

ca
ARCHITECTS

DCOH

CITY OF
DARWIN

DARWIN CIVIC CENTRE REDEVELOPMENT
DA PACKAGE
DECEMBER 2024

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DARWIN CIVIC CENTRE

PROPERTY ADDRESS
17 Harry Chan Avenue, Darwin 0800

DEVELOPMENT ASSESSMENT	
TOTAL SITE AREA	4694.35m ²
TOTAL SITE COVER	3427.01m ² 73%

YEILD - ON SITE CAR PARKING

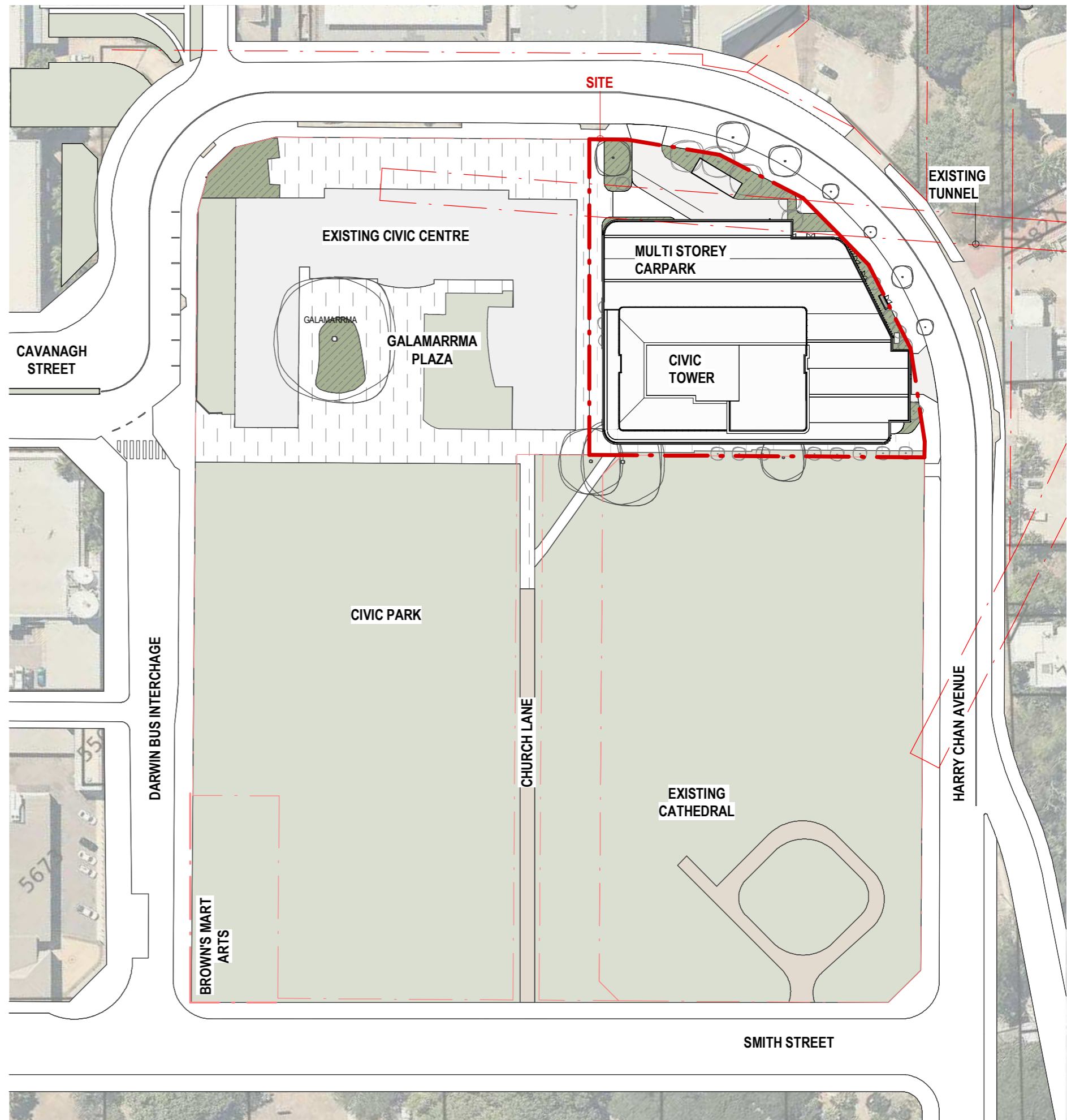
ACCESS TYPE	AMOUNT
Standard	448
Small Car	2
DDA	10
TOTAL	460

YEILD - ON SITE ADDITIONAL PARKING

TYPE	AMOUNT
Motorcycle Parks	16
Bike Parks (Excluding EOT)	25

TOWN PLANNING SUMMARY

ITEM	PROVIDED												
Site Cover	Total Site Cover / Total Site Area = 3427.01 / 4697.35 = 0.729 (73%)												
Parking	Total on site parks: 460 spaces												
Planting Area	Planting area = 678.65m ² / 757.5m ² / 4694.35m ² = 0.161 (16% Approx.)												
Public Domain Area	830m ²												
EOT Facilities (Based of NT Planning Scheme - Under 'Office Development')	Total NFA = 15469m ² Shower Spaces (1 per 1500m ²) = 15469m ² / 1500 = 10.3 Shower spaces (therefore 5 per F & M) Bicycle Spaces (1 per 300m ²) = 15469m ² / 300 = 51 Bike Spaces												
Amenities - Library (Class 9b), Based of NCC Facilities Calculator	Public Area = 529m ² Staff Area = 222m ² Amenities Calculation: <table border="1"> <thead> <tr> <th></th> <th>Closet Pan</th> <th>Urinal</th> <th>Basin</th> </tr> </thead> <tbody> <tr> <td>Public</td> <td>7 (M) 9 (F)</td> <td>4 (M)</td> <td>5 (M) 5 (F)</td> </tr> <tr> <td>Staff</td> <td>1 (M) 1 (F)</td> <td>1 (M)</td> <td>1 (M) 1 (F)</td> </tr> </tbody> </table> <p>* Showing 1 less for each sex as accesible unisex facility can contribute as 1</p>		Closet Pan	Urinal	Basin	Public	7 (M) 9 (F)	4 (M)	5 (M) 5 (F)	Staff	1 (M) 1 (F)	1 (M)	1 (M) 1 (F)
	Closet Pan	Urinal	Basin										
Public	7 (M) 9 (F)	4 (M)	5 (M) 5 (F)										
Staff	1 (M) 1 (F)	1 (M)	1 (M) 1 (F)										
Amenities - Chambers (Class 9b + 5), Based of NCC Facilities Calculator	Chambers Area = 764m ² Area Per Person: Town Hall + Chambers- 360m ² / 2 = 180 People Office- 406m ² / 10 = 40 People Amenities Calculation: <table border="1"> <thead> <tr> <th></th> <th>Closet Pan</th> <th>Urinal</th> <th>Basin</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>6 (M) 8 (F)</td> <td>4 (M)</td> <td>4 (M) 4 (F)</td> </tr> </tbody> </table> <p>* Showing 1 less for each sex as accesible unisex facility can contribute as 1</p>		Closet Pan	Urinal	Basin	Office	6 (M) 8 (F)	4 (M)	4 (M) 4 (F)				
	Closet Pan	Urinal	Basin										
Office	6 (M) 8 (F)	4 (M)	4 (M) 4 (F)										
Amenities - CoD Office (Class 5), Based of NCC Facilities Calculator	CoD Office Area = 976m ² Area Per Person: Public- 976m ² / 10 = 97.6 People Amenities Calculation: <table border="1"> <thead> <tr> <th></th> <th>Closet Pan</th> <th>Urinal</th> <th>Basin</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>3 (M) 4 (F)</td> <td>2 (M)</td> <td>2 (M) 2 (F)</td> </tr> </tbody> </table> <p>* Showing 1 less for each sex as accesible unisex facility can contribute as 1</p>		Closet Pan	Urinal	Basin	Office	3 (M) 4 (F)	2 (M)	2 (M) 2 (F)				
	Closet Pan	Urinal	Basin										
Office	3 (M) 4 (F)	2 (M)	2 (M) 2 (F)										
Amenities - DCOH Office (Class 5), Based of NCC Facilities Calculator	DCOH Office Area = 1013m ² Area Per Person: Public- 1013m ² / 10 = 101.3 People Amenities Calculation: <table border="1"> <thead> <tr> <th></th> <th>Closet Pan</th> <th>Urinal</th> <th>Basin</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>3 (M) 4 (F)</td> <td>2 (M)</td> <td>2 (M) 2 (F)</td> </tr> </tbody> </table> <p>* Showing 1 less for each sex as accesible unisex facility can contribute as 1</p>		Closet Pan	Urinal	Basin	Office	3 (M) 4 (F)	2 (M)	2 (M) 2 (F)				
	Closet Pan	Urinal	Basin										
Office	3 (M) 4 (F)	2 (M)	2 (M) 2 (F)										
Total Net Floor Area	15,469m ²												



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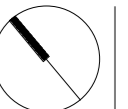
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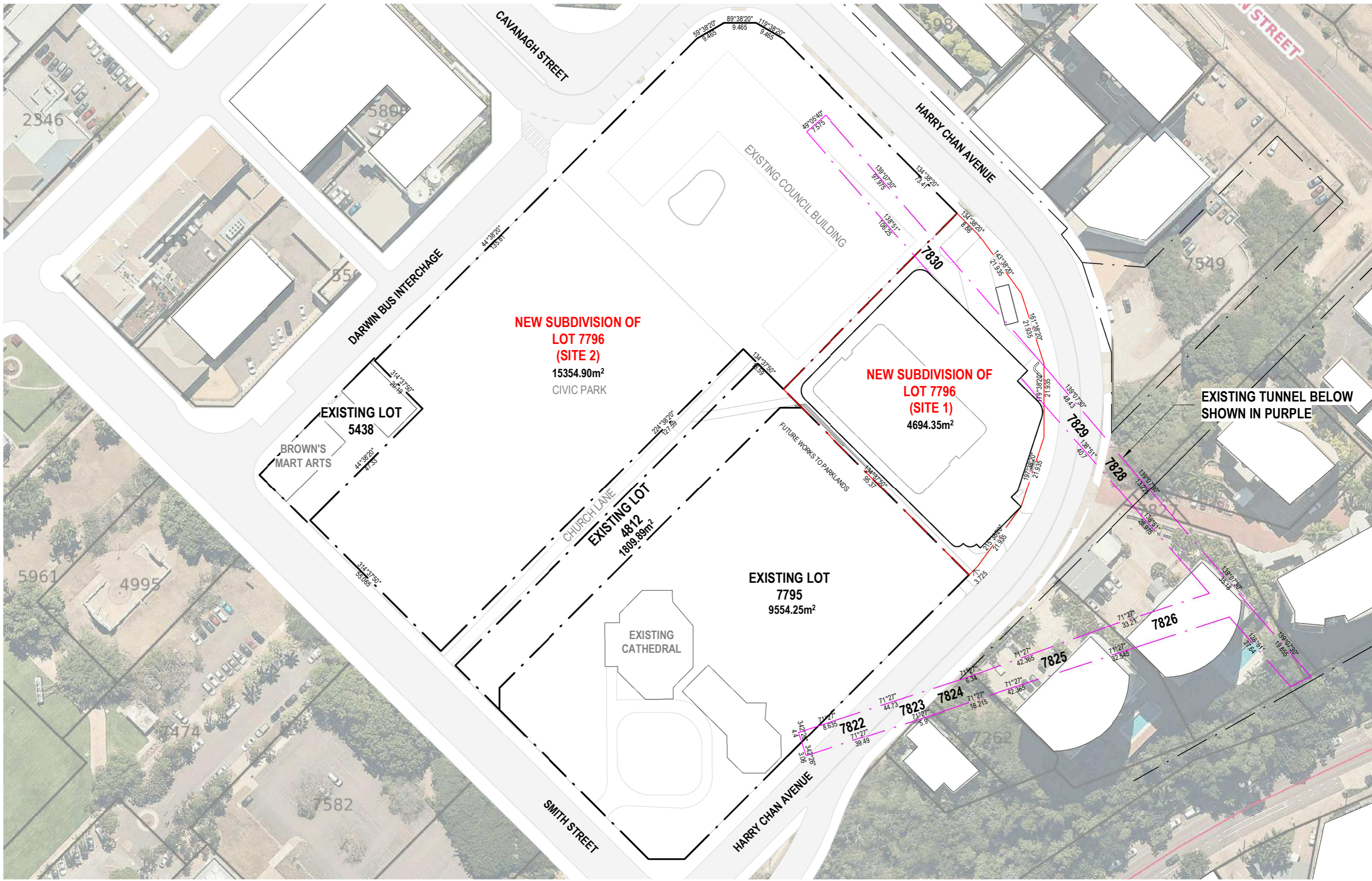
Site Masterplan

2248_DA DA-001 Rev 4 22/11/2024 3:33:18 PM
Drawn: JH Check: CA

DA ISSUE

0 10 20 30 40 50m
Scale 1:1000





**NEW SUBDIVISION OF
LOT 7796
(SITE 2)**
15354.90m²
CIVIC PARK

**NEW SUBDIVISION OF
LOT 7796
(SITE 1)**
4694.35m²

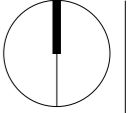
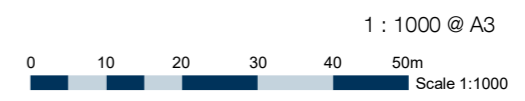
**EXISTING TUNNEL BELOW
SHOWN IN PURPLE**

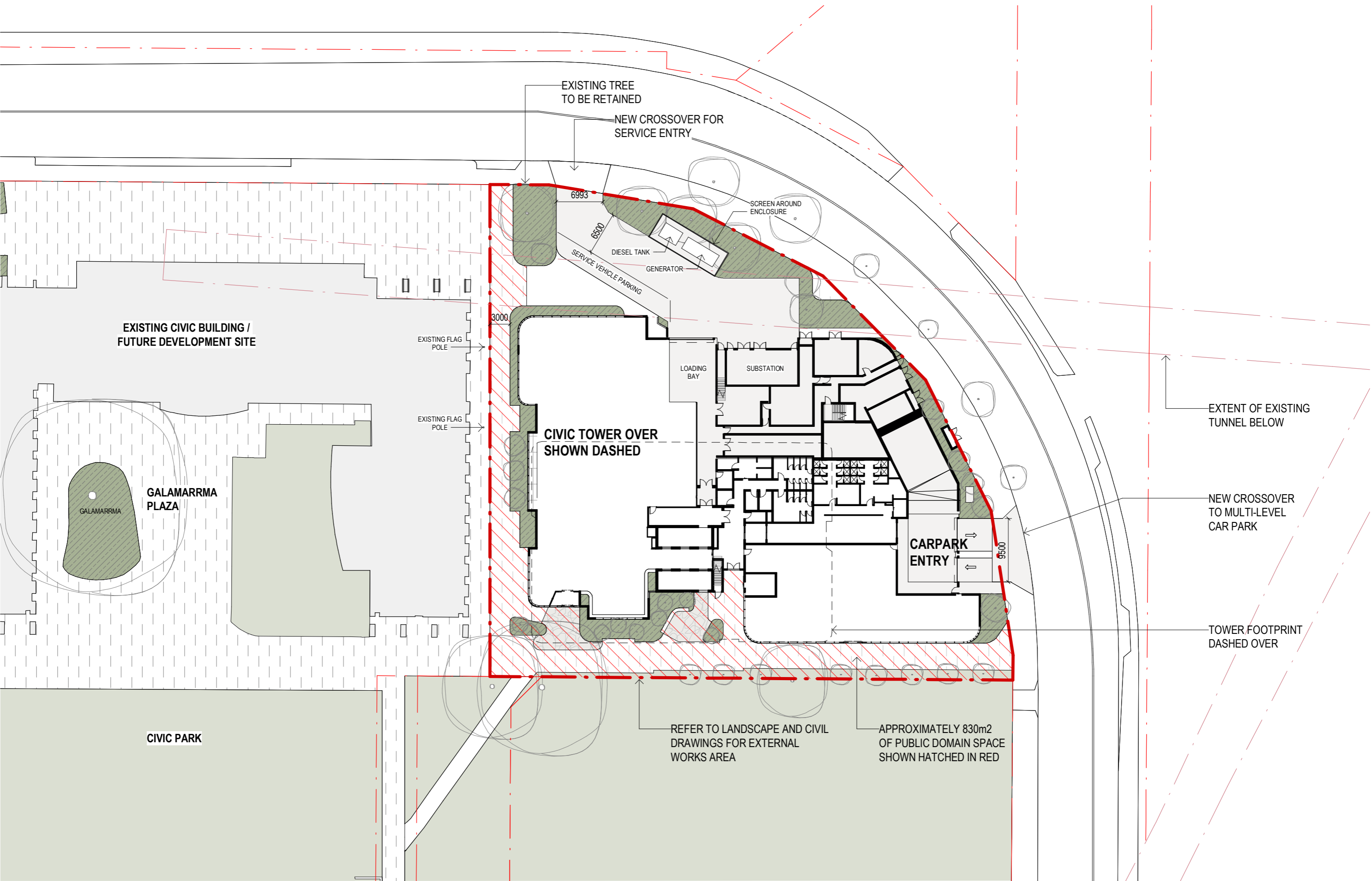
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Subdivision Plan
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Drawn: FT Check: JH DA ISSUE





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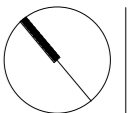
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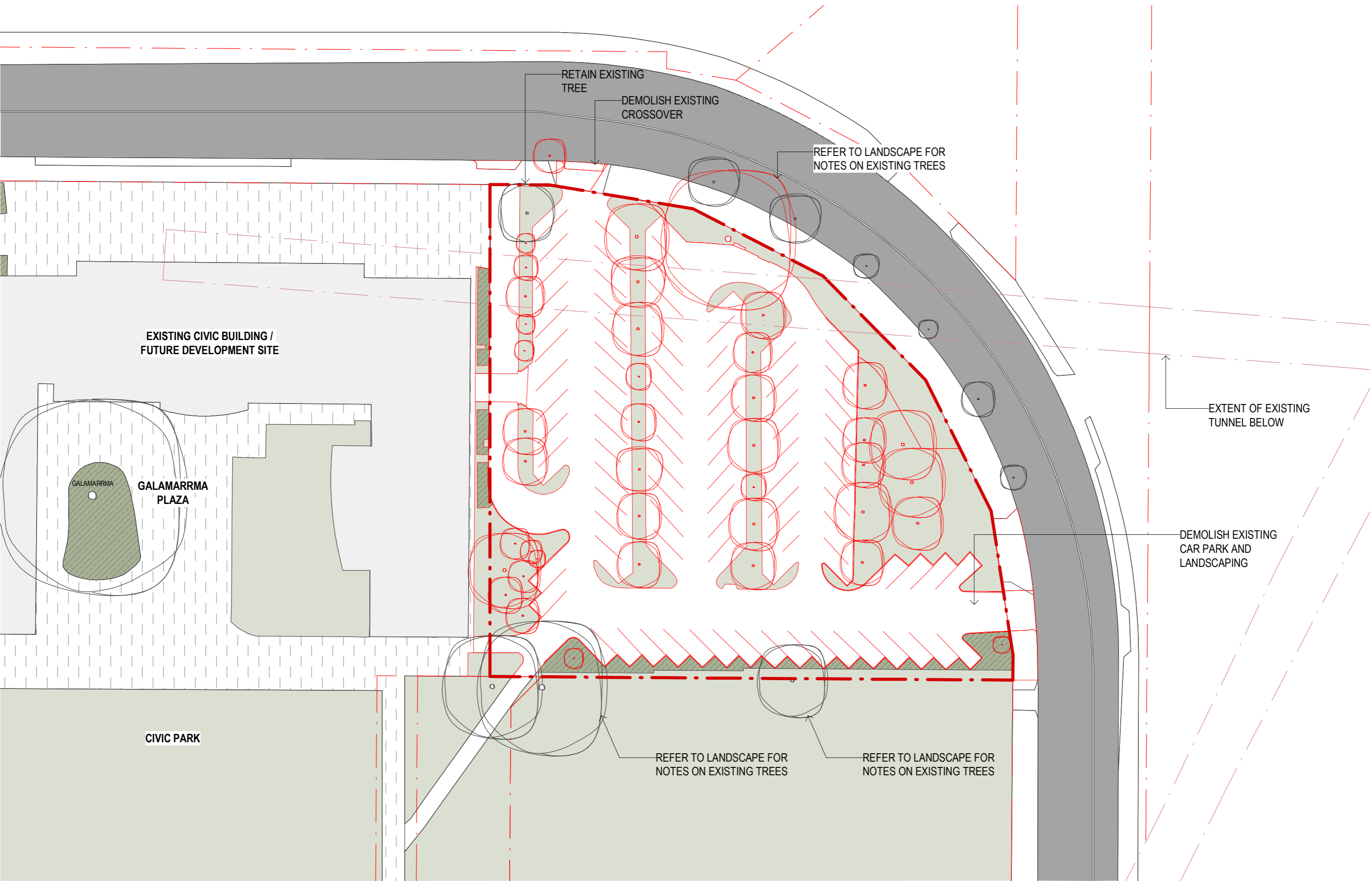
Ground Level Site Plan - Proposed

2248_DA DA-003 Rev 4 22/11/2024 3:33:48 PM
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0 5 10 15 20 25m
 Scale 1:500

1 : 500 @ A3





EXISTING CIVIC BUILDING /
FUTURE DEVELOPMENT SITE

GALAMARRMA
PLAZA

CIVIC PARK

RETAIN EXISTING
TREE

DEMOLISH EXISTING
CROSSOVER

REFER TO LANDSCAPE FOR
NOTES ON EXISTING TREES

EXTENT OF EXISTING
TUNNEL BELOW

DEMOLISH EXISTING
CAR PARK AND
LANDSCAPING

REFER TO LANDSCAPE FOR
NOTES ON EXISTING TREES

REFER TO LANDSCAPE FOR
NOTES ON EXISTING TREES



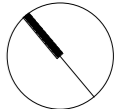
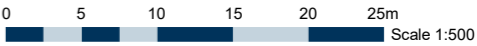
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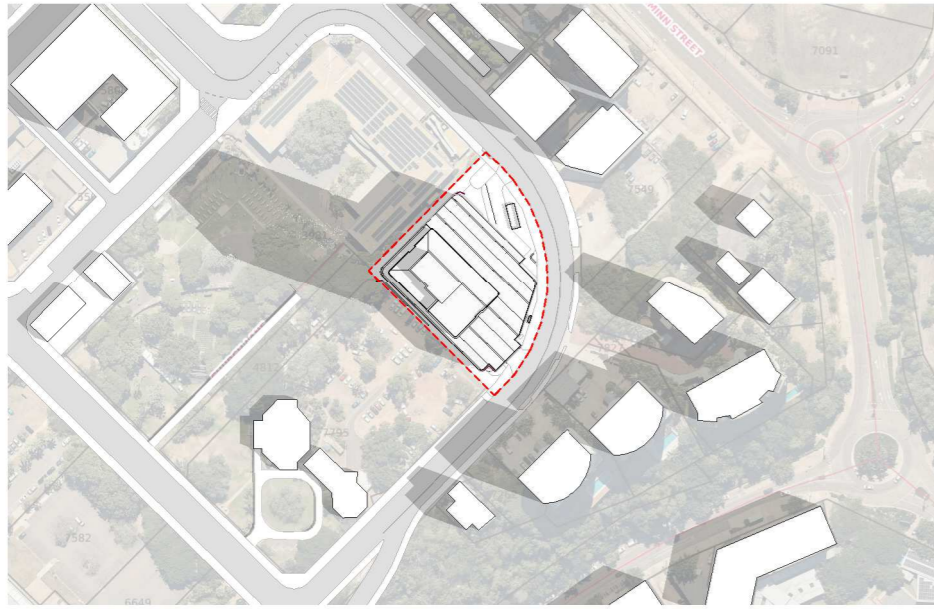
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Site Plan - Existing + Demolition

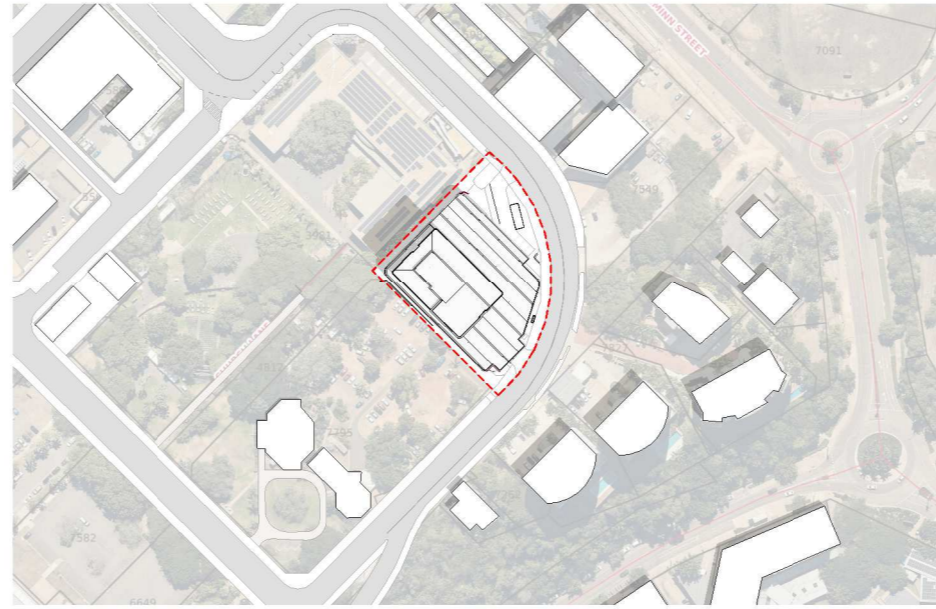
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DA ISSUE

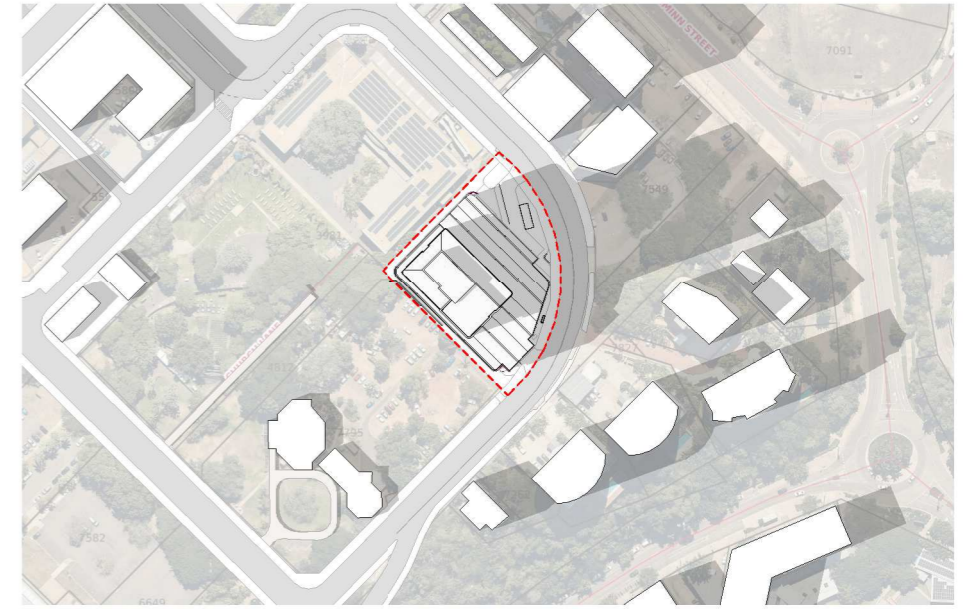




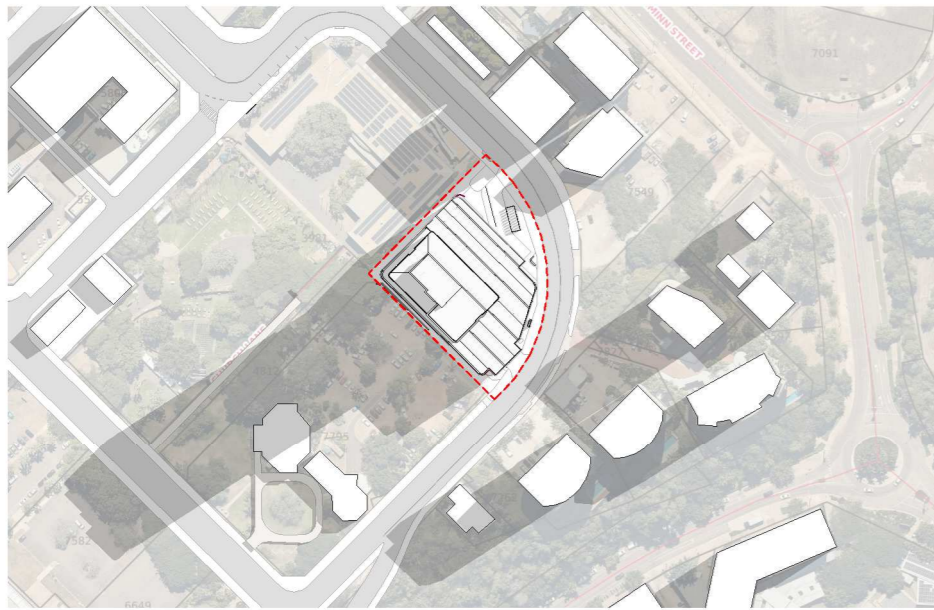
1 Site- Sun Study- Summer Solstice 9am
1 : 3500



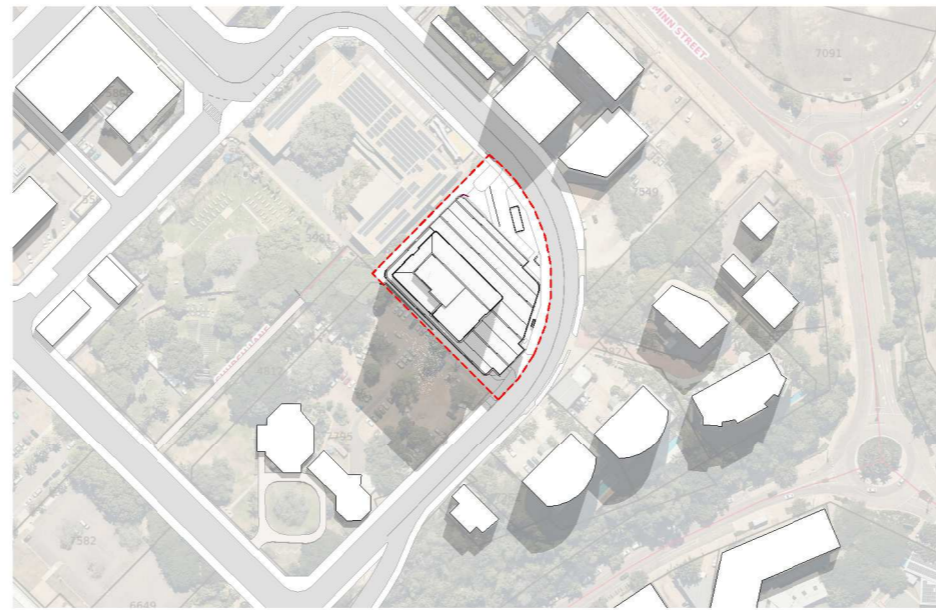
2 Site- Sun Study- Summer Solstice 12pm .
1 : 3500



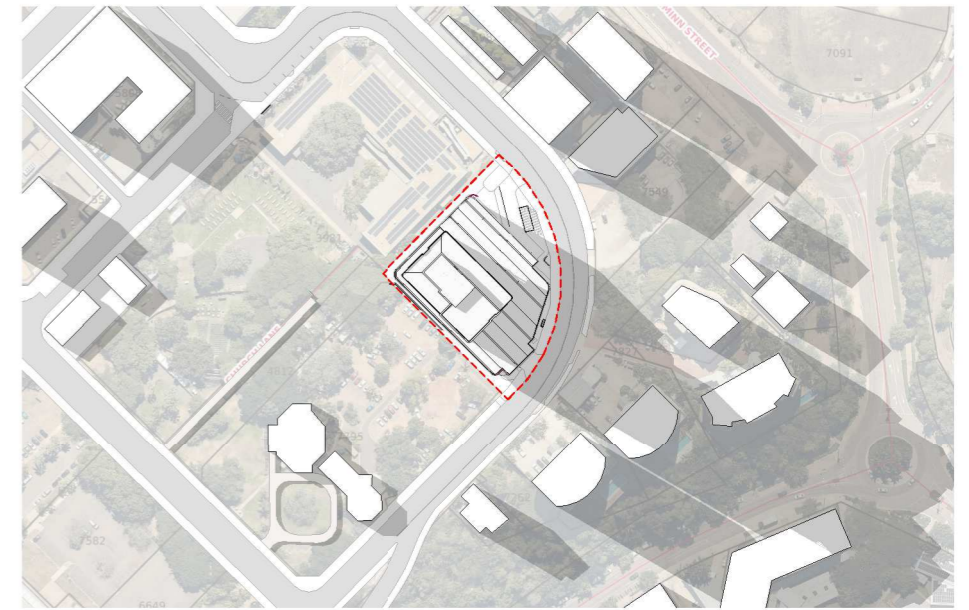
3 Site- Sun Study- Summer Solstice 5pm
1 : 3500



4 Site- Sun Study- Winter Solstice 9am
1 : 3500



5 Site- Sun Study- Winter Solstice 12pm
1 : 3500



6 Site- Sun Study- Winter Solstice 5pm
1 : 3500



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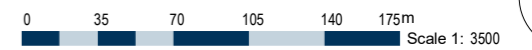
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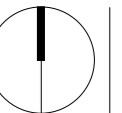
Shadow Diagrams

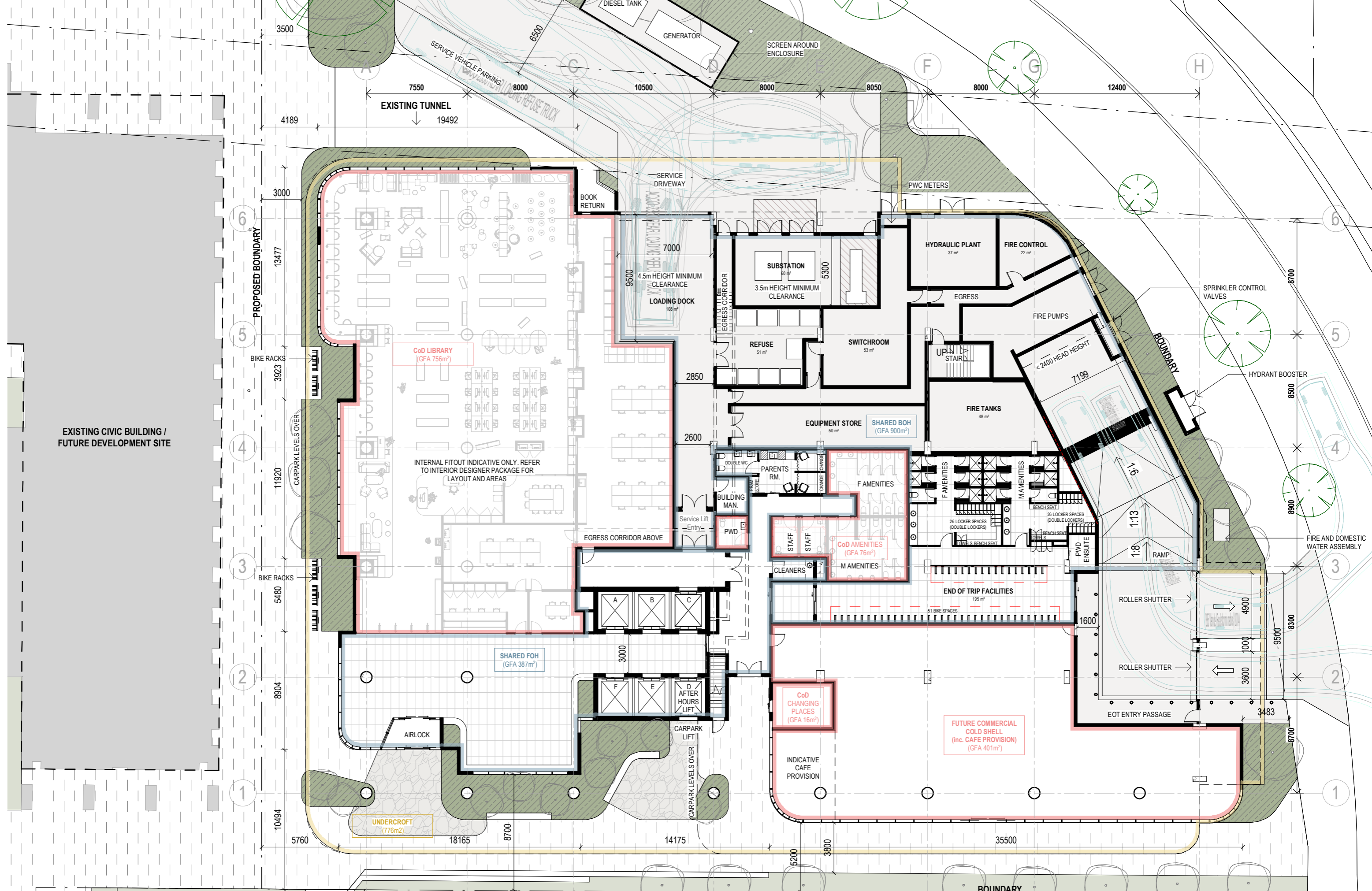
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DA ISSUE



1 : 3500 @ A3





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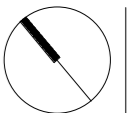
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Level 1

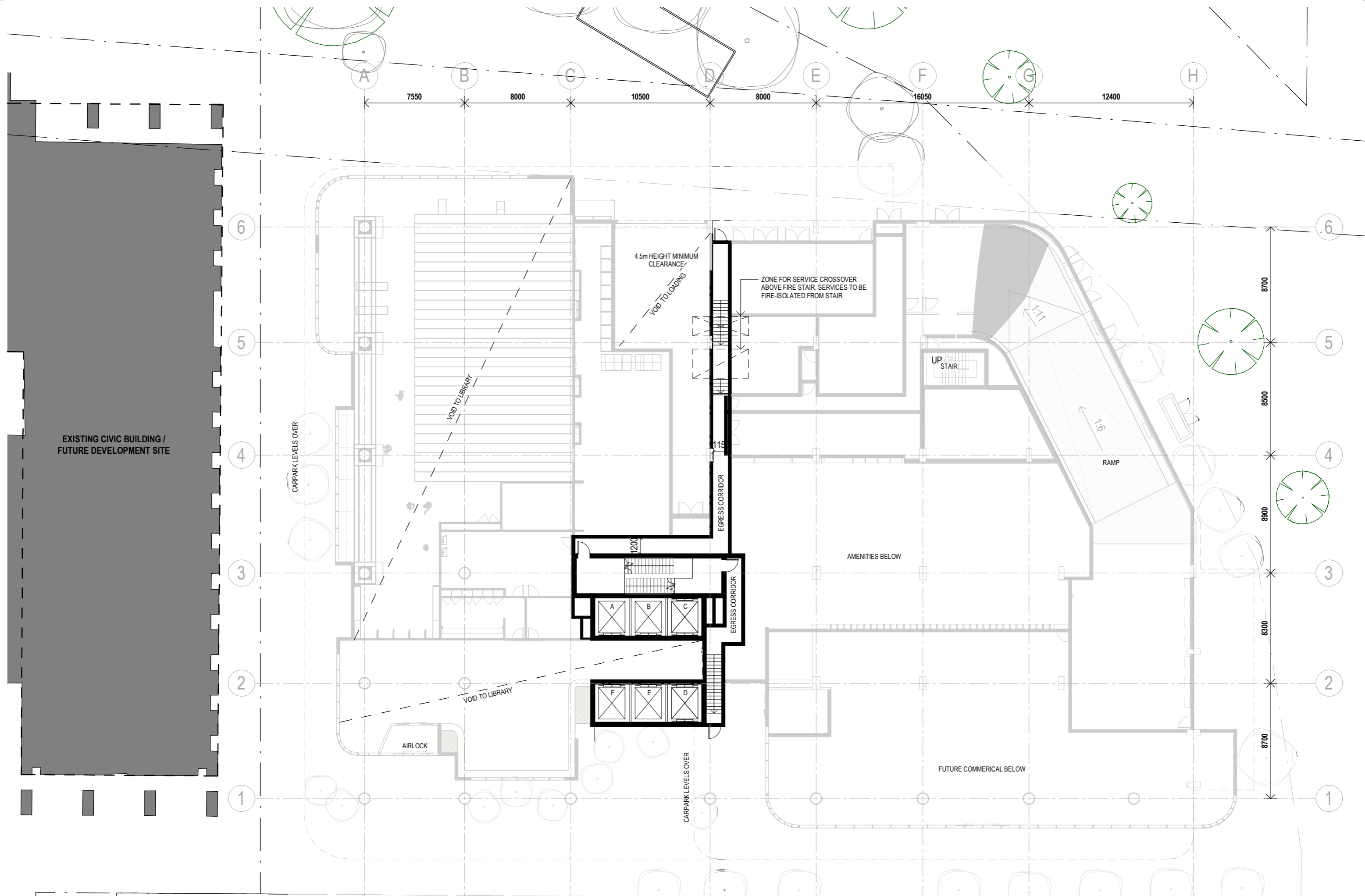
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Scale 1:250



1 : 250 @ A3



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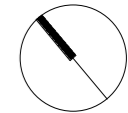
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Level 1.5

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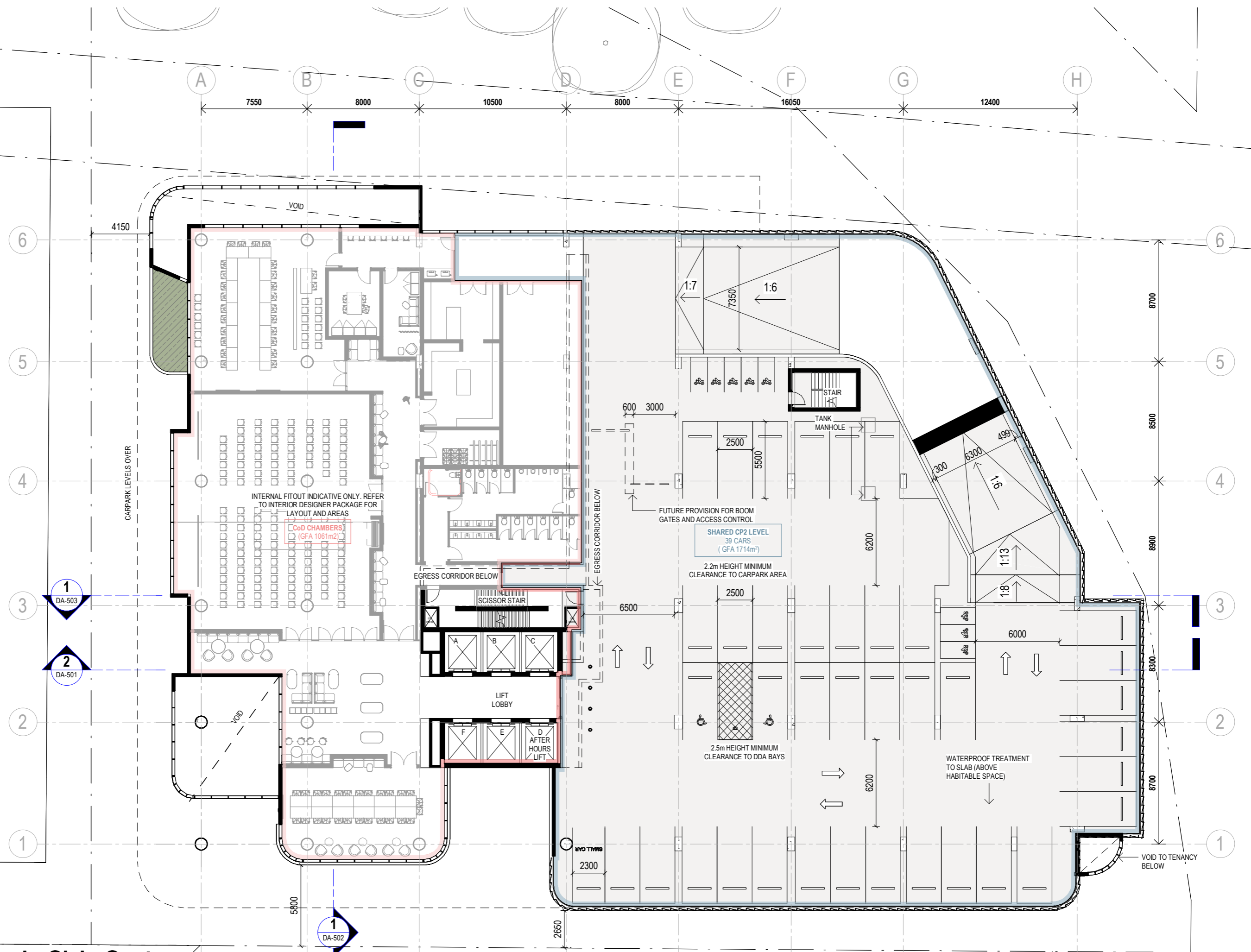
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DA ISSUE

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Scale 1:250



1 : 250 @ A3

CARPARKING NUMBERS	
CAR PARK TYPE	NUMBER
Level 2	
2.3x5.4 - Small Car	1
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	36
	39
Level 3	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	100
	102
Level 4	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	106
Level 5	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	106
Level 6	
2.3x5.0 - Small Car (no wheel stop)	1
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	107
Grand total: 460	460



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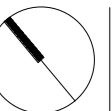
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Level 2 - CP / Chambers

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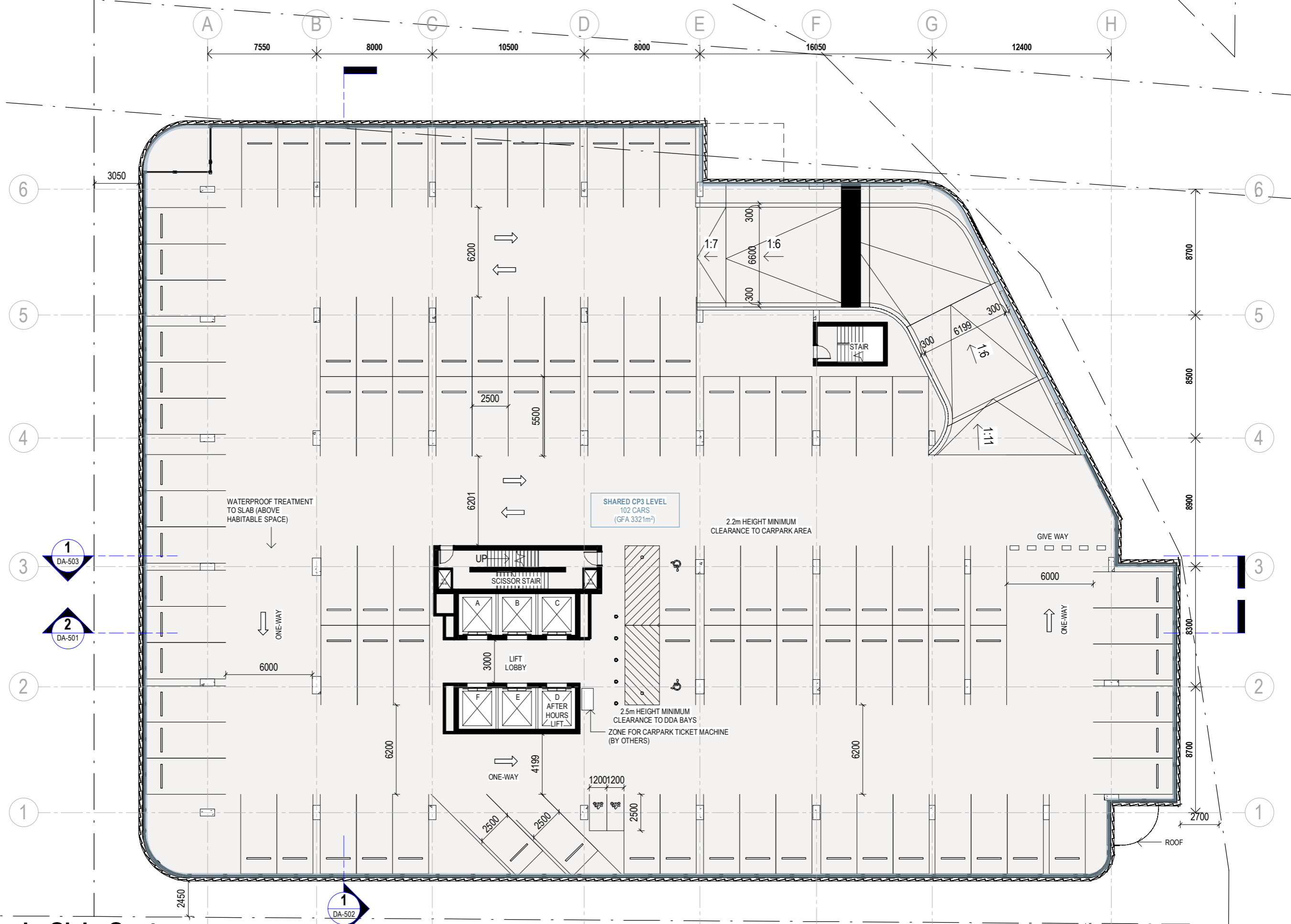
DA ISSUE

1 : 250 @ A3



CARPARKING NUMBERS

CAR PARK TYPE	NUMBER
Level 2	
2.3x5.4 - Small Car	1
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	36
	39
Level 3	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	100
	102
Level 4	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	106
Level 5	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	106
Level 6	
2.3x5.0 - Small Car (no wheel stop)	1
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	107
Grand total:	460



GENERAL NOTE:
2.2M CLEAR TO CARPARKS

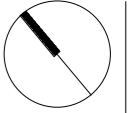
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Level 3 - CP
2248_DA DA-104 Rev 3
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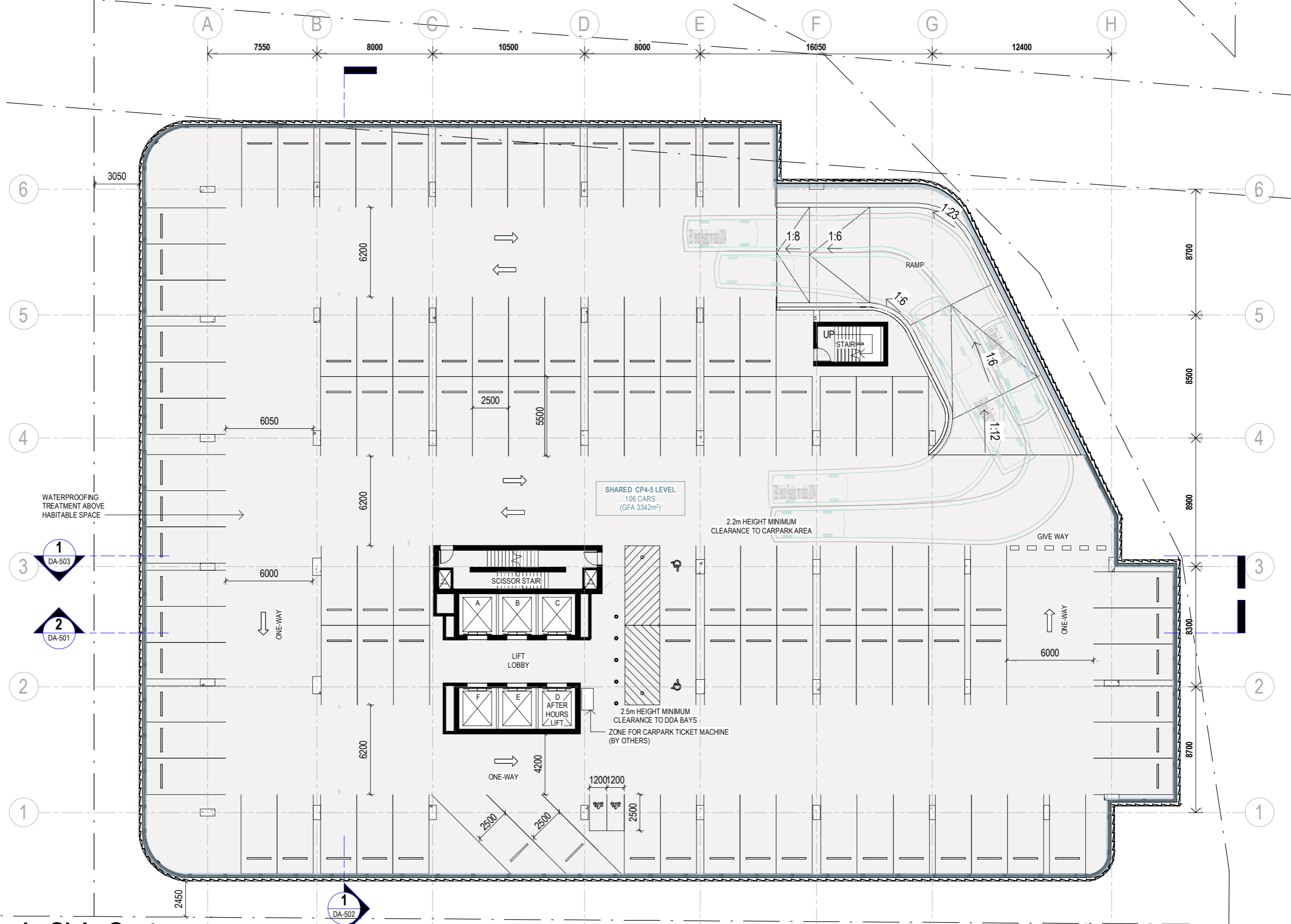
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DA ISSUE



CARPARKING NUMBERS

CAR PARK TYPE	NUMBER
---------------	--------

Level 2	
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2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	36
	39
Level 3	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	100
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2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
	107
Grand total:	460



GENERAL NOTE:
2.2M CLEAR TO CARPARKS

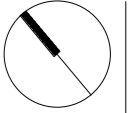
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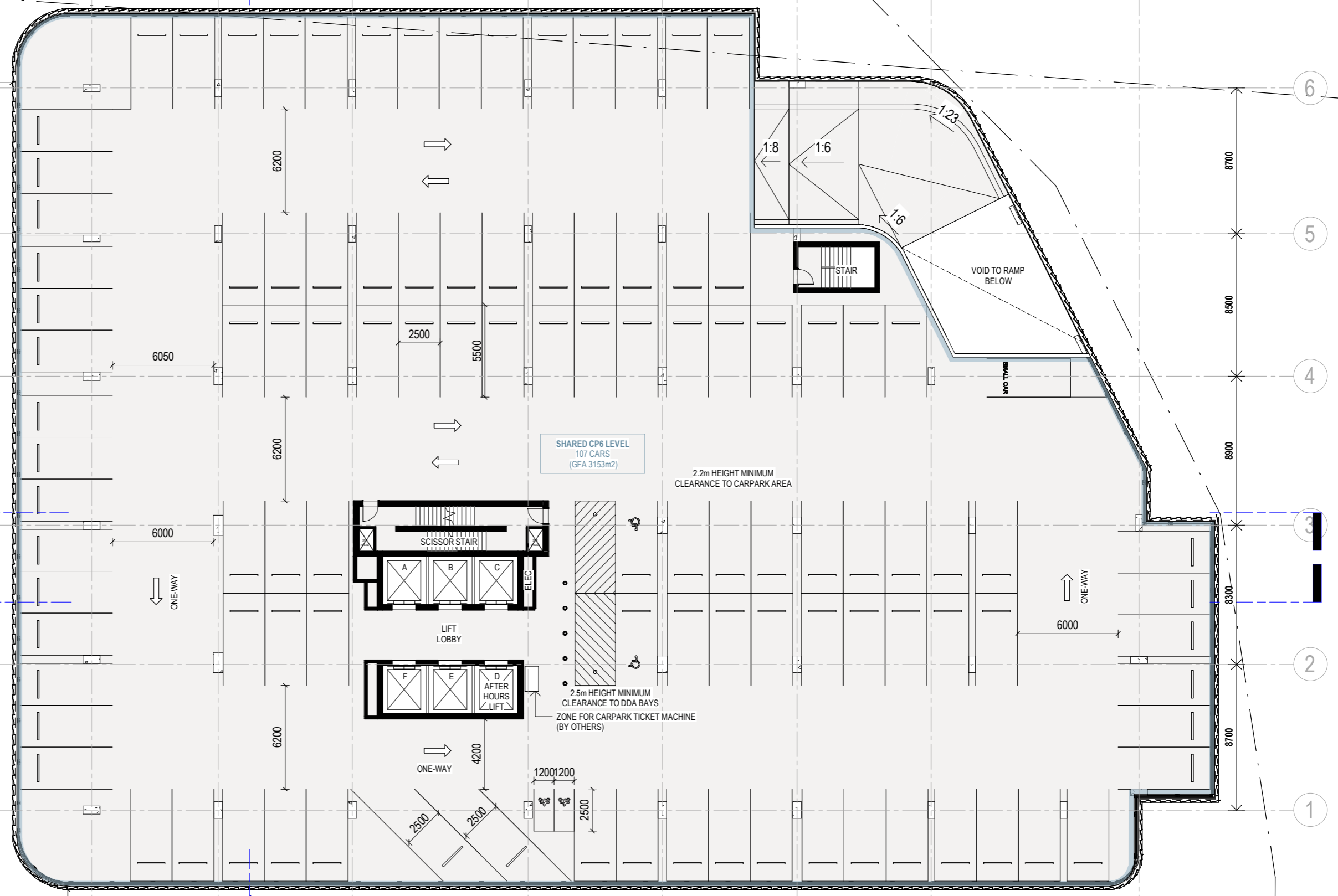
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DA ISSUE



CARPARKING NUMBERS

CAR PARK TYPE	NUMBER
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2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	36
	39
Level 3	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	100
	102
Level 4	
2.5x5.5 - Disabled	2
2.5x5.5 - Standard Car	104
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Level 6	
2.3x5.0 - Small Car (no wheel stop)	1
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2.5x5.5 - Standard Car	104
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Grand total:	460



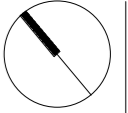
GENERAL NOTE:
2.2M CLEAR TO CARPARKS

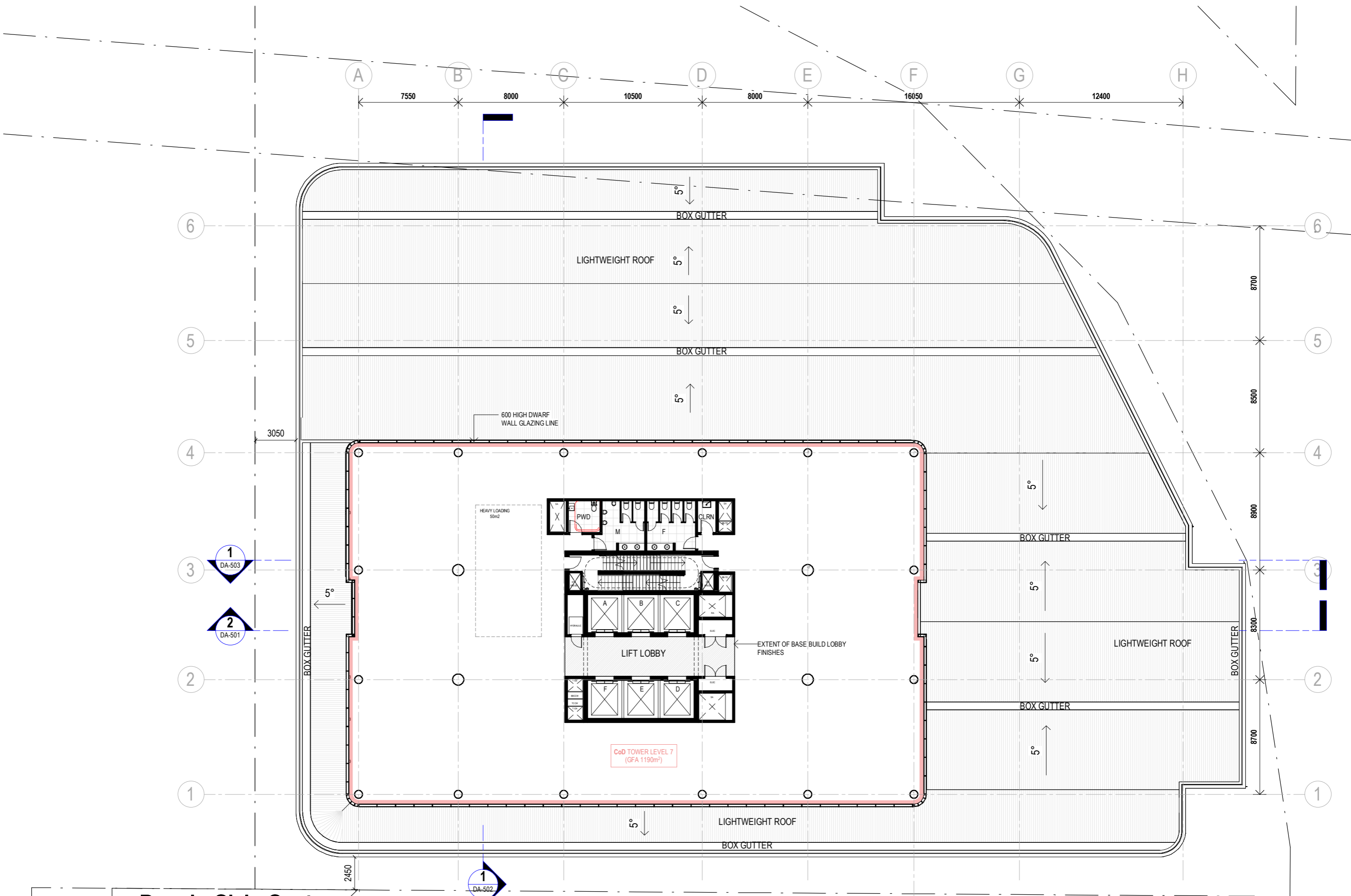
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Level 6 - CP
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Drawn: FT Check: JH

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DA ISSUE





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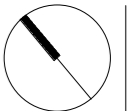
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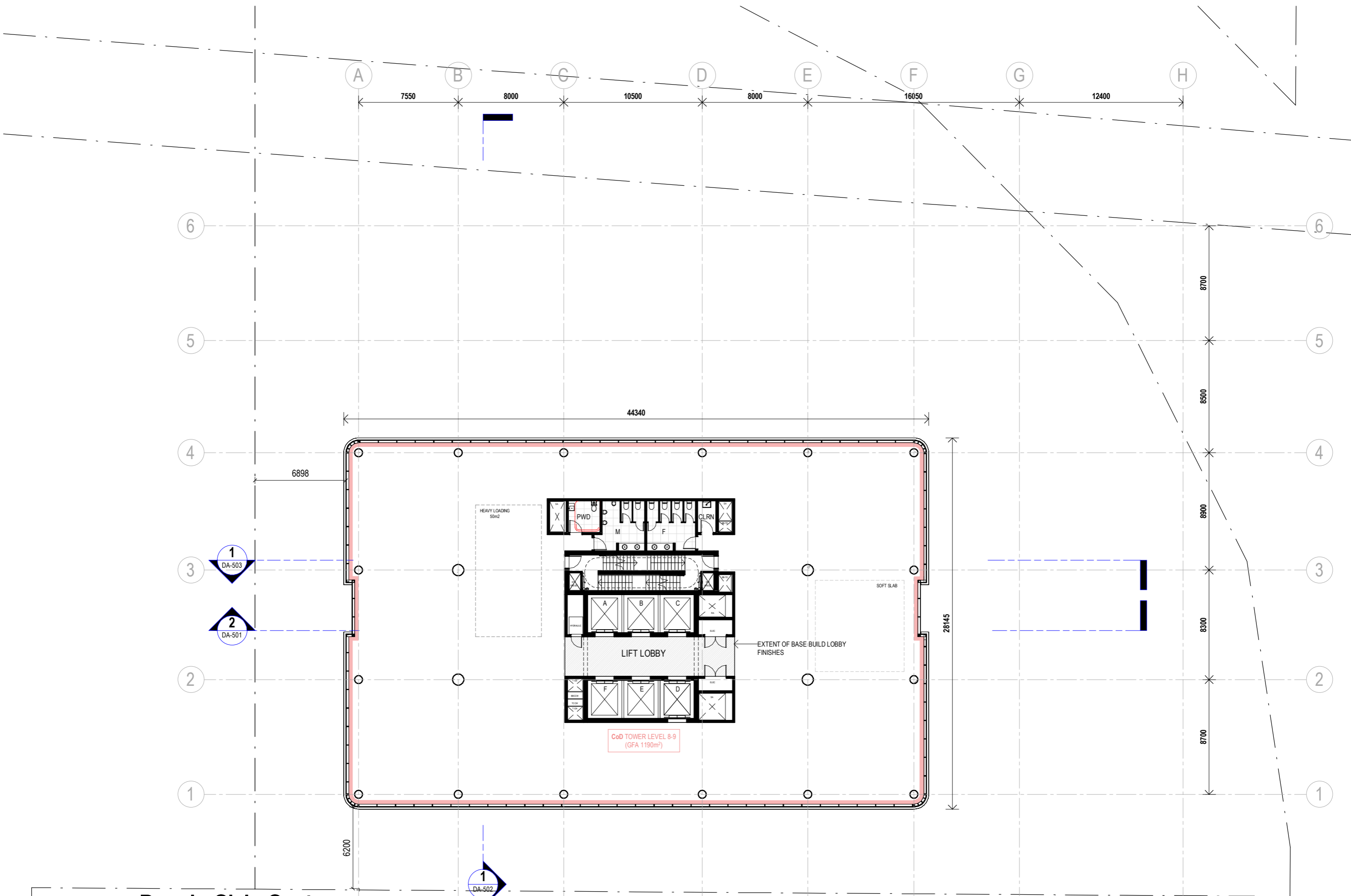
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Level 7 - CoD

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DA ISSUE





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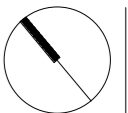
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Level 8-9 - CoD

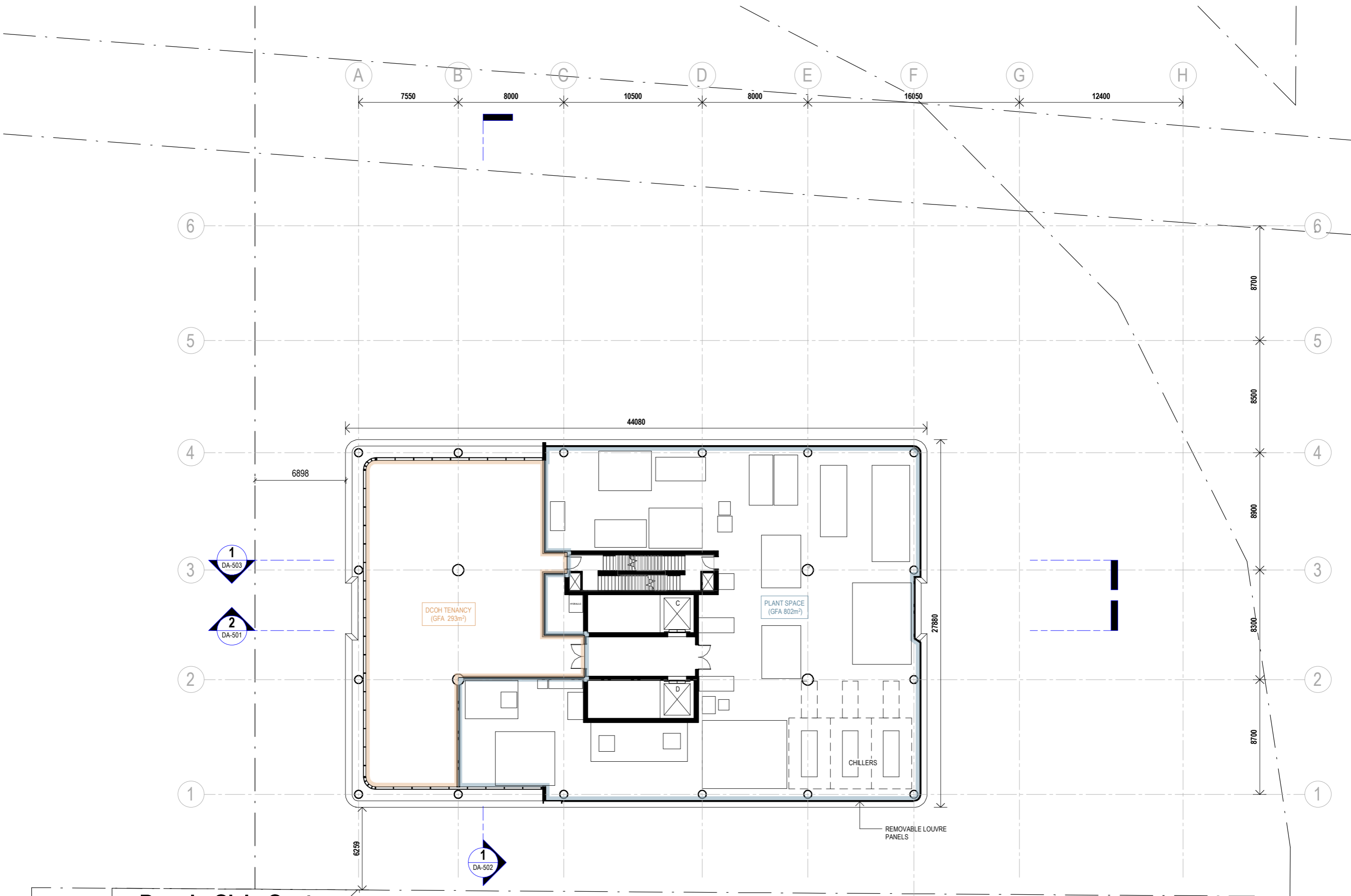
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1 : 250 @ A3



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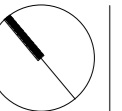


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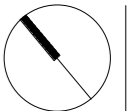
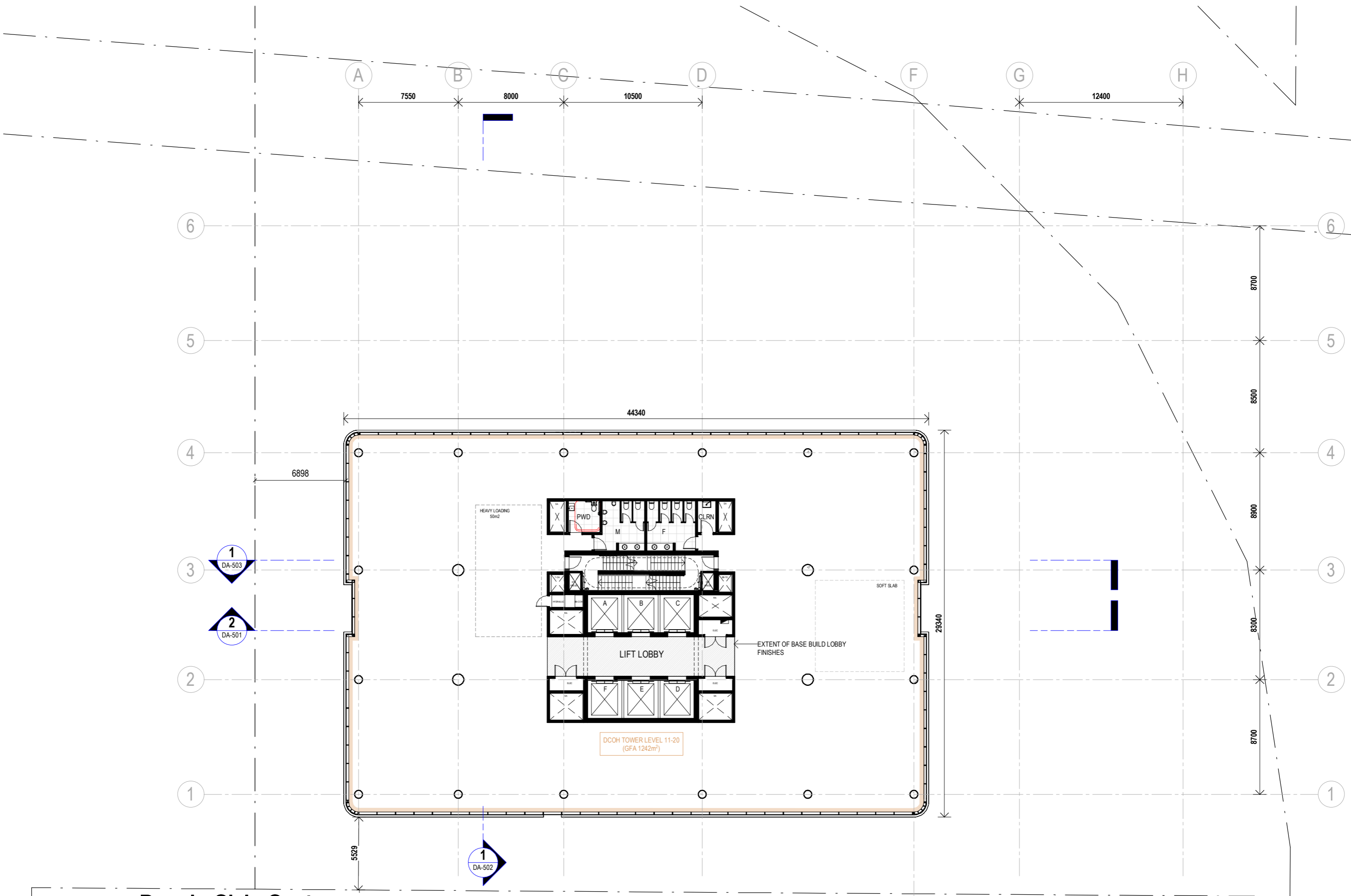
Level 10 - PLANT

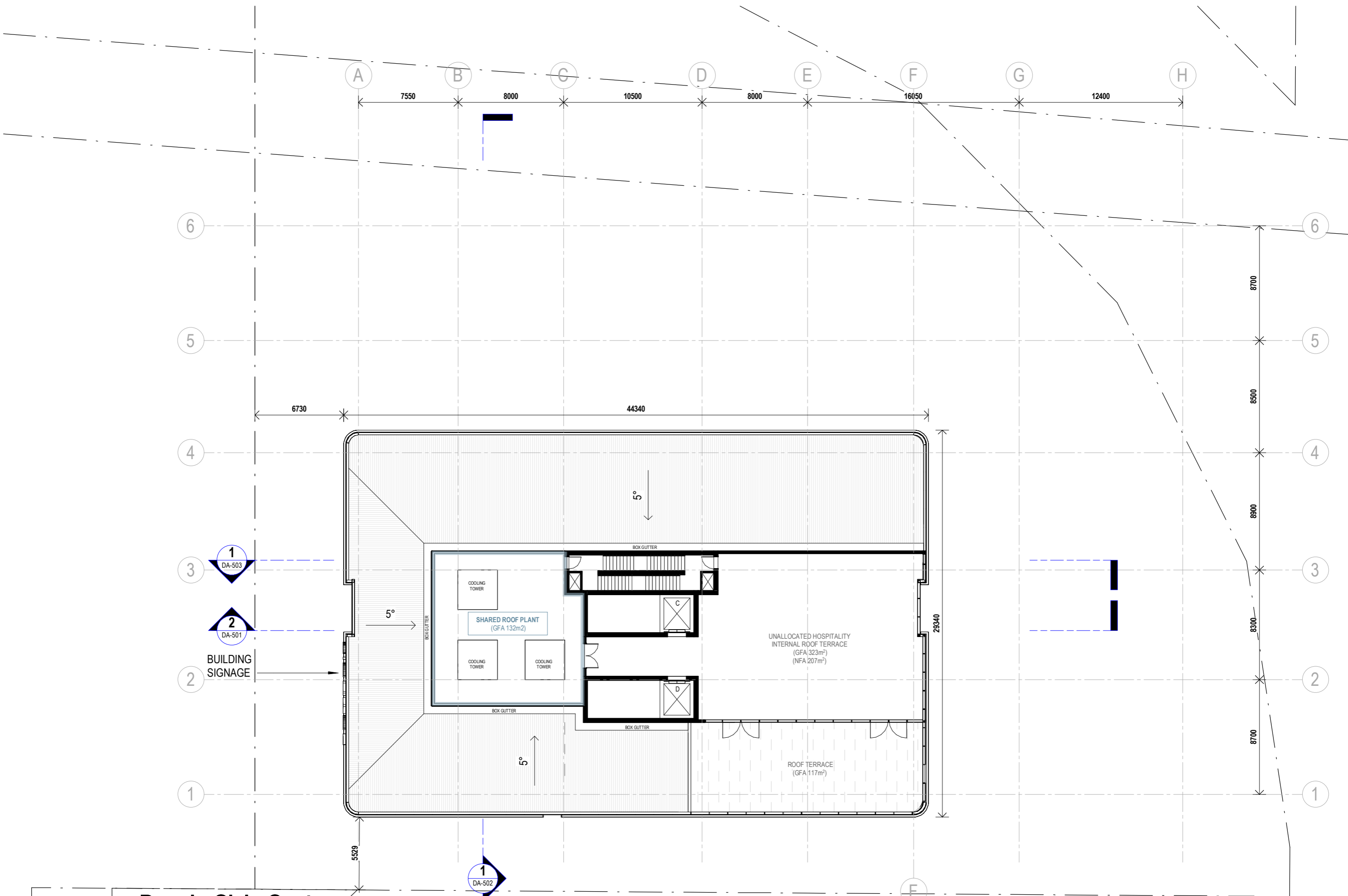
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1 : 250 @ A3





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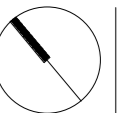
CA Architects

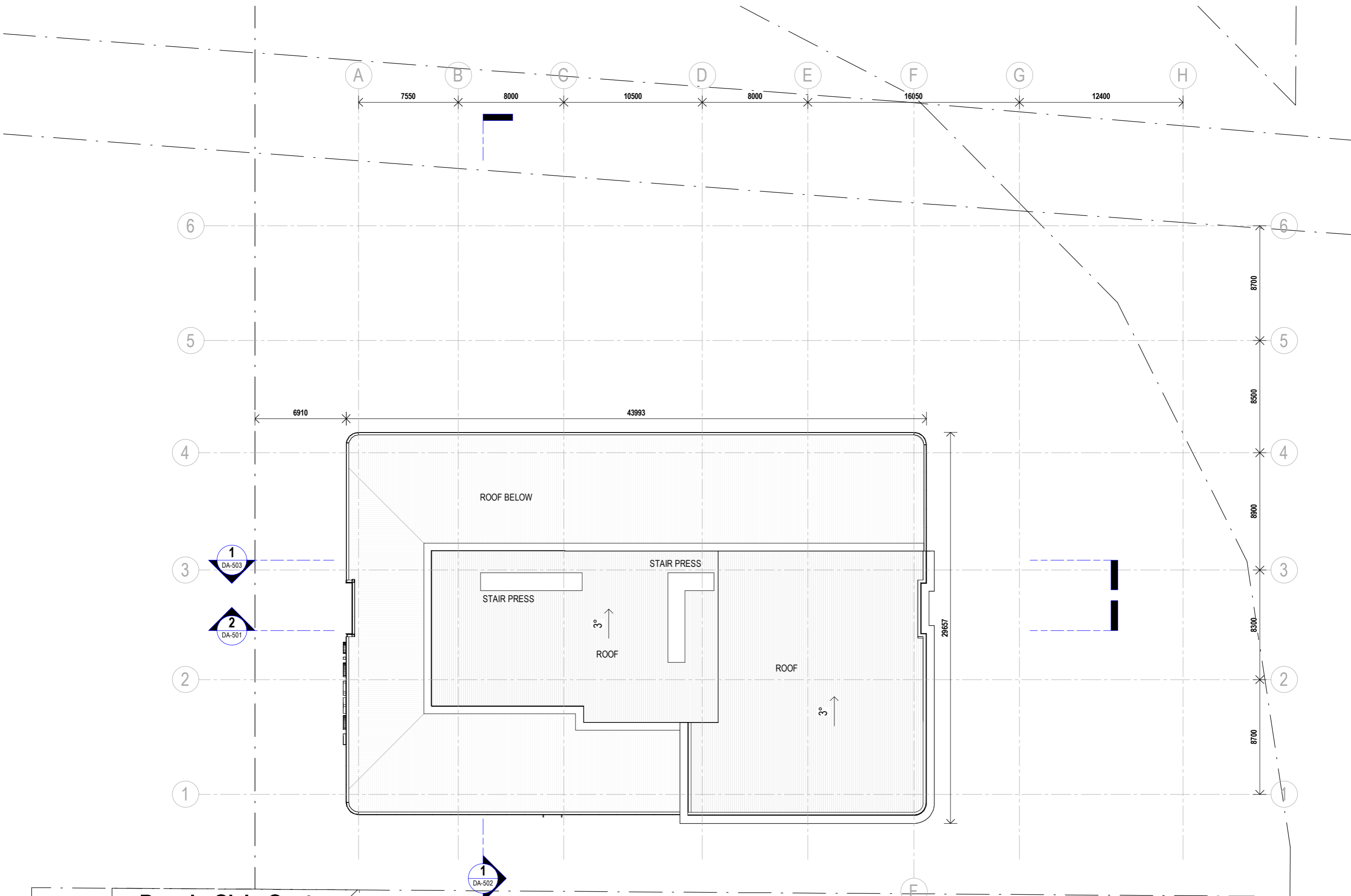
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Level 21- Plant/ Roof Terrace

2248_DA DA-111 Rev 3 22/11/2024 3:57:59 PM
Drawn: FT Check: JH

1 : 250 @ A3





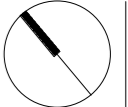
**Darwin Civic Centre
Redevelopment**



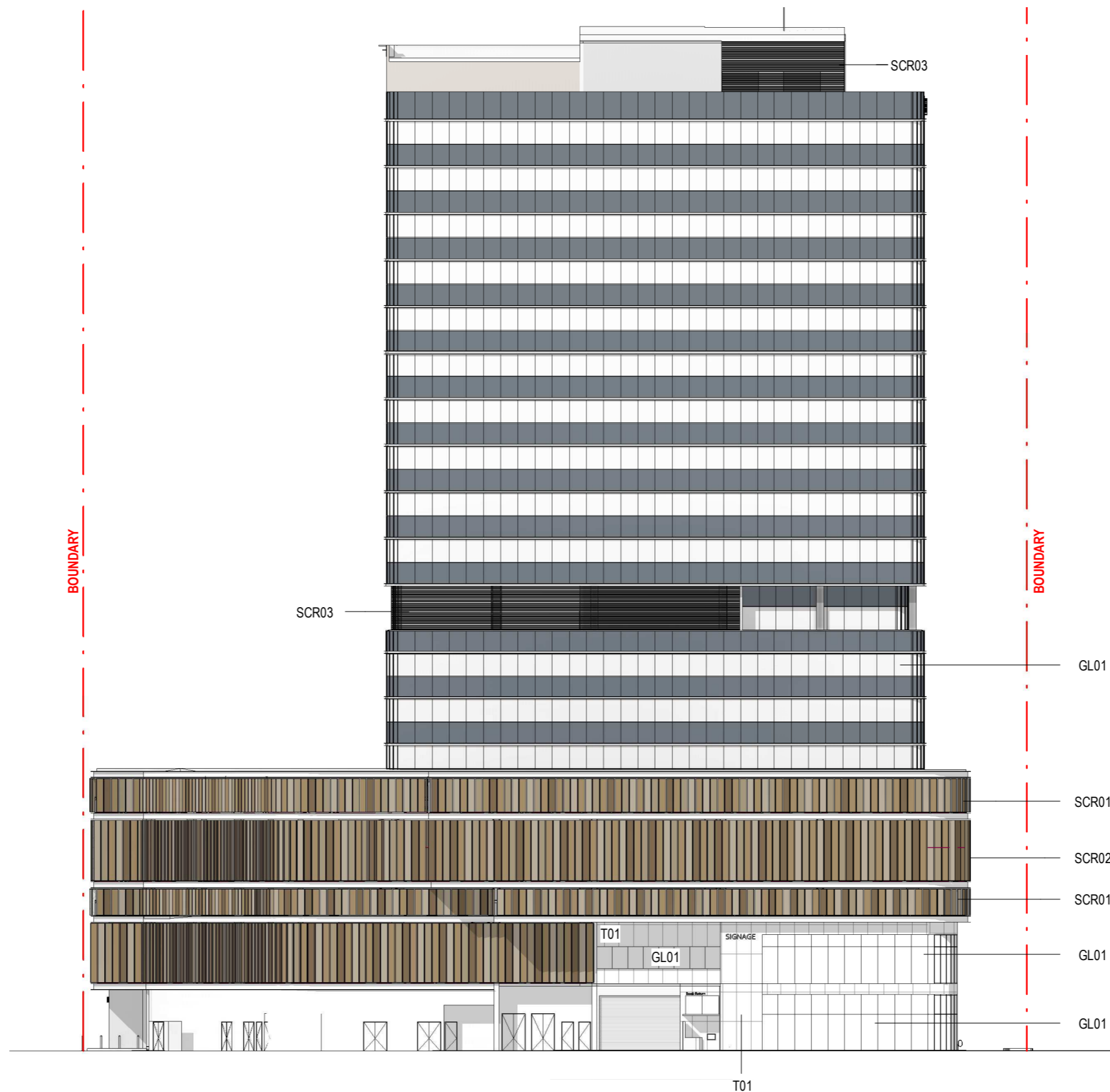
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Level Roof
 2248_DA DA-112 Rev 3
 Drawn: FT Check: JH

22/11/2024 3:58:04 PM
 DA ISSUE



1 : 250 @ A3



FINISHES LEGEND

DESCRIPTION/ MATERIAL

GL01	TOWER GLAZING - HIGH PERFORMANCE BLUE GLASS
SCR01	ALUMINIUM - SINGLE LEVEL VERTICAL SCREEN
SCR02	ALUMINIUM - DOUBLE LEVEL VERTICAL SCREEN
SCR03	ALUMINIUM - LOUVRED SCREEN
T01	PREFINISHED WALL CLADDING



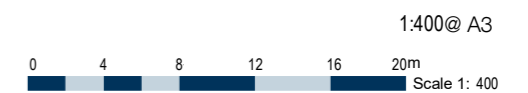
**Darwin Civic Centre
Redevelopment**

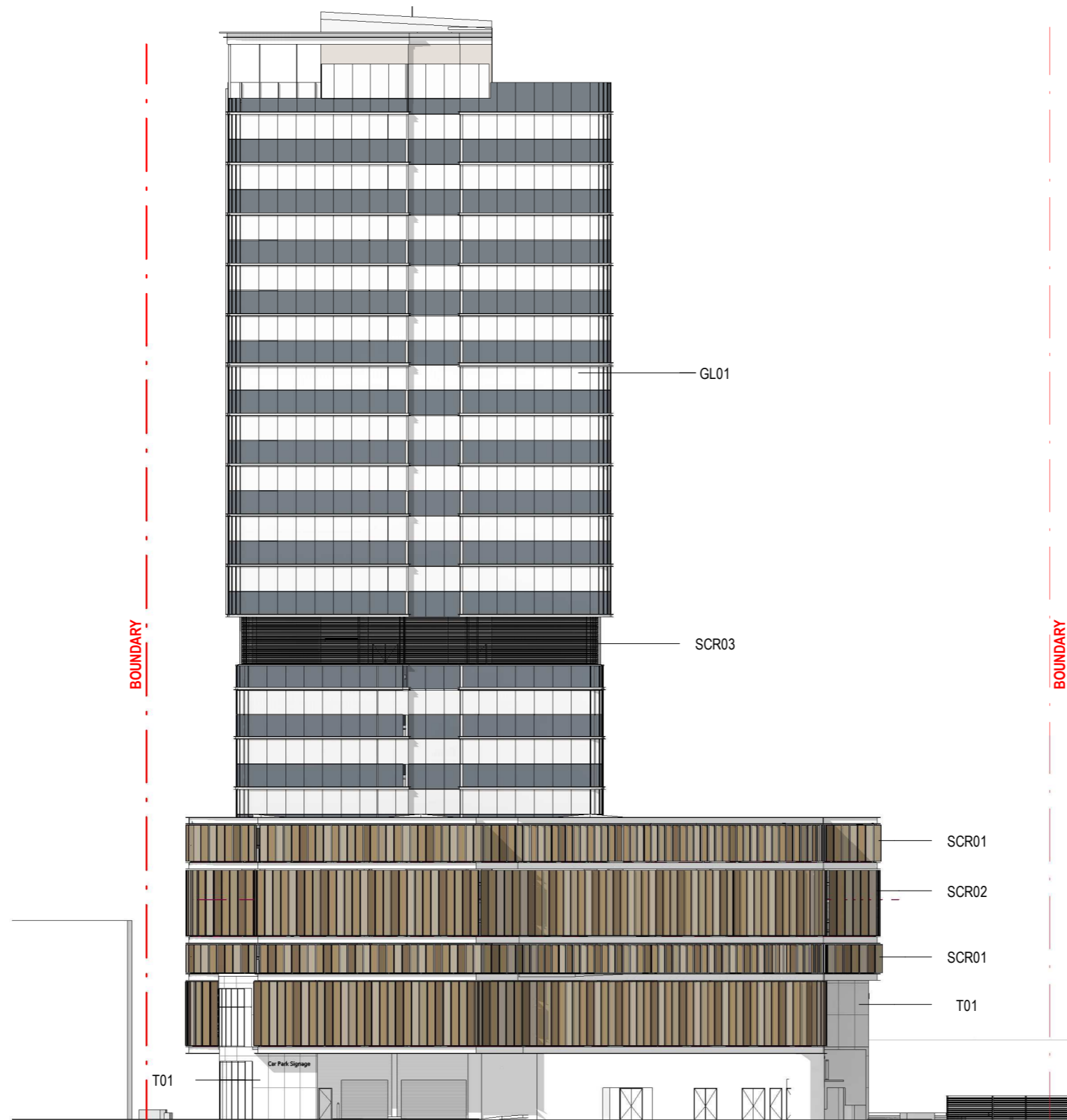
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North - East Elevation

2248_DA DA-401 Rev 3 22/11/2024 3:35:58 PM
Drawn: FT Check: JH DA ISSUE





FINISHES LEGEND

DESCRIPTION/ MATERIAL

- GL01 TOWER GLAZING - HIGH PERFORMANCE BLUE GLASS
- SCR01 ALUMINIUM - SINGLE LEVEL VERTICAL SCREEN
- SCR02 ALUMINIUM - DOUBLE LEVEL VERTICAL SCREEN
- SCR03 ALUMINIUM - LOUVRED SCREEN
- T01 PREFINISHED WALL CLADDING



**Darwin Civic Centre
Redevelopment**

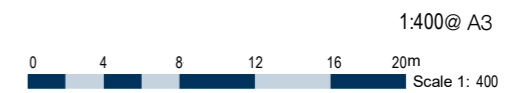
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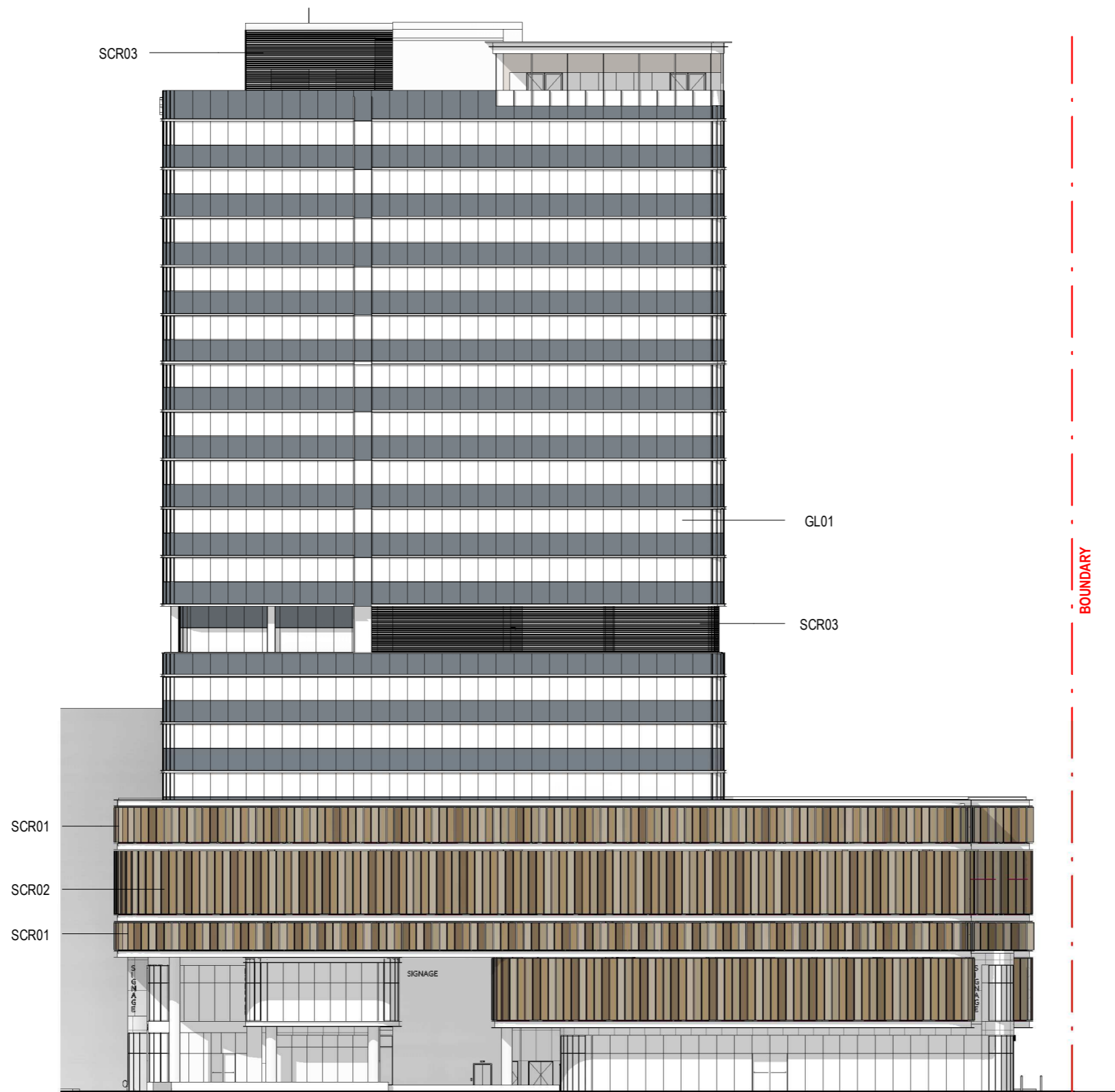
South - East Elevation

2248_DA DA-402 Rev 3 22/11/2024 3:36:22 PM
Drawn: FT Check: JH

DA ISSUE ■



1:400@ A3



FINISHES LEGEND

DESCRIPTION/ MATERIAL

GL01	TOWER GLAZING - HIGH PERFORMANCE BLUE GLASS
SCR01	ALUMINIUM - SINGLE LEVEL VERTICAL SCREEN
SCR02	ALUMINIUM - DOUBLE LEVEL VERTICAL SCREEN
SCR03	ALUMINIUM - LOUVRED SCREEN
T01	PREFINISHED WALL CLADDING



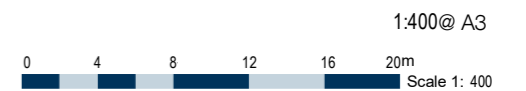
**Darwin Civic Centre
Redevelopment**

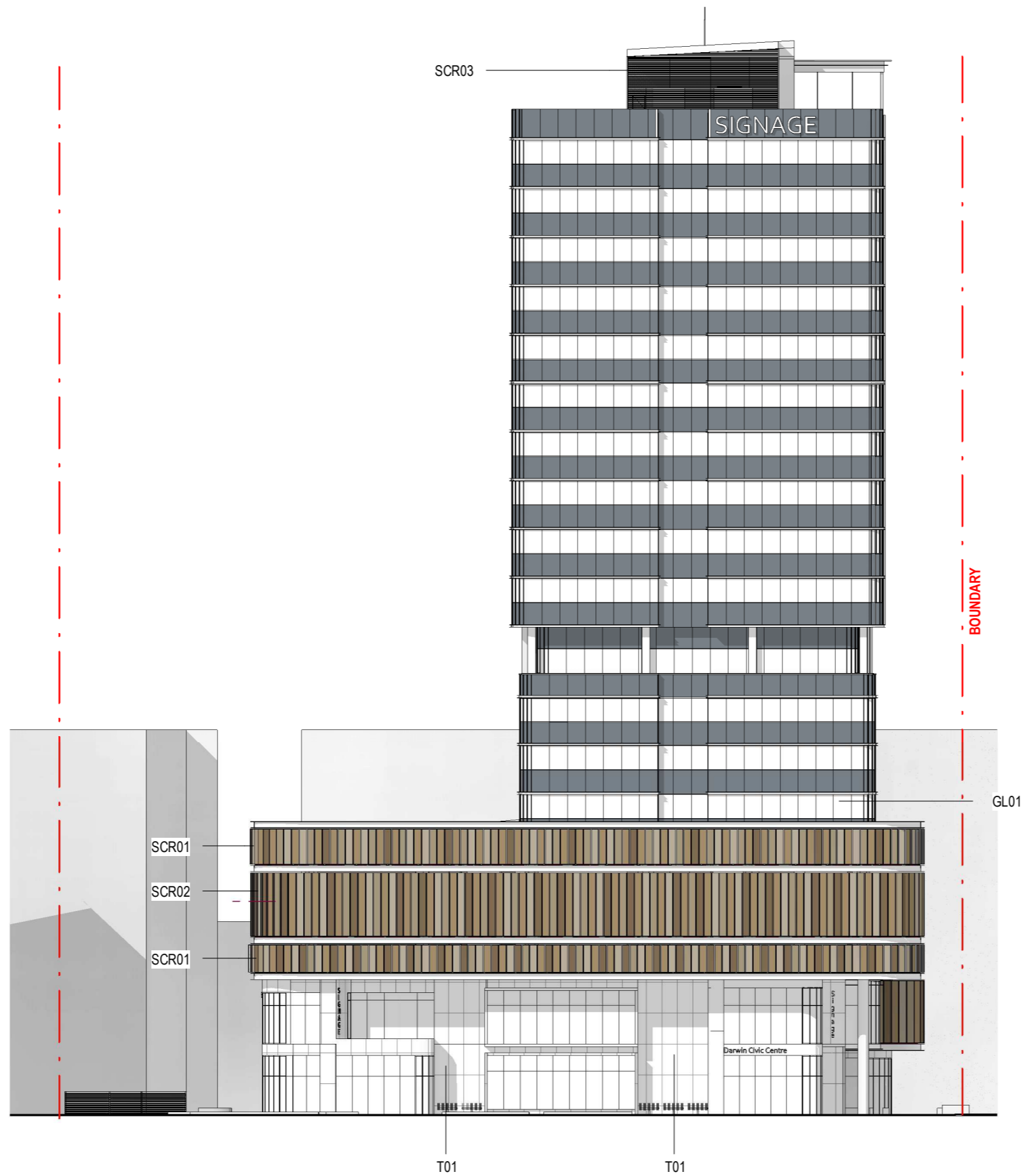
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South - West Elevation

2248_DA DA-403 Rev 3 22/11/2024 3:36:47 PM
Drawn: FT Check: JH DA ISSUE





FINISHES LEGEND

DESCRIPTION/ MATERIAL

- GL01 TOWER GLAZING - HIGH PERFORMANCE BLUE GLASS
- SCR01 ALUMINIUM - SINGLE LEVEL VERTICAL SCREEN
- SCR02 ALUMINIUM - DOUBLE LEVEL VERTICAL SCREEN
- SCR03 ALUMINIUM - LOUVRED SCREEN
- T01 PREFINISHED WALL CLADDING



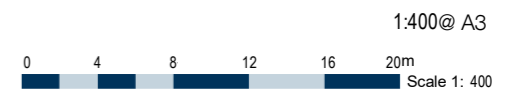
**Darwin Civic Centre
Redevelopment**

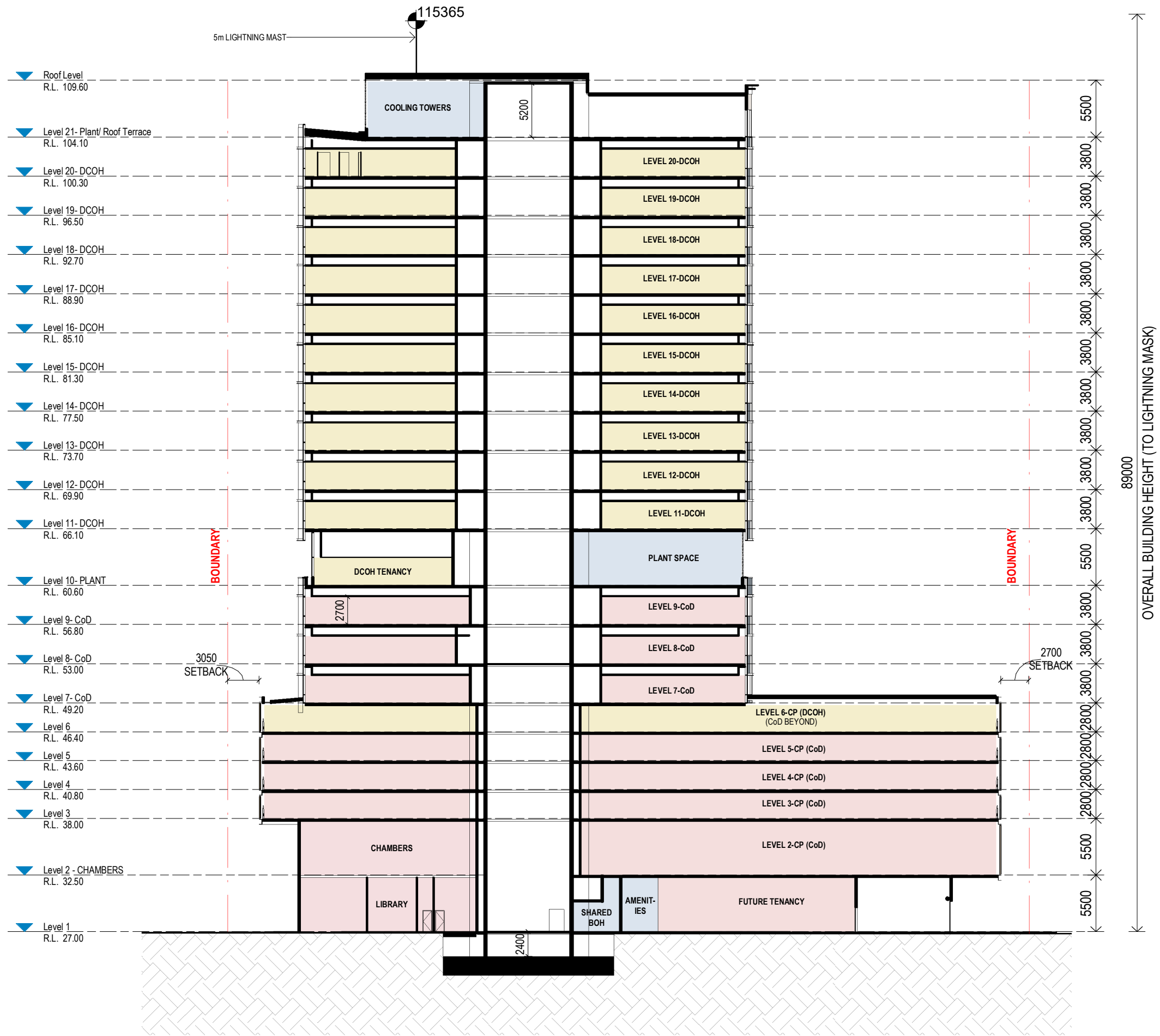
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North - West Elevation

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Drawn: FT Check: JH DA ISSUE





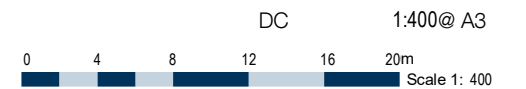
Darwin Civic Centre Redevelopment

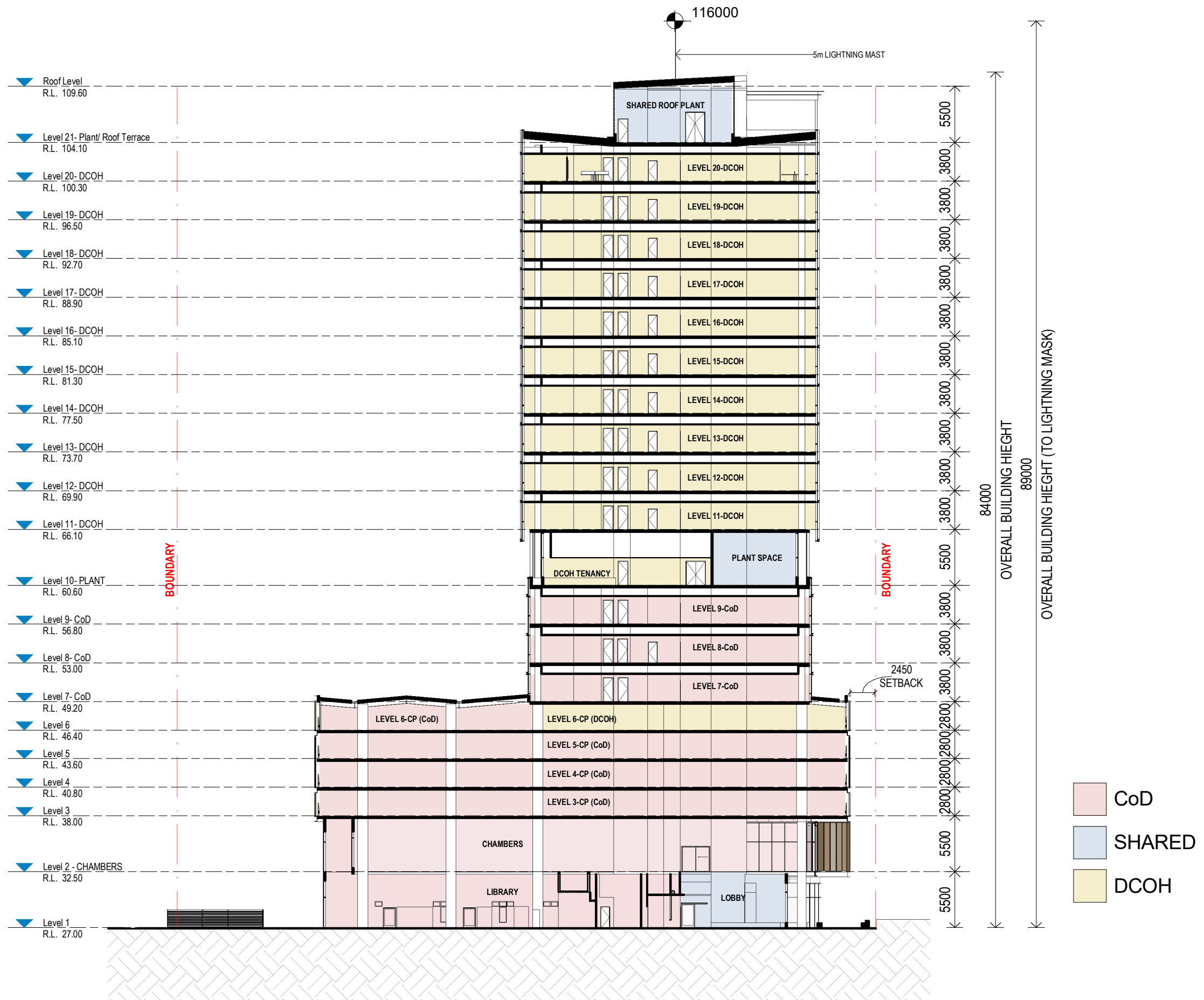


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Section - Long

2248_DD DA-501 Rev 3 5/12/2024 1:04:31 PM
Drawn: FT Check: JH DA ISSUE





Darwin Civic Centre Redevelopment

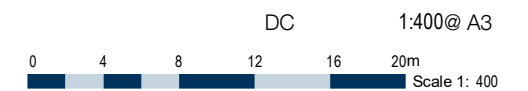


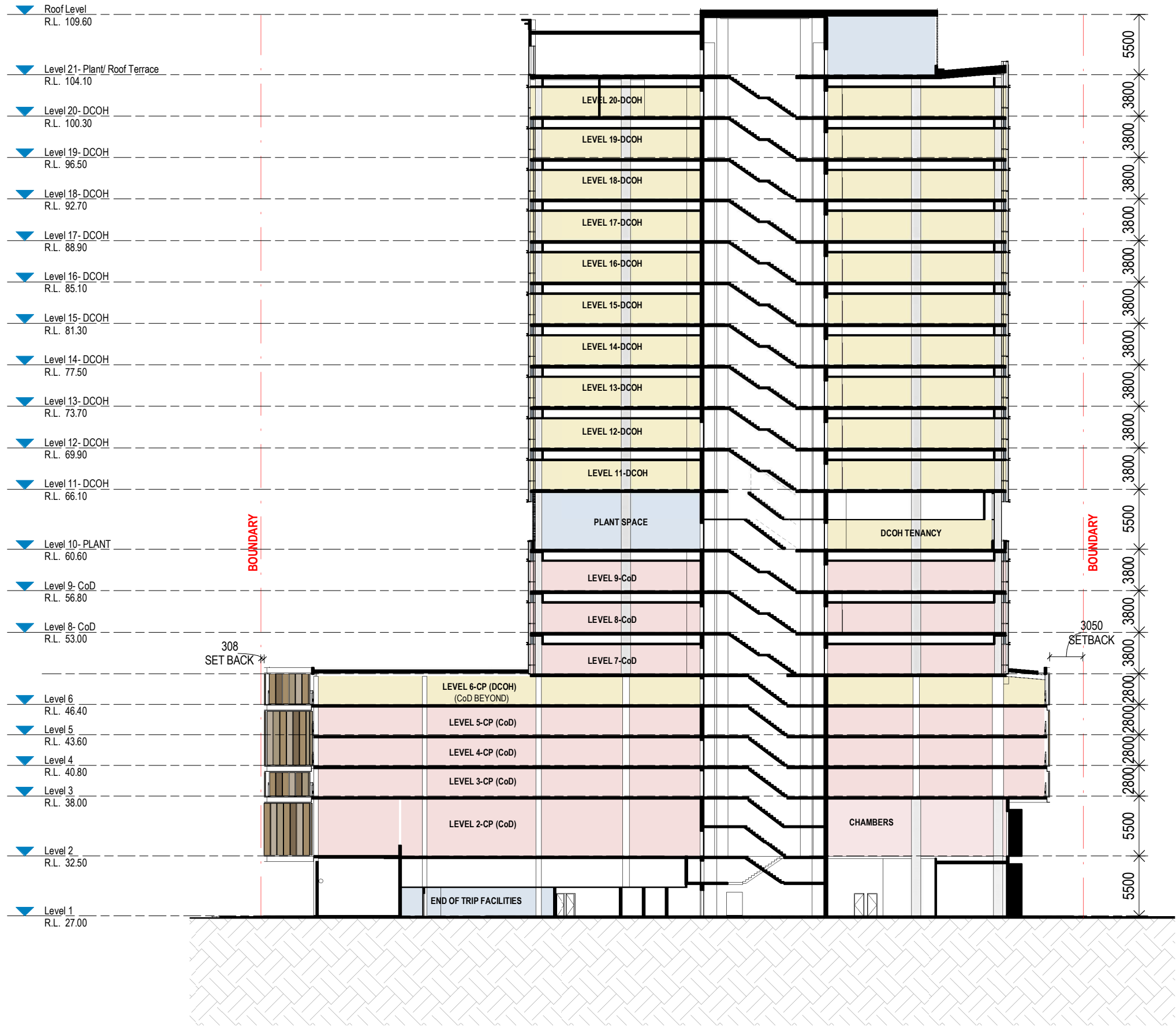
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Section - Short

2248_DD DA-502 Rev 3
 Drawn: FT Check: JH

5/12/2024 1:00:22 PM
 DA ISSUE





Legend:

- CoD (Pink)
- SHARED (Blue)
- DCOH (Yellow)

Darwin Civic Centre Redevelopment



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Section - Long
 2248_DD DA-503 Rev 3
 Drawn: TH Check: TH
 5/12/2024 1:00:31 PM
 DA ISSUE

Scale: 1:400 @ A3
 Scale 1: 400
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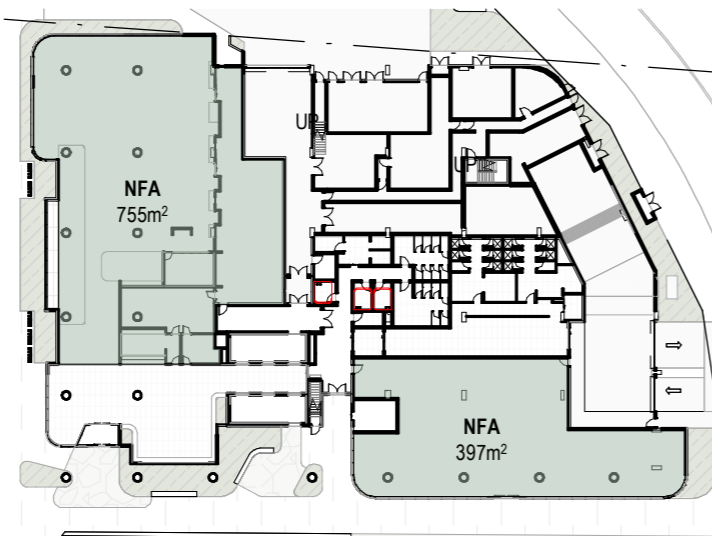
NET FLOOR AREA (NFA) - DEFINITION

*AS PER NORTHERN TERRITORY PLANNING SCHEME 2020

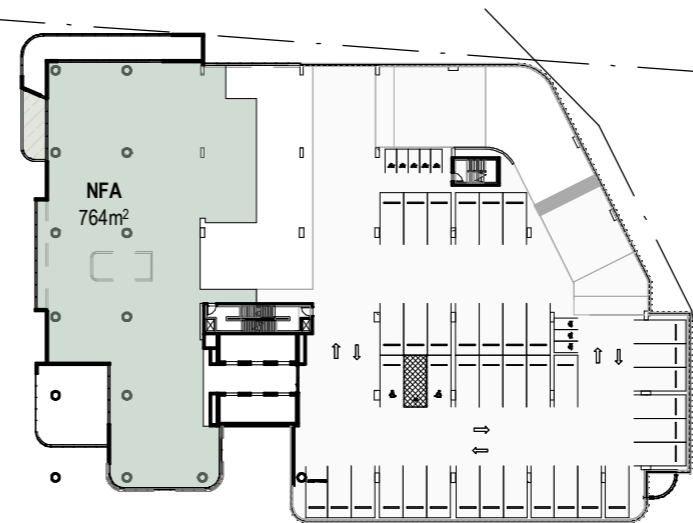
Measured from the internal surfaces of external walls and centerline of shared walls, excluding:
 - Vertical Circulation, cleaners, Amenities, Lift Lobbies, public space or thoroughfares, plant space, loading bays, car parking & access.

NET FLOOR AREA (NFA) - YEILD

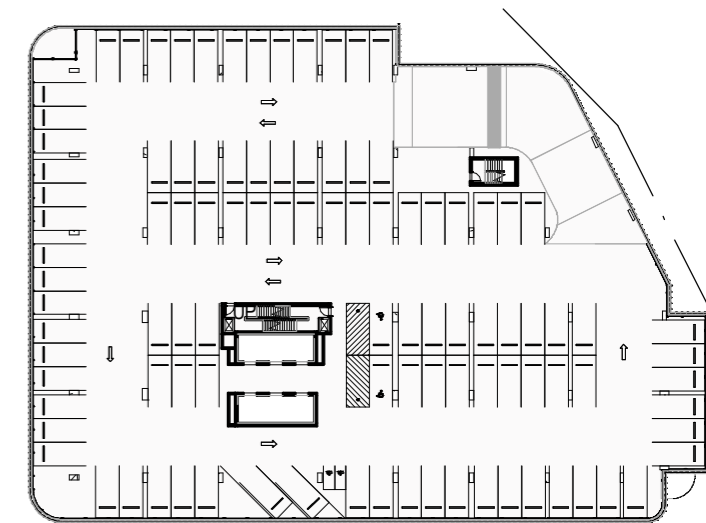
LEVEL	USE	NET FLOOR AREA
Level 1	Library + Commerical	1152m ²
Level 2	CP + Chambers	764m ²
Level 3	CP	0m ²
Level 4	CP	0m ²
Level 5	CP	0m ²
Level 6	CP	0m ²
Level 7	CoD Tenancy	976m ²
Level 8	CoD Tenancy	976m ²
Level 9	CoD Tenancy	976m ²
Level 10	Plant + DCOH Tenancy	288m ²
Level 11	DCOH Tenancy	1013m ²
Level 12	DCOH Tenancy	1013m ²
Level 13	DCOH Tenancy	1013m ²
Level 14	DCOH Tenancy	1013m ²
Level 15	DCOH Tenancy	1013m ²
Level 16	DCOH Tenancy	1013m ²
Level 17	DCOH Tenancy	1013m ²
Level 18	DCOH Tenancy	1013m ²
Level 19	DCOH Tenancy	1013m ²
Level 20	DCOH Tenancy	1013m ²
Level 21	Unallocated Hospitality	207m ²
TOTAL		15,469m²



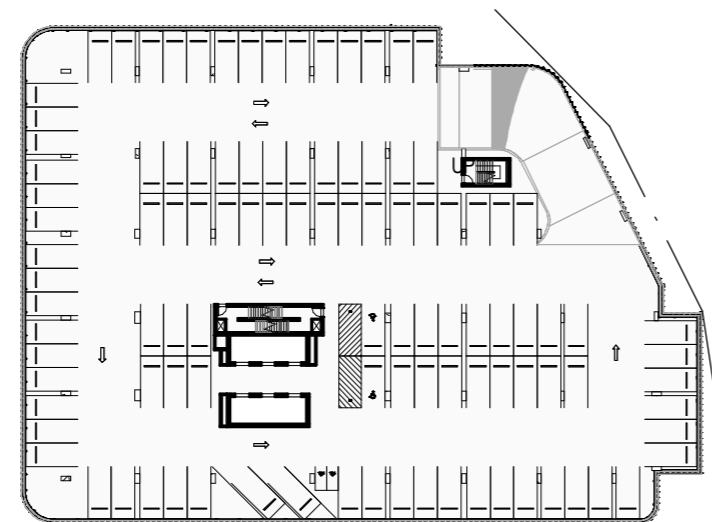
1 NET FLOOR AREA - Level 1
1 : 800



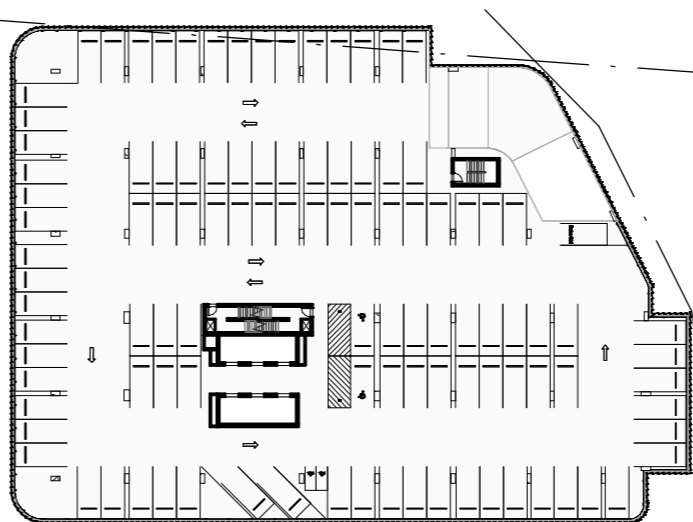
2 NET FLOOR AREA - Level 2- CP + Chambers
1 : 800



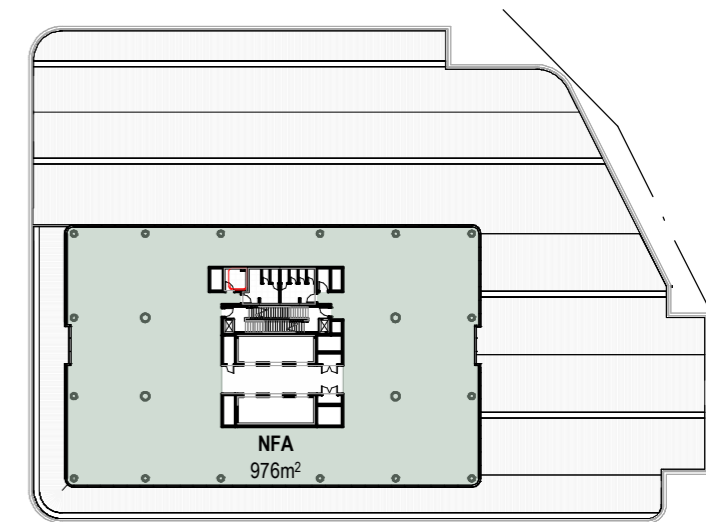
3 NET FLOOR AREA - Level 3- CP
1 : 800



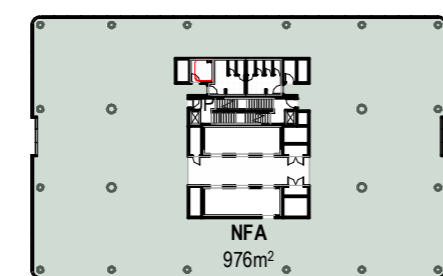
4 NET FLOOR AREA - Level 4-5- CP
1 : 800



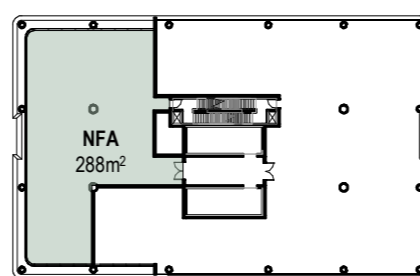
5 NET FLOOR AREA - Level 6- CP
1 : 800



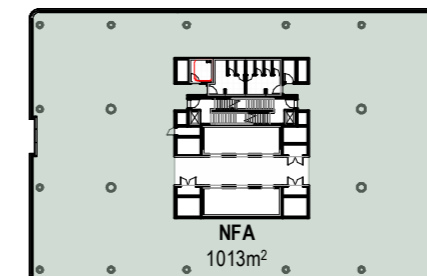
6 NET FLOOR AREA - Level 7
1 : 800



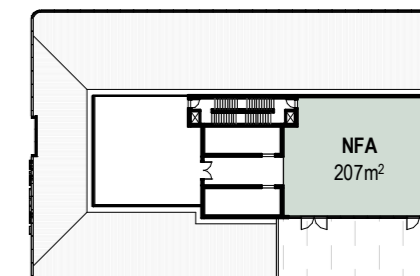
7 NET FLOOR AREA - Level 8-9 (CoD)
1 : 800



8 NET FLOOR AREA - Level 10 - PLANT
1 : 800



9 NET FLOOR AREA - Level 11-20- DCOH
1 : 800



10 NET FLOOR AREA - Level 21- Roof Terrace
1 : 800



Darwin Civic Centre Redevelopment

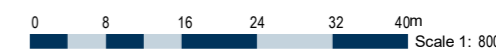
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Net Floor Area

2248_DA DA-902 Rev 2 22/11/2024 3:37:43 PM
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1:800@ A3



GROSS FLOOR AREA (GFA) - DEFINITION

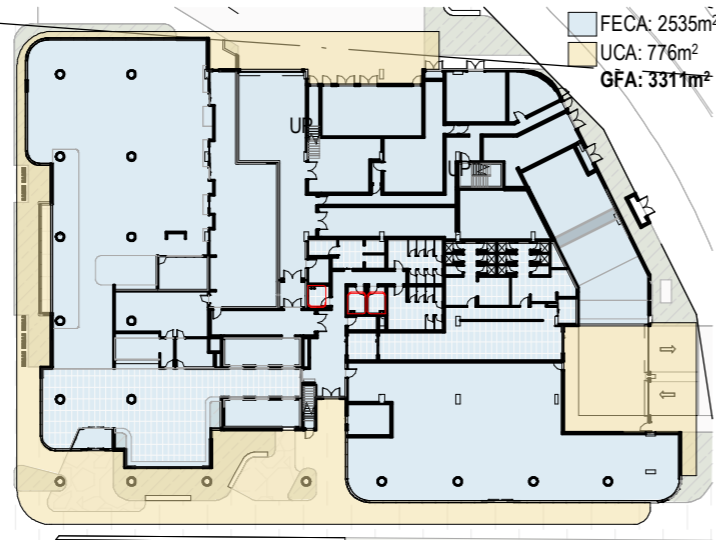
*AS PER METHODS OF AREA MEASUREMENT (THE UNIVERSITY OF ADELAIDE)

The sum of the 'Fully Enclosed Covered Area' (FECA) and the 'Unenclosed Covered Area' (UCA).

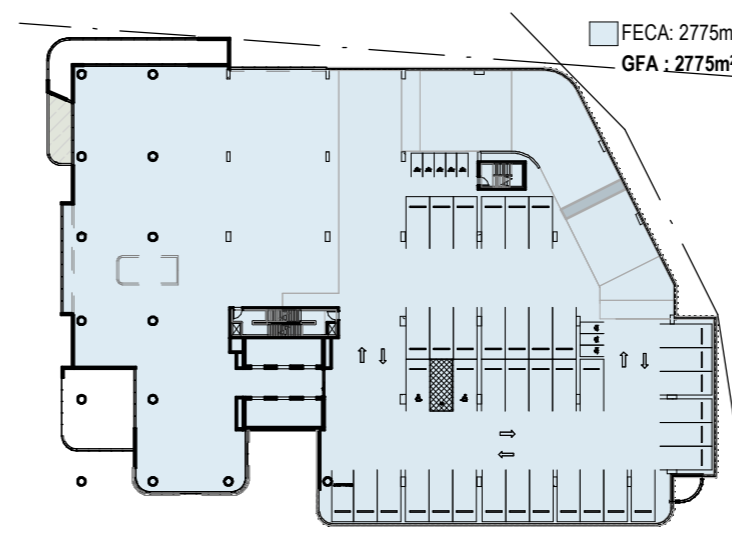
Measured from inside face of exterior walls

GROSS FLOOR AREA (GFA) - YEILD

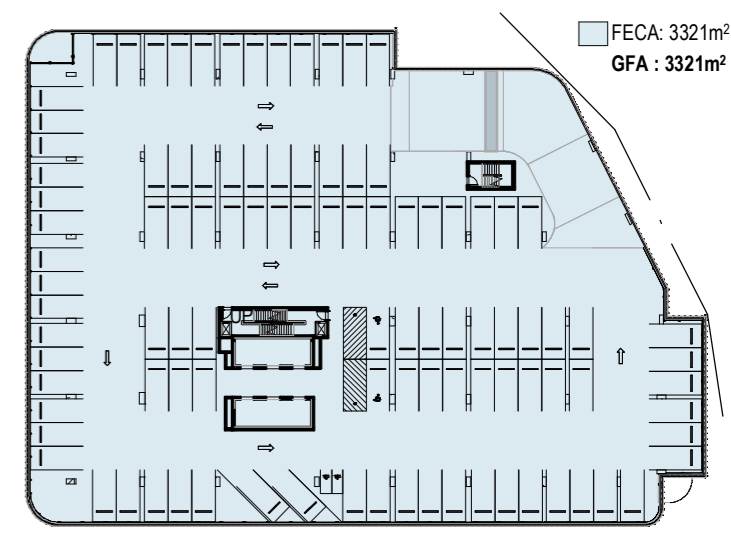
LEVEL	USE	GROSS FLOOR AREA
Level 1	Library + Commerical	3311m ²
Level 2	CP + Chambers	2775m ²
Level 3	CP	3321m ²
Level 4	CP	3342m ²
Level 5	CP	3342m ²
Level 6	CP	3153m ²
Level 7	CoD Tenancy	1190m ²
Level 8	CoD Tenancy	1190m ²
Level 9	CoD Tenancy	1190m ²
Level 10	Plant + DCOH Tenancy	1095m ²
Level 11	DCOH Tenancy	1242m ²
Level 12	DCOH Tenancy	1242m ²
Level 13	DCOH Tenancy	1242m ²
Level 14	DCOH Tenancy	1242m ²
Level 15	DCOH Tenancy	1242m ²
Level 16	DCOH Tenancy	1242m ²
Level 17	DCOH Tenancy	1242m ²
Level 18	DCOH Tenancy	1242m ²
Level 19	DCOH Tenancy	1242m ²
Level 20	DCOH Tenancy	1242m ²
Level 21	Unallocated Tenancy	573m ²
TOTAL		36920m²



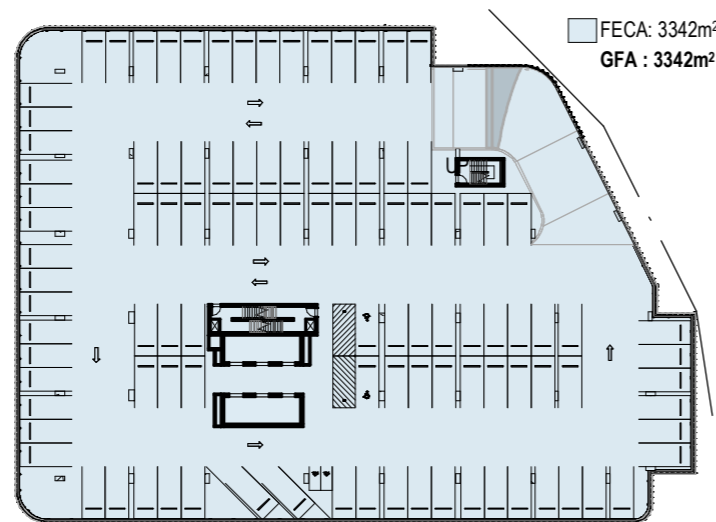
1 GROSS FLOOR AREA - Level 1
1: 800



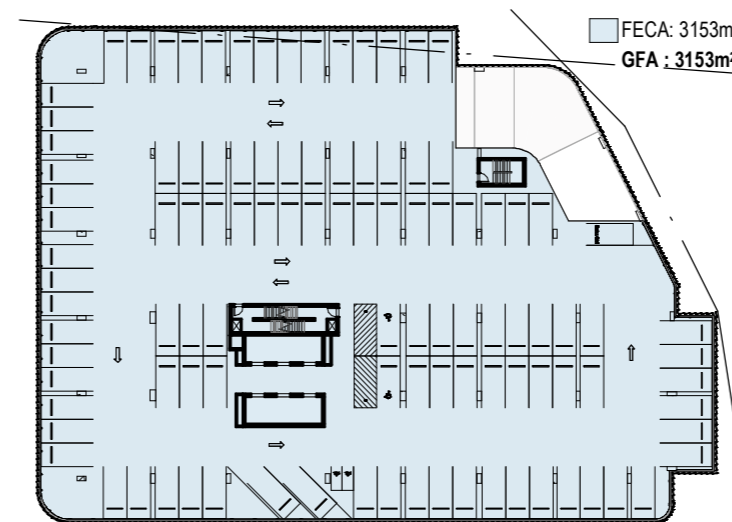
2 GROSS FLOOR AREA - Level 2- CP + Chambers
1: 800



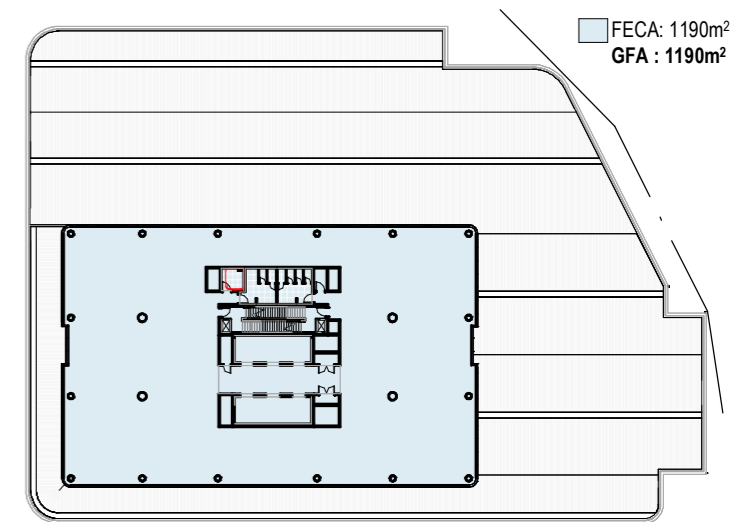
3 GROSS FLOOR AREA - Level 3- CP
1: 800



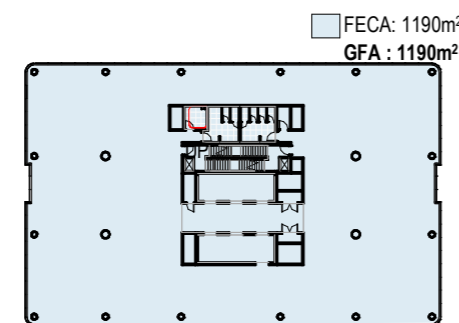
4 GROSS FLOOR AREA - Level 4-5- CP
1: 800



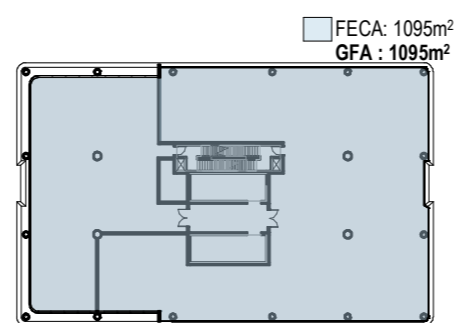
5 GROSS FLOOR AREA - Level 6- CP
1: 800



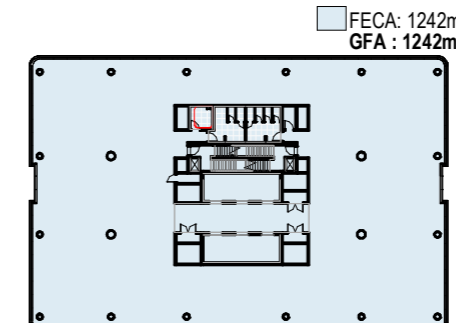
6 GROSS FLOOR AREA - Level 7
1: 800



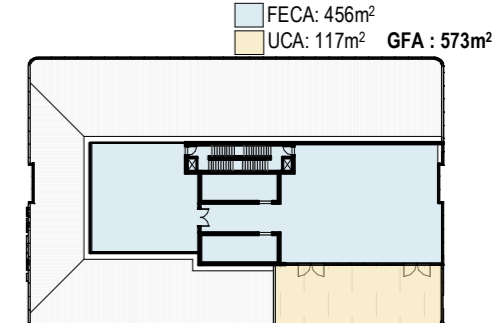
7 GROSS FLOOR AREA - Level 8-9 (CoD)
1: 800



8 GROSS FLOOR AREA - Level 10 - PLANT
1: 800



9 GROSS FLOOR AREA - Level 11-20- DCOH
1: 800



10 GROSS FLOOR AREA - Level 21- Roof Terrace
1: 800



**Darwin Civic Centre
Redevelopment**

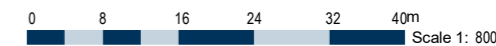
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Gross Floor Area

2248_DA DA-904 Rev 2 22/11/2024 3:38:02 PM
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1:800@ A3





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