Our shared vision

We are creating an iconic tropical hotel.
A hotel that is uniquely Darwin.
A hotel that embodies the rich natural and cultural heritage of the Top End.

A gateway to the natural wonders that draw visitors to the Territory.

Engaging and contemporary architecture will respond to the Top End climate, reflecting Darwin’s historic tradition of buildings placed in lush garden settings and in a unique waterfront location.

The Hotel will help connect the city to the water, completing the Waterfront as a premier destination for leisure, lifestyle and connection to nature.

A place to visit. A place to live. A place to play.

Today we invite you to:

• View the information on display
• Ask us questions about the early works and subdivision applications
• Give us your ideas for an iconic Darwin destination.
Completing the Waterfront
Our strategy proposes to connect important civic, cultural and historical sites along the Darwin Harbour; from Lameroo beach, Goyder camp, Hughes Ave, Fort Hill and Lovers Walk, through to Stokes Hill and the significant Larrakeyah sites.

This expands and enhances Darwin’s civic, tourism and lifestyle hubs.

Our site strategy
• Creating an active mixed use development that supports the existing and proposed uses and activities

• Improving the existing public realm

• The creation of an iconic tourism destination including restaurant and dining experiences, event and function spaces

• Providing an iconic, Top End inspired design that adds to the identity of Darwin while maintaining important view corridors and effectively linking with the CBD

Connecting Public & Civic Spaces
• The site strategy creates and enhances the network of connected public and civic spaces along Darwin Harbour.

• The site strategy also enhances the links and exposure to the existing Jervois Park Deckchair Cinema

• The creation of a western tourism hub will add to the existing precinct complementing the eastern end of the Waterfront.

• The design creates connections within the Waterfront to enable the precinct to function as an integrated whole, anchored by The Darwin Convention Centre and potential Stokes Hill development at the east and the Luxury Hotel and Cruise Terminal to the west.

• We aim to produce a high-quality arrival experience from the Cruise Ship Terminal and the surrounding areas

Tell us your ideas:

• What is important to you about the design of the hotel?
Our concept includes:

- A pedestrian connection from The Esplanade to Goyder Park and to the Hotel
- Public access to the hotel rooftop bar and restaurant
- New and enhanced footpaths and cycleways throughout the proposed road network
- Connections from the Darwin Luxury Hotel to the surrounding area and Cruise Ship Terminal
- Introduction of a shared pedestrian and vehicle zone in the Hughes Avenue, Kitchener Drive and Deckchair Cinema access roads.
This landmark location is currently at risk of flooding in significant storm events in its current configuration.

The increasing frequency and severity of weather events, including cyclones and storm surges, puts additional pressure on existing structures.

The works at the Darwin Luxury Hotel site will assist in protecting the Waterfront.

- Any development of this site needs to address the Northern Territory Government Storm Tide Inundation Mapping locating any habitable areas above the 1000-year inundation level. This needs to include protection against cyclonic wave action.

- The current seawall is not compliant with modern-day engineering standards and will be unable to prevent the damage or loss of amenity and infrastructure on site.

- Extensive research and the application of innovative modelling and engineering techniques has been used to develop a solution requiring a new seawall height of only 7.5m AHD reducing its visual impact.

- Without this innovative approach, the seawall would need to be approximately 11m high or an additional 5.6m over the existing 5.4m height seawall.

- The design requirements of the seawall results in a configuration where it is unsafe to provide pedestrian access on the seaward side.

- The proposed seawall design reduces the destructive power of any sea water coming over the seawall.

- This approach is based on achieving a best-practice design for long-term asset and infrastructure protection.

- Landbridge is committed to the investment for the construction of this new seawall.
Delivering the Darwin Luxury Hotel will be a multi-staged process including development applications and environmental approvals.

The first stage includes two applications:

- A subdivision application – required to create the lot on which the hotel will be constructed with the remainder prepared for future development.
- An early works application – required to allow site remediation and preparation works to commence while the design for the hotel is finalised.

The next stage of the approvals process will see a further development application lodged. This future application will provide the detail of the proposed development.

Further community consultation is planned for this stage.

**The Subdivision Application**

The proposed development is for the subdivision of Lot 10177 and a boundary realignment with Lot 10176 and Lot 10178. The result will be six individual lots.

The subdivision will allow the necessary infrastructure to be constructed, including power, water, sewer, communications, drainage and road infrastructure.

**Early Works Application**

Early works are required to prepare the site for development. This will include features to protect the site and broader waterfront from storm surge.

As part of the preparation work the following studies and reports have been produced:

- Construction Staging Plan
- Seawall Basis of Design Report
- Comparative Environmental Impact and Mitigation Analysis
- Site Services Report
- Stormwater Management Plan
- Land Geotechnical Report
- Marine Geotechnical Report
- Pedestrian Circulation Plan
- Traffic Impact Assessment
- Storm Surge Plan
- Survey Plans
- Site Plan
- Location and Zoning Plan
- Landscape Plan

**Delivery Stage 2**

Following the submission of the Subdivision and Early Works Applications, a Development Application will be submitted containing the proposal for the new Darwin Luxury Hotel and associated buildings including car parking.
**Existing environmental conditions**

The current environmental conditions of the site do not allow any development or use to take place without first addressing the extensive site contamination issues. These relate to the past uses and activities undertaken at the point.

Current studies indicate the presence of a variety of contaminants and hazardous substances that require an extensive remediation process.

Adding to this complexity there is a low potential for unexploded ordinances from WWII. The remediation will be managed using the strict protocols required under government regulation.

**What we are doing**

Our first step will be to implement a series of site remediation and containment measures of any uncontrolled pollutant or hazardous material on the site. This is in line with the current statutory requirements of the NT Government.

This will improve the overall environmental conditions both on the site and in the harbour.

**What will follow**

As an integral part of the design and operation of the new Darwin Luxury Hotel we will be incorporating the following sustainability strategies:

- Tropical weather design
- The use of passive strategies to reduce energy use
- Incorporation of active strategies for the optimisation and use of existing natural resources
- Extensive use of landscaping and greenery

**Tell us your ideas:**

- What innovative technology should we consider?
- How can we improve our approach?
From inception, through construction and operation, the Darwin Luxury Hotel will create opportunities for Territorians.

**Unlocking Tourism Potential**
- The Darwin Luxury Hotel will assist in attracting high-end tourists to The Top End
- This will provide new opportunities for a wide range of businesses associated with the tourism industry, from tours to cultural experiences
- The Darwin Luxury Hotel will promote more overnight and tour exchange associated with the growing cruise ship industry
- The economic flow-on effects will create more jobs for Territorians in this sector, both directly employed at the Darwin Luxury Hotel, and through supporting businesses.

**Enhancing Connectivity between the Darwin CBD and the Darwin Waterfront**
- Landbridge is committed to maximising the connectivity of the Hotel to the CBD, ensuring the economic benefits flow throughout Darwin
- Safeguarding the connectivity between the Hotel and the wider Darwin Waterfront, will ensure that the economic opportunities are maximised.

**Unique Residential Opportunity**
- We will also be introducing a limited number of high quality waterfront residential units under the same design and quality parameters.

**Hospitality and Hotel Operations (suppliers)**
- Businesses servicing the hotel industry will also be able to benefit from the new hotel
- The operators of the Hotel will have a firm commitment to sourcing as many products and services locally.

**Unique and luxury good market**
- The high-end tourism market creates significant demand in unique locally-produced and luxury goods
- As the Northern Territory offers interesting and world-class products, the new Luxury Hotel will be able to grow the demand and the business opportunities associated.

**Construction**
- The process of construction of the Darwin Luxury Hotel will provide significant opportunities for Darwin residents
- Landbridge is committed to sourcing local contractors and suppliers wherever possible
- Landbridge will be maintaining a database of local contractors and suppliers to maximise the economic benefits to The Top End during the construction process.

We invite you to register your interest and be kept up-to-date on the Darwin Luxury Hotel.

To register your interest today, please complete a form available from one of our project team.

You can also register at www.landbridgedarwinhotel.com.au
**DARWIN LUXURY HOTEL**

**WHAT HAPPENS NEXT?**

The Subdivision and Early Works Development Applications are currently on public exhibition.

**Where can I view a copy of the applications?**

Copies of the full applications are available here today. The applications can also be:

- Downloaded from the Department’s website at: [https://www.ntlis.nt.gov.au/planning/lta.dar.list](https://www.ntlis.nt.gov.au/planning/lta.dar.list)
- Hardcopies can be viewed at the Development Assessment Services office located at: 2nd Floor, Energy House, 18-20 Cavenagh Street, Darwin City

**How do I make a written submission, and what is the deadline?**

If you wish to make a written submission, these can be lodged:

- Electronically through the link to the application at www.ntlis.nt.gov.au/planning
- By email to das.dlpe@nt.gov.au
- By mail to GPO Box 1680, Darwin NT 0801
- By Hand to:
  2nd Floor, Energy House 18-20 Cavenagh Street, Darwin City

Your submission needs to be lodged before midnight, Friday 12 May 2017.

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**TENDER / PROCUREMENT**

**CONSTRUCTION**

**SERVICES**

**BASE BUILD / FIT OUT**

**Early Works**

**Main Works**

**Commissioning**