

LIQUID BLU



DARWIN **WATERFRONT**
CORPORATION


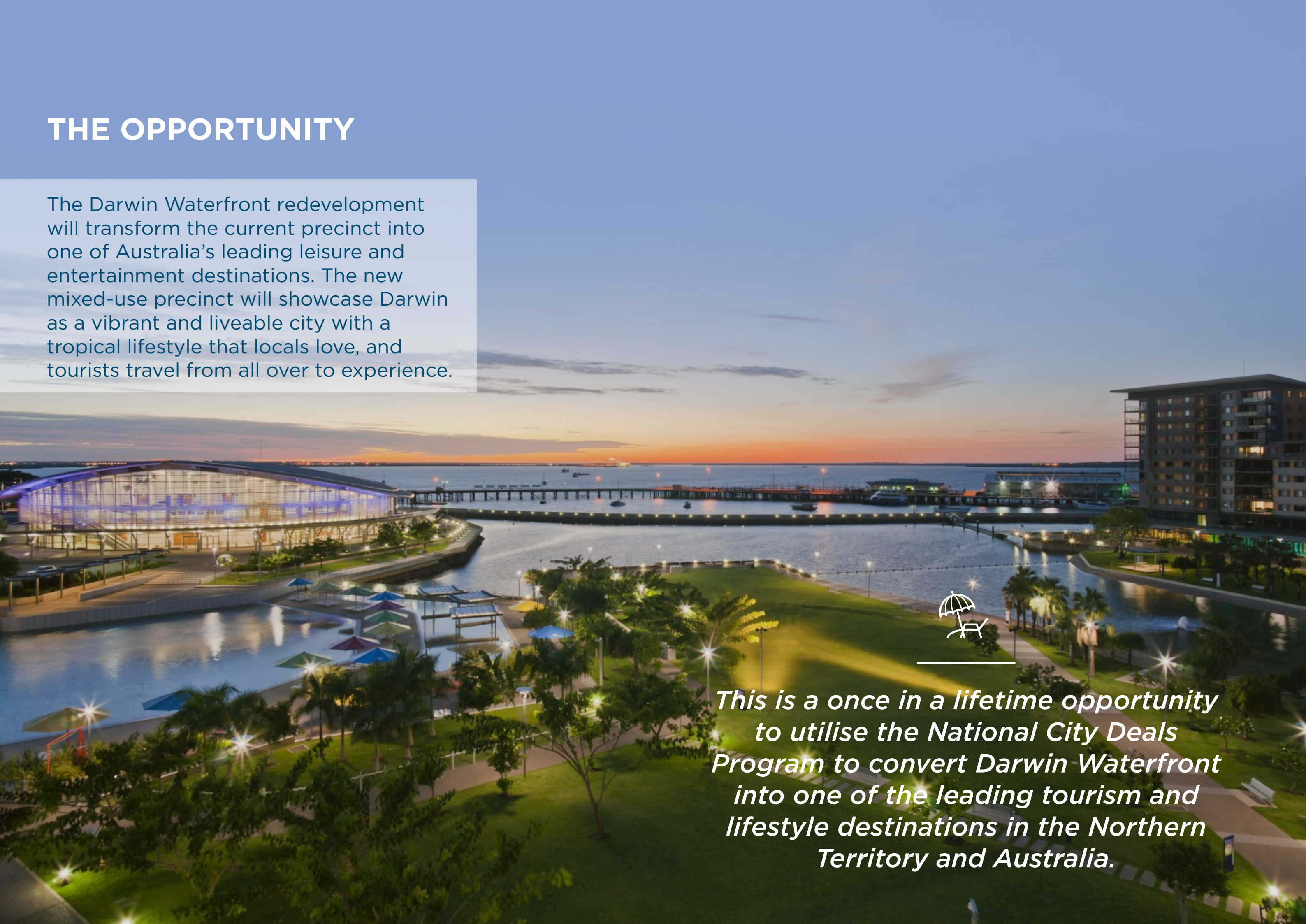
Darwin Waterfront

A New Face of Darwin

Australia's First Integrated
Public Realm Precinct

THE OPPORTUNITY

The Darwin Waterfront redevelopment will transform the current precinct into one of Australia's leading leisure and entertainment destinations. The new mixed-use precinct will showcase Darwin as a vibrant and liveable city with a tropical lifestyle that locals love, and tourists travel from all over to experience.



This is a once in a lifetime opportunity to utilise the National City Deals Program to convert Darwin Waterfront into one of the leading tourism and lifestyle destinations in the Northern Territory and Australia.



DARWIN VS CAIRNS

POPULATION

149K | 144K

TOURIST VISITS

989K | 2.86M

DOMESTIC NIGHT VISITS

4.2M | 4.6M



Darwin International Airport

Darwin Waterfront

STRATEGIC CONTEXT

Darwin Waterfront is not only a catalyst project for the city, but for the Northern Territory as a whole. As the internationally recognised gateway to Kakadu and key link to South East Asia, Darwin has great responsibility to become an increasingly important player for Australian tourism. And, to evolve as a place that is transformative, offering integrated entertainment, and a vibrancy of place that locals and tourists alike can live, learn, work and play within.

As a city, Darwin and its many places and precincts sit as an internationally recognised offering at Australia's Top End. However these precincts are dated and currently standalone. They offer little inter-connectivity and limited appeal and attraction for locals. Darwin Waterfront is a catalyst project set to transform this, and will unlock the city to create a more energised, better connected and highly activated public place that locals love and tourists will want to visit.

GUIDING PRINCIPLES

“A destination that showcases Darwin’s tropical landscape and lifestyle while integrating meaningful cultural and learning experiences.”



Public Realm as Anchor Tenant



Enhanced Connectivity



Sustainable



Extracting Existing Infrastructure Value



Unique & Visionary



User-friendly & Safe Environment



Leading Lifestyle Edge



Layered Activation



Cultural Heritage Celebrated

DARWIN WATERFRONT

PRECINCT PLAN



DARWIN WATERFRONT

SUB-PRECINCTS

- LEGEND**
- PROPOSED**
- 1

Waterfront Pools
- 2

Tropical Lagoon
- 3

Tropical Lagoon Pavilion
- 4

Celebration Lawn & Amphitheatre
- 5

Entry Plaza
- 6

The Link and Shallows
- 7

Darwin Convention Centre Hotel
- 8

Transport Hub
- 9

Surf Facility
- 10

Surf Facility Pavilion
- 11

The Forecourt
- 12

Link Path and Lawn
- 13

The Lookout
- 14

Arrival Gardens
- 15

The Boulevard
- 16

Foreshore Parkland
- 17

Luxury Resort
- 18

Health and Wellness Centre
- 19

Edible / Botanical Gardens
- 20

Adventure Nature Play
- 21

Green Ribbon
- 22

Mixed Use Precinct
- 23

Super Yacht Facility
- 24

Ceremonial Beacon
- 25

Larrakia Cultural Centre
- 26

Foreshore Cultural Park
- 27

Residential Village

- EXISTING**
- 28

Darwin Convention Centre
- 29

Adina / Vibe Hotel & Precinct Car Park
- 30

Waterfront Residential & Commercial
- 31

Goyder Park
- 32

Darwin Port Cruise Ship Terminal
- 33

Stokes Hill Wharf



DARWIN WATERFRONT

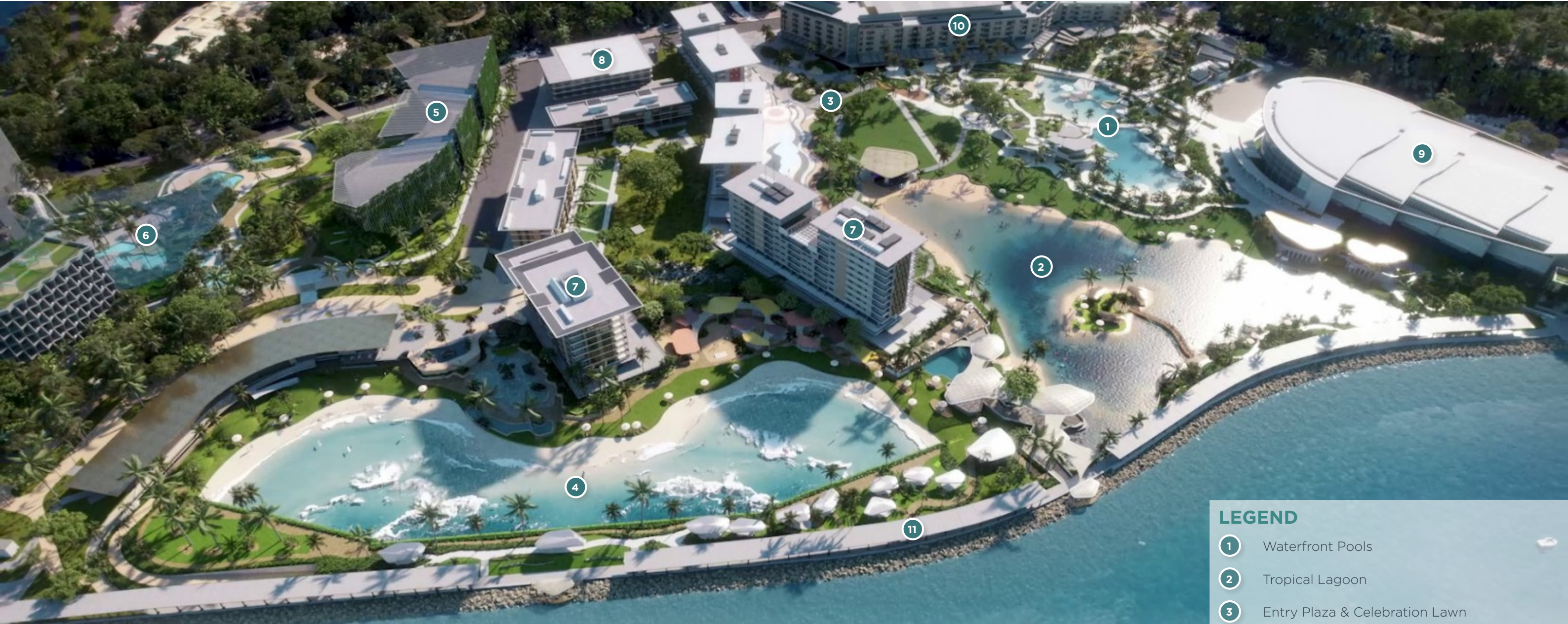
THE MASTERPLAN

The master plan will guide the development of the world-class leisure and entertainment precinct which will become the new face of Darwin. Integrating the established infrastructure, cultural heritage, natural characteristics and community spirit, Darwin Waterfront will activate and connect Darwin's CBD, transforming it into a vibrant hub for locals and visitors to enjoy.



DARWIN WATERFRONT

THE MASTERPLAN



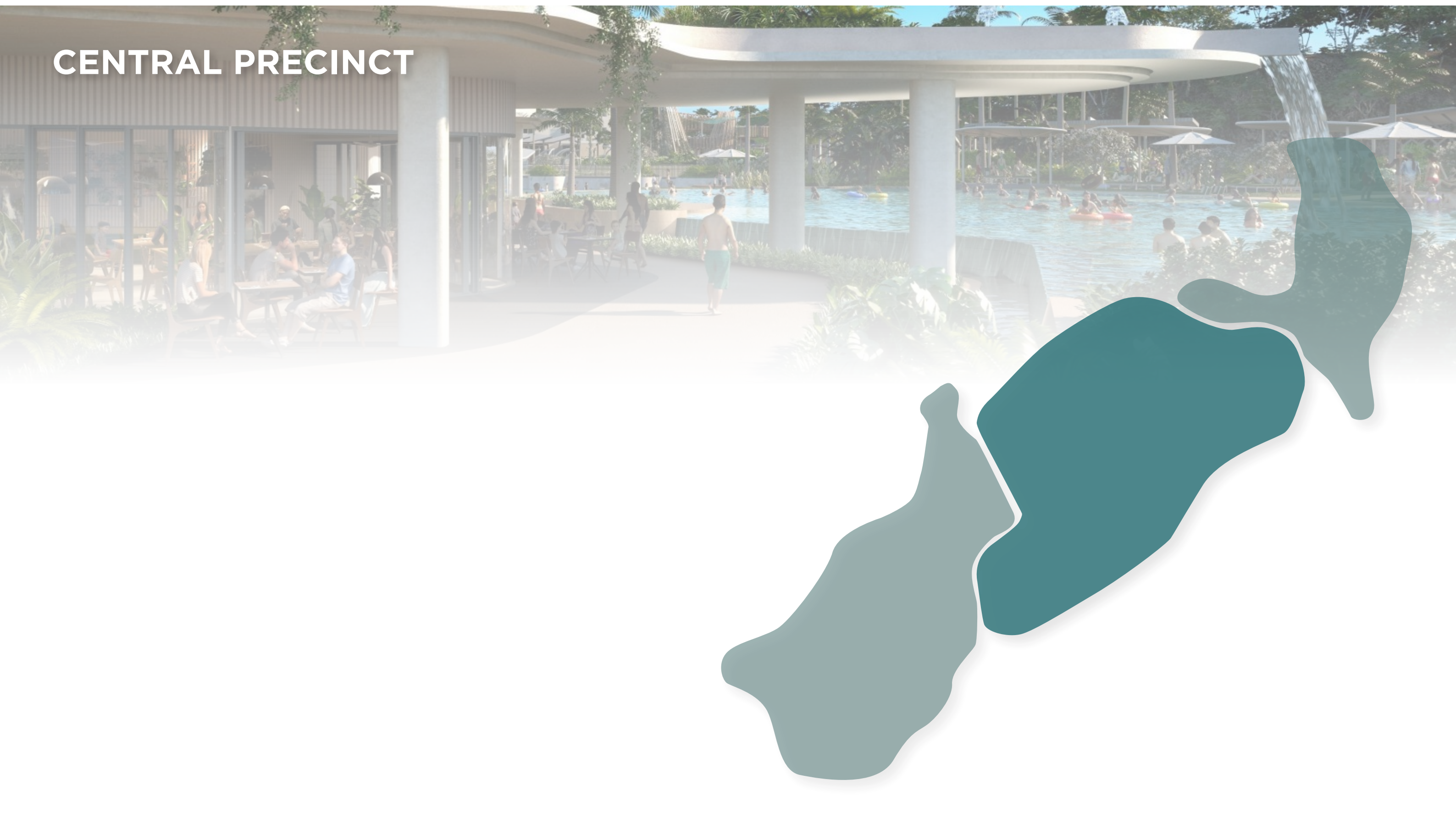
LEGEND

- 1 Waterfront Pools
- 2 Tropical Lagoon
- 3 Entry Plaza & Celebration Lawn
- 4 Surf Facility
- 5 Mixed Use Precinct
- 6 Luxury Hotel

EXISTING

- 7 Wharf One & Two Apartments
- 8 Charles Darwin University
- 9 Darwin Convention Centre
- 10 Adina Apartments/Vibe Hotel
- 11 Sea Wall

CENTRAL PRECINCT



CENTRAL PRECINCT



1

Waterfront Pools

- Waterfront pool
- Childrens' pool
- Childrens' zero depth waterplay & playground
- Kiosk, cafe, restaurant, and bar
- Green roof park & peninsula lawns
- Lookout, shades & cabanas

2

Entry Plaza & Celebration Lawns

- Recreated entry plaza (image of Darwin). Artistic & cultural space to continue the story of the Larrakia people. Virtual technology opportunity.
- Flexible arrival and celebration lawn spaces for events.
- Beach interactions.
- Performance stage & amphitheatre.

3

Tropical Lagoon

- Recreational swimming with sand island and shallow areas for Children.
- Lagoon pavilion & visitor information.
- Activated edges with public parkland, beaches, shades, BBQs & cabanas.
- Sea life, educational tours, diving, snorkelling & research.
- Personal training & outdoor gym.
- Lookout points along Sea Wall.

4

Surf Facility

- Unique, authentic surf experience.
- Plunge pool & shallows for children.
- Surf pavilion with visitor information, dining & retail.
- Forecourt with zero depth waterplay and cafe.
- Surf school, cabanas, BBQs, and corporate hire areas.
- Lookout point over Precinct and to ocean.
- Boulevard with connection to Cruise Ship Terminal.

5

Convention Centre Hotel

- Generous ocean views.
- Rooftop restaurant and pool.
- Integration with Tropical Lagoon & the Darwin Convention Centre.

CENTRAL PRECINCT WATERFRONT POOLS

Immersive and unique water spaces with a variety of experiences for all ages and abilities. A tropical oasis nestled in the landscape, providing shelter and refuge for its occupants.



ACTIVATIONS

CHILDRENS' EXPLORATION POOL
DESTINATION ADVENTURE PLAYGROUND
CASCADE ZERO DEPTH WATERPLAY
RESORT STYLE LEISURE POOL
CAFE, RESTAURANT AND BAR
GREEN PODIUM
LOOKOUT & FUNCTIONS SPACE
CABANAS, SHADE AND HIRE AREAS
COMMERCIAL RETAIL OPPORTUNITY

- 1 Childrens' Lagoon
- 2 Gorges and Terraced Lawns
- 3 Waterfront Pool
- 4 Relaxation Area/Lawns
- 5 Green Podium with Lookout and Functions Pavilion
- 6 Building Under with Amenities, Cafe, Retail, Restaurant, & Bar
- 7 Cascade Pools (Childrens' Waterplay)
- 8 Dining Terraces
- 9 Dining Deck and Feature Tree
- 10 Peninsula Lawn
- 11 Dry Playground and Picnic Area
- 12 Refurbished Plant and Services Building
- 13 Refurbished Kiosk and Amenities Building

CENTRAL PRECINCT WATERFRONT POOLS

- ① Childrens' Lagoon
- ② Waterfront Pools
- ③ Waterfall
- ④ Cascade Pools (Children's Waterplay)
- ⑤ Green Podium with Functions Pavilion
- ⑥ Retail, Amenities, Food & Beverage



CENTRAL PRECINCT WATERFRONT POOLS



CENTRAL PRECINCT WATERFRONT POOLS

- ① Waterfront Pool
- ② Feature Waterfall
- ③ Infinity Pool Edge
- ④ Restaurant and Bar
- ⑤ Green Podium with Functions Pavilion



CENTRAL PRECINCT

THE ENTRY PLAZA & CELEBRATION LAWN

A distinctive new landmark for the Waterfront forming the central connection to State Square & the CBD. The Entry Plaza & Celebration Lawns allows for events & activations to occur year-round, bringing the community together & further unlocking the Waterfront as the City's leading leisure and entertainment destination.



ACTIVATIONS

MEETING PLACE
HUB FOR CURATED EVENTS
FREE SHOWS
MOVIES IN THE PARK
OVERSIZED GAMES
AMPHITHEATRE & PERFORMANCES
CULTURAL INSTALLATIONS
SEASONAL EVENTS
MARKETS
CENTRAL GREEN SPACE

- 1 Recreated entry plaza (image of Darwin). Artistic and cultural space to continue the story of the local Larrakia people. Virtual technology opportunity.
- 2 Shade structures to activate space & frame views.
- 3 Formalised arrival and celebration lawn
- 4 Main promenade connection pathway
- 5 Family beach
- 6 Terracing
- 7 Waterfront Pools arrival
- 8 Performance stage & amphitheatre
- 9 Arrival pavements extended to roadway



CENTRAL PRECINCT THE ENTRY PLAZA & CELEBRATION LAWN



CENTRAL PRECINCT

TROPICAL LAGOON

A living ecosystem at the water's edge, the Tropical Lagoon will be a publicly accessible tourist attraction for adventure seekers & locals who wish to recreate along its edges. Its central location will create new opportunities for dining & retail, whilst providing generous public parkland for all to enjoy.



ACTIVATIONS

- PAVILION WITH CAFE & LOOKOUT
- FILTERED SEA WATER WITH MARINE LIFE
- SANDY BEACHES AND PARKLAND
- SWIM WITH THE FISH & EDUCATION
- DEEP WATER DIVING & SNORKELLING
- GREEN PARKLAND
- RECREATIONAL PONTOONS
- GENEROUS SHADE
- SHALLOW WADING AREAS
- RECREATIONAL ISLAND

- 1 Lagoon Pavilion (Cafe, Information, Equipment Hire etc.) activating the Convention Centre & Hotel.
- 2 Swimming Lagoon with filtered sea water and marine life
- 3 Grass and beach entries to Lagoon perimeter
- 4 Generous green space for recreation & relaxation
- 5 The Link—provides 360° walkable access to Lagoon perimeter. Feature shading with unique lighting serves as a site beacon.
- 6 The Shallows—generous wading areas for children
- 7 Seating terraces and wading areas to waters' edge
- 8 Recreational beaches with volleyball court & amphitheatre
- 9 Sand island with bridge
- 10 New linear parkland to activate sea wall
- 11 Over water lookouts and shade structures
- 12 Enhanced retail and dining opportunities

CENTRAL PRECINCT TROPICAL LAGOON



CENTRAL PRECINCT

TROPICAL LAGOON



- 1 Tropical Lagoon
- 2 Recreational Island
- 3 Beach Amphitheatre
- 4 Tropical Lagoon Pavilion
- 5 Waterfront Pools
- 6 The Link and Shallows

CENTRAL PRECINCT

SURF FACILITY

A next generation surf park that brings a unique and authentic surfing experience to the Waterfront. The Precinct will recreate natural wave breaks found in the ocean, with repeatable, on demand high quality waves that can cater to a both newcomers and experienced visitors alike.



ACTIVATIONS

PROGRAMMABLE SURF BREAK
NIPPERS/SURF LIFESAVING
CAFE AND RESTAURANT DINING
A VARIETY OF WATER SPACES
EXPANSIVE VIEWS
CORPORATE HIRE AND SURF EVENTS
ABUNDANCE OF SHADE AND PLANTING
SPECTATING AND RELAXATION
PUBLIC SQUARE WITH ACTIVATIONS

- 1 Cruise Ship Terminal arrival gardens
- 2 Surf Facility Pavilion with expansive views. Anchors the southern end with visitor info, dining, & other activations
- 3 The Forecourt with views of surf break, zero depth waterplay, & cafe
- 4 Boulevard with connection to Cruise Ship Terminal
- 5 Surf pool with programmable waves (up to 2.7m height)
- 6 Turf mounds for relaxation and spectating
- 7 Childrens' rock pool & adult plunge pool
- 8 Accessible waters edge with beach, turf and vegetation
- 9 Cabanas, BBQs, corporate hire, and surf school
- 10 Both public & private Surf Facility parkland to Sea Wall (with shade & cabanas)
- 11 Key precinct lookout points



CENTRAL PRECINCT **SURF FACILITY**



- ① Surf Pool
- ② Surf Facility—Children's Pool / Waterplay
- ③ The Forecourt with public Zero Depth Waterplay
- ④ Surf Facility Pavilion
- ⑤ Surf Facility and Public Parkland to Sea Wall

CENTRAL PRECINCT **SURF FACILITY**



SOUTHERN PRECINCT



SOUTHERN PRECINCT

1

Luxury Resort

- Premium rooms and suites
- Underground car parking
- Resort 'art space' & 'pop-up retail'
- Rooftop pool, spa, and lounge
- Lagoon pool & private gardens
- Event & functions space
- Conference facilities

2

Resort Villas

3

Luxury Resort Arrival Lounge, and Natural and Cultural Landscape

- Sculptural canopy with:
 - Gardens and green space
 - Deep shade
 - Illuminated roof (art projections)
 - Cooling space
 - Integrated hotel reception
- Cultural landscape
- Cooling water gardens

4

Edible / Botanical Gardens

5

Health and Well-being Spa

- Wellness retreat & health spa
- Mindfulness space
- Contemplation garden

6

Mixed-Use Precinct

- Residential apartments
- Serviced apartment option with bridge link to resort
- Mixed use commercial to ground floor
- Market place

7

Super Yacht Berthing Facility—Connected to Existing Cruise Ship Infrastructure

- Use of existing immigration facility

8

Arrival Gardens

- Arrival lawn and public space with shade
- 'Welcome to Darwin' statement

9

Adventure Nature Play Opportunity

10

Green Sky Bridge to State Square

11

Ceremonial Beacon

12

Goyder Park

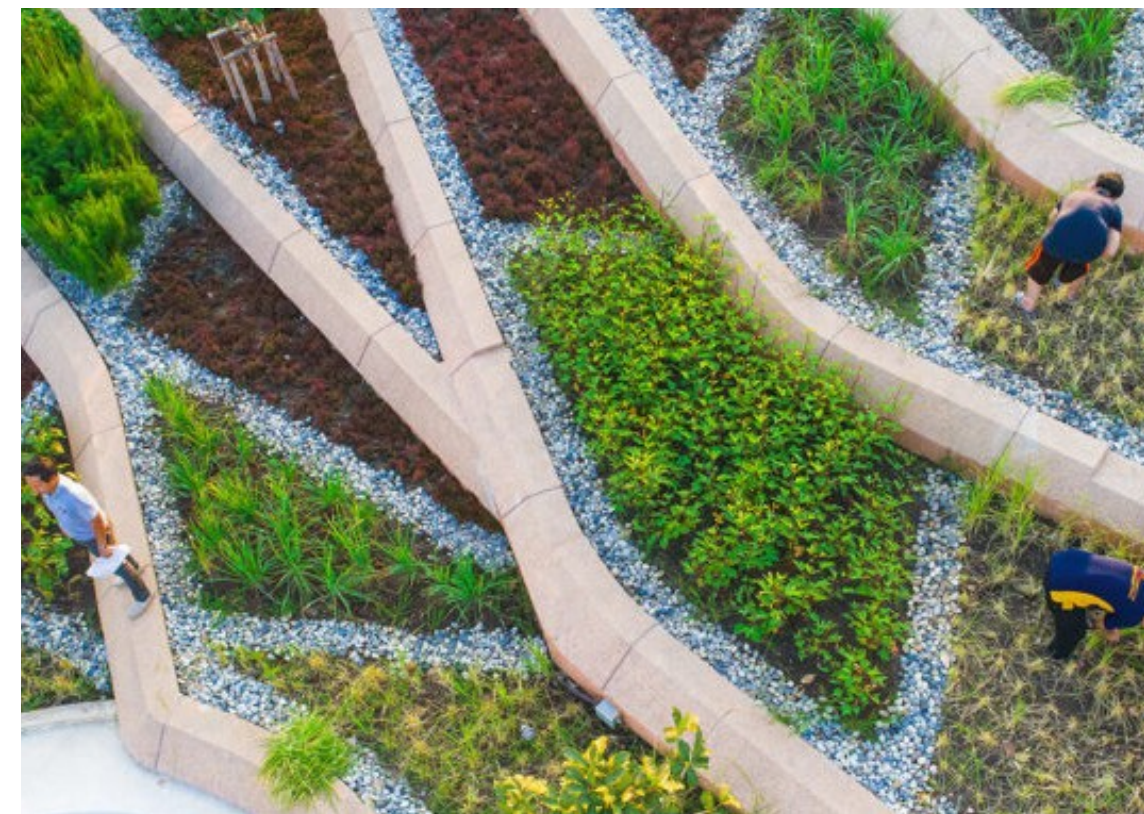


SOUTHERN PRECINCT LUXURY RESORT



- 1 **Biophilic Entrance Gardens / Edible Gardens / Botanical Gardens**
- 2 **Arrival Canopy—Links Resort / Wellness / Apartments / Cultural Heritage Trail**
 - Hotel reception
 - Biophilic design—integration of nature with architecture
 - Generous gardens
 - Water cooling spaces
 - Contemplation spaces
 - Nature discover
- 3 **Resort Accommodation**
 - Premium hotel rooms and suites
 - Rooftop pool and lounge spaces
 - Resort pop-up art space
 - Conference rooms with amenities
- 4 **Sunken Garden**
 - Billabong
 - Cascades from pools above
 - Contemplation Garden
- 5 **Resort Terrace Villas**
 - Detached, luxury suites
 - Nestled in lush gardens
 - Service access from podium
- 6 **Wellness Retreat & Health Spa**
- 7 **Outlook Cafe / Restaurant**
- 8 **Resort Gardens and Pool**
- 9 **Porte Cochere**
- 10 **Buffer Planting**
- 11 **Green Bridge Link to State Square and CBD**
- 12 **Managed Entrance from Foreshore**

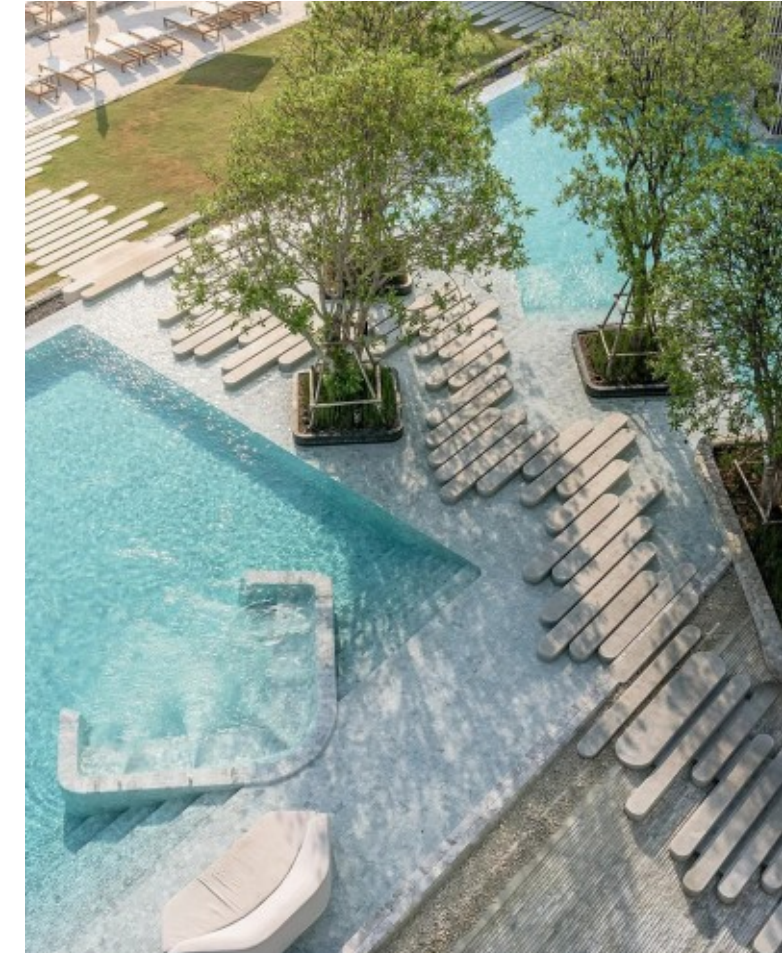
SOUTHERN PRECINCT **EDIBLE GARDENS**



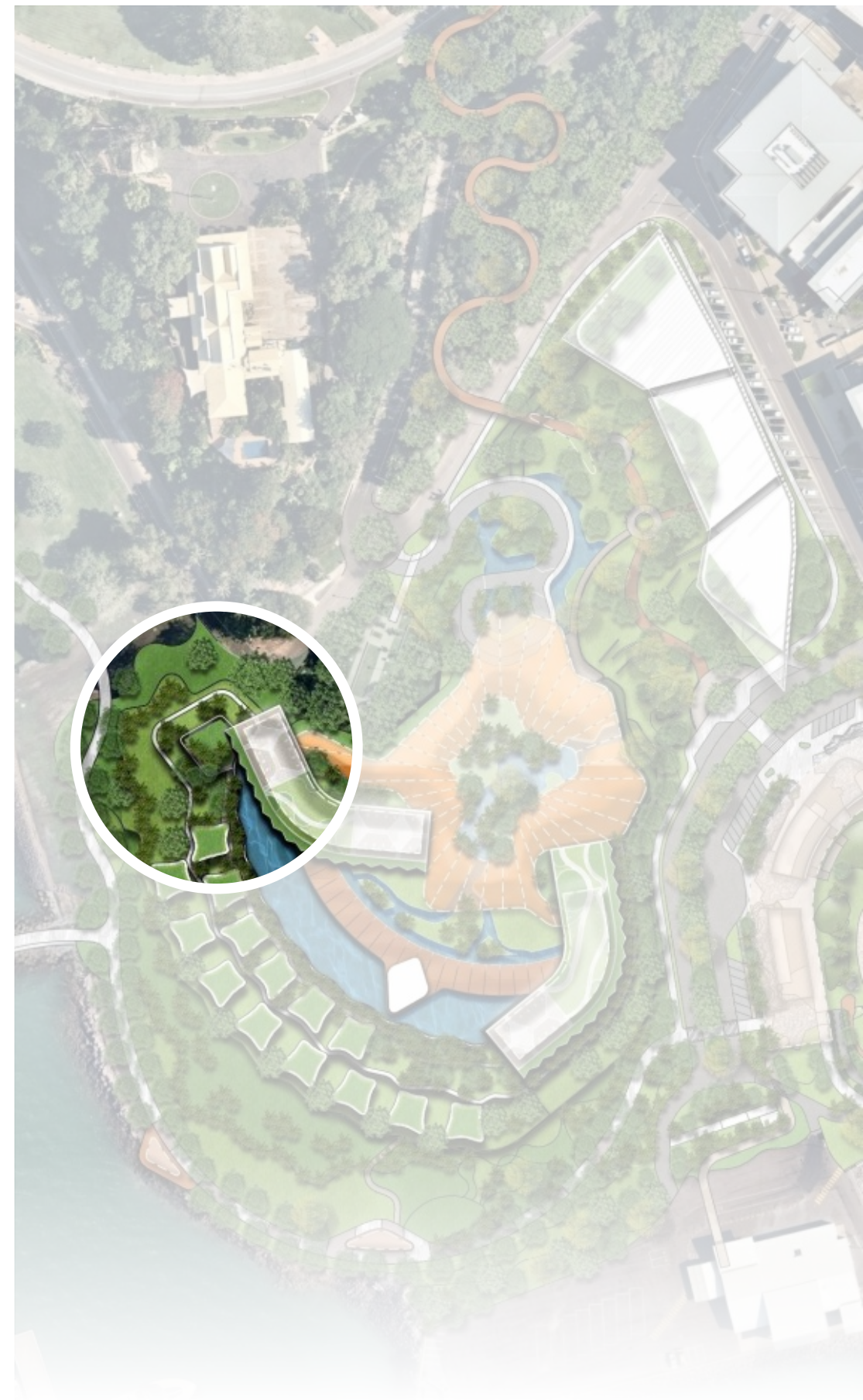
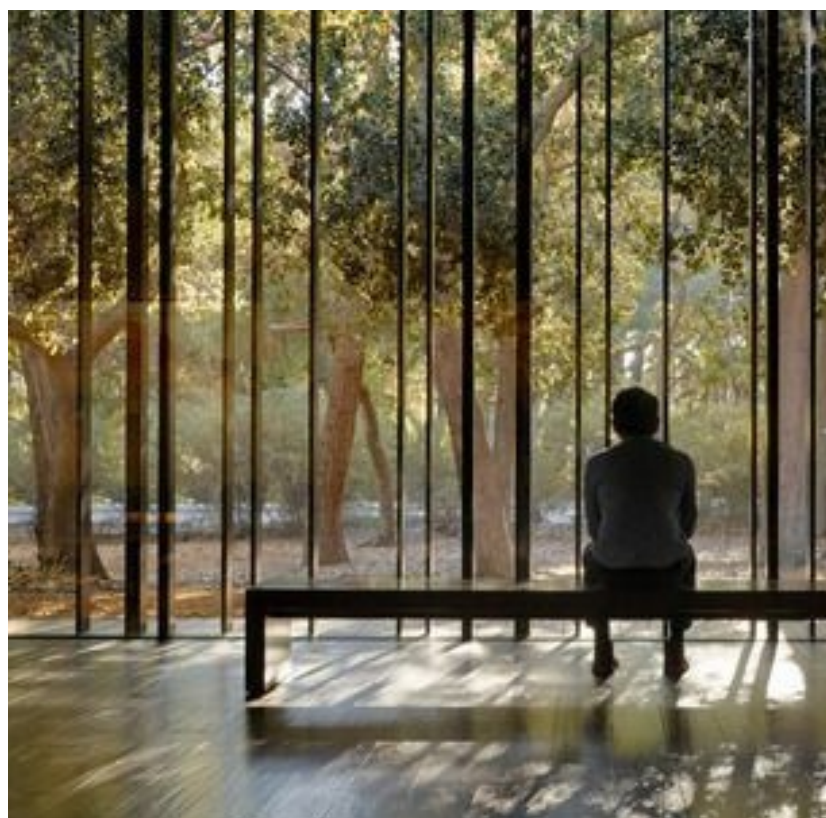
SOUTHERN PRECINCT BIOPHILIC ARRIVAL EXPERIENCE



SOUTHERN PRECINCT RESORT ARCHITECTURE

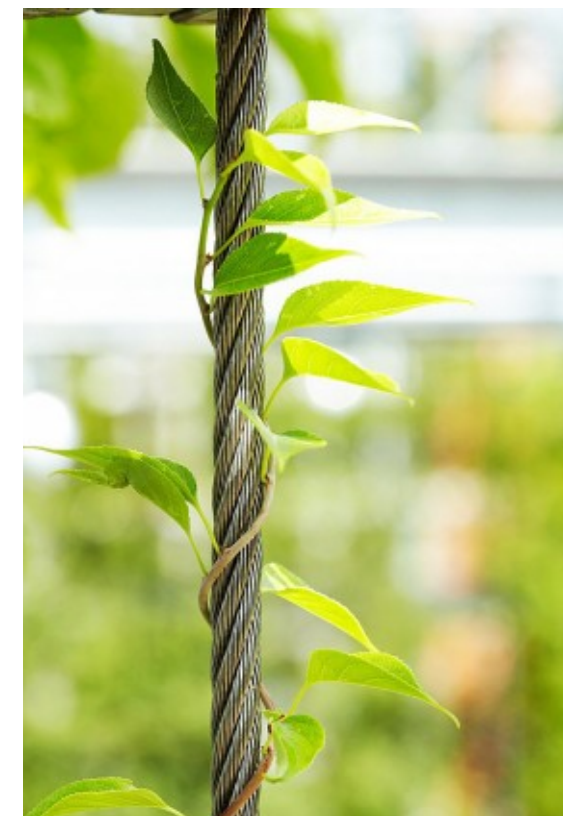


SOUTHERN PRECINCT HEALTH & WELLBEING CENTRE



SOUTHERN PRECINCT

MIXED USE PRECINCT



SOUTHERN PRECINCT ADVENTURE NATURE PLAY



SOUTHERN PRECINCT SUPER YACHT FACILITY

Services:

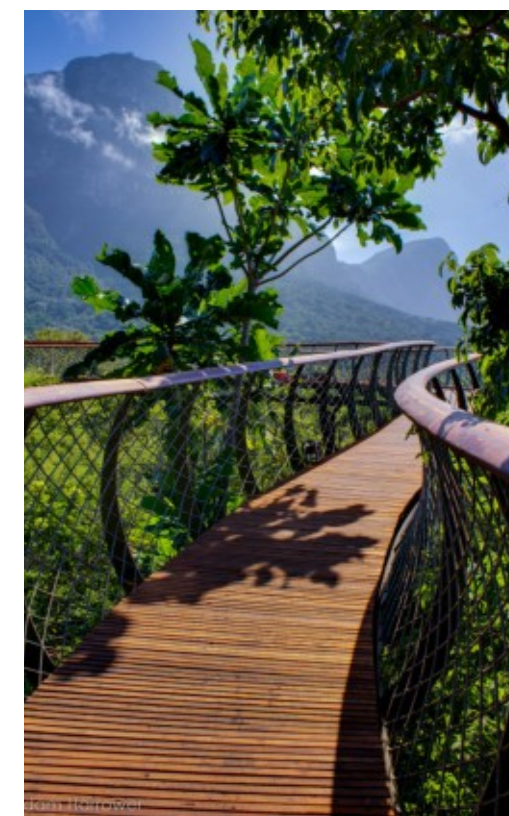
- Super yacht berthing facility
- Underground fuel tanks
- Fuel servicing & sales
- Food transfer
- Waste transfer
- Immigration facility



SOUTHERN PRECINCT CEREMONIAL BEACON



SOUTHERN PRECINCT GREEN SKY BRIDGE



NORTHERN PRECINCT



NORTHERN PRECINCT

1

Larrakia Cultural Centre

- Educational trail
- Night time cultural lighting displays

2

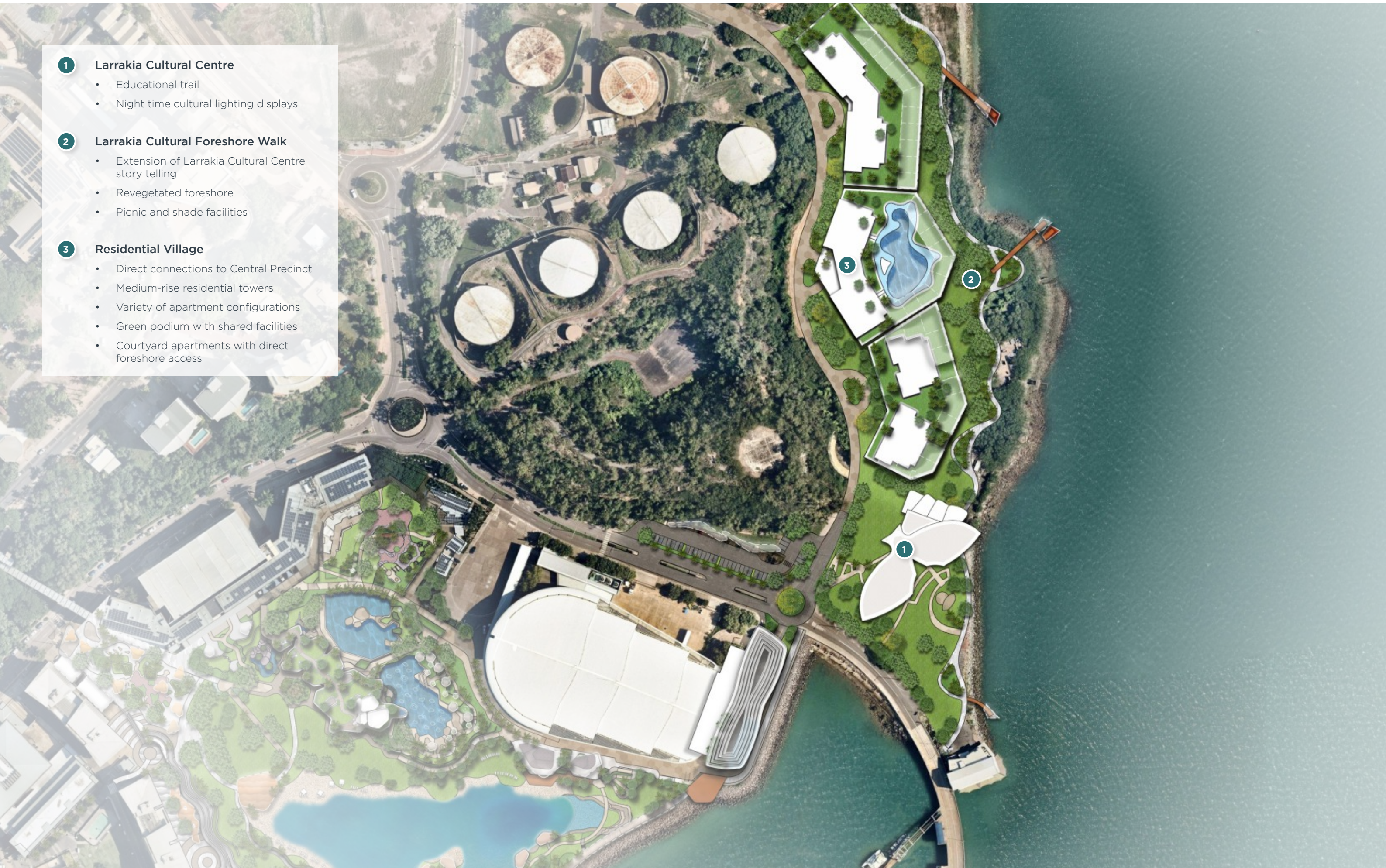
Larrakia Cultural Foreshore Walk

- Extension of Larrakia Cultural Centre story telling
- Revegetated foreshore
- Picnic and shade facilities

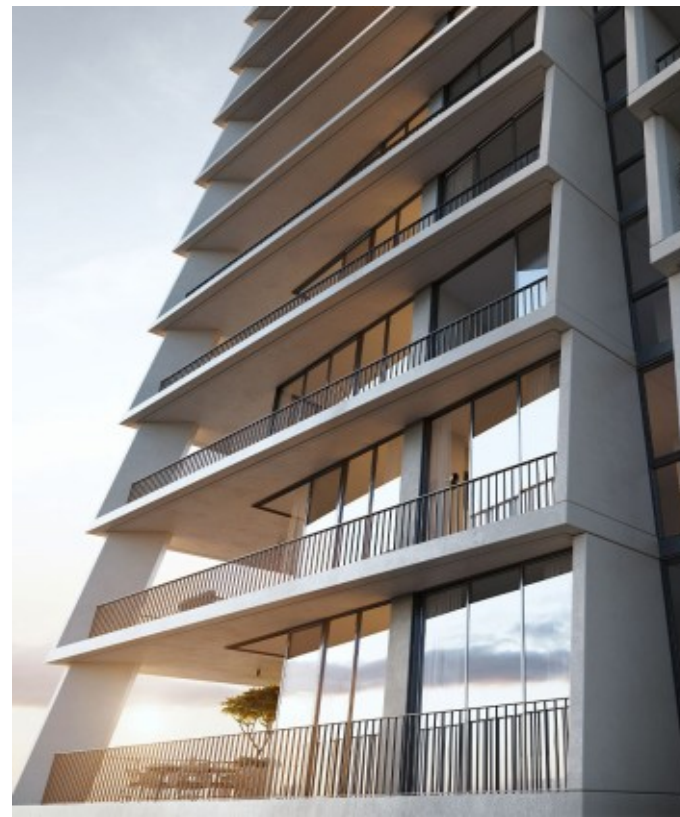
3

Residential Village

- Direct connections to Central Precinct
- Medium-rise residential towers
- Variety of apartment configurations
- Green podium with shared facilities
- Courtyard apartments with direct foreshore access



NORTHERN PRECINCT RESIDENTIAL VILLAGE



DARWIN WATERFRONT

VEHICLE ACCESS & SERVICING



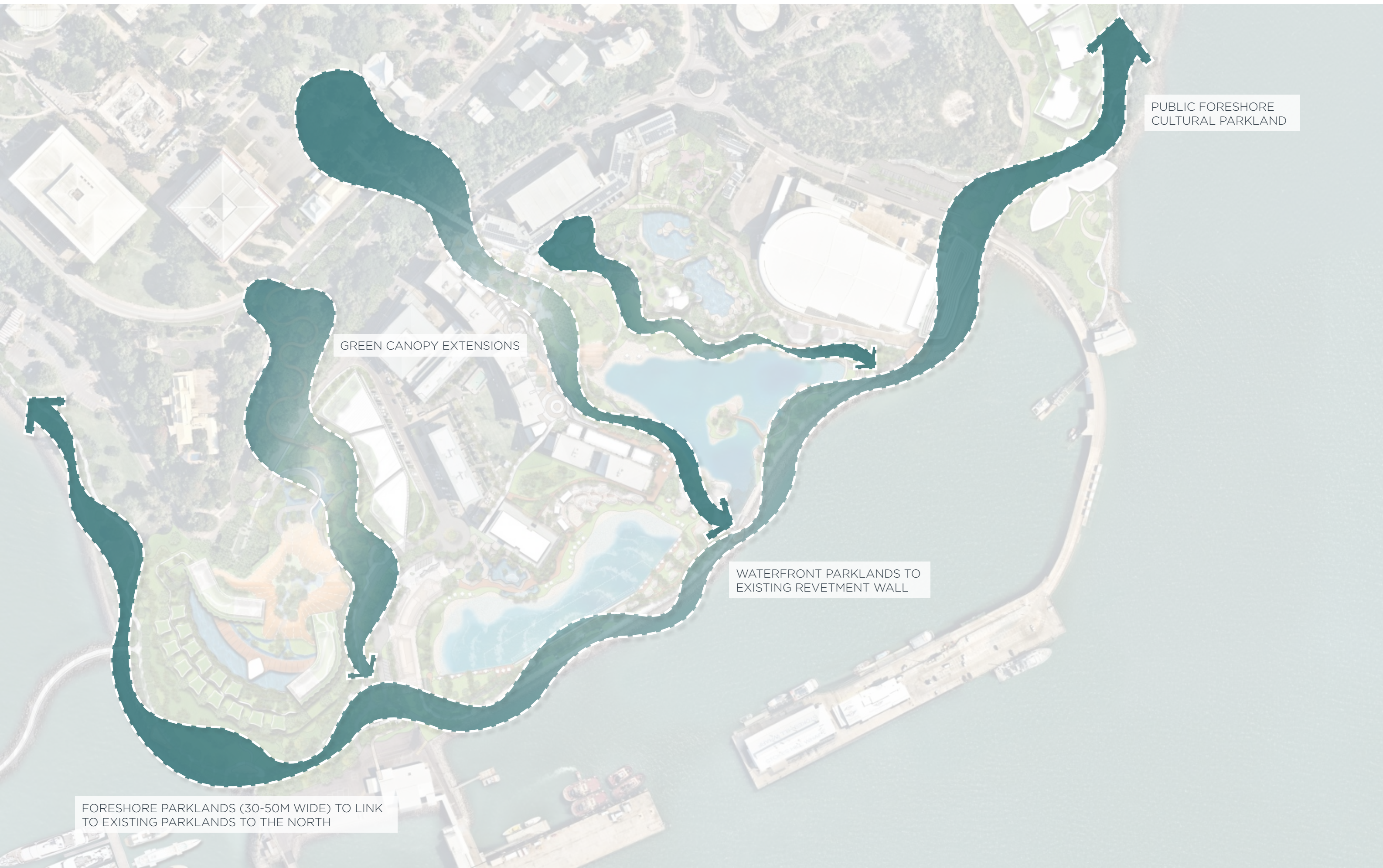
DARWIN WATERFRONT

PRECINCT CONNECTIVITY



DARWIN WATERFRONT

GREEN CONNECTIONS



GREEN CANOPY EXTENSIONS

PUBLIC FORESHORE
CULTURAL PARKLAND

WATERFRONT PARKLANDS TO
EXISTING REVETMENT WALL

FORESHORE PARKLANDS (30-50M WIDE) TO LINK
TO EXISTING PARKLANDS TO THE NORTH



*“ Leading lifestyle
precinct, loved by locals
and internationally
acclaimed ”*



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CORPORATION