



VIEW FROM INTERSECTION SMITH STREET & PACKARD PLACE

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

15 Quarry Crescent, Stuart Park NT 0820
T: +(61) 8 8981 9585
E: darwin@troppo.com.au

DRAWING SCHEDULE

25.08.2023

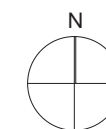
DWG NO:

PR 01



- SUPERMARKET
- HARRIET PLACE
- HARRIET PLACE PARK

TO DOCTORS GULLY



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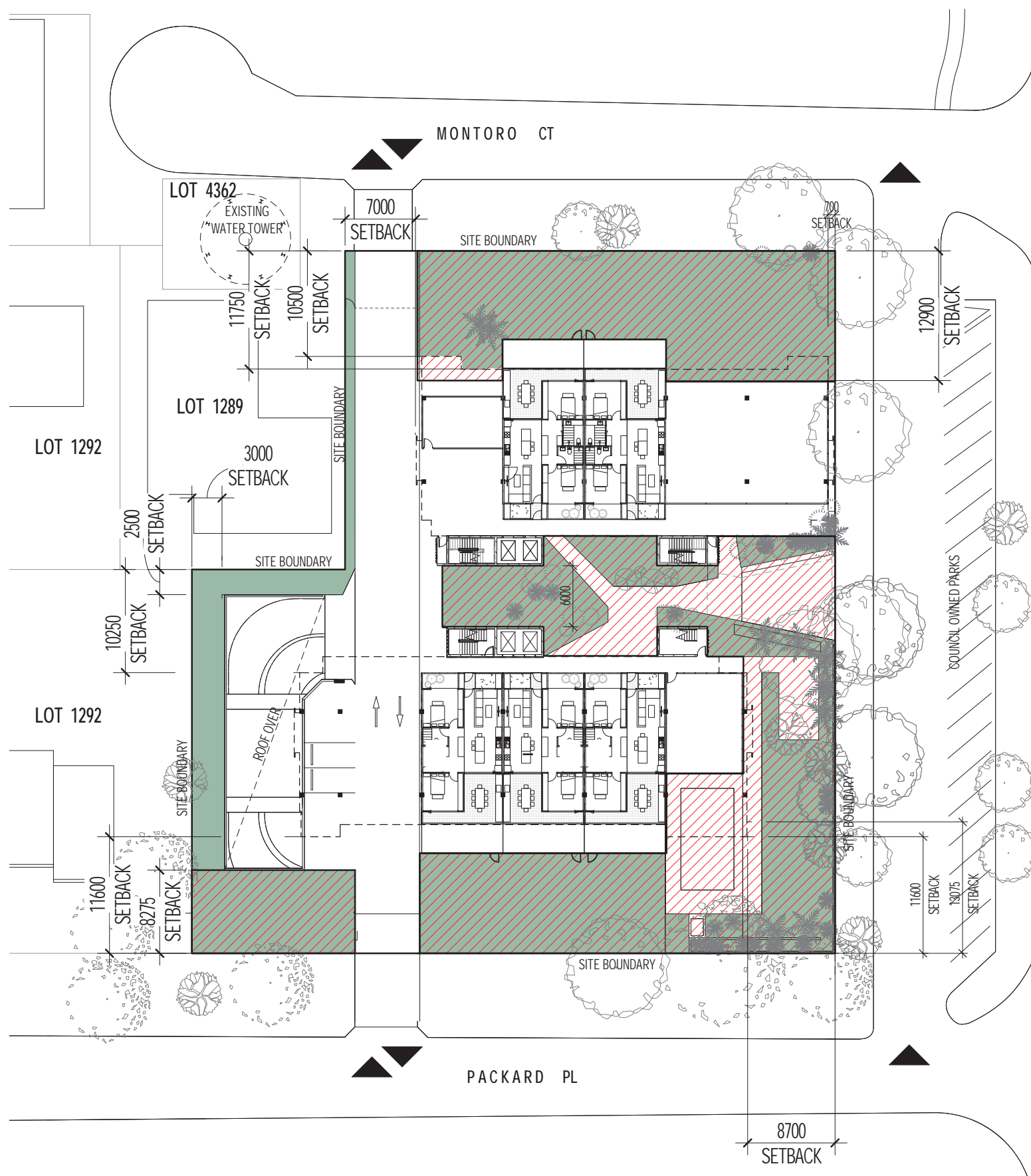
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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
 LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
SITE CONTEXT PLAN

25.08.2023

DWG NO: **PR 02**



SITE AREA	3990m ²
GROSS ENCLOSED FLOOR AREA = 8,866m² (EXCL. CARPARKS)	

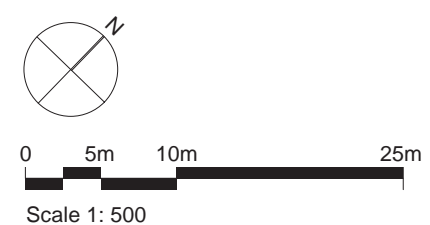
CARPARKS	
GROUND FLOOR 1F	2
BASEMENT -1F	78
BASEMENT -2F	84
BASEMENT -3F	84
TOTAL	248
INC. DISABLED PARKS	18
MOTORBIKE PARKS	6
VISITOR CARPARKS (SMITH ST)	19
BICYCLE PARKS	31
BASEMENT -1F - -3F TOTAL:	9,540m ²
OFFICE / RECEPTION	196m ²
GYM	80m ²


NEW UNITS	
BUILDING 1 1 - 10 STOREYS OF UNITS	
ENCLOSED FLOOR AREA TOTAL: 3,844m²	
BUILDING 2 1 - 11 STOREYS OF UNITS	
ENCLOSED FLOOR AREA TOTAL: 4,791m²	

53% SERVICED APARTMENTS
47% MULTIPLE DWELLINGS

 COMMUNAL OPEN SPACE AREA = 1,630m²

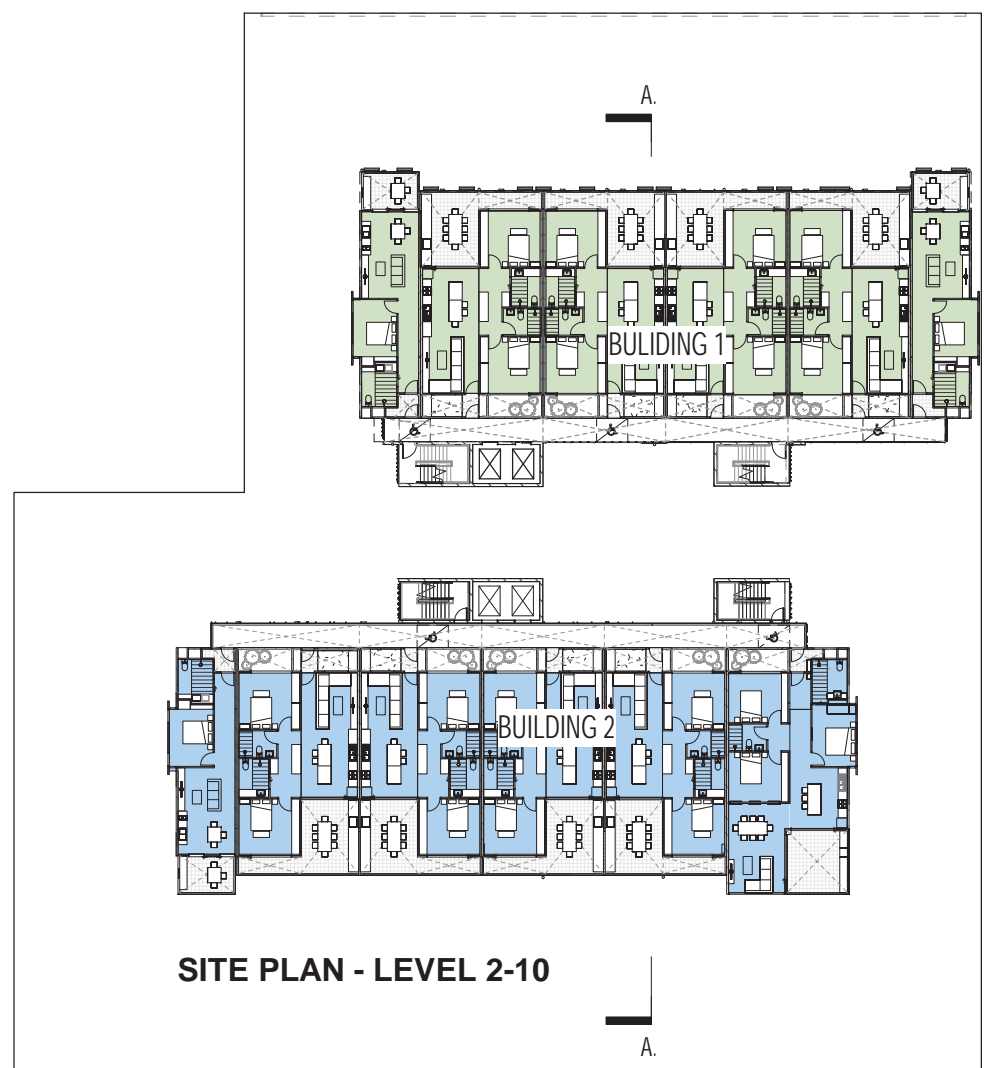
SITE PLAN - LEVEL 1
1 : 500



	PROPOSED ASTI REDEVELOPMENT
	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT
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25.08.2023	DWG NO: PR 03



SITE PLAN - GROUND LEVEL (L1)



SITE PLAN - LEVEL 2-10

BUILDING 1 (10 STOREYS ABOVE GROUND)

- MIXED RESI APARTMENTS**
- 2 x 2BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 1
 - 2 x 1BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 2 - 10
 - 4 x 2BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 2 - 10
 - 18 1BEDROOM MIXED RESI APARTMENTS
 - 36 2BEDROOM MIXED RESI APARTMENTS
 - TOTAL 56 MIXED RESI APARTMENTS

BUILDING 2 (11 STOREYS ABOVE GROUND)

- SERVICED APARTMENTS**
- 3 x 2BEDROOM SERVICED APARTMENTS / PER STOREY FROM LEVEL 1 - EQUAL ACCESS
 - 1 x 1 BEDROOM SERVICED APARTMENTS / PER STOREY FROM LEVEL 2 - 11
 - 4 x 2 BEDROOM SERVICED APARTMENTS / PER STOREY FROM LEVEL 2 - 11
 - 1 x 3 BEDROOM SERVICED APARTMENTS / PER STOREY FROM LEVEL 2 - 11
 - 10 x 1BEDROOM SERVICED APARTMENTS
 - 43 x 2BEDROOM SERVICED APARTMENTS
 - 10 x 3BEDROOM SERVICED APARTMENTS
 - TOTAL = 63 SERVICED APARTMENTS

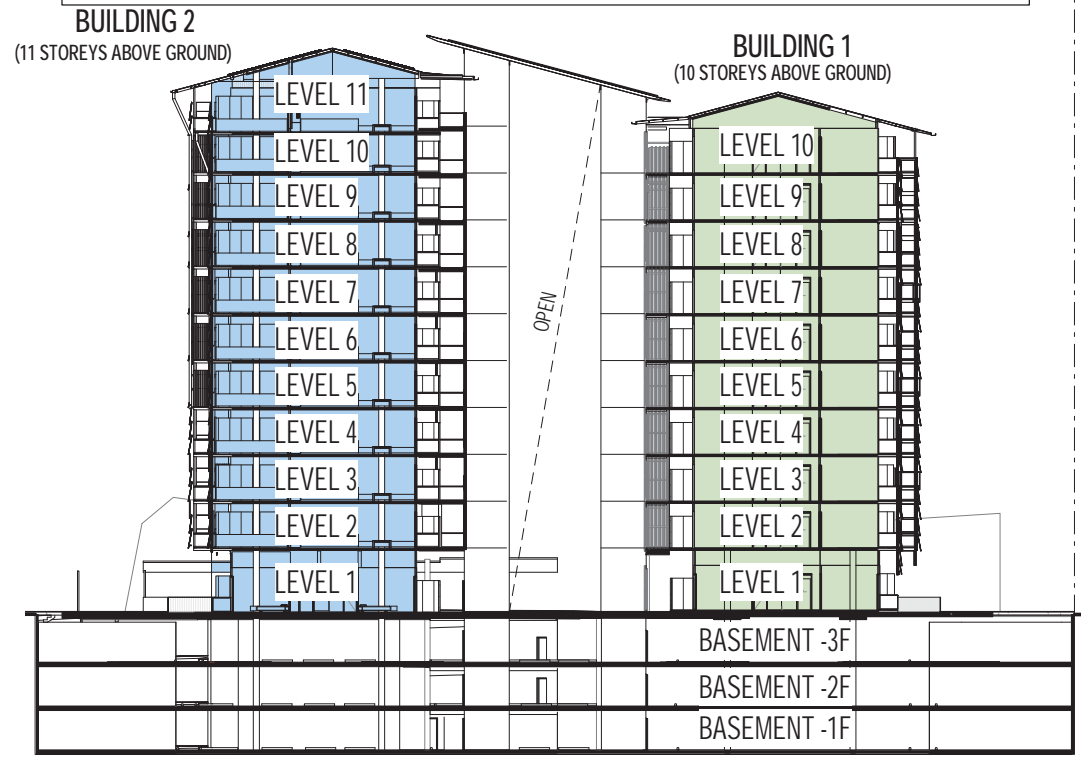
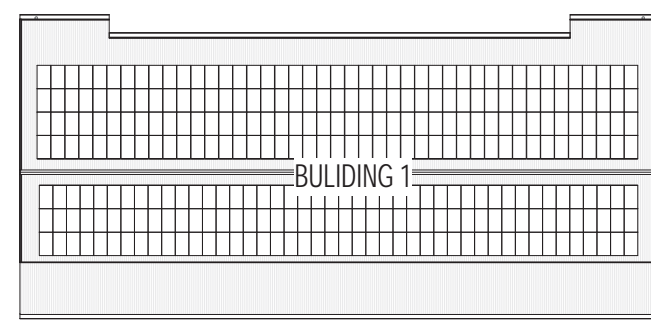
TOTAL APARTMENTS: 119 APARTMENTS INCL

- 28 x 1 BEDROOM APARTMENTS
- 81 x 2 BEDROOM APARTMENTS
- 10 x 3 BEDROOM APARTMENTS

63 SERVICED APARTMENTS BEDROOMS (53%)
56 MIXED RESI BEDROOMS (47%)

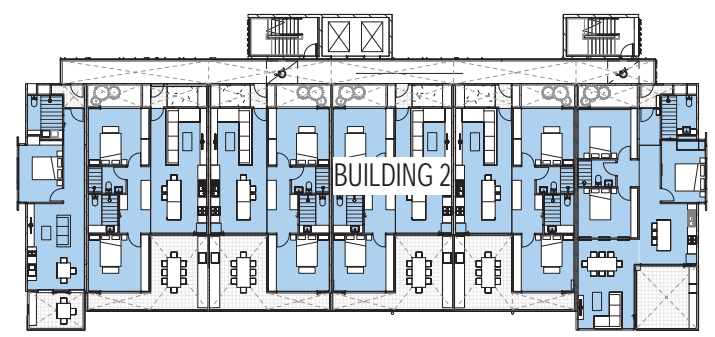
LEGEND

- SERVICED APARTMENTS
- MIXED RESI APARTMENTS



SECTION A DIAGRAM BUILDING 1 & 2

1 : 500



SITE PLAN - LEVEL 11

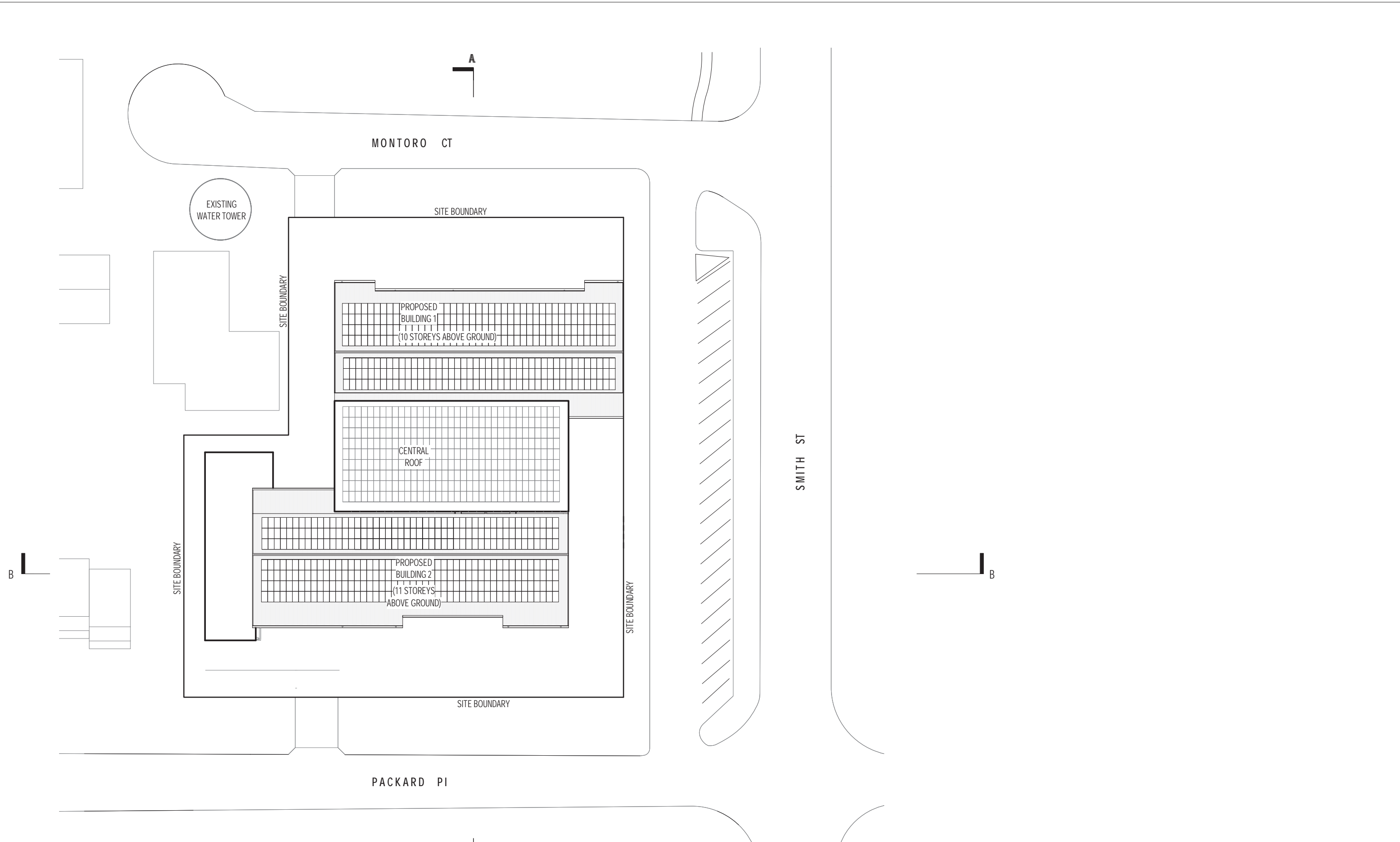


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PROPOSED
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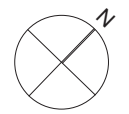
FOR
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LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

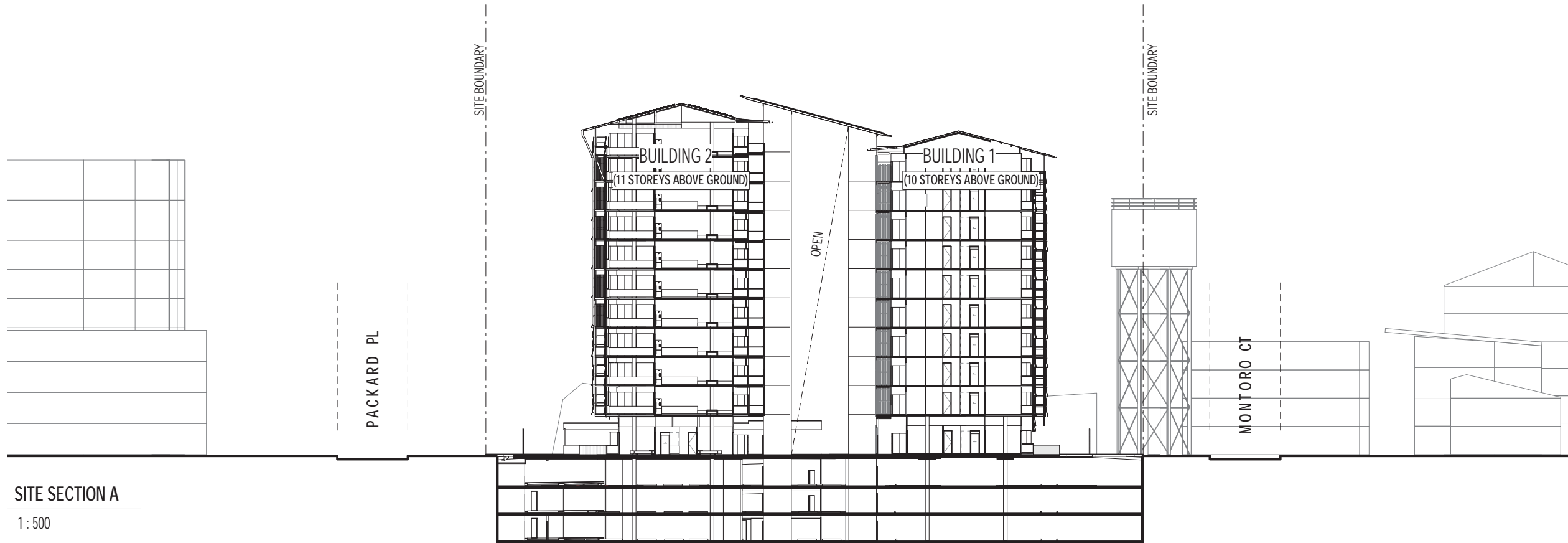
APARTMENT MIX DIAGRAMS



SITE PLAN - ROOF
1 : 500

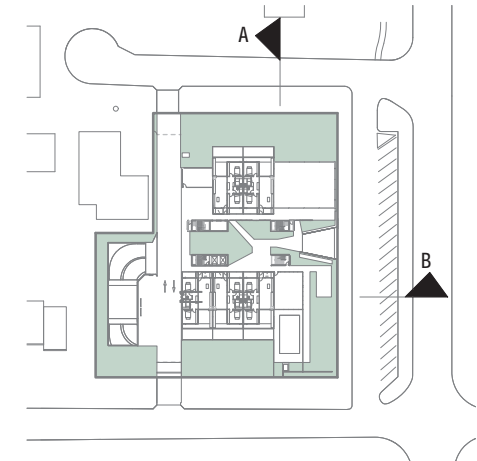
	PROPOSED ASTI REDEVELOPMENT
	FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
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25.08.2023	DWG NO: PR 05





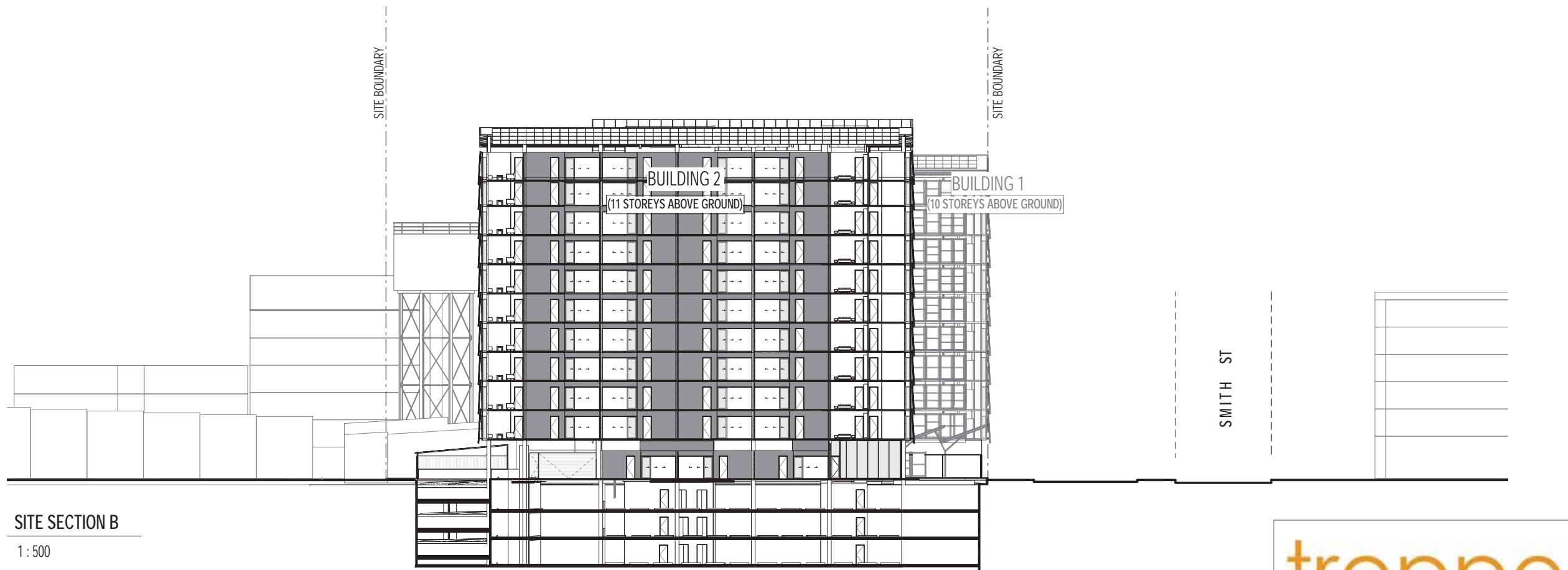
SITE SECTION A

1 : 500



KEY PLAN - SITE

1 : 2000



SITE SECTION B

1 : 500

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 LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

SITE SECTIONS

25.08.2023

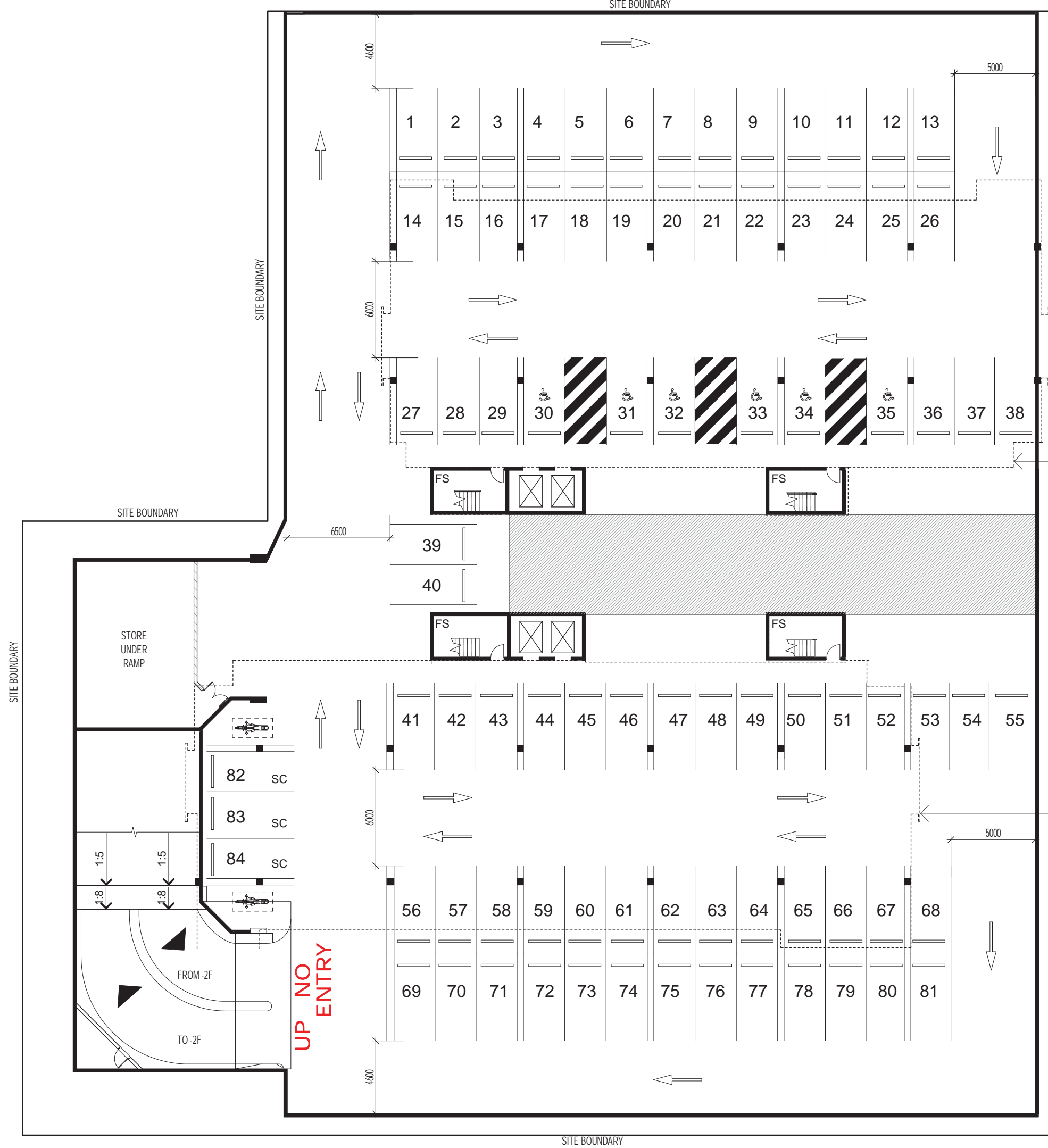
DWG NO:

PR 06

SITE BOUNDARY

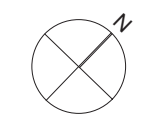
GENERAL KEYS_DA

FS FIRE STAIRS
SC SMALL CAR



DASHED EXTENT OF LEVELS ABOVE

DASHED EXTENT OF LEVELS ABOVE



Scale 1: 250



PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

BASEMENT CARPARKING -3F

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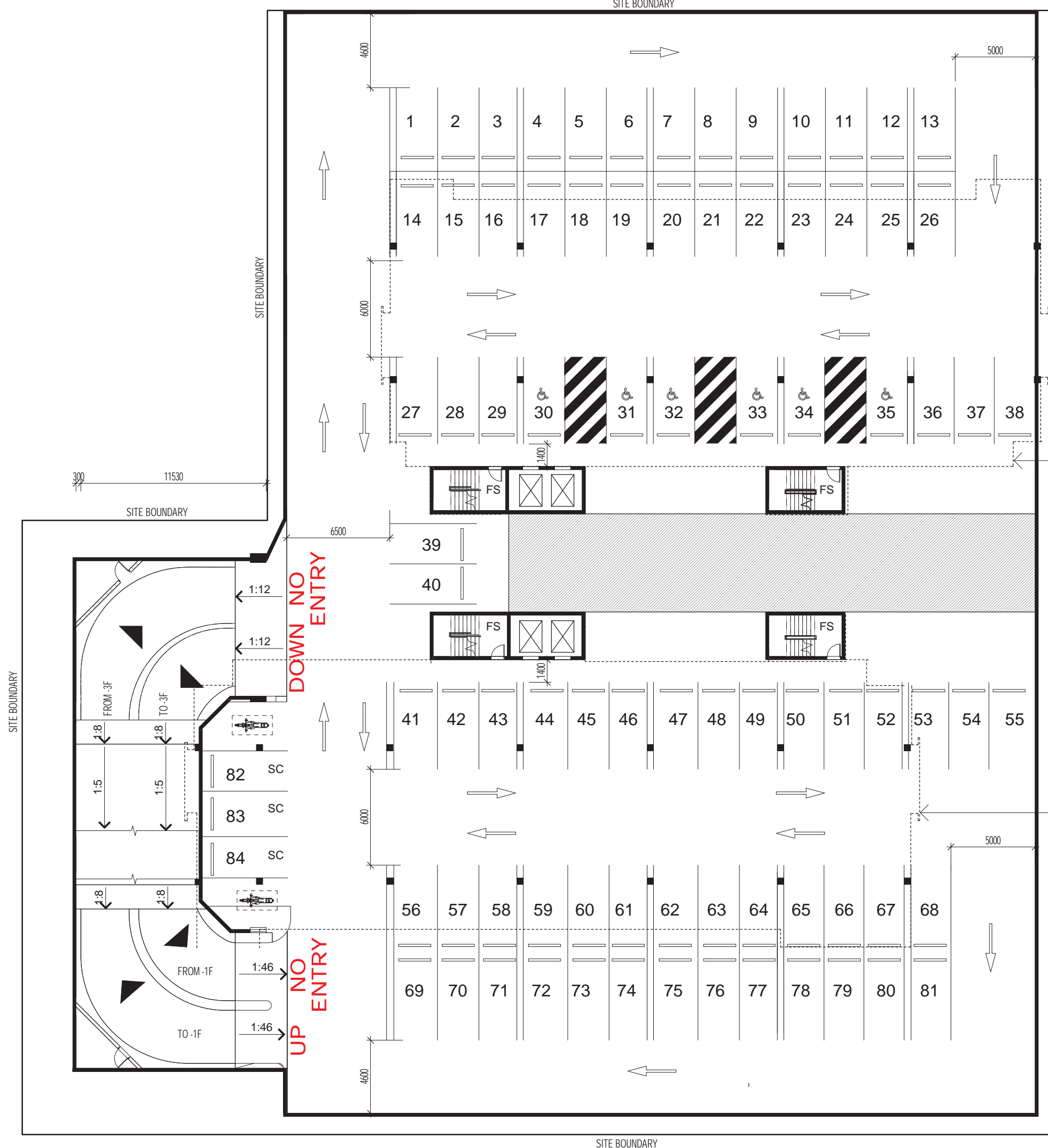
25.08.2023

DWG NO: PR 07

SITE BOUNDARY

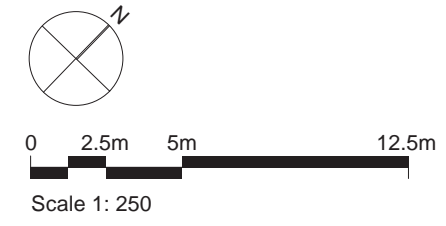
GENERAL KEYS_DA

FS FIRE STAIRS
SC SMALL CAR



DASHED EXTENT OF LEVELS ABOVE

DASHED EXTENT OF LEVELS ABOVE



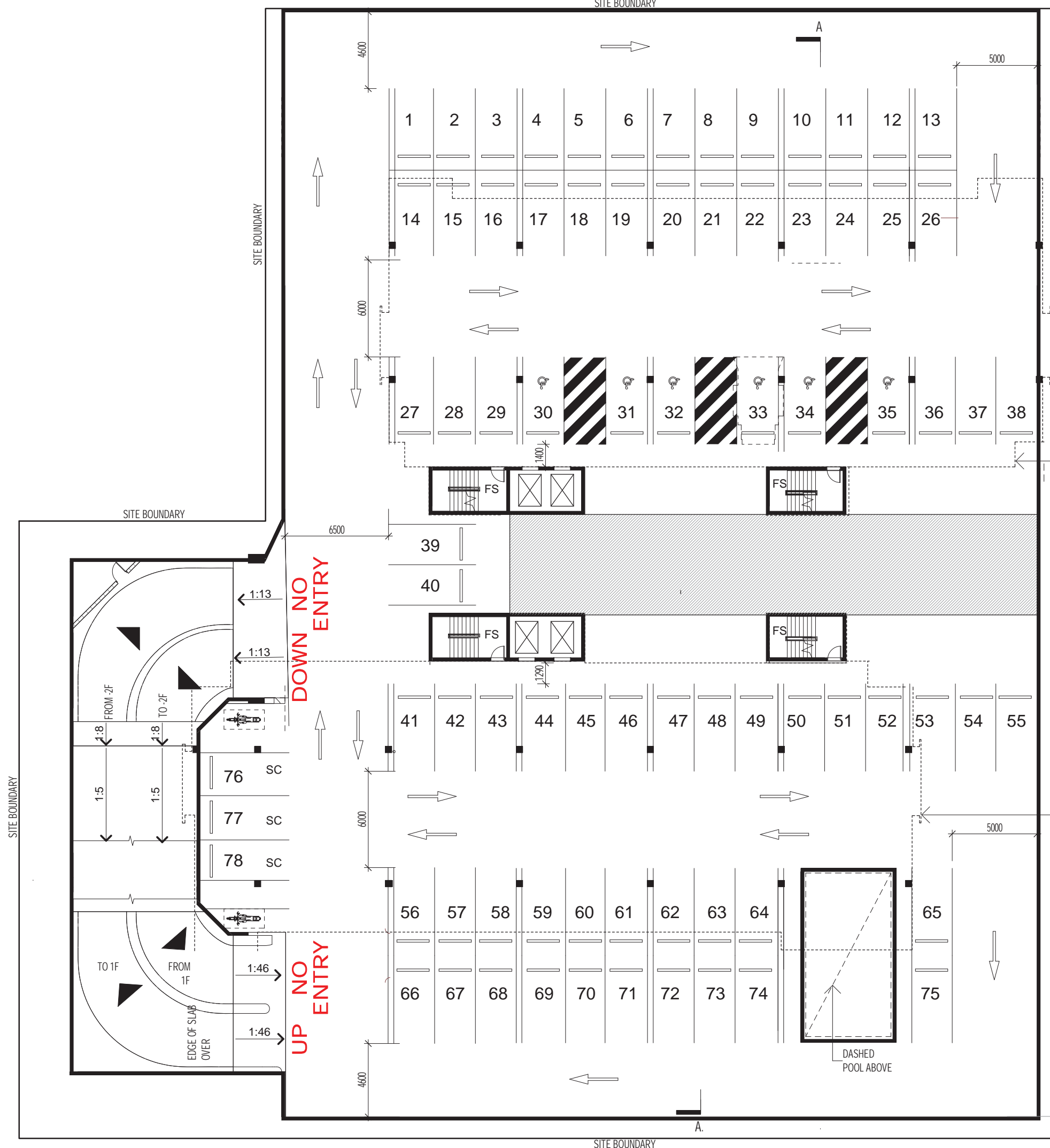
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PROPOSED ASTI REDEVELOPMENT	
FOR JOONDANNA INVESTMENTS	
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT	
PROPOSED BASEMENT CARPARKING -2F	
25.08.2023	DWG NO: PR 08

SITE BOUNDARY

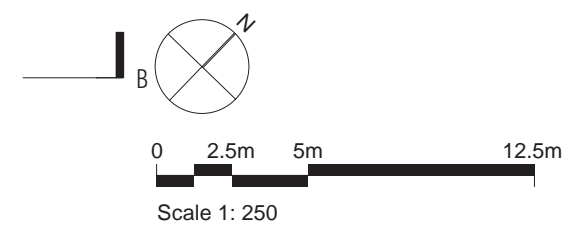
GENERAL KEYS_DA

FS FIRE STAIRS
SC SMALL CAR



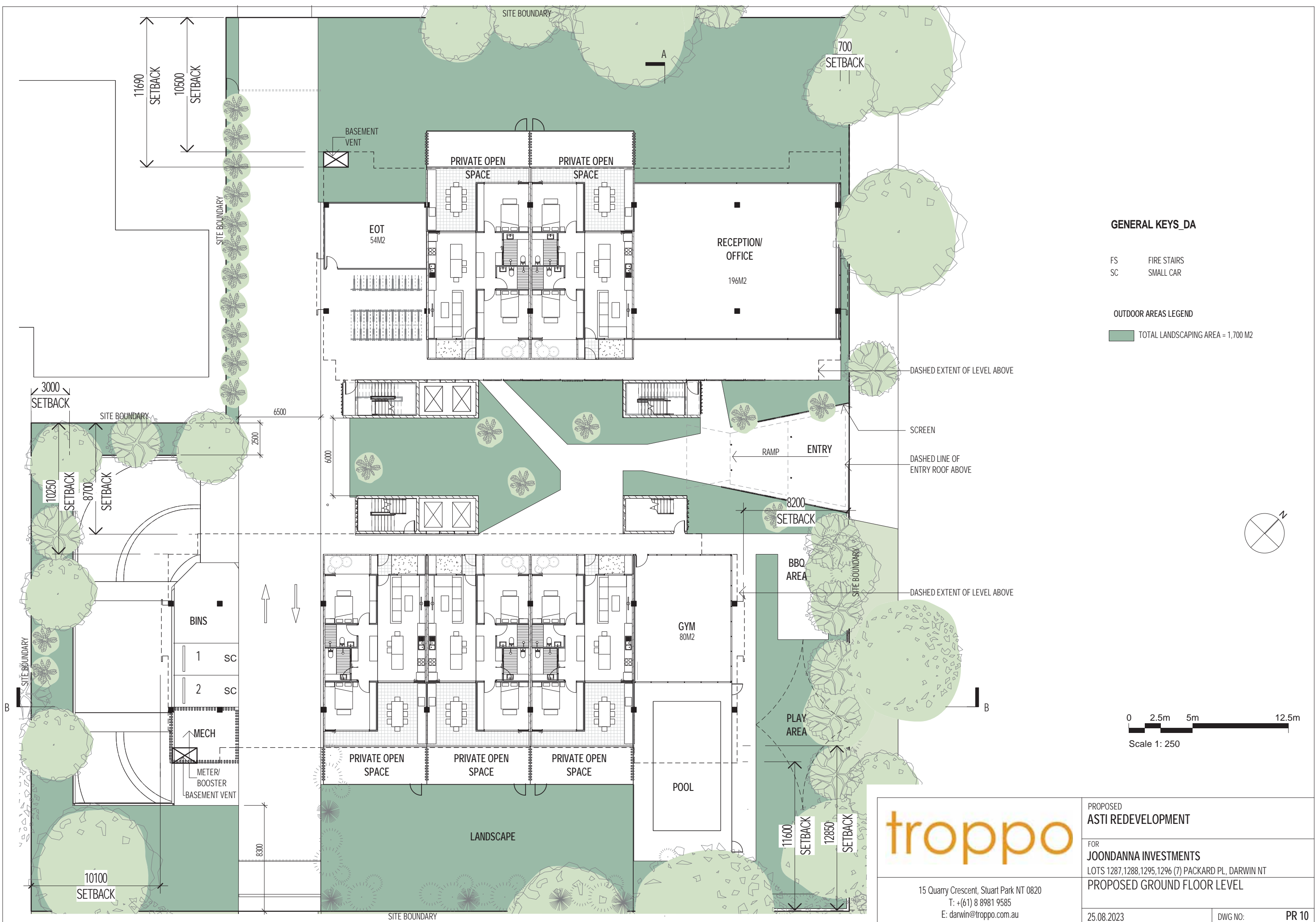
DASHED EXTENT OF LEVELS ABOVE

DASHED EXTENT OF LEVELS ABOVE



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PROPOSED ASTI REDEVELOPMENT
FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
PROPOSED BASEMENT CARPARKING -1F
25.08.2023
DWG NO: PR 09



GENERAL KEYS_DA

- FS FIRE STAIRS
- SC SMALL CAR

OUTDOOR AREAS LEGEND

TOTAL LANDSCAPING AREA = 1,700 M2



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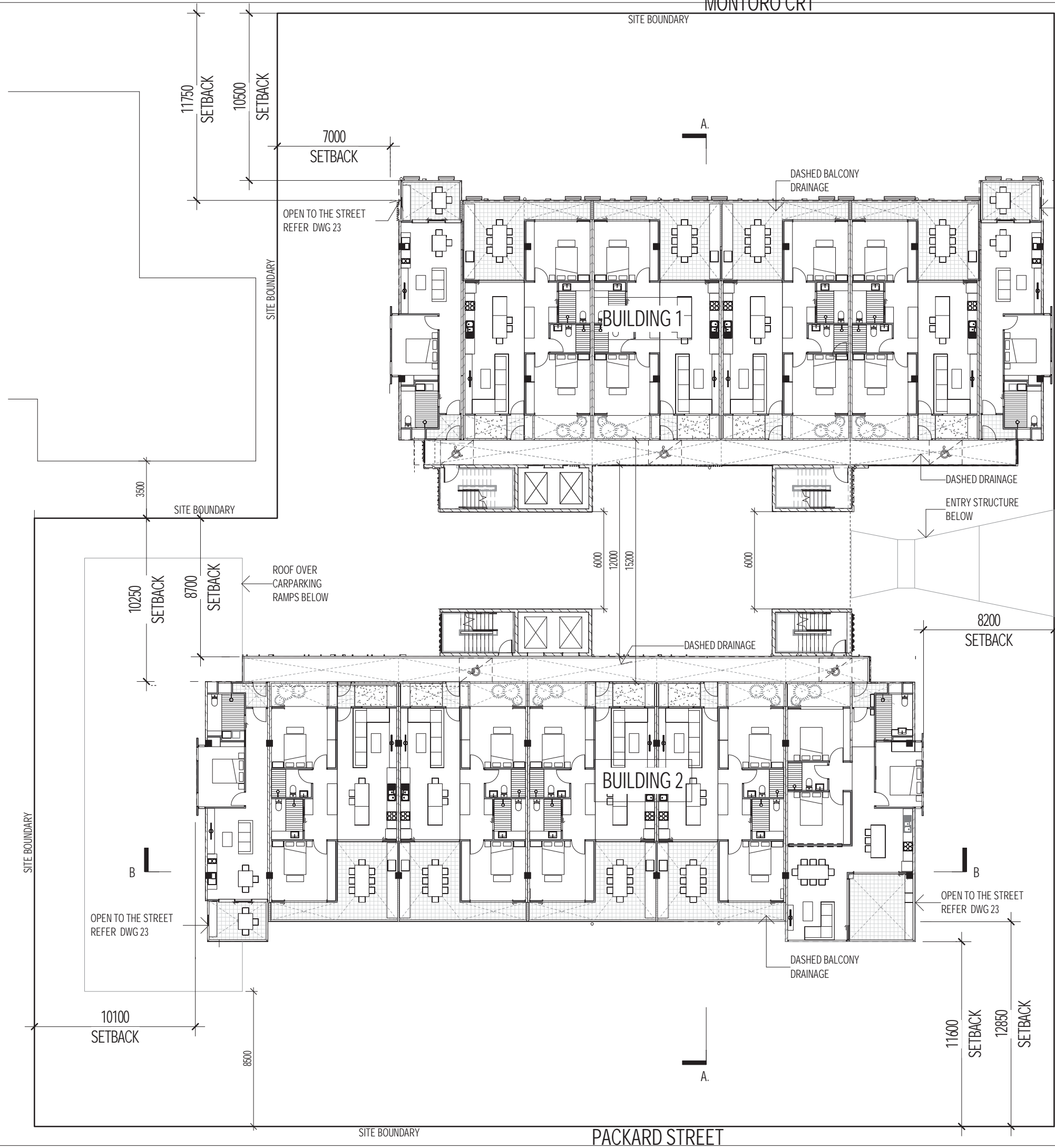
PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
 LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
PROPOSED GROUND FLOOR LEVEL

25.08.2023

DWG NO: **PR 10**

MONTORO CRT



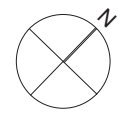
OPEN TO THE STREET
REFER DWG 23

SMITH STREET

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



Scale 1: 250



PROPOSED
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FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

PROPOSED - LEVELS 1-10 PLAN

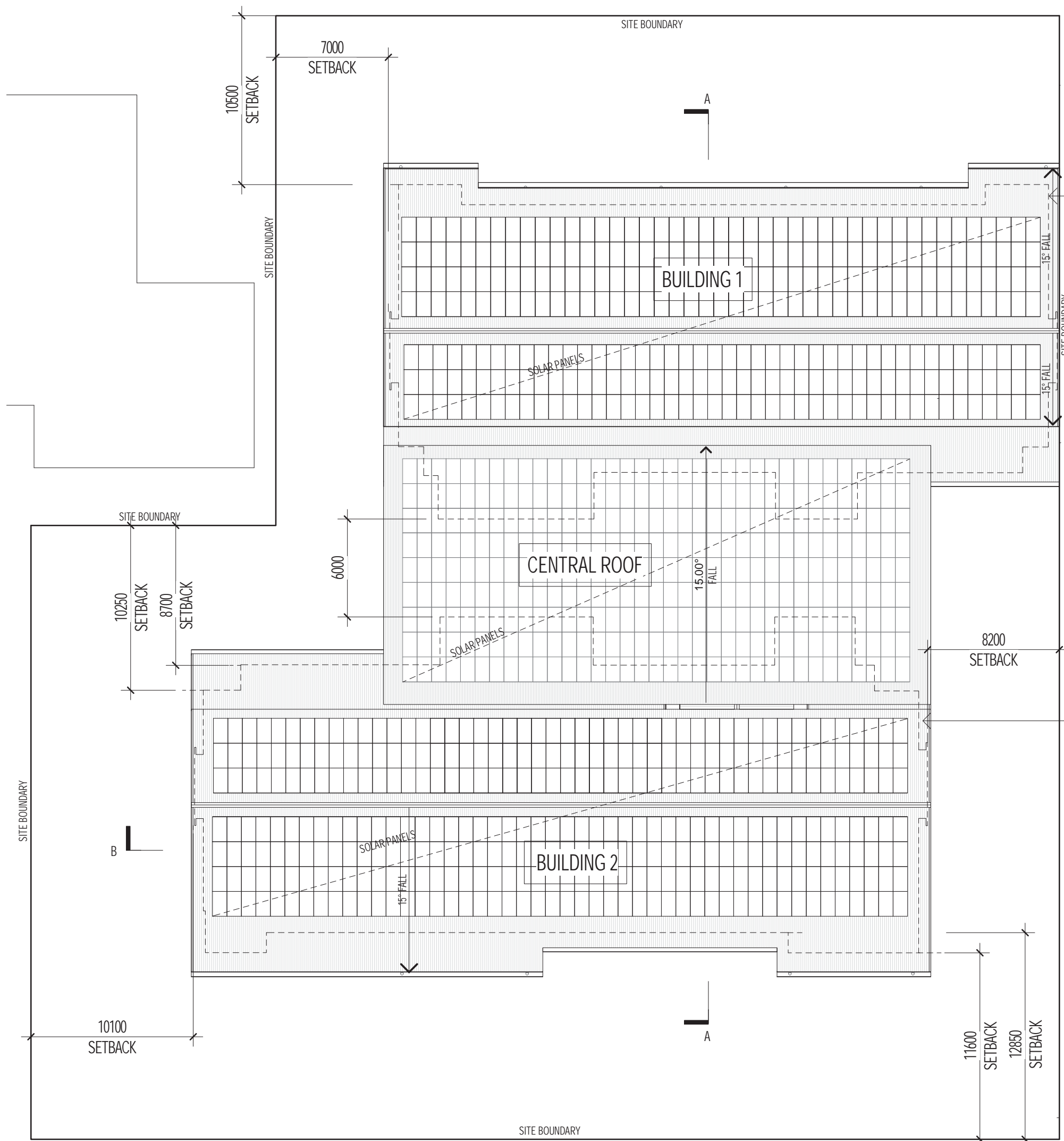
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DWG NO: PR 11

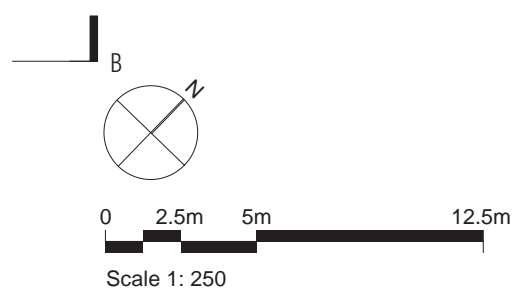
PACKARD STREET

SITE BOUNDARY



DASHED EXTENT OF LEVEL BELOW

DASHED EXTENT OF LEVEL BELOW

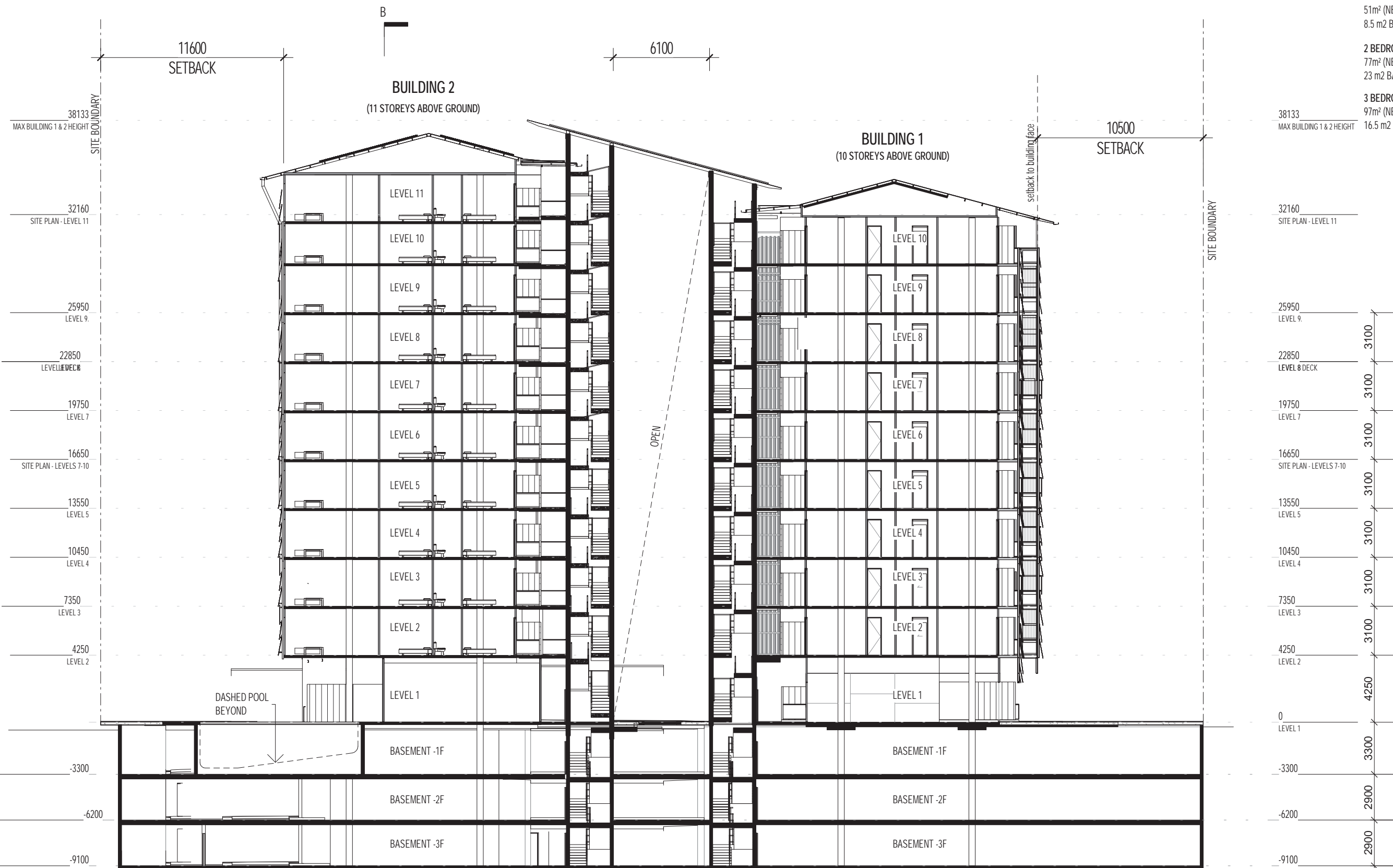


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PROPOSED ASTI REDEVELOPMENT	
FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT	
PROPOSED - ROOF PLAN	
25.08.2023	DWG NO: PR 12

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
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

SECTION A

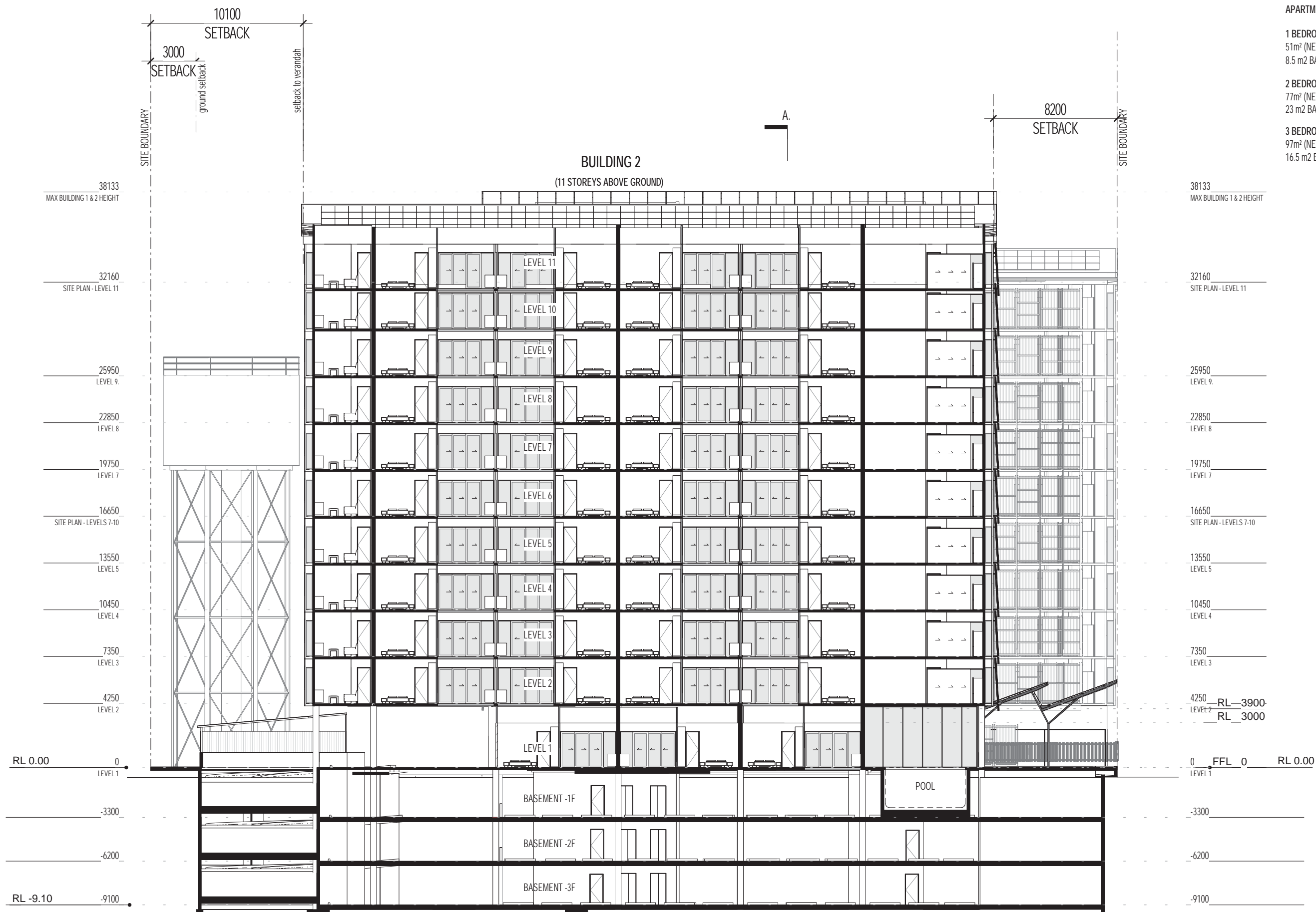
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DWG NO: **PR 13**

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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
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

SECTION B

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DWG NO: PR 14



NORTH-WEST ELEVATION

1 : 250



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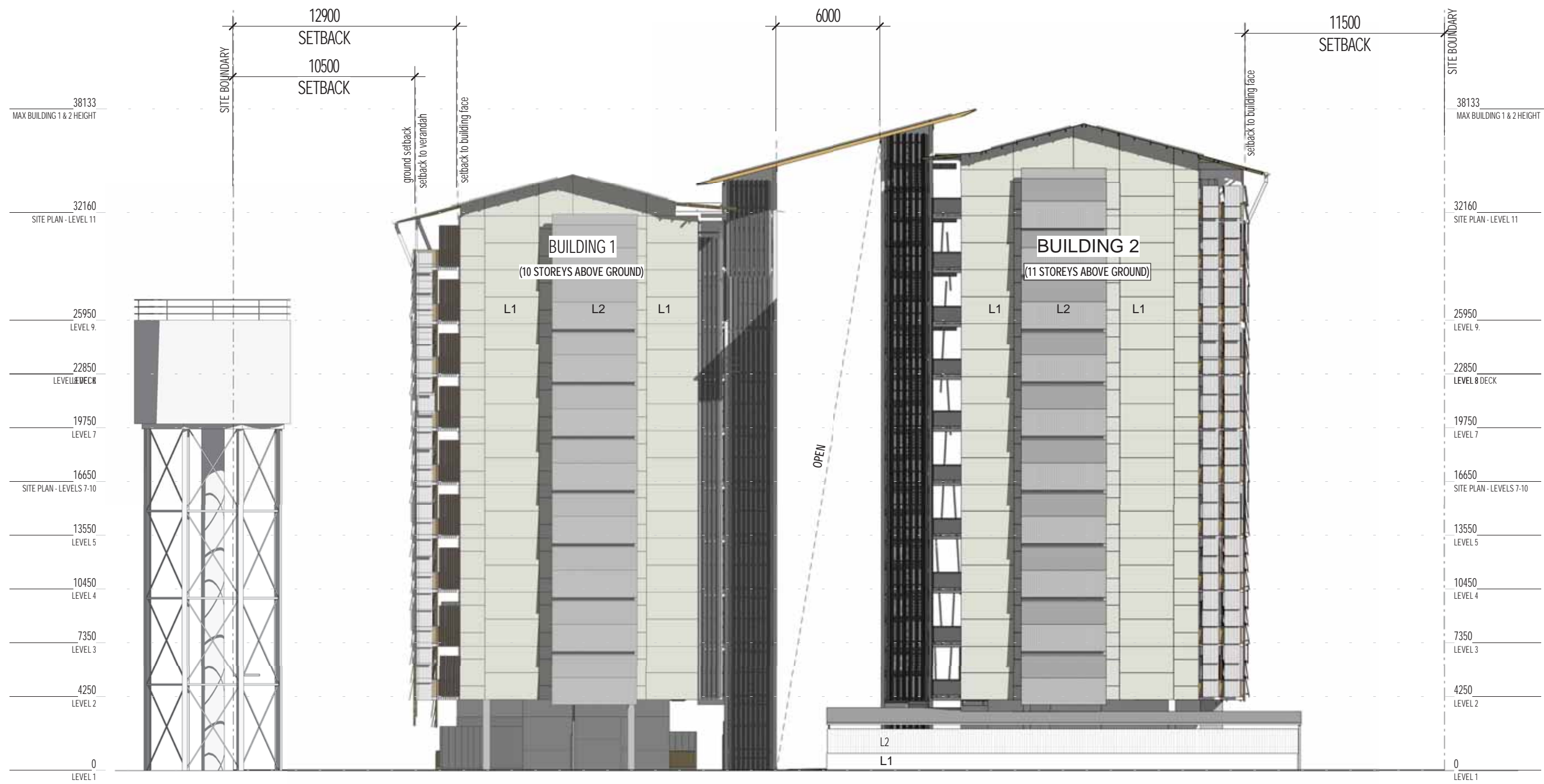
PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
 LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

NORTH - WEST ELEVATION

25.08.2023

DWG NO: **PR 15**



SOUTH-WEST ELEVATION

1 : 250

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

SOUTH - WEST ELEVATION

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DWG NO:

PR 16



NORTH-EAST ELEVATION

1 : 250

	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT	
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		25.08.2023 DWG NO: PR 17



SOUTH-EAST ELEVATION

1 : 250

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT
SOUTH - EAST ELEVATION

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25.08.2023

DWG NO:

PR 18



ARIAL VIEW FROM SMITH STREET



PERSPECTIVE - NORTH - BUILDING 1

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FOR
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LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

PERSPECTIVE 1

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DWG NO:

PR 19



PERSPECTIVE - SOUTH BUILDING 2

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FOR
 JOONDANNA INVESTMENTS
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 PERSPECTIVE 2

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DWG NO:

PR 20



PERSPECTIVE - SOUTH - WEST

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PERSPECTIVE 3

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DWG NO:

PR 21



PERSPECTIVE VIEW TOWARDS POOL AREA

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PROPOSED
ASTI REDEVELOPMENT

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LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
PERSPECTIVE 4

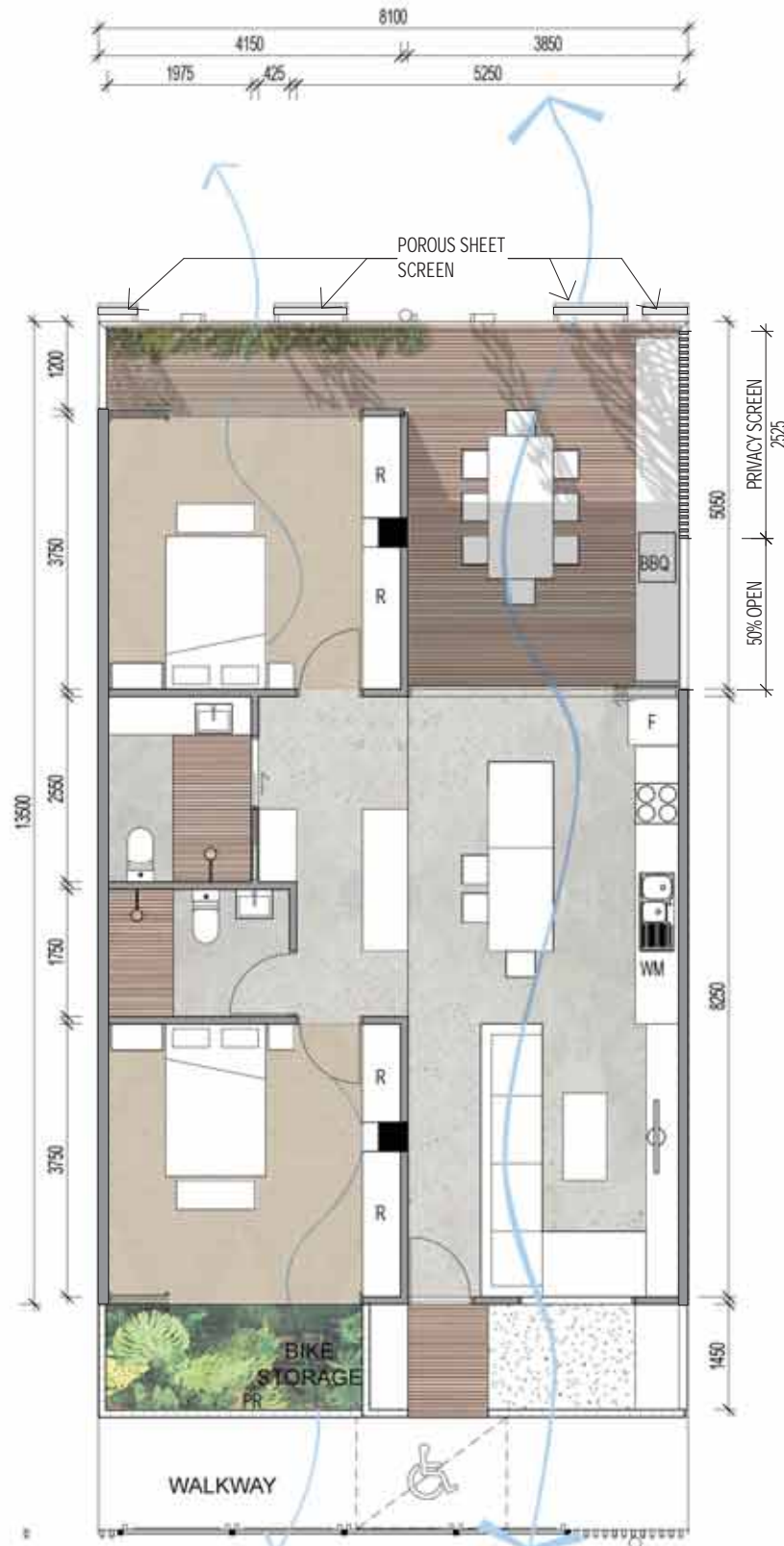
25.08.2023

DWG NO:

PR 22



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



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



**3 BED STUDIO UNIT -
97m2 (NET INTERNAL)**

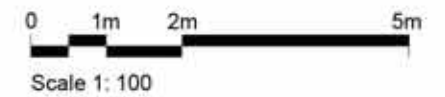
SHADING TO BE LESS THAN 25% OF LENGTH FACING THE STREET

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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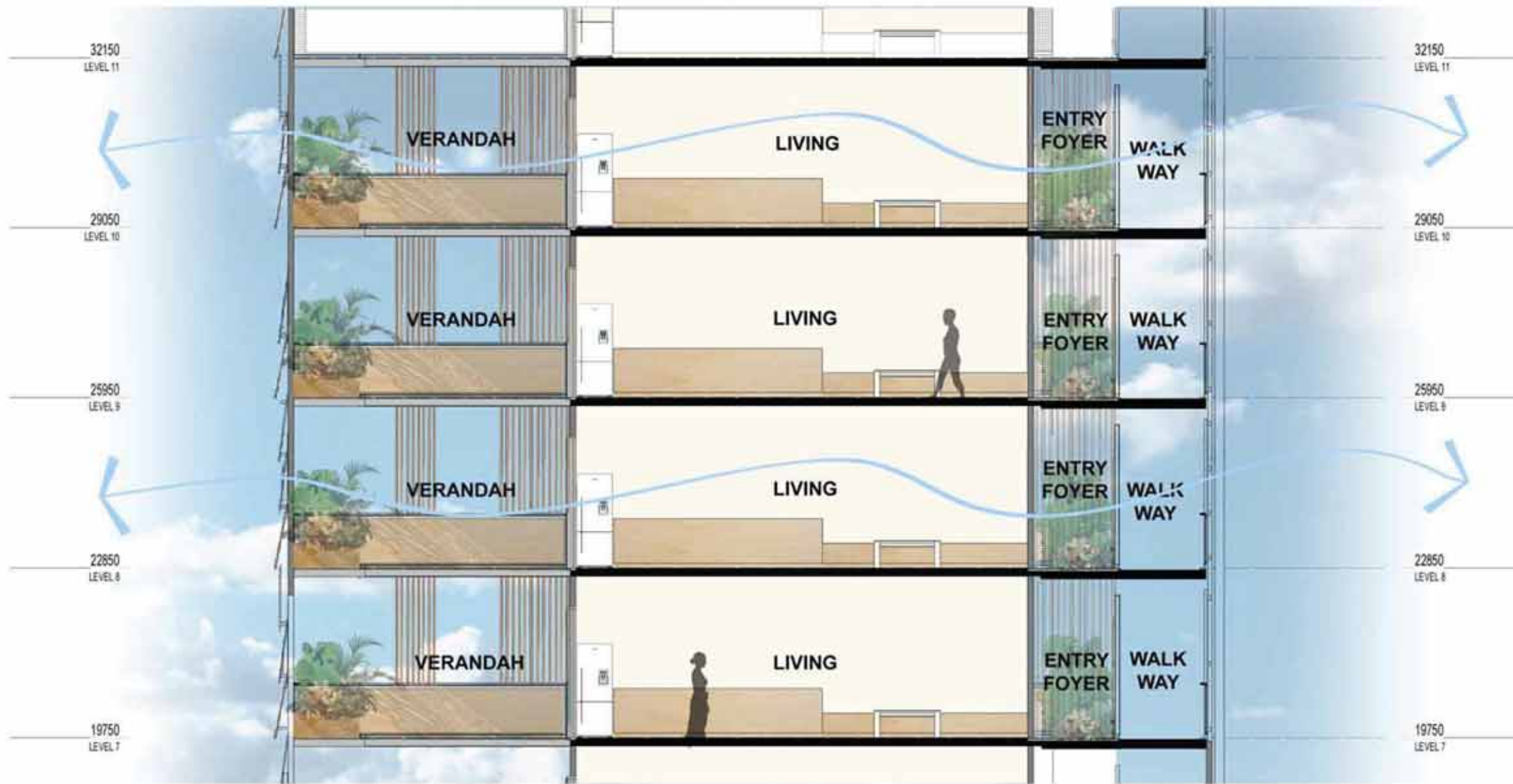
FOR
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LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

UNIT TYPES

25.08.2023

DWG NO:

PR 23



UNIT TYPE SECTION

1:100

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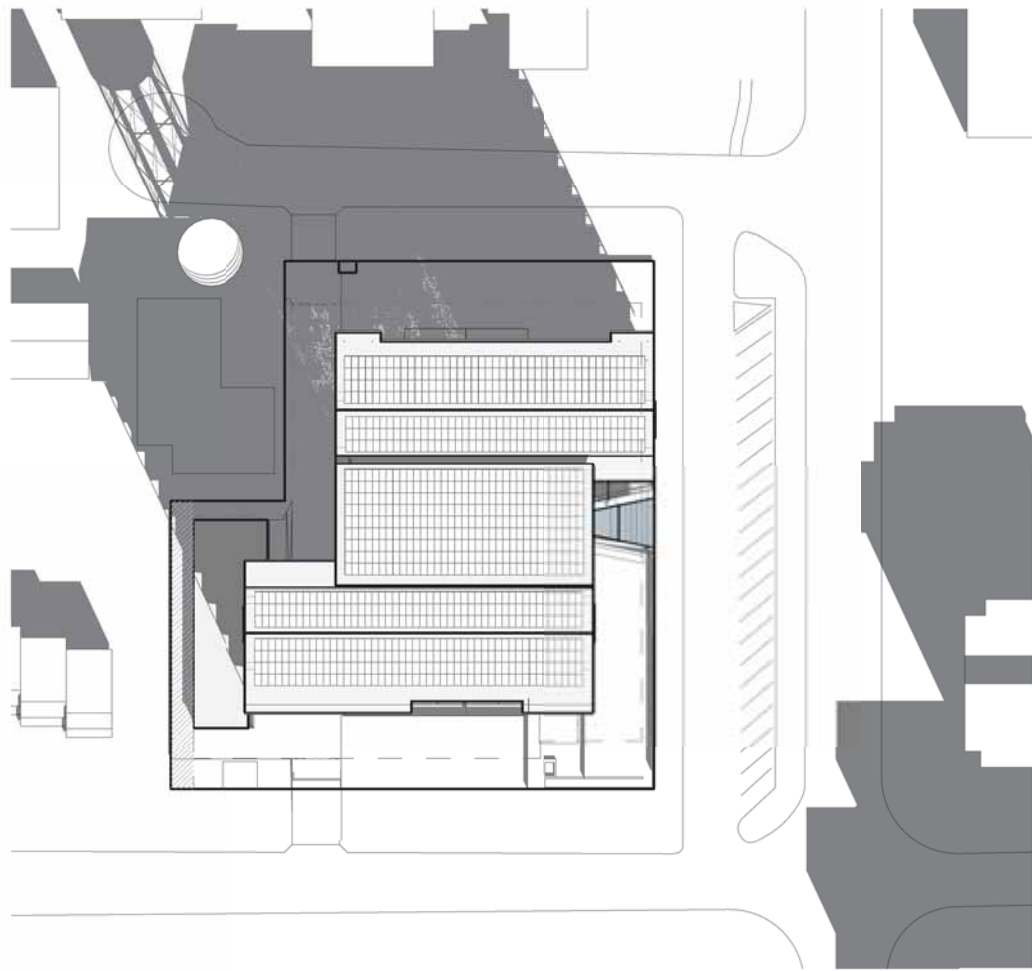
UNIT TYPE SECTIONS

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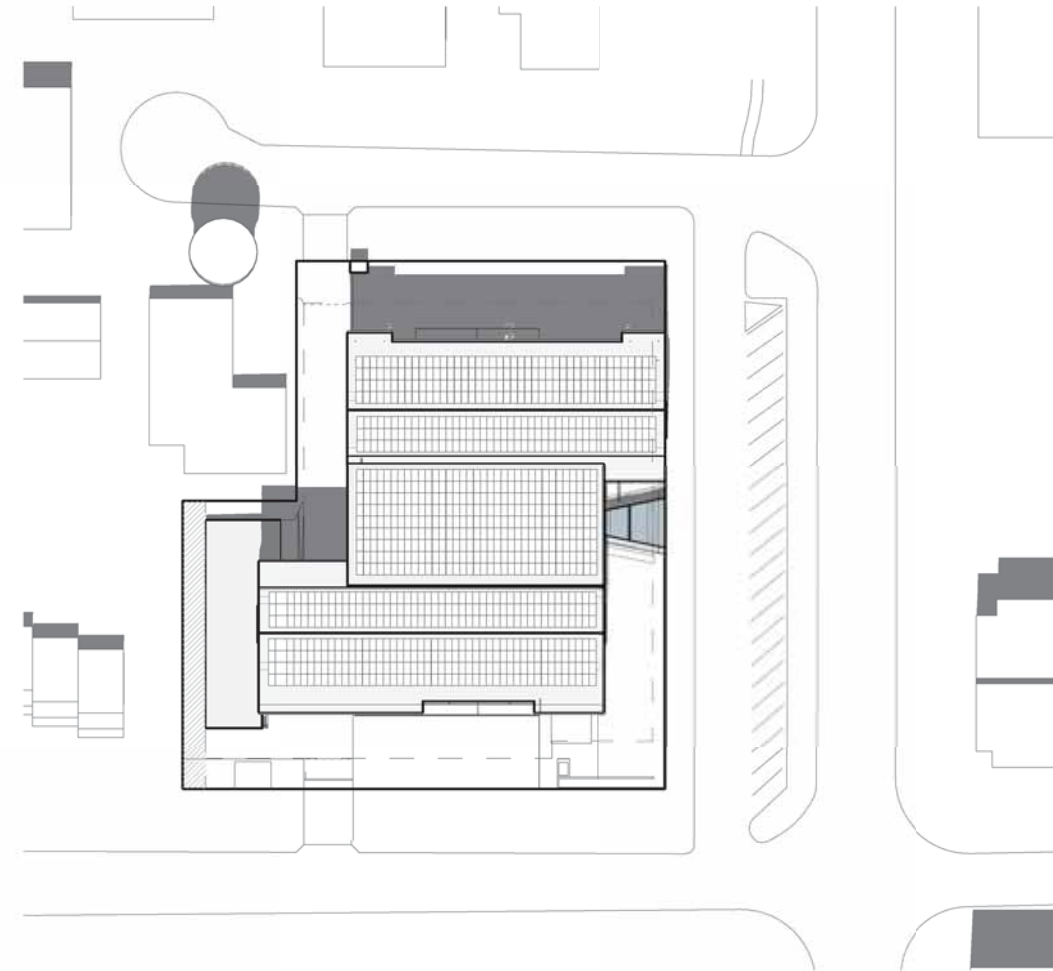
DWG NO:

PR 24



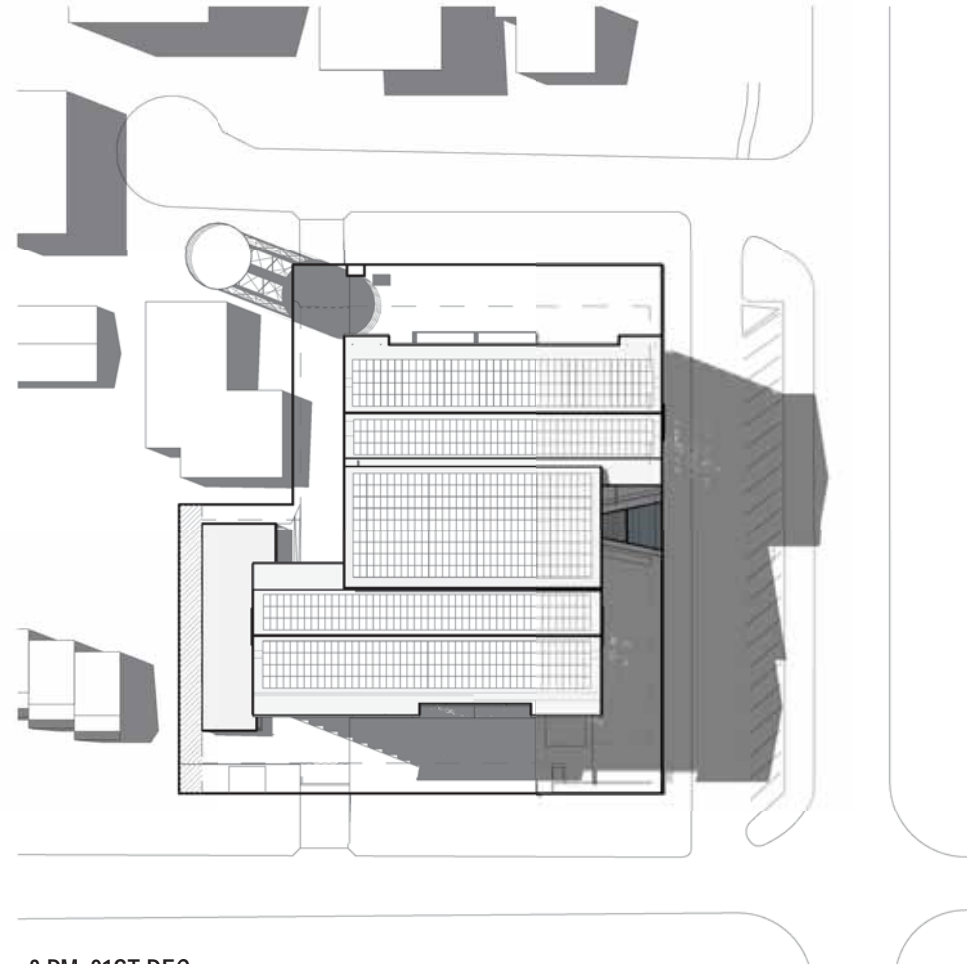
9 AM, 21ST DEC

1 : 1000



12 PM, 21ST DEC

1 : 1000



3 PM, 21ST DEC

1 : 1000

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PROPOSED
ASTI REDEVELOPMENT

FOR
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LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

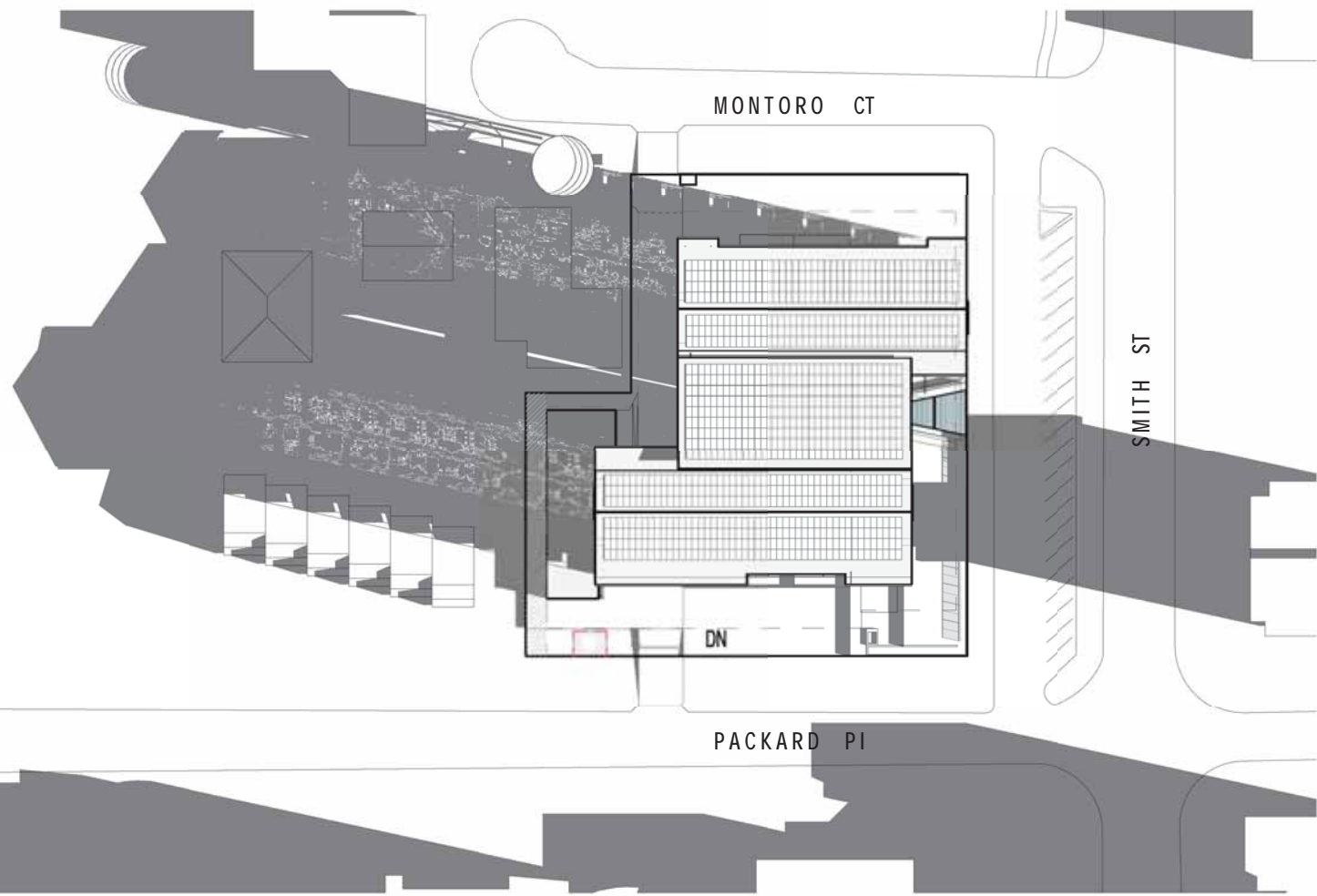
SHADOW DIAGRAM - DEC

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25.08.2023

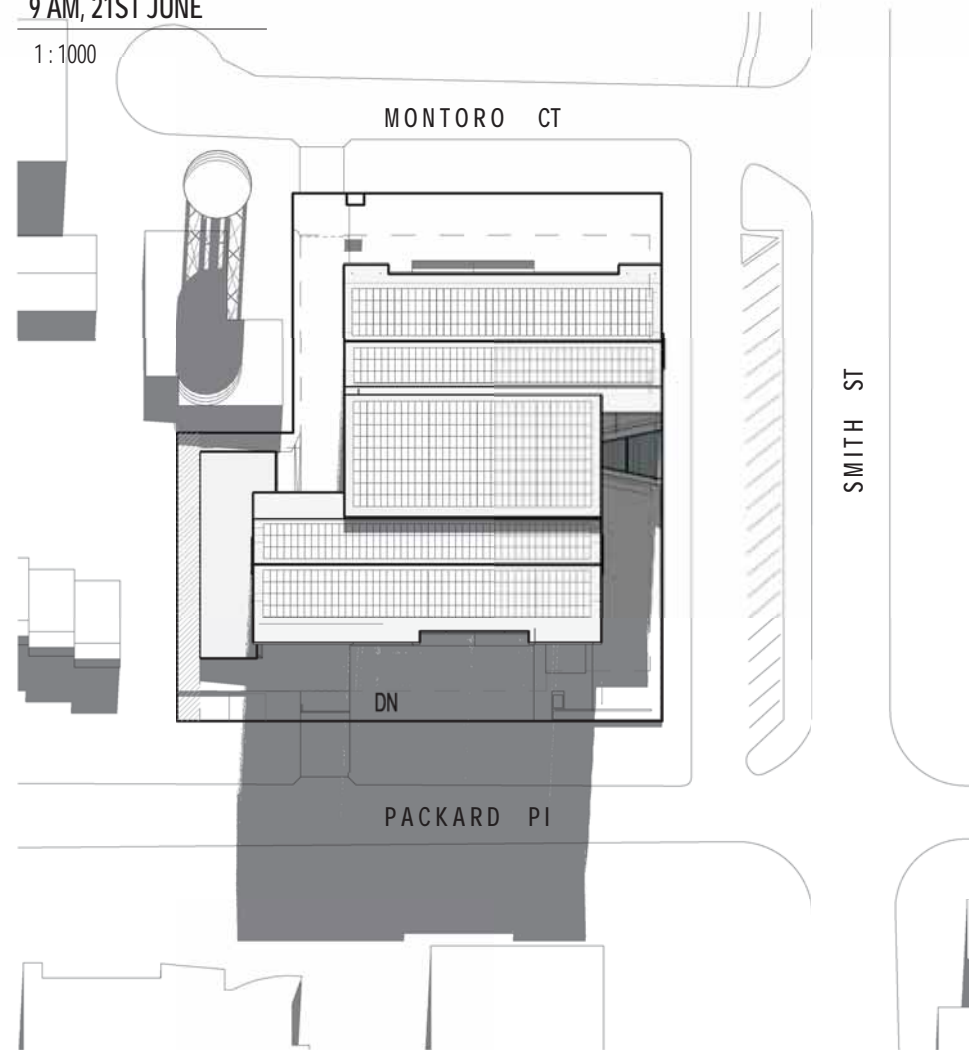
DWG NO:

PR 25



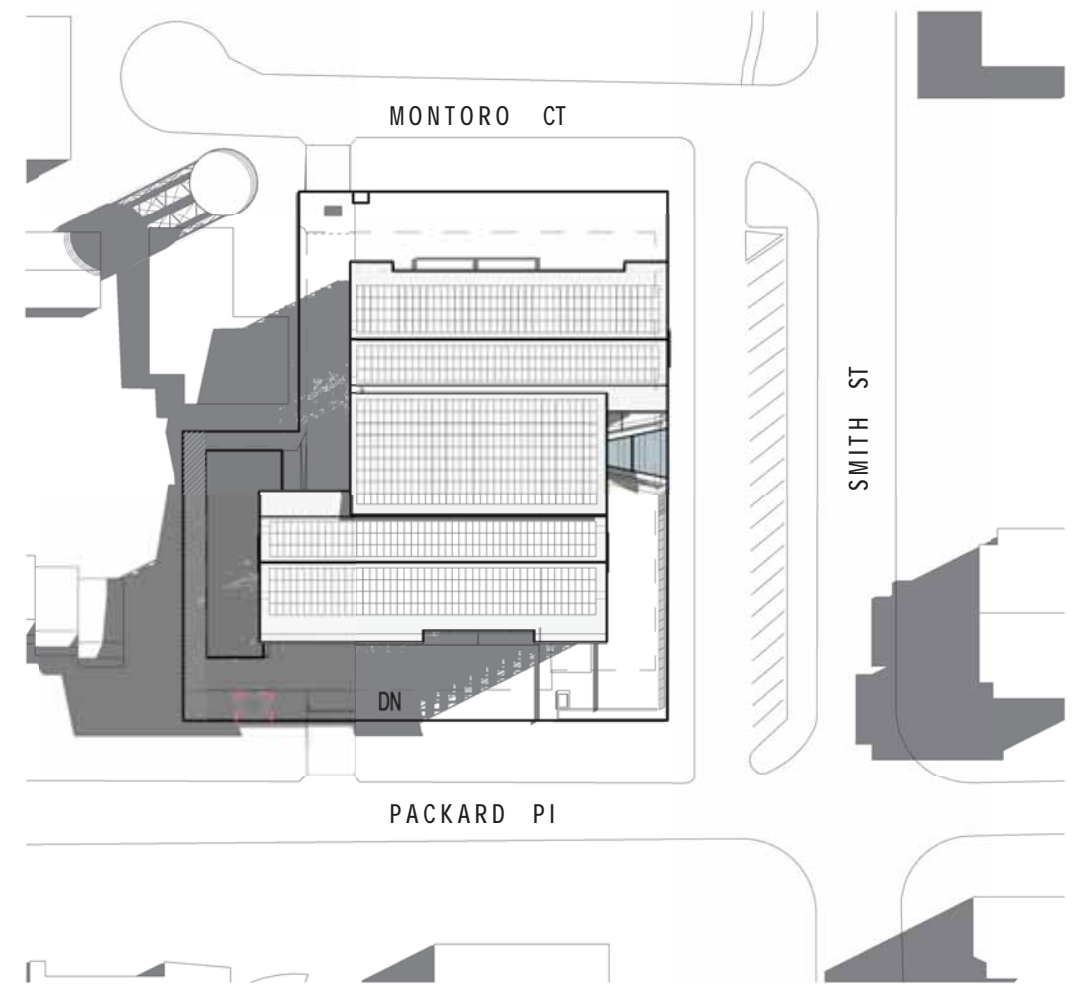
9 AM, 21ST JUNE

1:1000



3 PM, 21ST JUNE

1:1000



12 PM, 21ST JUNE

1:1000

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
 LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
SHADOW DIAGRAMS - JUNE

25.08.2023

DWG NO:

PR 26



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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT
LANDSCAPE PLAN SITE

15 Quarry Crescent, Stuart Park NT 0820
T: +(61) 8 8981 9585
E: darwin@tropo.com.au

25.08.2023

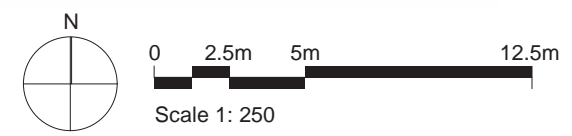
DWG NO:

PR 27



KEY

-  EXISTING BANYAN TREE
-  FLOWERING SHADE TREE SAMANEA SAMAN
-  STREET SHADE TREE ALLOSYNCRPIA 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
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

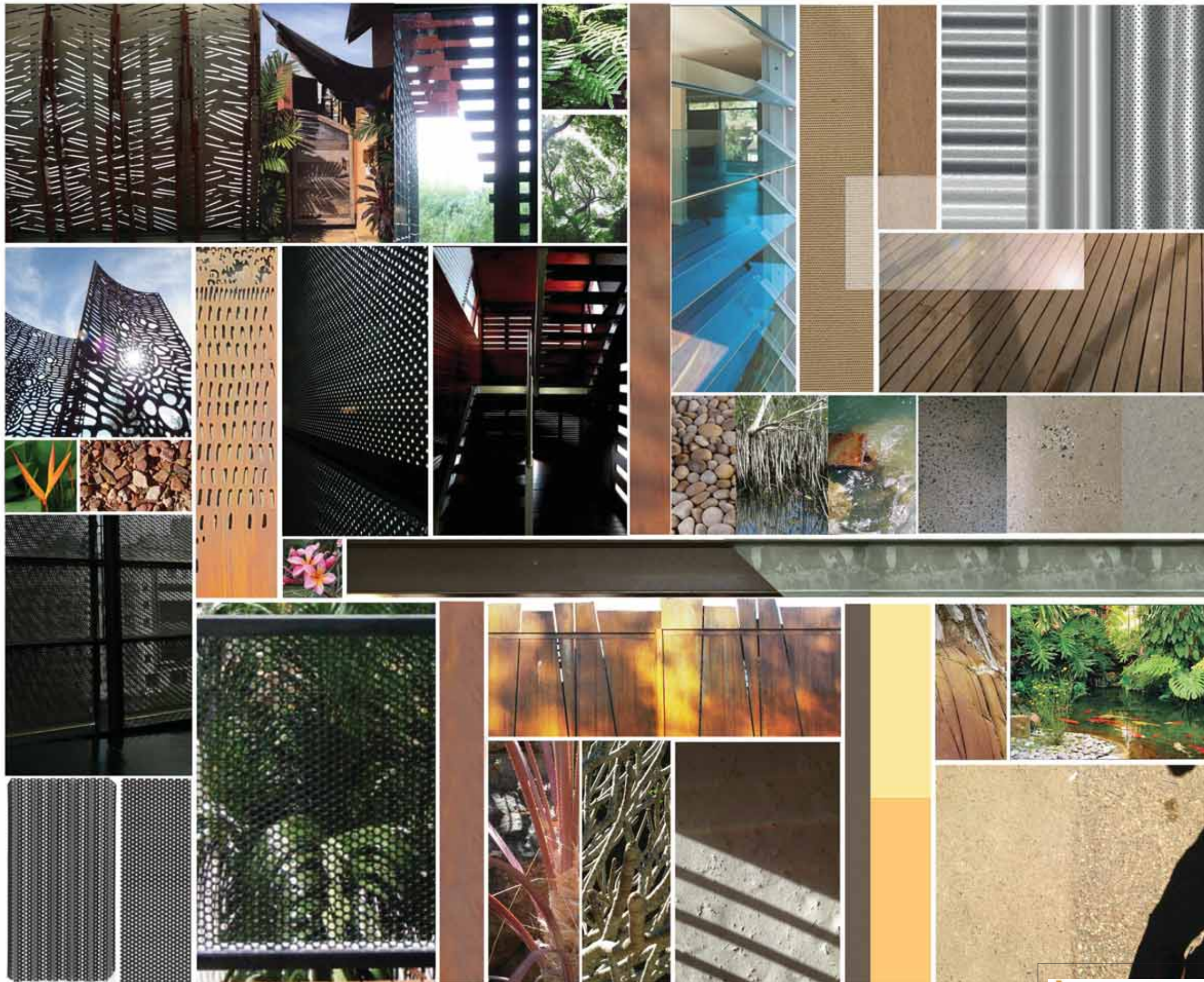
LANDSCAPE PLAN - LEVEL 1

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25.08.2023

DWG NO:

PR 28



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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

MATERIAL BOARD

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25.08.2023

DWG NO: PR 29