

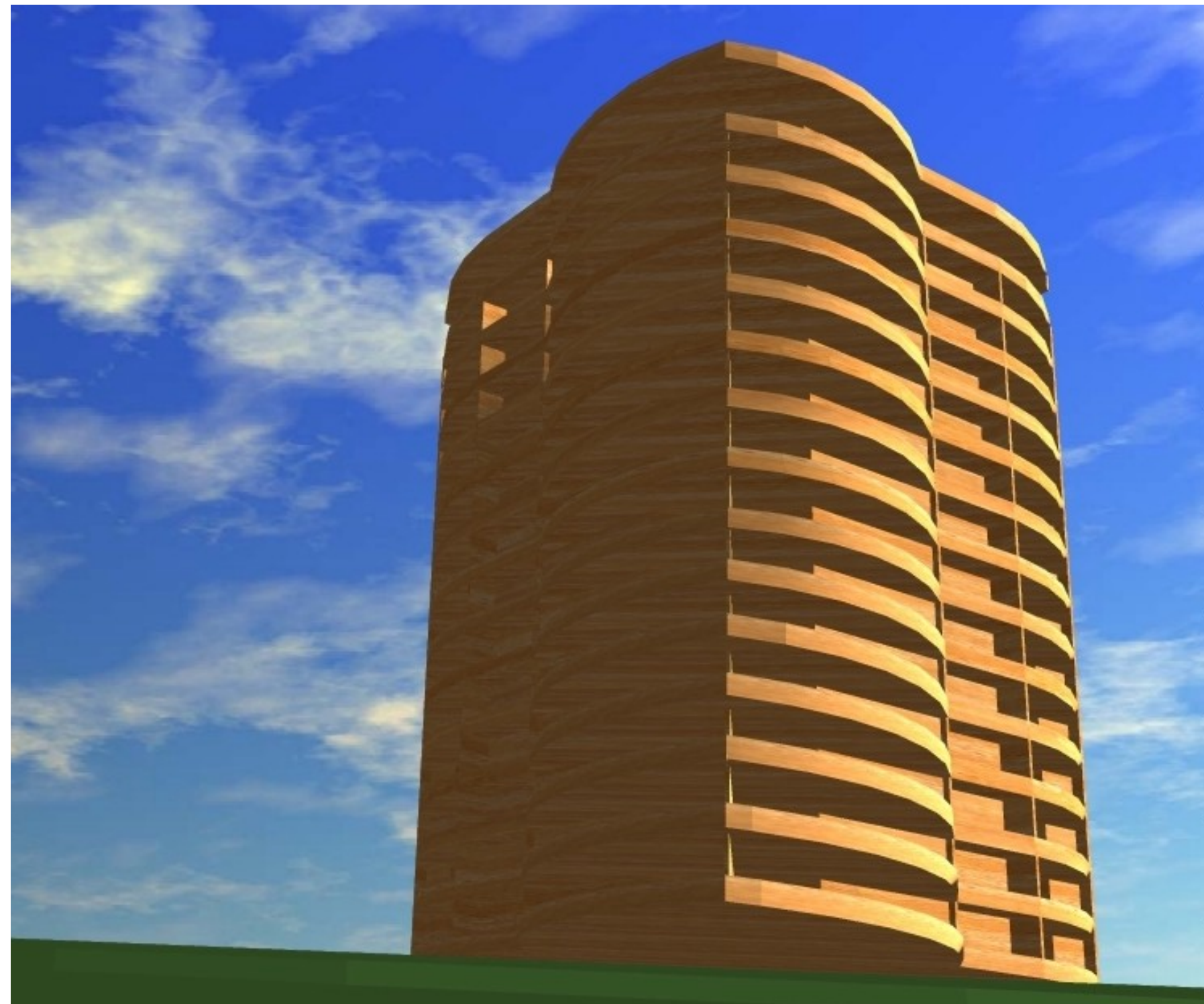
Lots 7090-7098 Frances Bay, Darwin

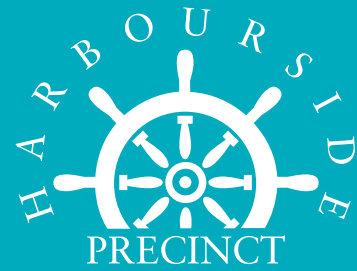
Master Plan – Redevelopment Options

This document represents preliminary design options for the master planning and redevelopment of the nine allotments fronting Frances Bay Drive adjacent to the Waterfront and Convention Centre Precinct.

Building designs are block models to indicate DCA recommended height limits and approximations on how a proposed building may occupy each site.

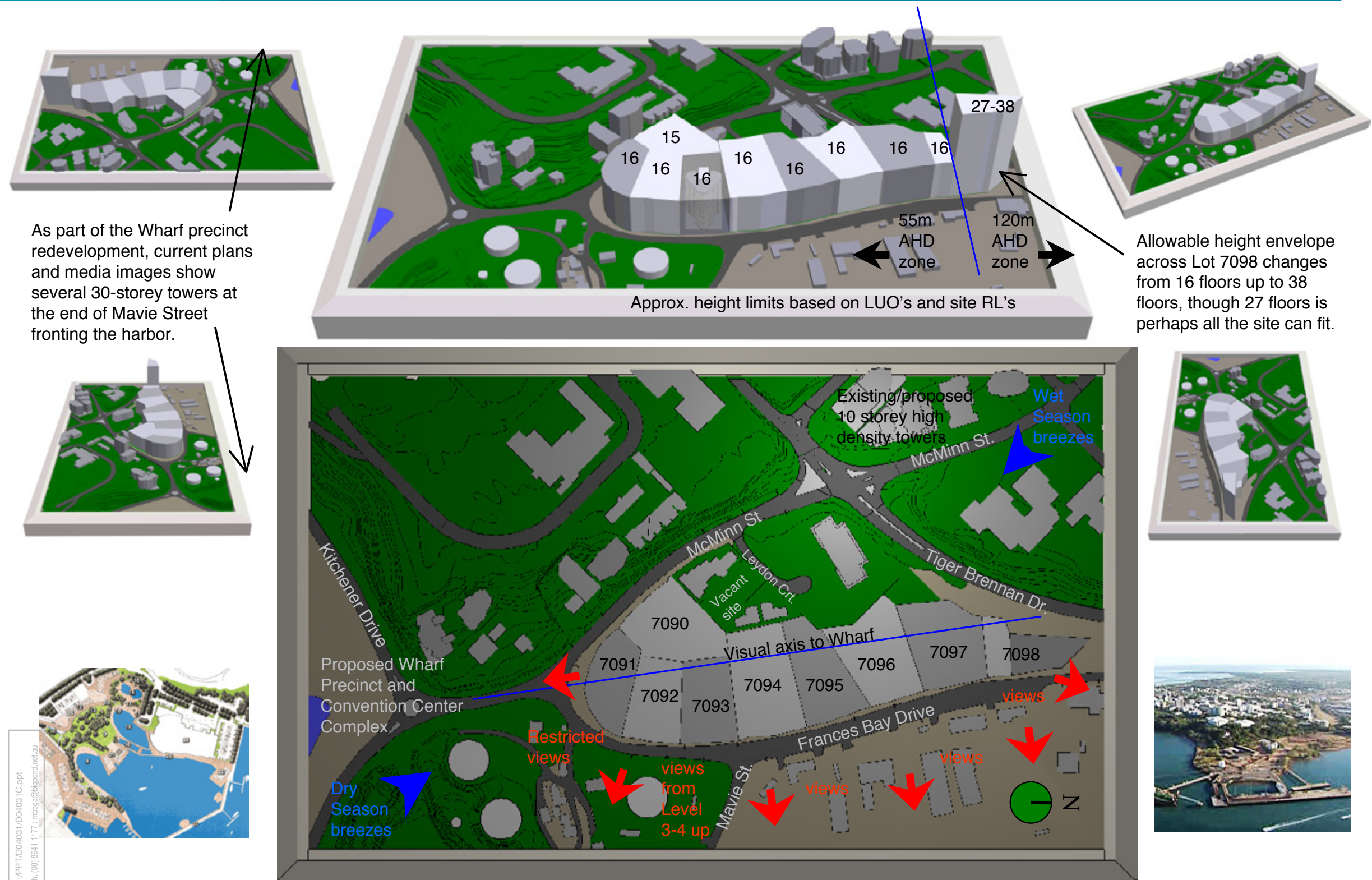
Master Plan prepared in 2012 by:
Mark Bell
Bell Gabbert Associates





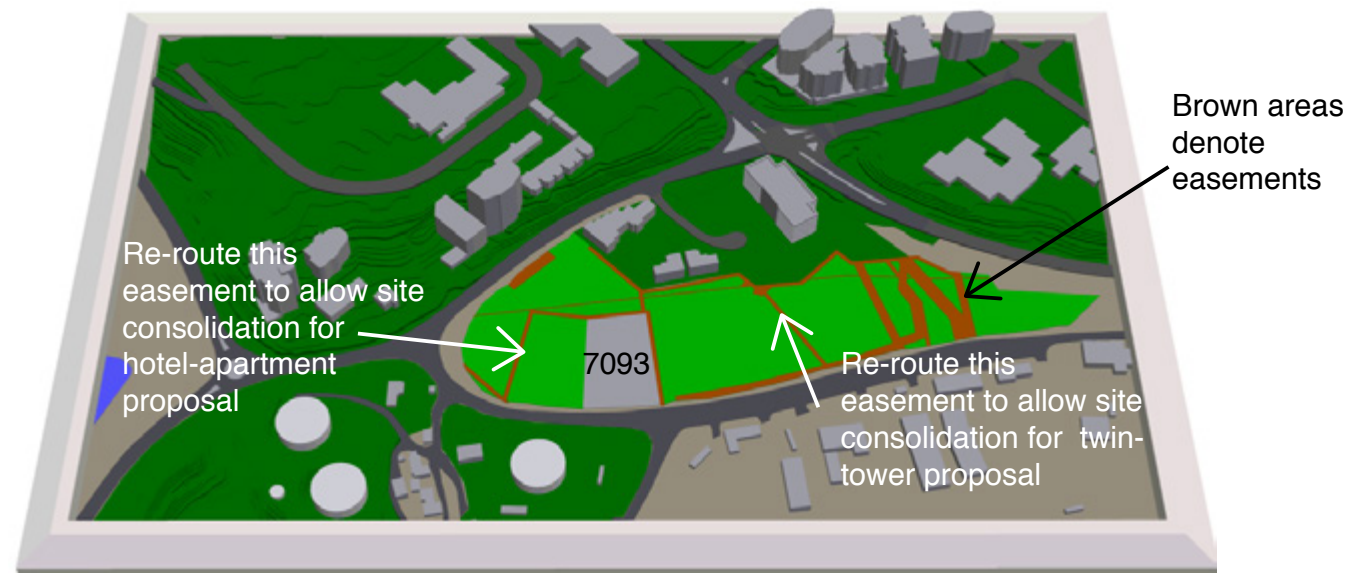
Lots 7090-7098 Frances Bay, Darwin

Master Plan – Site Analysis: Outlook & Heights



Lots 7090-7098 Frances Bay, Darwin

Master Plan – Site Analysis: Easements & View Corridors



Approx. 600m²
Commercial fronting
street

10-storey Serviced Apartments
(approx. 40-45 2-key suites)

New entry/exit for
vehicles/pedestrians

Visitor parking
and landscape
buffer

Landscaped boulevard/access
road into each site + pedestrian
link to Wharf facilities

Landscaped
park with tenant
amenities



2 sites consolidated. Approx. 150 2-key
suites (Hotel-L3-10), 28 units (L11-L16),
approx. 1000m² commercial + alfresco

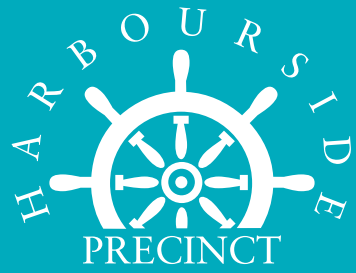
Approx. 54 units
in 15 storeys –
see sheet 13

Approx. 58 x 3-bed units
in 16 storeys

2 sites consolidated. Approx.
52 x 3-bed units per tower x 2
15-storey towers

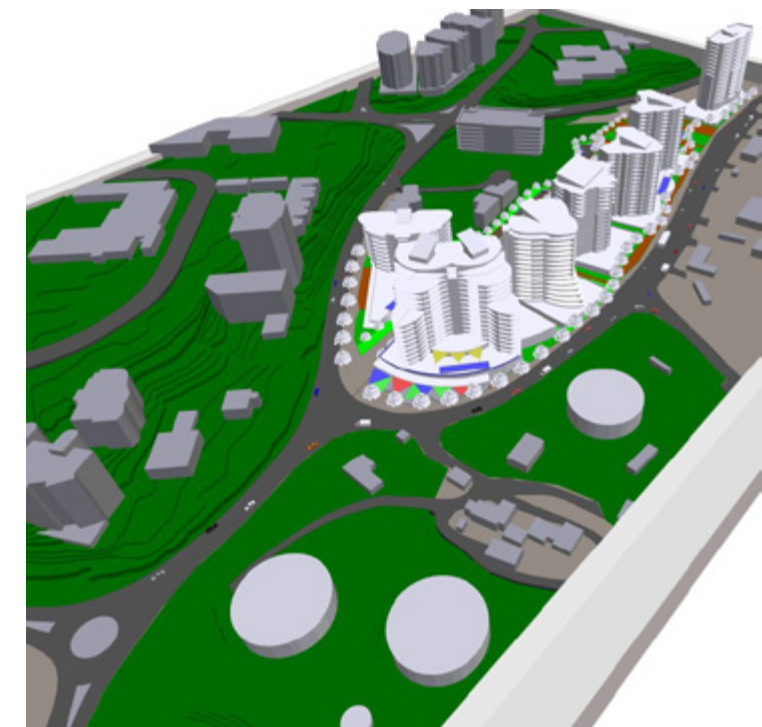
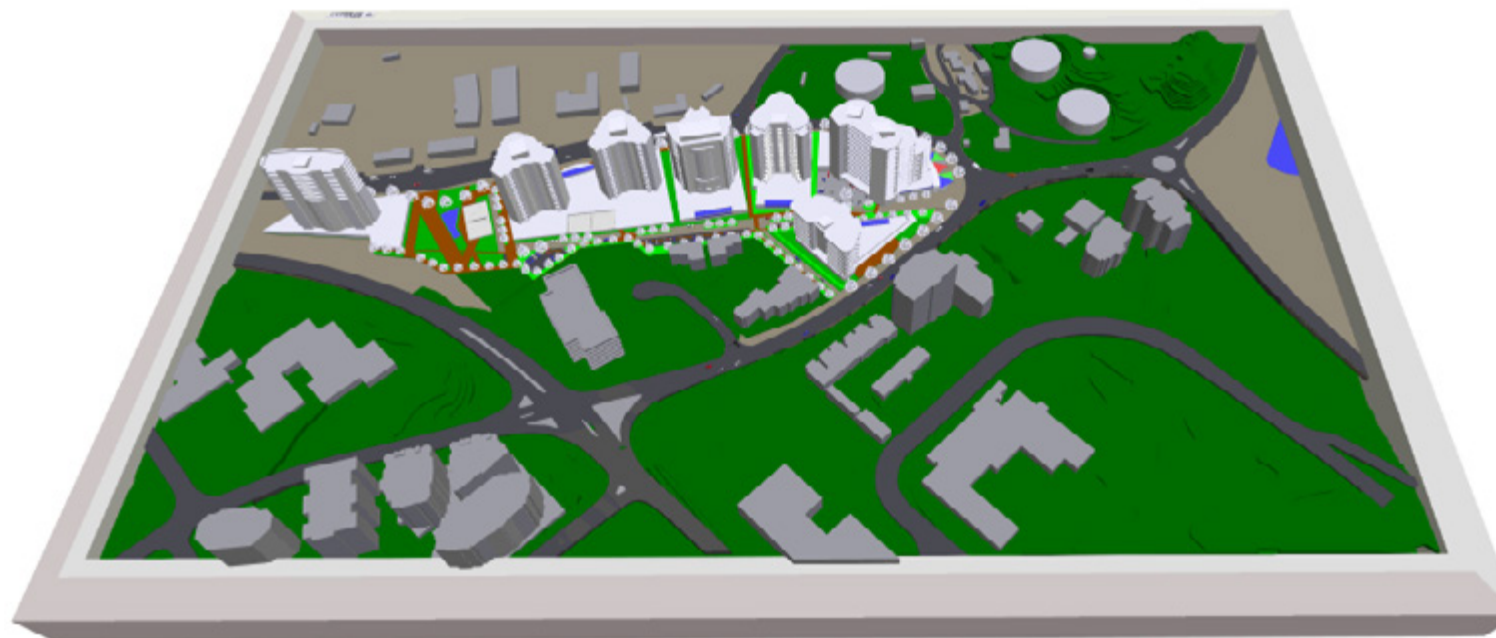
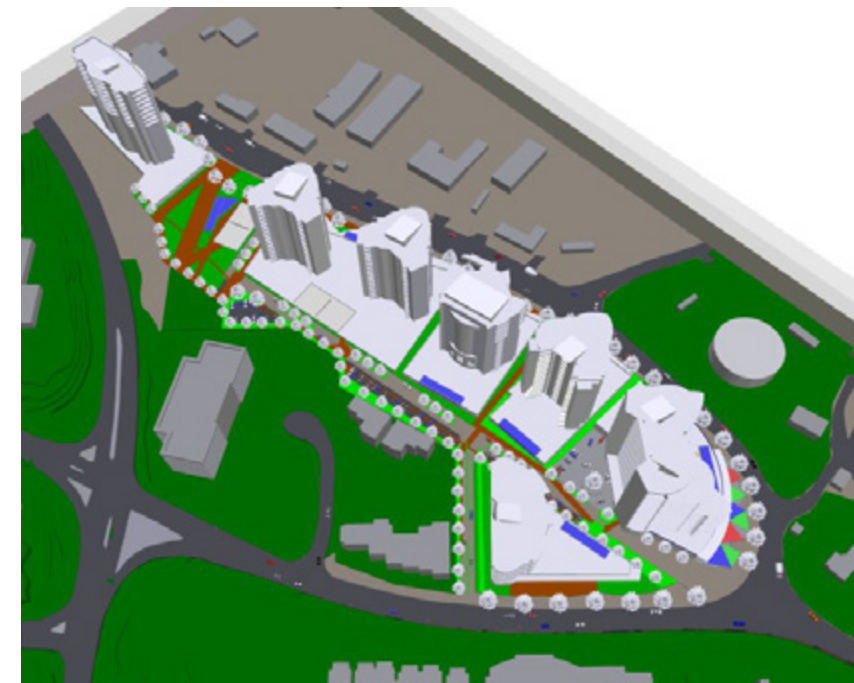
New entry/exit for
vehicles/pedestrians

Approx. 60 x
3-bed units in
18-storeys

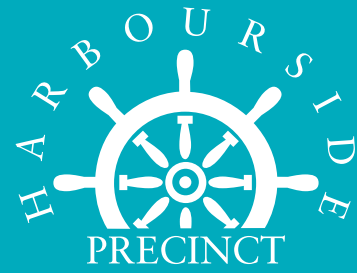


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

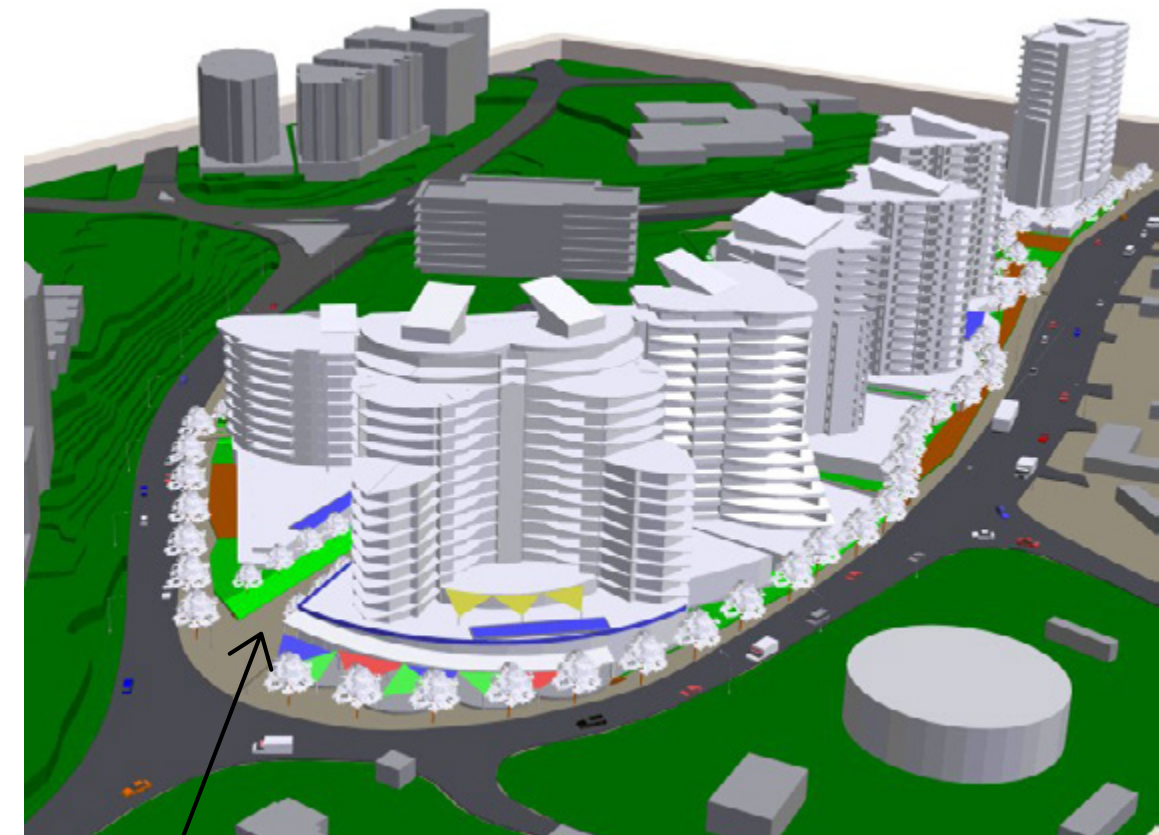
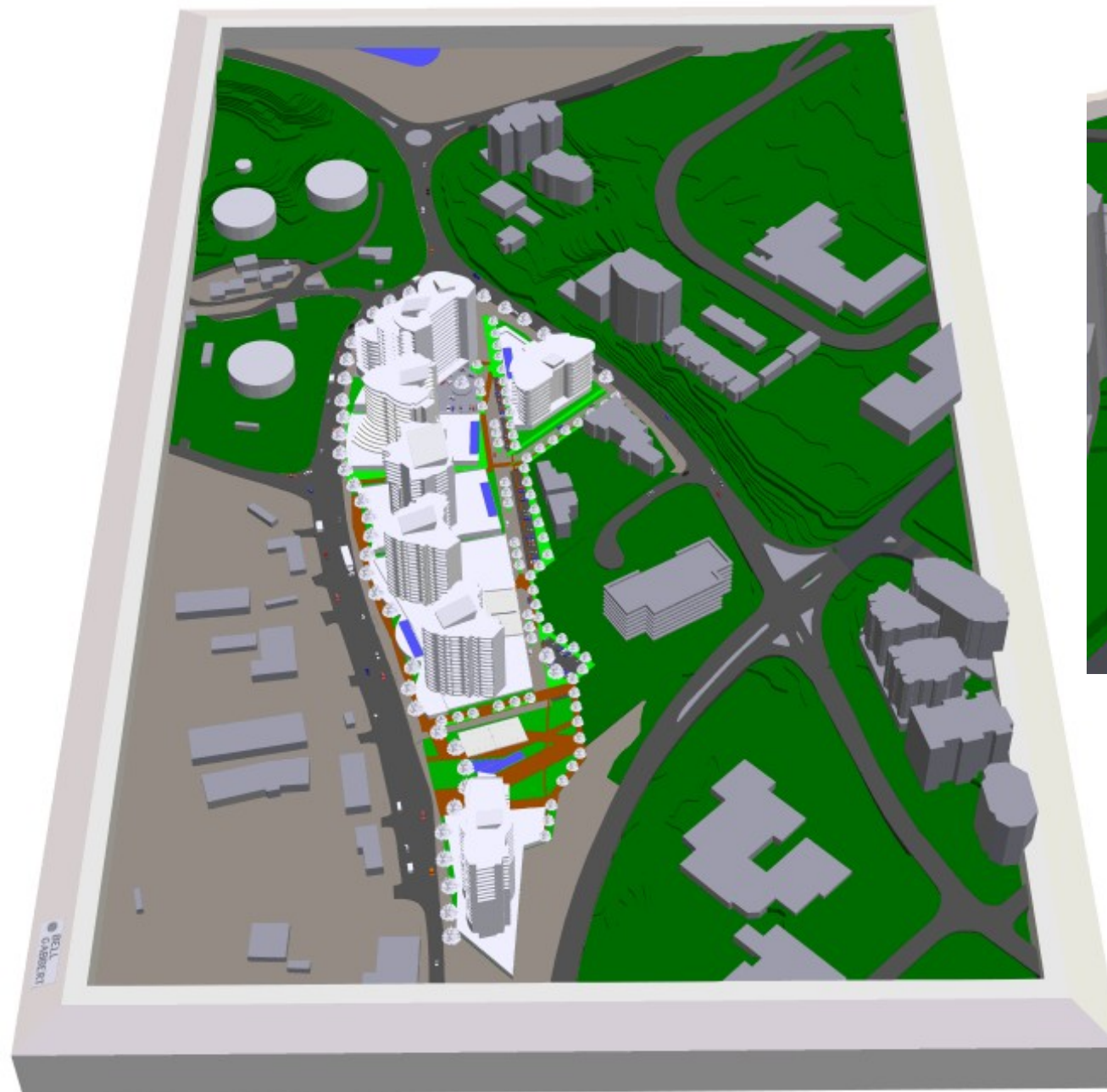


C:/PPT/D04031/D04031 C.ppt
Ph. (08) 8941 1177 - mbbga@bigpond.net.au

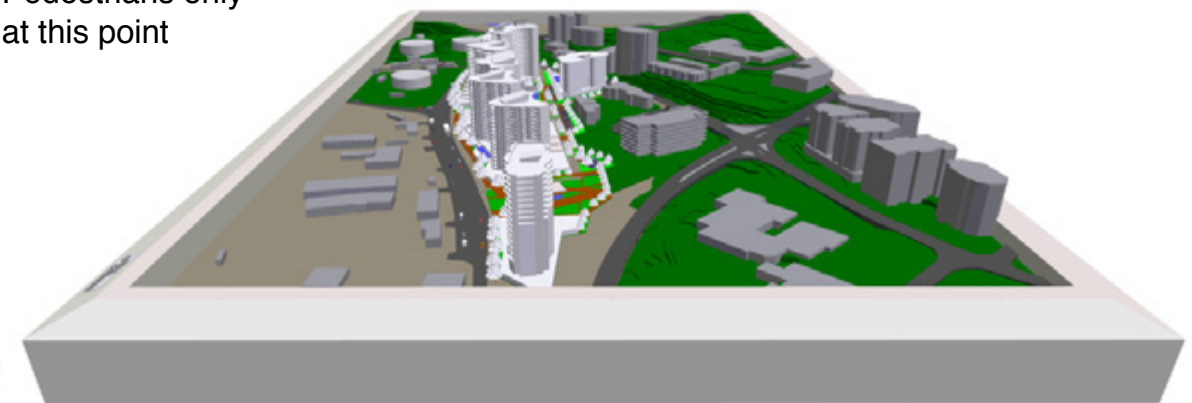


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

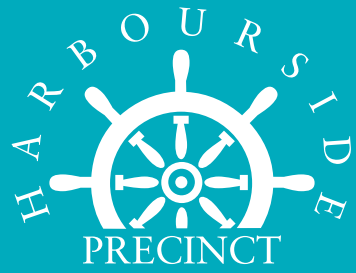


Pedestrians only
at this point



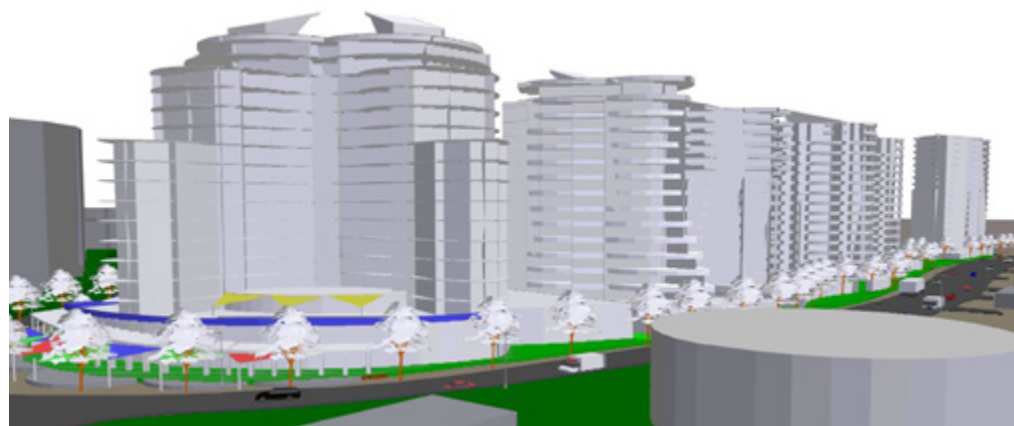
Rear landscaped boulevard strengthens visual connexion to Wharf Precinct as well as providing a buffer against neighboring sites

C:/PPT/DO4031/DO4031C.ppt
Ph. (08) 8941 1177 : mbbga@bigpond.net.au

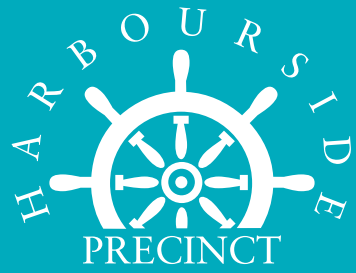


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

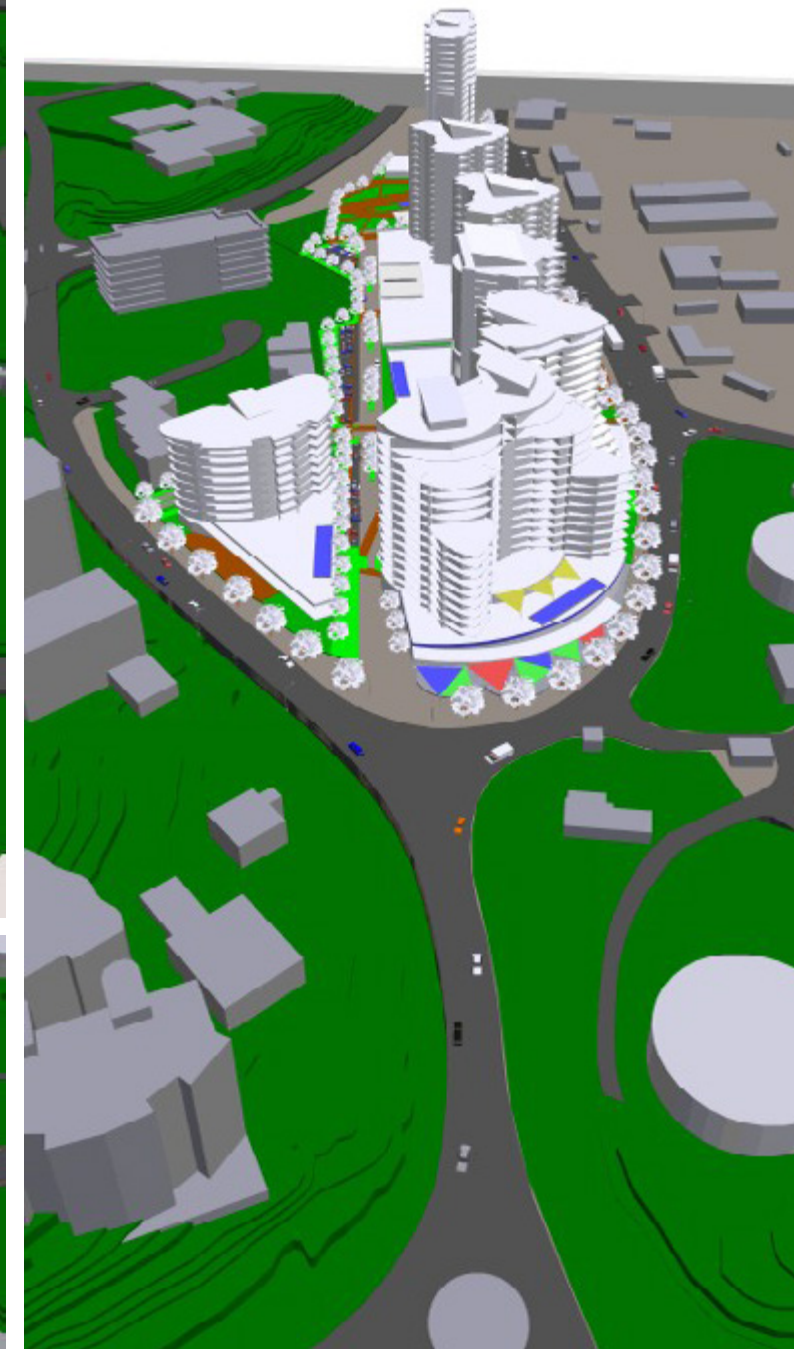


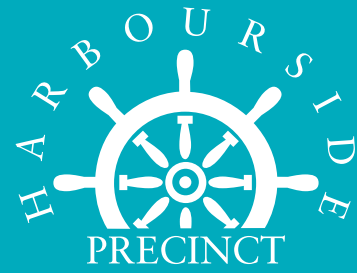
C:\PPT\DO4031\DO4031C.ppt
Ph: (08) 8941 1177 mbbga@bigpond.net.au



Lots 7090-7098 Frances Bay, Darwin

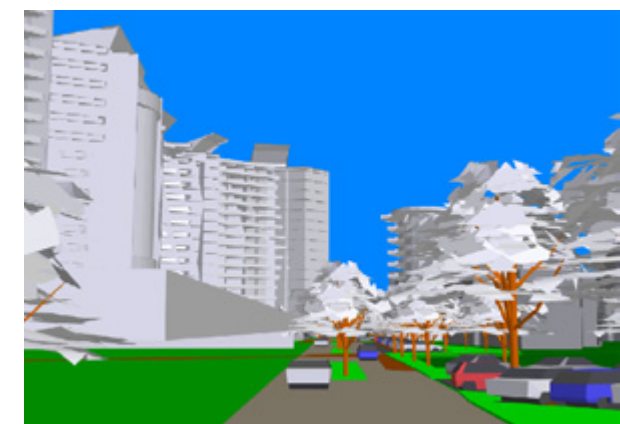
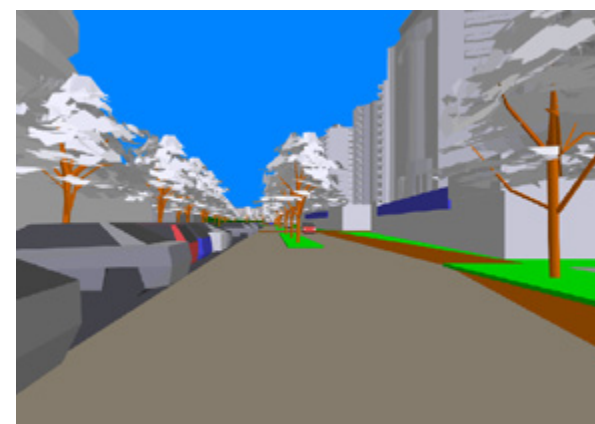
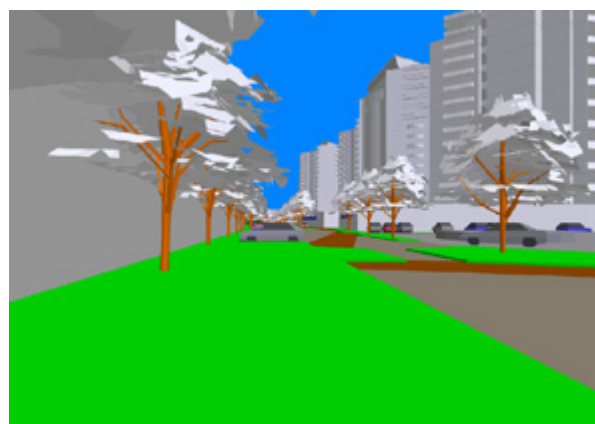
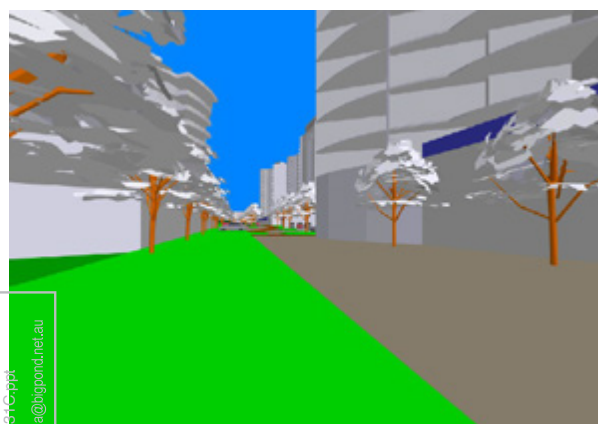
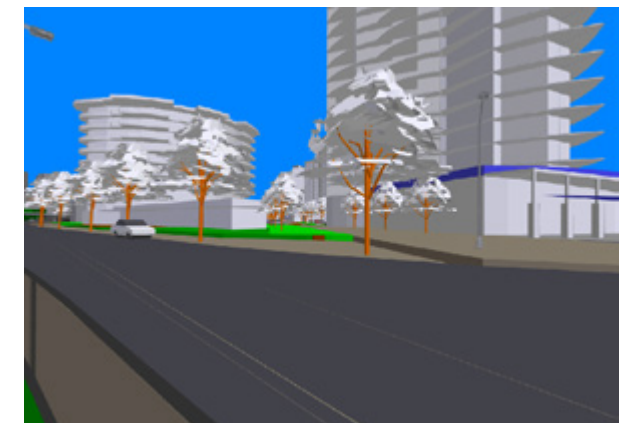
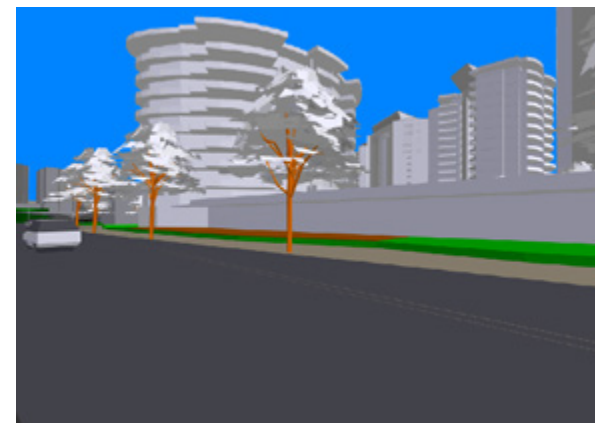
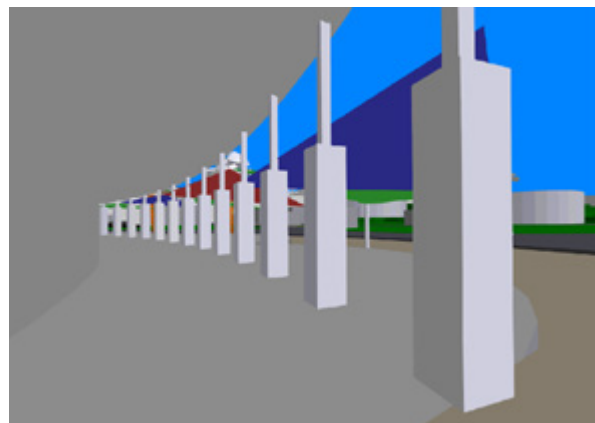
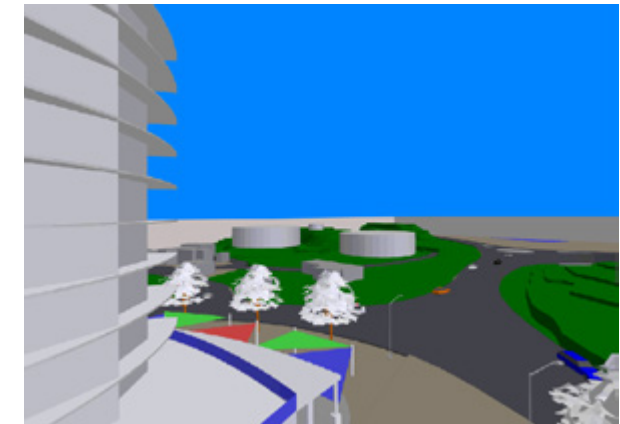
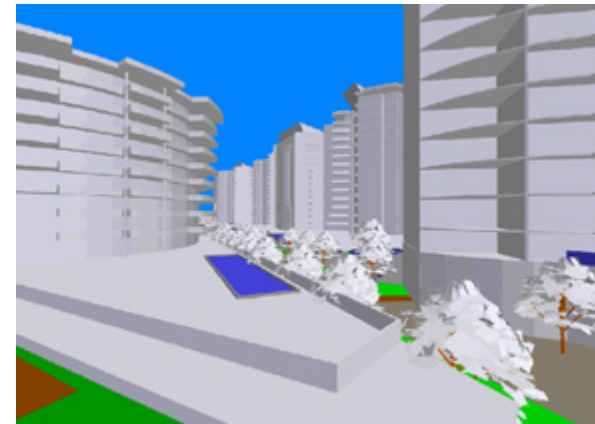
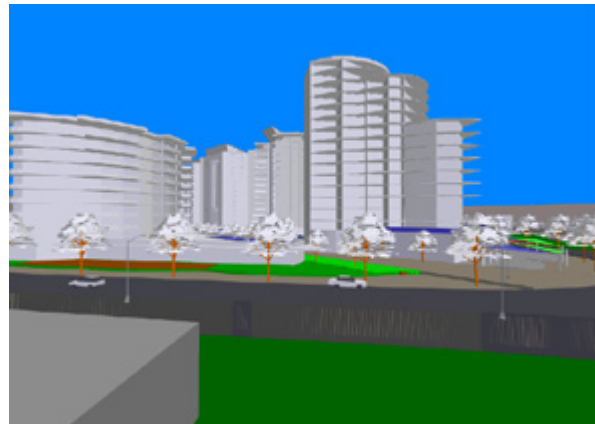
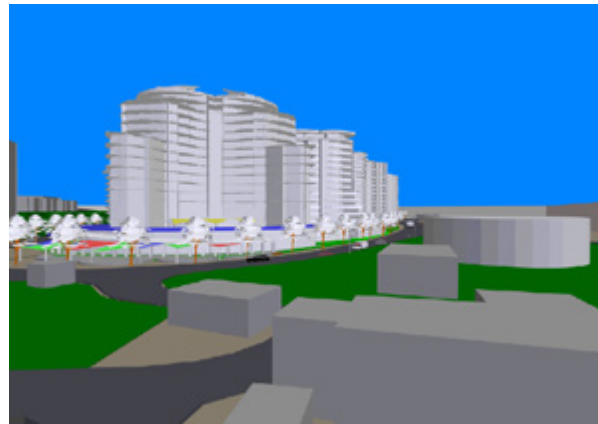
Master Plan – Views



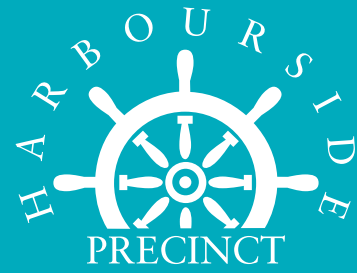


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

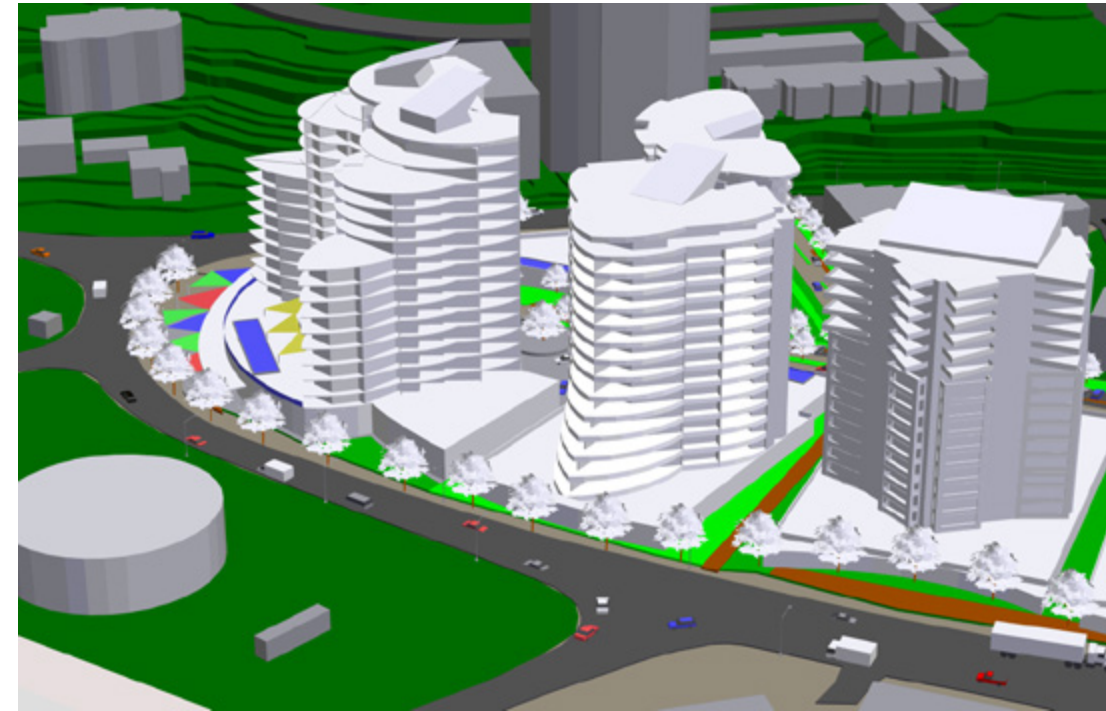


C:\PPT\04031\04031-05-01-01.ppt
Ph. (08) 8941 1177 : mblga@bigpond.net.au

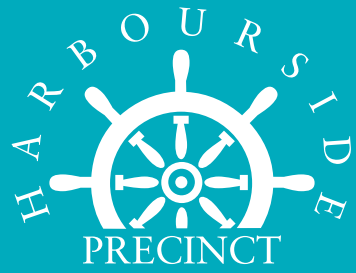


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

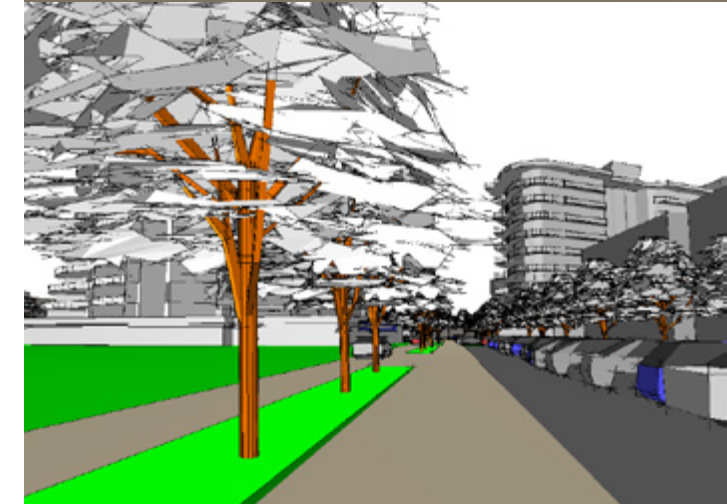
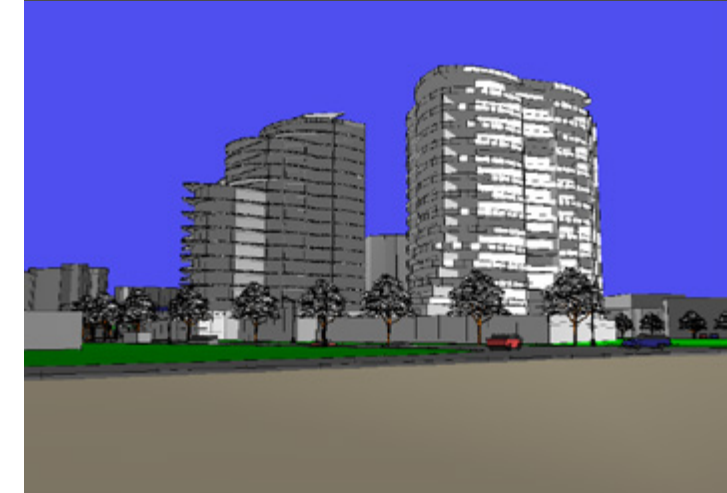
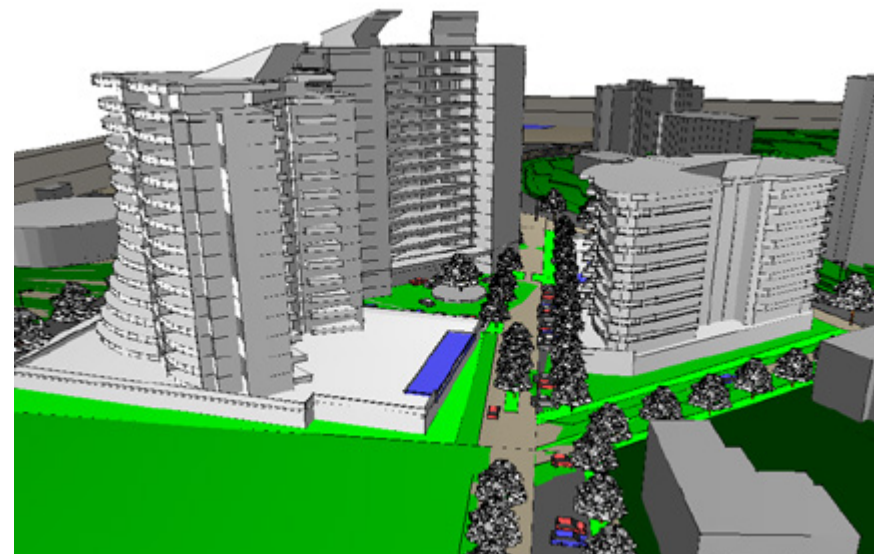
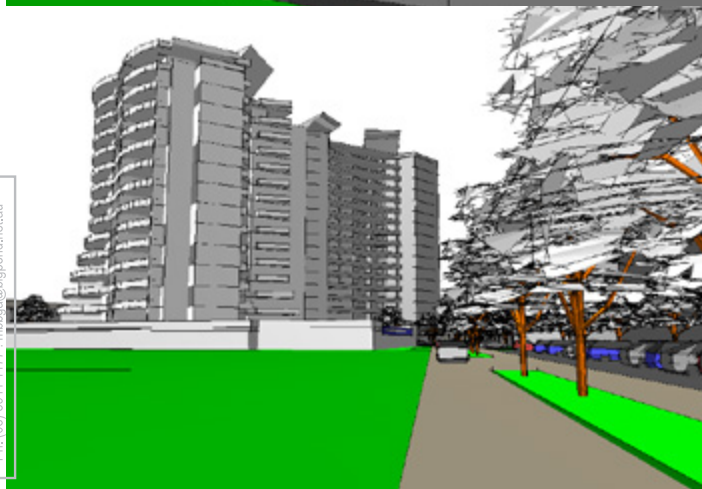
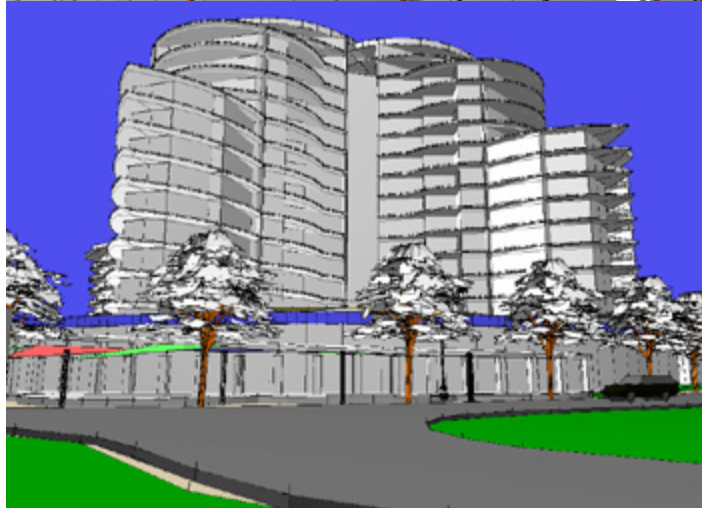
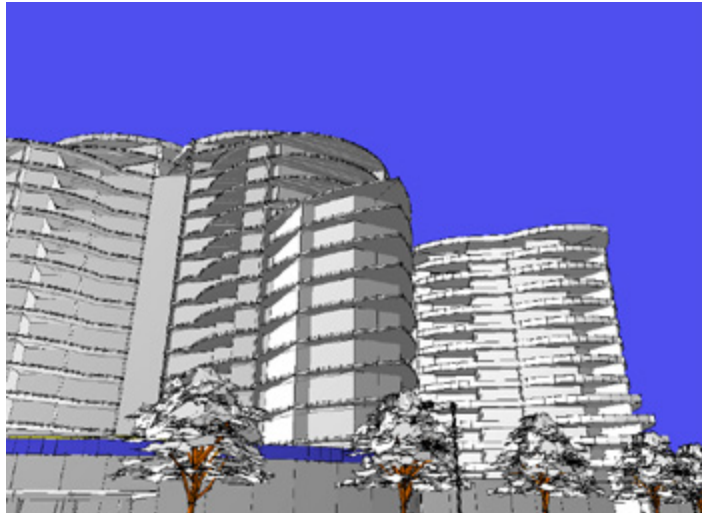


C:\PPT\04031\04031C.ppt
Ph: (08) 8941 1177 : mbbga@bigpond.net.au

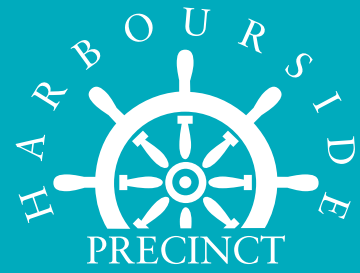


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

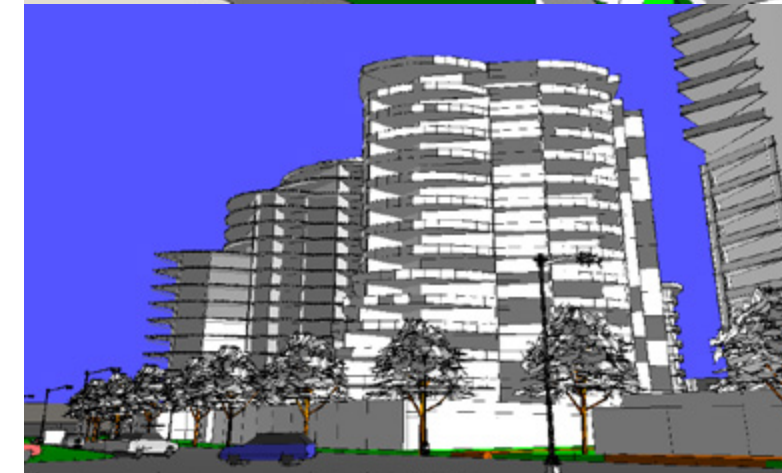
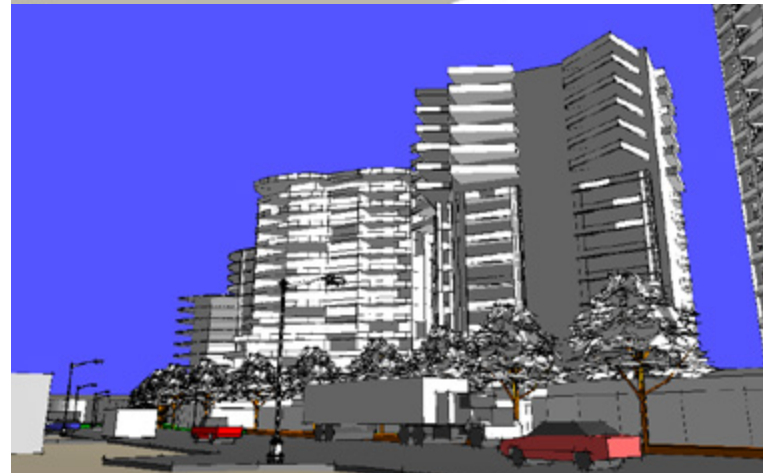
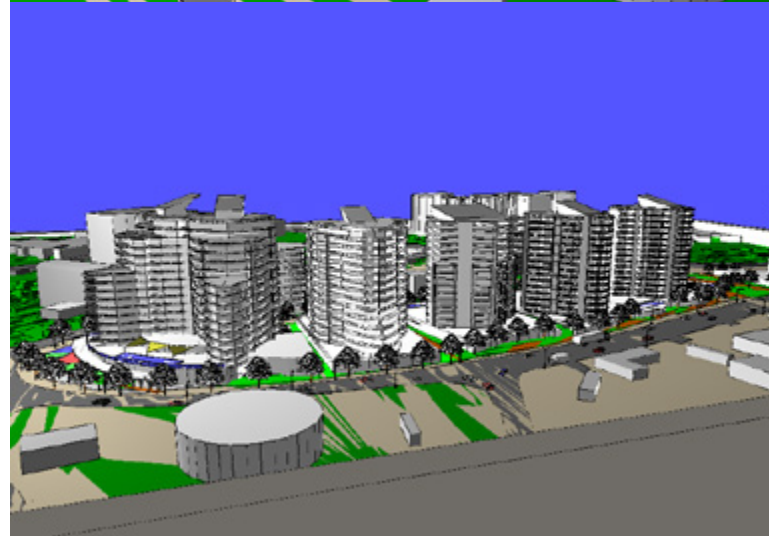
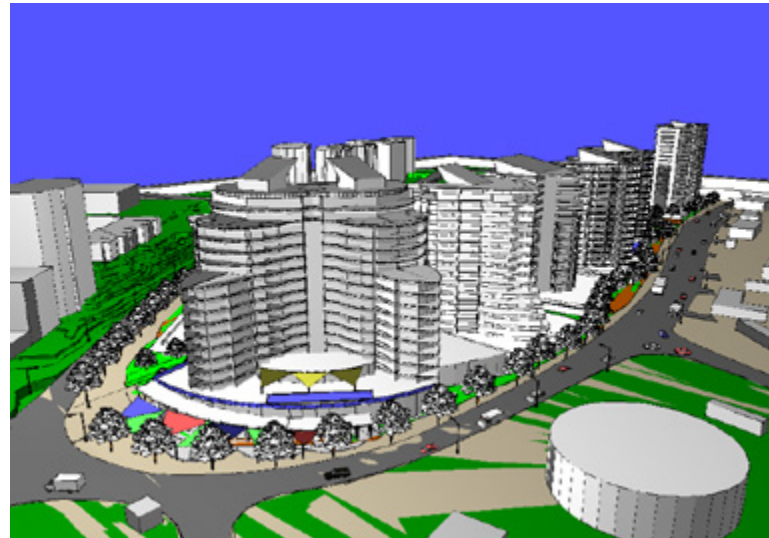


C:/PPT/D04031/D04031C.ppt
Ph. (08) 8044 1177 / mbbra@bigpond.net.au

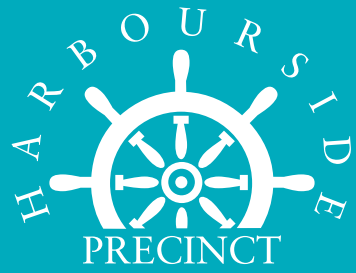


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views

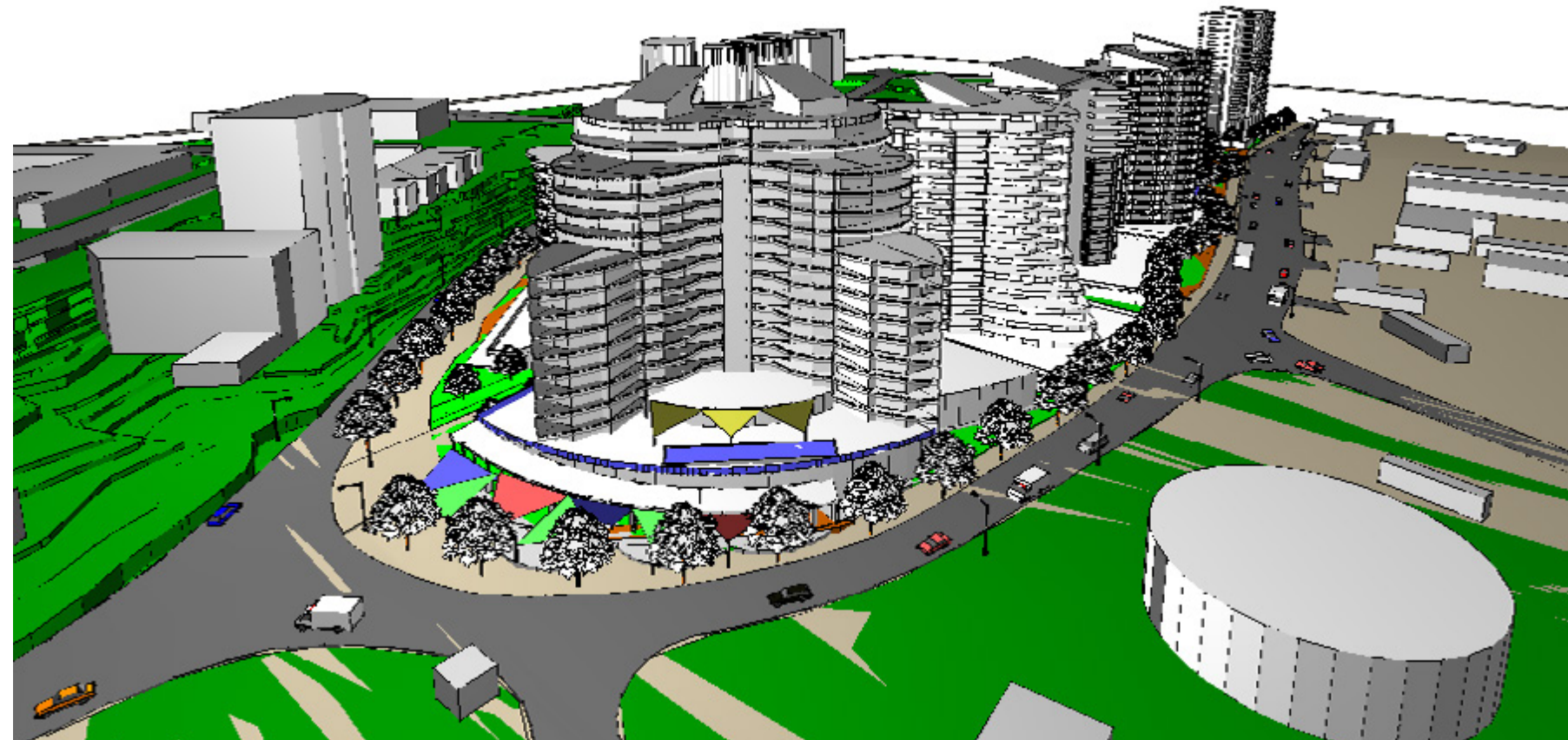
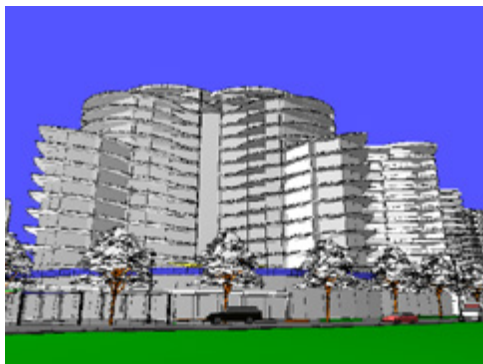
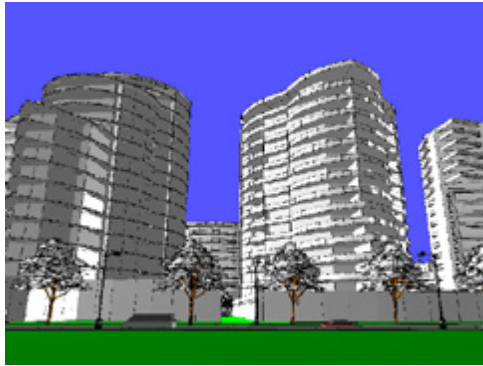


Copyright © 2011
Ph: (08) 8941 1177 : mbb@mbb.com.au

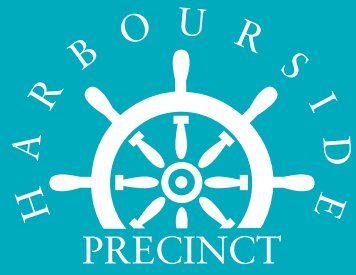


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Views



C:/PPT/DO4031/DO4031 C.ppt
Ph: (08) 8941 1177 : mbga@bigpond.net.au



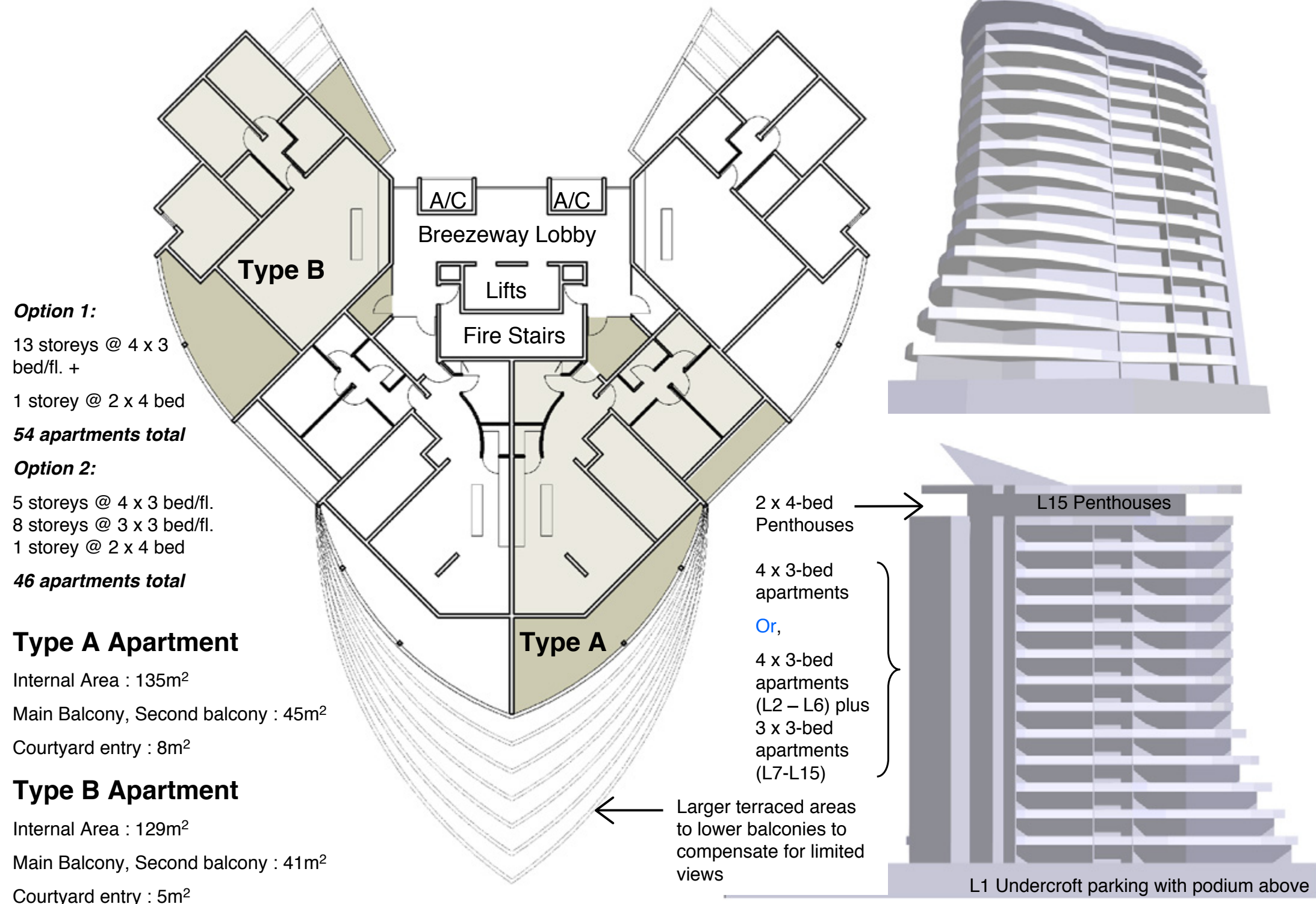
Lots 7090-7098 Frances Bay, Darwin Master Plan – Views

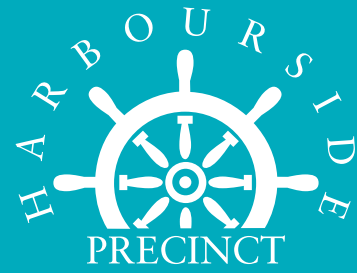


C:\PPT\04031\04031 C.ppt
Ph: (08) 8941 1177 - mbbga@bigpond.net.au

Lots 7090-7098 Frances Bay, Darwin

Master Plan – Preliminary Plan





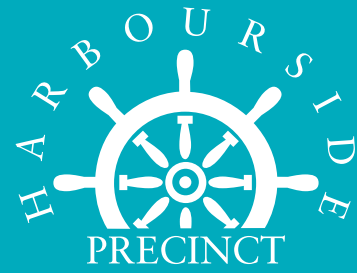
Lots 7090-7098 Frances Bay, Darwin

Master Plan – Site Analysis: Summary

	Lot 7090	Lot 7091	Lot 7092	Lot 7093 Stage 1	Lot 7094	Lot 7095	Lot 7096	Lot 7097	Lot 7098
EJA survey 5041-1.dwg	4460m2	3100m2	3340m2	3500m2	5290m2	3840m2	4780m2	4720m2	-
EJA survey 3903.28.dwg (Adopted)	4390m2	3010m2	3260m2	3450m2	5220m2	4070m2	4760m2	4710m2	2880m2
DCA 30% Open Space	1317m2	903m2	978m2	1035m2	1566m2	1221m2	1428m2	1413m2	864m2
Approx. RL and LUO height limit	9.5m AHD 55-9.5 = 45.5m	6.5m AHD 55-6.5 = 48.5m	6.6m AHD 55-6.6 = 48.4m	6.3m AHD 55-6.3 = 48.7m	6.3m AHD 55-6.3 = 48.7m	6.1m AHD 55-6.1 = 48.9m	6.1m AHD 55-6.1 = 48.9m	6.0m AHD 55-6.0 = 49m	6.5m AHD @ 55=48.5m @120=113m
Approx. bldg. Height at 3m FI-FI	15 storeys	16 storeys	16 storeys	16 storeys	16 storeys	16 storeys	16 storeys	16 storeys	16 storeys 38 storeys

C:\PPT\DO4031\DO4031C.ppt
 Ph: (08) 8941 1177 - mbiga@bigpond.net.au

For residential - 3m floor-floor height with estimated 150-180 slab thickness allows approx. 2.7m ceiling level and recessed lights. Acoustic adhesive to floor tiles plus suspended plasterboard ceiling to achieve BCA acoustic separation.



Lots 7090-7098 Frances Bay, Darwin

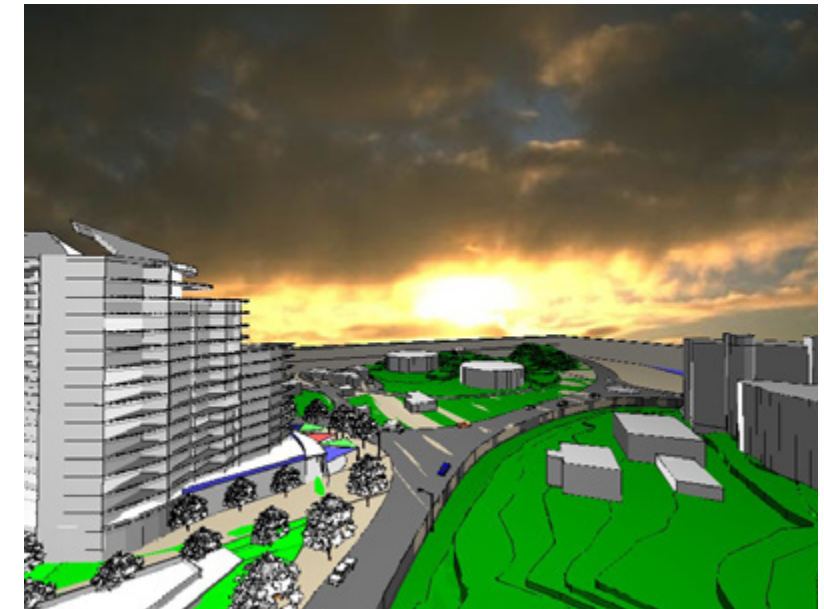
Master Plan – Supplemental Views



Top floor view, left-side unit



Top floor view, center unit



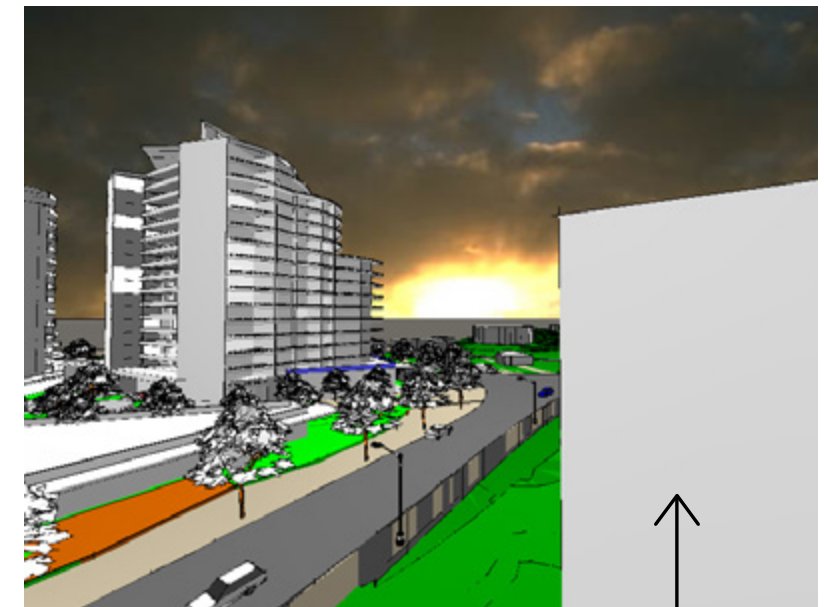
Top floor view, right-side unit



Mid floor view, left-side unit



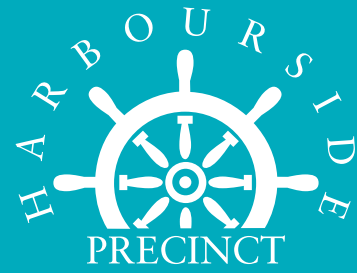
Mid floor view, center unit



Mid floor view, right-side unit

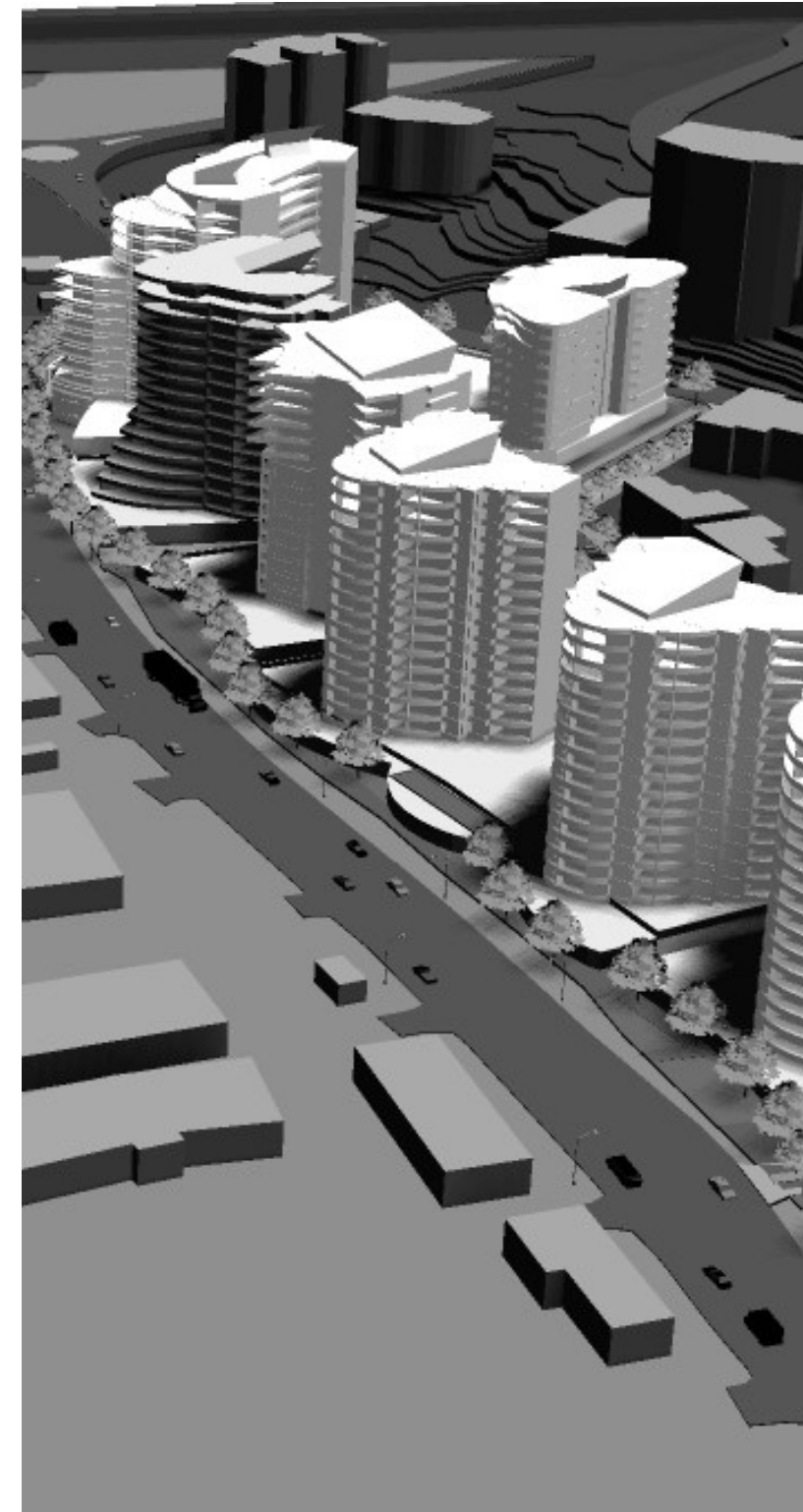
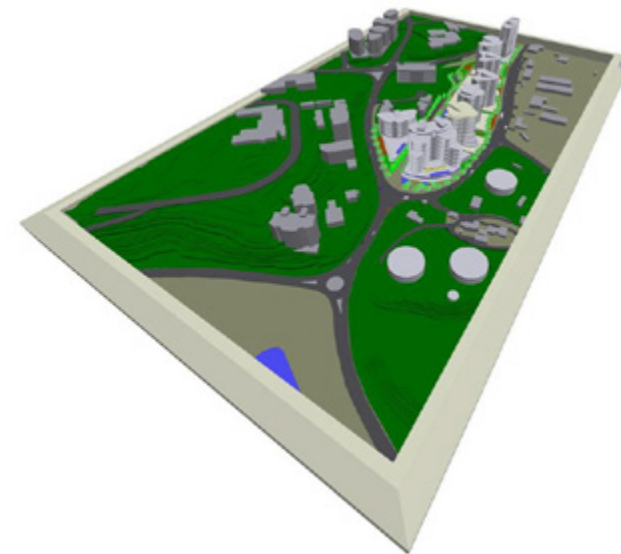
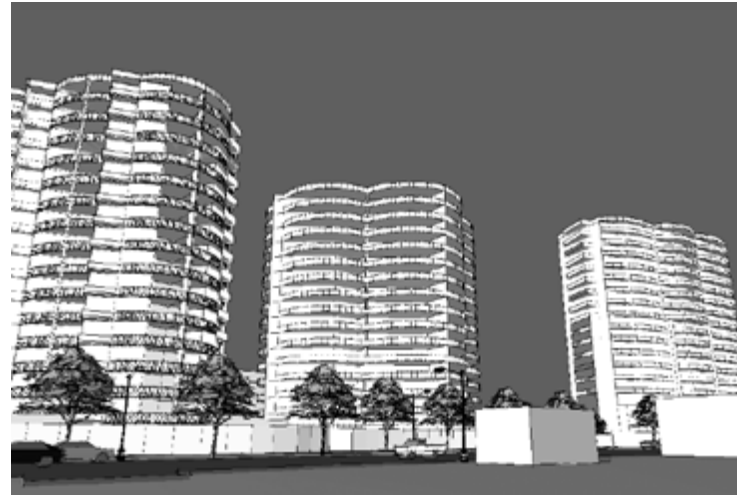
Estimated location of
new legal building
recently completed

C:\PPT\DO4031\DO4031C.ppt
Ph. (08) 8941 1177 : mbbga@bigpond.net.au



Lots 7090-7098 Frances Bay, Darwin

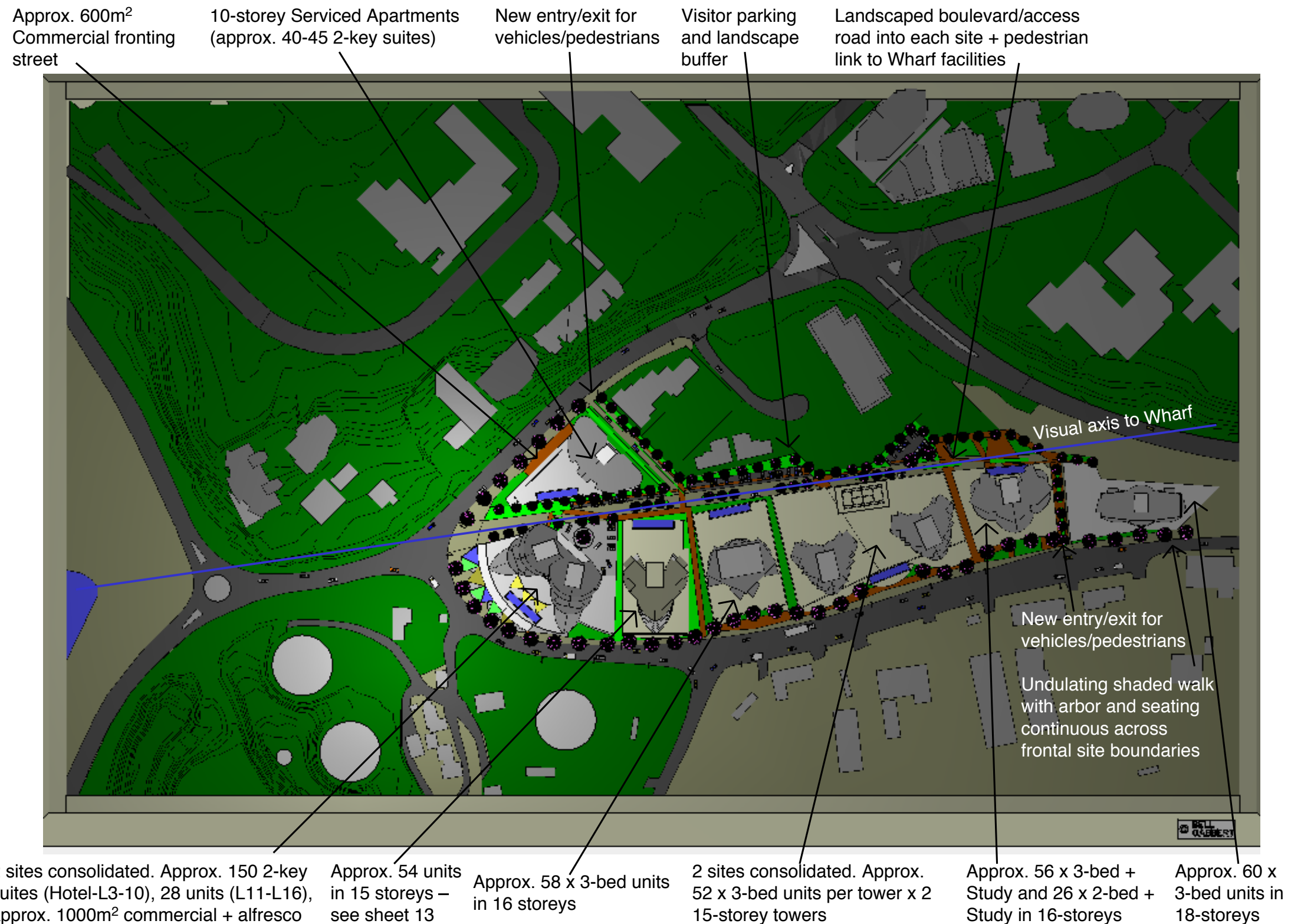
Master Plan – Supplemental Views

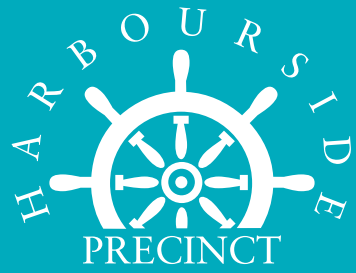


C:\PPT\04031\04031C.ppt
Ph (08) 8941 1177 mobile 08941 1177

Lots 7090-7098 Frances Bay, Darwin

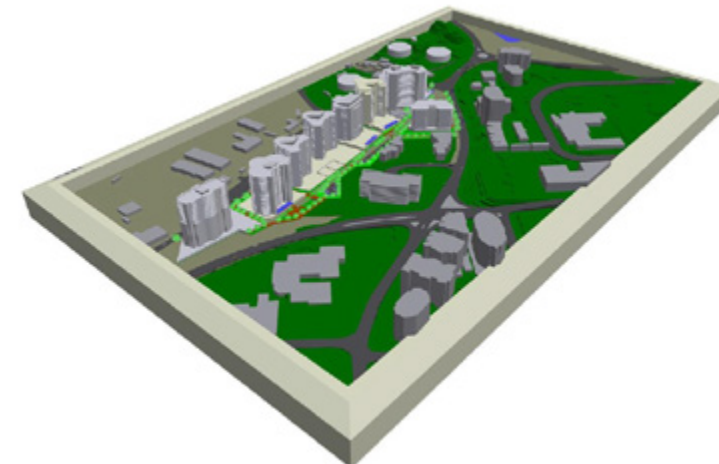
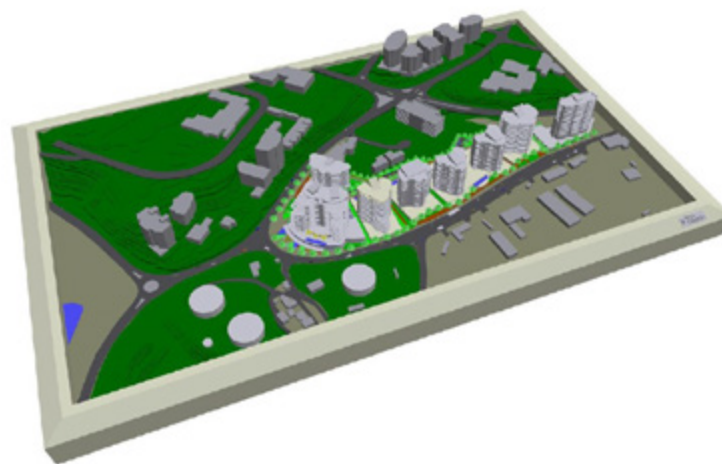
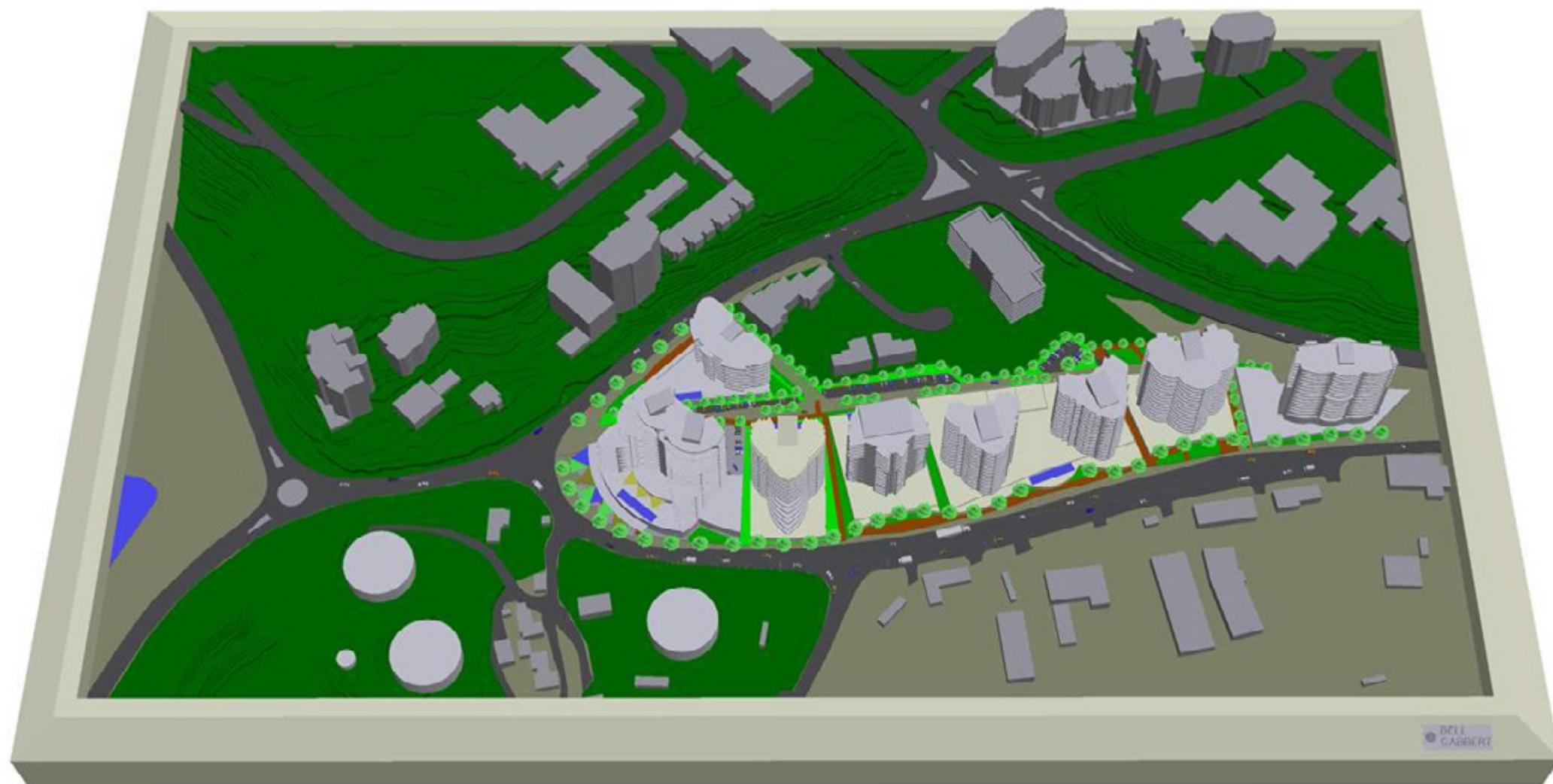
Master Plan – Supplemental Views



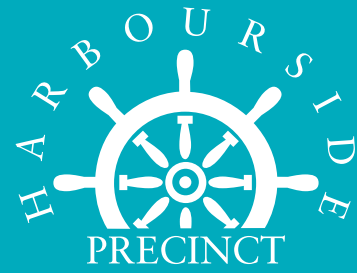


Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views

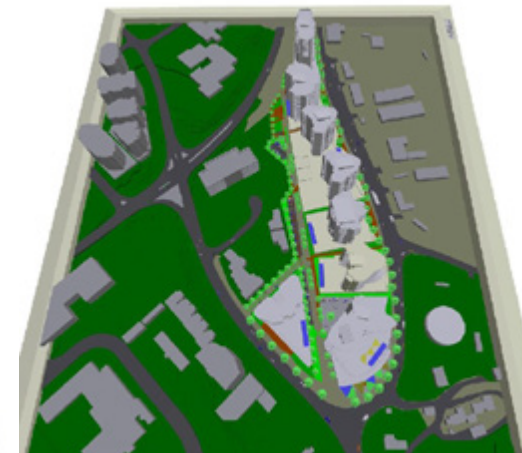
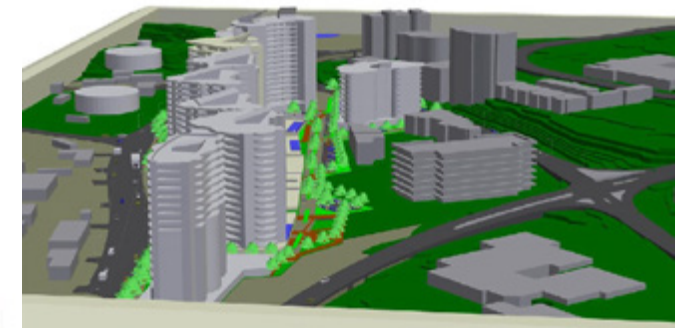
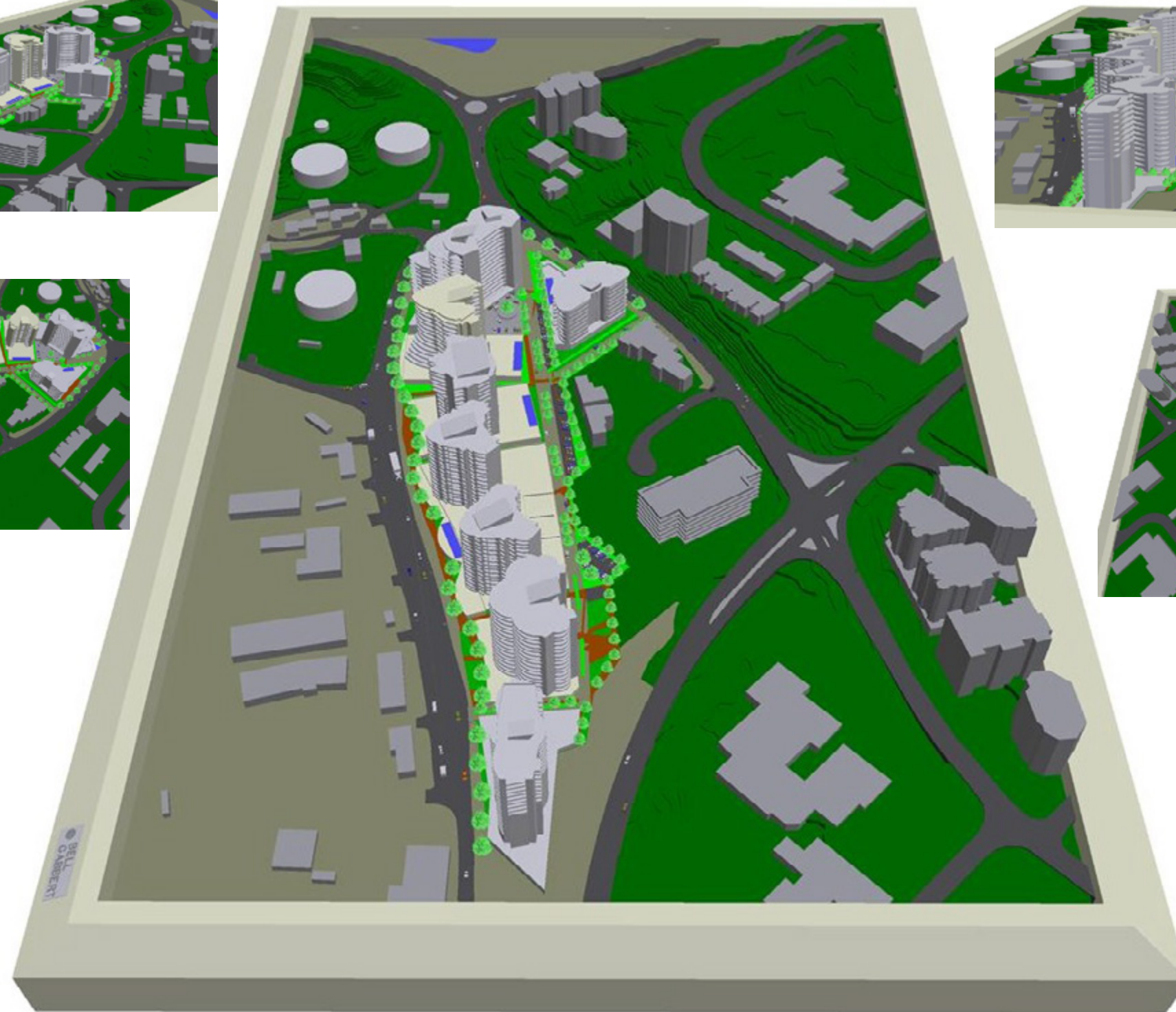
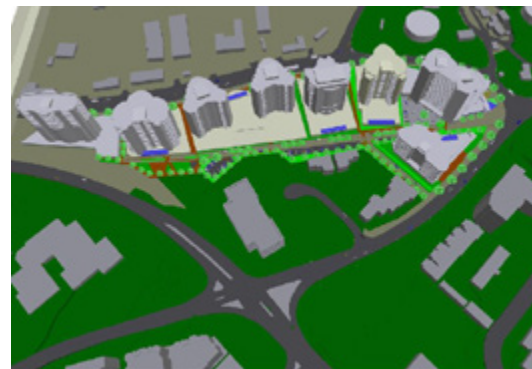


C:\PPT\DO4031\DO4031C.ppt
Ph: (08) 8841 1177 : mbga@bigpond.net.au



Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views

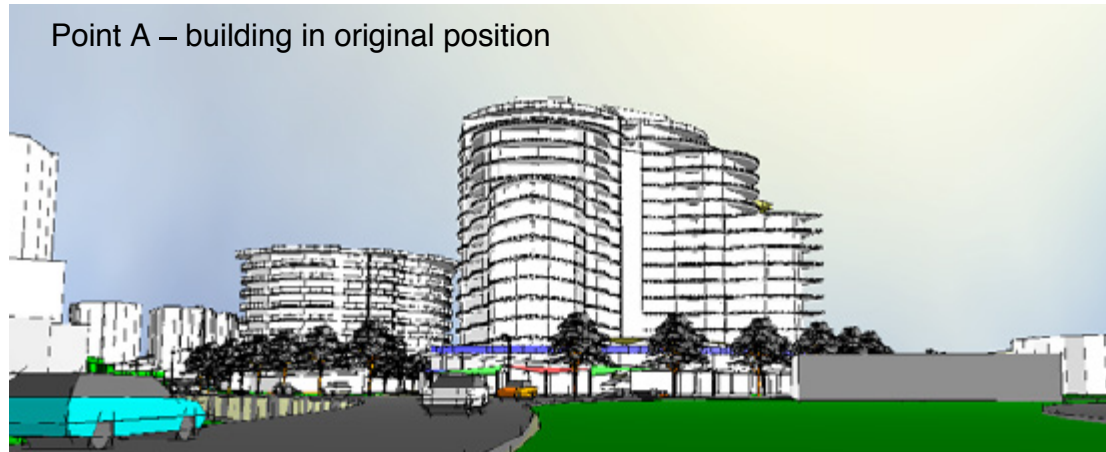


C:/PPT/DO4031/DO4031C.ppt
Ph: (08) 8941 1177 : mbbga@bigpond.net.au

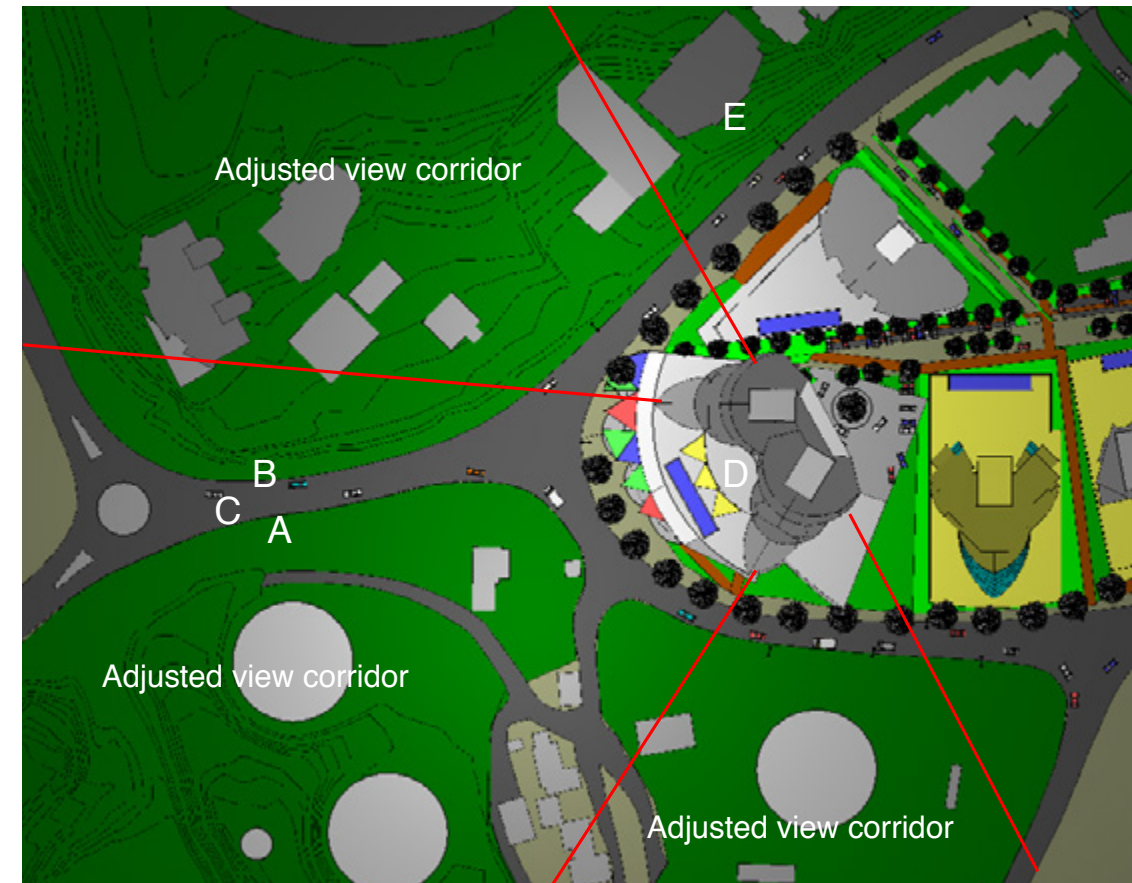
Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views

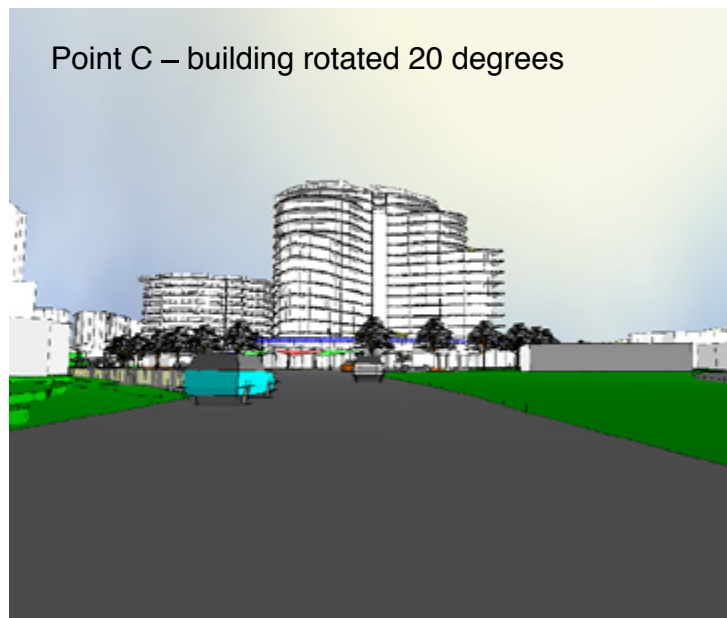
Point A – building in original position



Point B – building in original position

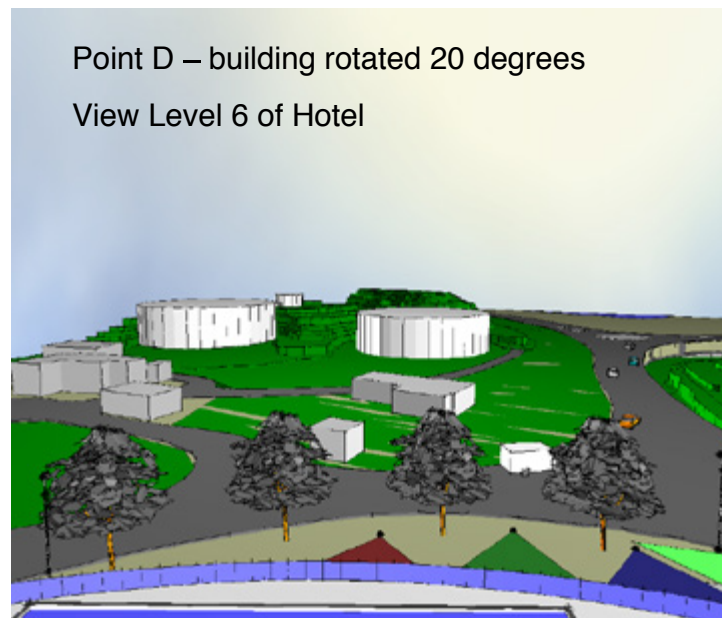


Point C – building rotated 20 degrees



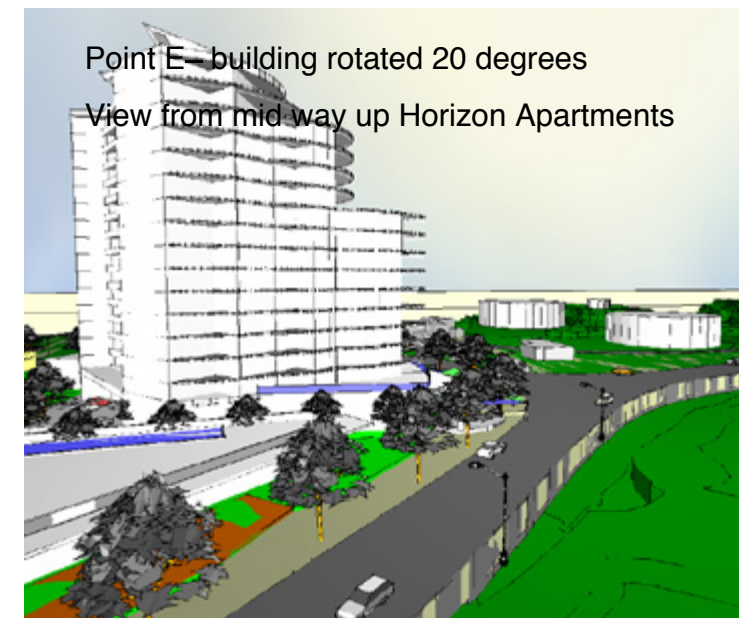
Point D – building rotated 20 degrees

View Level 6 of Hotel



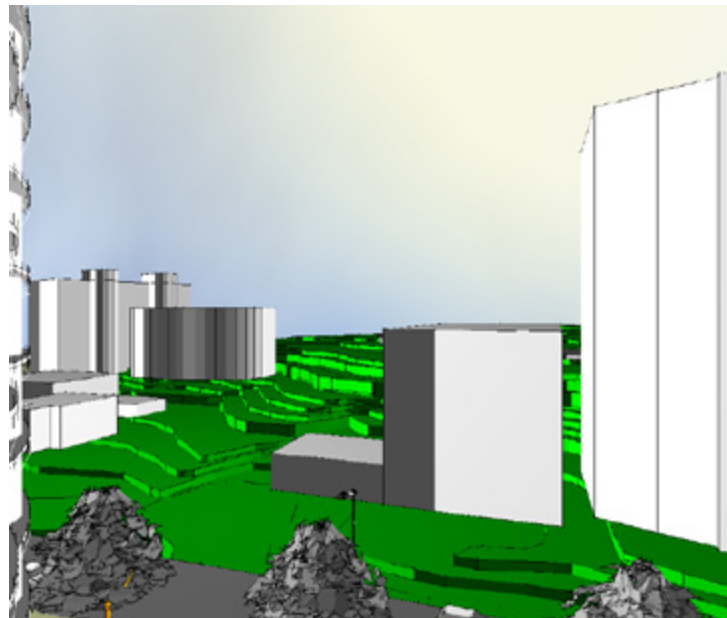
Point E – building rotated 20 degrees

View from mid way up Horizon Apartments



Lots 7090-7098 Frances Bay, Darwin

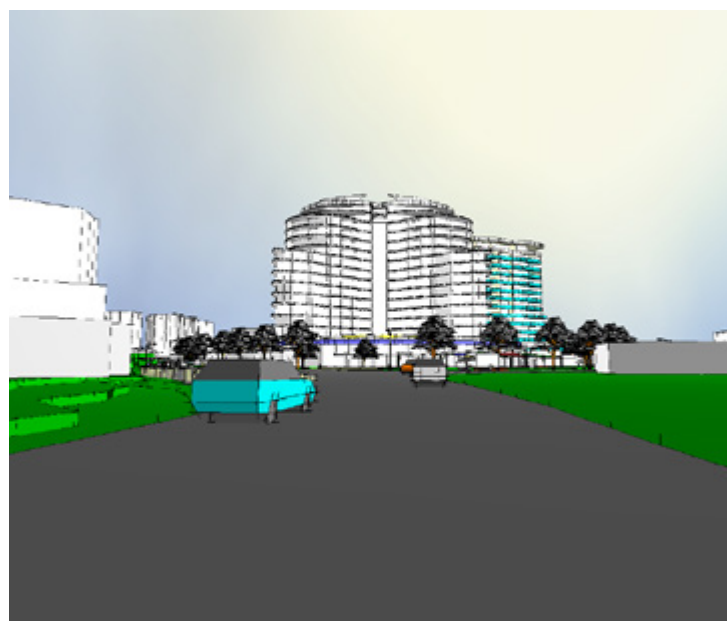
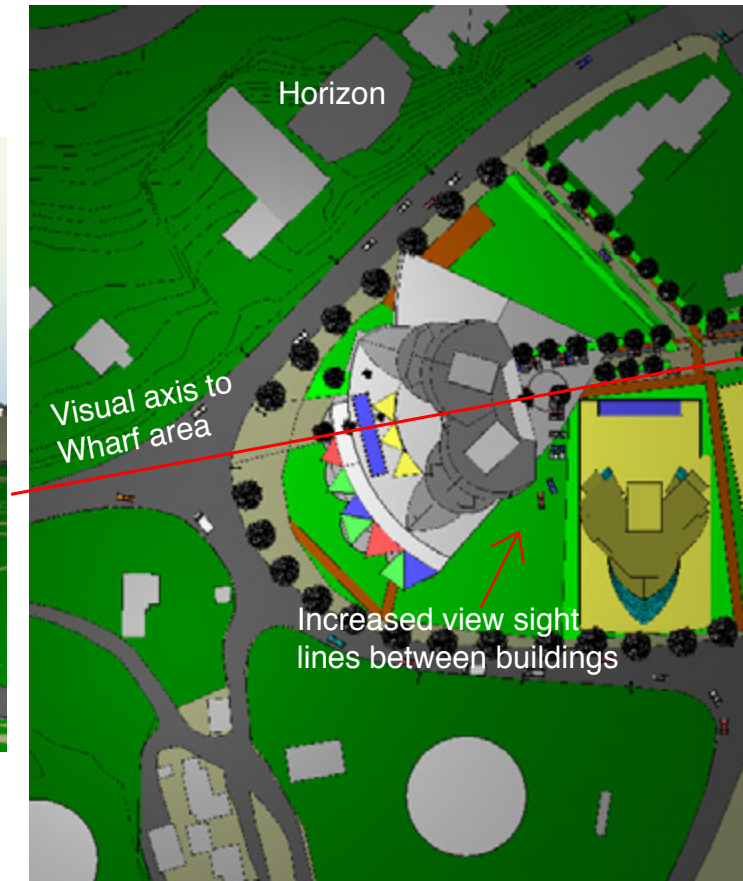
Master Plan – Supplemental Views



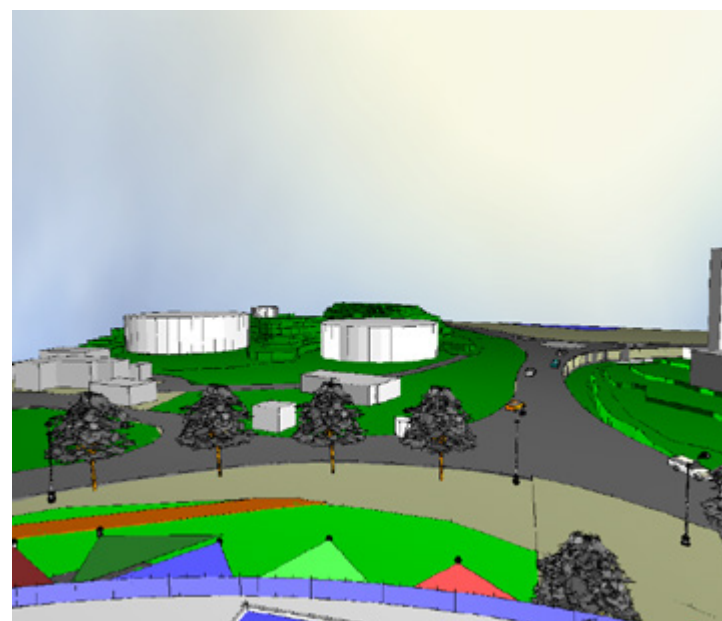
View from right side of hotel looking back towards the escarpment. Horizon apartment tower on the right



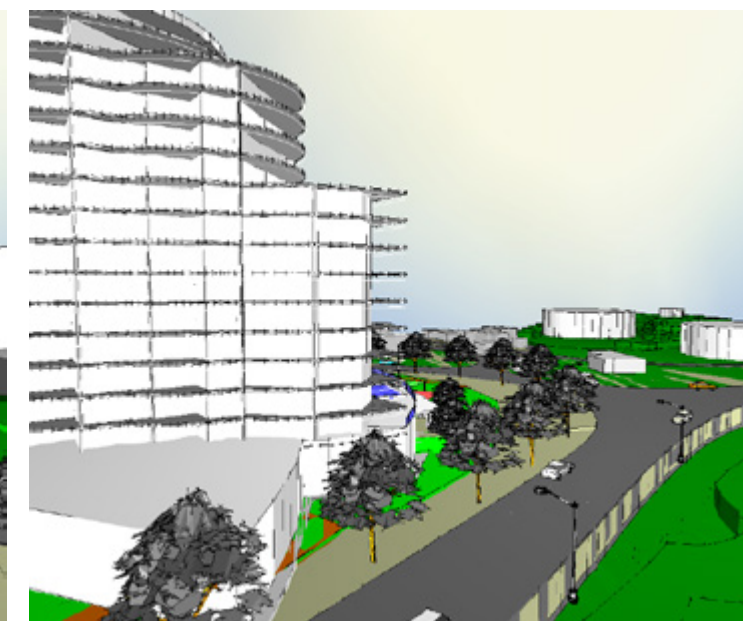
Aerial view of existing hotel design rotated 35 degrees



Pedestrian view leaving the wharf area



View from hotel towards wharf area



View from Horizon apartments

Lots 7090-7098 Frances Bay, Darwin

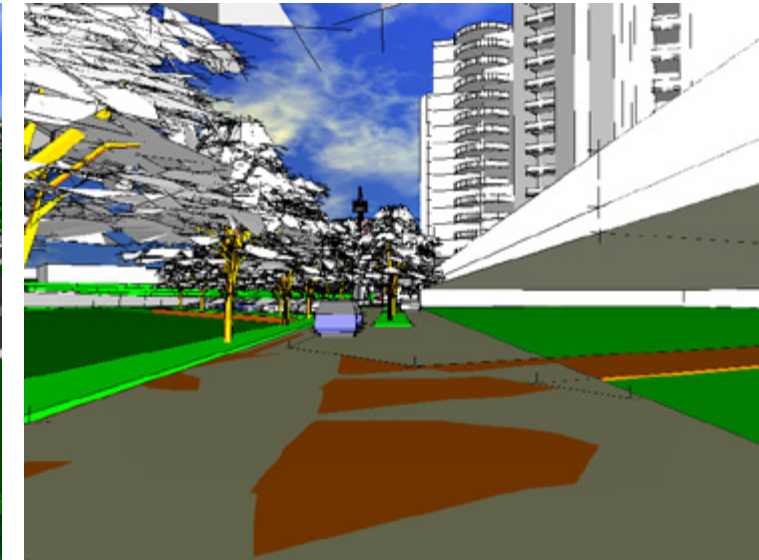
Master Plan – Supplemental Views



View from Tiger Brennan Drive looking across the site along the visual axis/boulevard at the rear. A 25m tower structure is located at the end/start of the boulevard as a visual feature connecting with another signage structure in front of the hotel



Aerial view from Tiger Brennan Drive looking down the boulevard towards the hotel with the 25m tower signage structure in the foreground



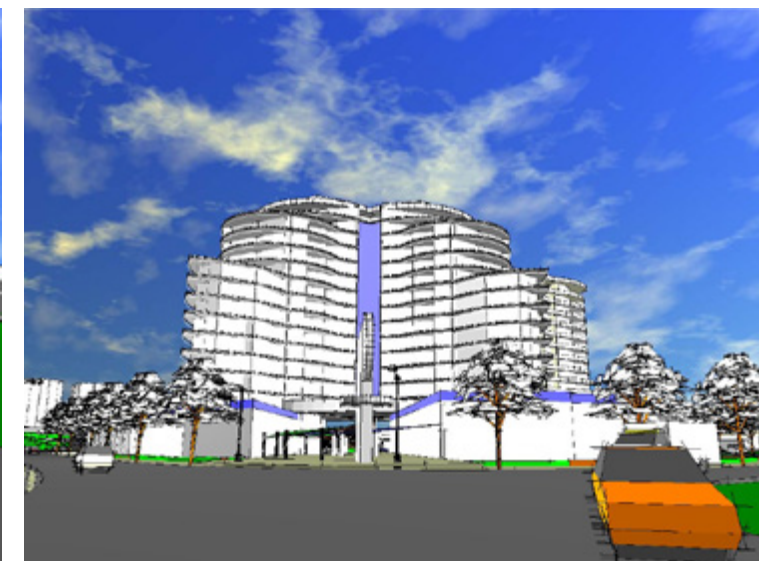
View from the hotel breezeway looking along the boulevard with the 25m tower structure visible at the end. For additional effect specific lighting of the tower would make it recognizable into the night



Reminiscent of a crow's nest the 25m tower emblem could form part of the developments logo incorporating a maritime theme and signage either in printed banner form or electronic display



New hotel option rotated at 35 degrees with 2-3 storey breezeway under showing the boulevard beyond. Retail/commercial space either side in the form of alfresco café's, shops and small office would introduce activity on this prominent corner of the site



Closer view with signage and shade sails to the breezeway area. The hotel/apartments could include external glass-frontage elevators visible up the center

Lots 7090-7098 Frances Bay, Darwin

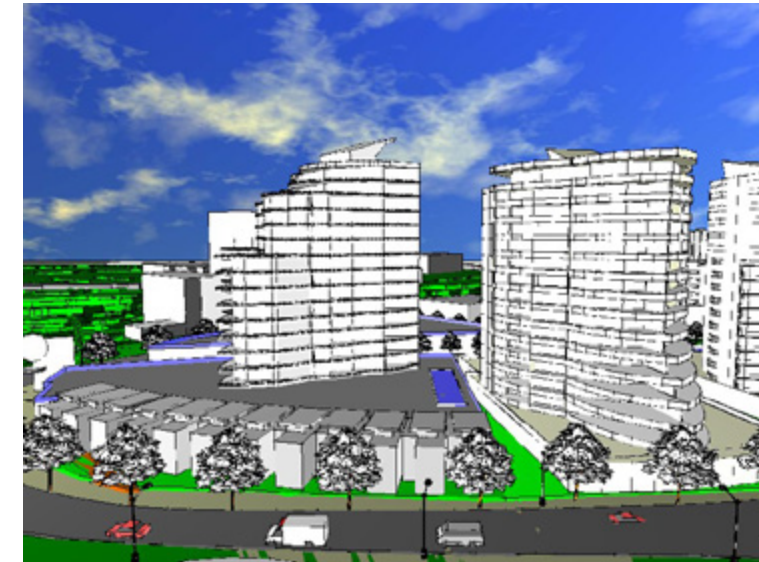
Master Plan – Supplemental Views



Rear view showing the breezeway under the hotel. Lot 7090 now less obtrusive to neighboring sites without the 10-storey serviced apartment tower



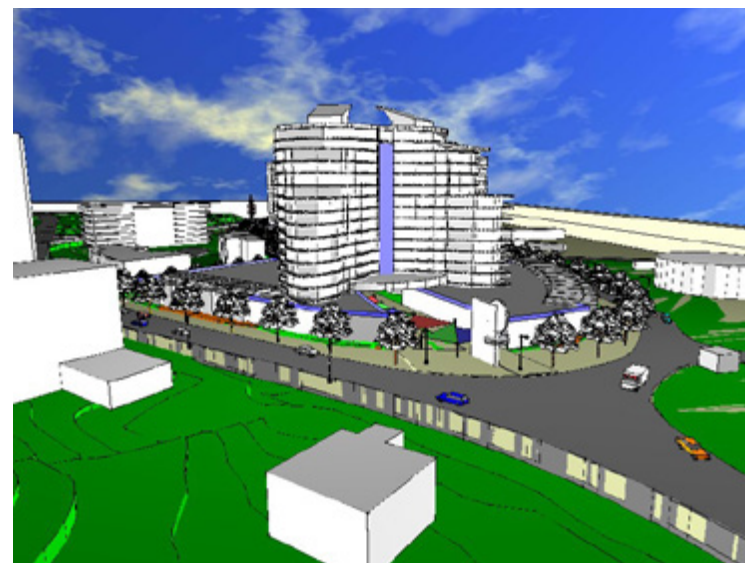
View from Horizon apartments. Lot 7090 could now include 2-storey townhouses or retail space with covered parking behind and rooftop podium



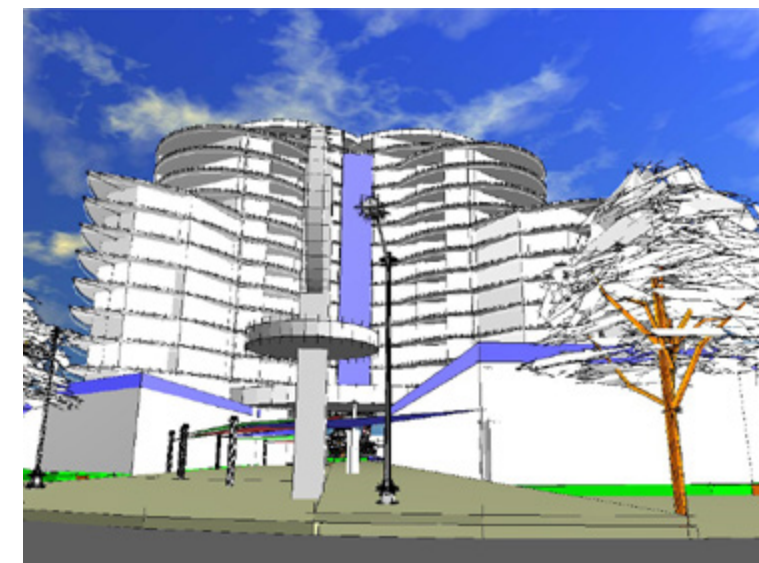
Additional retail/commercial space or 2-storey townhouses across Lots 7091/7092 (approx. 20 total) with direct pedestrian access to the street.



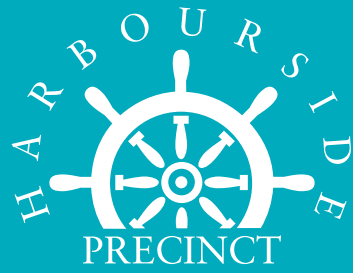
The townhouses could be annexed to the hotel providing a served apartment type accommodation. They could also be strata titled and on-sold as private residences for future income



The removal of the 10-storey serviced apartment tower to Lot 7090 and rotation of the hotel tower provides greater open space around the building and strengthens the corner site as a focal point to the wharf precinct

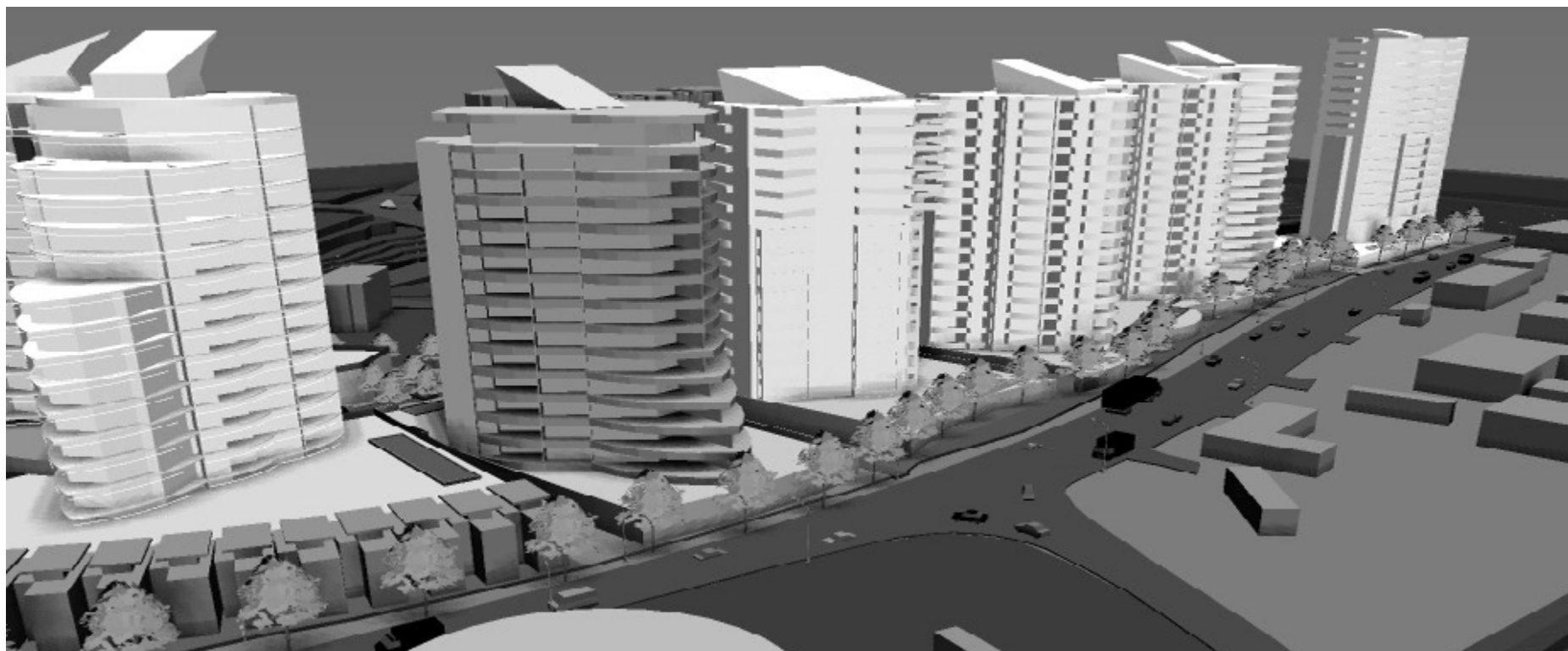
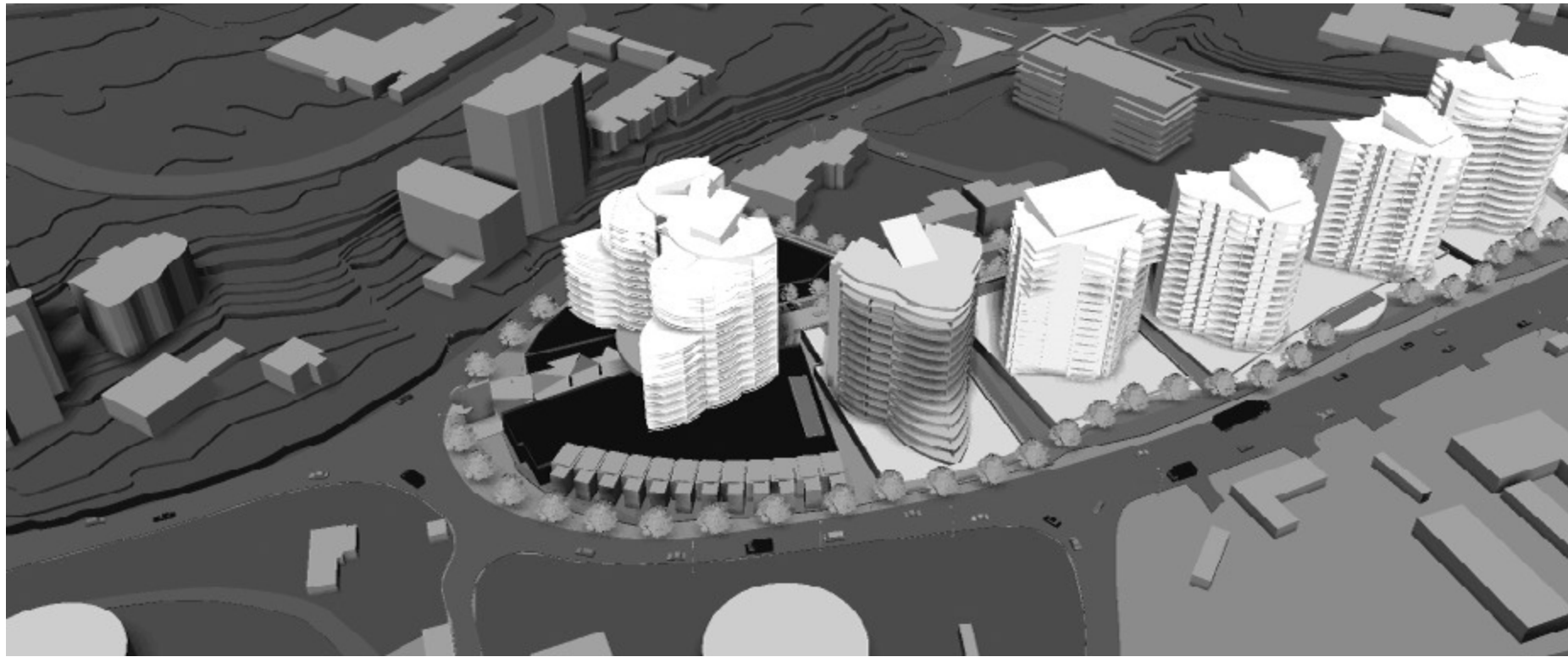


With the potential for café's and retail space as well as night markets along the boulevard, the area can be transformed into a vibrant hub supplementing the wharf precinct



Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views



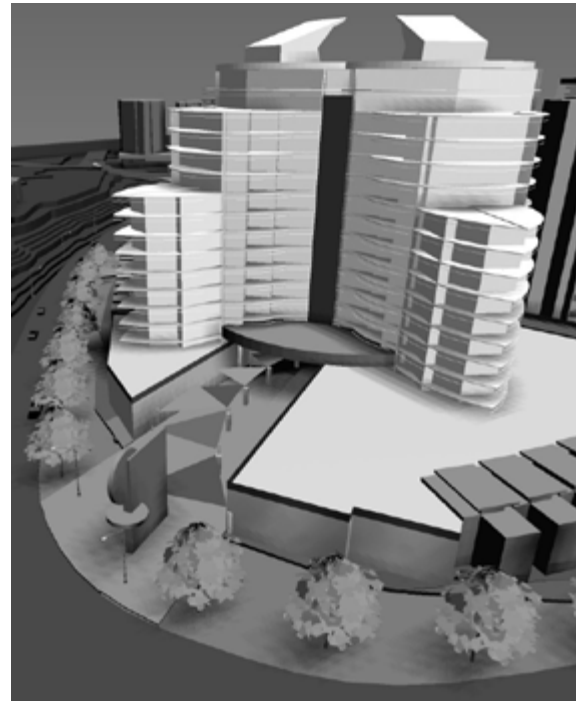
Rotation of the apartment tower on Lot 7093 and the new position of the hotel/apartment tower increases view sightlines for Lot 7093.

Sheets 26-29 also include alternative apartment floor plans providing a range of view sightlines

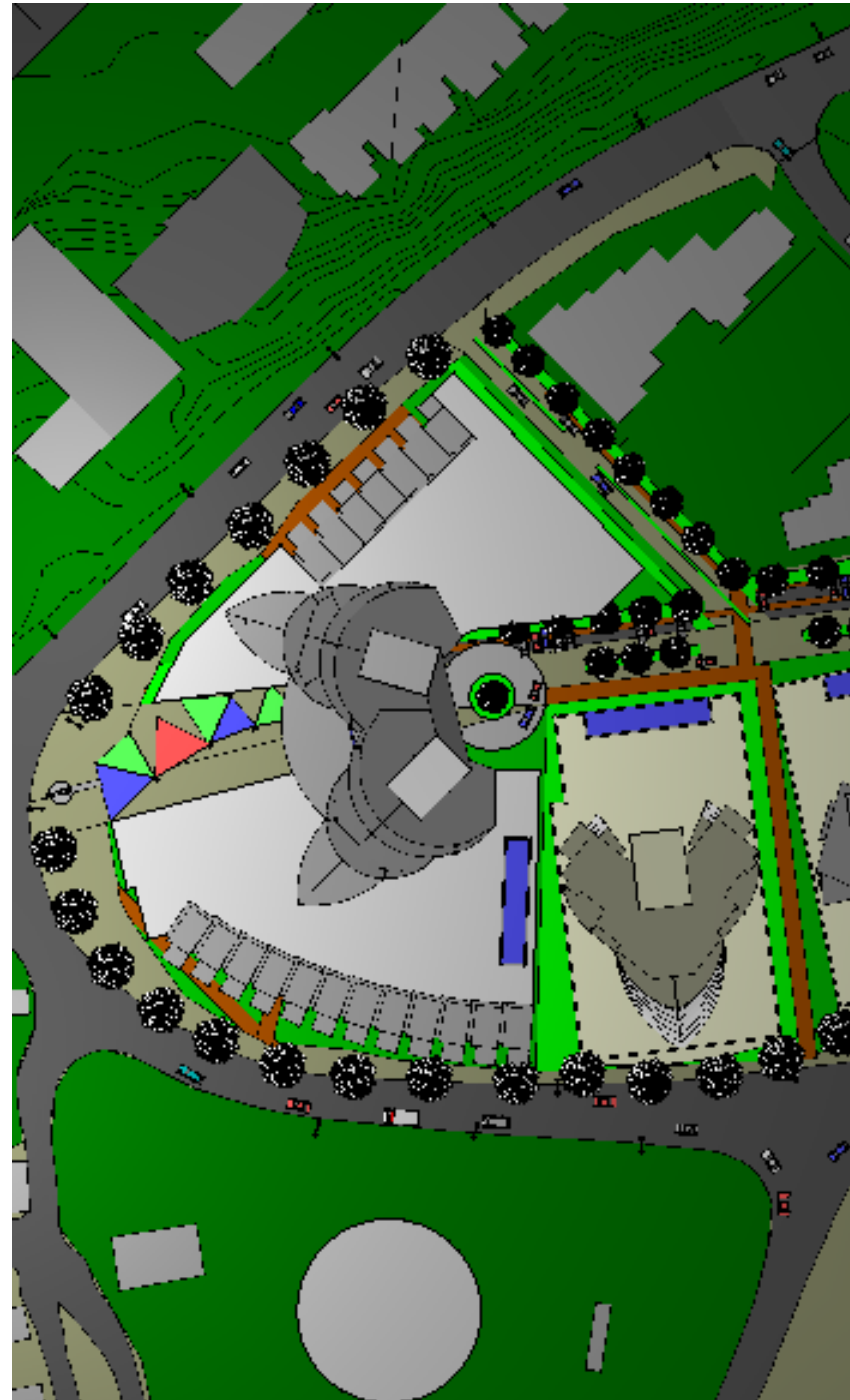
C:\PPT\DD4031\DD4031 C.ppt
Ph. (08) 8941 1177 : mbbga@bigpond.net.au

Lots 7090-7098 Frances Bay, Darwin

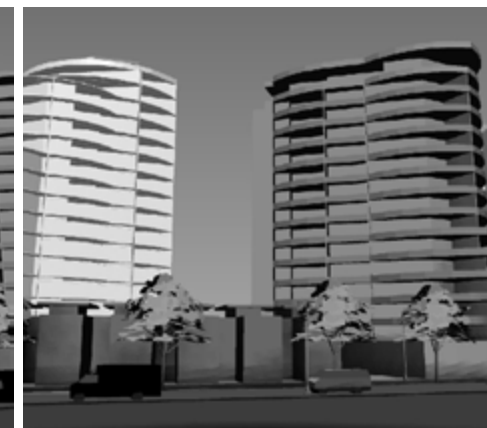
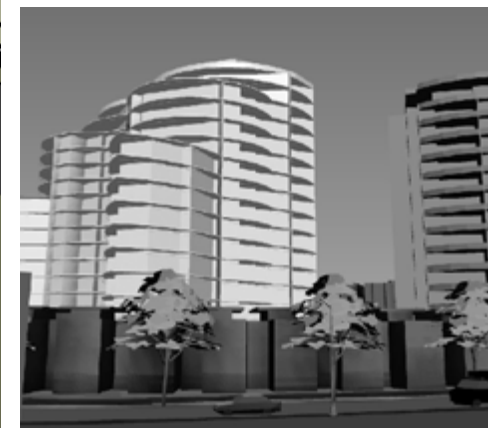
Master Plan – Supplemental Views



C:\PPT\DO403\DO4031.ppt
Ph: (08) 8841 1177 - mbga@bigpond.net.au



View of the corner with repositioned buildings, 2-storey connexion to existing low-rise accommodation further up the hill and increased view corridors to Lot 7093



Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views

Option 1:

13 storeys @ 4 x 3 bed/fl. +

1 storey @ 2 x 4 bed

54 apartments total

Option 2:

5 storeys @ 4 x 3 bed/fl.

8 storeys @ 3 x 3 bed/fl.

1 storey @ 2 x 4 bed

46 apartments total

Type A Apartment

Internal Area : 135m²

Main Balcony, Second balcony : 45m²

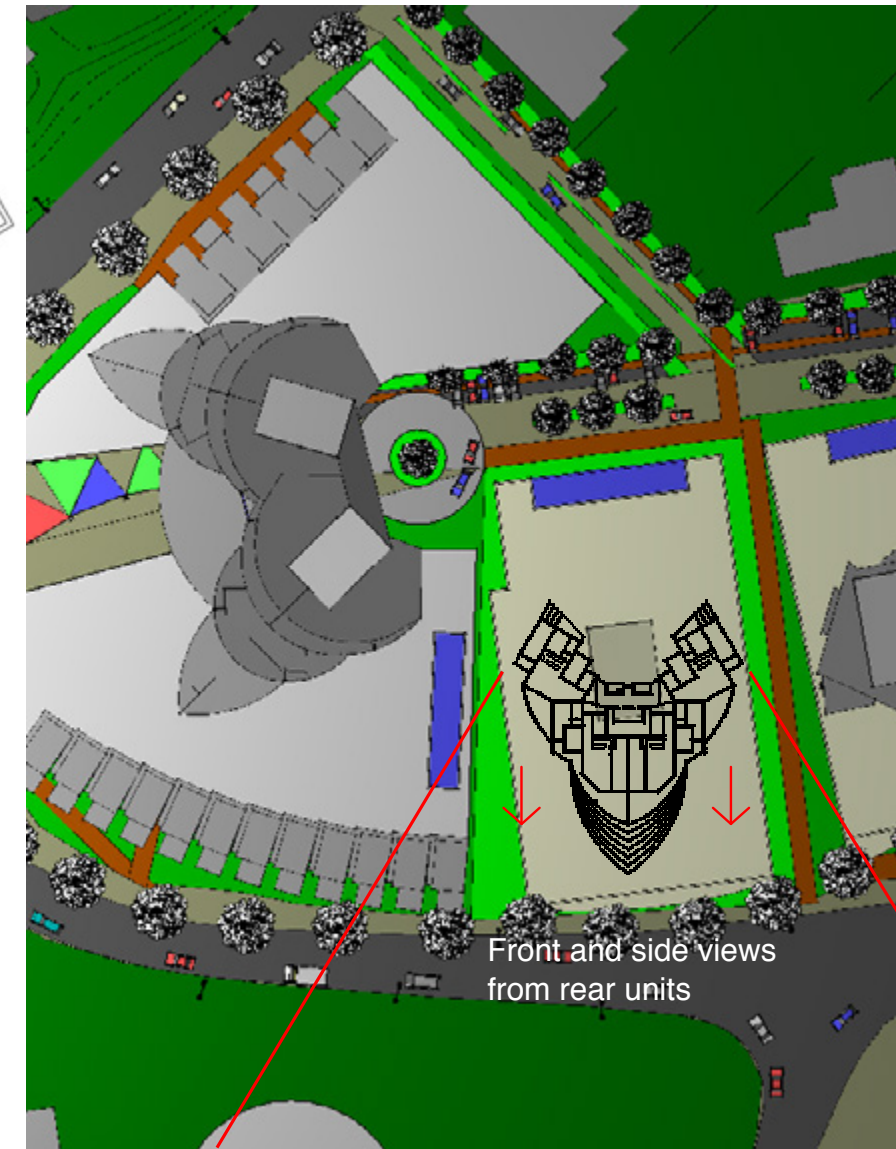
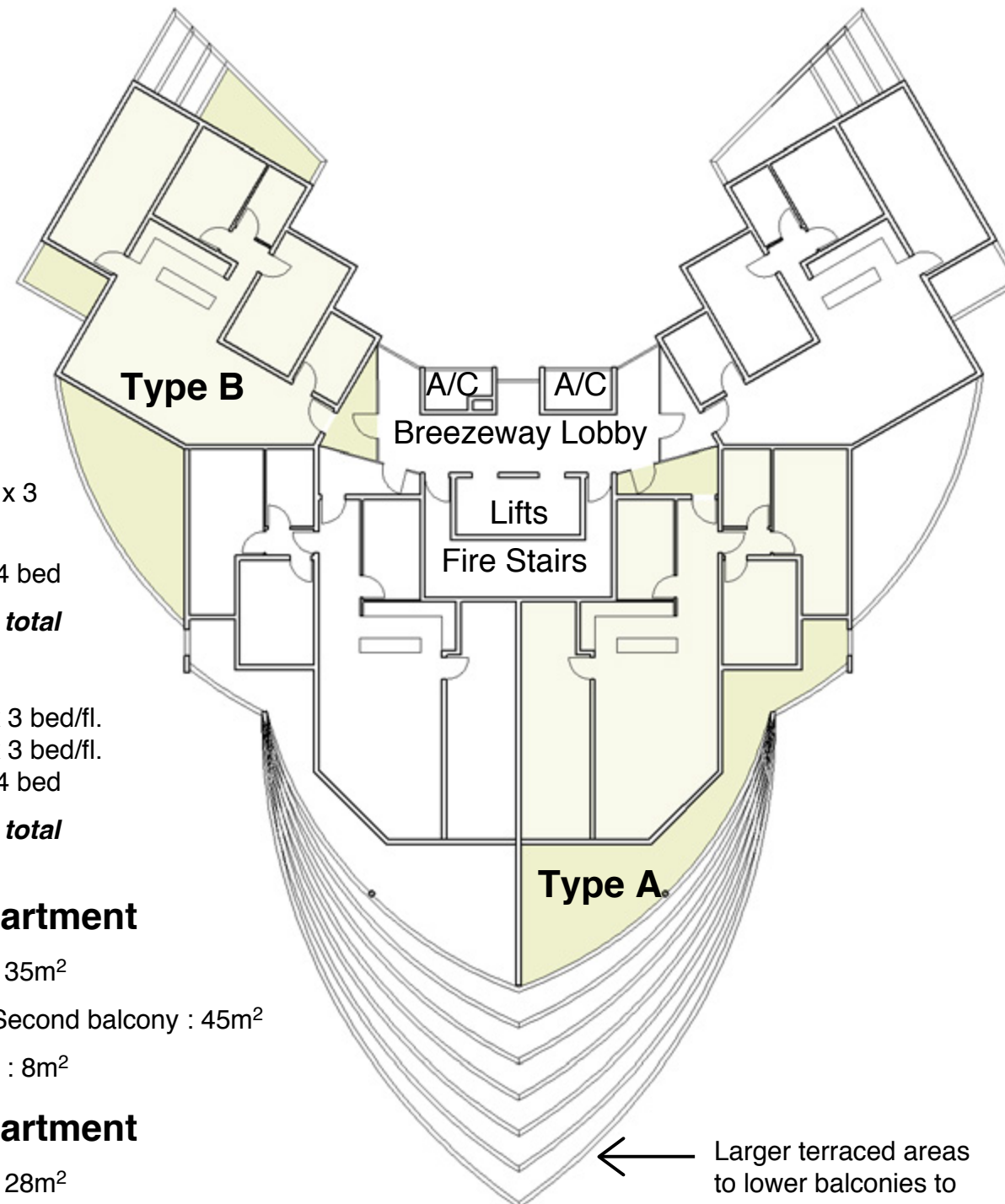
Courtyard entry : 8m²

Type B Apartment

Internal Area : 128m²

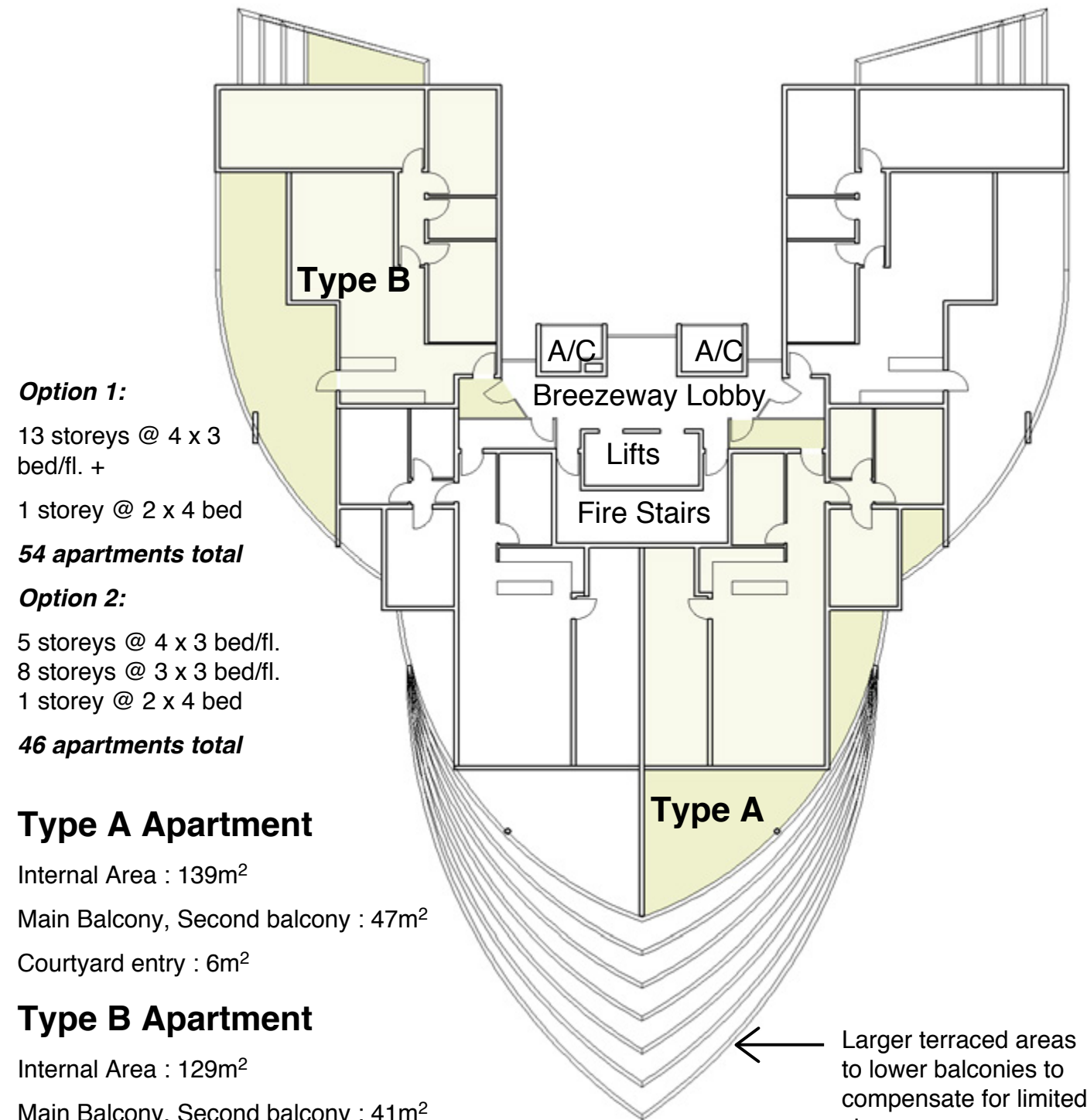
Main Balcony, Second balcony : 41m²

Courtyard entry : 6m²



Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views



Option 1:

13 storeys @ 4 x 3 bed/fl. +

1 storey @ 2 x 4 bed

54 apartments total

Option 2:

5 storeys @ 4 x 3 bed/fl.

8 storeys @ 3 x 3 bed/fl.

1 storey @ 2 x 4 bed

46 apartments total

Type A Apartment

Internal Area : 139m²

Main Balcony, Second balcony : 47m²

Courtyard entry : 6m²

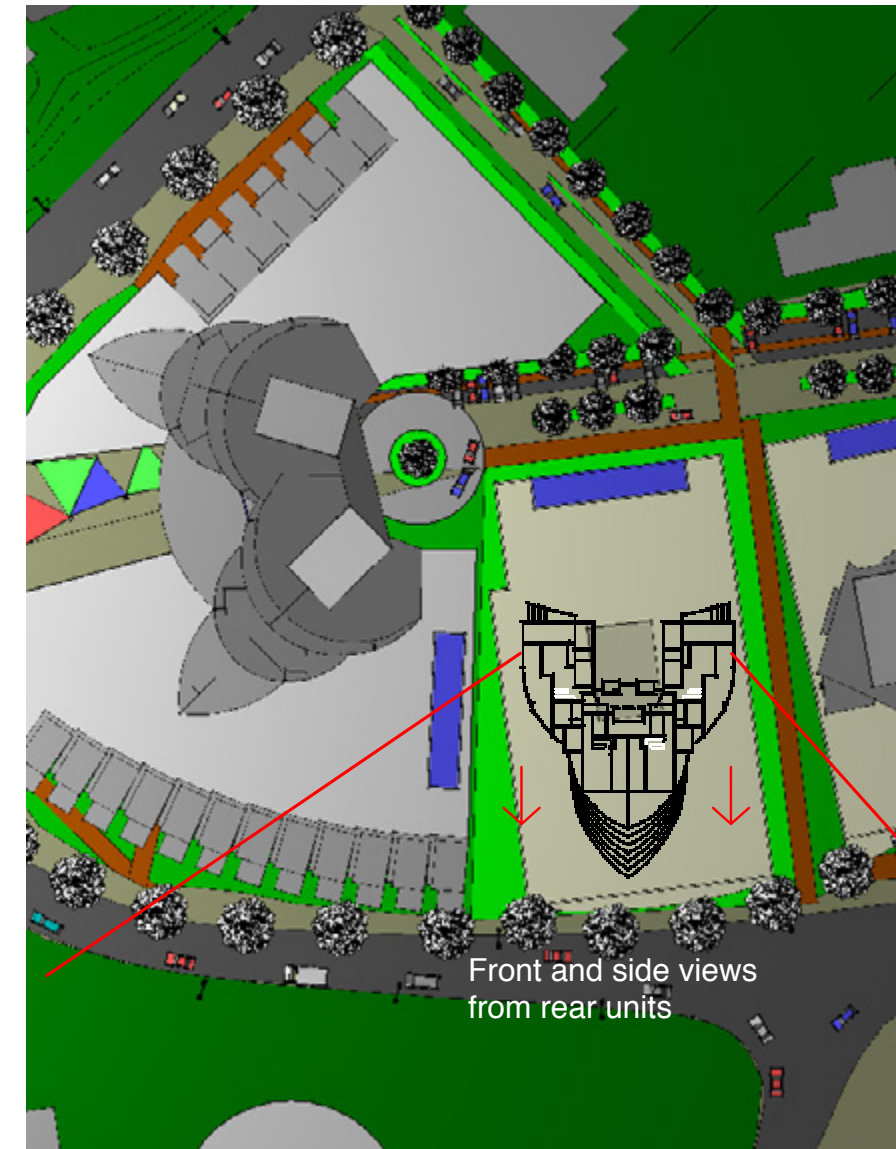
Type B Apartment

Internal Area : 129m²

Main Balcony, Second balcony : 41m²

Courtyard entry : 5m²

← Larger terraced areas to lower balconies to compensate for limited views



Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views

Option 1:

13 storeys @ 4 x 3 bed/fl. +

1 storey @ 2 x 4 bed

54 apartments total

Option 2:

5 storeys @ 4 x 3 bed/fl.

8 storeys @ 3 x 3 bed/fl.

1 storey @ 2 x 4 bed

46 apartments total

Type A Apartment

Internal Area : 139m²

Main Balcony, Second balcony : 59m²

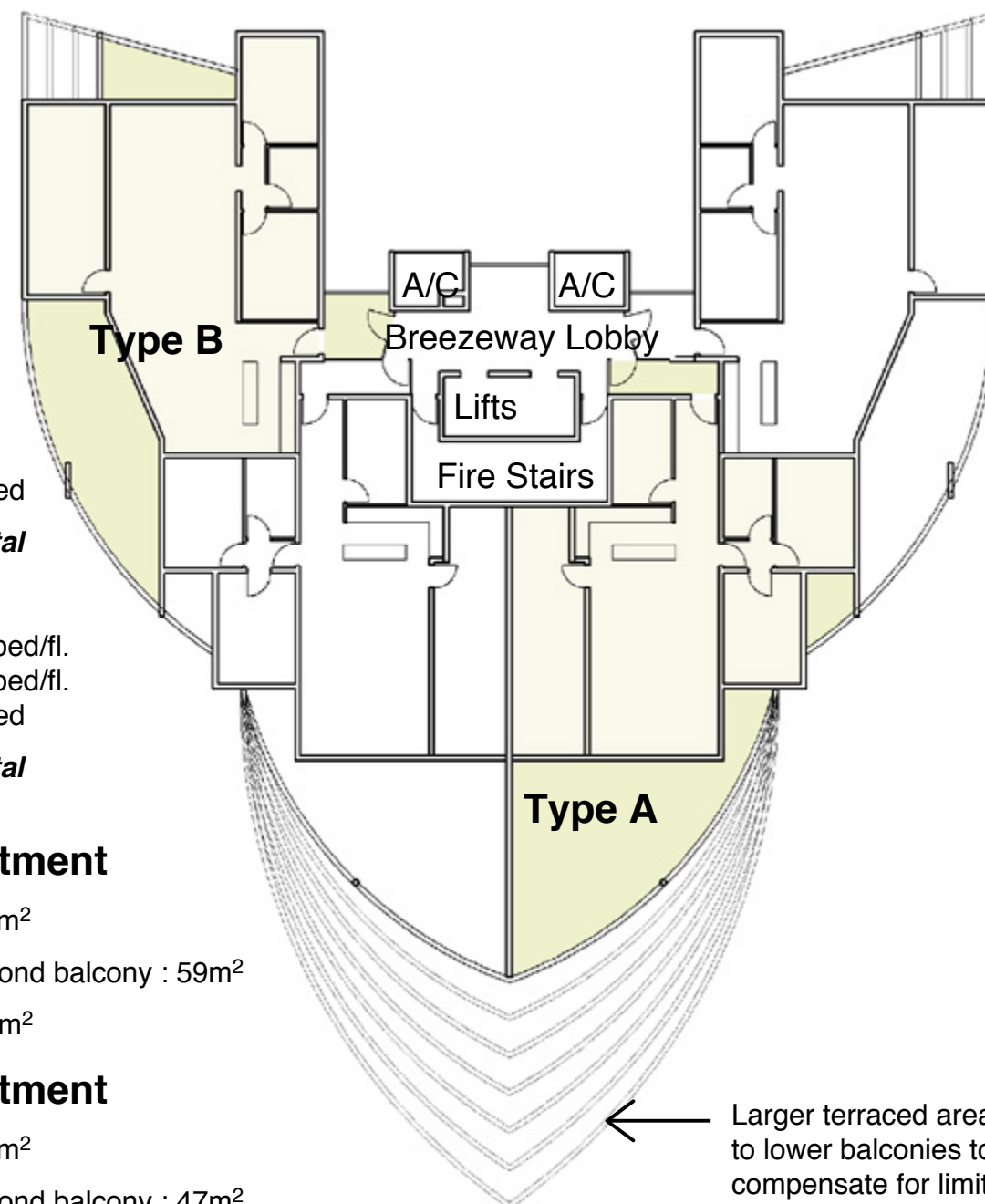
Courtyard entry : 6m²

Type B Apartment

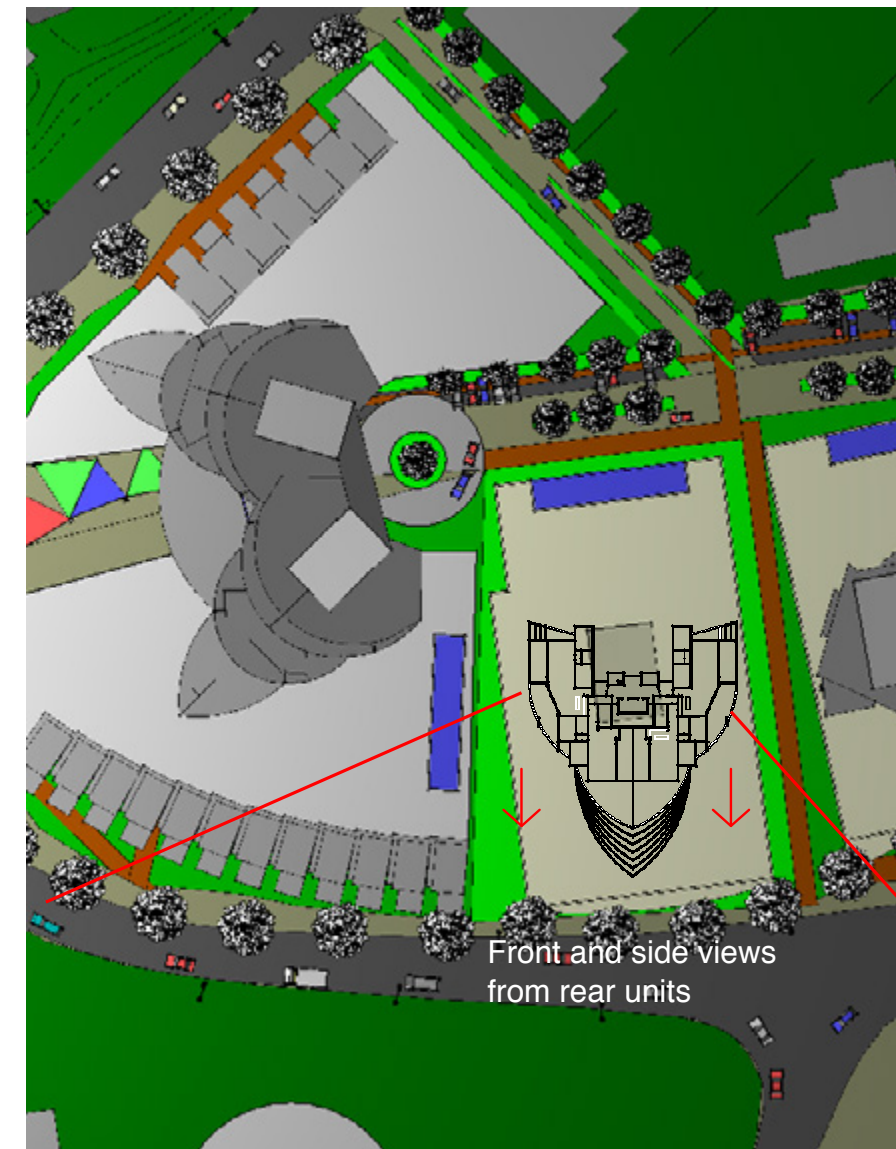
Internal Area : 139m²

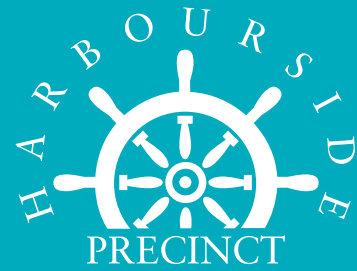
Main Balcony, Second balcony : 47m²

Courtyard entry : 7m²



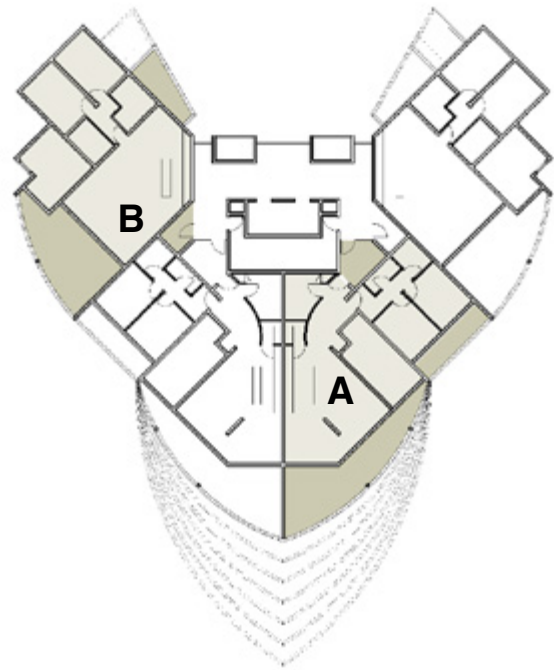
← Larger terraced areas to lower balconies to compensate for limited views





Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views



Type A Apartment

Internal Area : 135m²

Main Balcony, Second balcony : 45m²

Courtyard entry : 8m²

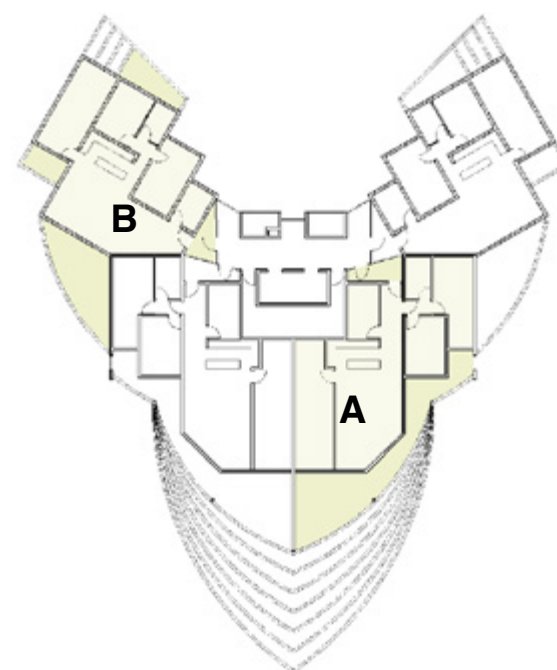
Type B Apartment

Internal Area : 129m²

Main Balcony, Second balcony : 41m²

Courtyard entry : 5m²

Plan layout at 45 degrees allowing sufficient vistas between future stages. Type B units with predominantly side views only



Type A Apartment

Internal Area : 135m²

Main Balcony, Second balcony : 45m²

Courtyard entry : 8m²

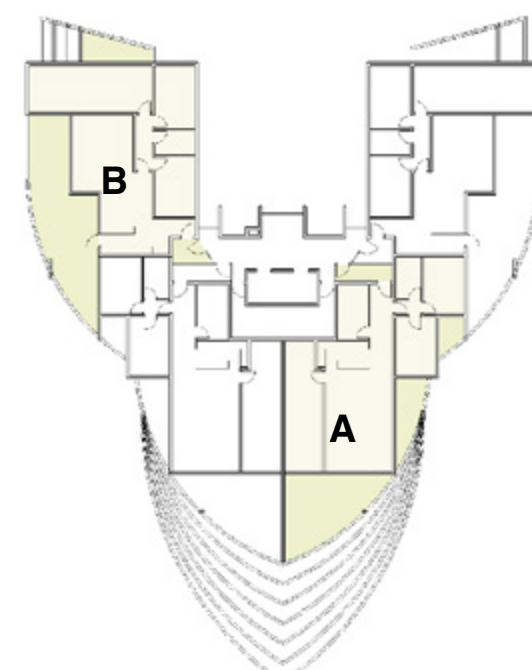
Type B Apartment

Internal Area : 128m²

Main Balcony, Second balcony : 41m²

Courtyard entry : 6m²

Plan layout facing front with Type B units angled at 30 degrees allowing frontal and side views



Type A Apartment

Internal Area : 139m²

Main Balcony, Second balcony : 47m²

Courtyard entry : 6m²

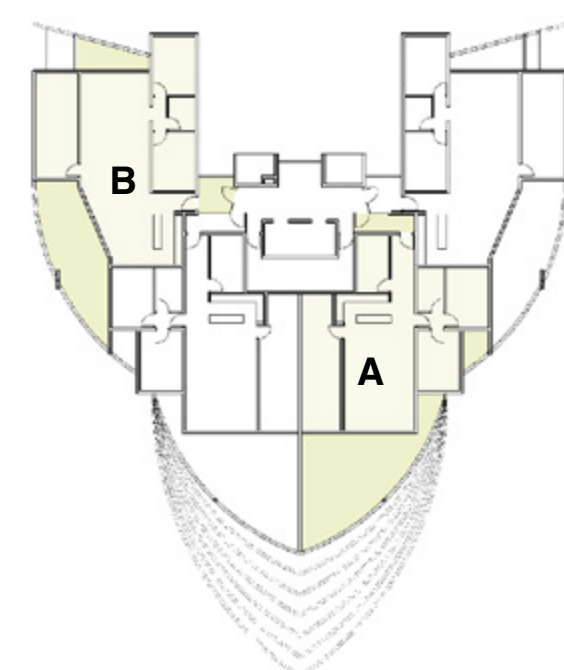
Type B Apartment

Internal Area : 129m²

Main Balcony, Second balcony : 41m²

Courtyard entry : 5m²

Plan layout at 90 degrees to front with Type B units stepped allowing frontal and side views



Type A Apartment

Internal Area : 139m²

Main Balcony, Second balcony : 59m²

Courtyard entry : 6m²

Type B Apartment

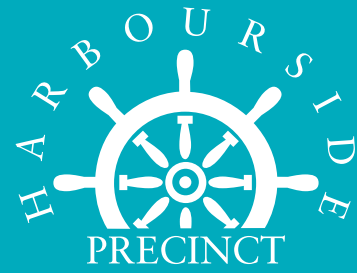
Internal Area : 139m²

Main Balcony, Second balcony : 47m²

Courtyard entry : 7m²

Plan layout at 90 degrees to front with Type B units splayed allowing frontal and side views

C:/PPT/DO4031/DO4031C.ppt
Ph: (08) 8941 1177 : mbbga@bigpond.net.au



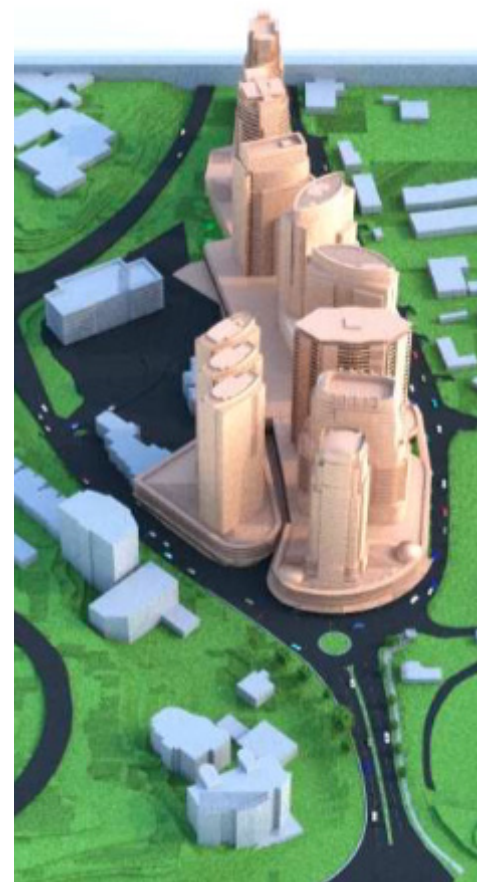
Lots 7090-7098 Frances Bay, Darwin

Master Plan – Supplemental Views



Above: Conceptual 3D model looking from the Frances Bay Drive side of Harbourside Precinct Darwin. Roundabout heading towards Darwin Waterfront to the left and Tiger Brennan Drive/Bennett Street intersection with McMinn Street shown behind buildings.

Below and right: Additional 3D model angles/views.



Above: Conceptual 3D sketch view leaving Darwin Waterfront approaching Harbourside Precinct Darwin Lot 7091, showcasing the high-exposure corner site, suitable for a mixed-use development incorporating a hotel.

Below and right: Additional 3D sketch angles/views.

