




VIEW FROM INTERSECTION SMITH STREET & PACKARD PLACE

DRAWING SCHEDULE

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	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS 7 PACKARD PL., DARWIN NT	
15 Quarry Crescent, Stuart Park NT 0820 T: +(61) 8 8981 9585 E: darwin@troppo.com.au		DRAWING SCHEDULE
		15.06.2022 DWG NO: PR 01



Packard St

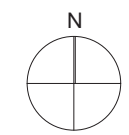
TO DOCTOR'S GULLY

GARDENS PARK GOLF COURSE

SUPERMARKET

HARRIET PLACE SHOPS

HARRIET PLACE PARK



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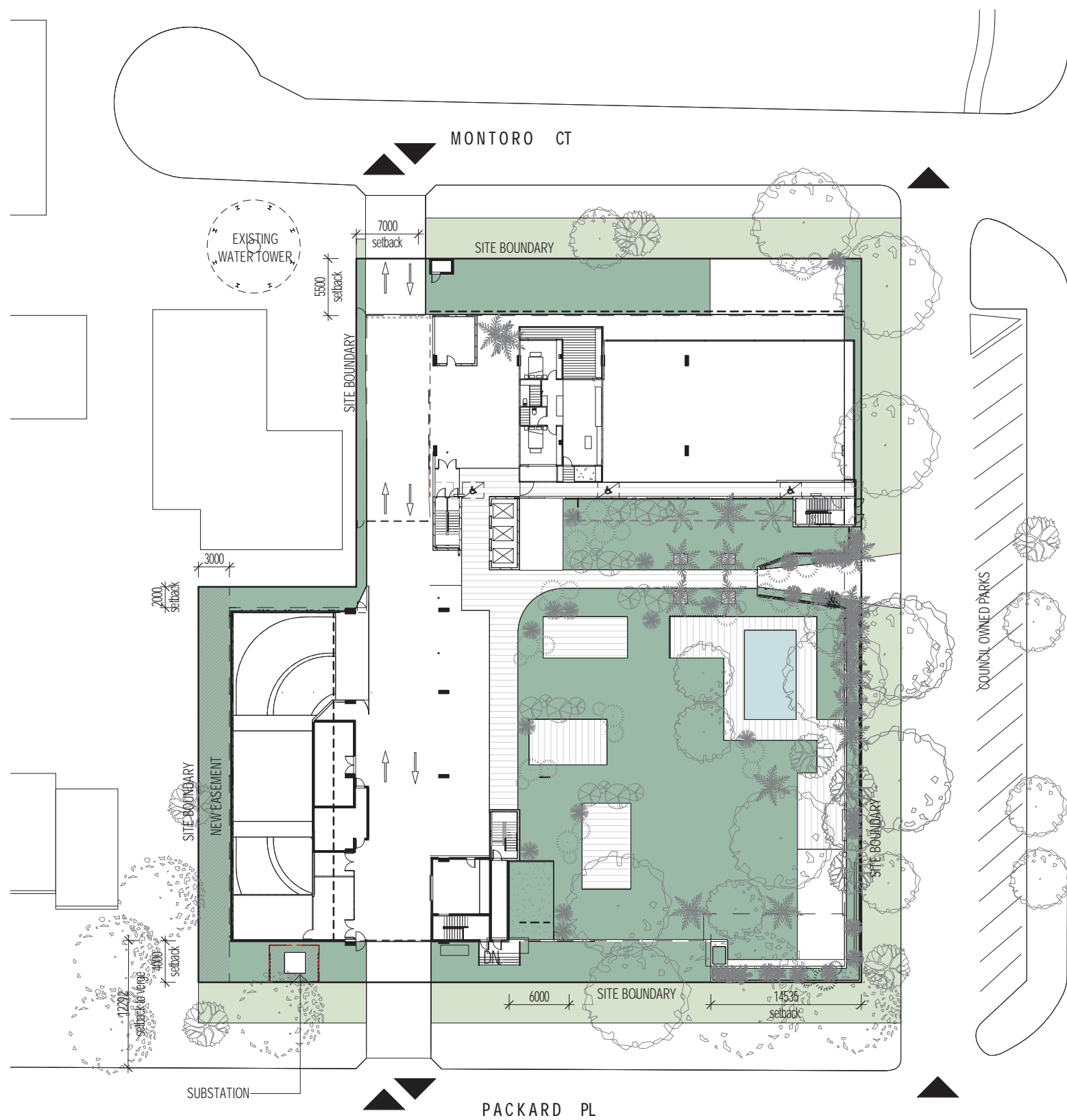
PROPOSED
 ASTI REDEVELOPMENT

FOR
 JOONDANNA INVESTMENTS
 7 PACKARD PL, DARWIN NT

SITE CONTEXT PLAN

02.02.2022

DWG NO: PR 02



SITE AREA	3990m ²
GROSS ENCLOSED FLOOR AREA (EXCL. CARPARKS)	6,899m ²

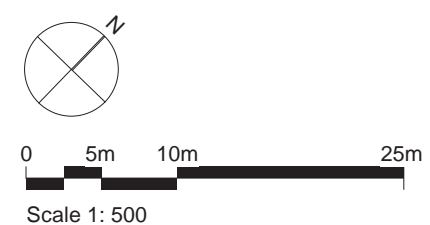
CARPARKS	
GROUND FLOOR 1F	5
BASEMENT -1F	36
BASEMENT -2F	42
BASEMENT -3F	43
TOTAL	127
INC. DISABLED PARKS	17
MOTORBIKE PARKS	18
VISITOR CARPARKS (SMITH ST)	19
BICYCLE PARKS	31
BASEMENT -1F - -3F TOTAL:	7180m ²
CAFE / COMMERCIAL	230m ²
RECEPTION	24m ²
GYM	122m ²

NEW UNITS	
BUILDING 1 1 - 10 STOREYS OF UNITS	
ENCLOSED FLOOR AREA TOTAL:	3,767m²
BUILDING 2 2 - 10 STOREYS OF UNITS	
ENCLOSED FLOOR AREA TOTAL:	3,132m²

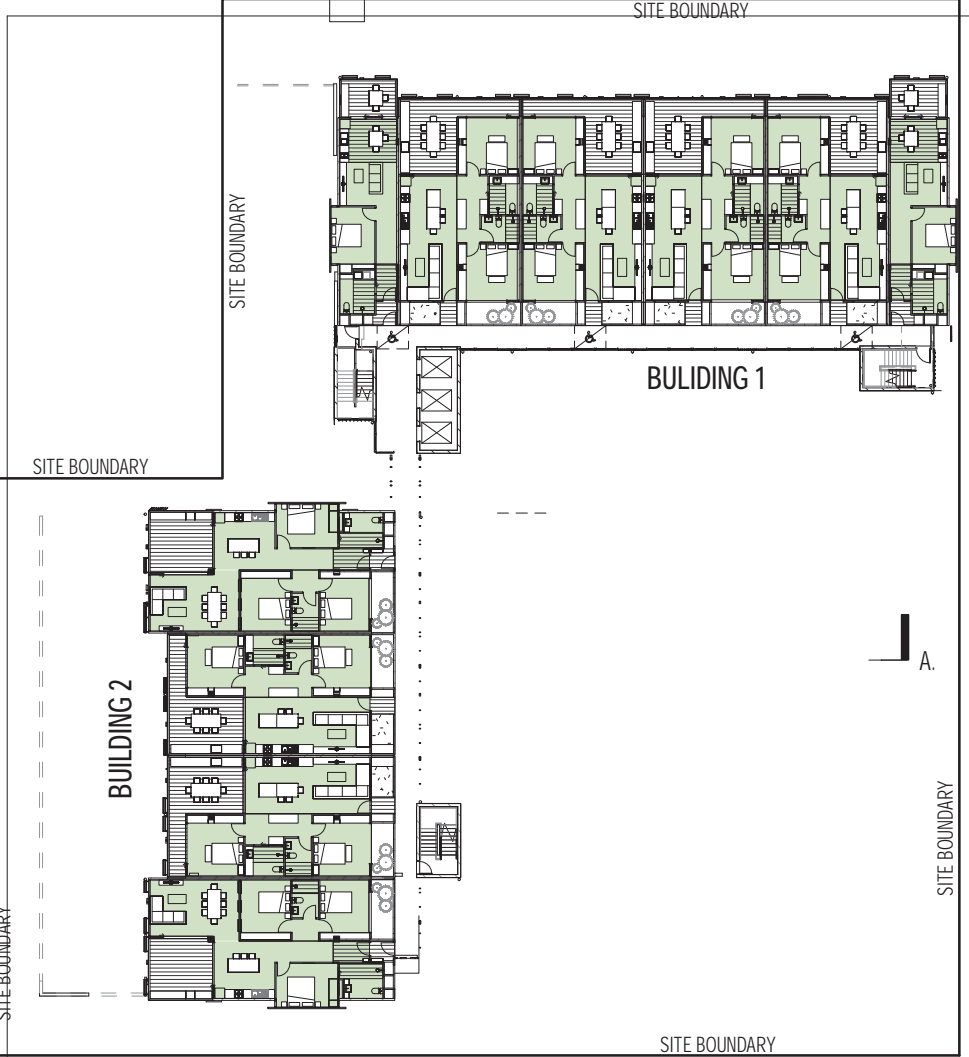
51% SERVICED APARTMENTS
49% MULTIPLE DWELLINGS

COMMUNAL OPEN SPACE AREA = 1,529M²

SITE PLAN - LEVEL 1
1 : 500



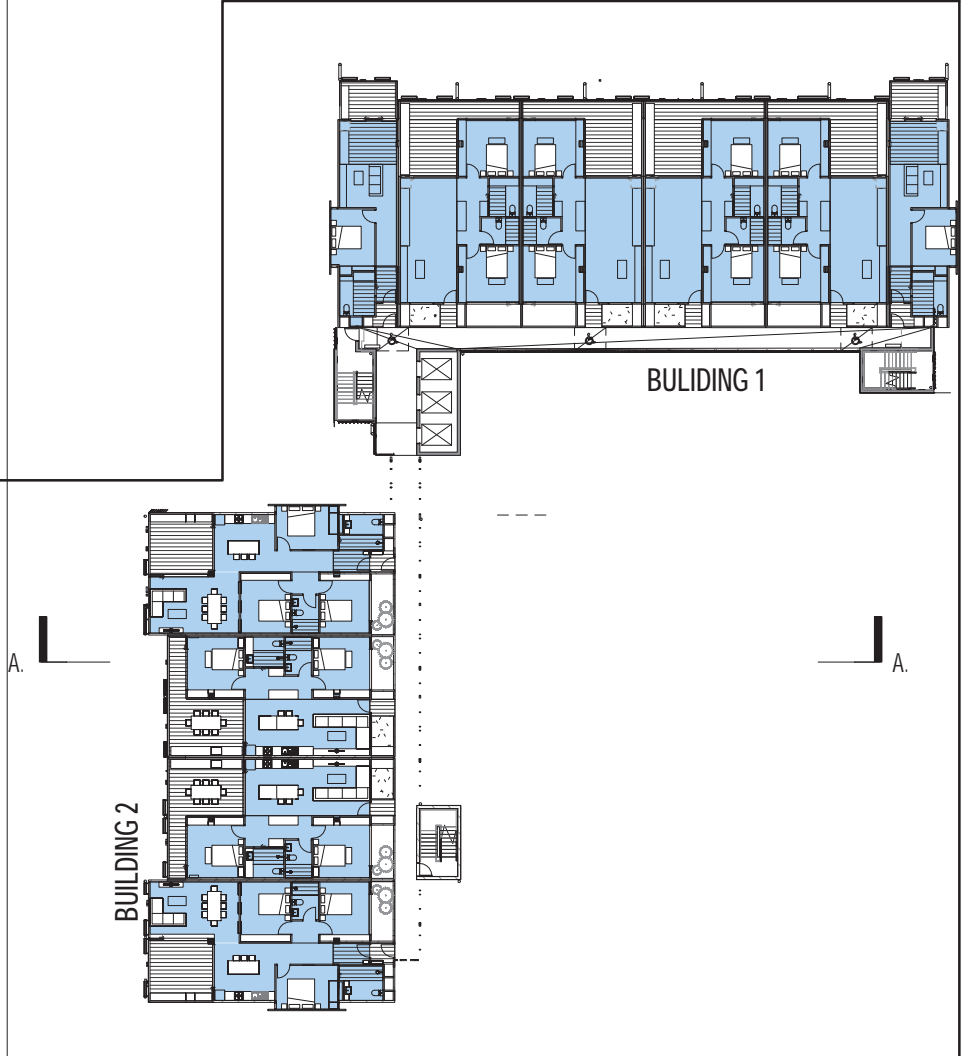
	PROPOSED ASTI REDEVELOPMENT
	FOR JOONDANNA INVESTMENTS 7 PACKARD PL, DARWIN NT
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SITE PLAN - LEVEL 1	
02.02.2022	DWG NO: PR 03



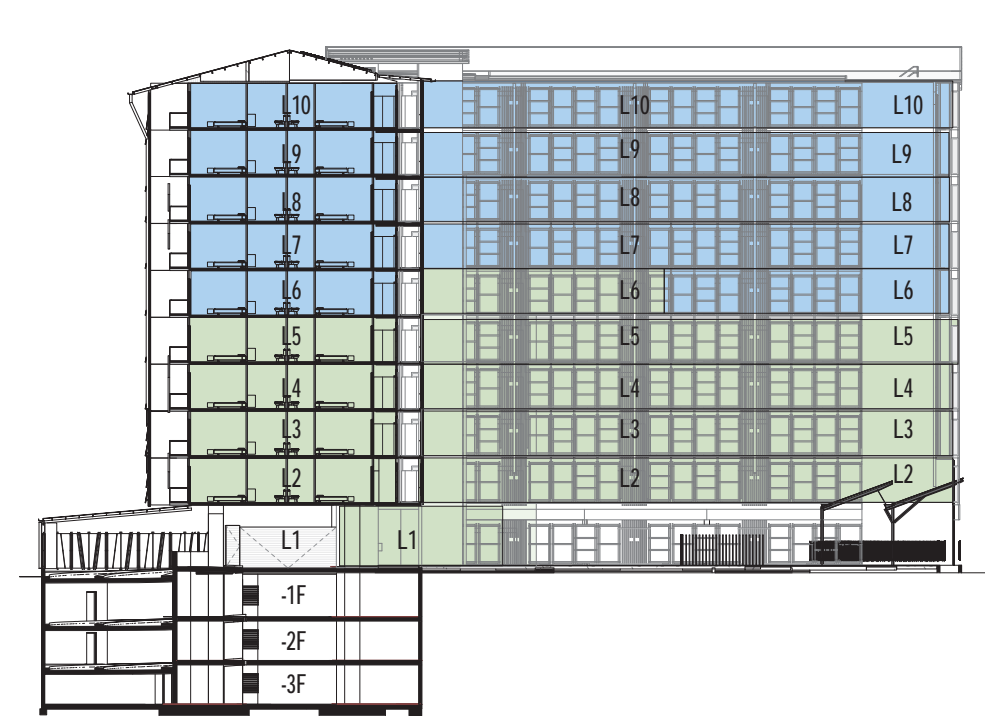
SITE PLAN - LEVELS 2-5



SITE PLAN - LEVELS 6



SITE PLAN - LEVELS 7-10



SECTION A
1:500

BUILDING 1 (10 STOREYS ABOVE GROUND)

- MIXED RESI APARTMENTS**
- 1 x 2BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 1
 - 2 x 1BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 2 - 5
 - 4 x 2BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 2 - 5
 - 2 x 2BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 6
 - 1 x 1BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 6
 - 9 1BEDROOM MIXED RESI APARTMENTS
 - 19 2BEDROOM MIXED RESI APARTMENTS
 - TOTAL 28 MIXED RESI APARTMENTS

- SERVICED APARTMENTS**
- 2 x 2BEDROOM SERVICED RESI APARTMENTS / PER STOREY FROM LEVEL 6
 - 1 x 1BEDROOM SERVICED RESI APARTMENTS / PER STOREY FROM LEVEL 6
 - 2 x 1BEDROOM SERVICED RESI APARTMENTS / PER STOREY FROM LEVEL 7 - 10
 - 4 x 2BEDROOM SERVICED RESI APARTMENTS / PER STOREY FROM LEVEL 7 - 10
 - 9 1BEDROOM SERVICED APARTMENTS
 - 18 2BEDROOM SERVICED APARTMENTS
 - TOTAL 27 SERVICED APARTMENTS

ENCLOSED FLOOR AREA TOTAL: 3,767m²

BUILDING 2 (10 STOREYS ABOVE GROUND)

- MIXED RESI APARTMENTS**
- 2 x 3 BEDROOM MIXED APARTMENTS / PER STOREY FROM LEVEL 2 - 5
 - 2 x 2BEDROOM MIXED APARTMENTS / PER STOREY FROM LEVEL 2 - 5

- 8x2BEDROOM MIXED APARTMENTS
- 8x3BEDROOM MIXED APARTMENTS
- TOTAL = 16 MIXED APARTMENTS

- SERVICED APARTMENTS**
- 2 x 3 BEDROOM SERVICED APARTMENTS / PER STOREY FROM LEVEL 6 - 10
 - 2 x 2 BEDROOM SERVICED APARTMENTS / PER STOREY FROM LEVEL 6 - 10
 - 10 x 2BEDROOM SERVICED APARTMENTS
 - 10 x 3BEDROOM SERVICED APARTMENTS

TOTAL = 20 SERVICED APARTMENTS

ENCLOSED FLOOR AREA TOTAL: 3,132m²

TOTAL APARTMENTS: 91 APARTMENTS INCL

- 18 x 1 BEDROOM APARTMENTS
- 55 x 2 BEDROOM APARTMENTS
- 18 x 3 BEDROOM APARTMENTS

47 SERVICED APARTMENTS BEDROOMS (51%)
44 MIXED RESI BEDROOMS (49%)

LEGEND

- SERVICED APARTMENTS
- MIXED RESI APARTMENTS

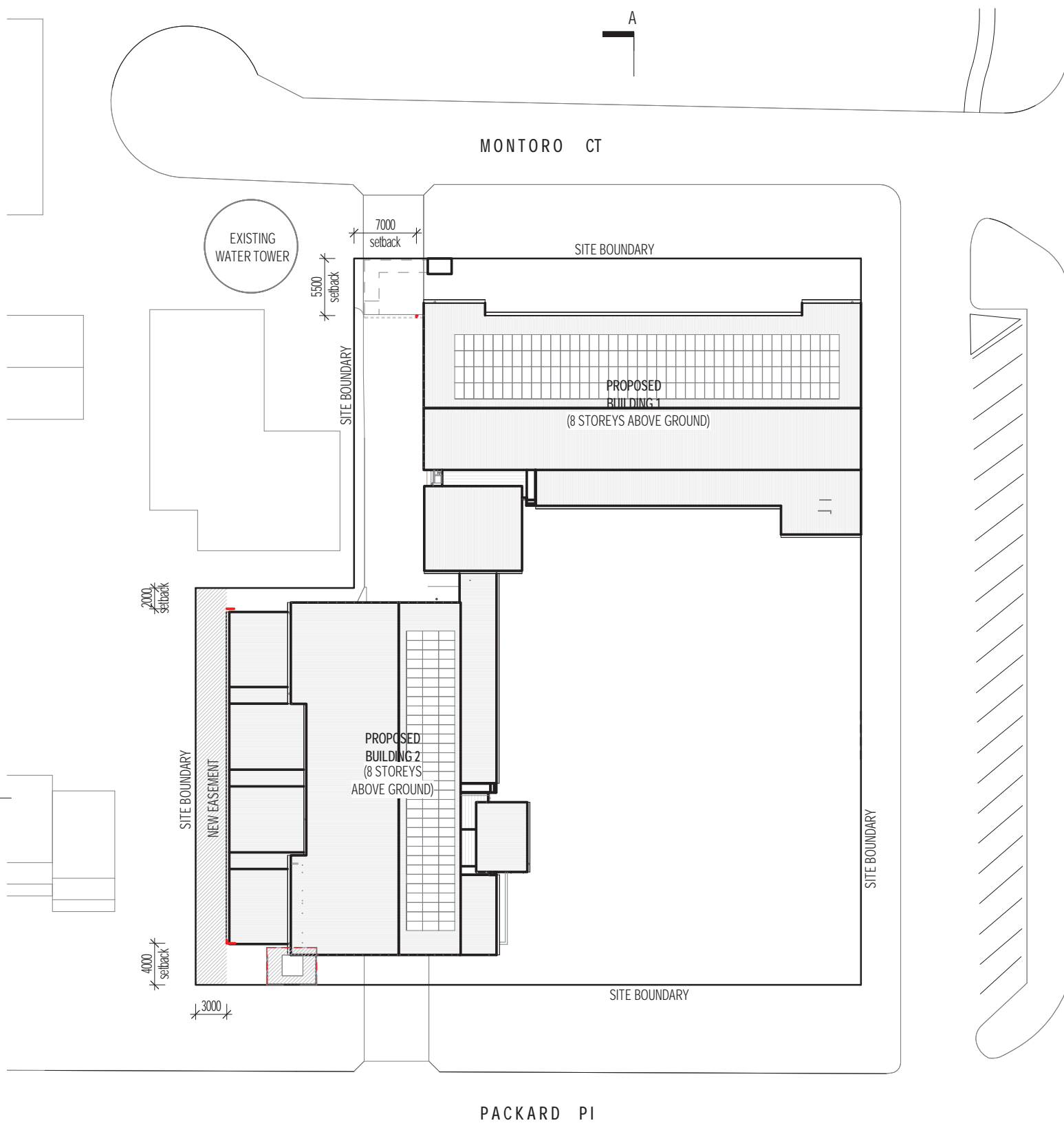


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FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

APARTMENT MIX DIAGRAMS



SITE PLAN - ROOF

1 : 500



PROPOSED
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FOR
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7 PACKARD PL, DARWIN NT

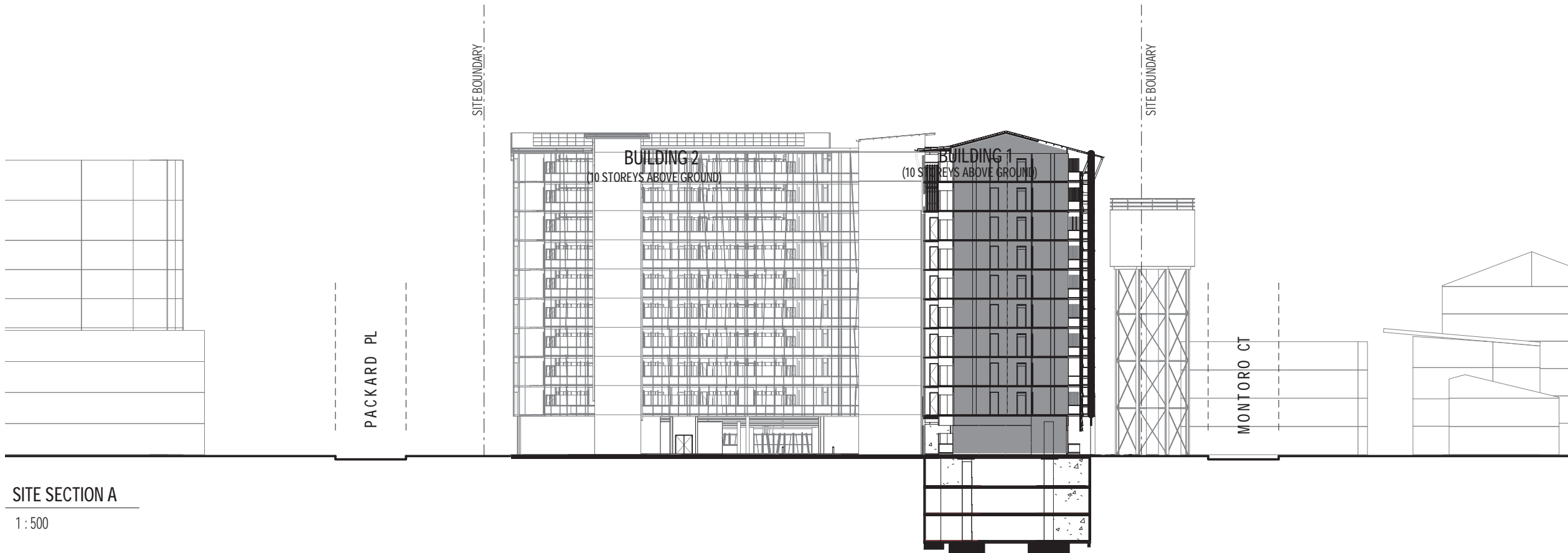
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SITE PLAN - ROOF

02.02.2022

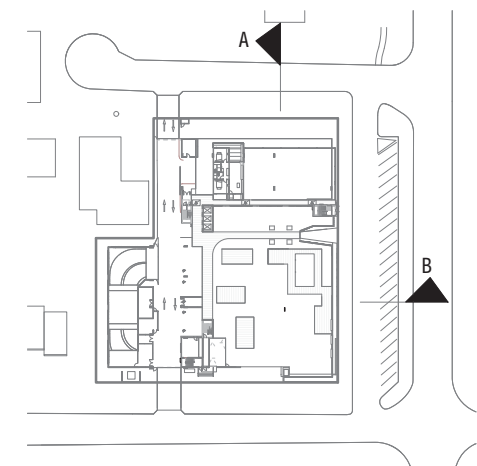
DWG NO:

PR 05



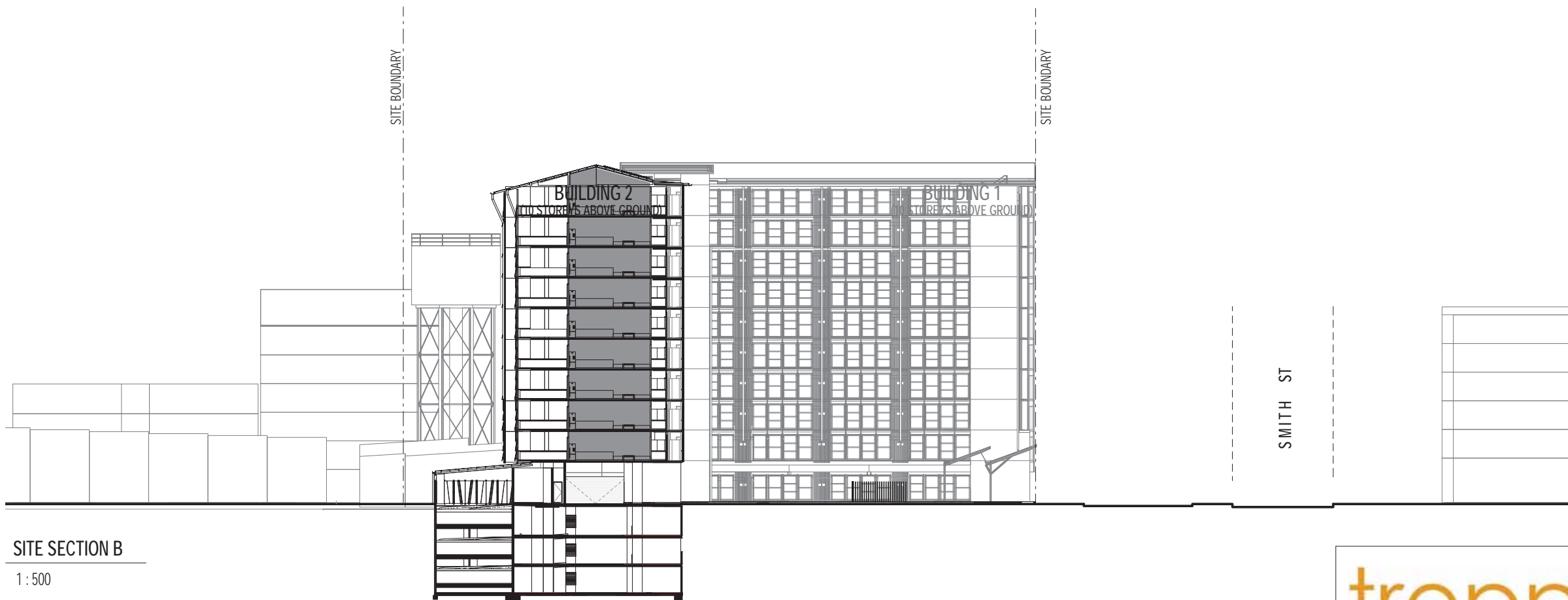
SITE SECTION A

1 : 500



KEY PLAN - SITE

1 : 2000



SITE SECTION B

1 : 500

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PROPOSED
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 7 PACKARD PL, DARWIN NT

SITE SECTIONS

02.02.2022

DWG NO:

PR 06



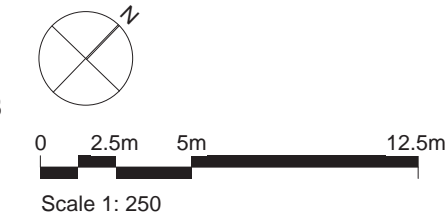
GENERAL KEYS_DA

- AF BASEMENT FRESH AIR INTAKE TO SERVICE ENG'S DETAILS
- AL MIN 6M² AIRLOCK TO FIRE STAIRS
- BD BOLLARD
- EF BASEMENT EXHAUST AIR RISER TO SERVICE ENG'S DETAILS
- FS FIRE STAIRS
- SC SMALL CAR

57 CARPARKS (21 ADDITIONAL CARPARKS)

PREVIOUSLY 36 CARPARKS

(INC. 12 ACCESSIBLE CARPARKS)
7 MOTOBIKE PARKS



	PROPOSED ASTI REDEVELOPMENT
	FOR JOONDANNA INVESTMENTS 7 PACKARD PL, DARWIN NT
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PROPOSED BASEMENT CARPARKING -1F	
02.02.2022	DWG NO: PR 07

2500
TYP
EF

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

FFL -6200
RL -6.20

26 25 24 23 22 21 20 19 18 17

54 53 52 51 50

27	55	49
28	56	48
29	57	47
30	58	46
31	59	45
32	60	44
33	61	43
34	62	42
35	63	41
		40

DOWN NO ENTRY

UP NO ENTRY

SITE BOUNDARY

SITE BOUNDARY

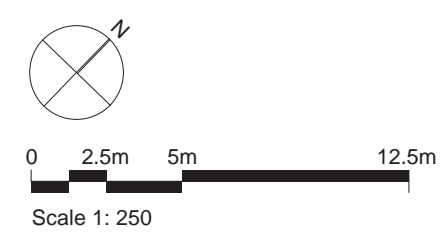
SITE BOUNDARY

GENERAL KEYS_DA

- AF BASEMENT FRESH AIR INTAKE TO SERVICE ENG'S DETAILS
- AL MIN 6M² AIRLOCK TO FIRE STAIRS
- BD BOLLARD
- EF BASEMENT EXHAUST AIR RISER TO SERVICE ENG'S DETAILS
- FS FIRE STAIRS
- SC SMALL CAR

63 CARPARKS (21 ADDITIONAL CARPARKS)
PREVIOUSLY 42 CARPARKS

6 MOTOBIKE PARKS



PROPOSED
ASTI REDEVELOPMENT

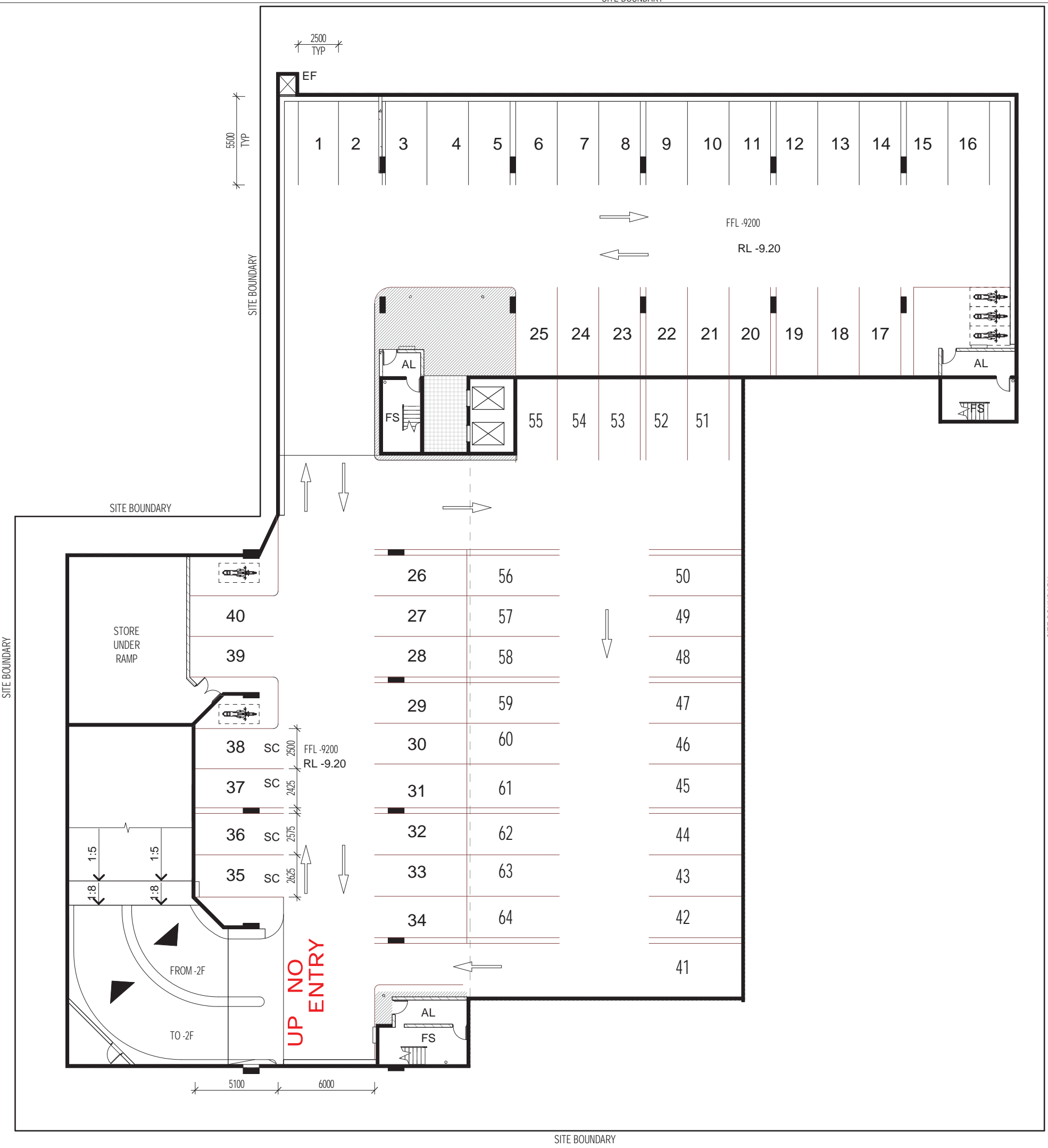
FOR
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7 PACKARD PL, DARWIN NT

PROPOSED BASEMENT CARPARKING -2F

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DWG NO: **PR 08**



GENERAL KEYS_DA

- AF BASEMENT FRESH AIR INTAKE TO SERVICE ENG'S DETAILS
- AL MIN 6M² AIRLOCK TO FIRE STAIRS
- BD BOLLARD
- EF BASEMENT EXHAUST AIR RISER TO SERVICE ENG'S DETAILS
- FS FIRE STAIRS
- SC SMALL CAR

64 CARPARKS (21 ADDITIONAL CARPARKS)

PREVIOUSLY 43 CARPARKS

(INC. 4 SMALL CARPARKS)
6 MOTOBIKE PARKS



Scale 1: 250



PROPOSED
ASTI REDEVELOPMENT

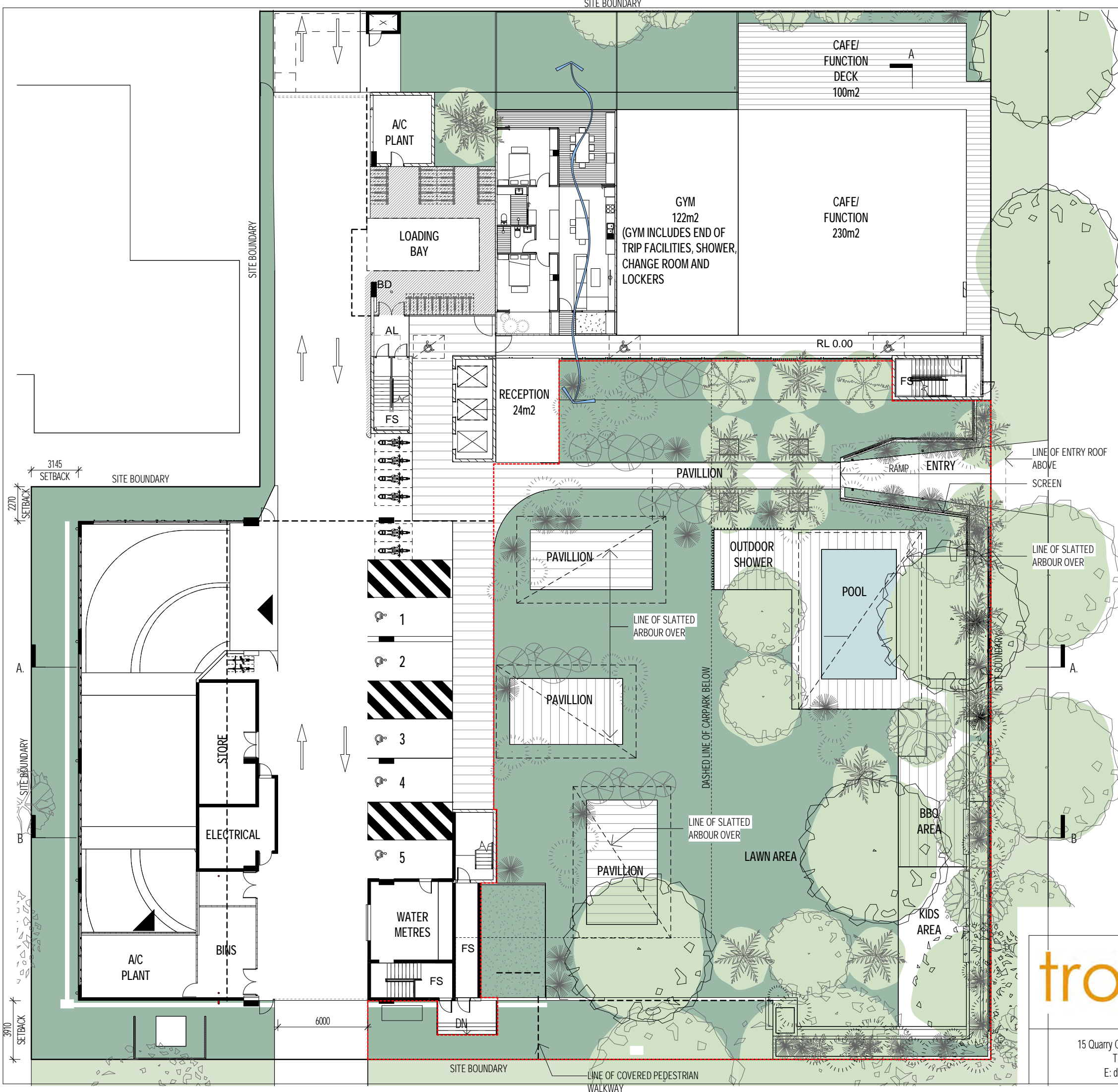
FOR
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7 PACKARD PL, DARWIN NT

BASEMENT CARPARKING -3F

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DWG NO: PR 09



GENERAL KEYS_DA

- AF BASEMENT FRESH AIR INTAKE TO SERVICE ENGS DETAILS
- AL MIN 6M² AIRLOCK TO FIRE STAIRS
- BD BOLLARD
- EF BASEMENT EXHAUST AIR RISER TO SERVICE ENGS DETAILS
- FS FIRE STAIRS
- SC SMALL CAR

OUTDOOR AREAS LEGEND

- TOTAL LANDSCAPING AREA = 1,920 M2
- TOTAL PRIVATE OPEN SPACE AREA = 1,510 M2

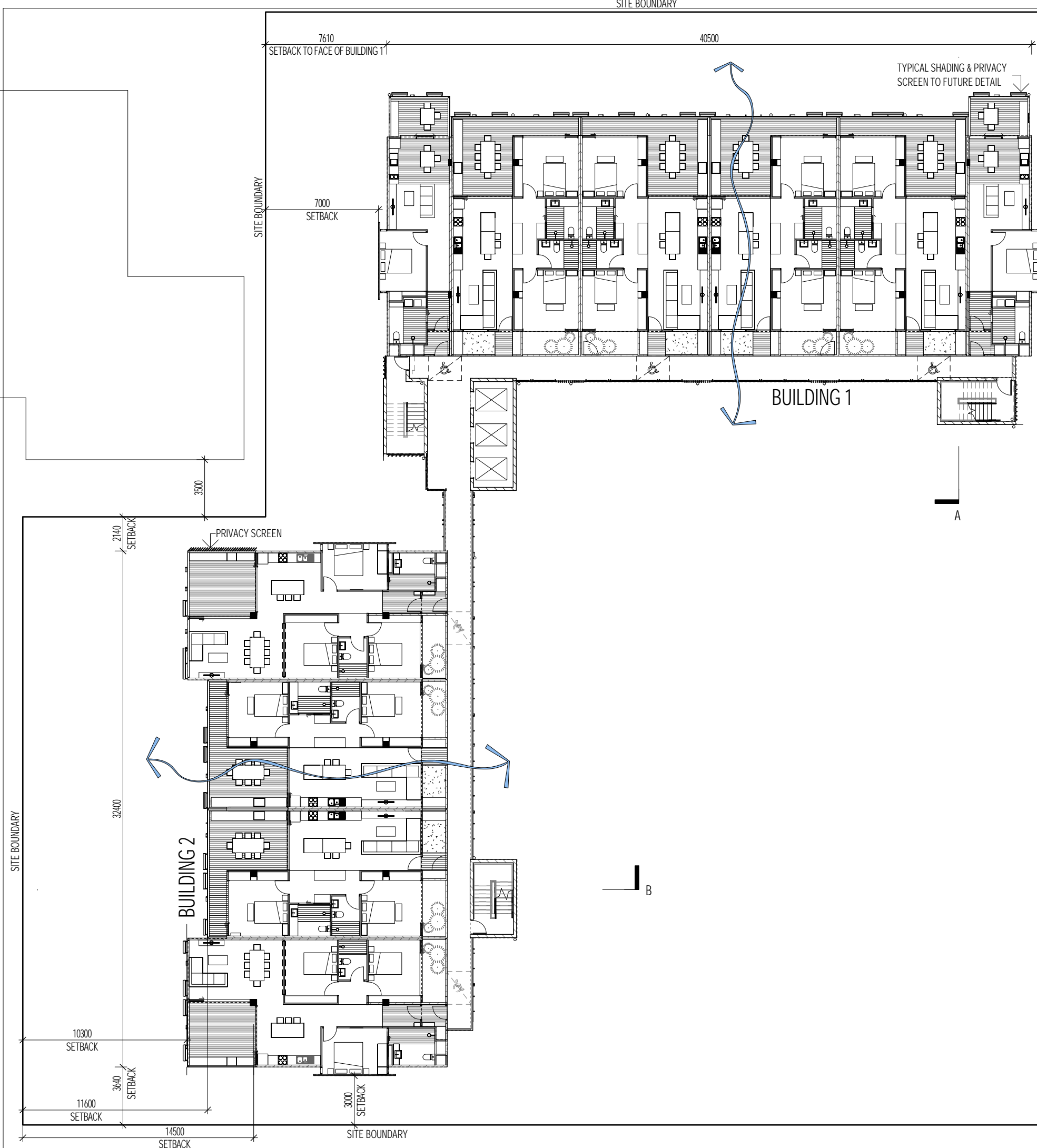
APARTMENT TYPE LEGEND

- 1 BEDROOM APARTMENT**
51m² (NETT INTERNAL)
8.5 m² BALCONY AREA
- 2 BEDROOM APARTMENT**
77m² (NETT INTERNAL)
23 m² BALCONY AREA
- 3 BEDROOM STUDIO APARTMENT**
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA



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PROPOSED ASTI REDEVELOPMENT	
FOR JOONDANNA INVESTMENTS 7 PACKARD PL, DARWIN NT	
PROPOSED GROUND FLOOR LEVEL	
02.002.2022	DWG NO: PR 10



SITE BOUNDARY

SITE BOUNDARY

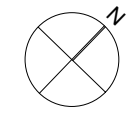
SITE BOUNDARY

SITE BOUNDARY

APARTMENT TYPE LEGEND

- 1 BEDROOM APARTMENT**
51m² (NETT INTERNAL)
8.5 m² BALCONY AREA
- 2 BEDROOM APARTMENT**
77m² (NETT INTERNAL)
23 m² BALCONY AREA
- 3 BEDROOM STUDIO APARTMENT**
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA

DEEP SHADED
CROSS VENTILATION



0 2.5m 5m 12.5m

Scale 1: 250

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL., DARWIN NT

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PROPOSED - LEVELS 1-10 PLAN

02.002.2022

DWG NO:

PR 11

SHEET DELETED

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PROPOSED
ASTI REDEVELOPMENT

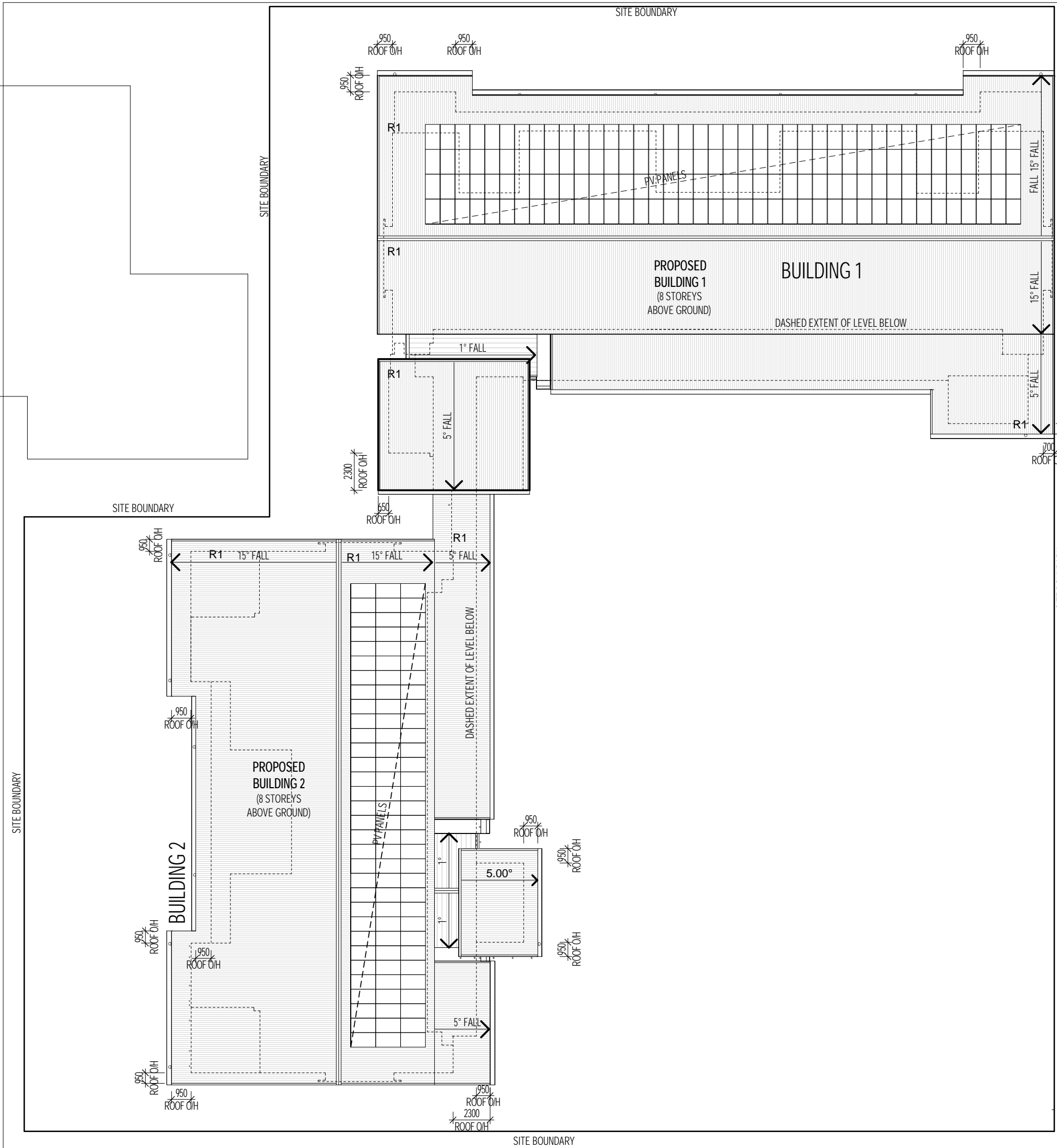
FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

DELETED

02.02.2022

DWG NO:

PR 12



PROPOSED
ASTI REDEVELOPMENT

FOR
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PROPOSED - ROOF PLAN

02.002.2022

DWG NO:

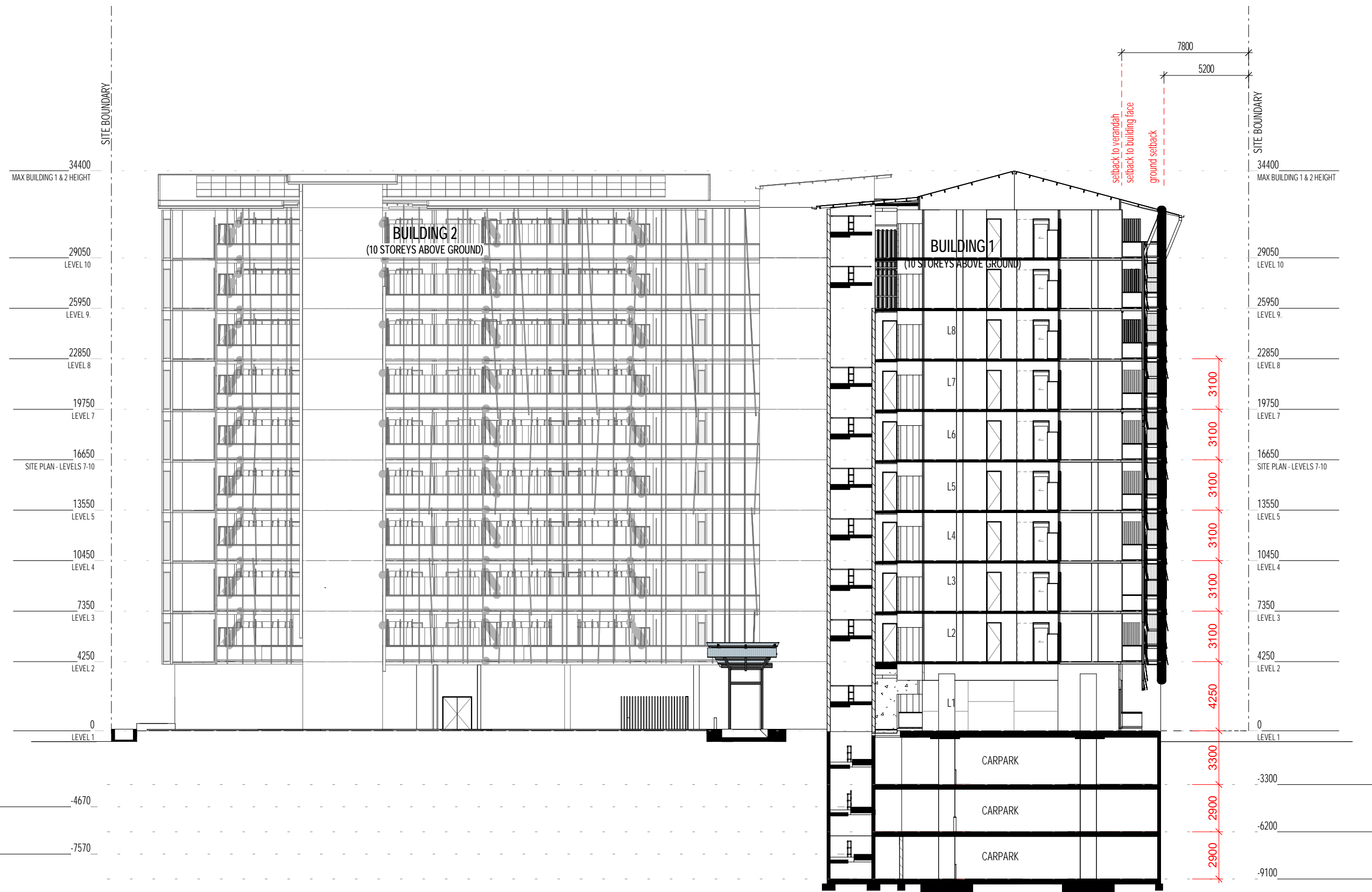
PR 13

APARTMENT TYPE LEGEND

1 BEDROOM APARTMENT
51m² (NETT INTERNAL)
8.5 m² BALCONY AREA

2 BEDROOM APARTMENT
77m² (NETT INTERNAL)
23 m² BALCONY AREA

3 BEDROOM STUDIO APARTMENT
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA



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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

SECTION A

02.002.2022

DWG NO:

PR 14

APARTMENT TYPE LEGEND

- 1 BEDROOM APARTMENT
51m² (NETT INTERNAL)
8.5 m² BALCONY AREA
- 2 BEDROOM APARTMENT
77m² (NETT INTERNAL)
23 m² BALCONY AREA
- 3 BEDROOM STUDIO APARTMENT
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA



PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

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SECTION B


02.02.2022

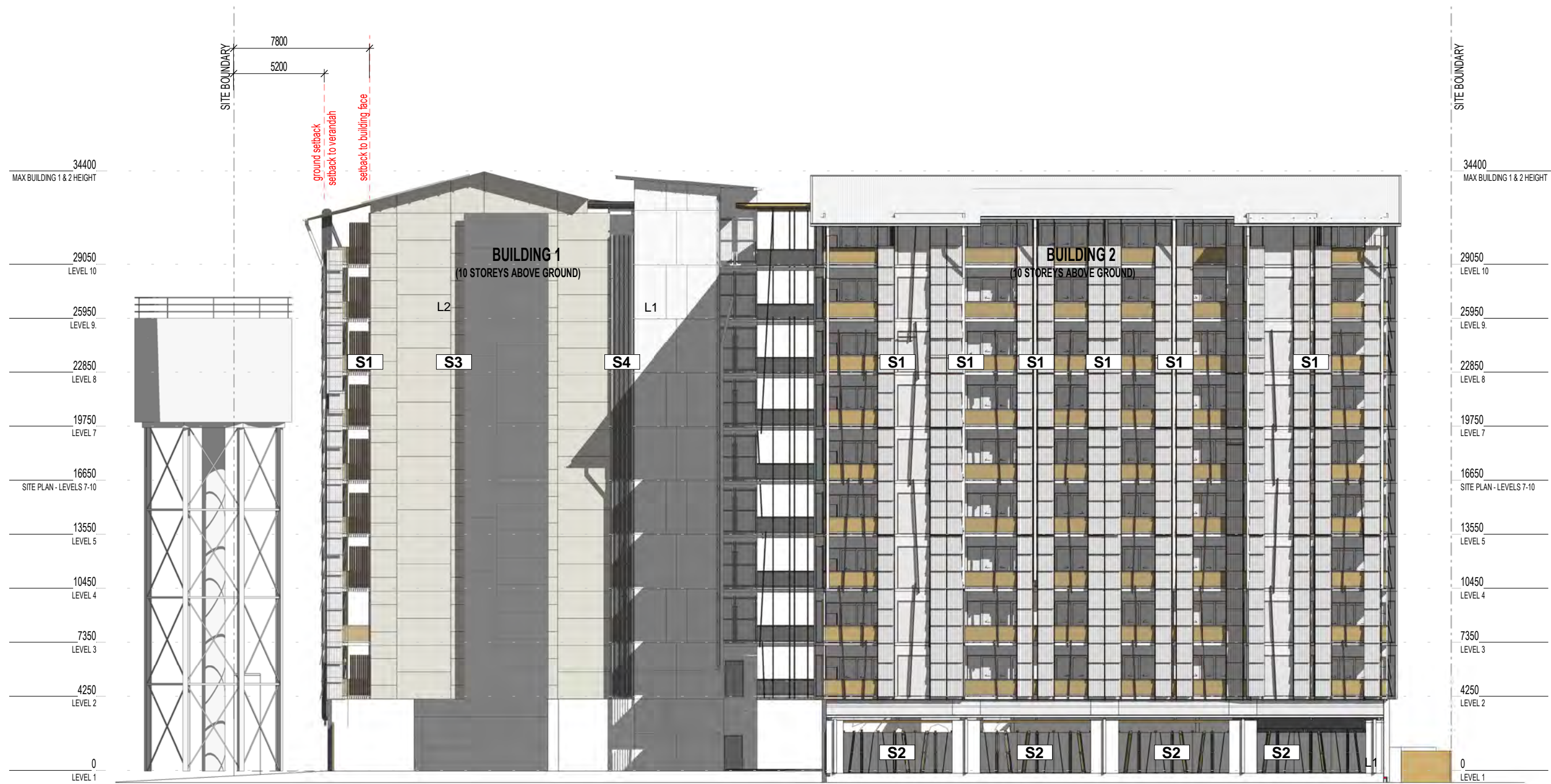
DWG NO: PR 15



NORTH-WEST ELEVATION

1 : 250

	PROPOSED ASTI REDEVELOPMENT
	FOR JOONDANNA INVESTMENTS 7 PACKARD PL., DARWIN NT
NORTH - WEST ELEVATION	
15 Quarry Crescent, Stuart Park NT 0820 T: +(61) 8 8981 9585 E: darwin@troppo.com.au	15.06.2022 DWG NO: PR 16



SOUTH-WEST ELEVATION

1 : 250

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
 7 PACKARD PL, DARWIN NT

SOUTH - WEST ELEVATION

15.06.2022

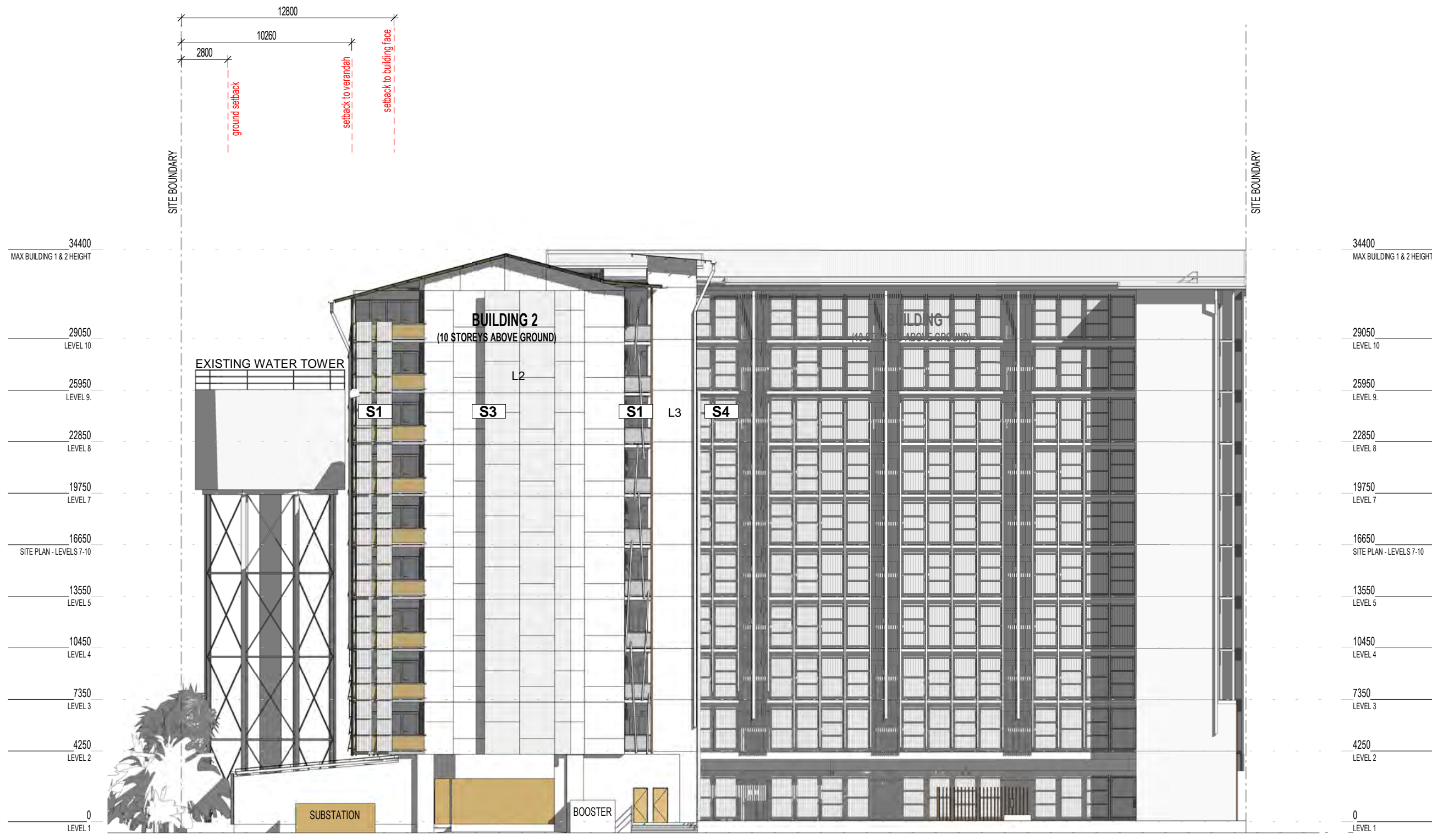
DWG NO: **PR 17**




NORTH-EAST ELEVATION

1 : 250

	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS 7 PACKARD PL, DARWIN NT	
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		02.002.2022
		DWG NO: PR 18



SOUTH-EAST ELEVATION
1 : 250

	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS 7 PACKARD PL., DARWIN NT	
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		15.06.2022 DWG NO: PR 19



PERSPECTIVE - NORTH - BUILDING 1

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL., DARWIN NT

PERSPECTIVE 1

15.06.2022

DWG NO:

PR 20



PERSPECTIVE - SOUTH BUILDING 2

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PROPOSED
 ASTI REDEVELOPMENT

FOR
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 7 PACKARD PL, DARWIN NT

PERSPECTIVE 2

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DWG NO: PR 21



PERSPECTIVE - SOUTH - WEST

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

PERSPECTIVE 3

02.02.2022

DWG NO:

PR 22



PERSPECTIVE VIEW FROM SMITH ST



PERSPECTIVE VIEW TOWARDS POOL AREA

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL., DARWIN NT

PERSPECTIVE 4

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15.06.2022

DWG NO:

PR 23



**1 BED UNIT -
51M2 (NET INTERNAL)**



**2 BED UNIT -
77M2 (NET INTERNAL)**



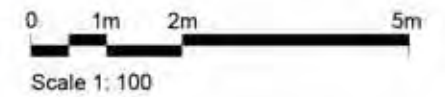
**3 BED STUDIO UNIT -
97M2 (NET INTERNAL)**

APARTMENT TYPE LEGENDS

- 1 BEDROOM APARTMENT**
51m² (NETT INTERNAL)
10m² BALCONY AREA
- 2 BEDROOM APARTMENT**
78m² (NETT INTERNAL)
23 m² BALCONY AREA
- 3 BEDROOM STUDIO APARTMENT**
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA

KEYS - JOINERY

- BAG PARK
- DESK
- FRIDGE
- PANTRY
- ROBE
- PRIVACY SCREEN
- WASHING MACHINE



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PROPOSED
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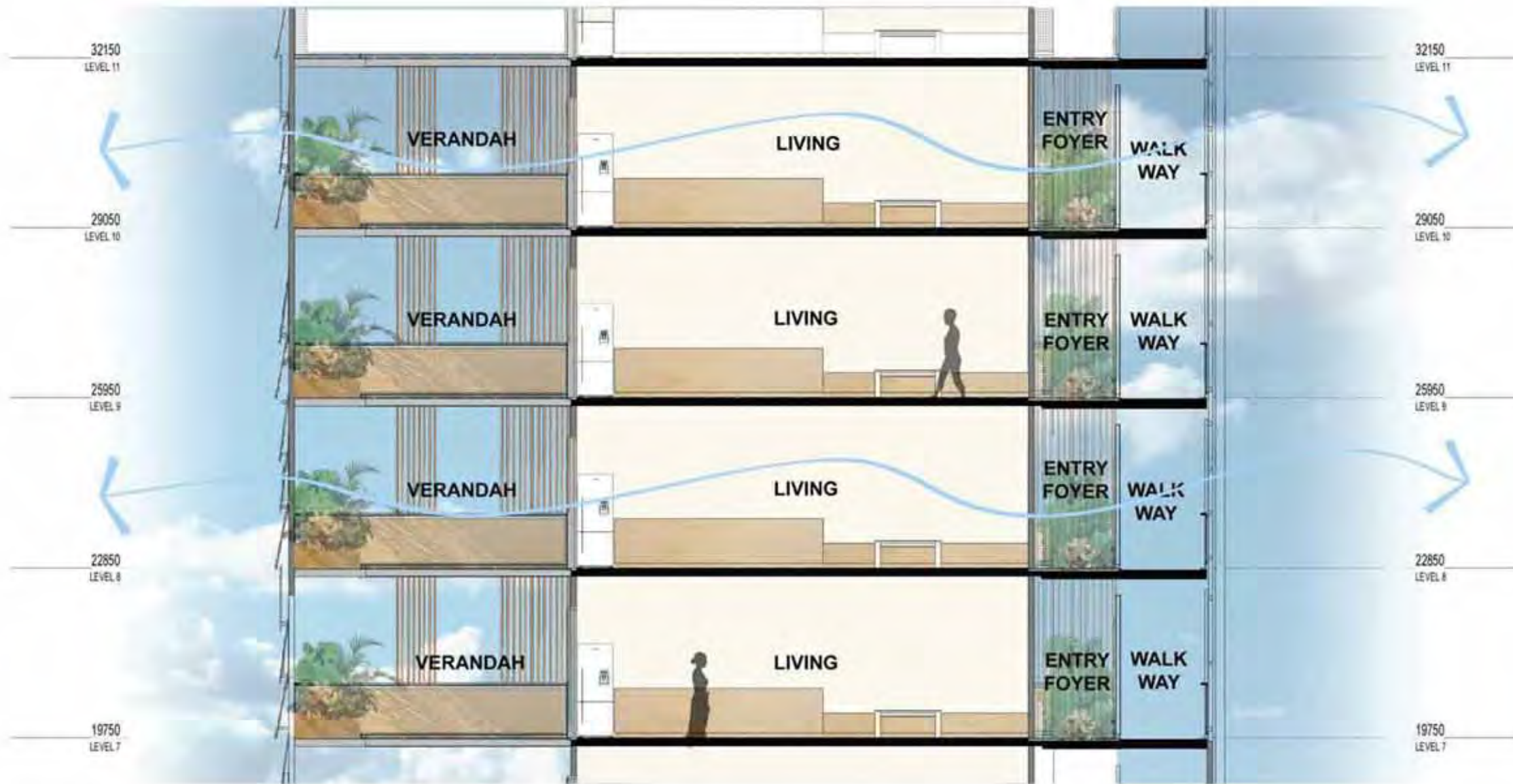
FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

UNIT TYPES

02.02.2022

DWG NO:

PR 24



UNIT TYPE SECTION

1:100

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UNIT TYPE SECTIONS

02.02.2022

DWG NO:

PR

24.1



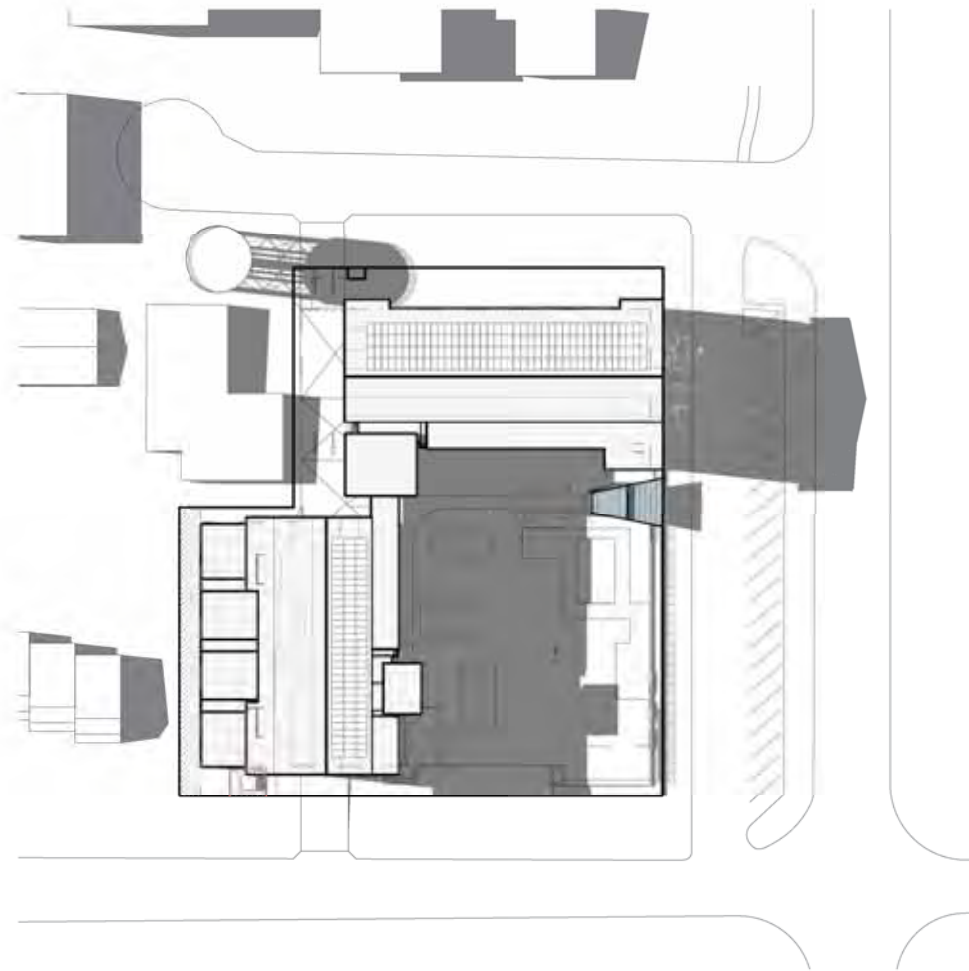
9 AM, 21ST DEC

1 : 1000



12 PM, 21ST DEC

1 : 1000



3 PM, 21ST DEC

1 : 1000

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PROPOSED
 ASTI REDEVELOPMENT

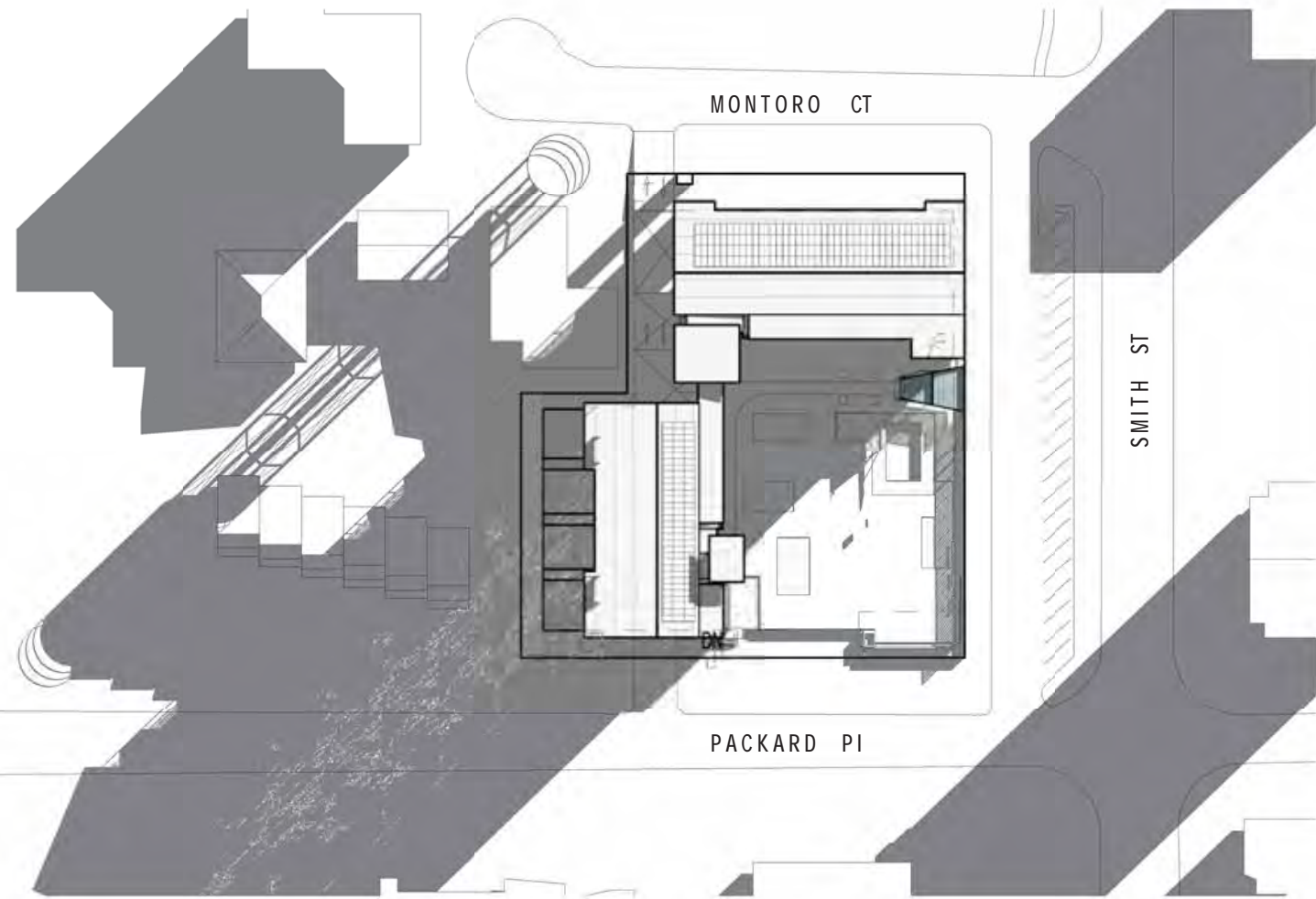
FOR
 JOONDANNA INVESTMENTS
 7 PACKARD PL, DARWIN NT

SHADOW DIAGRAM - DEC

02.02.2022

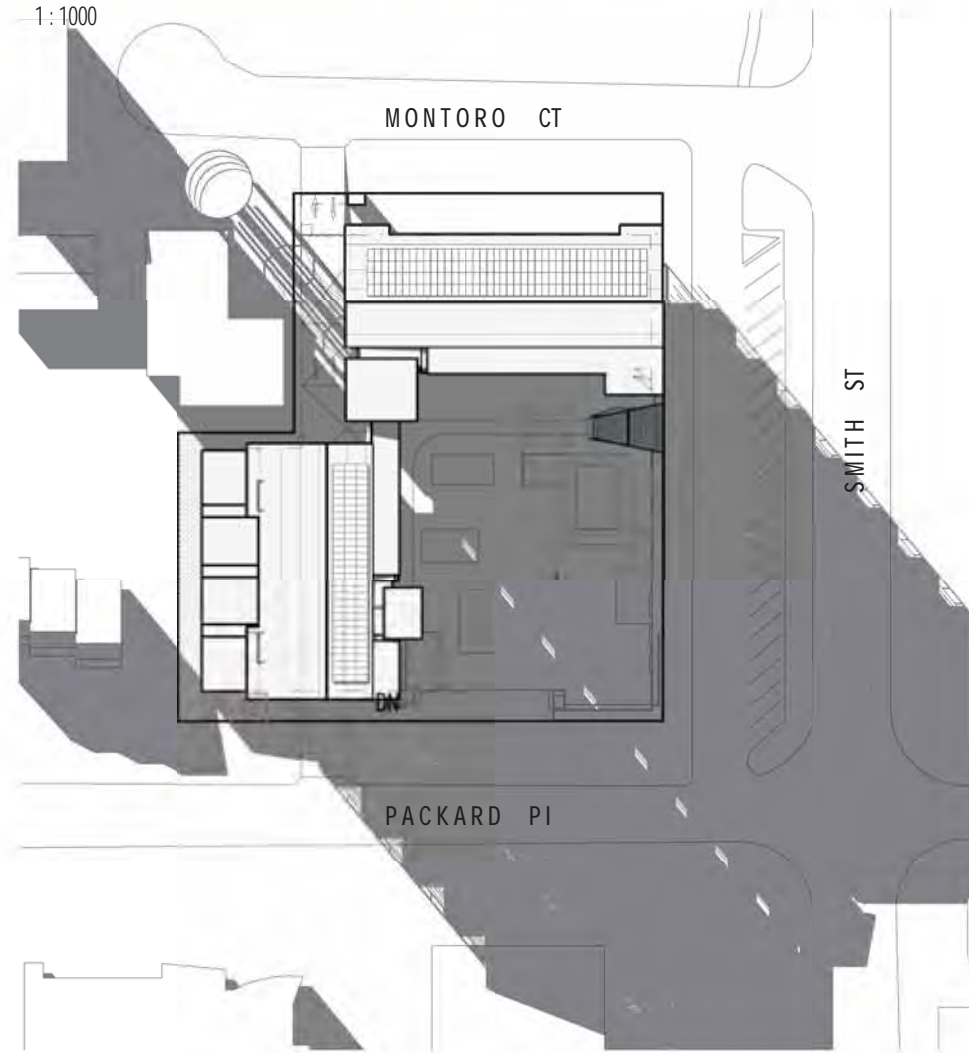
DWG NO:

PR 25



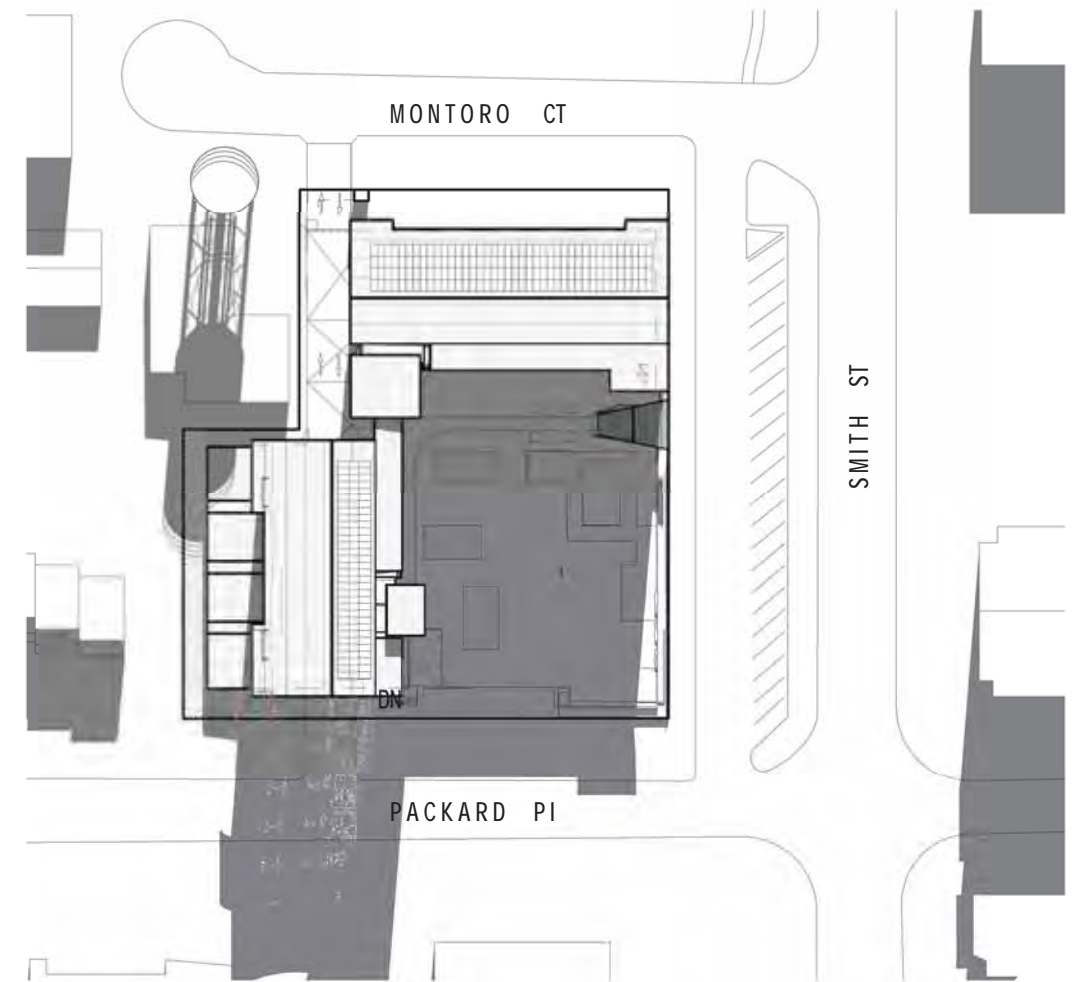
9 AM, 21ST JUNE

1:1000



3 PM, 21ST JUNE

1:1000



12 PM, 21ST JUNE

1:1000

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
 7 PACKARD PL, DARWIN NT

SHADOW DIAGRAMS - JUNE


02.02.2022

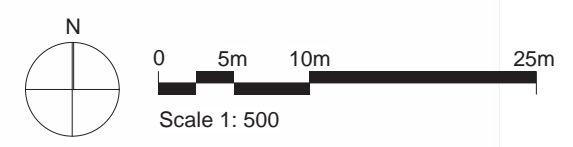
DWG NO:

PR 26



KEY

-  EXISTING BANYAN TREE
-  FLOWERING SHADE TREE SAMANEA SAMAN
-  STREET SHADE TREE ALLOSYNCARPIA TERNATA
-  STREET SHADE TREE EUCALYPTUS ALBA
-  CARPENTARIA PALM
-  BIG LEAF TROPICAL PLANTS
-  TROPICAL BORDER PLANTS



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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

LANDSCAPE PLAN SITE

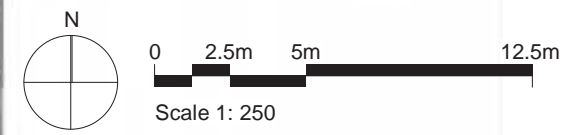
15 Quarry Crescent, Stuart Park NT 0820
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02.02.2022

DWG NO: PR 27



- KEY**
-  EXISTING BANYAN TREE
 -  FLOWERING SHADE TREE SAMANEA SAMAN
 -  STREET SHADE TREE ALLOSYNCARPIA TERNATA
 -  STREET SHADE TREE EUCALYPTUS ALBA
 -  CARPENTARIA PALM
 -  BIG LEAF TROPICAL PLANTS
 -  TROPICAL BORDER PLANTS



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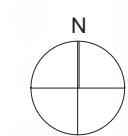
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PROPOSED ASTI REDEVELOPMENT
FOR JOONDANNA INVESTMENTS 7 PACKARD PL, DARWIN NT
LANDSCAPE PLAN - LEVEL 1
02.02.2022
DWG NO: PR 28



APARTMENT TYPE LEGENDS

- 1 BEDROOM APARTMENT**
51m² (NETT INTERNAL)
8.5 m² BALCONY AREA
- 2 BEDROOM APARTMENT**
78m² (NETT INTERNAL)
23 m² BALCONY AREA
- 3 BEDROOM STUDIO APARTMENT**
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA



Scale 1: 250



PROPOSED
ASTI REDEVELOPMENT

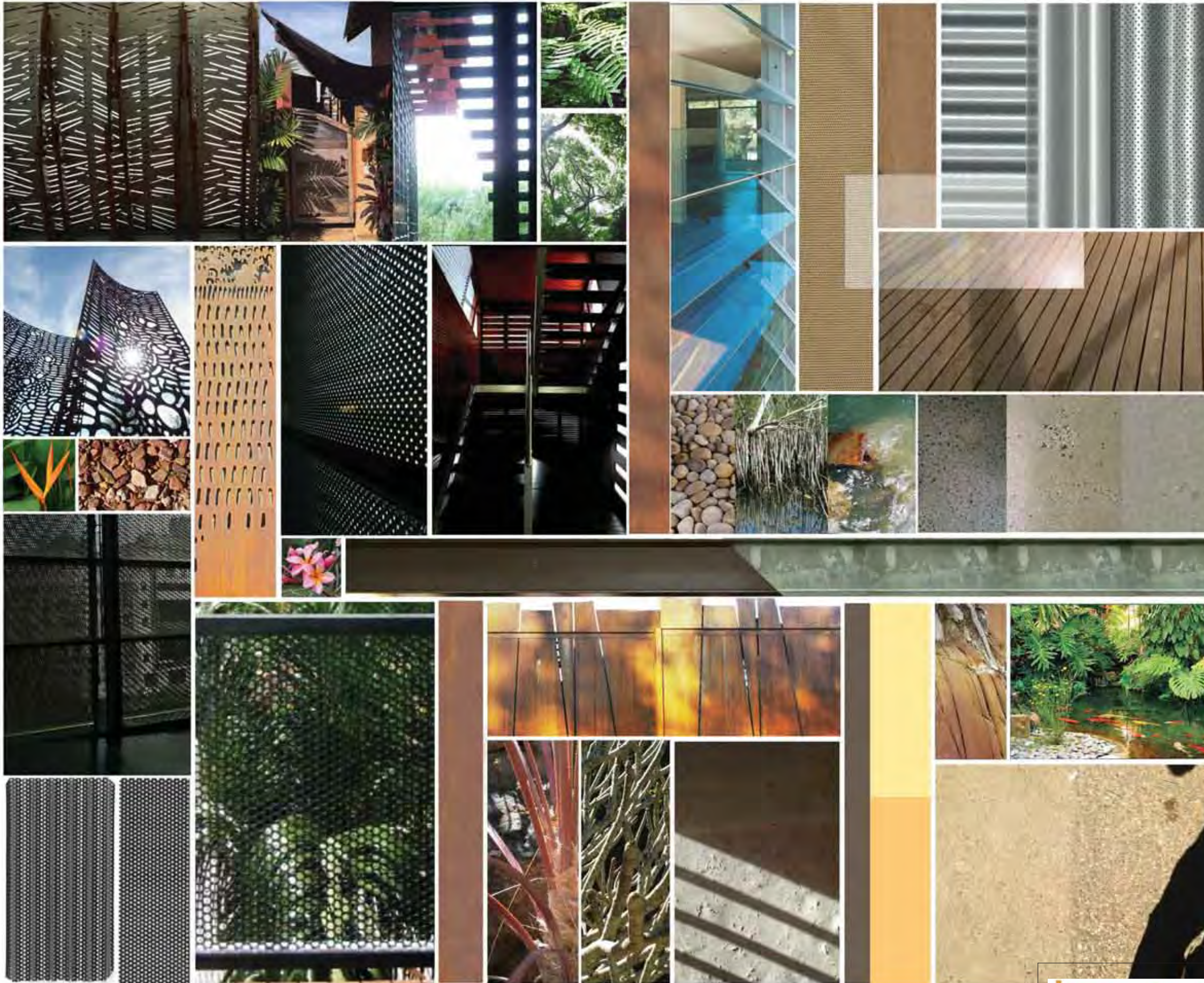
FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

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LANDSCAPE PLAN - LEVEL 2

02.02.2022

DWG NO: PR 29



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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
7 PACKARD PL, DARWIN NT

MATERIAL BOARD

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02.02.2022

DWG NO:

PR 30