SERVICED APARTMENTS
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
**25 GILRUTH AVENUE,
 THE GARDENS, DARWIN**

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
**FLOOR PLAN - LEVEL 02 -
 SERVICED APARTMENTS**

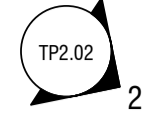
PROJECT NAME
LITTLE MINDIL

TOWN PLANNING

REVISION
A

BUILDING / ATTRIBUTE
 12°26'59" S
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DRAWING NO.
TP1.15



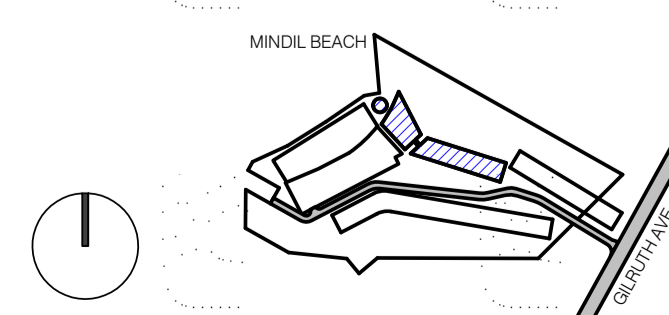
REFER TO TP1.15 / 1 FOR ADDITIONAL INFORMATION

1 LEVEL 02 PLAN - HOTEL 1 : 250

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LEVEL 3, 2 DREWERY PLACE
MELBOURNE 3000
VICTORIA, AUSTRALIA
183 WESTON STREET
BRUNSWICK EAST 3067
VICTORIA, AUSTRALIA

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PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN
DRAWING SCALE
1 : 250
SHEET SIZE
A1
PROJECT NO
257

CLIENT
DAVID DO AWI
DRAWING DATE
19/02/21
CHECK
EP
DRAWN
KS



DRAWING TITLE
FLOOR PLAN - LEVEL 02 - HOTEL

PROJECT NAME
LITTLE MINDIL

REVISION
BUILDING / ATTRIBUTE
A
12°26'59" S
130°49'45" E

DRAWING NO.

TP1.16

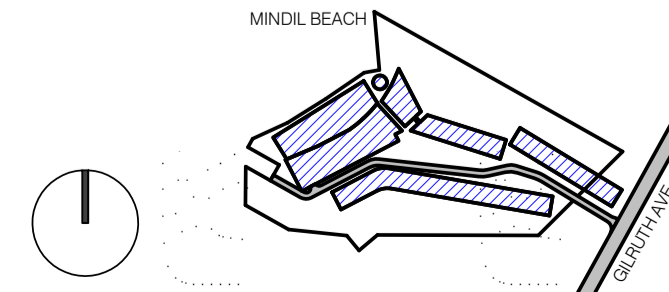


1 OVERALL PLAN - LEVEL 03
1:500

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 HACHEM.COM.AU LEVEL 3, 2 DREWERY PLACE 183 WESTON STREET
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REV.	DESCRIPTION	DATE
B	TOWN PLANNING - ADDITIONAL INFORMATION	12/05/21
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE: 1:500
 SHEET SIZE: A1
 PROJECT NO: 257

CLIENT: DAVID DO AWI

DRAWING DATE: 12/05/21
 CHECK: EP
 DRAWN: KS



DRAWING TITLE
 OVERALL PLAN - LEVEL 03

PROJECT NAME
 LITTLE MINDIL

REVISION: B
 BUILDING / ATTRIBUTE: 12°26'59" S 130°49'45" E

DRAWING NO.
 TP1.17

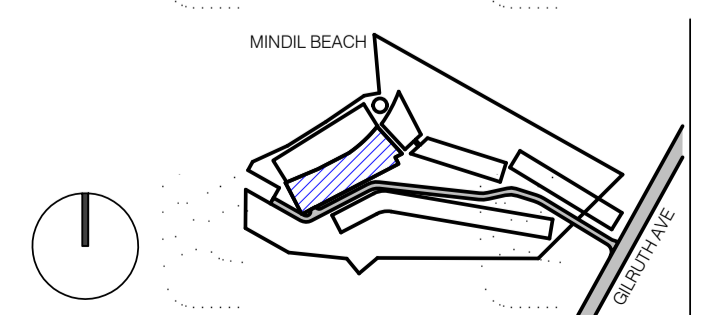


1 LEVEL 03 PLAN - SERVICED APARTMENTS
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 FLOOR PLAN - LEVEL 03 -
 SERVICED APARTMENTS

PROJECT NAME
 LITTLE MINDIL

TOWN PLANNING
 REVISION
A
 BUILDING / ATTRIBUTE
 12°26'59" S
 130°49'45" E

DRAWING NO.
TP1.18

TP2.02
2



REFER TO TP1.18 /1
FOR ADDITIONAL INFORMATION

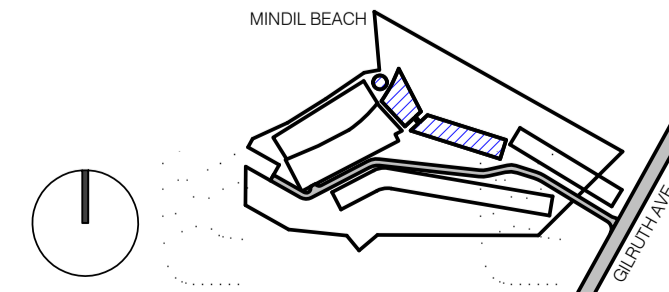
1 LEVEL 03 PLAN - HOTEL
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
FLOOR PLAN - LEVEL 03 - HOTEL

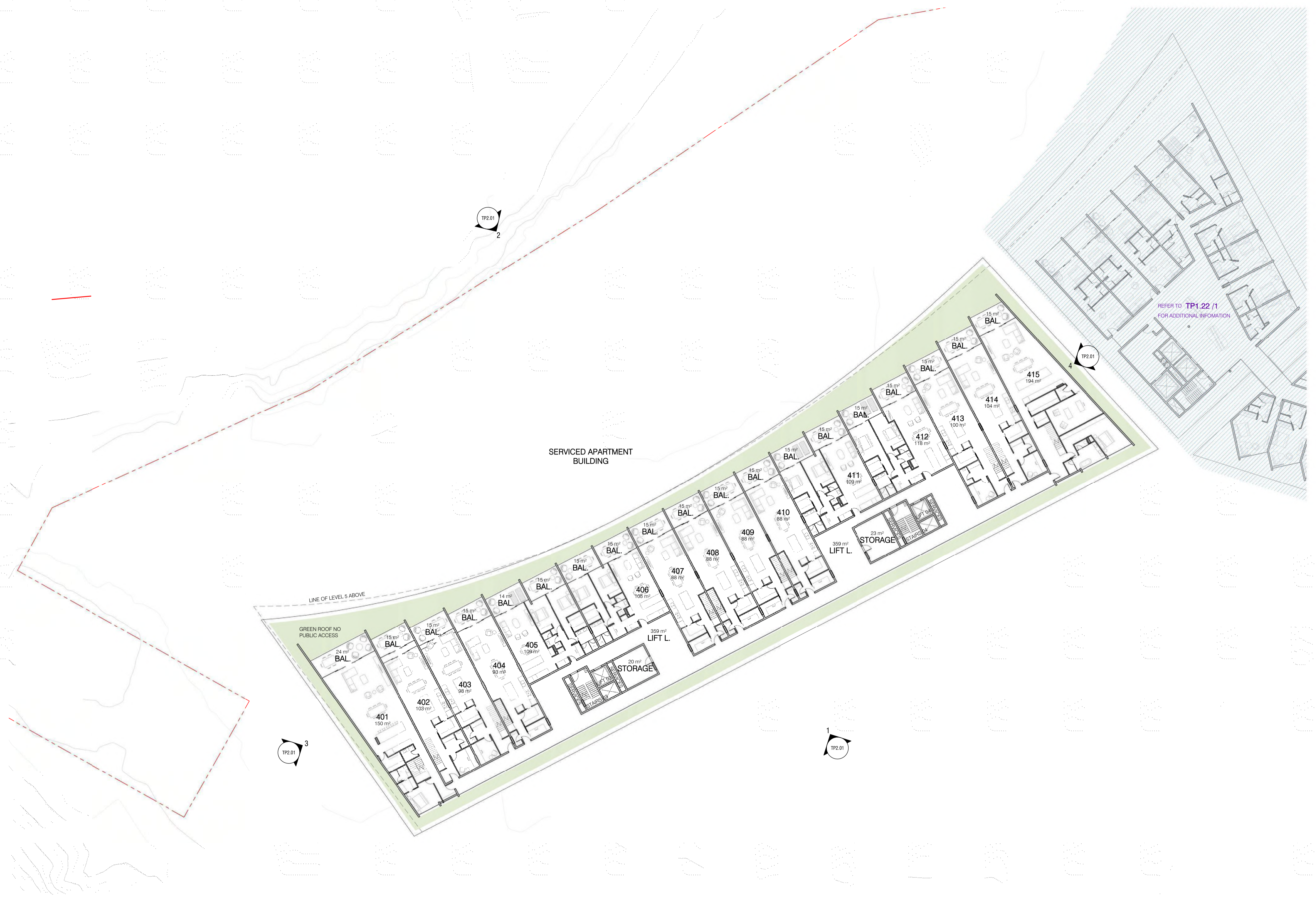
PROJECT NAME
LITTLE MINDIL

REVISION
A

BUILDING / ATTRIBUTE
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130°49'45" E

DRAWING NO.
TP1.19

TOWN PLANNING

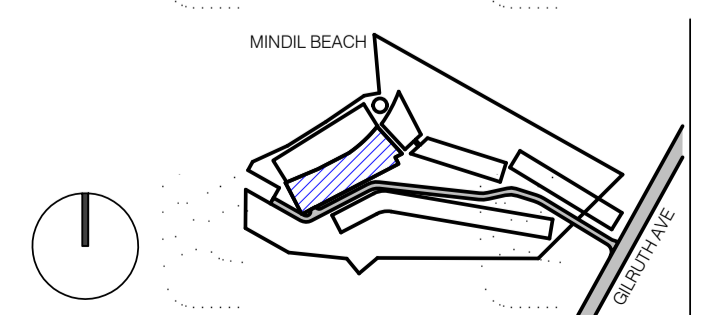


1 LEVEL 04 PLAN - SERVICED APARTMENTS
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
**25 GILRUTH AVENUE,
 THE GARDENS, DARWIN**

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
**FLOOR PLAN - LEVEL 04 -
 SERVICED APARTMENTS**

PROJECT NAME
LITTLE MINDIL

REVISION
A

BUILDING / ATTRIBUTE
**12°26'59" S
 130°49'45" E**

DRAWING NO.
TP1.21

TOWN PLANNING

TP2.02
2



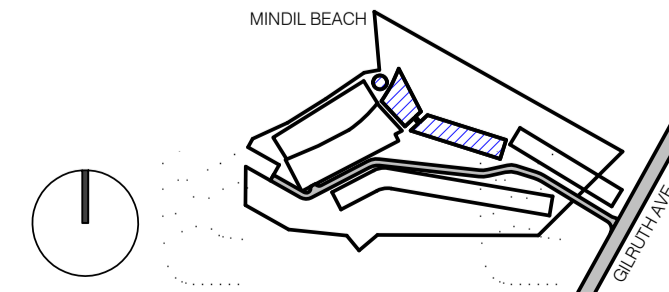
1 LEVEL 04 PLAN - HOTEL
1 : 250

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 HACHEM.COM.AU LEVEL 3, 2 DREWERY PLACE 183 WESTON STREET
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 12/05/2021 11:48:15 AM

REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

DRAWING SCALE: 1 : 250
 SHEET SIZE: A1
 PROJECT NO: 257

CLIENT: DAVID DO AWI
 DRAWING DATE: 19/02/21
 CHECK: EP
 DRAWN: KS



DRAWING TITLE
 FLOOR PLAN - LEVEL 04 - HOTEL

PROJECT NAME
 LITTLE MINDIL

REVISION: A
 BUILDING / ATTRIBUTE: 12°26'59" S 130°49'45" E

DRAWING NO.

TOWN PLANNING
TP1.22

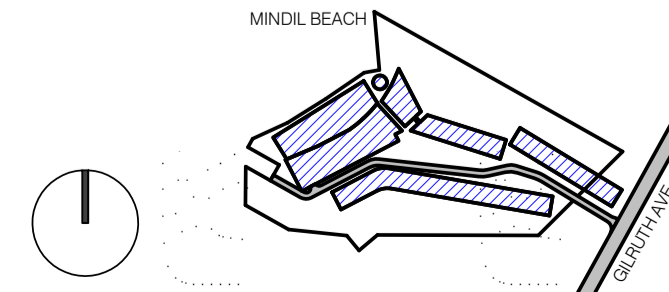


1 OVERALL PLAN - LEVEL 05
1:500

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REV.	DESCRIPTION	DATE
B	TOWN PLANNING - ADDITIONAL INFORMATION	12/05/21
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1:500

DRAWING DATE
 12/05/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
 OVERALL PLAN - LEVEL 05

PROJECT NAME
 LITTLE MINDIL

REVISION
B

BUILDING / ATTRIBUTE
 12°26'59" S
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DRAWING NO.
TP1.23

TOWN PLANNING

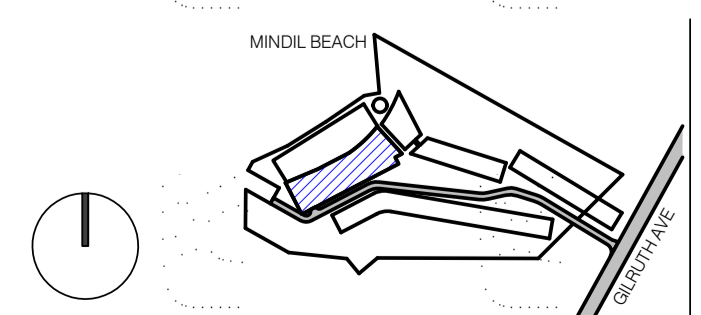
1 FLOOR PLAN - LEVEL 05 - APARTMENTS
1 : 250

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 HACHEM.COM.AU LEVEL 3, 2 DREWERY PLACE 183 WESTON STREET
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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



DRAWING TITLE
**FLOOR PLAN - LEVEL 05 -
 SERVICED APARTMENTS**

PROJECT NAME
 LITTLE MINDIL

REVISION
A

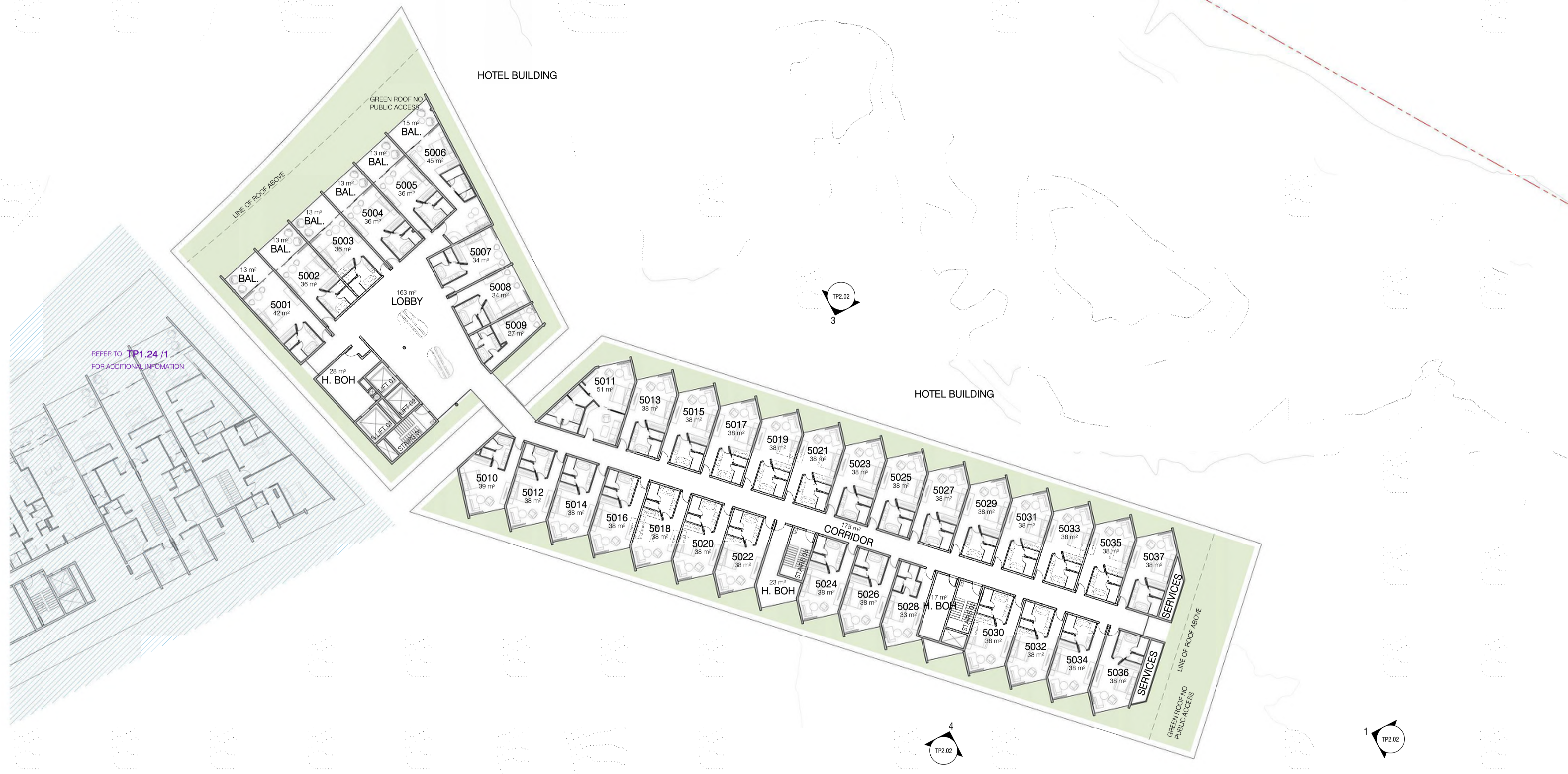
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DRAWING NO.
TP1.24

TOWN PLANNING



TP2.02
2



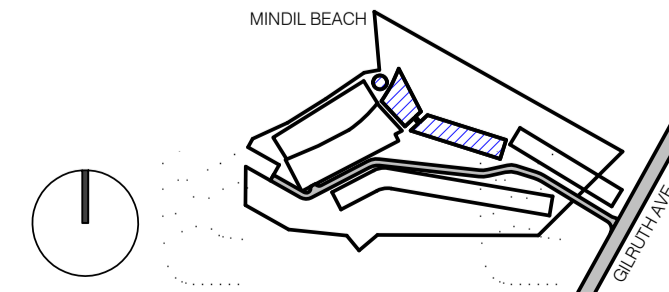
1 LEVEL 05 PLAN - HOTEL
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 1 : 250

DRAWING DATE
 19/02/21

SHEET SIZE
 A1

CHECK
 EP

PROJECT NO
 257

DRAWN
 KS



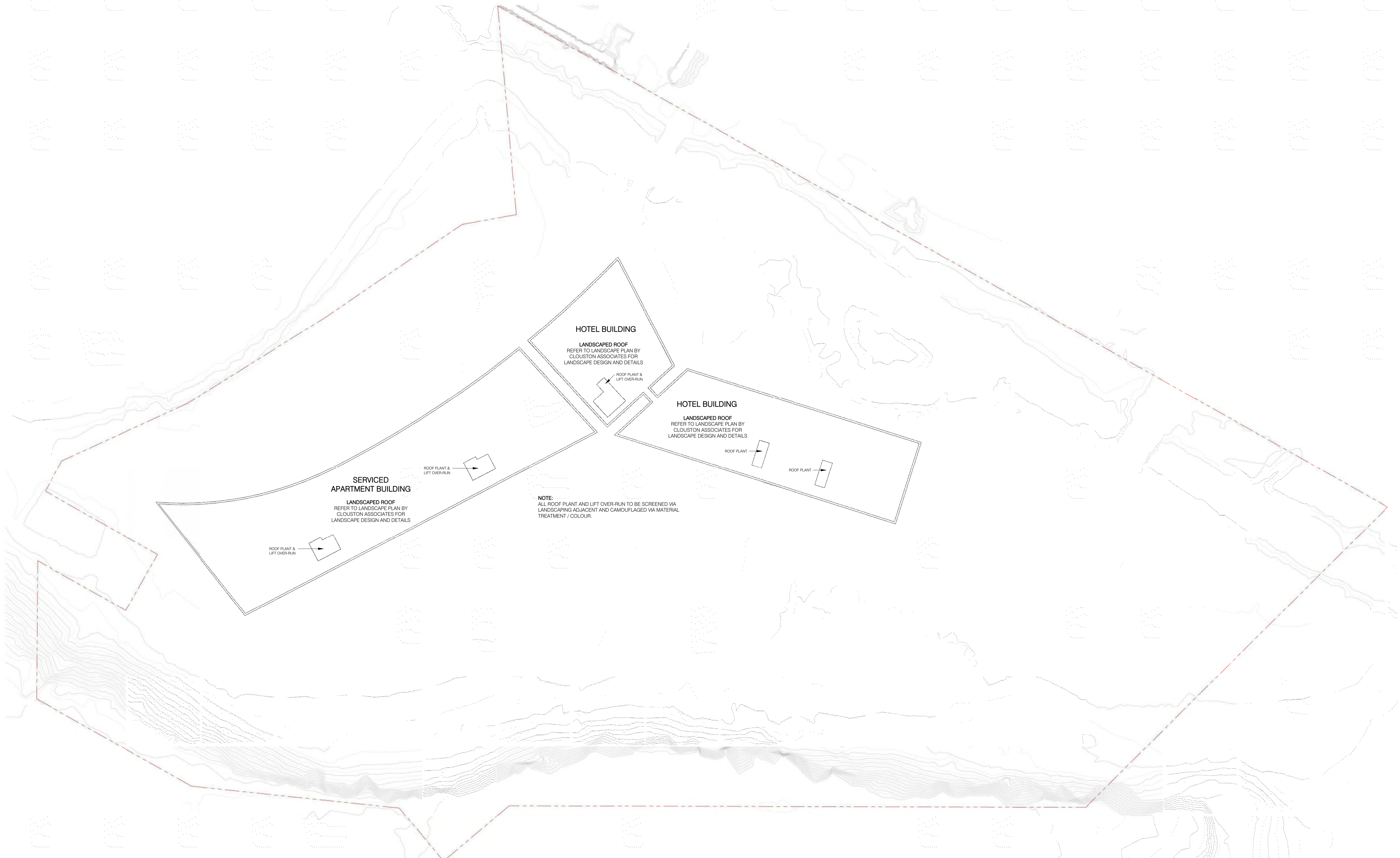
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 FLOOR PLAN - LEVEL 05 - HOTEL

PROJECT NAME
 LITTLE MINDIL

REVISION
 BUILDING / ATTRIBUTE
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DRAWING NO.

TOWN PLANNING
TP1.25

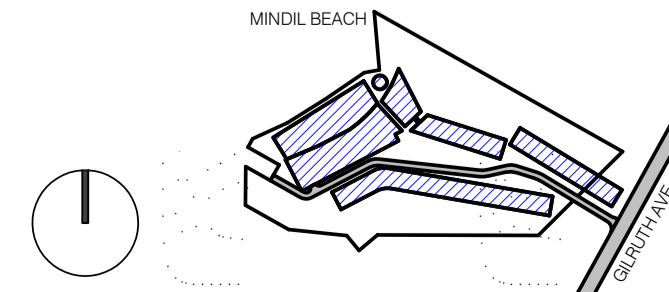


1 OVERALL PLAN - ROOF
1:500

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PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE: 1:500
 SHEET SIZE: A1
 PROJECT NO: 257

DRAWING DATE: 19/02/21
 CHECK: EP
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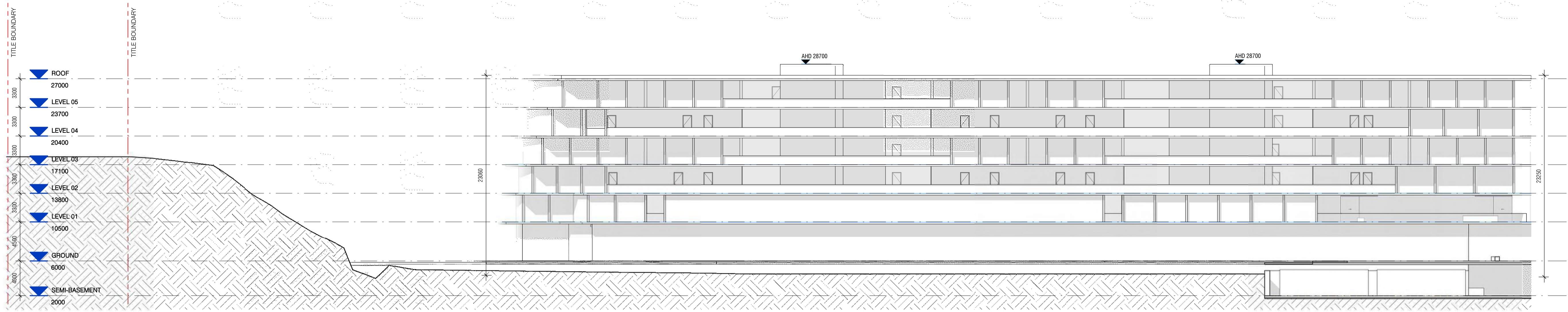


DRAWING TITLE
 OVERALL PLAN - ROOF

PROJECT NAME
 LITTLE MINDIL

TOWN PLANNING
 REVISION: **A**
 BUILDING / ATTRIBUTE: 12°26'59" S, 130°49'45" E

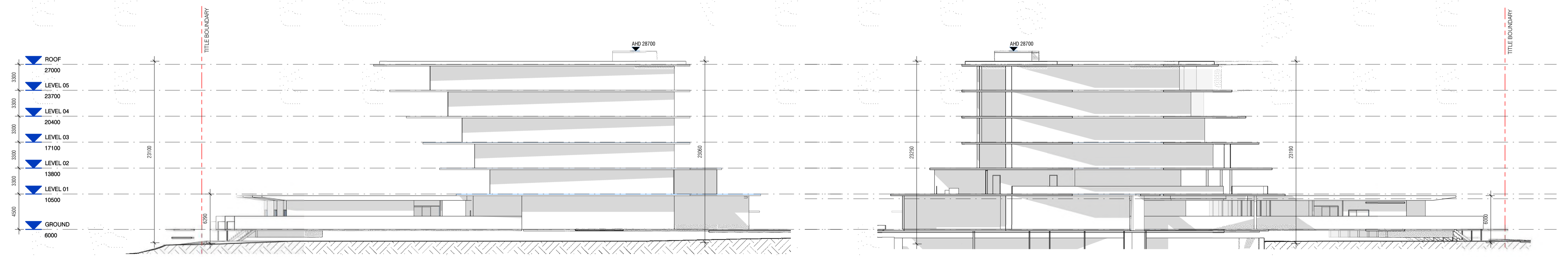
DRAWING NO.
TP1.26



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1 : 250



2 BUILDING ELEVATION - SERVICED APARTMENT / VILLA 02
1 : 250



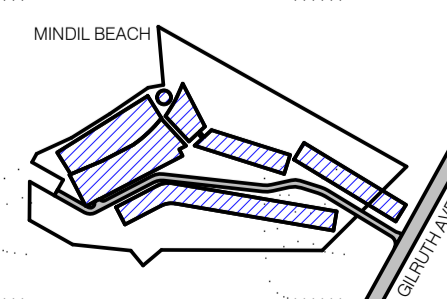
3 BUILDING ELEVATION - SERVICED APARTMENT / VILLA 03
1 : 250

4 BUILDING ELEVATION - APARTMENT / VILLA 04
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
OVERALL ELEVATIONS - SERVICED
APARTMENT / FORESHORE VILLAS

PROJECT NAME
LITTLE MINDIL

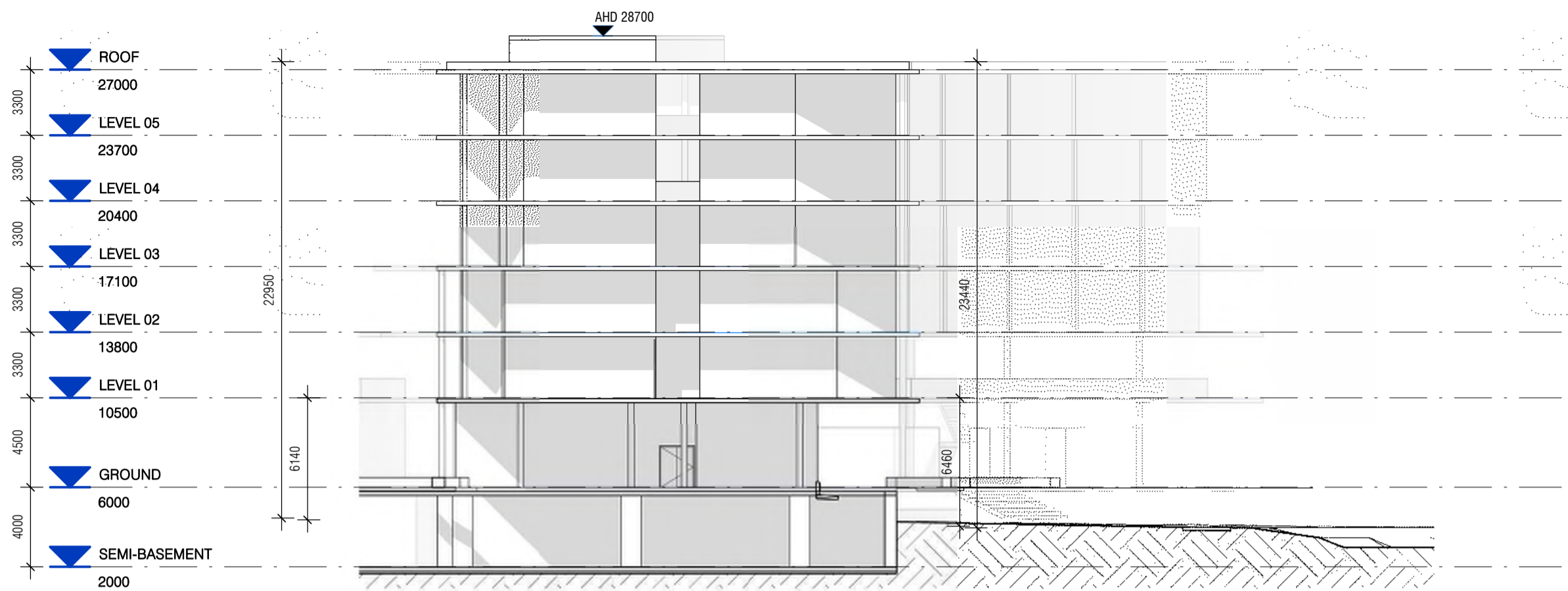
REVISION
A

DRAWING NO.
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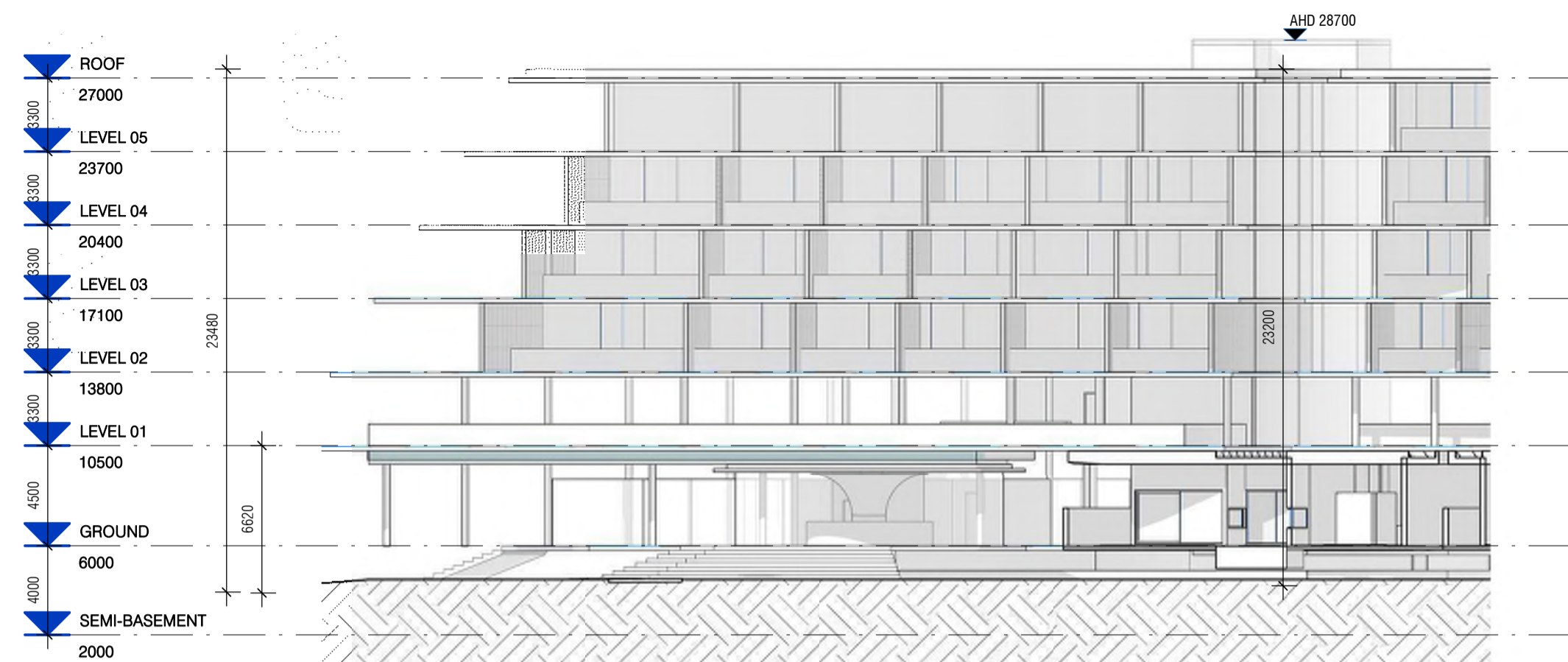
TOWN PLANNING

BUILDING / ATTRIBUTE
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130°49'45" E

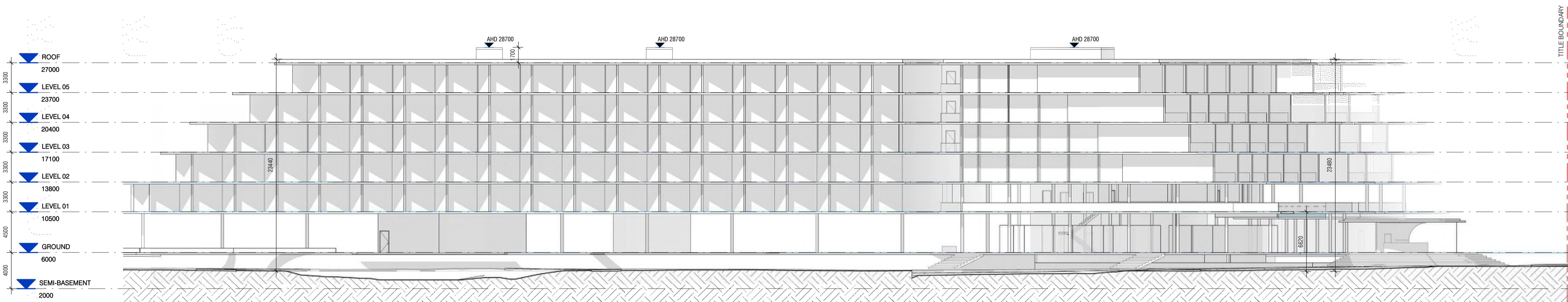
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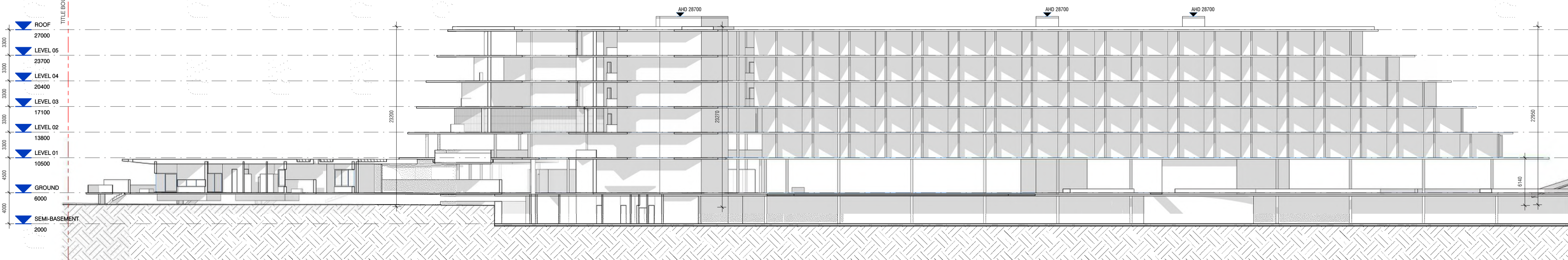
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1 : 250



2 BUILDING ELEVATION - HOTEL 02
1 : 250



3 BUILDING ELEVATION - HOTEL 03
1 : 250

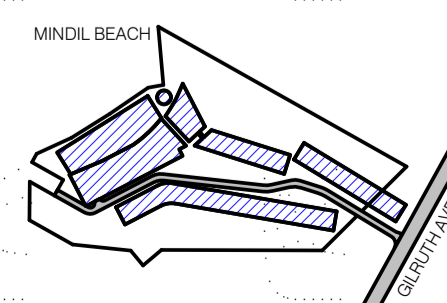


4 BUILDING ELEVATION - HOTEL 04
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

DRAWING SCALE 1 : 250
SHEET SIZE A1
PROJECT NO 257

CLIENT
DAVID DO AWI

DRAWING DATE 19/02/21
CHECK EP
DRAWN KS



DRAWING TITLE
OVERALL ELEVATIONS - HOTEL

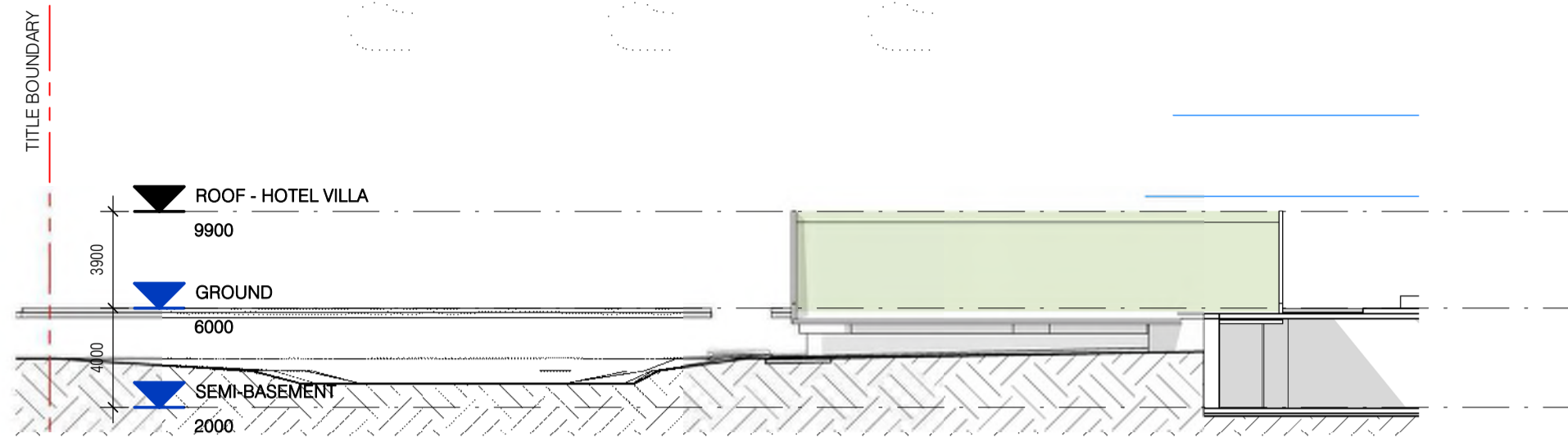
PROJECT NAME
LITTLE MINDIL

REVISION BUILDING / ATTRIBUTE
A 12°26'59" S
130°49'45" E

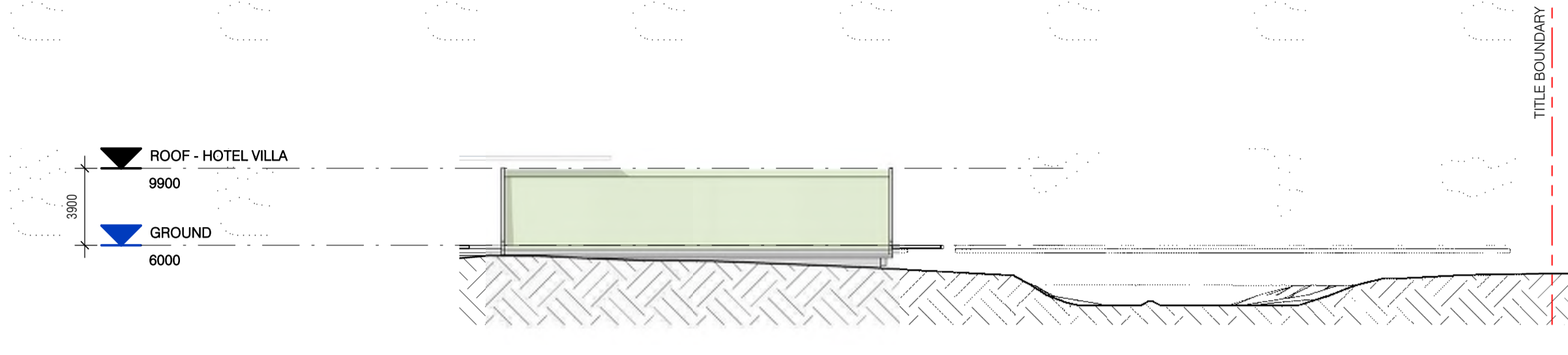
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TOWN PLANNING

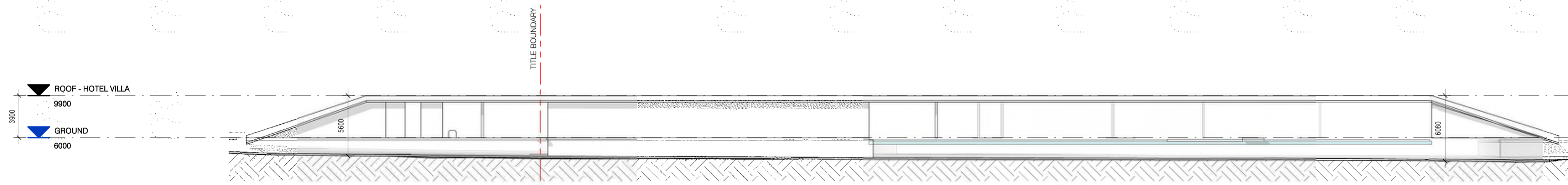
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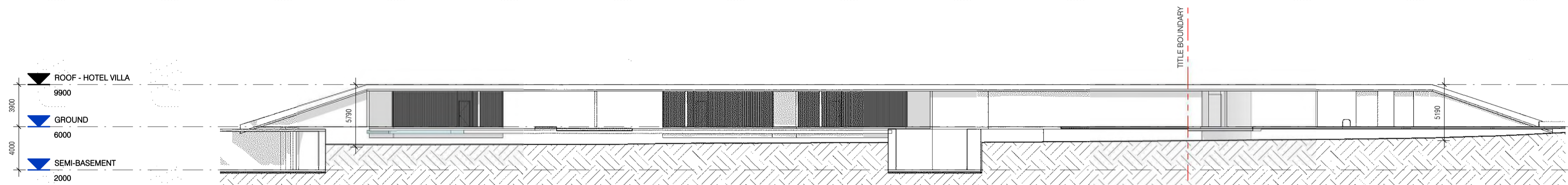
1 BUILDING ELEVATION - GARDEN VILLA 01
1 : 250



2 BUILDING ELEVATION - GARDEN VILLA 02
1 : 250



3 BUILDING ELEVATION - GARDEN VILLA 03
1 : 250



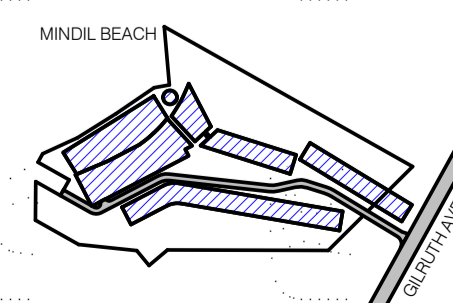
4 BUILDING ELEVATION - GARDEN VILLA 04
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
OVERALL ELEVATIONS - GARDEN
VILLAS

PROJECT NAME
LITTLE MINDIL

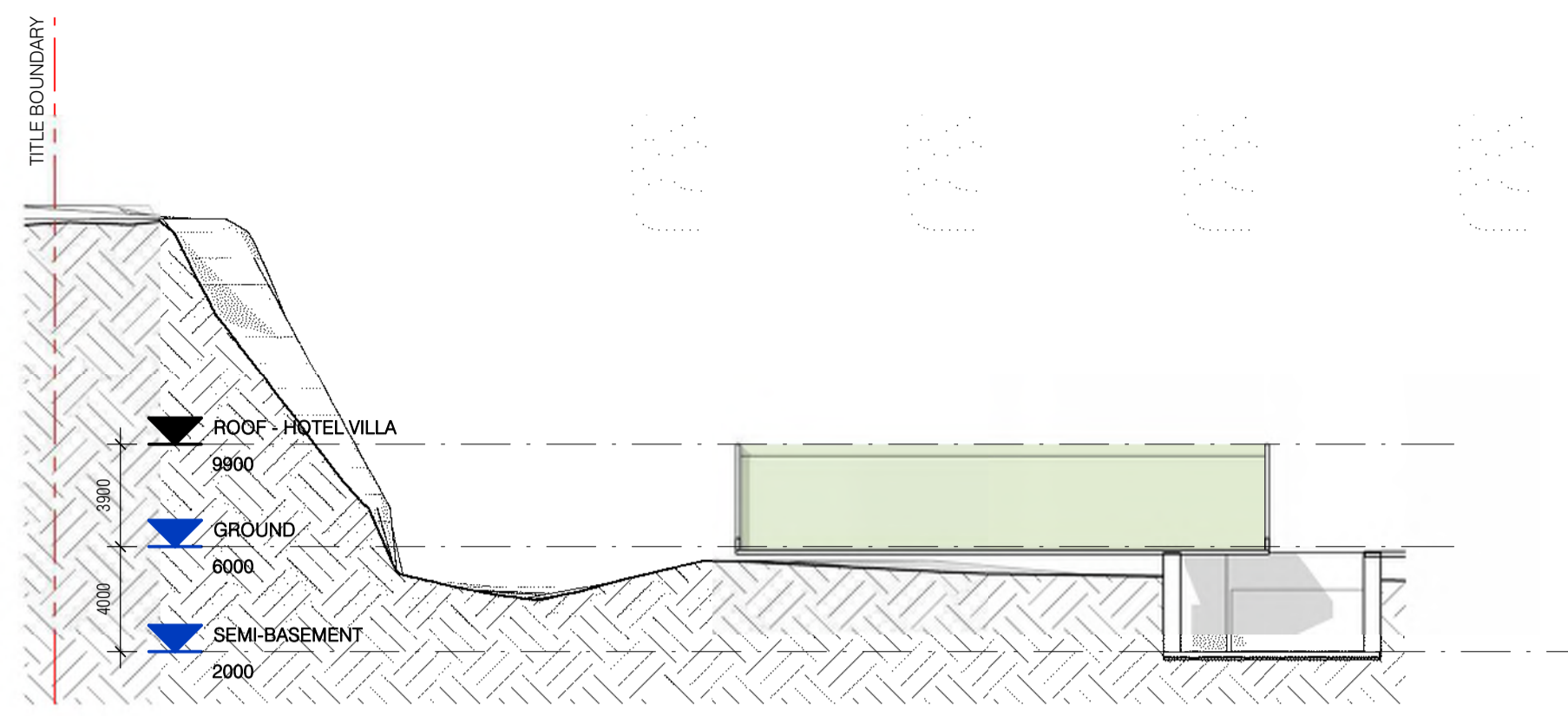
REVISION
A

BUILDING / ATTRIBUTE

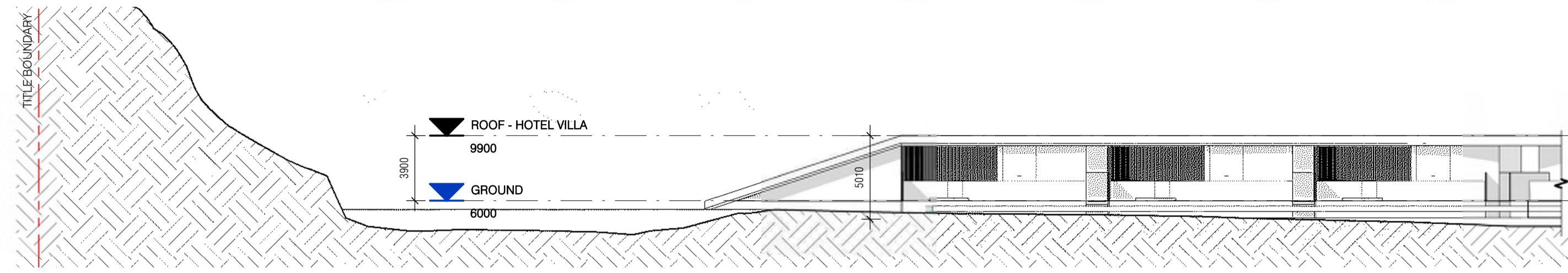
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TP2.03

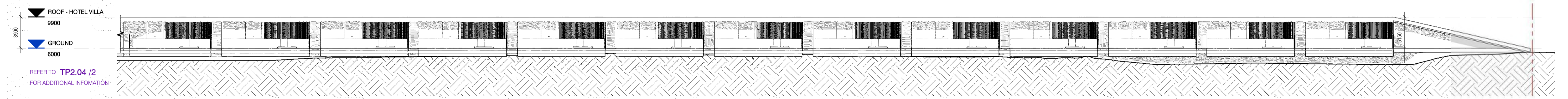


1 BUILDING ELEVATION - LAGOON VILLA 01
1 : 250



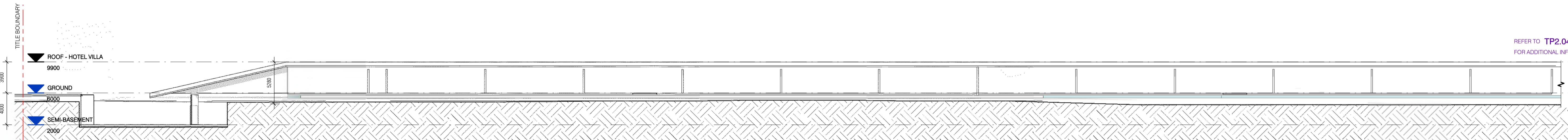
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1 : 250

REFER TO TP2.04 /3
FOR ADDITIONAL INFORMATION



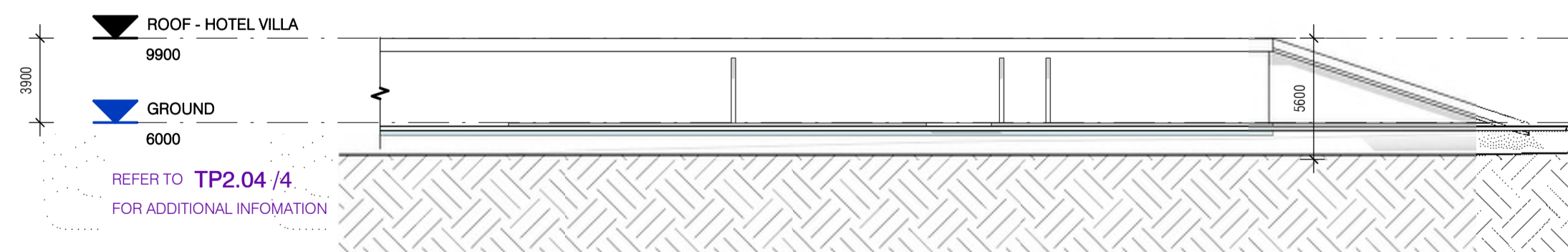
3 BUILDING ELEVATION - LAGOON VILLA 03
1 : 250

REFER TO TP2.04 /2
FOR ADDITIONAL INFORMATION



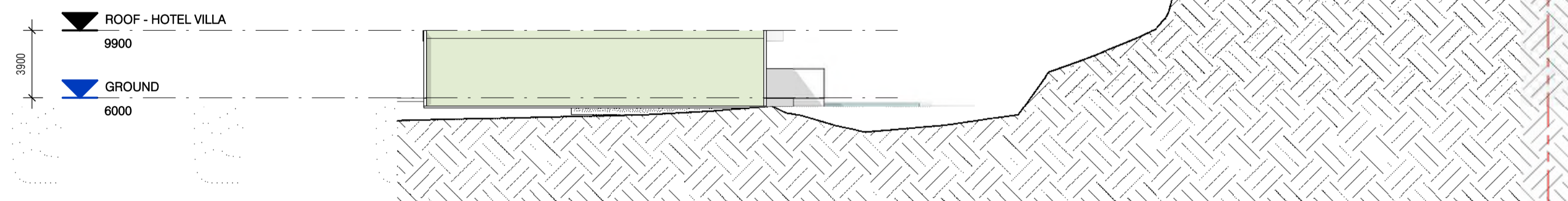
4 BUILDING ELEVATION - LAGOON VILLA 04
1 : 250

REFER TO TP2.04 /5
FOR ADDITIONAL INFORMATION



5 BUILDING ELEVATION - LAGOON VILLA 05
1 : 250

REFER TO TP2.04 /4
FOR ADDITIONAL INFORMATION

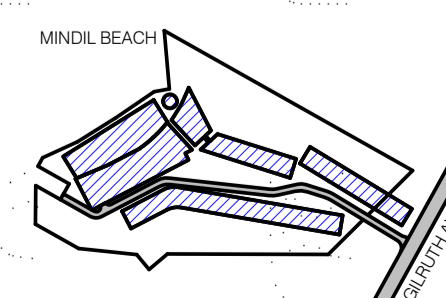


6 BUILDING ELEVATION - LAGOON VILLA 06
1 : 250

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 250

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
OVERALL ELEVATIONS - LAGOON
VILLAS

PROJECT NAME
LITTLE MINDIL

REVISION
BUILDING / ATTRIBUTE

A 12°26'59" S
130°49'45" E

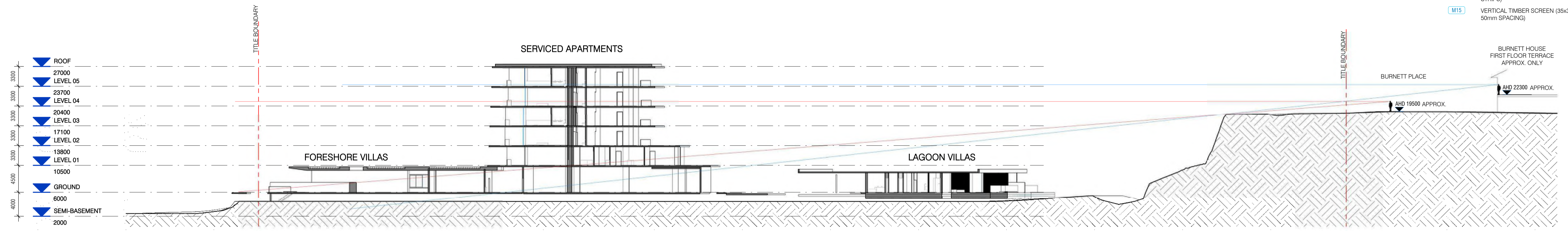
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TOWN PLANNING

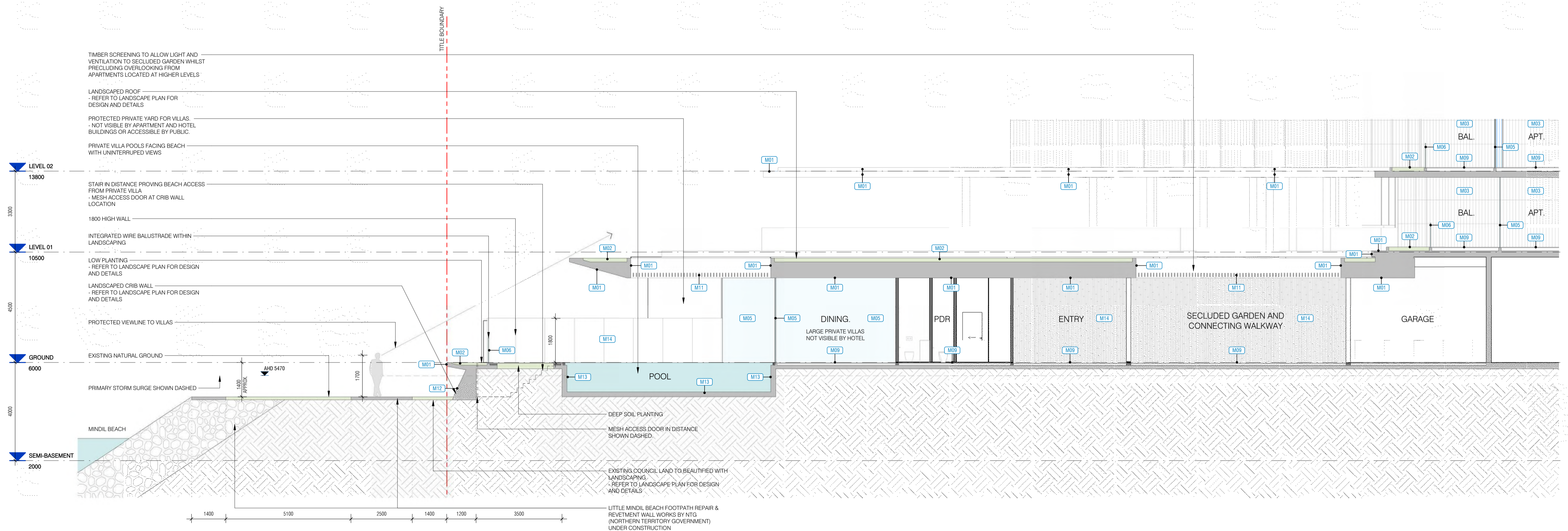
TP2.04

LEGEND - EXTERNAL FINISHES

- M01 TIMBER BOARD FORMED CONCRETE
- M02 GREEN ROOF (REFER TO LANDSCAPE ARCH.)
- M03 FLUTED TERRACOTTA TILES (150mm x 900mm)
- M04 COLOURED GLAZED PODS
- M05 FULL HEIGHT GLAZING (RECESSED FRAMING, 40mm x 40mm FRONT GLAZED TIMBER MULLIONS 35x100mm)
- M06 FRAMELESS GLAZED BALUSTRADE
- M07 FRAMELESS BUTT JOINTED GLAZING
- M08 FEATURE TIMBER COLUMN & CEILING
- M09 CONCRETE PAVER (1200mm x 1200mm)
- M10 CLEAR ACRYLIC EDGE TO POOL
- M11 TIMBER SCREENING / LOUVRES
- M12 CONCRETE CRIB WALL WITH PLANTING
- M13 DARK GREY MOSAIC TILING
- M14 BAMBOO PRESSED CONCRETE (VERTICAL STRIPS)
- M15 VERTICAL TIMBER SCREEN (35x35mm WITH 50mm SPACING)



1 OVERALL SECTION - NORTH SOUTH 01
1:350



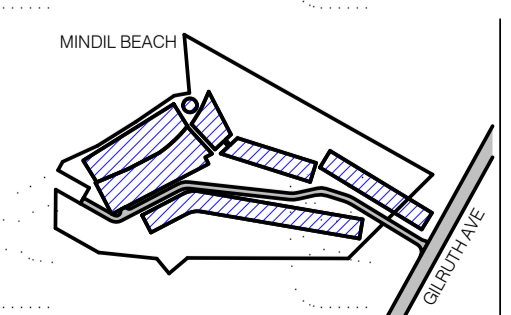
2 BUILDING SECTION - FORESHORE VILLA
1:80

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
As indicated

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
BUILDING SECTIONS - OVERALL /
FORESHORE VILLA

PROJECT NAME
LITTLE MINDIL

REVISION
A

DRAWING NO.
TP3.01

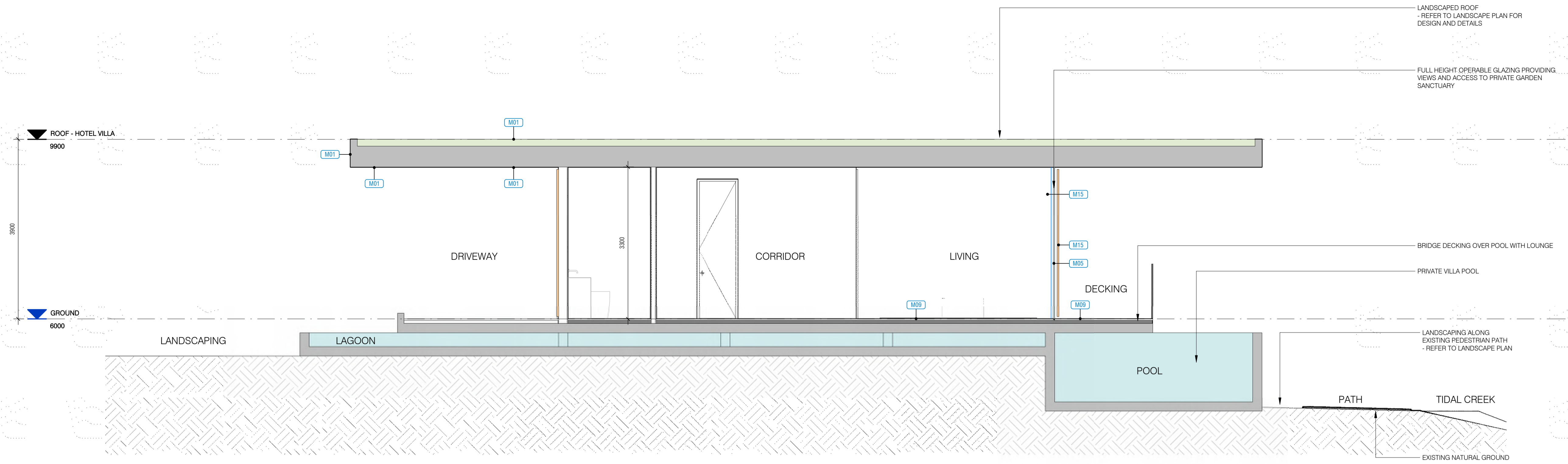
TOWN PLANNING

BUILDING / ATTRIBUTE
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130°49'45" E

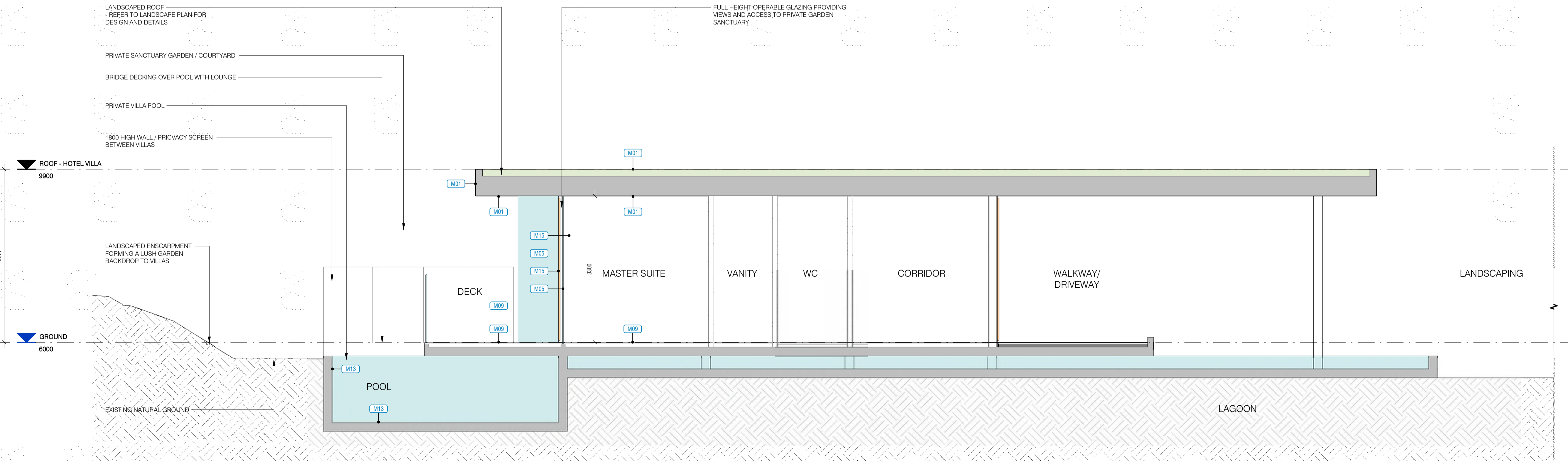
TP3.01

LEGEND - EXTERNAL FINISHES

- M01 TIMBER BOARD FORMED CONCRETE
- M02 GREEN ROOF (REFER TO LANDSCAPE ARCH.)
- M03 FLUTED TERRACOTTA TILES (150mm x 900mm)
- M04 COLOURED GLAZED PODS
- M05 FULL HEIGHT GLAZING (RECESSED FRAMING, 40mm x 40mm FRONT GLAZED TIMBER MULLIONS 35x100mm)
- M06 FRAMELESS GLAZED BALUSTRADE
- M07 FRAMELESS BUTT JOINTED GLAZING
- M08 FEATURE TIMBER COLUMN & CEILING
- M09 CONCRETE PAVER (1200mm x 1200mm)
- M10 CLEAR ACRYLIC EDGE TO POOL
- M11 TIMBER SCREENING / LOUVRES
- M12 CONCRETE CRIB WALL WITH PLANTING
- M13 DARK GREY MOSAIC TILING
- M14 BAMBOO PRESSED CONCRETE (VERTICAL STRIPS)
- M15 VERTICAL TIMBER SCREEN (35x35mm WITH 50mm SPACING)



1 BUILDING SECTION - GARDEN VILLA - NORTHERN
1:50



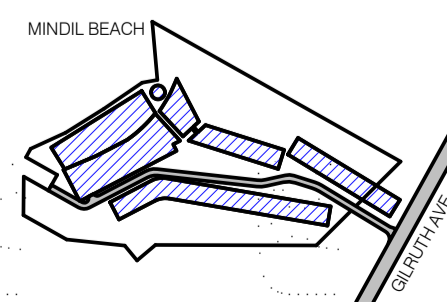
2 BUILDING SECTION - GARDEN VILLA - SOUTHERN
1:50

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A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 257

CLIENT: DAVID DO AWI
DRAWING DATE: 19/02/21
CHECK: EP
DRAWN: KS



DRAWING TITLE
BUILDING SECTIONS - GARDEN &
LAGOON VILLA

PROJECT NAME:
LITTLE MINDIL

REVISION: A
BUILDING / ATTRIBUTE: 12°26'59" S 130°49'45" E

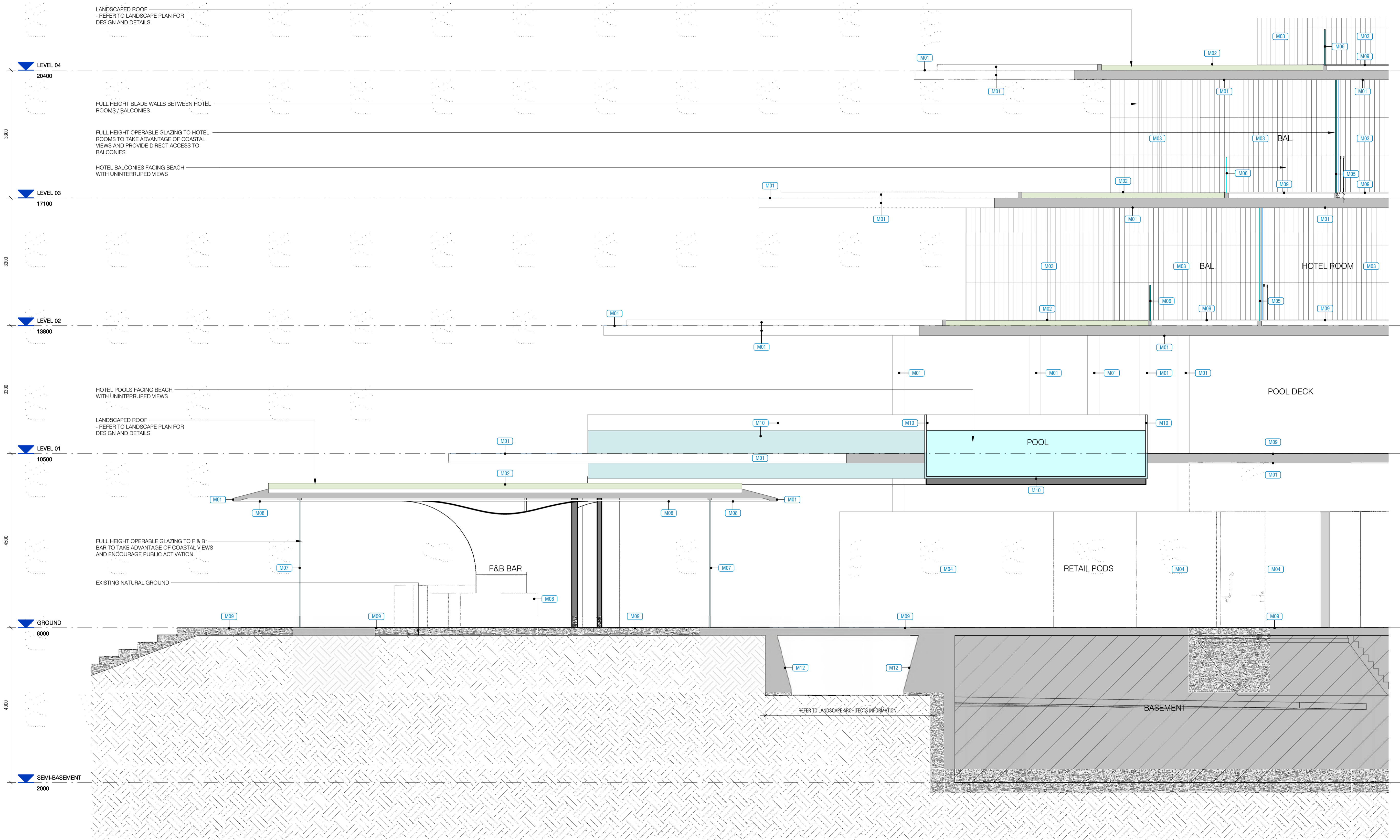
DRAWING NO.

TOWN PLANNING

TP3.02

LEGEND - EXTERNAL FINISHES

- M01 TIMBER BOARD FORMED CONCRETE
- M02 GREEN ROOF (REFER TO LANDSCAPE ARCH.)
- M03 FLUTED TERRACOTTA TILES (150mm x 900mm)
- M04 COLOURED GLAZED PODS
- M05 FULL HEIGHT GLAZING (RECESSED FRAMING, 40mm x 40mm FRONT GLAZED TIMBER MULLIONS 35x100mm)
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- M13 DARK GREY MOSAIC TILING
- M14 BAMBOO PRESSED CONCRETE (VERTICAL STRIPS)
- M15 VERTICAL TIMBER SCREEN (35x35mm WITH 50mm SPACING)

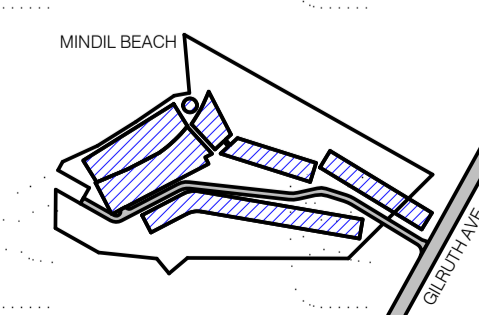


1 BUILDING SECTION - HOTEL / F&B BAR
1:50

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
 25 GILRUTH AVENUE,
 THE GARDENS, DARWIN

CLIENT
 DAVID DO AWI

DRAWING SCALE
 As indicated

SHEET SIZE
 A1

PROJECT NO
 257

DRAWING DATE
 19/02/21

CHECK
 EP

DRAWN
 KS



DRAWING TITLE
 BUILDING SECTION - HOTEL / F&B BAR

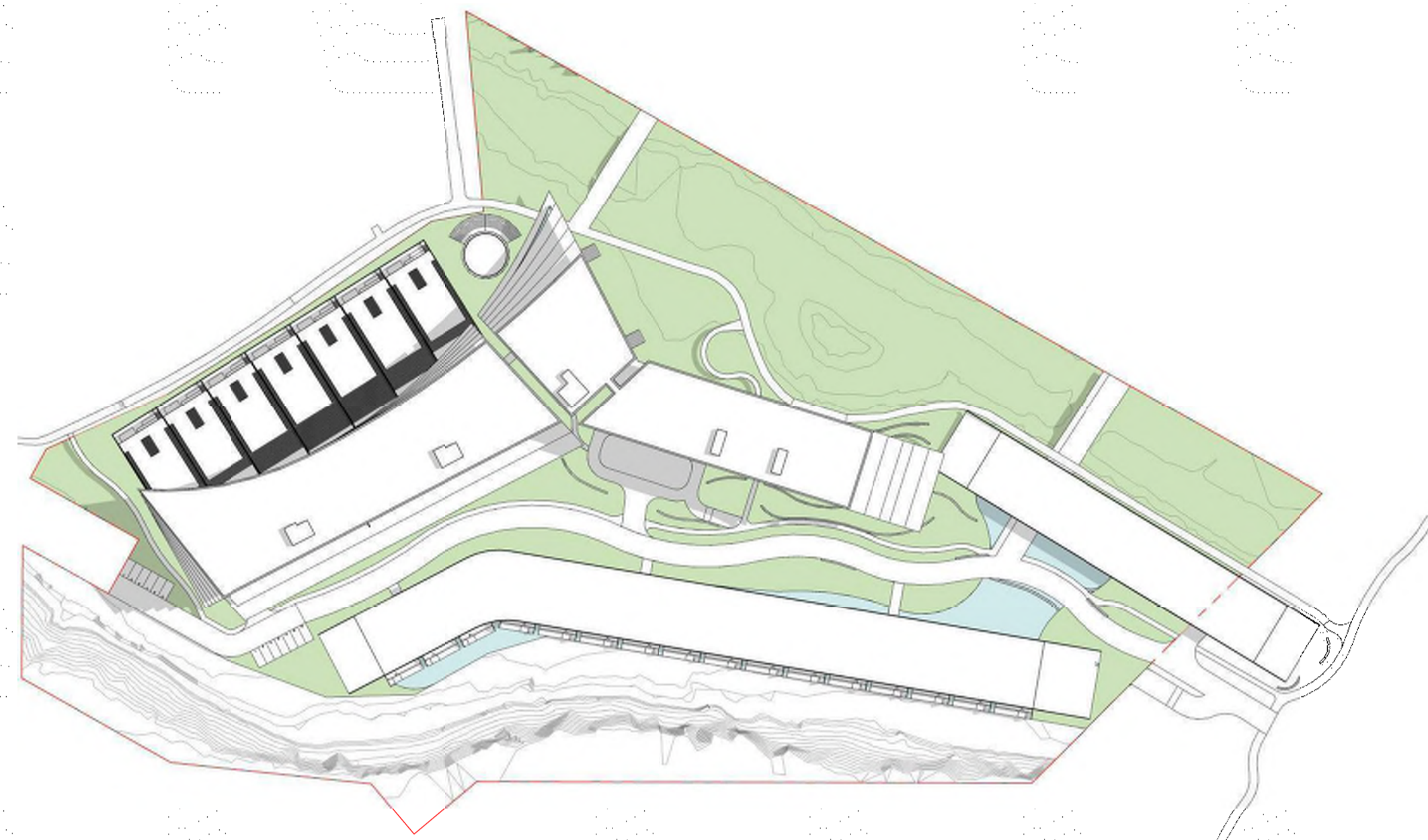
PROJECT NAME
 LITTLE MINDIL

REVISION
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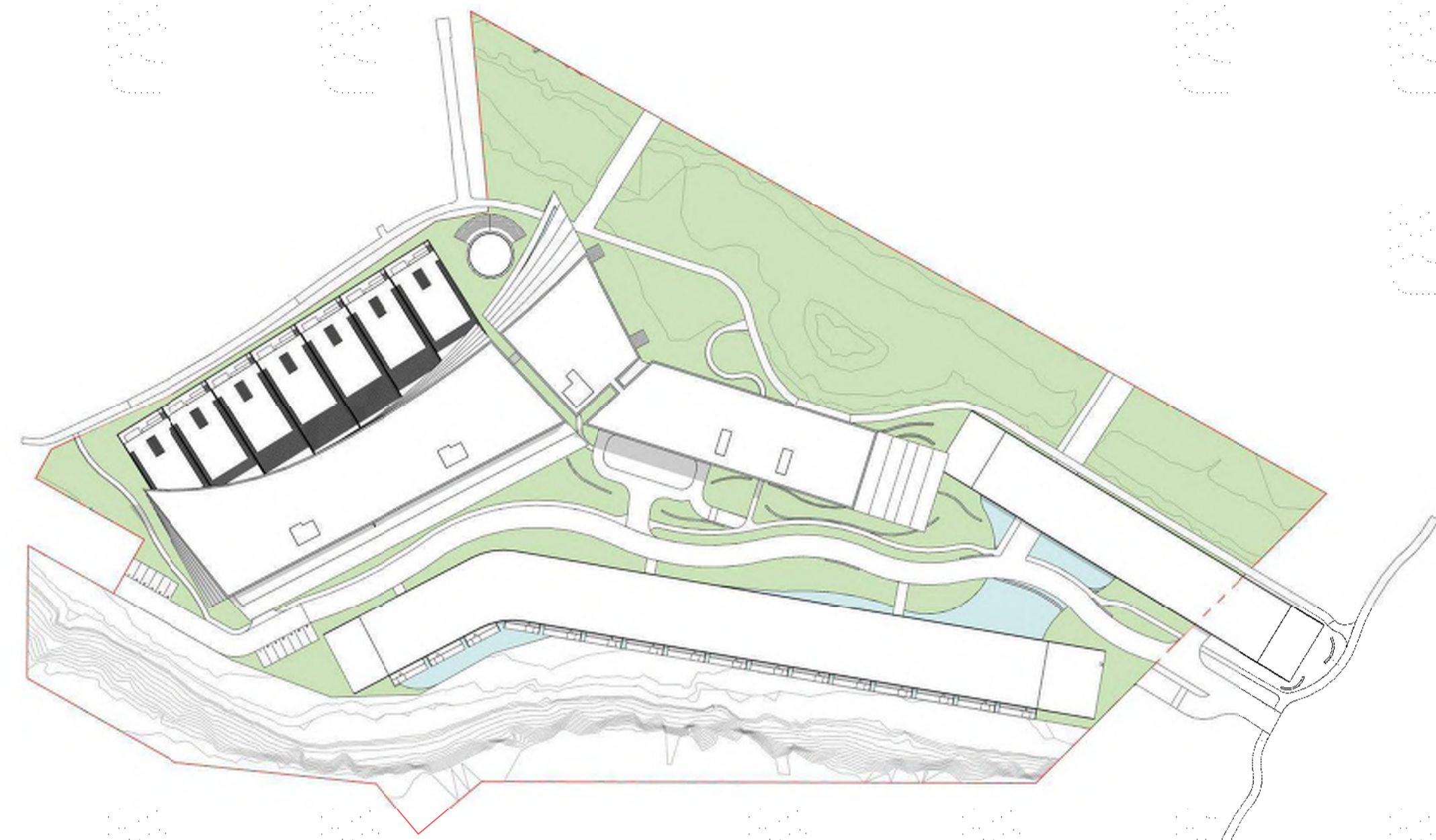
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 130°49'45" E

DRAWING NO.
 TP3.03

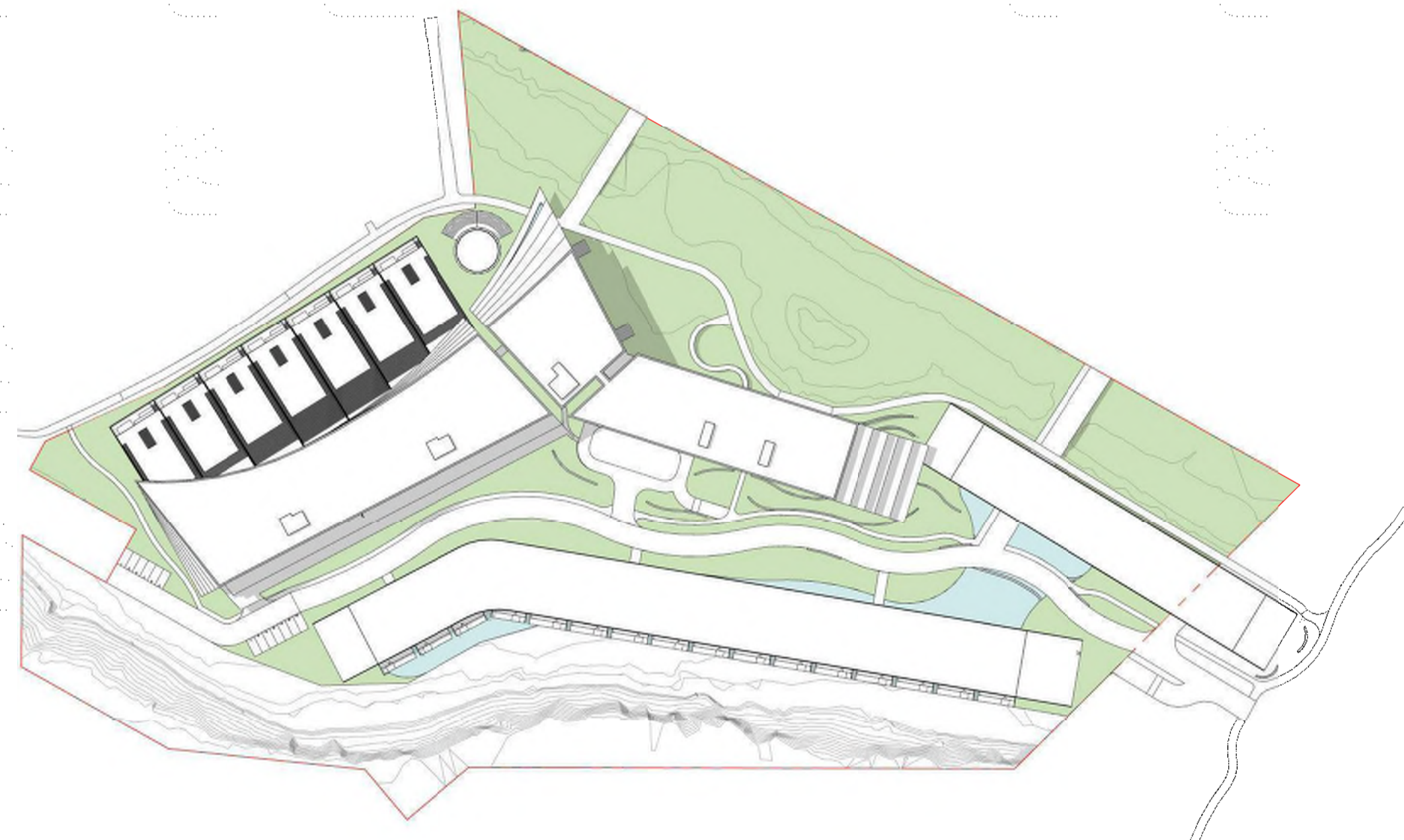
TOWN PLANNING



1 SHADOW DIAGRAM - PROPOSED - SEP 22 9AM
1 : 1500



2 SHADOW DIAGRAM - PROPOSED - SEP 22 12PM
1 : 1500

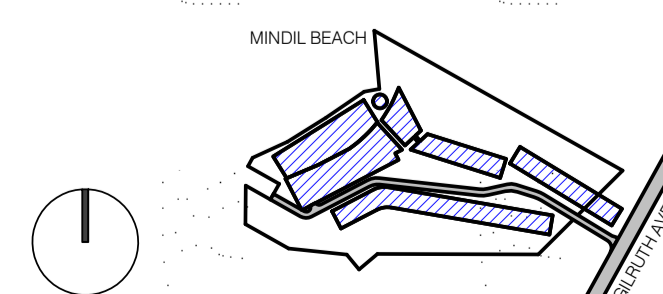


3 SHADOW DIAGRAM - PROPOSED - SEP 22 3PM
1 : 1500

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REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19/02/21



PROJECT LOCATION
25 GILRUTH AVENUE,
THE GARDENS, DARWIN

CLIENT
DAVID DO AWI

DRAWING SCALE
1 : 1500

DRAWING DATE
19/02/21

SHEET SIZE
A1

CHECK
EP

PROJECT NO
257

DRAWN
KS



DRAWING TITLE
PROPOSED SHADOW DIAGRAMS

PROJECT NAME
LITTLE MINDIL

REVISION
A

DRAWING NO.
TP4.01

TOWN PLANNING

BUILDING / ATTRIBUTE
12°26'59" S
130°49'45" E

TP4.01

Appendix B

Correspondence with NTG DENR

Request from Harris Davidson about Storm Surge Level for the property Parcel – 7651, Town of Darwin, NT

The Surface Water group in DENR has carried out desktop study on storm surge level and flooding levels query for the property (**Parcel 7651, Town of Darwin, NT**) and have made the following comments based on available (published) relevant Mappings such as Storm Surge Flood Mappings and digital data as GIS layer:

SURFACE WATER COMMENTS:

- The lot of interest (**Parcel 7651** as shown in Figure 1 below) is affected by both Primary Storm Surge (PSS) and Secondary Storm Surge (SSS) inundation / flooding of 100 year and 1000 year ARI with approximate inundation levels as shown in Table 1 below (*Source: Darwin Area Storm Surge Inundation for 2100, November 2014 / prepared by GHD Pty Ltd for DLRM*).





Figure 1 Location of Primary and Secondary Storm Surge Levels (P – Primary; S – Secondary)

Table 1 Primary and Secondary Storm Surge Levels

Locations	Primary Storm Surge Level (PSS) (mAHD)	Secondary Storm Surge Level (SSS) (mAHD)
P1	5.46	-
P2	5.46	-
P3	5.47	-
P4	5.47	-
P5	5.47	-
P6	5.46	-
S1	-	5.75
S2	-	5.86
S3	-	5.85
S4	-	5.79
S5	-	5.75
S6	-	5.76

This document contains information obtained through a desktop assessment. DENR has made every reasonable effort to provide current and accurate information, but it does not make any guarantees regarding the accuracy or completeness of the information. The information in this document does not constitute professional advice and should not be relied upon. You should obtain your own professional advice.

Appendix C Flood Depth Plots

DARWIN AREA STORM SURGE INUNDATION for 2100

Estimated HAT (Highest Astronomical Tide) Primary Storm Surge Zone (100 Year ARI) Secondary Storm Surge Zone (1,000 Year ARI) Extreme Storm Surge Extent (10,000 Year ARI)

The technical information forming the basis of this storm surge inundation mapping is contained in the following reports prepared for the NT Government by Systems Engineering Australia Pty Ltd (SEA) or GHD:

1. Darwin Storm Tide Mapping Study - 2006
2. High Resolution Storm Tide and Climate Change Impacts Study - 2010
3. Rapid Creek Storm Surge Tide Mapping, Mapping update - 2018

Using the storm surge levels and estimates of Highest Astronomical Tide (HAT) from the above studies, the inundation and HAT extents for the projected mean sea level in 2100 were developed by GHD Pty Ltd in 2014 and 2016 based on the latest topographic information (2009, 2011 and 2015). This map is produced by the NT Government for the Darwin area based on the storm surge inundation and HAT extents.

The map shows the total storm surge (technical terminology is storm tide) hazard risk due to tropical cyclones in terms of the ocean water level comprising the combined effects of astronomical tide plus storm surge plus wave setup for two statistical Average Recurrence Intervals (ARI). It also shows the estimated HAT extent. The 'Primary Storm Surge Zone' shown on the map refers to the extent of inundation for a storm tide event of 100 year ARI (with approximately a 40% chance of exceedance within any 50 year period). The 'Secondary Storm Surge Zone' shown on the map refers to the further extent of inundation for a storm tide event of 1000 year ARI (with approximately a 5% chance of exceedance within any 50 year period). The extents do not include the possible effects of very localised wave runup.

Average Recurrence Interval (ARI) is also called Return Period of the Risk and is defined as the 'average' number of years between successive events of the same or greater magnitude. The ARI of a storm tide event gives no indication of when a storm tide of that magnitude may occur.

Highest Astronomical Tide (HAT) is the highest ocean level expected due to any combination of astronomical conditions alone and has an equivalent ARI of approximately 18.6 years. The HAT extent is used in this map as the reference for storm surge inundation. It is based on estimates of HAT levels derived from numerical hydrodynamic modelling that has not been verified by long term in situ measurements.

The Storm Surge information shown on the map is considered as indicative only.

For detailed interpretation of this map and further information contact:
 Department of Environment, Parks and Water Security, Water Resources Division
 4th Floor Goyder Centre, 25 Chung Wah Terrace,
 Palmerston, Northern Territory.
 T: (08) 8999 4455 Email: waterresources@nt.gov.au
 PO Box 496, Palmerston, NT, 0831

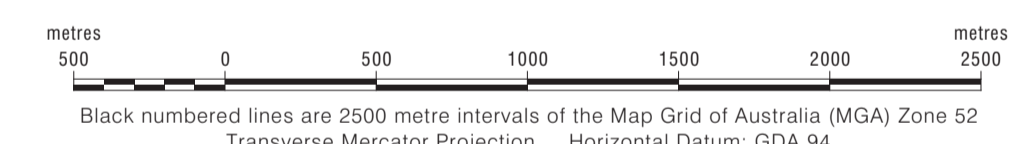
Storm surge reports and maps are available on <https://nt.gov.au/floods>
 This map has been updated in **September 2020** and supersedes all previous versions.

GENERAL FEATURES

Local Government Area	
Property / Road Boundaries (July 2020)	
Suburbs / Localities	
Major Road	
Minor Road	
Park / Reserve	
Railway	
Gas pipeline	
Watercourse, Lake or Lagoon	
Mangroves	

Data Source:
 Cadastre, road centrelines and administrative information
 Northern Territory Department of Infrastructure, Planning and Logistics.

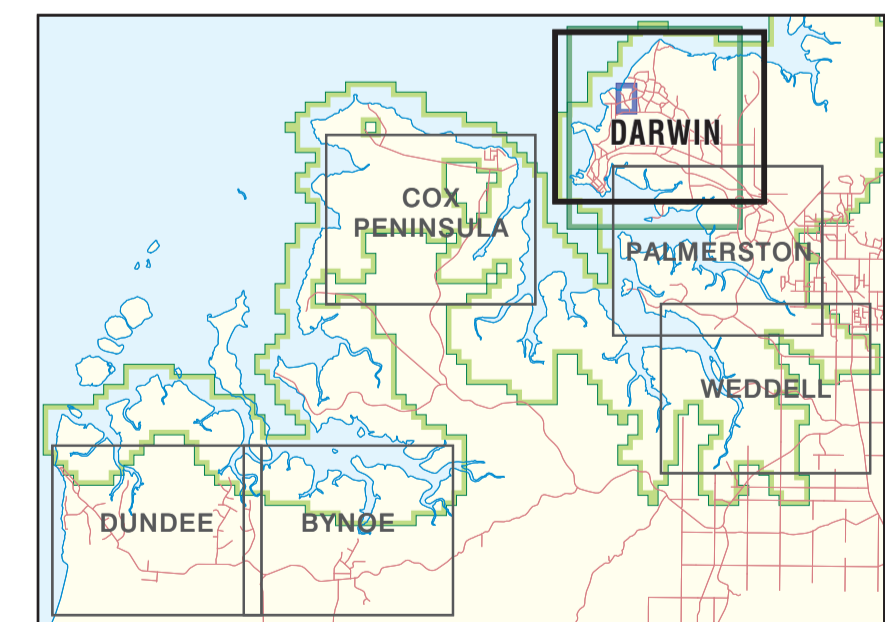
Map prepared by:
 Department of Environment, Parks and Water Security,
 Geospatial Services Branch
 Drawing No. DENR2020066



Black numbered lines are 2500 metre intervals of the Map Grid of Australia (MGA) Zone 52 Transverse Mercator Projection Horizontal Datum: GDA 94

This map was produced on the Geocentric Datum of Australia 1994 (GDA 94)

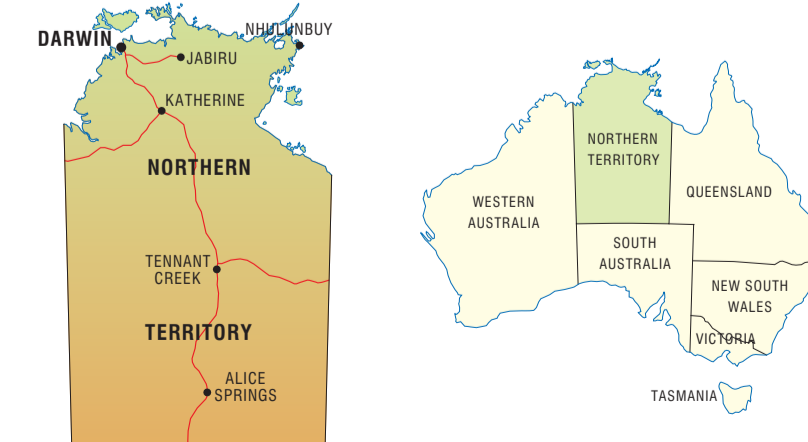
INDEX TO DARWIN REGION STORM SURGE MAPS



Extent of topographic information

2009 2011 2015

MAP LOCATION



1% AEP Post-Development Flood Depth

- <= 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m



A	13.01.21 ORIGINAL ISSUE	JM	HD
Rev	Date	Description	By Chk

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--	---

Discipline CIVIL	Status	Title POST-DEVELOPMENT FLOOD DEPTH - 1% AEP
Designed By HD	Checked By HD	Approved By
Project No. 23085	Drawn By JM	Scale at A1 1:2500

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1% AEP Post-Development Flood Depth

- <= 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m



A	13.01.21 ORIGINAL ISSUE	JM	HD
Rev	Date	Description	By Chk

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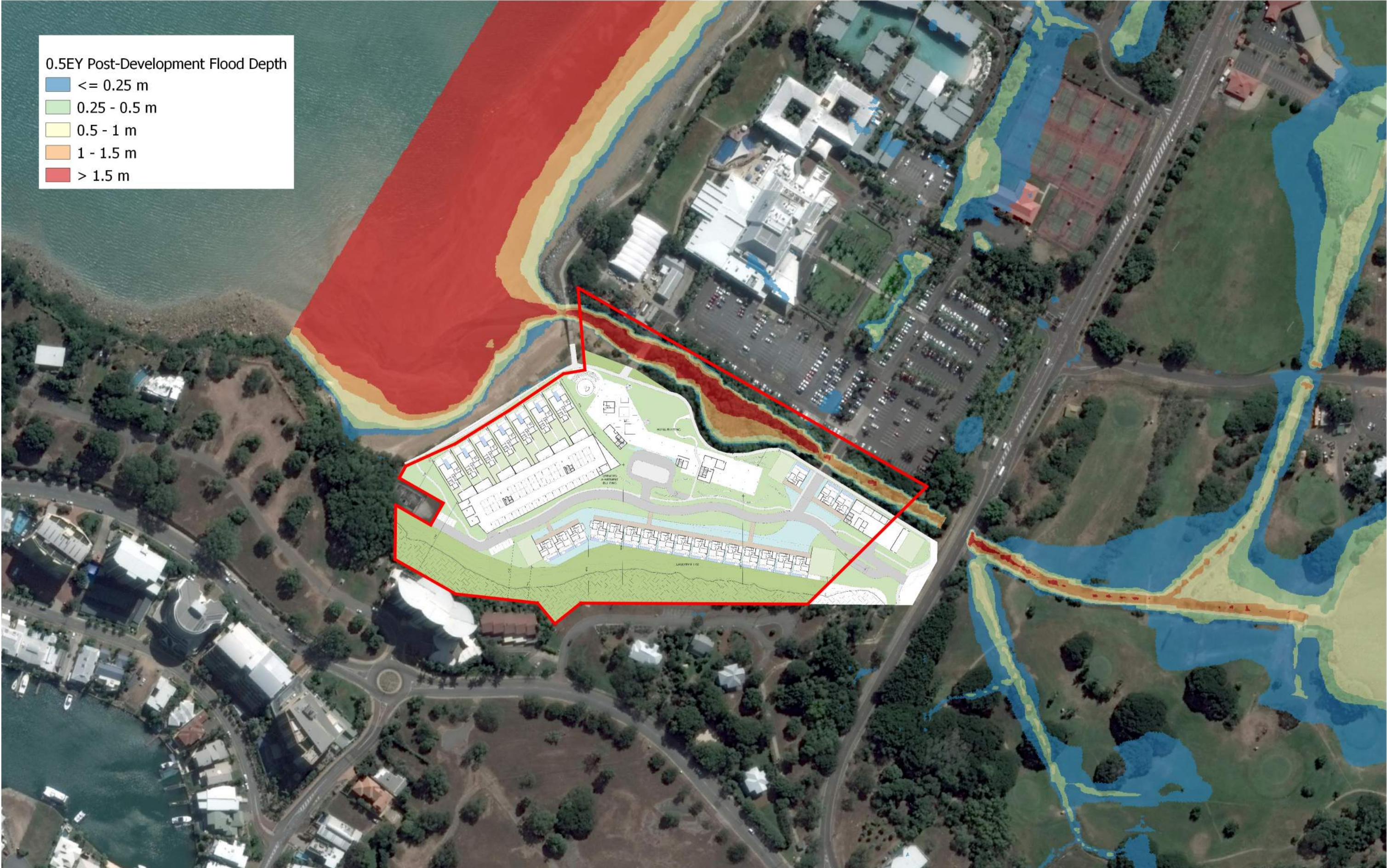
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Client KTT INVESTMENTS PTY LTD
Project Name LITTLE MINDIL BEACH THE GARDENS, NORTHERN TERRITORY

Discipline CIVIL		
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Title POST-DEVELOPMENT FLOOD DEPTH - 1% AEP	
Crawing No. HA-04	Revision A

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0.5EY Post-Development Flood Depth

- <= 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m

A	13.01.21	ORIGINAL ISSUE	JM	HD
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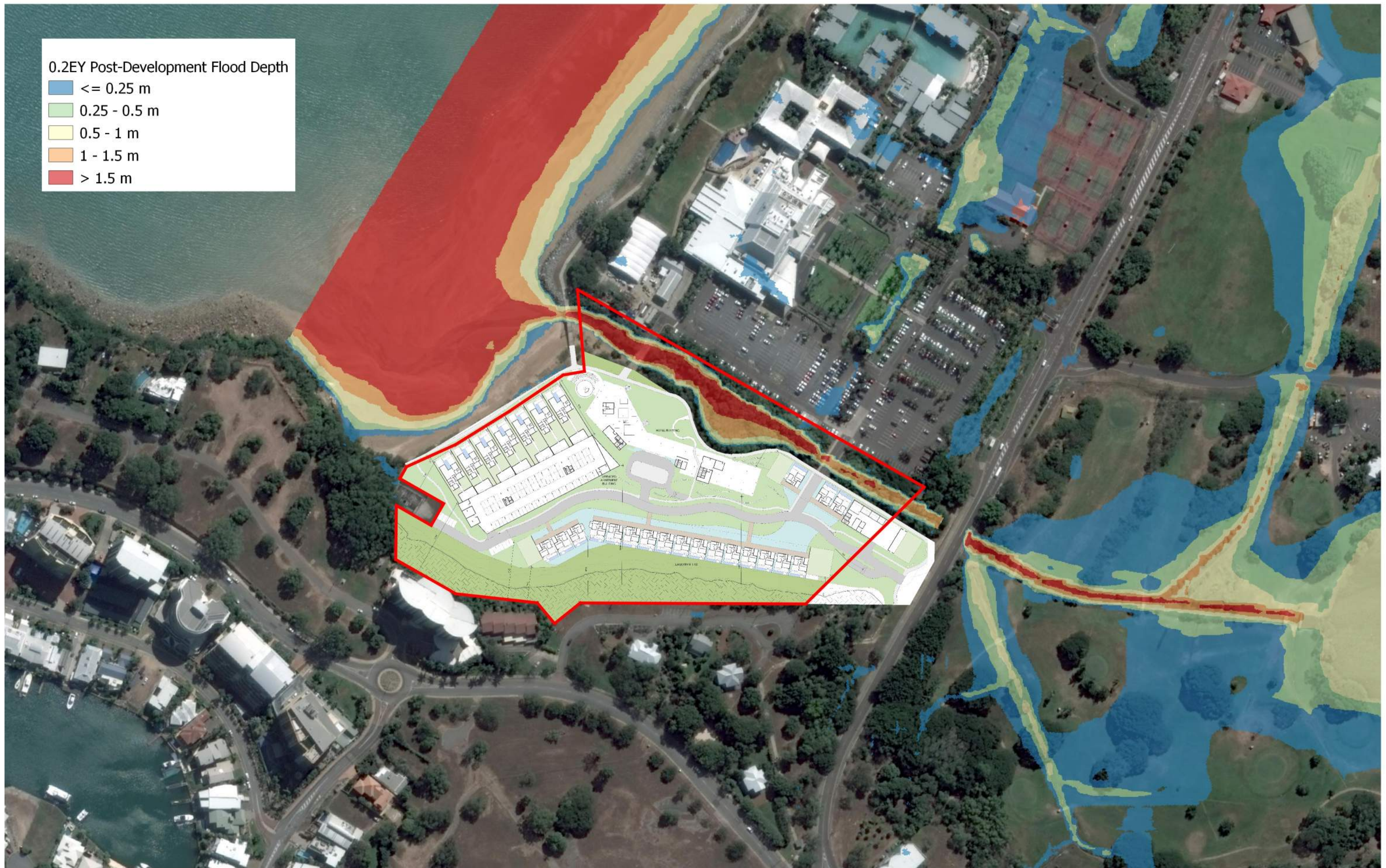
BRISBANE | SYDNEY | MELBOURNE | GOLD COAST | SUNSHINE COAST | DARWIN | PERTH

Client	KTT INVESTMENTS PTY LTD		
Project Name	LITTLE MINDIL BEACH THE GARDENS, NORTHERN TERRITORY		

Discipline	CIVIL		Status
Designed By	HD	Checked By	HD
Project No.	23085	Drawn By	JM
Scale	at A1		1:2500

Title	POST-DEVELOPMENT FLOOD DEPTH - 0.5EY	
Drawing No.	HA-05	Revision
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0.2EY Post-Development Flood Depth

- ≤ 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m

A	13.01.21	ORIGINAL ISSUE	JM	HD
Rev	Date	Description	By	Chk

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Project Name	LITTLE MINDIL BEACH THE GARDENS, NORTHERN TERRITORY		

Discipline	CIVIL		Status
Designed By	HD	Checked By	HD
Project No.	23085	Drawn By	JM
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10% AEP Post-Development Flood Depth

- <= 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m



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Project Name	LITTLE MINDIL BEACH THE GARDENS, NORTHERN TERRITORY

Discipline	CIVIL
Designed By	HD
Checked By	HD
Project No.	23085
Drawn By	JM

Status	Approved By
Scale	Scale at A1 1:2500

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5% AEP Post-Development Flood Depth

- <= 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m



A	13.01.21	ORIGINAL ISSUE	JM	HD
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Drawn By	JM
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Status	Approved By
Scale	at A1 1:2500

Title	POST-DEVELOPMENT FLOOD DEPTH - 5% AEP
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2% AEP Post-Development Flood Depth

- <= 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1 m
- 1 - 1.5 m
- > 1.5 m



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Project Name LITTLE MINDIL BEACH THE GARDENS, NORTHERN TERRITORY

Discipline CIVIL	Designed By HD	Checked By HD	Status
Project No. 23085	Drawn By JM	Approved By	Scale at A1 1:2500

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PO Box 208
Southport, QLD 4215
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Email: info@adgce.com

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Toowoomba QLD 4350, Australia
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