

AL2611 - PROPOSED HOTEL DEVELOPMENT

39 STOKES HILL, DARWIN CITY, NT

SHEET LIST

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FOR INFORMATION

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A	DA SET	28/05/2026	BR	RA		<small>© ASHFORD LAMAYA ARCHITECTS CLAIMS COPYRIGHT IN THIS DOCUMENT. THE UNAUTHORISED USE, COPYING OR MODIFICATION OF THIS DOCUMENT IS NOT PERMITTED. DO NOT SCALE OFF THIS DRAWING. CONTRACTOR TO RAISE ANY ACTUAL OR SUSPECTED DOCUMENTATION DISCREPANCIES WITH THE PROJECT MANAGER OR ARCHITECT ASAP AND IN ANY EVENT PRIOR TO ORDERING, FABRICATING, OR COMMENCEMENT OF CONSTRUCTION.</small>			..	A200	OF -	A	A1	
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GENERAL NOTES

- 1) DO NOT SCALE OFF DRAWINGS
- 2) ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
- 3) ALL REFERENCES TO AUSTRALIAN STANDARDS ARE TO THOSE CURRENTLY REFERENCED IN THE NCC.
- 4) ALL CONTRACTORS AND SUB CONTRACTORS ARE TO NOTIFY THE SUPERINTENDANT OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR IS TO ALLOW FOR THE HIGHER VALUE SPECIFICATION UNLESS DIRECTED OTHERWISE.
- 5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERTAKE REASONABLE INVESTIGATIONS TO IDENTIFY ANY ADDITIONAL WORKS THAT MAY BE REQUIRED.
- 6) TENDER PRICING IS TO INCLUDE FOR ALL ASSOCIATED COSTS, INCLUDING MARGINS AND OVERHEADS. THE CONTRACTOR SHALL TAKE ALL REASONABLE STEPS TO MINIMISE THE NUMBER OF VARIATIONS ARISING DURING DEMOLITION AND CONSTRUCTION.
- 7) ALL CONTRACTORS AND SUB CONTRACTORS WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC), LOCAL GOVERNMENT OR STATUTORY BODIES REQUIREMENTS
- 8) ALL WORKMANSHIP TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS BY STANDARDS ASSOCIATION OF AUSTRALIA
- 9) ALL PLANS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTS. WHERE RELEVANT REFER TO STRUCTURAL, ELECTRICAL, HYDRAULIC, MECHANICAL AND CIVIL ENGINEERS DRAWINGS FOR FURTHER INFORMATION REGARDING BUILDING SERVICES AND STRUCTURE.
- 10) CONTRACTOR TO SET OUT ALL WORKS ON SITE TO DETERMINE ANY CLASHES WITH ANY EXISING SITE INFRASTRUCTURE AND UNDERGROUND SERVICES
- 11) VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY ON SITE WORKS
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION & SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT
- 13) MANUFACTURERS AND SUB-CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS FOR PROJECT SUPERINTENDANTS APPROVAL PRIOR TO FABRICATION AND INSTALLATION
- 14) ALL PROPRIETARY ITEMS SHALL BE CONSTRUCTED, INSTALLED OR FIXED AS PER MANUFACTURERS. SPECIFICATIONS OR RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
- 15) ANY ALTERNATIVES ARE TO BE APPROVED IN WRITING BY THE SUPERINTENDENT
- 16) THE PROPOSED SITE IS IN A CYCLONIC WIND REGION, ALL CLADDING MATERIALS AND ATTACHEMENTS TO THE BUILDING ARE TO BE FIXED IN ACCORDANCE WITH THE AN APPROVED 'DTC' MANUAL REFERENCE SHEET OR MANNER ENDORSED BY THE DESIGN ENGINEER
- 17) FLOOR LEVELS SHOWN ARE TO STRUCTURAL CONCRETE LEVELS AND NOT FINISHED SURFACE LEVELS (TYPICAL).
- 18) CONTRACTOR TO UNDERTAKE THE FOLLOWING:
 - a). ALL SET-OUTS TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF ANY SITE WORKS
 - b). PROVIDE CERTIFICATION TO PROJECT SUPERINTENDANT OF ALL DIMENSIONING PRIOR TO SITE SET-OUT

- 20) THE CONTRACTOR SHALL DESIGN AND CONSTRUCT NON-STRUCTURAL BUILDING PARTS AND COMPONENTS IN ACCORDANCE WITH SECTION 8 OF AS 1170.4 TO RESIST EARTHQUAKE ACTIONS. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION BY A STRUCTURAL ENGINEER REGISTERED IN THE NORTHERN TERRITORY AS A BUILDING PRACTITIONER IN THE APPROPRIATE CATEGORY.
- 21) CORROSION PROTECTION OF STEEL MEMBERS SHALL COMPLY WITH AS/NZS 4600 AND THE NASH STANDARD
- 22) STEELWORK SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE STRUCTURAL ENGINEER'S DESIGN AS 4100 / AS4600 AS APPROPRIATE.
- 23) DAMP PROOFING TO COMPLY WITH NCC F1D6, F1D7, AS 2904 AND AS 2870.1 AS APPROPRIATE.

SITE NOTES

- 1) FORMAL DETAILED SURVEY DEPICTING ALL SITE INFORMATION, BOUNDARIES, BEARINGS, LEVELS & CONTOURS TO BE PROVIDED BY CLIENT
- 2) CONTRACTOR TO UNDERTAKE GPR SURVEY TO VERIFY UNDERGROUND SERVICES.
- 3) GEOTECHNICAL INVESTIGATION TO BE PROVIDED BY CLIENT
- 4) STANDARD BOUNDARY WALL / FENCE HEIGHTS TO BE MEASURED ABOVE NATURAL GROUND
- 5) TEMPORARY FENCING AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS TO BE MAINTAINED AT ALL TIMES

STORMWATER AND SEDIMENT CONTROL

- 1) EROSION AND SILT RUN OFF PROTECTION TO BE MAINTAINED AT ALL TIMES TO COMPLY WITH RELEVANT LEGISLATION AND LOCAL GOVERNMENT REGULATIONS MINIMUM STANDARDS AT ALL TIMES
- 2) STORMWATER DISCHARGE IS TO BE DIVERTED AWAY FROM THE BUILDINGS ON SITE AND ANY ADJOINING ALLOTMENT. GROUND AND PAVED SURFACES ADJACENT THE BUILDING ARE TO BE SET DOWN AND FALL AWAY FROM THE BUILDING.
- 3) DIVERSION DRAINS TO BE USED TO DIRECT SURFACE WATER AROUND BUILDING SITE. DRAINS SHOULD BE 150min DEEP. CUT SOIL TO BE DEPOSITED ON THE LOW SIDE OF THE TRENCH. DRAIN SHOULD BE STABILISED USING GRASS, AGGREGATE OR MATTING TO SLOW VELOCITY OF WATER. DIVERTED WATER SHOULD BE DIRECTED ONTO A SUITABLE AREA OF ABSORPTION OR TO A PROTECTIVE MEASURE SUCH AS GEOTEXTILE SEDIMENT FENCE
- 4) APPROPRIATE EROSION TREATMENT TO BE INSTALLED BENEATH UNGUTTERED ROOF EDGES

INSULATION

- 1) ALL INSULATION IN ACCORDANCE WITH THE CURRENT NTG STANDARDS FOR ENERGY EFFICIENCY AT THE TIME OF CONSTRUCTION
- 2) INSULATION / SARKING TYPE MATERIALS MUST HAVE A FLAMMABILITY INDEX OF 5 OR LESS TO COMPLY WITH SPECIFICATION 7 OF THE NCC.

FIRE EXTINGUISHERS

- 1) PROVIDE A 3A:40B:(E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT THE EXITS. INSTALLED AS PER AS 2444

DEMOLITION NOTES

- 1) ALL DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601 AND NT WORKSAFE REQUIREMENTS.
- 2) CONTRACTOR TO PROVIDE DEMOLITION REPORT TO CLIENT PRIOR TO DEMOLITION WORKS TO COMMENCE ON SITE
- 3) ITEMS TO BE DEMOLISHED OR MODIFIED ARE TYPICALLY SHOWN DASHED / HATCHED ON THE DEMOLITION PLAN
- 4) REFER TO OTHER SERVICES DOCUMENTATION FOR ANY ADDITIONAL DEMOLITION WORK
- 5) CONFIRM LOCATION OF ALL SERVICES LOCATIONS PRIOR TO NEW WORKS COMMENCING
- 6) SERVICES AFFECTED BY DEMOLITION WORKS ARE TO BE MADE GOOD OR CAPPED OFF AS REQUIRED, REMOVE ALL REDUNDANT FITTINGS, FIXTURES AND SERVICES BACK TO THEIR SOURCE
- 7) WHERE EXISTING SURFACES ARE DAMAGED BY DEMOLITION WORKS, THEY SHALL BE MADE GOOD TO MATCH EXISTING ADJACENT SURFACES AND PREPARED FOR NEW WORKS
- 8) ALLOW FOR TEMPORARY DUST PROOFING / HOARDING AROUND WORK AREA WHILE STILL PROVIDING SUITABLE EGRESS AND ACCESS TO ALL OCCUPIED AREAS
- 9) WHEN WALLS ARE OPEN FOR INSTALLATION OF NEW WORKS PROVIDE SECURITY FROM UNAUTHORISED ENTRY INTO THE WORKS AREA
- 10) REGULARLY REMOVE ALL DEMOLISHED MATERIAL FROM SITE IN CLOSED WHEELIE BINS AND MAINTAIN A CLEAN & TIDY SITE THROUGHOUT CONSTRUCTION.

- 11) PROTECT ALL EXISTING RETAINED ADJACENT FLOOR, WALL & CEILING FINISHES THROUGHOUT DEMOLITION & CONSTRUCTION WORKS.
- 12) TAKE ALL PRACTICAL STEPS TO MINIMIZE NOISE RESULTING FROM WORKS
- 13) REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS. SEE ASBESTOS NOTES FOR MORE INFORMATION
- 14) ALL EXTERNAL BUILDING FINISHES THAT ARE BEING RETAINED AND NOT RECEIVING A NEW FINISH SHOULD BE THOROUGHLY CLEANED. ANY VISIBLE DAMAGE TO THOSE SURFACES SHOULD BE REPORTED TO THE SUPERINTENDENT
- 15) REMOVE ALL REDUNDANT SURFACE MOUNTED EXPOSED DUCTS, CONDUITS & FIXINGS
- 16) LEAVE THE SITE IN A CLEAN AND TIDY STATE

ASBESTOS NOTES

- 1) PLEASE REFER TO ASBESTOS REGISTER. ANY KNOWN OR SUSPECTED ASBESTOS IN THE AREA OF WORK SHALL BE HANDLED AS FOLLOWS:
- 2) ALL REMOVAL, REPAIR AND RENOVATION OF PRODUCTS CONTAINING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ASBESTOS CODE OF PRACTICE (NOHSC:2002 (1988)) AND GUIDANCE NOTES (NOHSC:3002 (1988)), (NOHSC:3003 (1988)) AND WORK HEALTH INFORMATION BULLETINS PUBLISHED BY THE NT WORK SAFE.
- 3) REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS
- 4) THE SPECIALIST CONTRACTOR WILL ENSURE WORKERS ARE PROVIDED WITH APPROPRIATE SAFETY APPAREL AND BREATHING APPARATUS AS APPLICABLE IN ACCORDANCE WITH AS 1715 AND AS 1716
- 5) CLIENT TO ENGAGE AND MANAGE AN INDEPENDENT ASBESTOS HYGIENEST TO MONITOR REMOVAL WORKS

CONCRETE NOTES

- 1) ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH AS 3600 & AS 2870
- 2) ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS 3600 & AS 2870.
- 3) PROVIDE DAMP-PROOF MEMBRANE (0.2mm THICK APPROVED POLETHYLENEMEMBRANE) TO BE INSTALLED TO THE UNDERSIDE OF FLOOR SLABS FULLY TAPED, LAPPED & SEALED IN ACCORDANCE WITH NCC PART F1D7.
- 4) C76SAW CUTS AT 1500MM CENTRES UNLESS NOTED OTHERWISE
- 5) CONTRACTION JOINTS, EXPANSION JOINTS, SAW CUT JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE ENDORSED STRUCTURAL ENGINEERS DOCUMENTATION.

TERMITE PROTECTION

- 1) FIPRONIL TERMITE MOISTURE BARRIER IS TO BE USED AS TERMITE PROTECTION (AS 3660.1) AND AS A DAMP PROOF MEMBRANE AS PER (AS 2870). IT IS TO BE INSTALLED BY A MANUFACTURERS ACCREDITED INSTALLER AS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AS SPECIFIED. CERTIFICATE TO BE PROVIDED UPON COMPLETION OF INSTALLATION.
- 2) TREAT THE SLAB EDGE TO THE EXTENT SHOWN ON THE DRAWINGS WITH A 'PART B' APPROVED IRRIGATED SYSTEM OR EQUAL APPROVED BY THE SUPERINTENDENT WITH A CONCRETE (PROTECTION STRIP) AS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH AS 3660.1.
- 3) TERMITE PROTECTION TO BE PERFORMED STRICTLY IN ACCORDANCE WITH AS3660.1.

FIRE NOTES

- 1) ELECTRICAL SWITCHBOARD LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE PROOF DOORS TO COMPLY WITH NCC PART D3D8.
- 2) FIRE HAZARD PROPERTIES OF ALL MATERIALS, LININGS, ASSEMBLIES AND SURFACE FINISHES SHALL COMPLY WITH SPECIFICATION 7 OF THE NCC. CONTRACTOR TO PROVIDE COPIES OF FIRE INDICES TEST CERTIFICATES.
- 3) ALL TAP, VENT PIPES, WASTE PIPES, CABLES AND AIR-CONDITIONING REFRIGERANT PIPEWORK ARE TO BE CONCEALED WITHIN THE WALLS
- 4) ALL DOORWAYS TO HAVE A MIN. UNOBSTRUCTED HEIGHT OF 2.0M
- 5) EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TRAVEL ARE TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION.
- 6) ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS (INCLUDING ROLLER SHUTTER GRILLES) ARE TO BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE-HANDED DOWNWARD ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900MM AND 1100MM ABOVE FINISHED FLOOR LEVEL IN ACCORDANCE WITH CLAUSE NCC D3D26
- 7) EXIT SIGN TO BE MOUNTED AT A HEIGHT OF 2.7M OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- 8) A 1.0M MINIMUM CLEAR EXIT PATH IS REQUIRED TO BE MAINTAINED THROUGHOUT THE BUILDING/ TENANCY / STOREY

ROOF NOTES

- 1) ALL ROOF SHEETING AND FLASHINGS TO BE AS PER AS 1562.2 MANUFACTURERS SPECIFICATIONS & RELEVANT NT DTC MANUAL SHEETS.
- 2) ALL PENETRATIONS THROUGH ROOF SHEETING TO BE FLASHED WITH FLASHING TO MATCH SELECTED ROOF SHEETING FINISH.
- 3) ALL COLORBOND TO BE STANDARD GRADE, UNLESS NOTED OTHERWISE
- 4) APRON FLASHING AND BARGE CAPPING: 200mm
- 5) NEATLY SCRIBE FLASHING TO SUIT ROOF PROFILES.
- 6) PROVIDE "DEKTITE" ROOF FLASHINGS OF MATCHING DIAMETER TO ALL PLUMBING ROOF PENETRATIONS SELECTED COLOUR TO MATCH ROOF SHEETING
- 7) TURN UP VALLEYS AT RIDGE & INSTALL FOAM SEALING STRIP UNDER FLASHING.
- 8) EAVES GUTTER 0.6mm COLORBOND WITH GALVANISED STEEL BRACKET SUPPORTS, UNLESS NOTED OTHERWISE.
- 9) ROOF AND WALL FLASHINGS GENERALLY TO BE 0.6mm COLORBOND
- 10) PROVIDE ADDITIONAL FLASHINGS AS REQUIRED TO ACHIEVE A WEATHERPROOF ROOF SYSTEM.
- 11) FLASHINGS INDICATE ARCHITECTURAL INTENT ONLY. SITE CHECK DIMENSIONS OF ALL FLASHINGS PRIOR TO MANUFACTURE. OBTAIN APPROVAL FOR ANY VARIATIONS PRIOR TO PROCEEDING
- 12) ALL ROOF FASTENERS TO BE CLASS 4 FINISH.
- 13) EAVES GUTTERS TO HAVE A FALL TOWARDS OUTLET OF 1:500 MIN.
- 14) GUTTER HIGH POINT TO BE LOCATED AT MIDPOINT OR END OF GUTTER AS SHOWN ON THE ROOF PLAN
- 15) STORMWATER DRAINAGE DESIGN, INCLUDING ROOF WATER COLLECTION, MUST COMPLY WITH AS/NZS 3500.3

ACCESSIBLE FACILITIES / FEATURES

- 1) PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST (BETWEEN DOOR LEAF v. DOOR FRAME or DOOR LEAF v. ADJACENT WALL) AT ALL DOORWAYS WHERE DISABLED ACCESSIBILITY IS REQUIRED IN ACCORDANCE WITH AS 1428.1
- 2) TACTILE INDICATORS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS, STAIRS, VEHICULARWAYS AT GRADE, AND WHERE OVERHEAD OBSTRUCTIONS LESS THAN 2M EXIST TO COMPLY WITH AS/NZS 1428.4.1.

WINDOWS, DOORS AND GLAZING

- 1) DIMENSIONS SHOWN ARE NOMINAL STRUCTURAL OPENING SIZES ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM SITE BEFORE ANY FABRICATION
- 2) ALUMINIUM FRAMES TO BE SELECTED POWDERCOAT UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
- 3) REMOVE & CLEAN ALL SEALANT FROM FRAMES, AND SURROUNDING SURFACES
- 4) REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWINGS

- 23) EXIT DOOR AND DOORS IN THE PATH OF TRAVEL TO AN EXIT ARE REQUIRED TO BE OPENABLE FROM WITHIN, WITHOUT A KEY, ON A D HANDLE LEVER LOCATED BETWEEN 900-1100 ABOVE FLOOR LEVEL.
- 24) DOOR HARDWARE COMPLYING WITH NCC PART D3D26 SHALL ALSO COMPLY WITH AS1428.1-2009 (I.E. D TYPE LEVER HARDWARE OR D TYPE HANDLES)
- 27) ALL EXTERNAL DOORS TO HAVE THRESHOLD SEALS AGAINST WEATHER AND VERMIN AND COMPLY WITH AS1428.1 FOR ACCESSIBILITY
- 28) ALL DOORS WHERE DISABLED ACCESS IS REQUIRED TO HAVE MINIMUM 850mm WIDE CLEAR OPENING WIDTH (MIN 920 LEAF) MEASURED FROM THE OPEN FACE OF DOOR AND A COMPLIANT THRESHOLD RAMP AS PER AS1428.1

FLOOR FINISHES

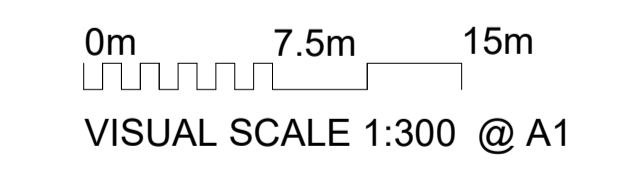
- 1) PROVIDE MINIMUM WIDTH SS TRANSITION STRIPS BETWEEN DIFFERENT FLOOR FINISHES SET FLUSH WITH FINISHED FLOOR LEVEL
- 2) ENSURE SPECIFIED FLOOR FINISH COMPLYS WITH RELEVANT NCC CLAUSES, AUSTRALIAN STANDARDS AND LOCAL HEALTH AUTHORITY'S APPROVAL ON WATERPROOFING, SLIP-RESISTANCE AND NON-TOXICITY
- 3) EXPANSION JOINTS AT ALL CHANGES TO SUBSTRATE TO AS 3958.1

FOR INFORMATION

A		DA SET		28/05/2026		BR		RA			LANDSCAPE: NAME	INTERIORS: NAME	PROPOSED HOTEL DEVELOPMENT LOT 7495 Stokes Hill Rd - DARWIN GENERAL NOTES	<small>©ASHFORDLAMAYA ARCHITECTS CLAIMS COPYRIGHT IN THIS DOCUMENT. THE UNAUTHORISED USE, COPYING OR MODIFICATION OF THIS DOCUMENT IS NOT PERMITTED. DO NOT SCALE OFF THIS DRAWING. CONTRACTOR TO BASE ANY ACTUAL OR SUSPECTED DOCUMENTATION DISCREPANCIES WITH THE PROJECT MANAGER OR ARCHITECT ASAP AND IN ANY EVENT PRIOR TO ORDERING, FABRICATION, OR COMMENCEMENT OF CONSTRUCTION.</small>	JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
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EXISTING SITE PLAN
1 : 300



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PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
EXISTING SITE PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A205 OF -	A	A1



PROPOSED SITE PLAN
1 : 300

0m 7.5m 15m
VISUAL SCALE 1:300 @ A1

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PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED SITE PLAN

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..	A206 OF -	A	A1



SEWERAGE EASEMENT "A", WATER SUPPLY EASEMENT AND RIGHT OF WAY EASEMENT.
 LAUNDRY TROLLEY. 1.8m COLORBOND VERTICAL SLATTED SCREEN.
 BIN ENCLOSURE. 1.8m COLORBOND VERTICAL SLATTED SCREEN.

EXISTING TREE TO REMAIN
 PROPOSED WATER ASSEMBLY LOCATION.

PROPOSED GROUND FLOOR PLAN
 1 : 200

0m 5m 10m
 VISUAL SCALE 1:200 @ A1

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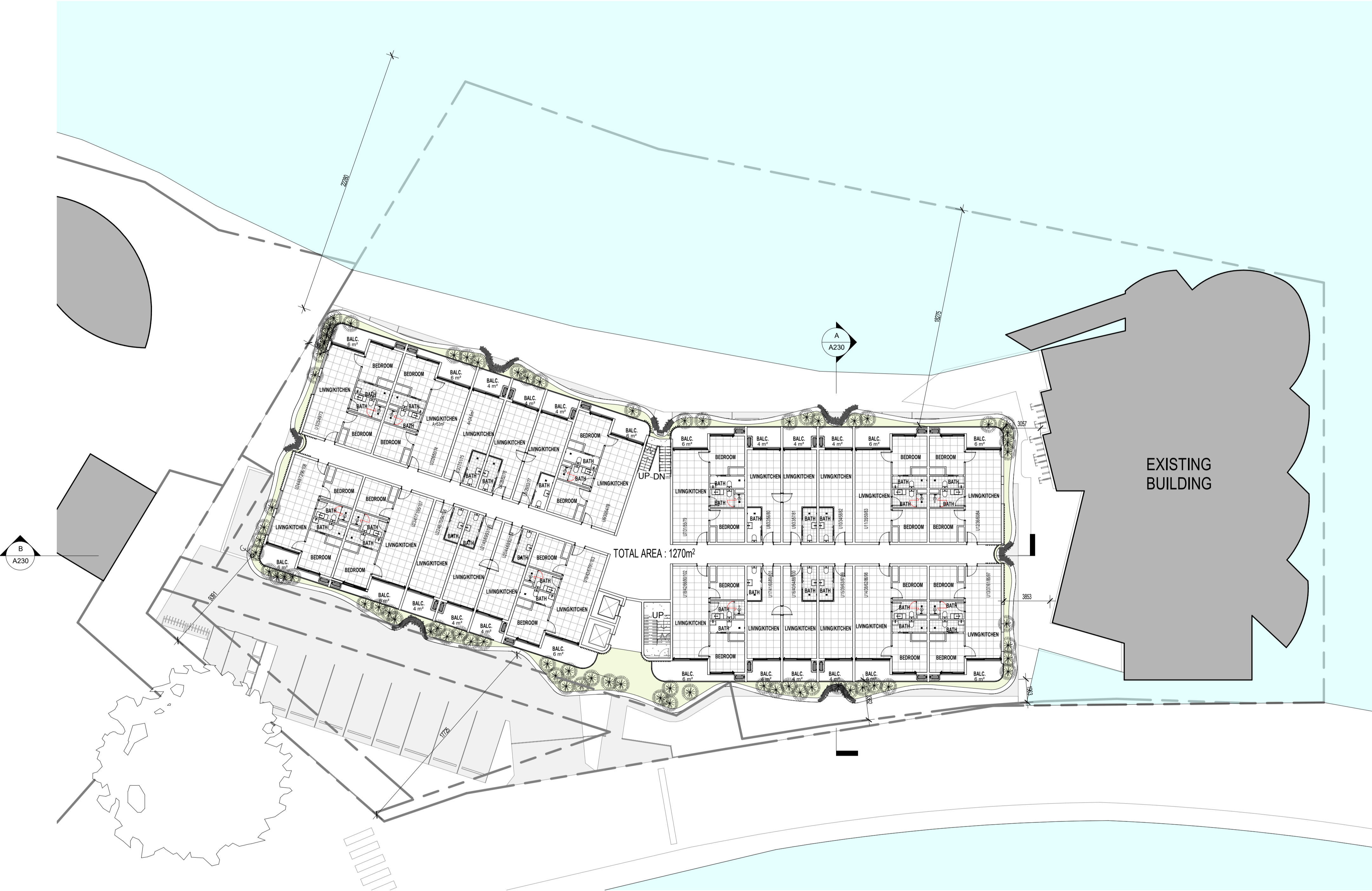


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PROPOSED HOTEL DEVELOPMENT
 LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED GROUND FLOOR PLAN

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..	A210 OF -	A	A1



PROPOSED TYPICAL FLOOR PLAN
1 : 200

0m 5m 10m
VISUAL SCALE 1:200 @ A1

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PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED TYPICAL FLOOR PLAN

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..	A211 OF -	A	A1



ROOFTOP FLOOR PLAN
 1 : 100

0m 5m 10m
 VISUAL SCALE 1:200 @ A1

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PROPOSED HOTEL DEVELOPMENT
 LOT 7495 Stokes Hill Rd - DARWIN
ROOFTOP FLOOR PLAN

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..	A212 OF -	A	A1



ROOF PLAN
1 : 100

0m 5m 10m
VISUAL SCALE 1:200 @ A1

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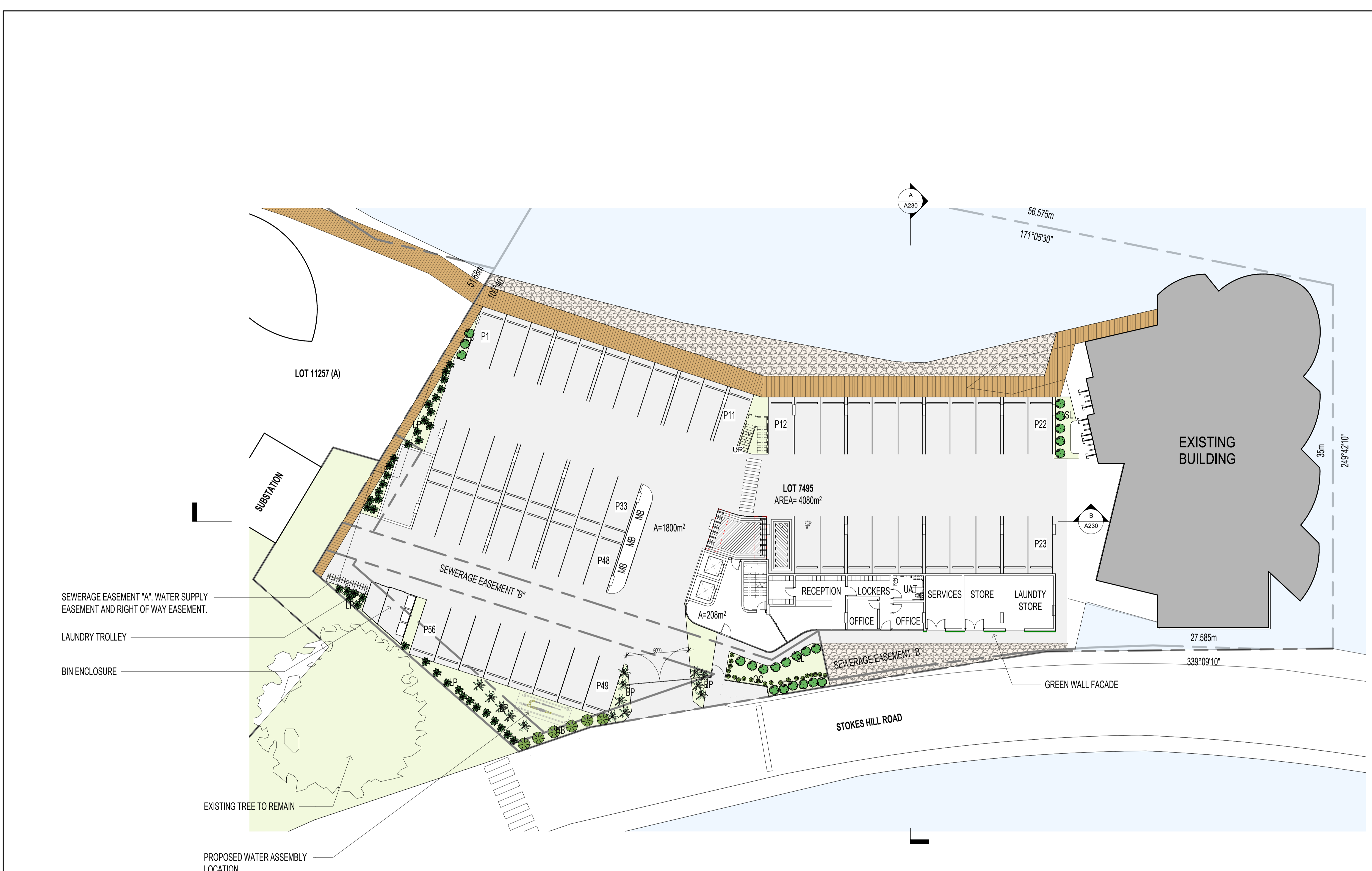



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PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
ROOF PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A213 OF -	A	A1



-  SPATHIPHYLLUM MAUNA LOA SUPREME
BP - BIRD OF BARADISE
-  ACALYPHA WIKESIANA 'JAVA WHITE'
FP - FIJIAN FIRE PLANT
-  HINISCUS 'CAYMAN WIND'
HB - LAVENDER HIBISCUS
-  CRYTOSTACHYS LAKKA
LP - LIPSTICK PALM
-  HELICONIA PSITTACORUM DWARD ORANGE
OC - ORANGE CRAB CLAW
-  HYMENOCALLIS SPECIOSA
SL - SPIDER LILLY
-  DICHONDRA SILVER FALLS
SF - SILVER FALLS
-  CASUARINA GLAUCA PROSTRATE
CG - CASUARINA GLAUCA
-  EPIPREMNUM DEVILS IVY
DI - DEVILS IVY
-  YELLOW POINCIANA TREE
T1
-  BUCIDA MOLINETI TREE
T2

LANDSCAPE AREA OF GROUND FLOOR: 202m²

PROPOSED GROUND FLOOR PLAN
1 : 200

FOR INFORMATION

No.	DA SET	DESCRIPTION	28/05/2026	BR	RA
AMENDMENTS			DATE	DRAWN	CHECKED



LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEO TECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED LANDSCAPE PLAN - GROUND FLOOR

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A214 OF -	A	A1



-  SPATHIPHYLLUM MAUNA LOA SUPREME
BP - BIRD OF BARADISE
-  ACALYPHA WIKESIANA 'JAVA WHITE'
FP - FIJIAN FIRE PLANT
-  HINISCUS 'CAYMAN WIND'
HB - LAVENDER HIBISCUS
-  CRYPTOSTACHYS LAKKA
LP - LIPSTICK PALM
-  HELICONIA PSITTACORUM DWARD ORANGE
OC - ORANGE CRAB CLAW
-  HYMENOCALLIS SPECIOSA
SL - SPIDER LILLY
-  DICHONDRA SILVER FALLS
SF - SILVER FALLS
-  CASUARINA GLAUCA PROSTRATE
CG - CASUARINA GLAUCA
-  EPIPREMNUM DEVILS IVY
DI - DEVILS IVY
-  YELLOW POINCIANA TREE
T1
-  BUCIDA MOLINETI TREE
T2

1. GREENROOF / PLANTERBOX (MIN 300MM DEEP) OVER MAIN SLAB EDGES TO CONTAIN A VARIETY OF GRASSE & CASCADING SPECIES. A COMBINATION OF CASUARINA GLAUCA 'COUSIN IT' & DICHONDRA 'SILVER FALLS' ONLY. 1 TOLERANT ACCENT PLANT SPECIES. ONLY SPECIES WHICH REQUIRE LITTLE TO NO ON GOING MAINTENANCE WILL BE SPECIFIED. MULCHING WILL BE A RIVERSTONE BLEND WITH A FULLY AUTOMATIC DRIPPER IRRIGATION SYSTEM INSTALLED.

LANDSCAPE AREA ON TYPICAL FLOORS: 160m²

PROPOSED TYPICAL LANDSCAPE PLAN
1 : 100

FOR INFORMATION

No.	DA SET	DESCRIPTION	DATE	BR DRAWN	RA CHECKED
		AMENDMENTS	28/05/2026		



LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEO TECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED LANDSCAPE PLAN - TYPICAL FLOOR PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A215 OF -	A	A1



-  SPATHIPHYLLUM MAUNA LOA SUPREME
-  BP - BIRD OF PARADISE
-  ACALYPHA WIKESIANA 'JAVA WHITE'
-  FP - FIJIAN FIRE PLANT
-  HINISCUS 'CAYMAN WIND'
-  LH - LAVENDER HIBISCUS
-  CRYSTOCHYSS LAKKA
-  LP - LIPSTICK PALM
-  HELICONIA PSITTACORUM DWARD ORANGE
-  OC - ORANGE CRAB CLAW
-  HYMENOCALLIS SPECIOSA
-  SL - SPIDER LILLY
-  DICHONDRA SILVER FALLS
-  SF - SILVER FALLS
-  CASUARINA GLAUCA PROSTRATE
-  CG - CASUARINA GLAUCA
-  EPIPREMNUM DEVILS IVY
-  DI - DEVILS IVY
-  YELLOW POINCIANA TREE
-  T1
-  BUCIDA MOLINETI TREE
-  T2

1. GREENROOF / PLANTERBOX (MIN 300MM DEEP) OVER MAIN SLAB EDGES TO CONTAIN A VARIETY OF GRASSE & CASCADING SPECIES. A COMBINATION OF CASUARINA GLAUCA 'COUSIN IT' & DICHONDRA 'SILVER FALLS' ONLY. 1 TOLERANT ACCENT PLANT SPECIES. ONLY SPECIES WHICH REQUIRE LITTLE TO NO ON GOING MAINTENANCE WILL BE SPECIFIED. MULCHING WILL BE A RIVERSTONE BLEND WITH A FULLY AUTOMATIC DRIPPER IRRIGATION SYSTEM INSTALLED.

ROOFTOP LANDSCAPE AREA: 480m²

ROOFTOP LANDSCAPE PLAN
1 : 100

FOR INFORMATION

No.	DA SET	DESCRIPTION	DATE	BR DRAWN	RA CHECKED
		AMENDMENTS			



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STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEO TECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED LANDSCAPE PLAN - ROOF PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A216 OF -	A	A1



PROPOSED WEST ELEVATION
1 : 150

GREEN WALL FACADE



PROPOSED SOUTH ELEVATION
1 : 150

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	DA SET	28/05/2026	BR	RA
AMENDMENTS				

**ASHFORD
LAMAYA
ARCHITECTS**

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEO TECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
PROPOSED ELEVATIONS

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A220 OF -	A	A1



PROPOSED EAST ELEVATION
1 : 150



PROPOSED NORTH ELEVATION
1 : 150

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	DA SET	28/05/2026	BR	RA
AMENDMENTS				

**ASHFORD
LAMAYA
ARCHITECTS**

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT LOT 7495 Stokes Hill Rd - DARWIN PROPOSED ELEVATIONS				
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A SECTION A
1 : 100



B SECTION B
1 : 100

FOR INFORMATION

				ASHFORD LAMAYA ARCHITECTS		LANDSCAPE: NAME STRUCTURAL: NAME CIVIL: NAME MECHANICAL: NAME ELECTRICAL: NAME HYDRAULIC: NAME	INTERIORS: NAME BUILDING CERTIFICATION: NAME SURVEYOR: NAME GEOTECHNICAL: NAME ACOUSTICS: NAME	PROPOSED HOTEL DEVELOPMENT LOT 7495 Stokes Hill Rd - DARWIN PROPOSED SECTIONS	JOB No. ..	SHEET No. A230 OF -	AMENDMENT A	SHEET SIZE A1
A	DA SET	28/05/2026	BR	RA								
No.	DESCRIPTION	DATE	DRAWN	CHECKED								
AMENDMENTS												

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FOR INFORMATION

A	DA SET		28/05/2026	BR	RA
No.		DESCRIPTION	DATE	DRAWN	CHECKED
		AMENDMENTS			

**ASHFORD
LAMAYA
ARCHITECTS**

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A250 OF -	A	A1



FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	DA SET	28/05/2026	BR	RA
	AMENDMENTS			

**ASHFORD
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ARCHITECTS**

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A251 OF -	A	A1



FOR INFORMATION

A	DA SET		28/05/2026	BR	RA
No.	DESCRIPTION	DATE	DRAWN	CHECKED	
	AMENDMENTS				

**ASHFORD
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ARCHITECTS**

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A252 OF -	A	A1



FOR INFORMATION

A	DA SET		28/05/2026	BR	RA
No.		DESCRIPTION	DATE	DRAWN	CHECKED
		AMENDMENTS			

**ASHFORD
LAMAYA
ARCHITECTS**

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HOTEL DEVELOPMENT
LOT 7495 Stokes Hill Rd - DARWIN
3D VIEW

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
..	A253 OF -	A	A1