



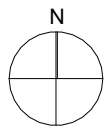
VIEW FROM INTERSECTION SMITH STREET & PACKARD PLACE

DRAWING SCHEDULE

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TO DOCTORS GULLY



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PROPOSED
ASTI REDEVELOPMENT

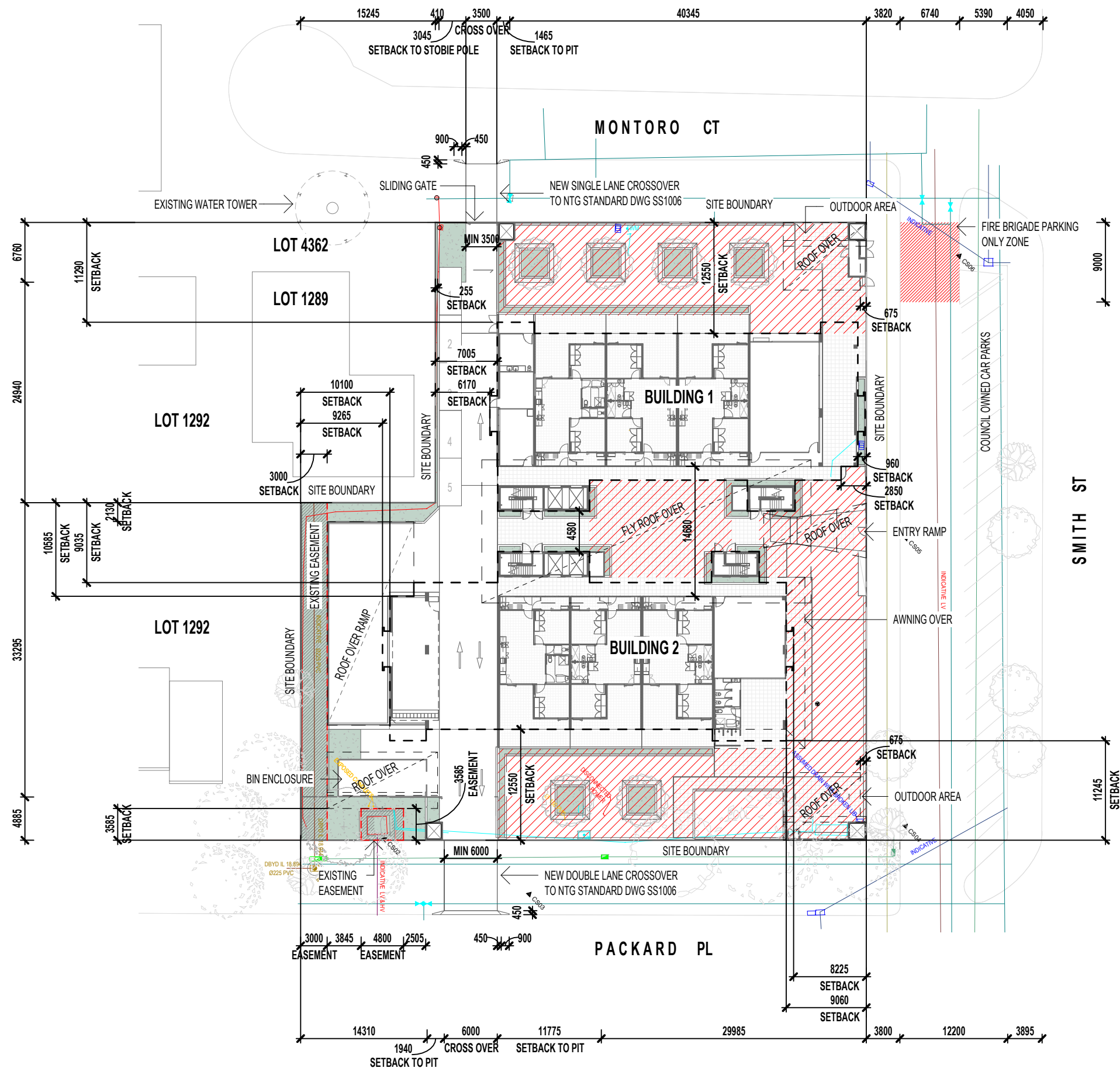
FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT

SITE CONTEXT PLAN

13.07.2025

DWG NO:

PR 02



SITE PLAN - LEVEL 1
1 : 500

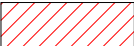
SITE AREA	3990m ²
GROSS ENCLOSED FLOOR AREA = 8,866m ² (EXCL. CARPARKS)	

CARPARKS	
GROUND FLOOR 1F	4
BASEMENT -1F	107
BASEMENT -2F	114

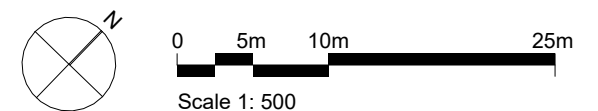
TOTAL	225
INC. DISABLED PARKS	8
MOTORBIKE PARKS	6
VISITOR CARPARKS (SMITH ST)	19
BICYCLE PARKS	40
BASEMENT -1F ~ -2F TOTAL:	6,823m ²
OFFICE	24m ²
GYM	86m ²
END OF TRIP	73m ²
INDOOR PLAYGROUND	73m ²

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

53% SERVICED APARTMENTS
47% MULTIPLE DWELLINGS

 COMMUNAL OPEN SPACE AREA = 1322M²

 BUILDING WALL LINE OVER EXTENT



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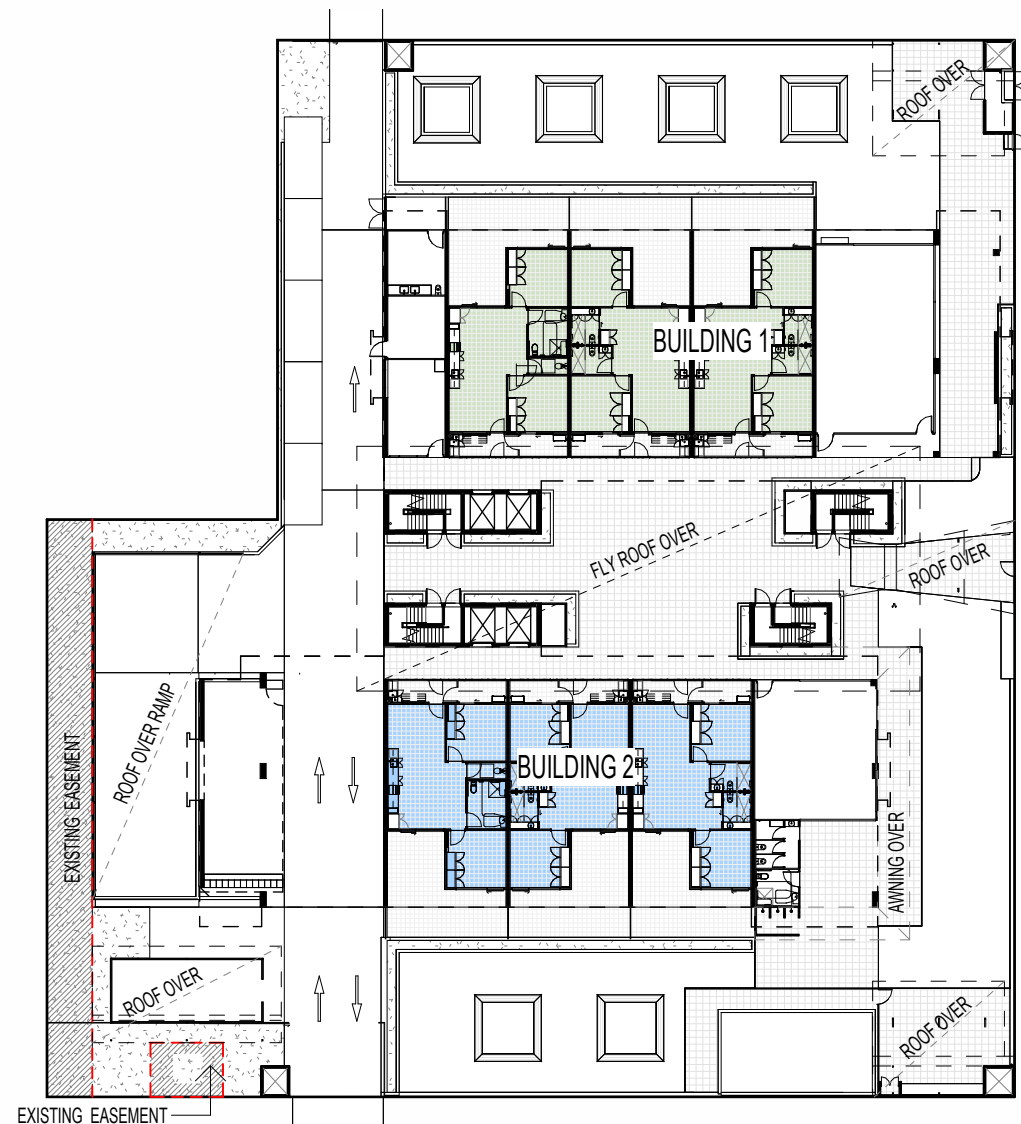
FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT

SITE PLAN - GROUND LEVEL

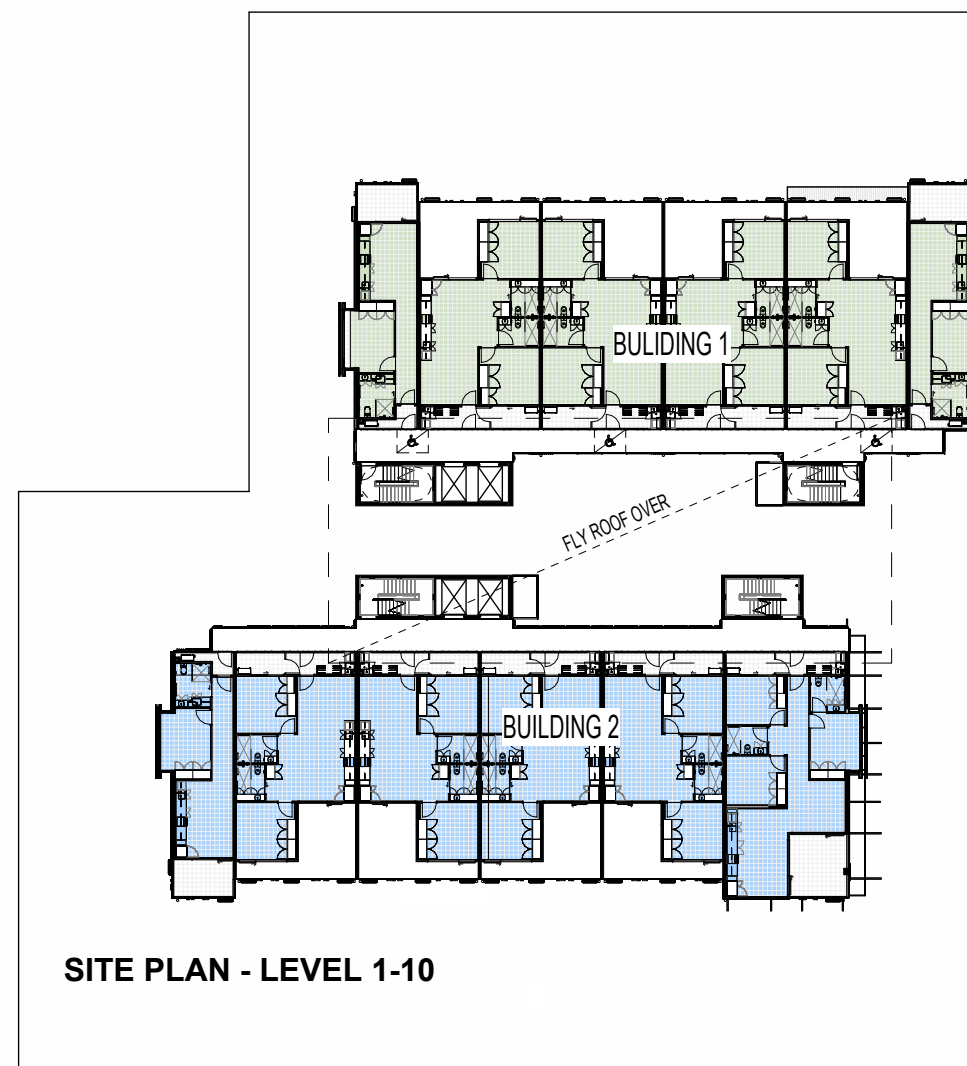
13.07.2025

DWG NO:

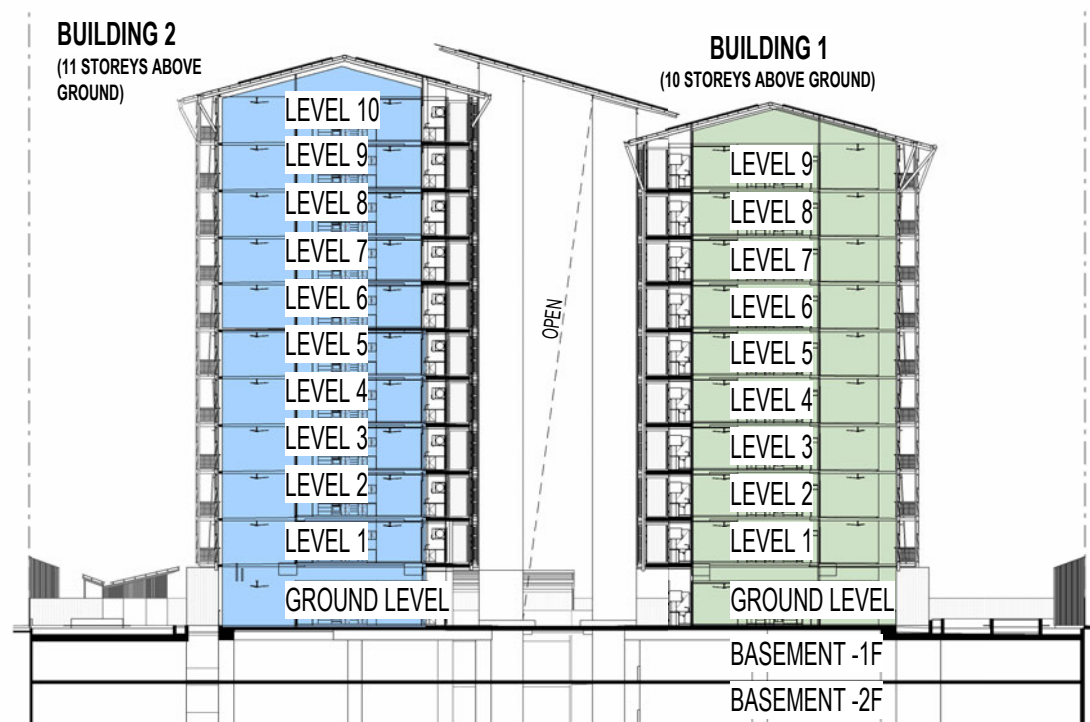
PR 03



SITE PLAN - GROUND LEVEL



SITE PLAN - LEVEL 1-10



SECTION A DIAGRAM BUILDING 1 & 2

BUILDING 1 (10 STOREYS ABOVE GROUND LEVEL)

MIXED RESI APARTMENTS

3 x 2-BEDROOM MIXED RESI APARTMENTS GROUND LEVEL

2 x 1-BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 1 ~ 10

4 x 2-BEDROOM MIXED RESI APARTMENTS / PER STOREY FROM LEVEL 1 ~ 10

18 x 1-BEDROOM MIXED RESI APARTMENTS

39 x 2-BEDROOM MIXED RESI APARTMENTS

TOTAL 57 MIXED RESI APARTMENTS

BUILDING 2 (11 STOREYS ABOVE GROUND LEVEL)

SERVICED APARTMENTS

3 x 2-BEDROOM SERVICED APARTMENTS GROUND LEVEL

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 1-BEDROOM SERVICED APARTMENTS

43 x 2-BEDROOM SERVICED APARTMENTS

10 x 3-BEDROOM SERVICED APARTMENTS

TOTAL = 63 SERVICED APARTMENTS

TOTAL APARTMENTS: 120 APARTMENTS INCL

28 x 1 BEDROOM APARTMENTS

82 x 2 BEDROOM APARTMENTS

10 x 3 BEDROOM APARTMENTS

63 SERVICED APARTMENT BEDROOMS (53%)

56 MIXED RESI BEDROOMS (47%)

INCLUDES DDA COMPLIANT UNIT LAYOUT AS PER BELOW

1 x 1 BEDROOM APARTMENTS

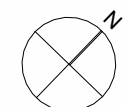
2 x 2 BEDROOM APARTMENTS

1 x 3 BEDROOM APARTMENTS

LEGEND

SERVICED APARTMENTS

MIXED RESI APARTMENTS



0 5m 10m 25m

Scale 1: 500

LEVEL 10

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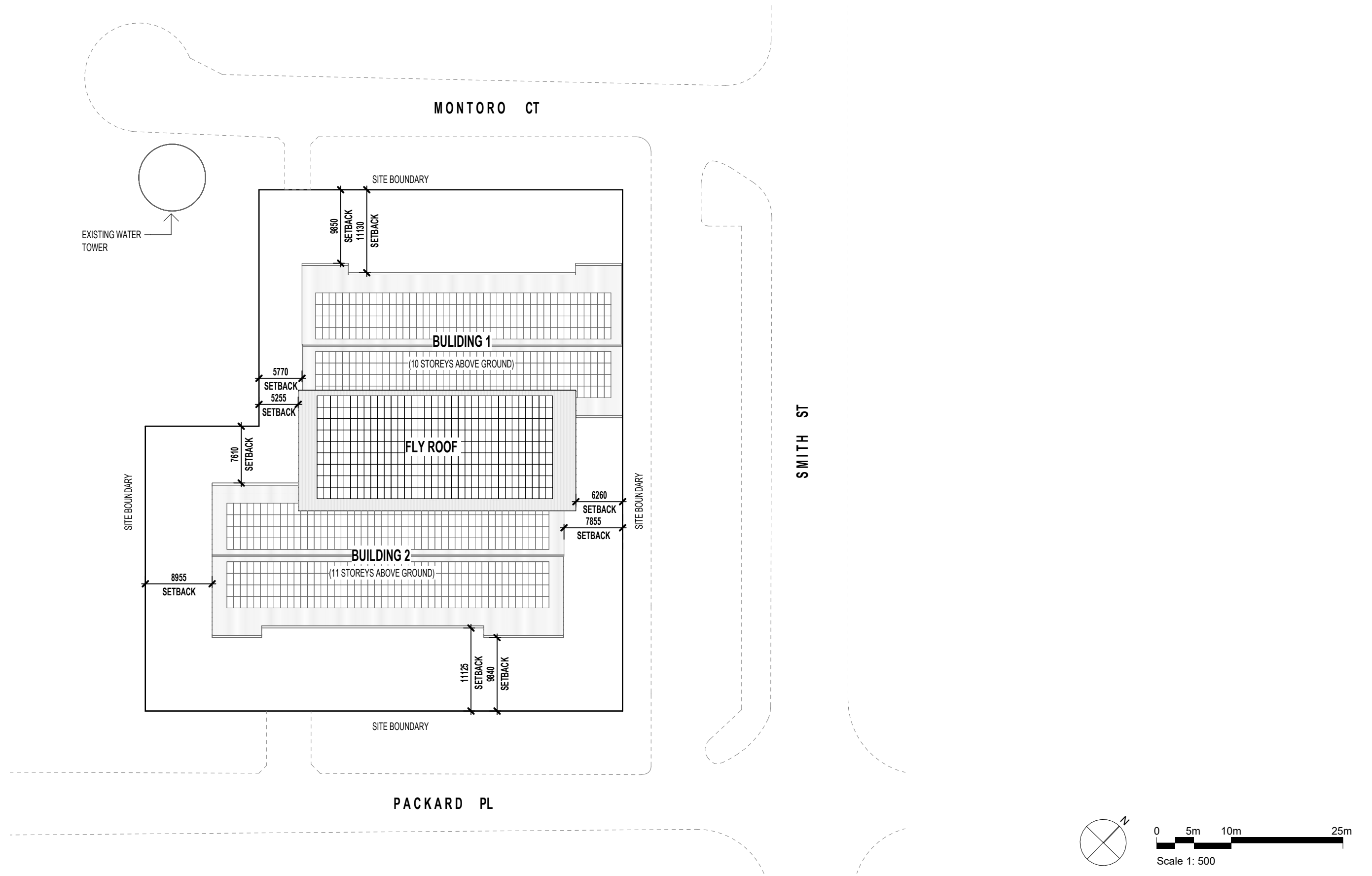
PROPOSED
ASTI REDEVELOPMENT

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

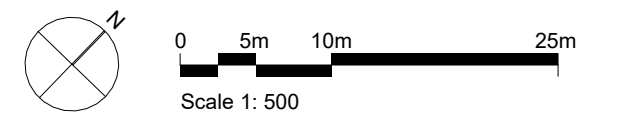
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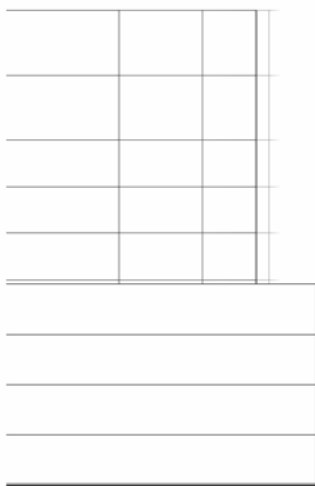
PR 04



SITE PLAN - ROOF
1 : 500



	PROPOSED ASTI REDEVELOPMENT		
	FOR JOONDANNA INVESTMENTS		
	LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT		
	SITE PLAN - ROOF		
15 Quarry Crescent, Stuart Park NT 0820 T: +(61) 8 8981 9585 E: darwin@troppo.com.au	13.07.2025		DWG NO: PR 05

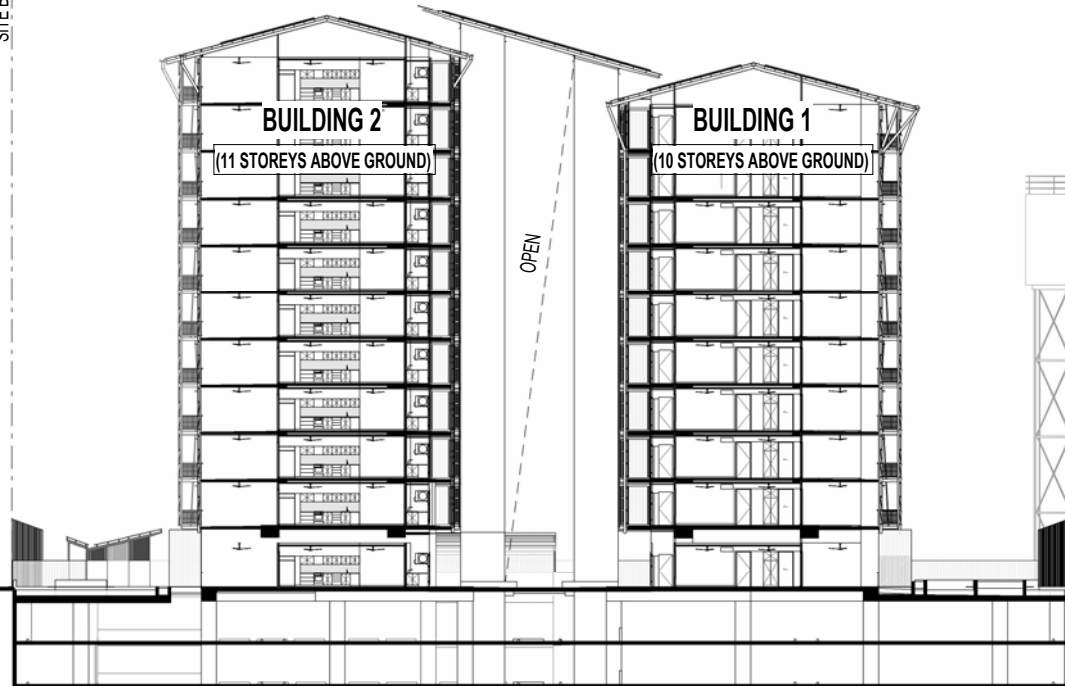


SITE SECTION A

1 : 500

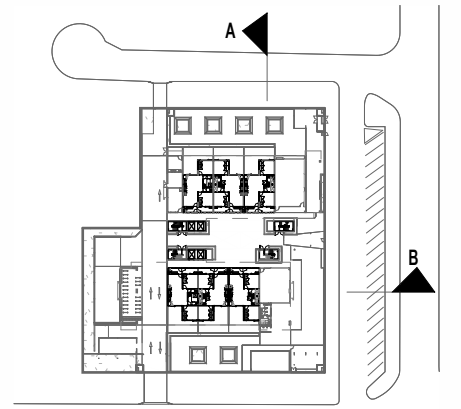
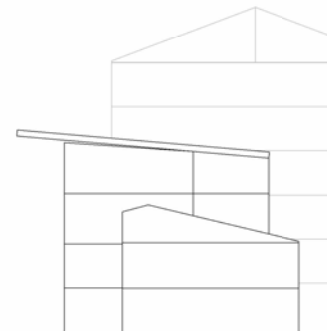
PACKARD PL

SITE BOUNDARY



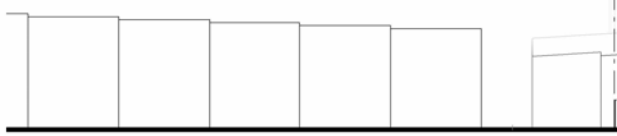
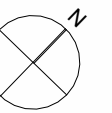
SITE BOUNDARY

MONTORO CT



KEY PLAN - SITE

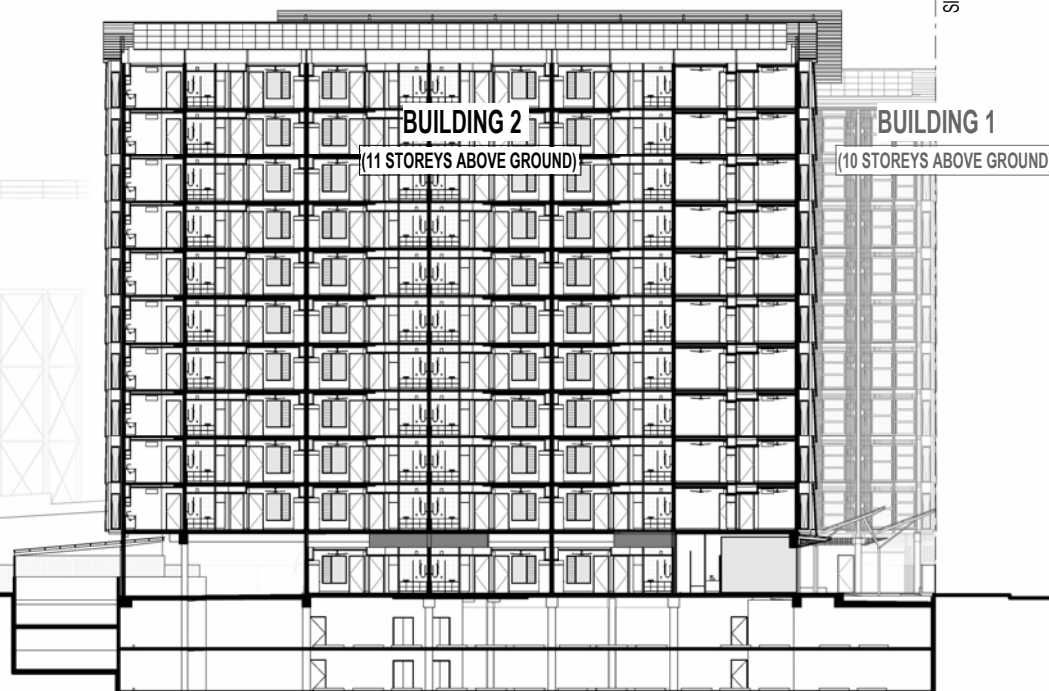
1 : 2000



SITE SECTION B

1 : 500

SITE BOUNDARY



SITE BOUNDARY

SMITH ST



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PROPOSED
ASTI REDEVELOPMENT

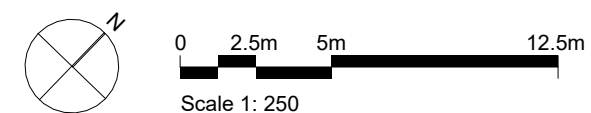
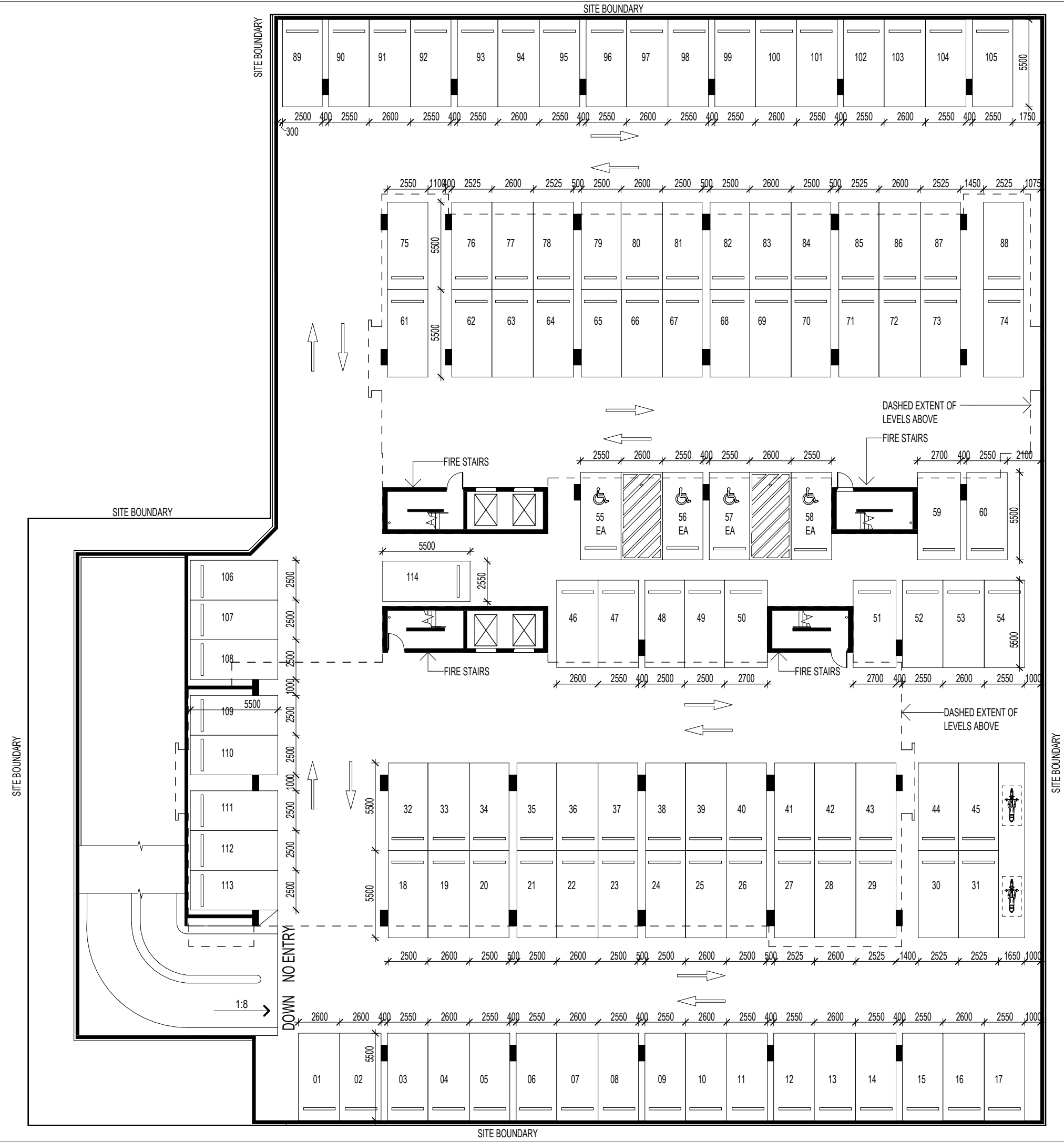
FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT

SITE SECTIONS

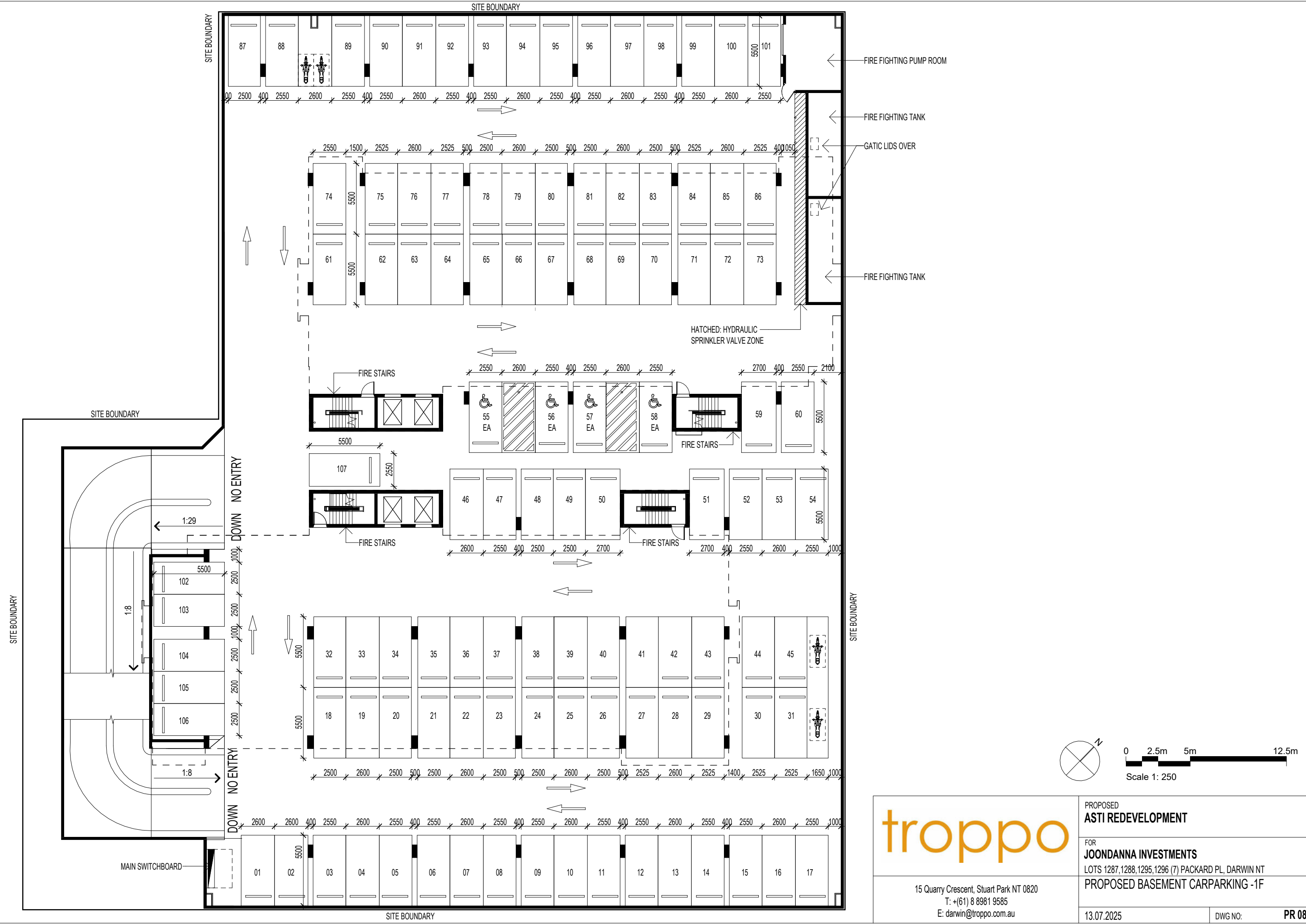
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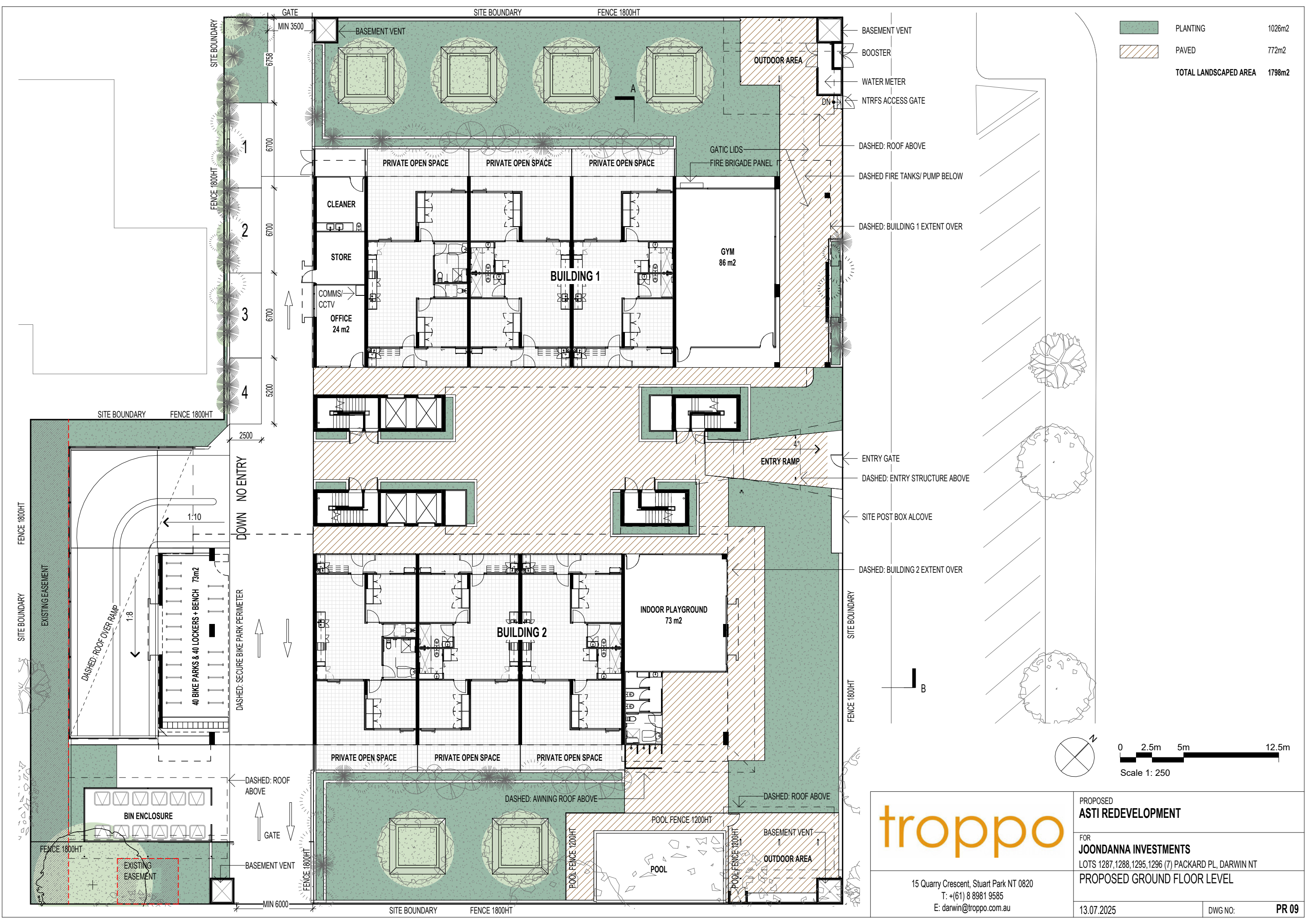
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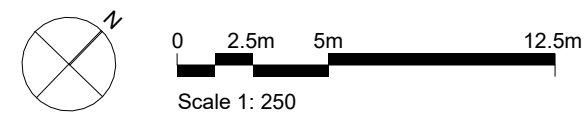
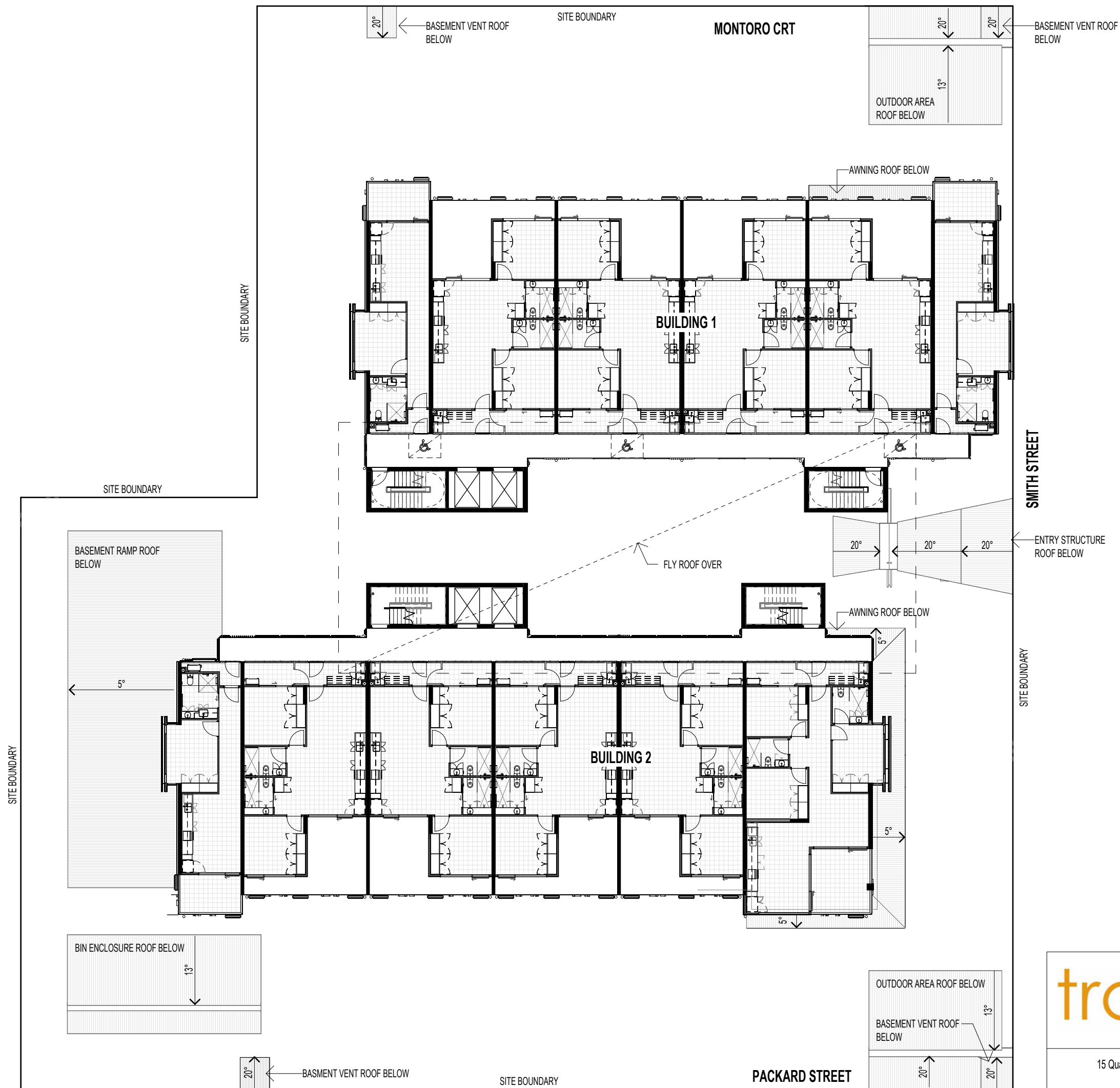
PR 06



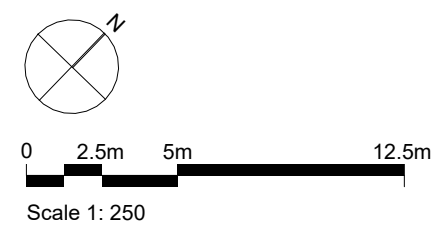
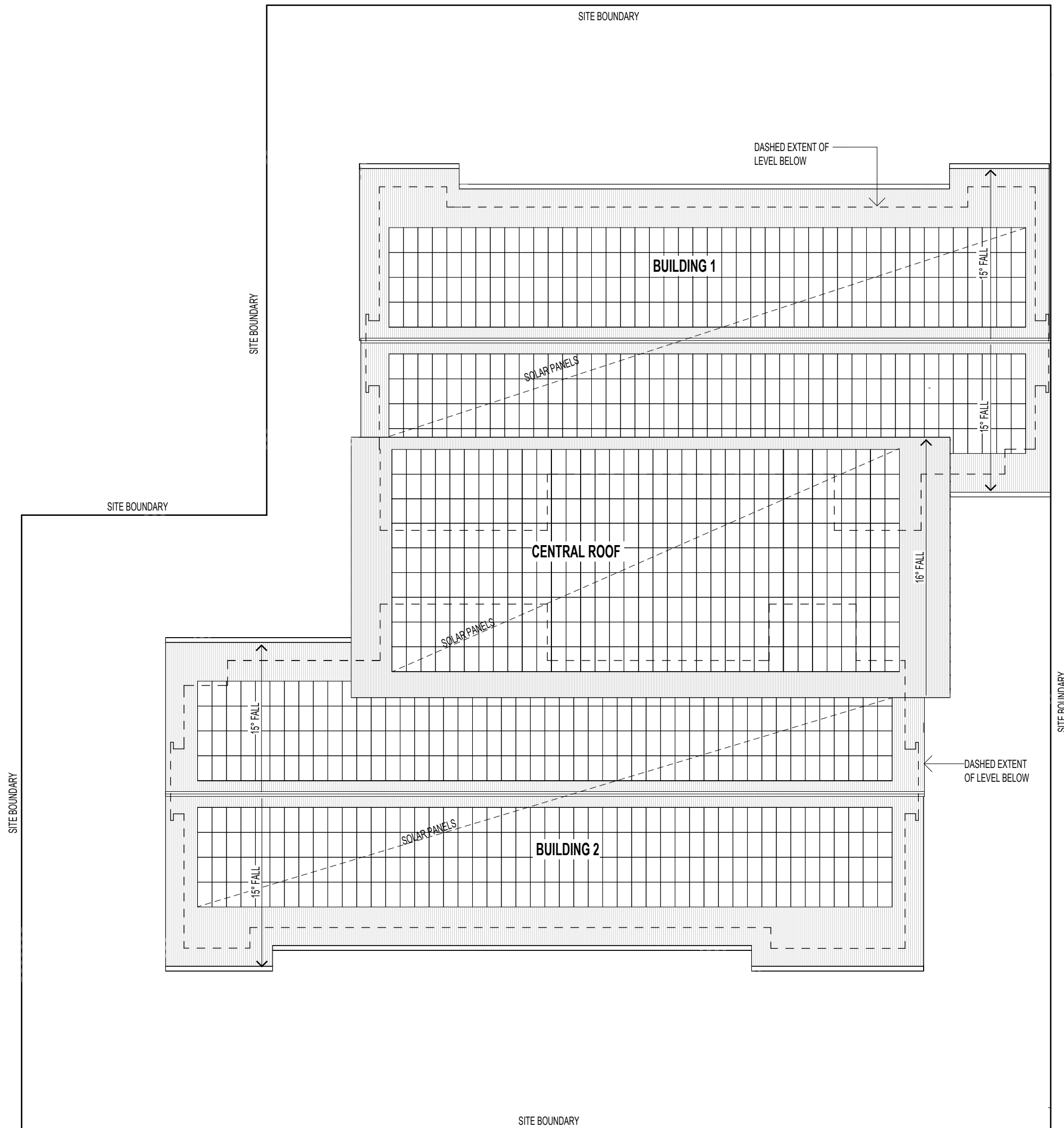
	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT	
	PROPOSED BASEMENT CARPARKING -2F	
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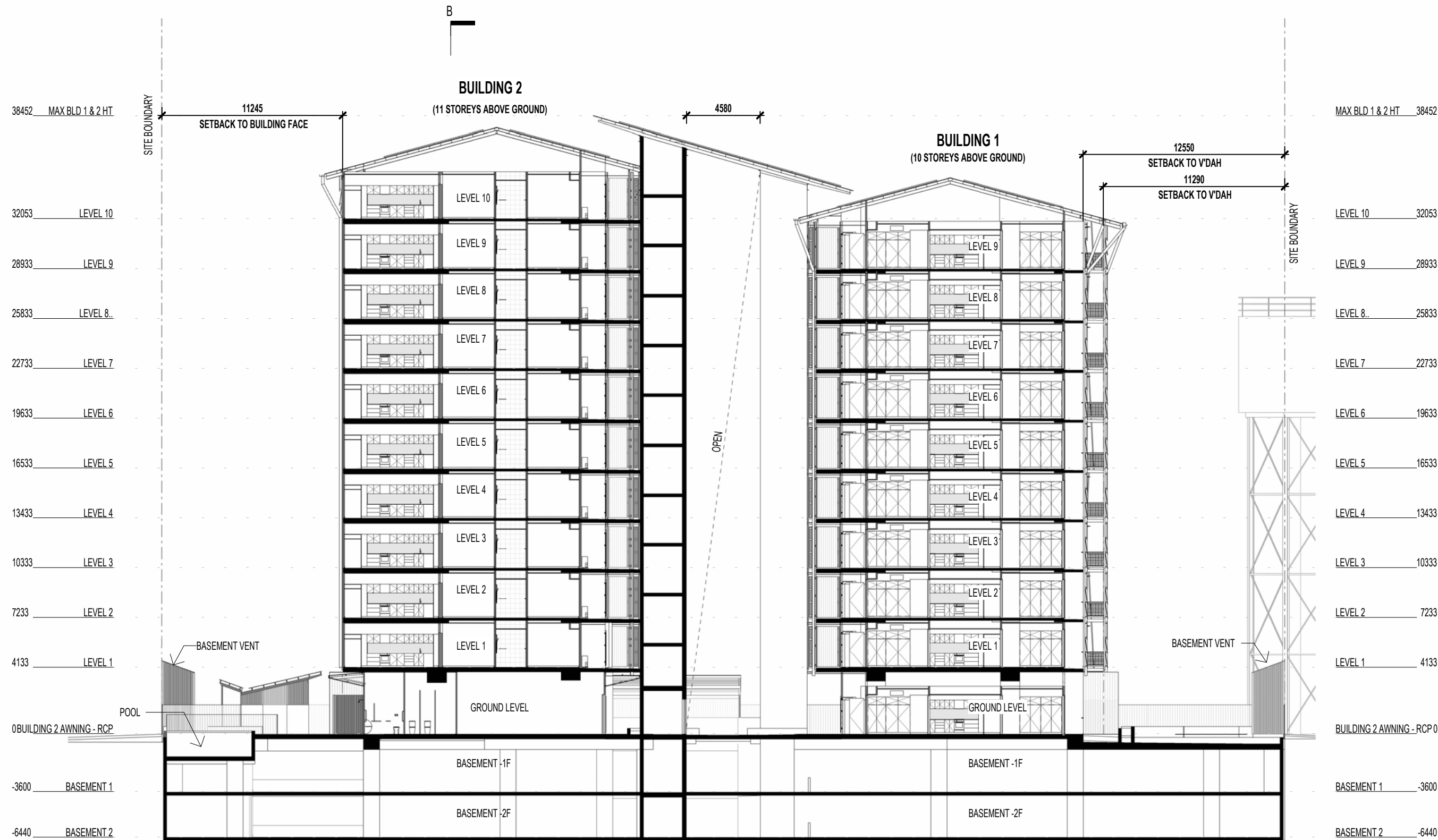




	PROPOSED ASTI REDEVELOPMENT		
	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT		
	PROPOSED - LEVELS 1-10 PLAN		
15 Quarry Crescent, Stuart Park NT 0820 T: +(61) 8 8981 9585 E: darwin@troppo.com.au		13.07.2025	DWG NO: PR 10



	PROPOSED ASTI REDEVELOPMENT		
	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT		
	PROPOSED - ROOF PLAN		
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PROPOSED
ASTI REDEVELOPMENT

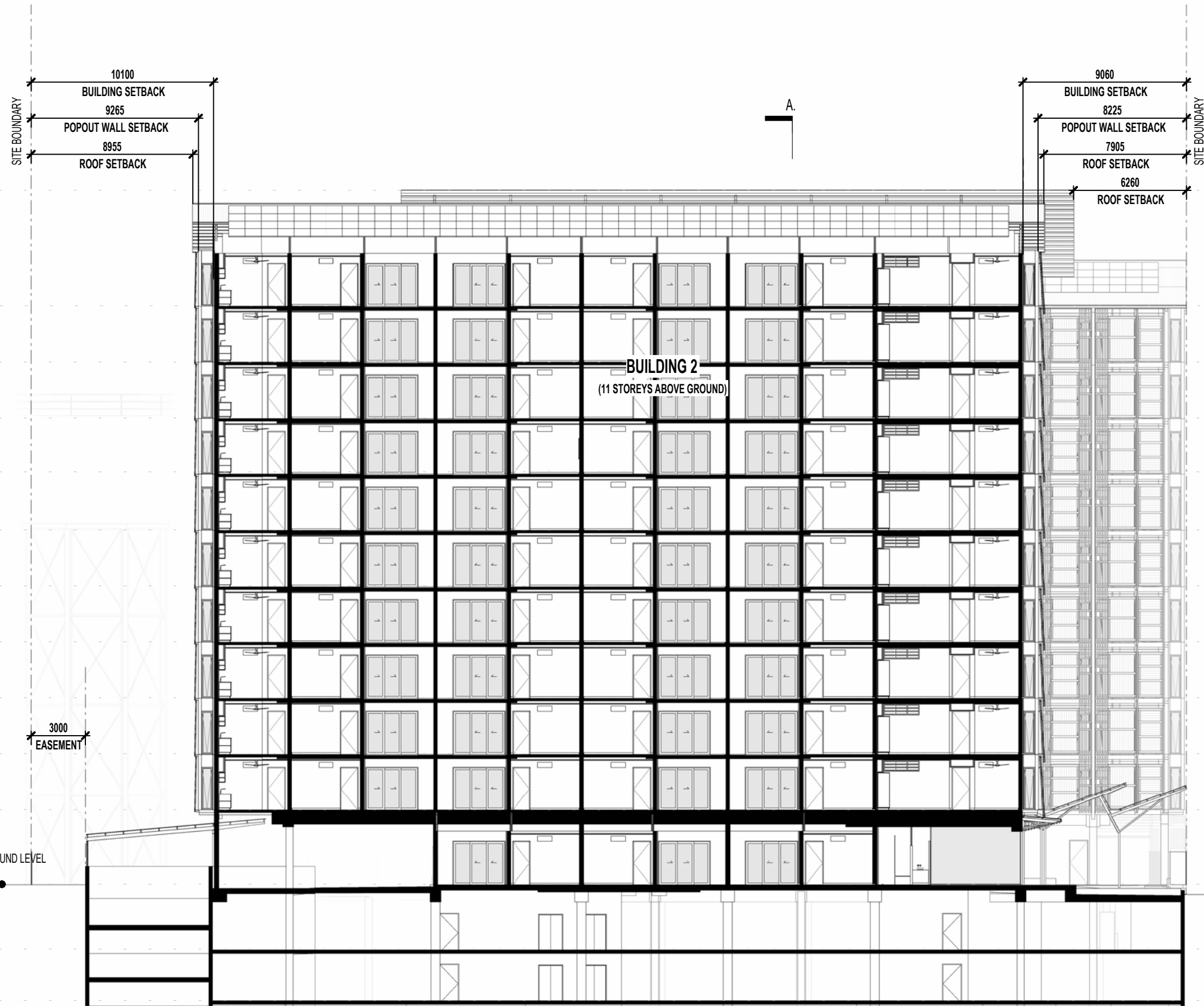
FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT

SECTION A

13.07.2025

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 APARTMENT
97m² (NETT INTERNAL)
16.5 m2 BALCONY AREA

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

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

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

38452 MAX BLD 1 & 2 HT

32053 LEVEL 10

28933 LEVEL 9

25833 LEVEL 8

22850 LEVEL 8

19633 LEVEL 6

16533 LEVEL 5

13433 LEVEL 4

10333 LEVEL 3

7233 LEVEL 2

4133 LEVEL 1

0BUILDI RL 21.400

-3600 BASEMENT 1

-6440 BASEMENT 2

MAX BLD 1 & 2 HT 38452

LEVEL 10 32053

LEVEL 9 28933

LEVEL 8 25833

LEVEL 8 22850

LEVEL 6 19633

LEVEL 5 16533

LEVEL 4 13433

LEVEL 3 10333

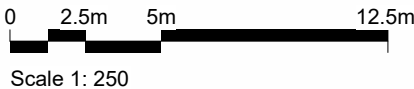
LEVEL 2 7233

LEVEL 1 4133

BUILDING 2 AWNING RL 21.400

BASEMENT 1 -3600

BASEMENT 2 -6440



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PROPOSED
ASTI REDEVELOPMENT

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

SECTION B

13.07.2025

DWG NO:

PR 13



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

13.07.2025

DWG NO:

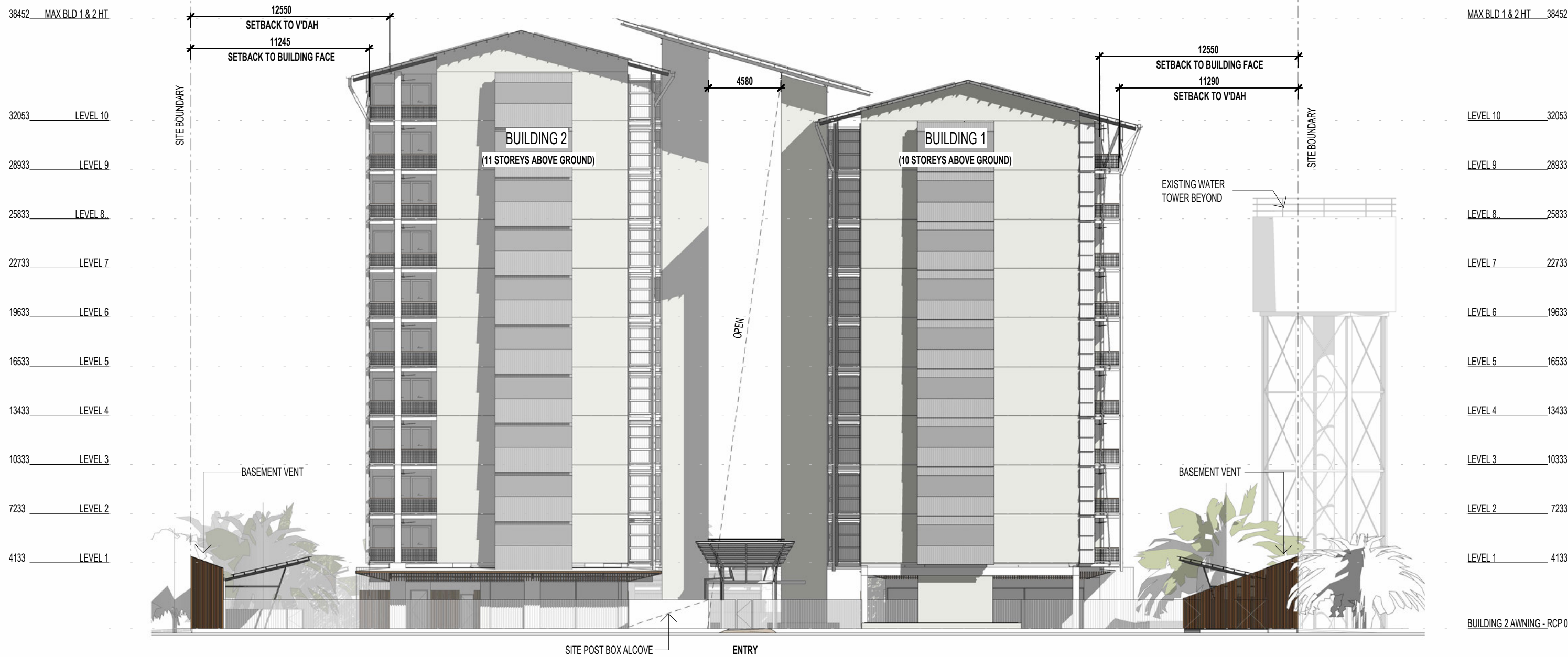
PR 14



SOUTH-WEST ELEVATION

1 : 250

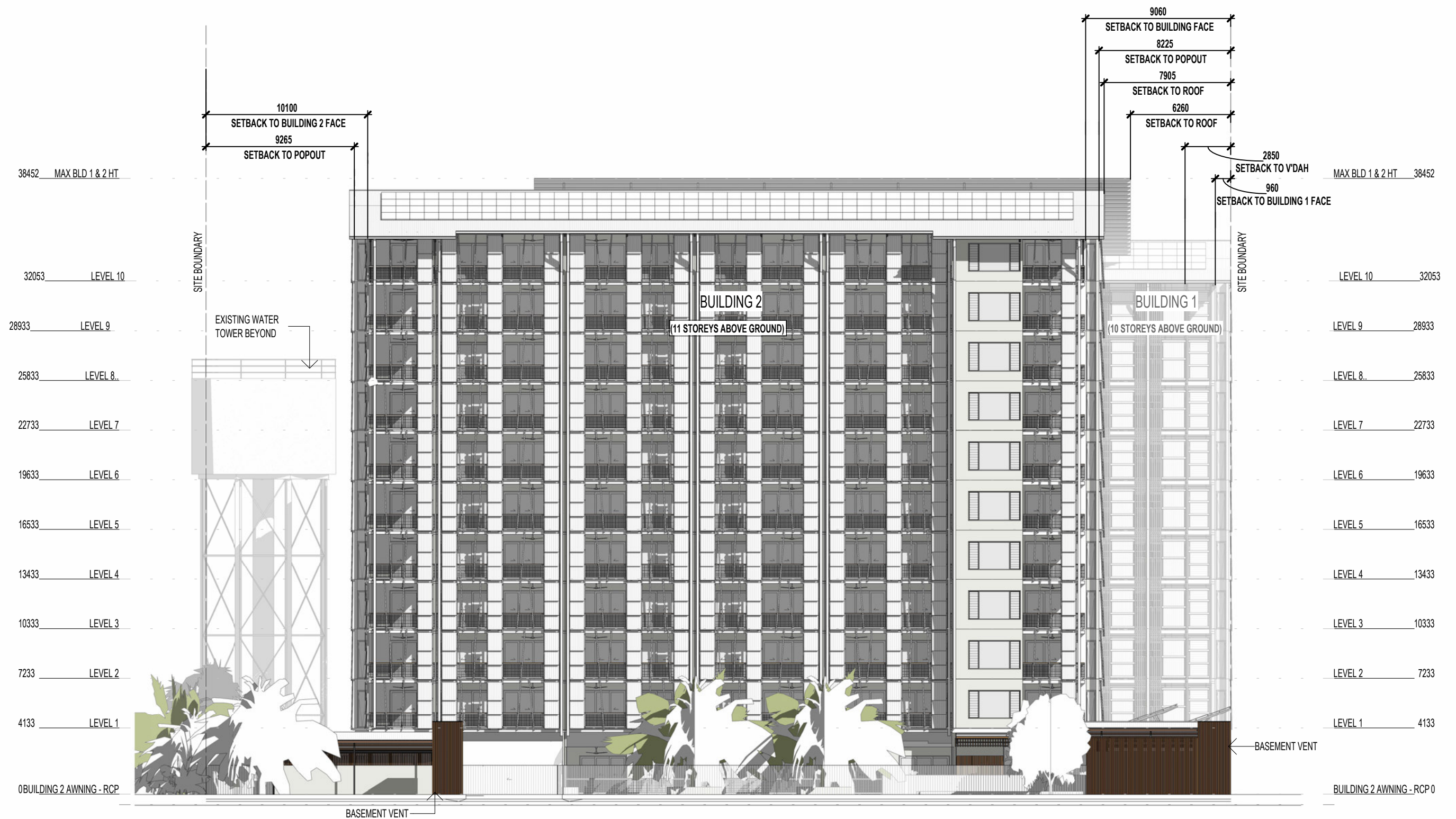
	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT	
	SOUTH - WEST ELEVATION	
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NORTH-EAST ELEVATION

1 : 250

	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS	
	LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT	
	NORTH - EAST ELEVATION	
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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

13.07.2025

DWG NO:

PR 17



AERIAL VIEW FROM SMITH STREET



PERSPECTIVE - NORTH - BUILDING 1

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	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT	
	PERSPECTIVE 1	
	13.07.2025	DWG NO: PR 18



PERSPECTIVE - SOUTH BUILDING 2

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	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT	
	PERSPECTIVE 2	
	13.07.2025	DWG NO: PR 19

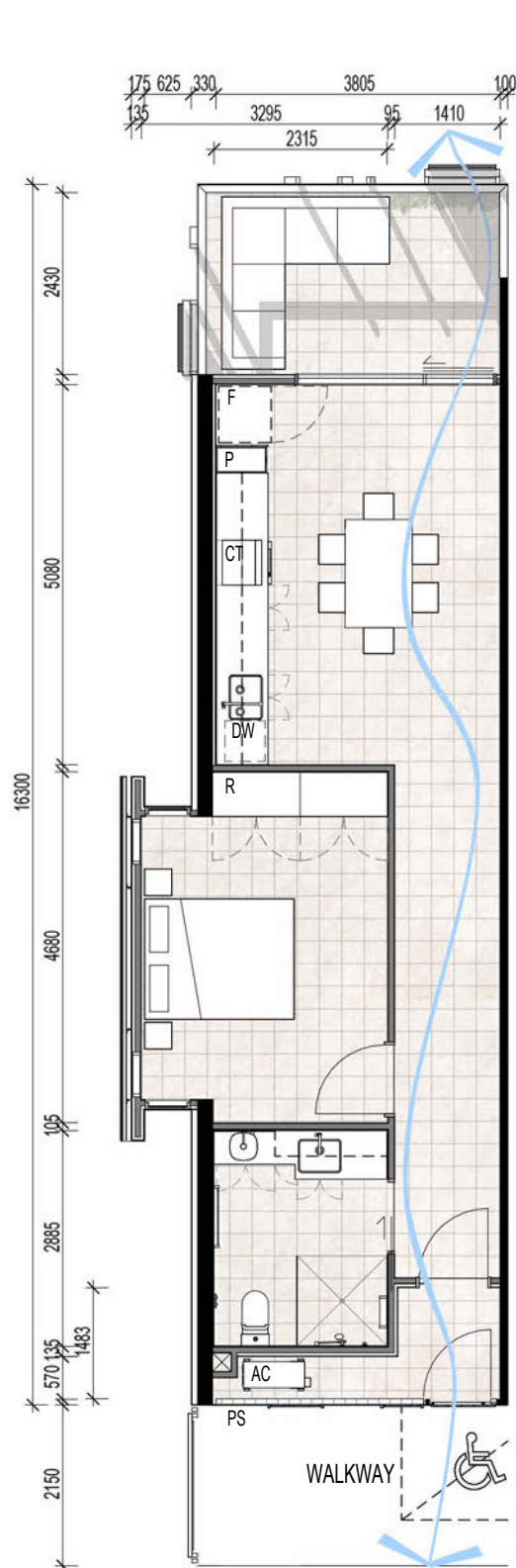


PERSPECTIVE - SOUTH - WEST

	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT	
	PERSPECTIVE 3	
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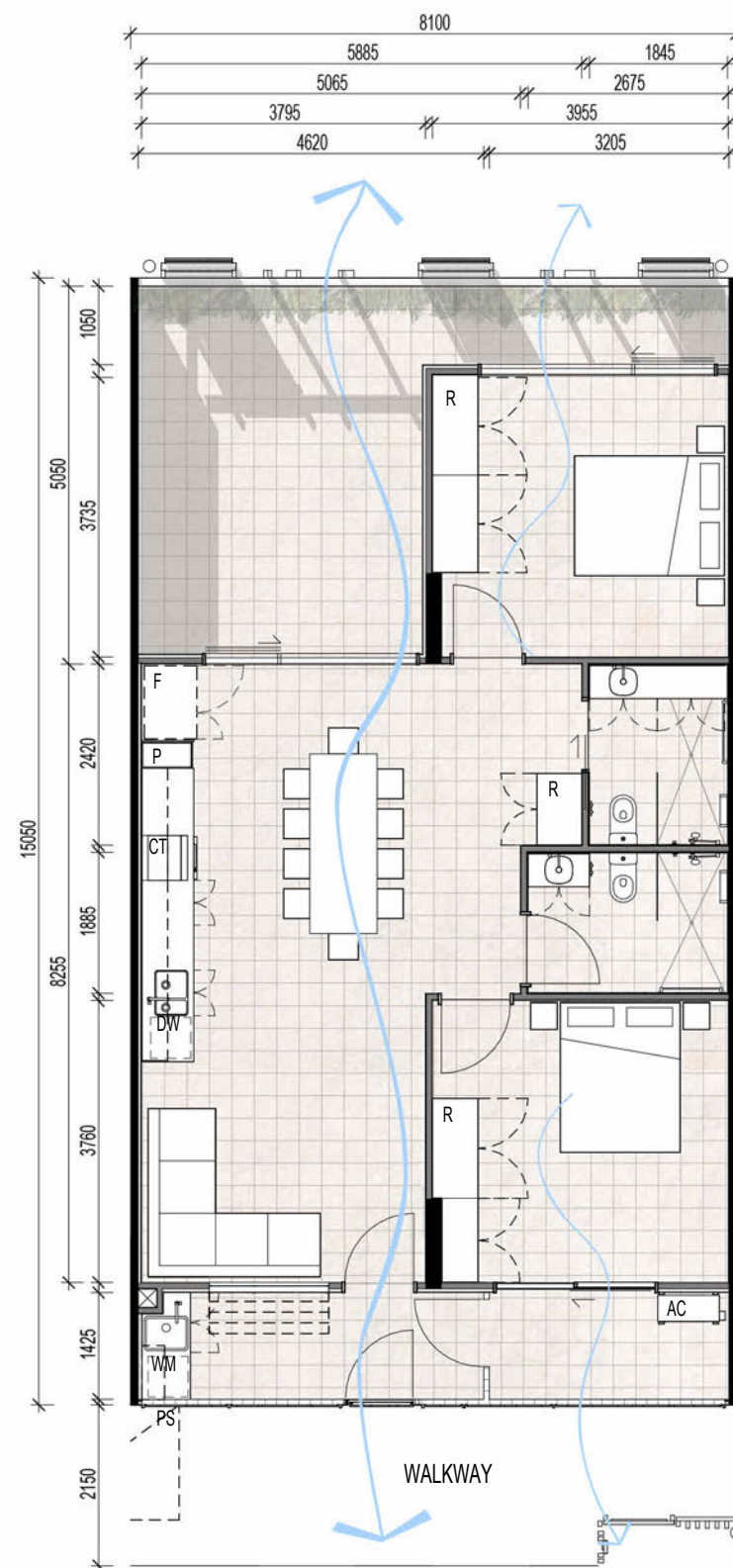


PERSPECTIVE VIEW TOWARDS POOL AREA



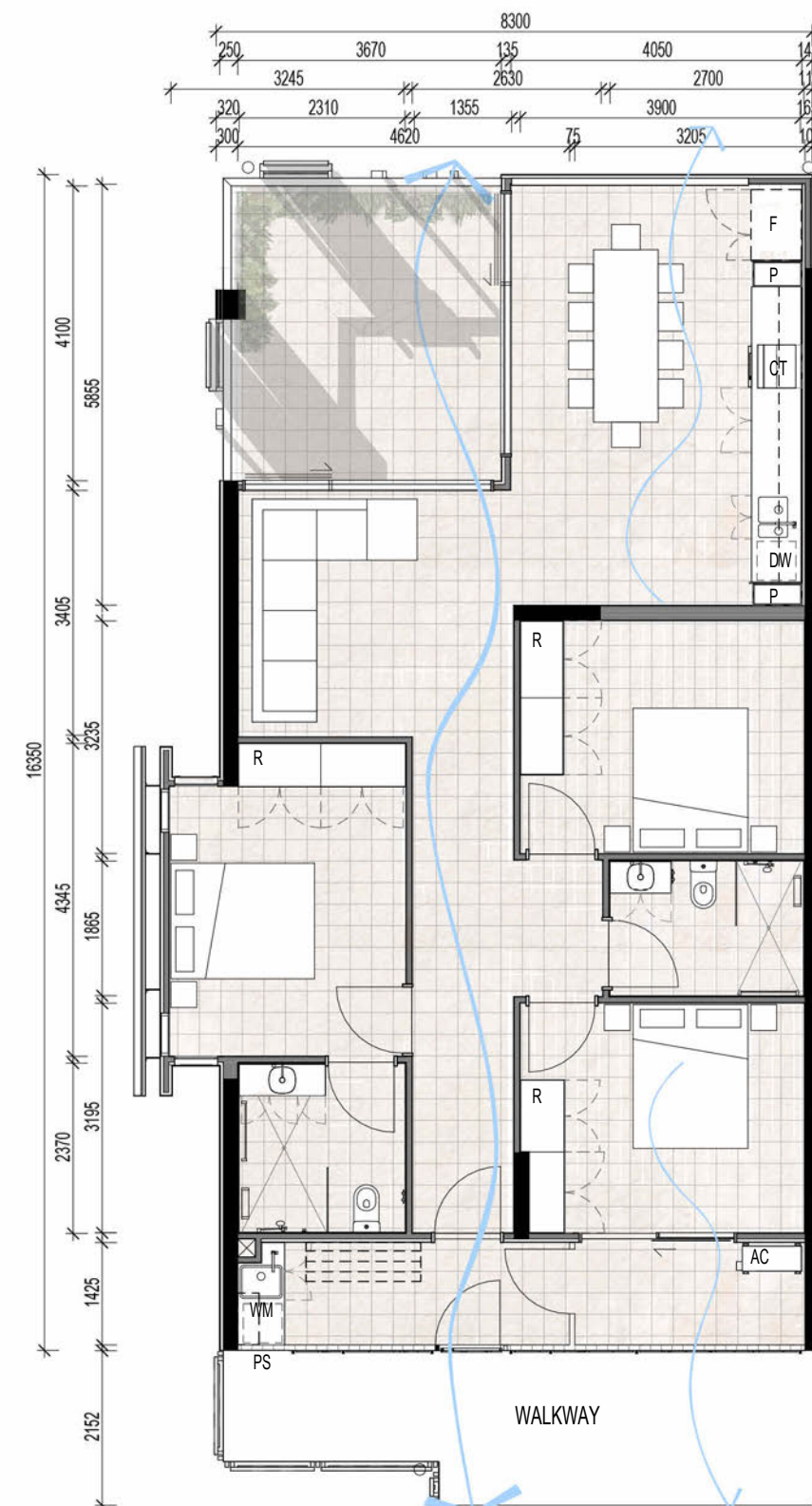
TYPICAL 1 BED STUDIO

1: 100



TYPICAL 2 BED STUDIO

1: 100



TYPICAL 3 BED UNIT

1: 100

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 APARTMENT
97m² (NETT INTERNAL)
16.5 m² BALCONY AREA

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

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

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

KEYS - JOINERY

AC - AIR CONDITIONER
CT - COOKTOP
D - DISHWASHER
F - FRIDGE
P - PANTRY
R - ROBE
PS - PRIVACY SCREEN
WM - WASHING MACHINE

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PROPOSED
ASTI REDEVELOPMENT

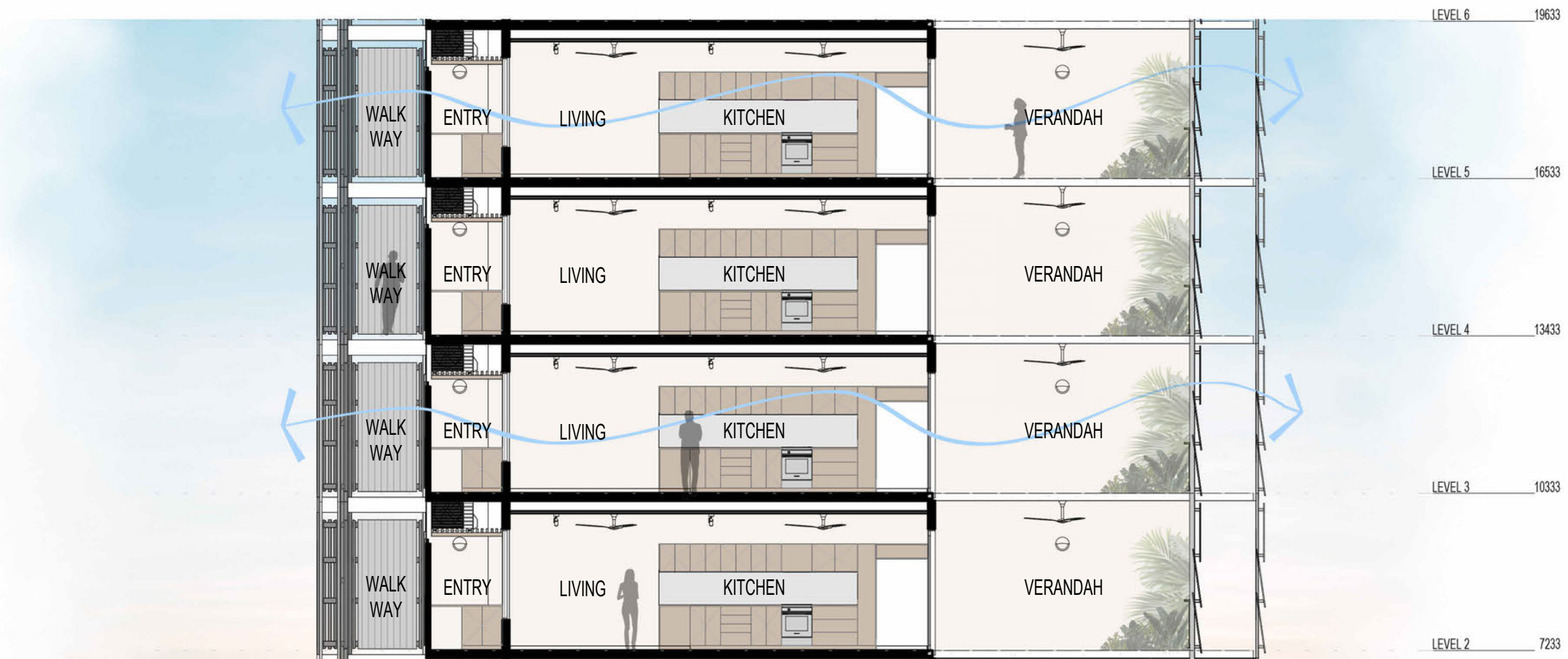
FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT

UNIT TYPES

13.07.2025

DWG NO:

PR 22



UNIT TYPES SECTION

1 : 100

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PROPOSED
ASTI REDEVELOPMENT

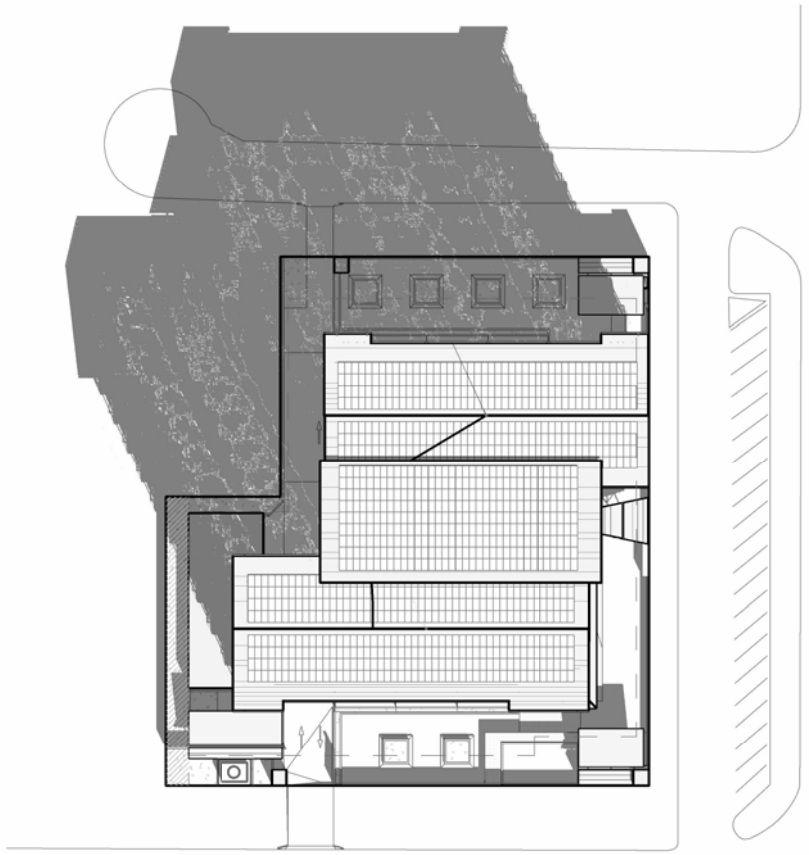
FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT

UNIT TYPE SECTIONS

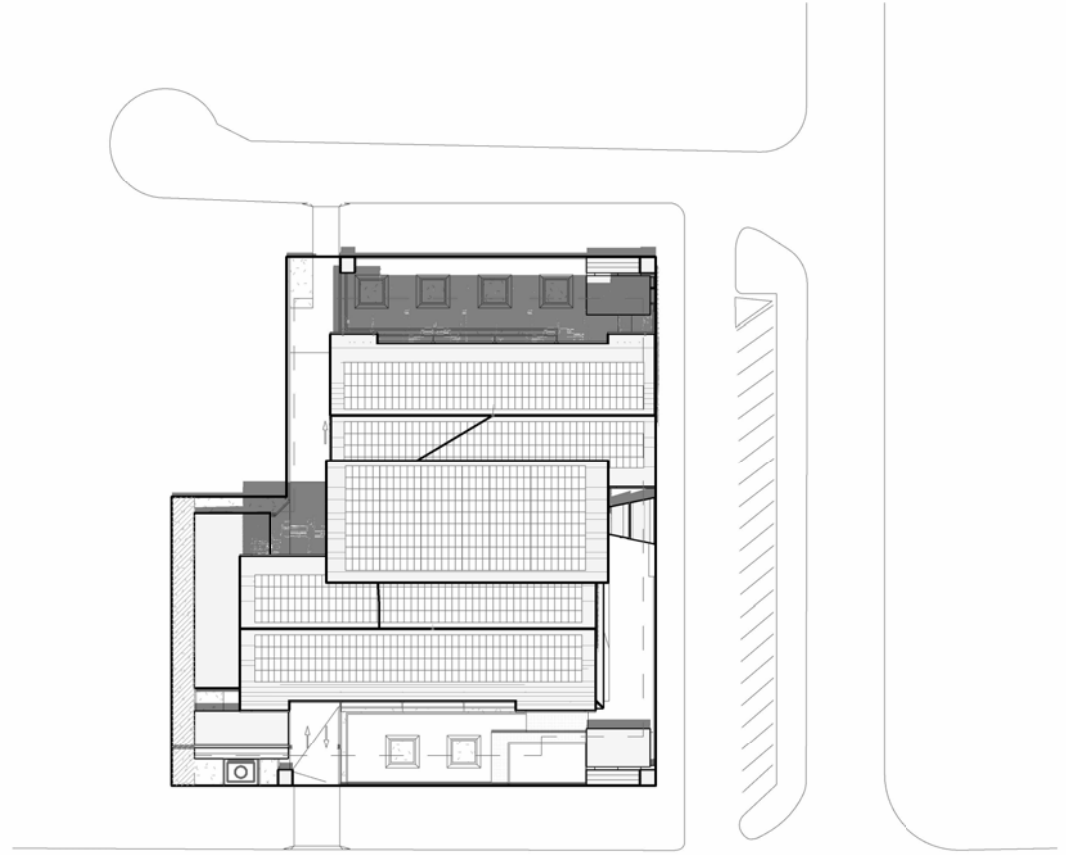
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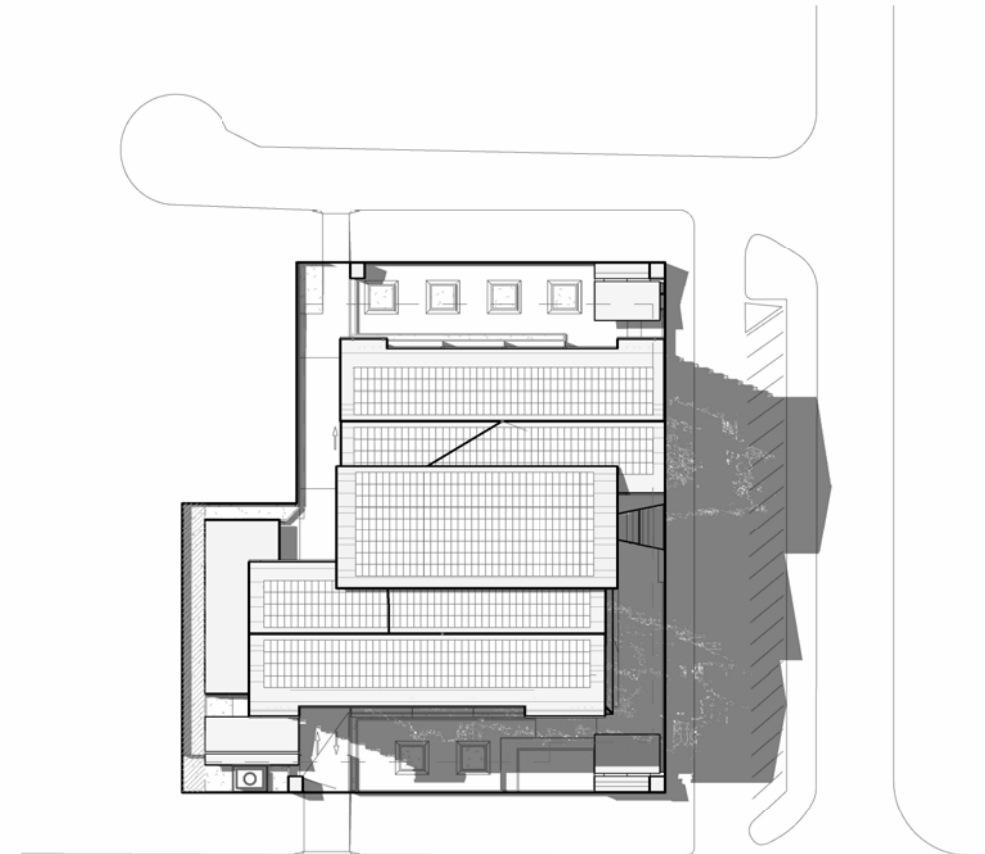
PR 23



9 AM, 21ST DEC
1 : 1000

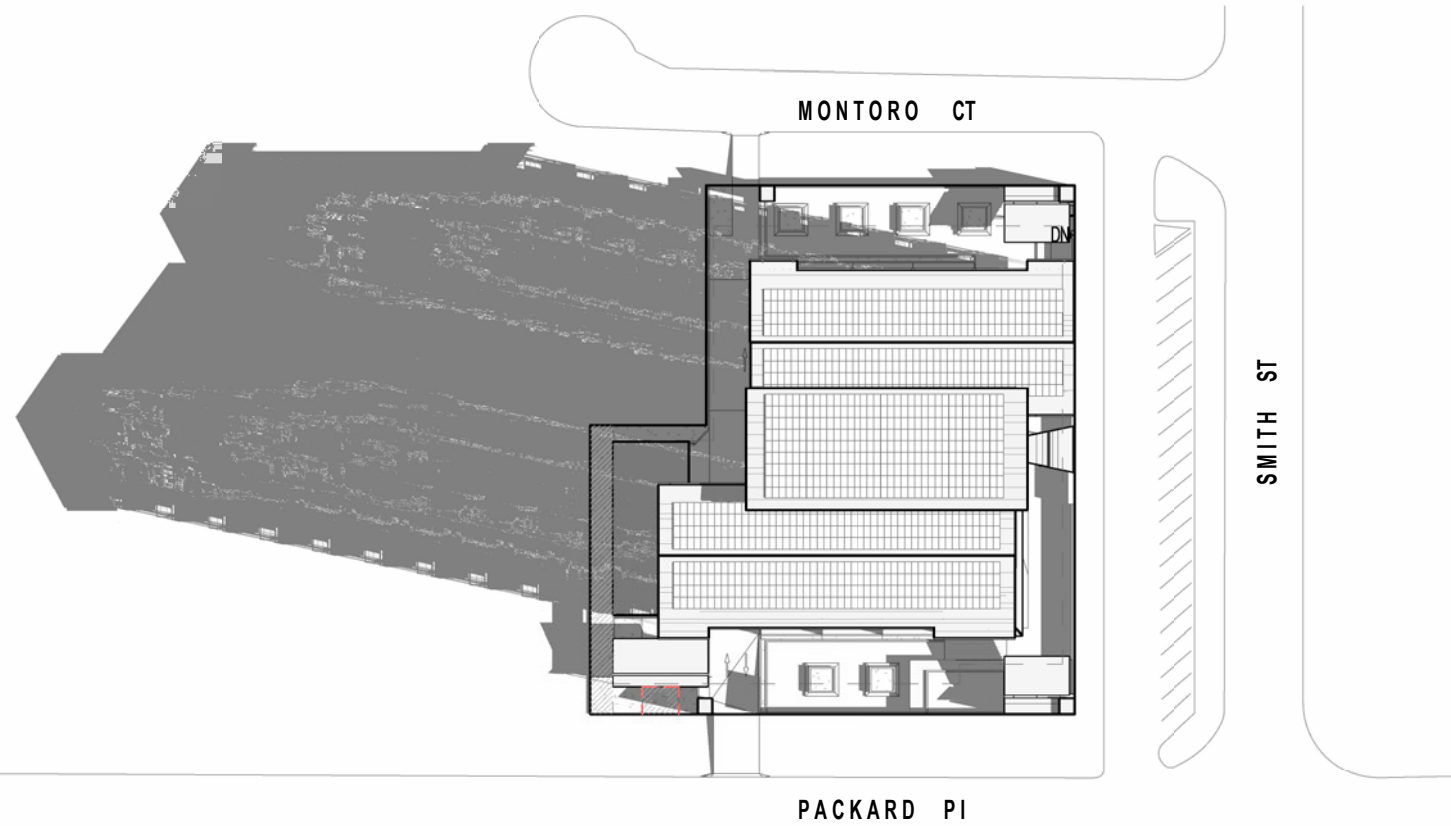


12 PM, 21ST DEC
1 : 1000

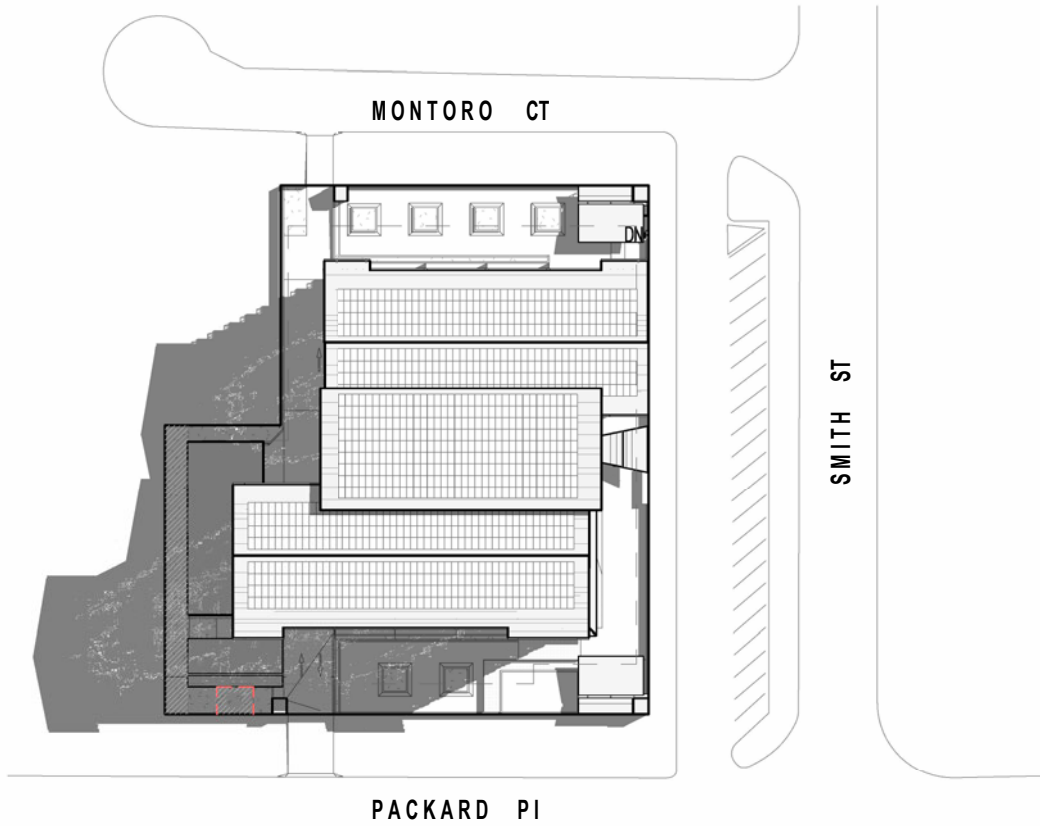


3 PM, 21ST DEC
1 : 1000

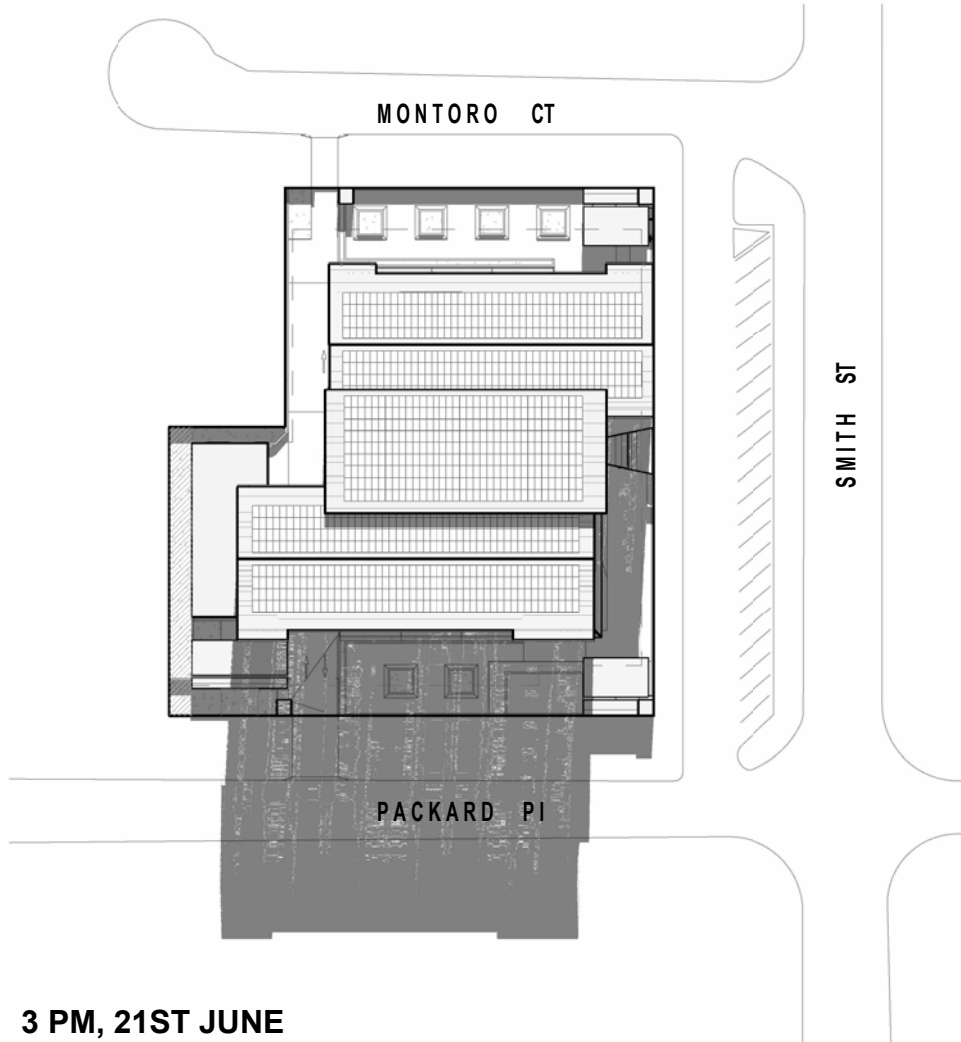
	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT	
	SHADOW DIAGRAM - DEC	
15 Quarry Crescent, Stuart Park NT 0820 T: +(61) 8 8981 9585 E: darwin@tropo.com.au	13.07.2025	DWG NO: PR 24



9 AM, 21ST JUNE
1 : 1000



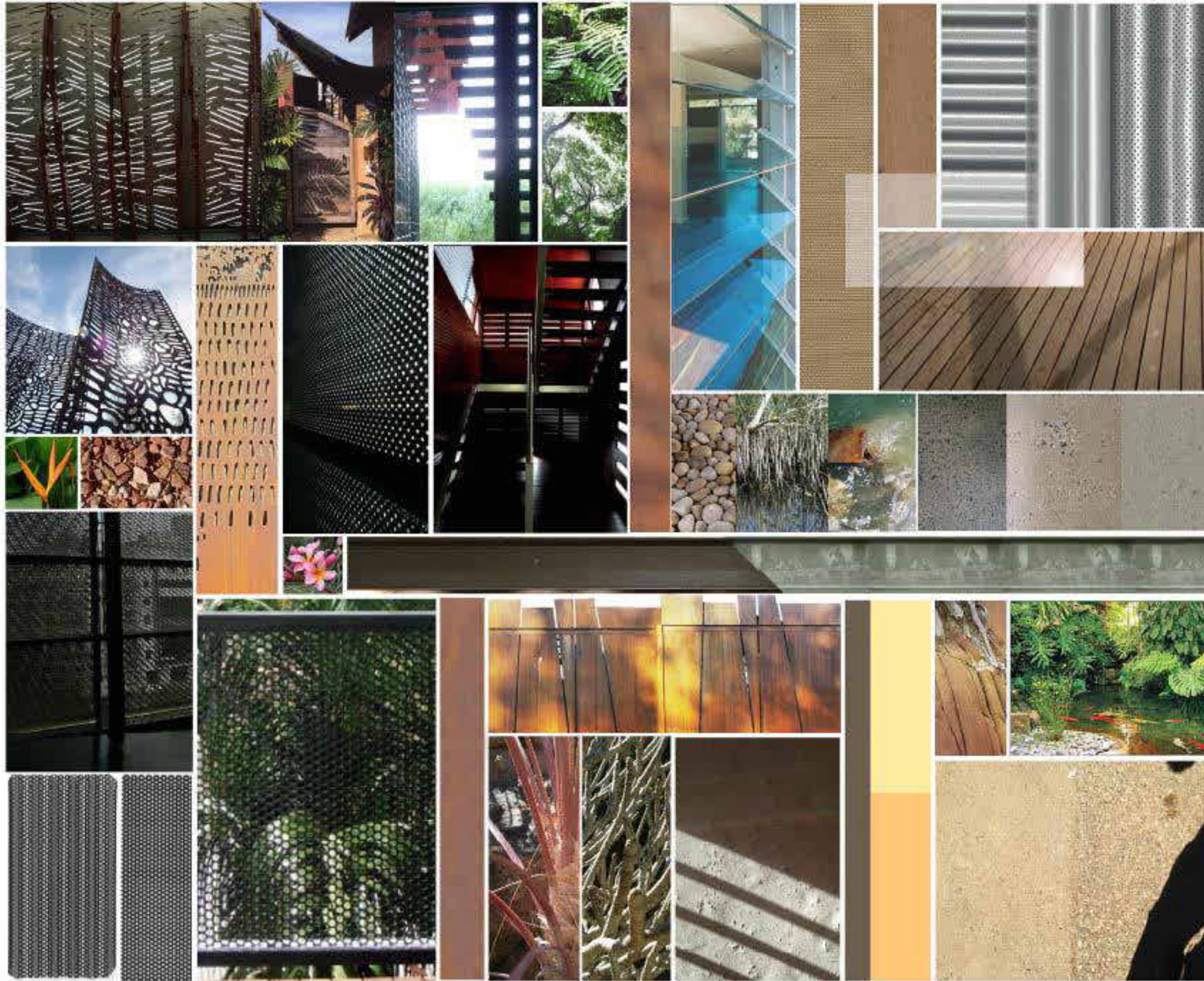
12 PM, 21ST JUNE
1 : 1000



3 PM, 21ST JUNE
1 : 1000



	PROPOSED ASTI REDEVELOPMENT	
	FOR JOONDANNA INVESTMENTS LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT	
	LANDSCAPE PLAN SITE	
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		DWG NO: PR 26



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PROPOSED
ASTI REDEVELOPMENT

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

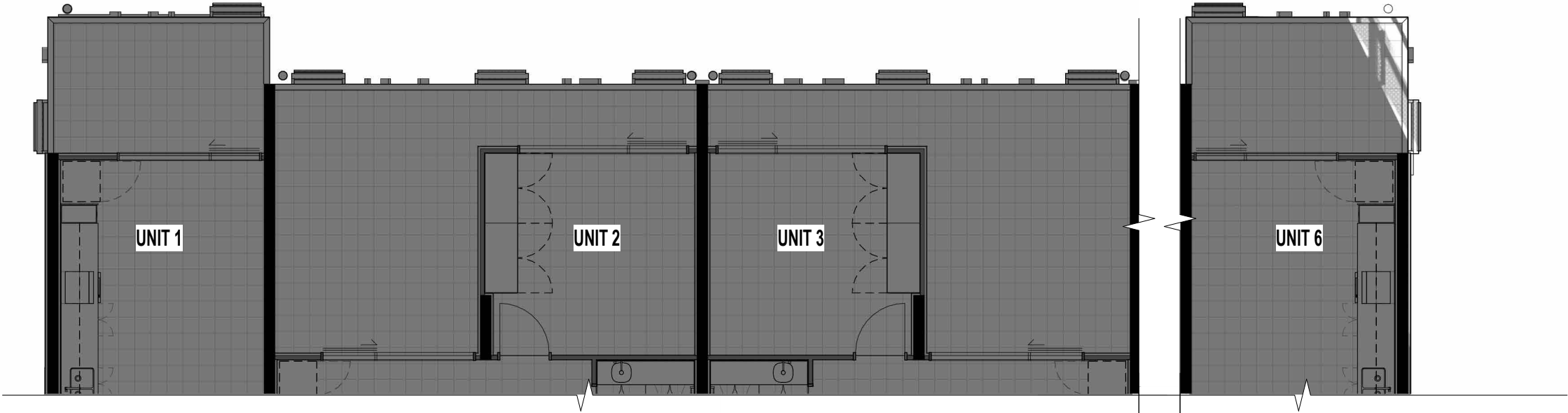
MATERIAL BOARD

13.07.2025

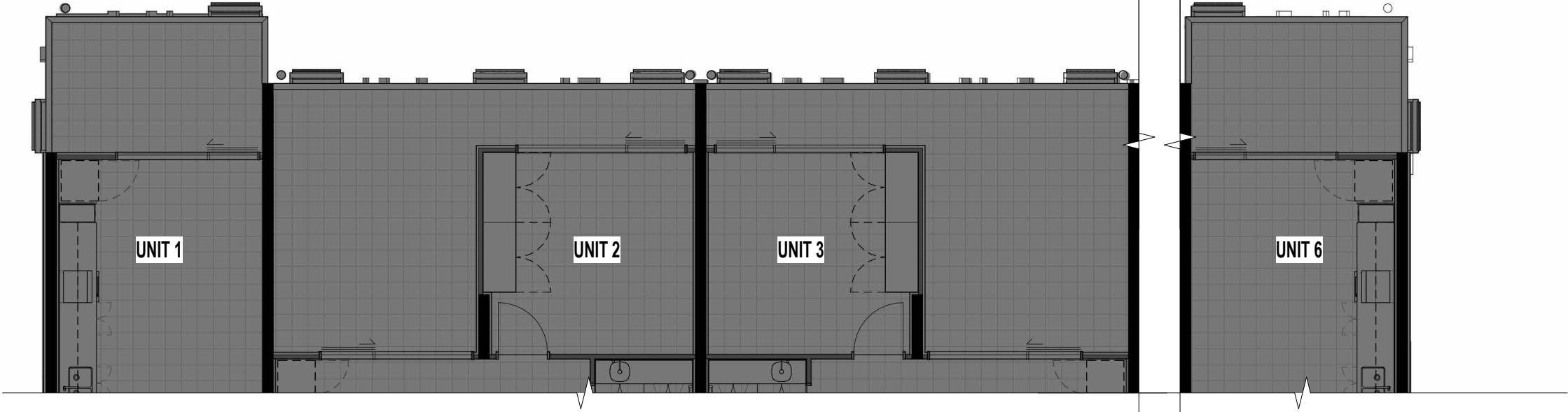
DWG NO:

PR 27

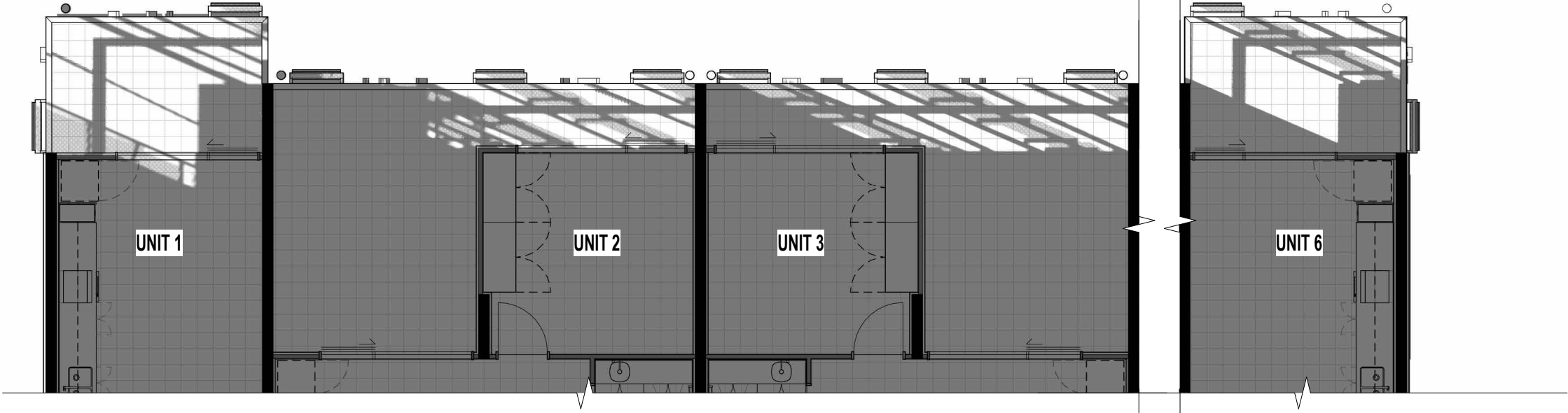
22 DEC - 9:00 AM



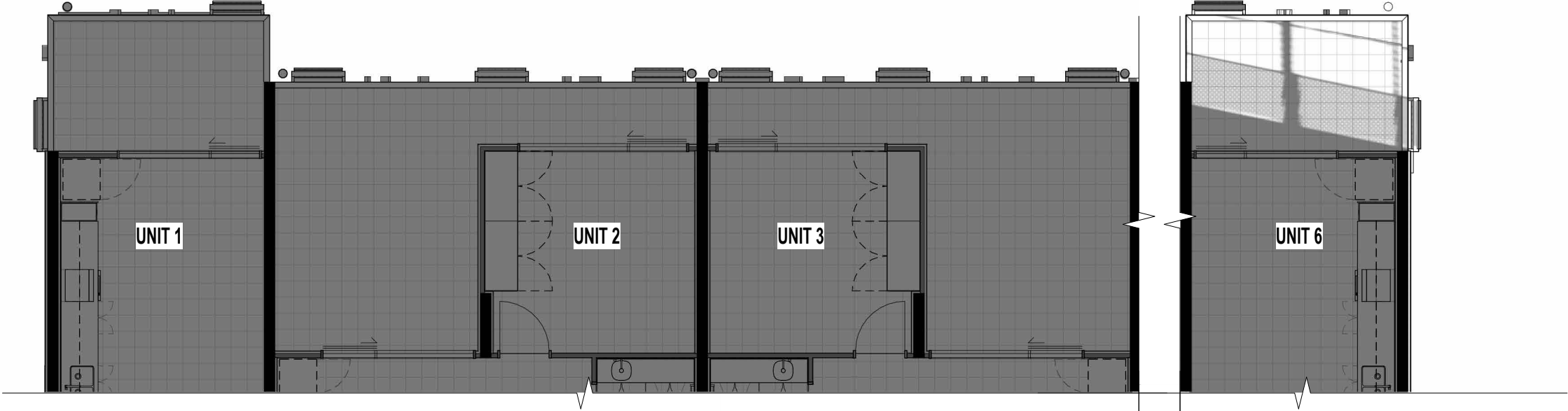
22 DEC - 12:00 PM



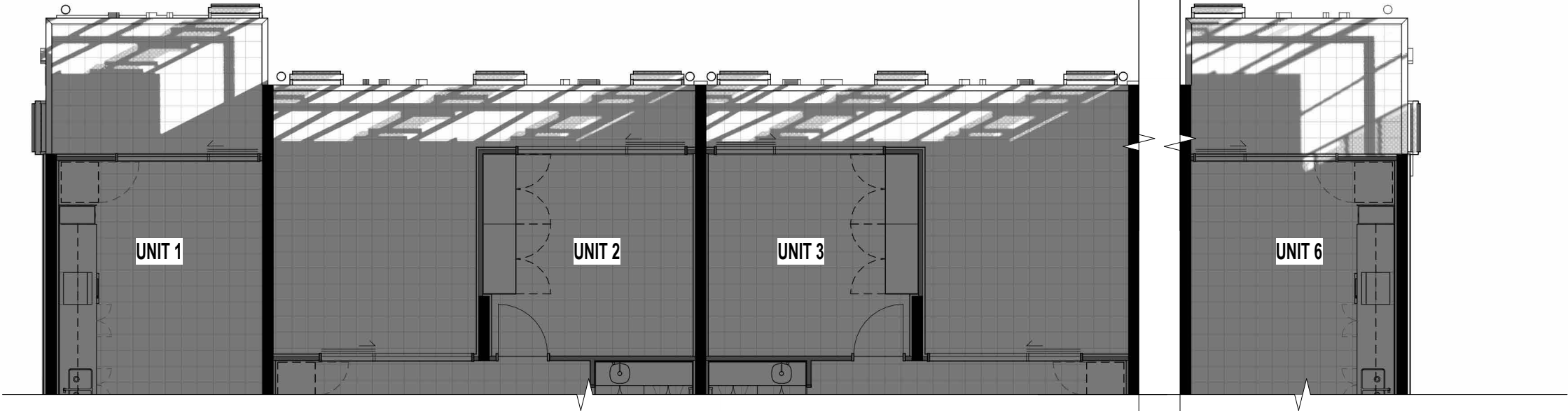
22 DEC - 4:00 PM



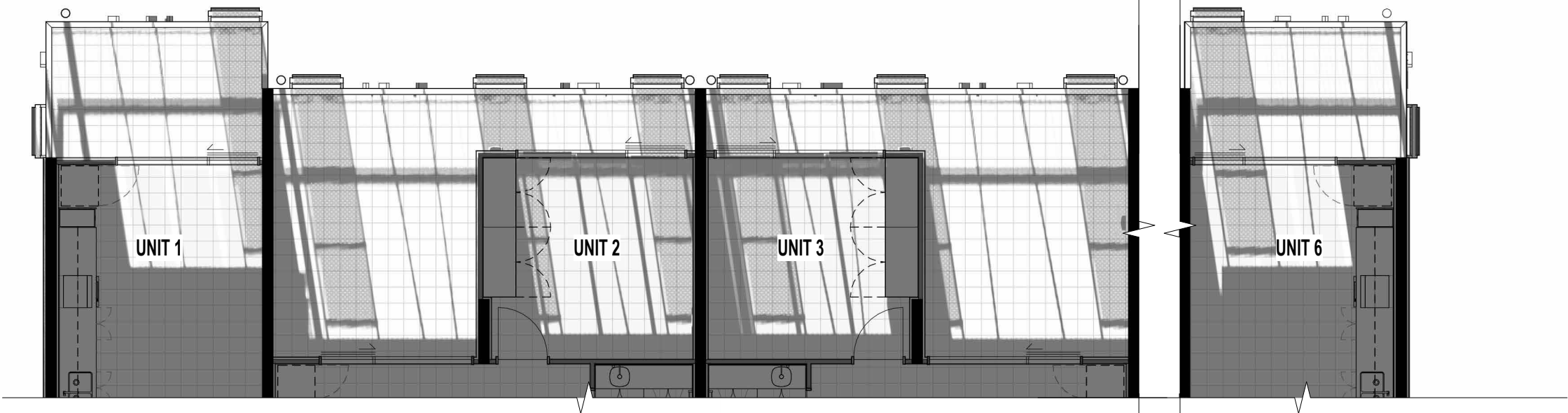
22 DEC - 9:00 AM



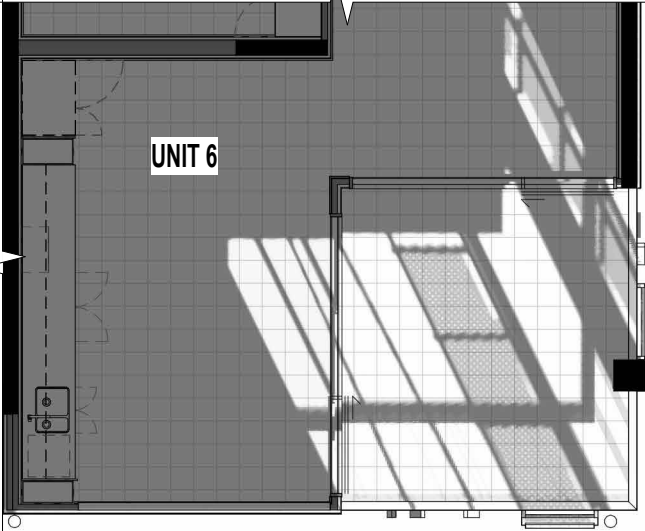
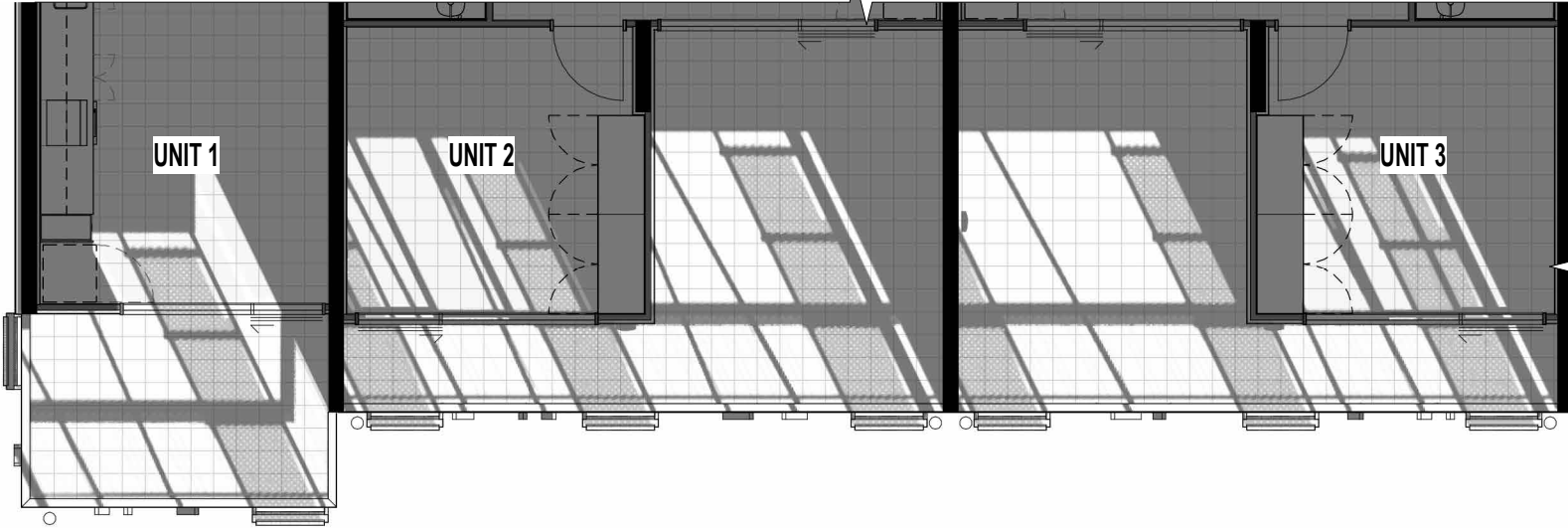
22 DEC - 12:00 PM



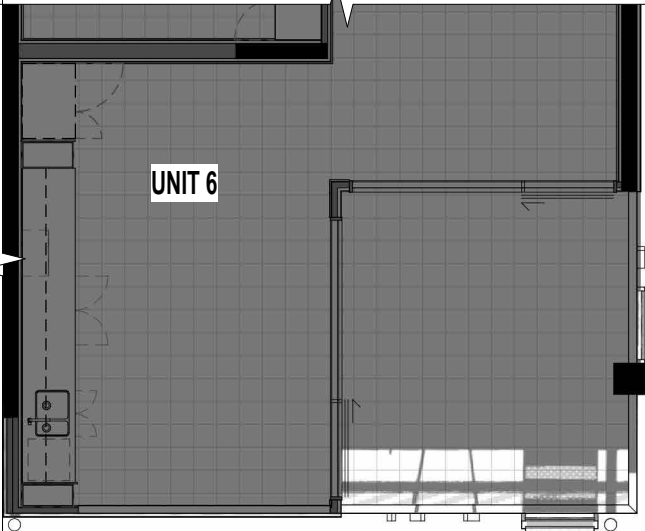
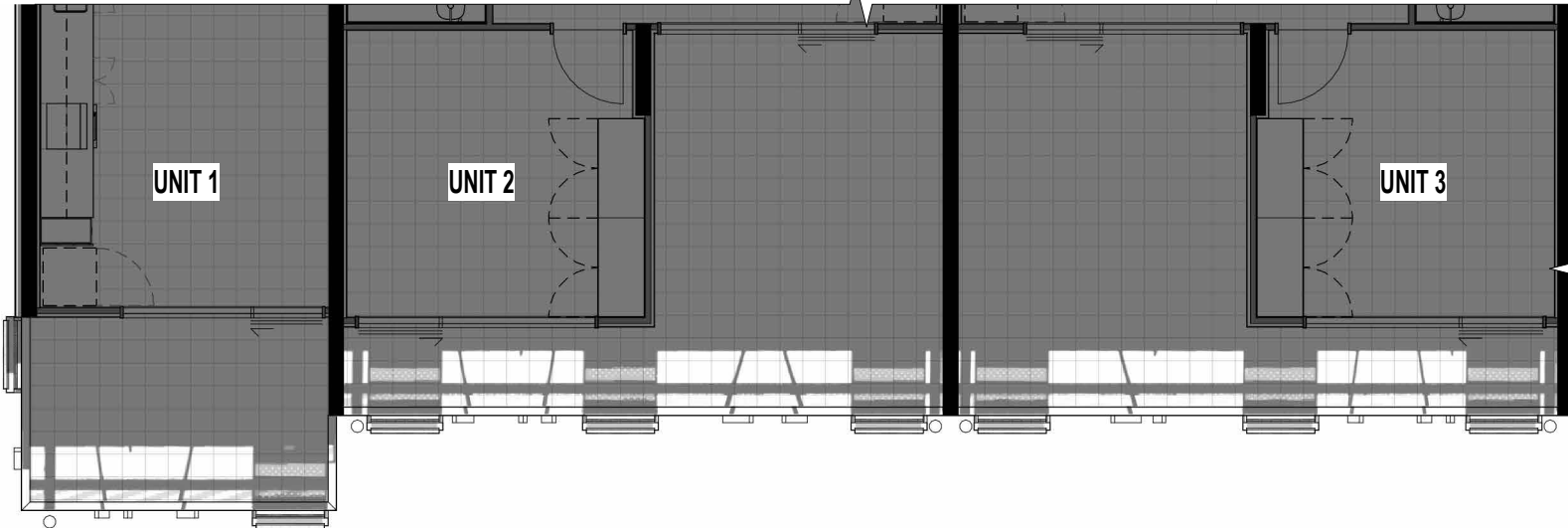
22 DEC - 4:00 PM



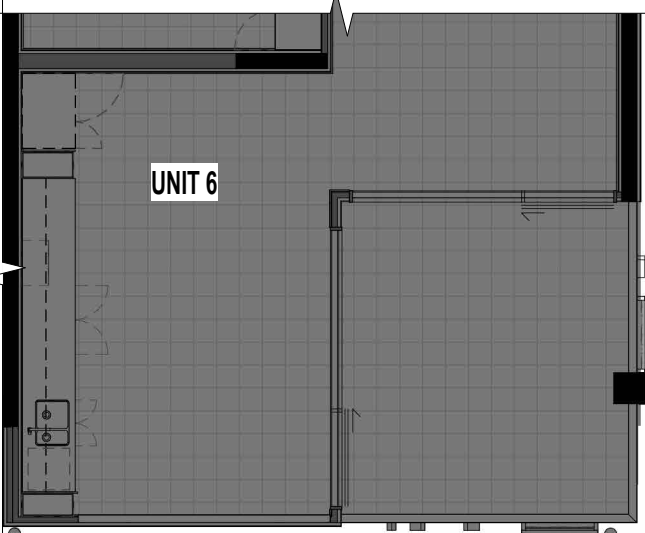
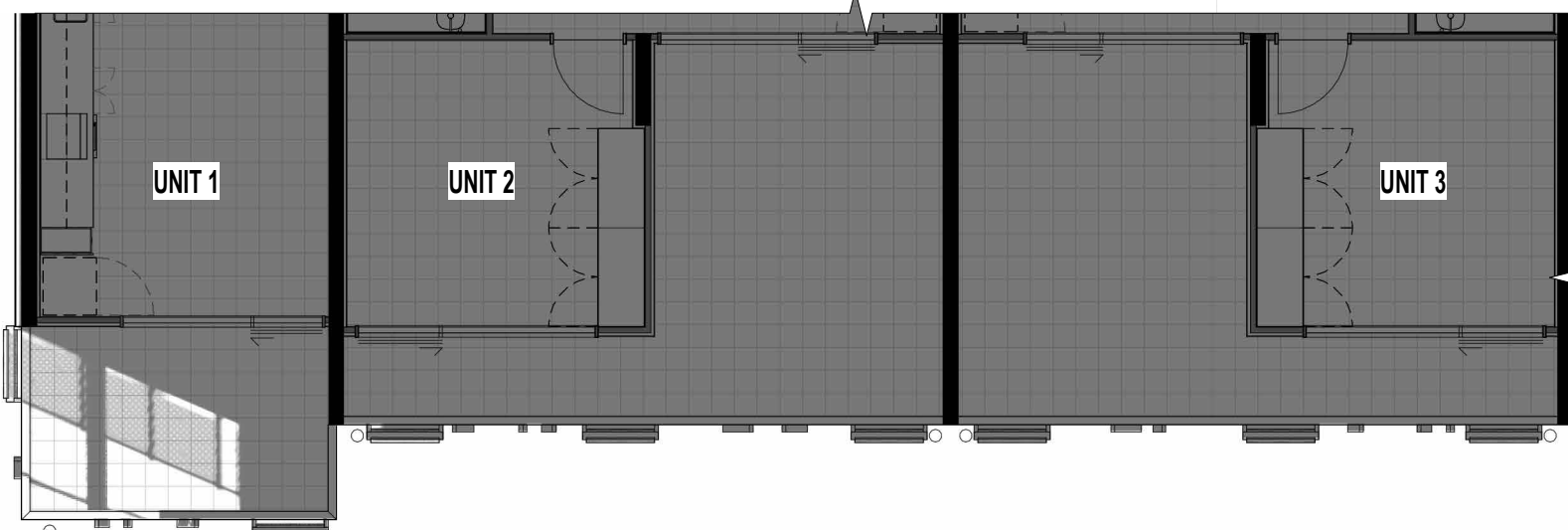
22 DEC - 9:00 AM



22 DEC - 12:00 PM



22 DEC - 4:00 PM



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PROPOSED
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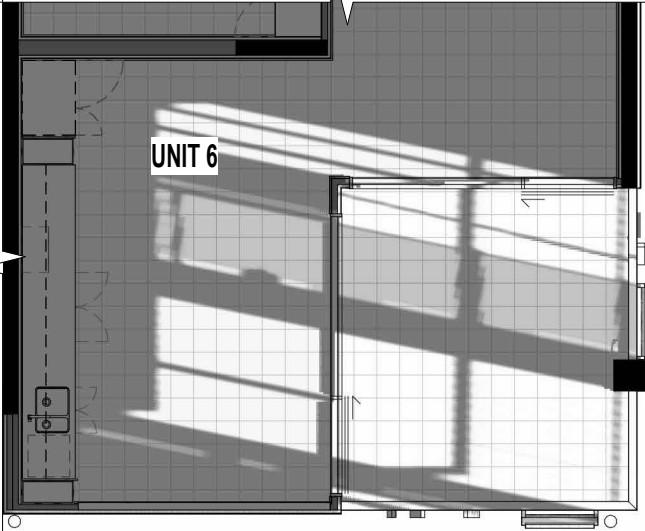
FOR
JOONDANNA INVESTMENTS
LOTS 1287,1288,1295,1296 (7) PACKARD PL, DARWIN NT
SHADE DIAGRAMS - BUILDING 2 - DECEMBER

13.07.2025

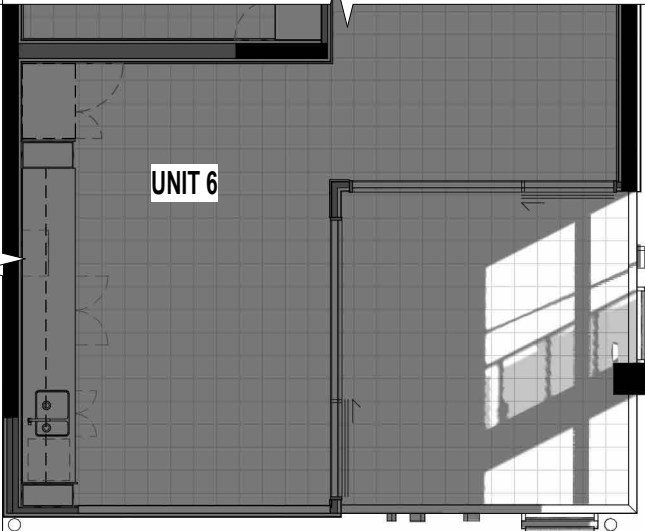
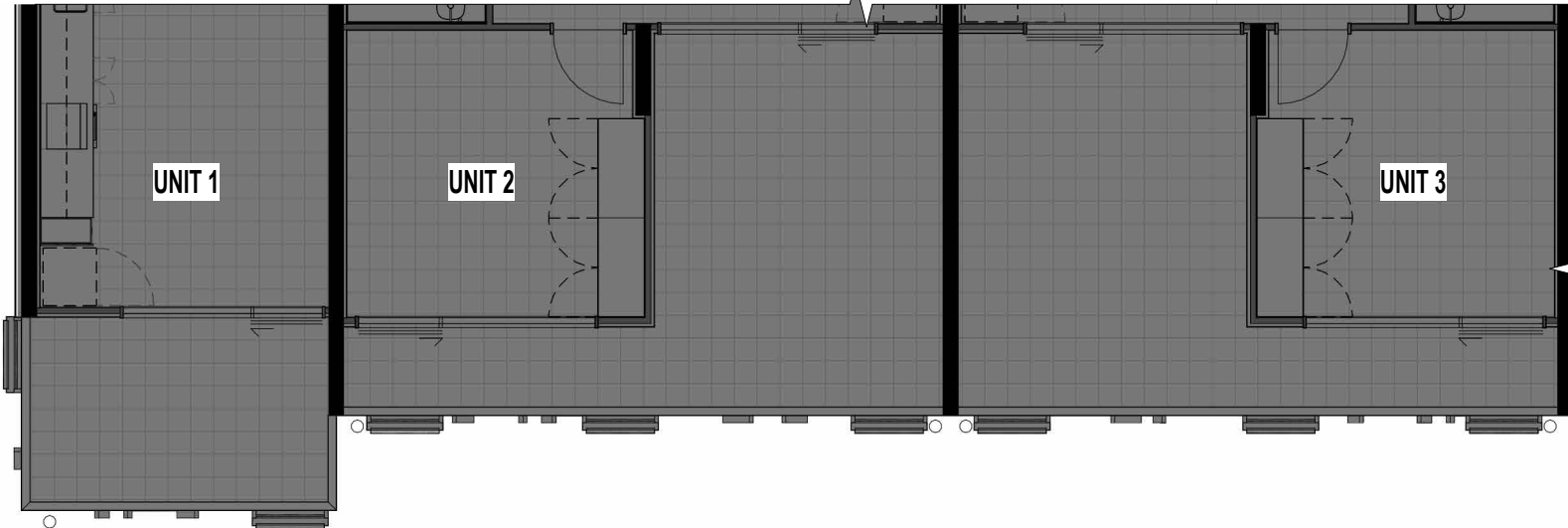
DWG NO:

PR 30

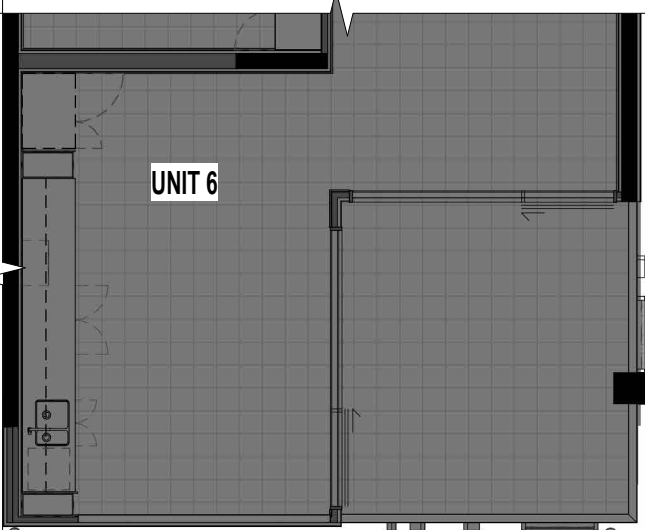
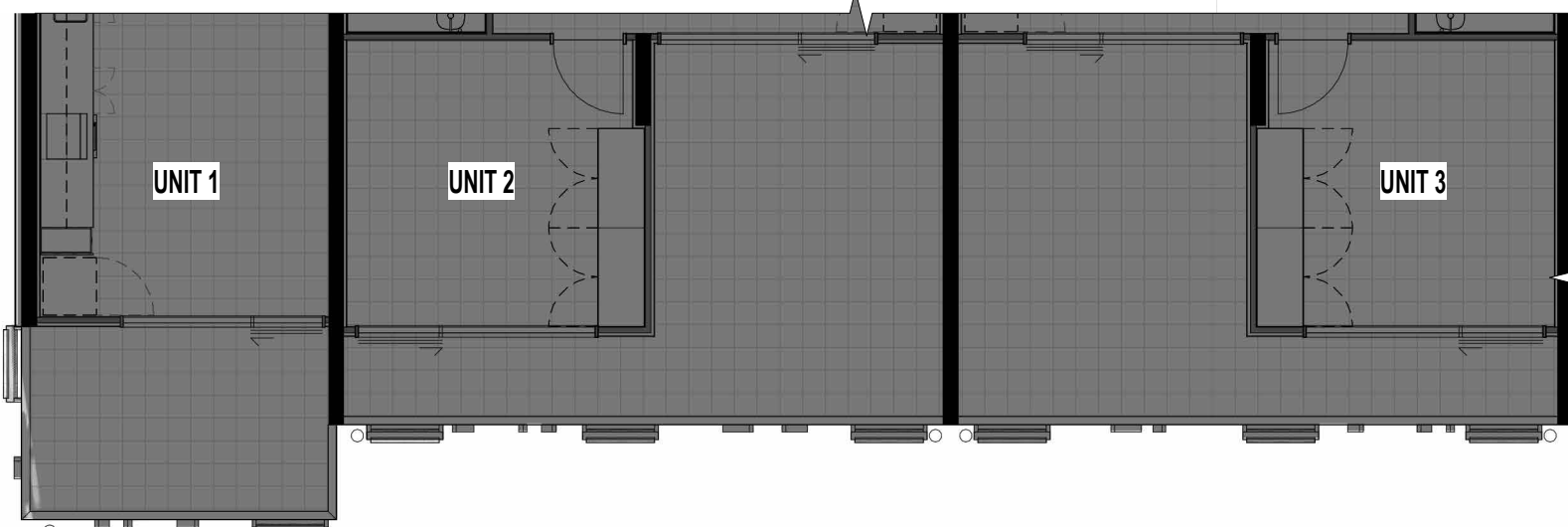
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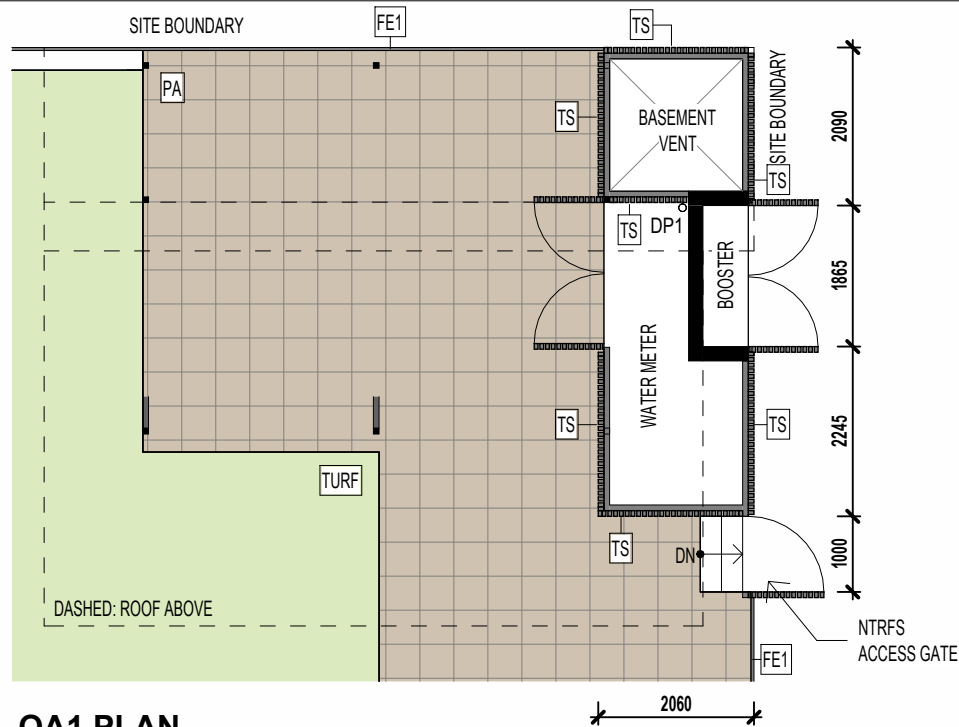


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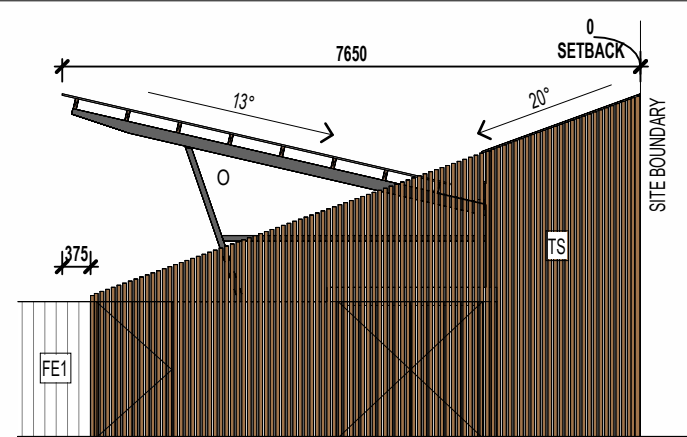


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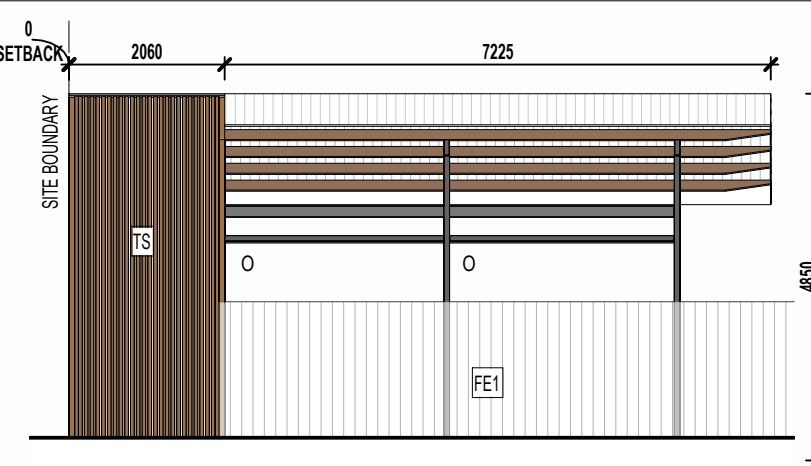




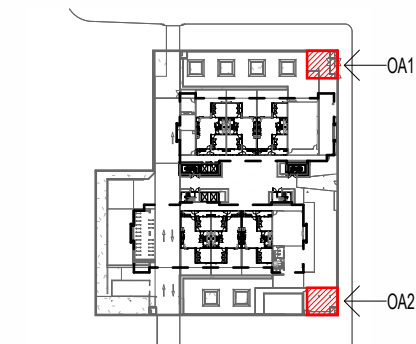
OA1 PLAN
1 : 100



OA1 NE ELEVATION
1 : 100



OA1 NW ELEVATION
1 : 100



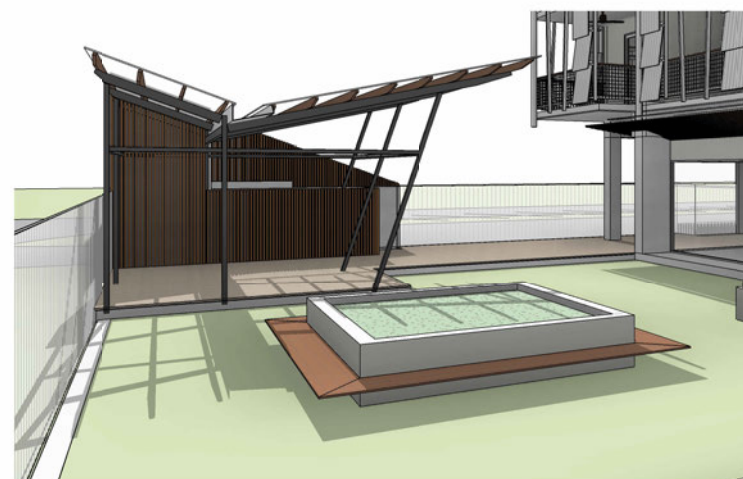
KEY PLAN
1 : 2000

MATERIAL KEY
 TS HARDWOOD TIMBER SLAT SCREEN
 FE1 METAL POOL FENCE 1800HT
 FE2 METAL POOL FENCE 1200HT

GENBERAL KEY
 DP1 DOWNPIPE
 O OPEN



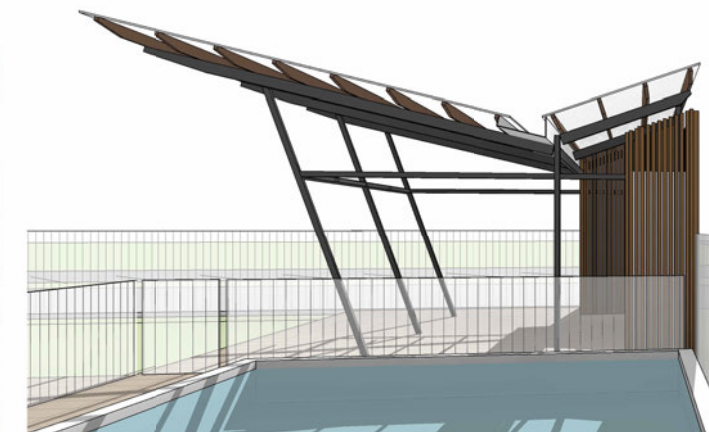
OA1 - PERSPECTIVE 1



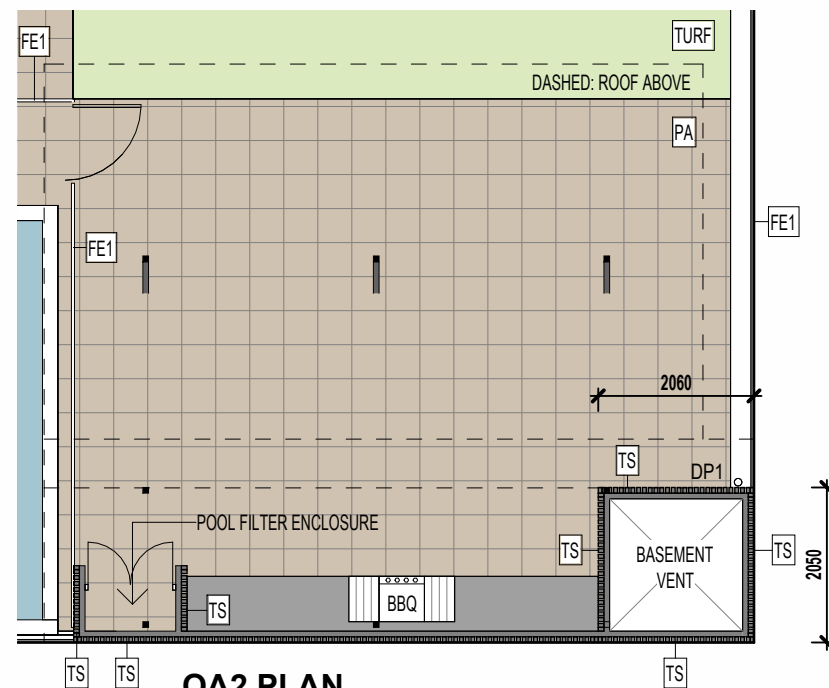
OA1 - PERSPECTIVE 2



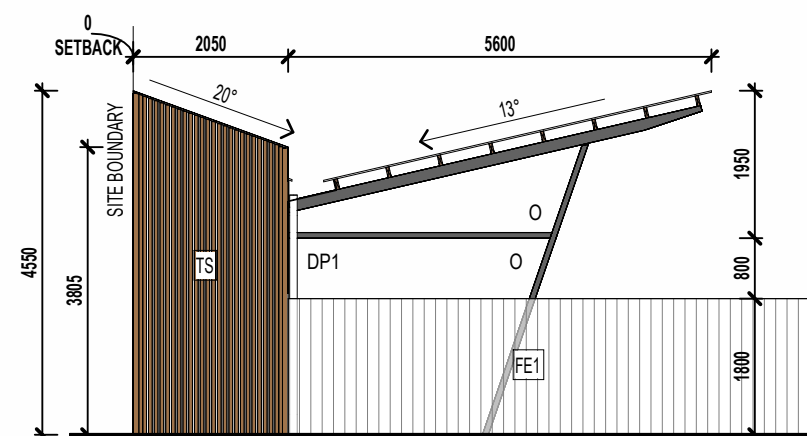
OA2 - PERSPECTIVE 1



OA2 - PERSPECTIVE 2

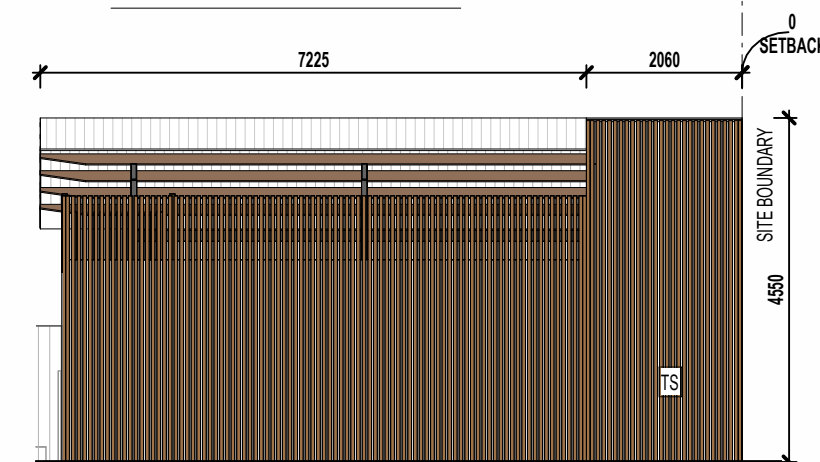


OA2 PLAN
1 : 100



OA2 - NE ELEVATION
1 : 100

OA2 - SE ELEVATION
1 : 100



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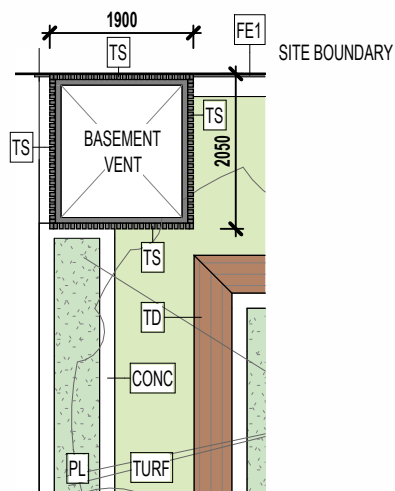
PROPOSED
ASTI REDEVELOPMENT

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

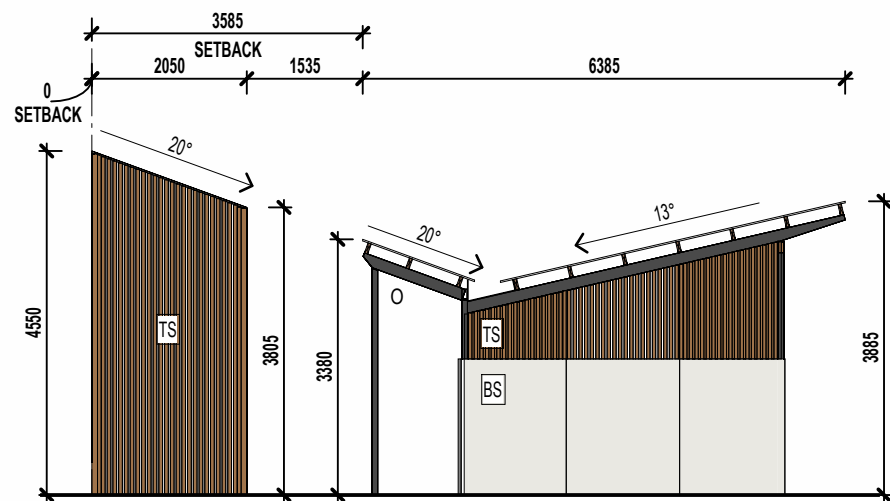
13.07.2025

DWG NO:

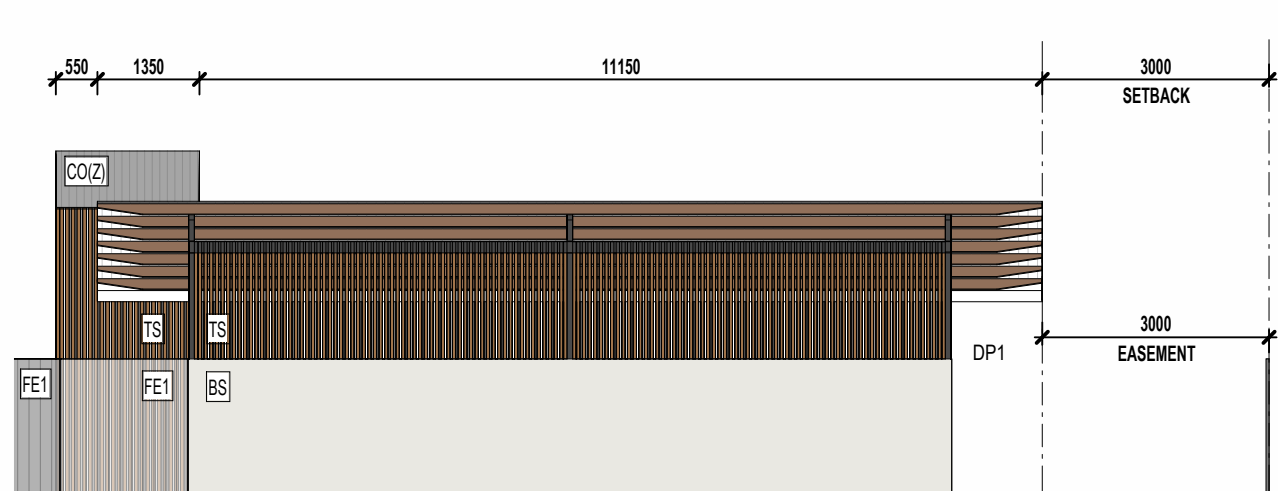
PR 32



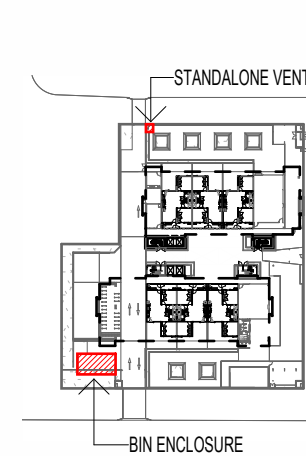
STANDALONE VENT PLAN
1 : 100



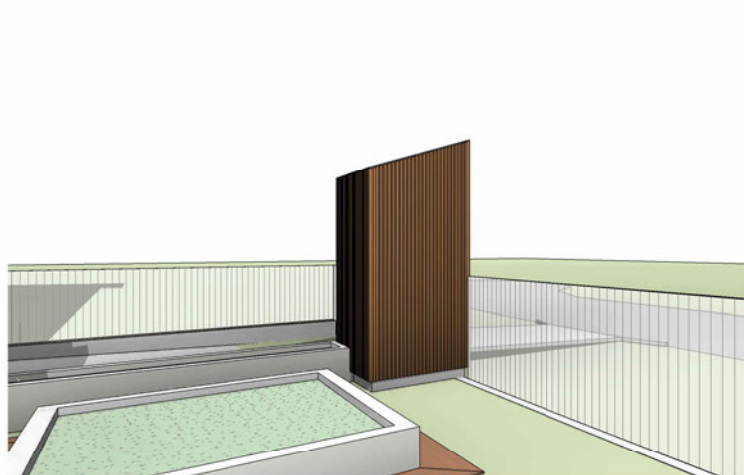
BIN ENCLOSURE - NE ELEVATION
1 : 100



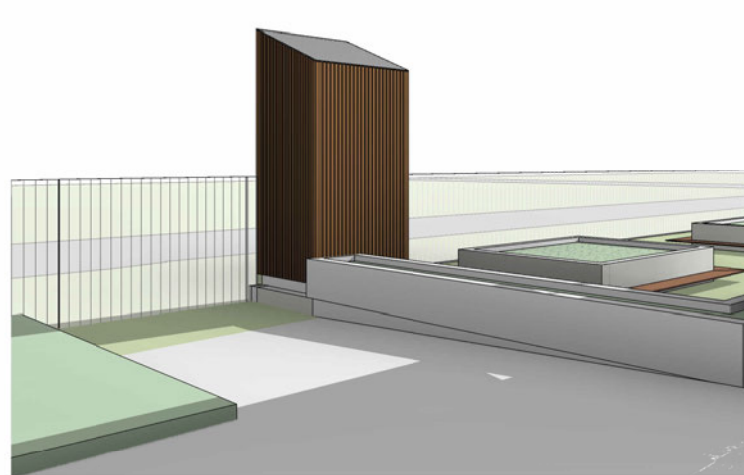
BIN ENCLOSURE - NW ELEVATION
1 : 100



KEY PLAN
1 : 2000



STANDALONE VENT - PERSPECTIVE 1



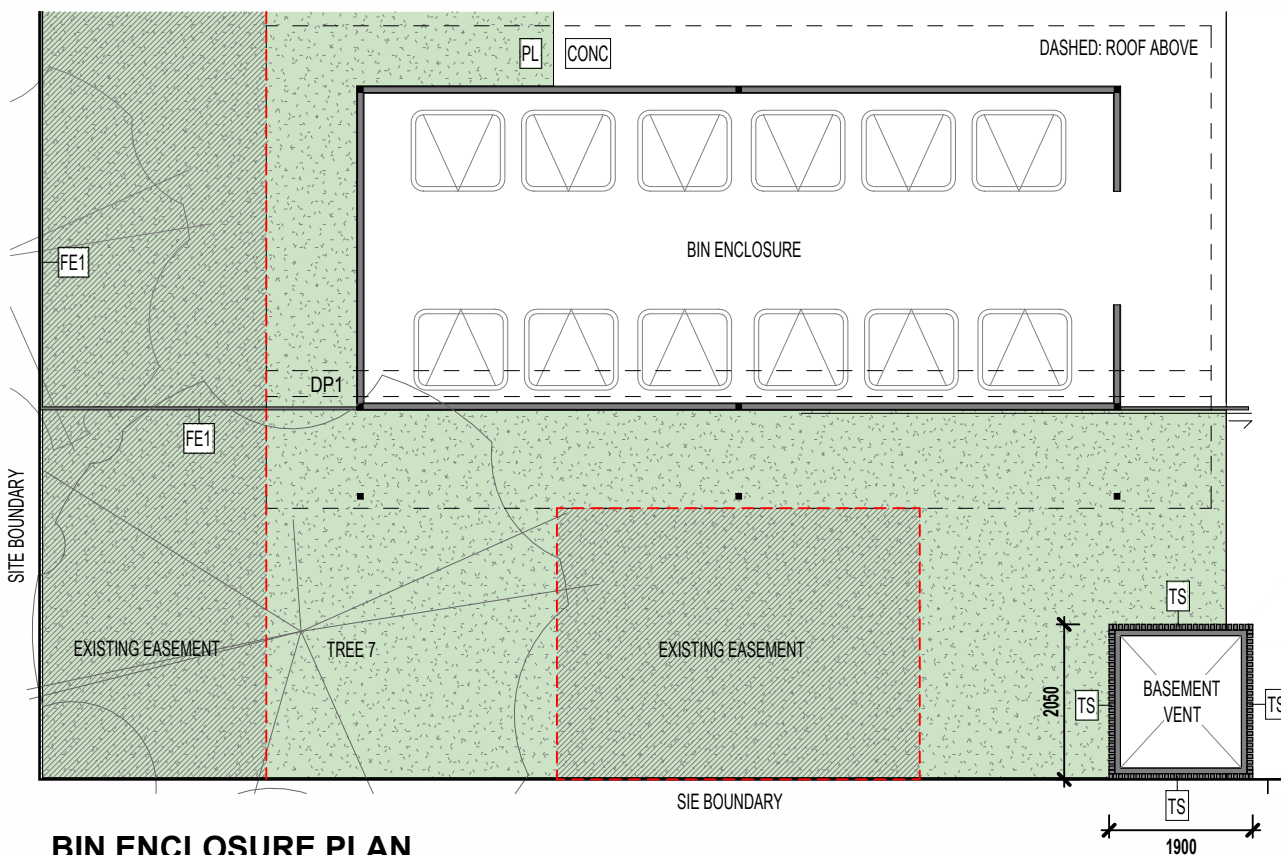
STANDALONE VENT - PERSPECTIVE 2



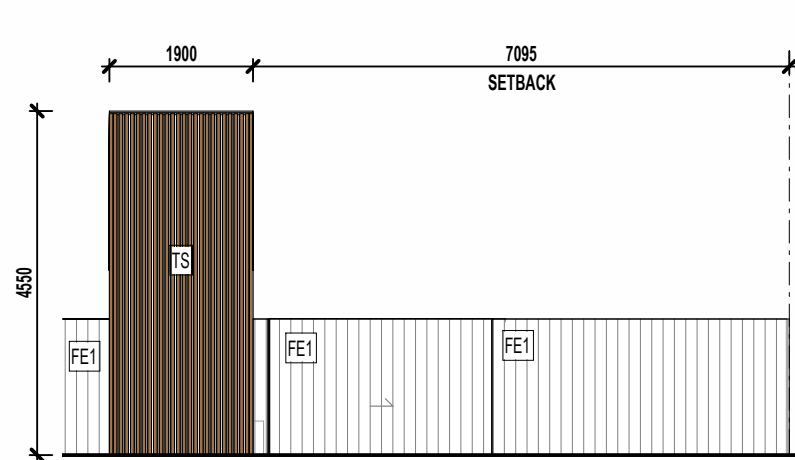
BIN ENCLOSURE - PERSPECTIVE 1



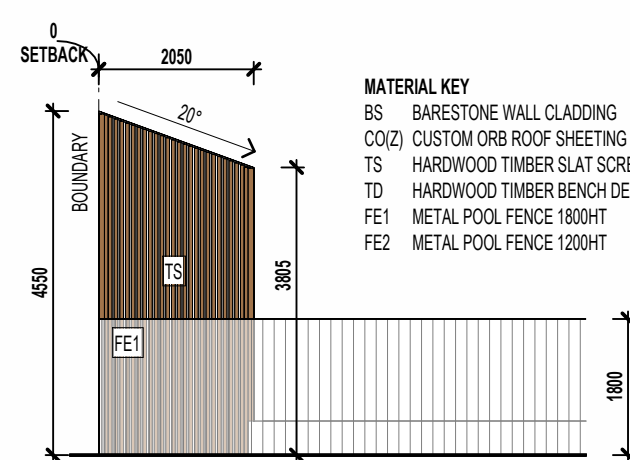
BIN ENCLOSURE - PERSPECTIVE 2



BIN ENCLOSURE PLAN
1 : 100



STANDALONE VENT - NW ELEVATION
1 : 100



STANDALONE VENT - SW ELEVATION
1 : 100

MATERIAL KEY		GENERAL KEY	
BS	BARESTONE WALL CLADDING	DP1	DOWNPIPE
CO(Z)	CUSTOM ORB ROOF SHEETING - ZINCALUME	O	OPEN
TS	HARDWOOD TIMBER SLAT SCREENING		
TD	HARDWOOD TIMBER BENCH DECKING		
FE1	METAL POOL FENCE 1800HT		
FE2	METAL POOL FENCE 1200HT		

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PROPOSED
ASTI REDEVELOPMENT

FOR
JOONDANNA INVESTMENTS
LOTS 1287, 1288, 1295, 1296 (7) PACKARD PL, DARWIN NT
BIN ENCLOSURE & STANDALONE VENT

13.07.2025

DWG NO:

PR 33