

LIQUOR ACT

NOTICE OF APPLICATION FOR GRANT OF AUTHORITIES TO A LIQUOR LICENCE

BUSTARD TOWN DARWIN PTY LTD, hereby gives notice it has applied to the Director of Liquor Licensing for the grant of a public bar authority and extended late night authority - 02:00 to 04:00 to liquor licence FLL1669 for the premises known as Bustard Town located at 15-17 Knuckey Street DARWIN NT 0800.

THE APPLICATION

Band Room – public bar, late night and extended late night authorities

Sunday to Monday 11:00 to 02:00 the following day

Friday 11:00 to 04:00 the following day

Saturday 11:00 to 04:00 the following day

The day preceding a public holiday 11:00 to 04:00 hours the following day.

Note: this area already trades under restaurant bar and late night (02:00) authorities and if approved, the public bar authority will replace the restaurant bar authority.

Café or Alfresco Garden – restaurant bar and late night (02:00) authorities

There is no change to proposed to the current authorities or trading hours for the café or alfresco garden areas being 11:00 to 02:00 the following day.

A summary of the changes sought are below:

Area	Authorities	Liquor trading hours	Music
Band Room (restored Sidney Williams hut)	Public bar (new, replaces restaurant bar) Late-night (already held) Extended late-night (new)	11am to midnight daily Midnight to 2am daily 2am to 4am on Friday and Saturday nights, nights before a public holiday,	Live music and DJs, indoors only, with doors and sound lock closed during performances
Café	Restaurant bar (already held, no change) Late-night (already held, no change)	11am to midnight daily Midnight to 2am daily Patrons must be seated while drinking	Background music, acoustic and small-format performance, indoors only
Alfresco Garden (main entrance)	Restaurant bar (already held, no change) Late-night (already held, no change)	11am to midnight daily Midnight to 2am daily Patrons must be seated while drinking	Amplified music ends at 11pm Thursday to Saturday and 10pm on other nights (clause 24 of the undertaking); low-level background music only after that

Objections to the liquor licence application

An objection may only be made on the following grounds:

- (a) that issuing the licence or authority, varying the conditions, substituting other premises or making the material alteration would adversely affect:
- (b) the amenity of the neighbourhood of the licensed premises or proposed licensed premises; or
 - i. the health, education, public safety or social conditions in the community of the licensed premises or proposed licensed premises;
 - ii. that the applicant is not a fit and proper person.
- (c) Only the following may make an objection:
- (d) a person residing or working in the neighbourhood of the licensed premises or proposed licensed premises;
- (e) the owner or occupier of land in the neighbourhood of the licensed premises or proposed licensed premises;
- (f) a local council of the local government area where the licensed premises or proposed licensed premises are located;
- (g) a Member of the Legislative Assembly;
- (h) a police officer or employee of the Police Force, acting in that capacity;
- (i) a member or employee of the Northern Territory Fire and Rescue Service, established under the *Fire and Emergency Act 1996*, acting in that capacity;
- (j) an Agency or public authority that performs functions relating to public amenities, including health, education and public safety;
- (k) a charity or a community-based organisation or body.

The objection must be lodged with the Director within 14 days of the publication of the notice and:

- (a) be in writing or in a form approved by the Director that is suitable for someone unable to effectively communicate in writing; and
- (b) be signed by or on behalf of the person or body making the objection; and
- (c) set out the grounds of the objection and the facts relied on to support those grounds.

Applicant's right to respond to objection

The Director must provide the applicant with any objections lodged and notice of their right to respond to the objection.

The *Liquor Act 2019* requires a notice to be published of the application along with a detailed description of the business proposed to be conducted, how to obtain a copy of the Community Impact Assessment and how to lodge an objection to the liquor licence. Further information can be obtained via telephone to Licensing NT (08) 8999 1800 or via email DirectorLiquorLicensing@nt.gov.au .

Dated 10 October 2026

Application to vary a liquor licence

Approved form under section 110 of the Liquor Act 2019

- Type your answers or use clear, printed writing.
- Attach extra documents if your answer/s don't fit into the space provided.
- If you need help with your application, call Licensing NT on 08 8999 1800 or email liquorlicensing@nt.gov.au

Before you apply

You must also attach supporting documents – see section 3 of this application.

Section 1. Licence details	
Licence number	FLL1669
Full name of current licensee	Bustard Town Darwin Pty Ltd (ACN 677 150 382)
Trading name of premises	Bustard Town
Address/location of premises	15 Knuckey Street, Darwin NT 0800
Section 2. Contact details	
Phone	
Email	
Postal address	15 Knuckey Street, Darwin NT 0800
Section 3. Variation details	
Explain what you would like to vary (for example, change of hours, new condition/s) and include details of the change/s you would like. Attach extra pages if needed.	
1. Add a public bar authority for the Band Room. 2. Add an extended late-night authority (2am to 4am) for the Band Room. 3. Vary the public bar meal condition. Full details are in Attachment A.	
Will the variation apply to all of the licensed areas?	No
Will the variation apply off the licensed premises? (for example, substitution of premises)	No
If yes, provide details and attach floor plans and/or diagrams of the area, council approval etc.	

Will the variation apply to part of the licensed area?		Yes
If yes, provide details	The Band Room only (shown red on the red-line plan, enclosure 6). The Café and Alfresco Garden are not changed: they keep the existing restaurant bar authority and late-night authority to 2am. See Attachment A.	
Will the variation only be temporary? Attach extra page/s if you need to		No
If yes, enter the dates and times that you want the variation to apply		
Section 4. Supporting documents		
If you don't supply the supporting documentation, Licensing NT will not accept your application.		
An affidavit made in line with section 54 of the Liquor Act 2019 ¹ (the Act)	Yes	
A draft of the public notice of application required under section 57 of the Act	Yes	
Enough evidence to show that this change is in the public interest and will not have a significant adverse impact on the community*, pursuant to sections 49 and 51 of the Act	Yes	
A summary of the evidence required to satisfy the onus specified in section 51 of the Act, which you consent to being published/made publicly available	Yes	
Proof of title, or fully executed lease/contract or other evidence of your right to occupy the premises	Yes	
If you are applying to substitute other premises for the licensed premises, a copy of your application for a new liquor licence and the supporting information	N/A	
A clear, colour copy of your photo identification (driver's licence, passport, NT working with children card, Australia Post keypass card or evidence of age card)	Yes	
A receipt for the application fee ²	Yes	

¹ <https://legislation.nt.gov.au/en/Legislation/LIQUOR-ACT-2019>

² <https://nt.gov.au/industry/liquor/sell-supply-serve/fees-and-processing-times>

Section 5. Consent for document verification

We will verify your identity against existing government records using the ID Match Document Verification Service. This service encrypts your information during verification. You can find out more about the service on the Australian Government's [ID Match website](#)³

I confirm that I am authorised to provide the personal details presented and I consent to the document details I've provided as evidence of identity to be checked with the relevant government agency via the Document Verification Service.

Yes

Privacy declaration

I have read the privacy statement at the end of this form and declare that I have made reasonable efforts to make all third parties aware of the information in the privacy statement.

Signature of applicant

Date

2 October 2026

Privacy statement

For the applicant

You have been asked to provide personal information as part of this application. You do not have to provide us with your personal information but if you choose not to, we might not be able to accept or process your application, or your application may be refused.

As part of this application, you are also providing personal information about other persons ('third parties'). Please ensure that you let all third parties know that you are providing their information as part of your application, and ensure they are aware of the information set out below.

For the applicant and third parties

We collect and use your personal information to process and manage this application (and, if approved, any subsequent licence/registration) under the *Liquor Act 2019*. Third party information is required by law to enable consideration of the applicant's suitability to hold a licence / registration. If the applicant does not provide this information, it may affect their ability to obtain and maintain a licence/registration.

We may share your information with the Liquor Commission, NT Police, Fire and Emergency Services, local council, the Department of Health and/or other authorities or people, but only if we are required or authorised by law to do so. We will also not use your personal information unless that use is required or authorised by law.

You have a right to access the information we hold about you. To learn more about this, or if you would like to access or correct the information we hold about you or make a privacy complaint about us, go to the [Department of Tourism and Hospitality website](#)⁴. To specifically discuss how your information is used and shared by Licensing NT, you can contact us on 08 8999 1800 or email us at liquorlicensing@nt.gov.au.

³ <https://www.idmatch.gov.au/>

⁴ <https://dth.nt.gov.au/publications/corporate/your-privacy>

Attachment A to Application to vary a liquor licence: variation details (Section 3)

Licence FLL1669 | Bustard Town Darwin Pty Ltd (ACN 677 150 382) | Bustard Town, 15 Knuckey Street, Darwin NT 0800

1. Public bar authority (Band Room only)

Add a public bar authority for the Band Room, shown red on the red-line plan (enclosure 6), so that concert audiences may stand while they drink. Liquor trading hours in the Band Room: 11am to midnight daily under the public bar authority, and midnight to 2am under the existing late-night authority.

2. Extended late-night authority, 2am to 4am (Band Room only)

Add an extended late-night authority for the Band Room only, on Friday and Saturday nights, nights before public holidays and up to 10 nominated event nights a year. Proposed conditions: the authority is not exercised until an acoustic consultant has confirmed in writing that the Band Room works recommended by Marshall Day Acoustics (report Rp 001 20260843) are complete; and after 2am no liquor is sold or consumed outside the Band Room (patrons may use the toilets and the outdoor smoking area without drinks).

3. Café and Alfresco Garden: no change

The Café and the Alfresco Garden remain under the existing restaurant bar authority (seated consumption) with the existing late-night authority to 2am. Liquor trading hours 11am to 2am.

4. Variation of the public bar meal condition

The Band Room trades mainly on Friday and Saturday nights and for scheduled events. Bustard Town asks that the standard public bar meal condition (meals on five days a week at set times) be varied to require that full meals are available whenever the public bar authority is exercised. Food is served from the woodfired oven, grill and kitchen whenever the venue trades.

5. Supporting material

The public interest and community impact case, proposed conditions and evidence are set out in the supporting submission (enclosure 1). The numbered enclosures are listed in the cover letter dated 2 October 2026. This application is lodged in accordance with clause 23 of the enforceable undertaking accepted by the Director on 1 September 2026.

Application for a new liquor licence

Approved form under section 52 of the *Liquor Act 2019*

- For “all other risk category” applications including:
 - Public bar authority
 - Casino authority
 - Late night authorities including 00.00 – 02.00 and 02.00 – 04.00
 - Restaurant bar authority
 - Adult entertainment including explicit and R rates authorities
 - Club authority
 - Small bar authority, and
 - Wayside inn authority
- Type your answers or use clear, printed writing.
- Attach extra documents if your answer/s don't fit into the space provided.
- If you need help with your application, call Licensing NT on 08 8999 1800 or email LiquorLicensing.DITT@nt.gov.au.

Before you apply

You must also attach supporting documents – see section 9 of this application.

You can't use this form to apply for a special or major event liquor licence. For more information, go to the NT Government website.

Section 1 - Applicant details			
Given name	Justin		
Surname	Schmidt		
Date of birth	17th July 1967		
Residential address	55 Yeadon Circuit Moil 0810		
Postal address (if different)			
Phone		Mobile number	
Email address			
Are you an Australian citizen			Yes
If no, how long have you been in Australia			

Disclosures	
1. Have you ever been arrested, charged, convicted or summonsed for an offence (excluding spent convictions)?	No
If yes, provide below.	
2. Have you ever been a defendant in a civil lawsuit for breach of duty of care?	No
If yes, provide below.	
3. Have you ever been the subject of any action pursuant to the provisions of bankruptcy legislation?	No
If yes, provide below.	
4. Are you associated with any other liquor licences? For example, as a silent partner or event manager.	Yes
If yes, provide these licence numbers below.	
Bustard Town FLL1669 2021 Lucky Bat 2018, Horse Bazaar 2005 (Victoria), Honkytonks 2000 (Victoria)	
Section 2 – Organisation's details (if you are applying on behalf of an organisation)	
What is the full name of the organisation?	Bustard Town Darwin Pty Ltd
What type of organisation is it? (e.g. business, company, incorporated association, body corporate or firm)	company
ABN or ACN If incorporated, provide incorporation number	70 677 150 382

Business name (if applicable) and head office address	Bustard Town		
Phone		Mobile number	
Email address			
Section 3 – Nominee's details			
Complete if the nominee is going to be someone other than applicant. If more than one, attach their information on an additional document.			
Given name			
Surname			
Date of birth			
Residential address			
Postal address (if different)			
Phone		Mobile number	
Email address			
Are you an Australian citizen			Yes / No
If no, how long have you been in Australia			
Disclosures			
1. Have you ever been arrested, charged, convicted or summonsed for an offence (excluding spent convictions)?			No
If yes, provide below.			
2. Have you ever been a defendant in a civil lawsuit for breach of duty of care?			No
If yes, provide below.			
3. Have you ever been the subject of any action pursuant to the provisions of bankruptcy legislation?			No

If yes, provide below.

4. Are you associated with any other liquor licences? For example, as a silent partner or event manager.

Yes / No

If yes, provide these licence numbers below.

Section 4 – Executive officer details

If your business is a firm or company, anyone with more than a 15% share/voting power in the entity who is not the applicant or nominee/s. If you have more than one, attach their information on an additional document.

Given name	Jeremy		
Surname	Taylor		
Date of birth	16th September 1978		
Job title	programming manager		
Residential address	[REDACTED]		
Postal address (if different)			
Phone		Mobile number	[REDACTED]
Email address	[REDACTED]		
Are you an Australian citizen			Yes
If no, how long have you been in Australia			

Disclosures

1. Have you ever been arrested, charged, convicted or summonsed for an offence (excluding spent convictions)?

No

If yes, provide below.

2. Have you ever been a defendant in a civil lawsuit for breach of duty of care?		No	
If yes, provide below.			
3. Have you ever been the subject of any action pursuant to the provisions of bankruptcy legislation?		No	
If yes, provide below.			
4. Are you associated with any other liquor licences? For example, as a silent partner or event manager.		Yes	
If yes, provide these licence numbers below.			
Bustard Town FLL1669			
Section 5 – Nature of the business and liquor authority needed			
Premises address	15 Knuckey Street Darwin 0800		
Describe the nature of the business you will be undertaking	Hospitality: cafe, bar, restaurant, band room, discoteque		
Liquor authorities requested (select as many as you would need to run the business as intended). For more information about authorities, go to the NT Government website.			
Late night 00.00 – 02.00	Yes	Late night 02.00 – 04.00	Yes
Public bar	Yes	Major event	Yes / No
Casino	Yes / No	Restaurant bar	Yes / No
Adult entertainment explicit	Yes / No	Adult entertainment R-rated	Yes / No
Adult entertainment	Yes / No	Club	Yes / No
Small bar	Yes / No	Wayside inn	Yes / No
Do you need extra conditions that are not in the authority/ies you have requested? (eg liquor not to be sold in glass containers)			Yes / No

If you need extra conditions that are not in the authority you have requested, list them here. Attach extra documents if required			
Section 6 – Designated smoking area			
Will the licensed premises have a designated smoking area? If yes, you must attach a smoking management plan. Read more on the NT Government website.			Yes
Section 7 – Consent for document verification			
We will verify your identity against existing government records using the ID Match Document Verification Service. This service encrypts your information during verification. You can find out more about the service on the ID Match website - https://www.idmatch.gov.au .			
I confirm that I am authorised to provide the personal details presented and I consent to the document details I've provided as evidence of identity to be checked with the relevant government agency via the Document Verification Service.			Yes
Section 8 – Applicant declaration			
I, (full name)	Justin Schmidt		
Of (address)	55 Yeadon Circuit Moil 0810		
Solemnly and sincerely declare that: • All statements and information contained in this application are true and correct to the best of my knowledge by virtue of the <i>Oaths, Affidavits and Declarations Act 2010</i>; and • I consent to the Director making inquiries and the exchange of information with the authorities of other Australian states, territories, or New Zealand regarding my activities in the security industry and associated occupations, or otherwise regarding matters relevant to this application; and • I have read and understood the information contained in this application; and • This declaration is true and correct; and I know that it is an offence to make a declaration that is false in any material particular.			
This declaration was made at (location)	Castlemaine	On (date)	5th October 2026
Applicant signature			
Note: Under the <i>Oaths, Affidavits and Declarations Act 2010</i> a person wilfully making a false statement or altering a statement, in a statutory declaration is guilty of a crime and is liable to a penalty or imprisonment, or both.			
Section 9 – Supporting documents			
If you don't supply the supporting documentation, Licensing NT may not accept your application.			
An affidavit made in line with section 54 of the Liquor Act 20196 ("the Act")			Yes
Declaration of associates required under section 55 of the Act			Yes

Enough evidence to show this licence is in the public interest and will not have a significant adverse impact on the community, pursuant to sections 49 and 51 of the Act	Yes
A summary of the evidence required to satisfy the onus specified in section 51 of the Act, which you consent to being published or made publicly available	Yes
Detailed site and floor plans of the proposed licensed premises, including boundaries and any outdoor areas (decking or alfresco entertainment areas) See 'how to submit a venue site plan fact sheet'7 for more information and guidance	Yes
If you're going to have a smoking area/s: • Details of any screens to be used as a buffer between areas including the size, type and materials used, and evidence (e.g. photos) showing that it is resistant to smoke; and • A smoking management plan; and	Yes
Have you held a liquor licence in the previous 12 months? a) If no, then you will need to provide the following for all nominees and executive officers: • Current national police name check; and • A clear, current colour copy of photo ID (driver's licence, passport, NT working with children card, Australia Post Keypass card or evidence of age card); and • Resume; and • Responsible service of alcohol certificates; and • Signed and dated professional and personal referee statements (one each) that include the referees' contact details and state to the general reputation and character of the applicant. b) If yes, then you may only be required to provide the following for any nominees or executive officers (contact Licensing NT): • Statutory declaration disclosing that within the last 12 months they have not had any criminal or court convictions - it must be signed, dated and include current contact details; and	Yes / No Are the documents attached/ provided?
Proof of title or fully executed lease or contract or other evidence of your right to occupy the premises	Yes
Evidence of your financial stability eg. a letter from the relevant bank or accountant (if an individual) or assets/liabilities statement	Yes
If applying on behalf of a club, supply a current certificate of incorporated association	N/A
Receipt for the application fee	Yes
If you're applying on behalf of a company, a full company and historic extract verifying the business registered details about the company including the list of directors, shareholders and members	Yes

If there are any other businesses linked to the proposed licensed premises, you must attach ASIC full company extracts for those as well.	
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Privacy statement

For the applicant

You have been asked to provide personal information as part of this application. You do not have to provide us with your personal information but if you choose not to, we might not be able to accept or process your application, or your application may be refused. As part of this application, you are also providing personal information about other persons ('third parties'). Please ensure that you let all third parties know that you are providing their information as part of your application and ensure they are aware of the information set out below.

For the applicant and third parties

We collect and use your personal information to process and manage this application (and, if approved, any subsequent licence/registration) under the Liquor Act 2019. Third party information is required by law to enable consideration of the applicant's suitability to hold a licence / registration. If the applicant does not provide this information, it may affect their ability to obtain and maintain a licence / registration.

We may share your information with the Liquor Commission, NT Police, Fire and Emergency Services, local council, the Department of Health and/or other authorities or people, but only if we are required or authorised by law to do so. We will also not use your personal information unless that use is required or authorised by law. You have a right to access the information we hold about you. To learn more about this, or if you would like to access or correct the information, we hold about you or make a privacy complaint about us, go to the Department of Trade, Business and Asian Relations website.

To specifically discuss how your information is used and shared by Licensing NT, you can call us on 08 8999 1800 or email us at LiquorLicensing.DITT@nt.gov.au

Lodgement

Complete applications can be lodged in person, email or via post.

Email	LiquorLicensing.DITT@nt.gov.au
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Post	Licensing NT GPO Box 1154, Darwin NT 0801
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In person at a Territory Business Centre

Darwin	Darwin Corporate Park, Ground Floor, Building 3, 631 Stuart Highway Berrimah
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Katherine	Big Rivers Government Centre, 5 First Street
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Tennant Creek	Barkly Business Hub, 63 Haddock Street
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Alice Springs	Ground Floor, The Green Well Building, 50 Bath Street
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For more information call 1800 193 111 or email territorybusinesscentre@nt.gov.au



ASIC

Australian Securities & Investments Commission

Australian Company

BUSTARD TOWN DARWIN PTY LTD
ACN 677 150 382

Extracted from ASIC's database at AEST 14:15:59 on 02/10/2026

Company Summary

Name: BUSTARD TOWN DARWIN PTY LTD

ACN: 677 150 382

ABN: 70 677 150 382

Registration Date: 07/05/2024

Next Review Date: 07/05/2027

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

Locality of Registered Office: DARWIN CITY NT 0800

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.



Bustard Town Darwin Pty Ltd trading as Bustard Town

15 Knuckey Street, Darwin NT 0800

ABN 70 677 150 382 | ACN 677 150 382

2 October 2026

The Director of Liquor Licensing
Licensing NT, Department of Tourism and Hospitality
GPO Box 1154, Darwin NT 0801
By email: liquorlicensing@nt.gov.au

Dear Director,

Application to vary licence FLL1669 (Bustard Town): public bar authority and extended late-night authority for the Band Room

Please find enclosed Bustard Town's application to vary liquor licence FLL1669. It is lodged in accordance with clause 23 of the enforceable undertaking accepted by the Director on 1 September 2026.

What we are asking for

Bustard Town has now operated for three years and has become one of Darwin's leading venues for contemporary live music. We have stayed true to the vision in our original 2021 application: great food, a tropical garden, and a place for Darwin's creative community. What has changed is the music. Audiences and artists have made the Band Room a live music venue, and its licence needs to reflect that. We ask for:

- a **public bar authority for the Band Room only**, so concert audiences may stand while they drink; and
- an **extended late-night authority (2am–4am) for the Band Room only**, on Friday and Saturday nights, nights before public holidays.

The Café and the Alfresco Garden stay exactly as they are: seated restaurant bar areas with our existing late-night authority to 2am. After 2am, no liquor will be served or consumed outside the Band Room.

A venue Darwin has embraced

Bustard Town grew from a derelict hut and empty car park into a busy CBD business:

- 126 live music events in the past 12 months, with more than 40,000 attendees and about \$130,000 paid to artists
- more than 300 woodfired pizzas a week, artisan patisserie baked on site daily, and Darwin's best tropical garden
- a function room hosting conferences, weddings, birthdays and end-of-year parties as well as bands and DJs
- Australian Government Revive Live funding for its 2026 original live music program, recognition from the sector that we present great original music

- MusicNT Live Music Venue of the Year 2024, three-time host of the NIMAs Amazon Music Showcase, a Darwin Festival partner, and a partner venue of The All Good Project, whose campaign advertisement was filmed at Bustard Town

Our alumni list of Australian and international acts is at bustardtowntown.com/venue_deck. Letters of support from Darwin Festival, MusicNT and our landlord are enclosed.

A good neighbour

Bustard Town sits in the heart of Darwin's CBD entertainment precinct. We know that a live music venue has to earn its place among its neighbours. Rydges Darwin Central has raised concerns about noise, and we have responded seriously.

We commissioned Marshall Day Acoustics, one of the world's leading acoustic engineering firms, to assess the venue. During a live concert, music from the Band Room measured below the noise limit inside the nearest Rydges room. Their report concludes that, with a defined package of building works to the Band Room, the venue will meet the NT noise limits at every nearby hotel, day and night, up to 4am.

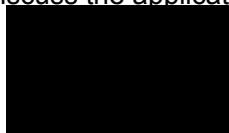
We will carry out every one of those works, at a cost of approximately \$100,000, with support from our landlord. We propose that our 2am–4am hours **not start until an acoustic consultant has confirmed the works are complete**. We want to earn those hours, not simply ask for them.

Two further requests

- **Meal condition.** The Band Room trades mainly on Friday and Saturday nights. We ask that the public bar meal condition require full meals whenever the public bar authority is exercised, rather than on five fixed days (submission, section 3.2).
- **Supplementary material.** A small number of documents will follow, listed below. We will provide them as soon as they are received.

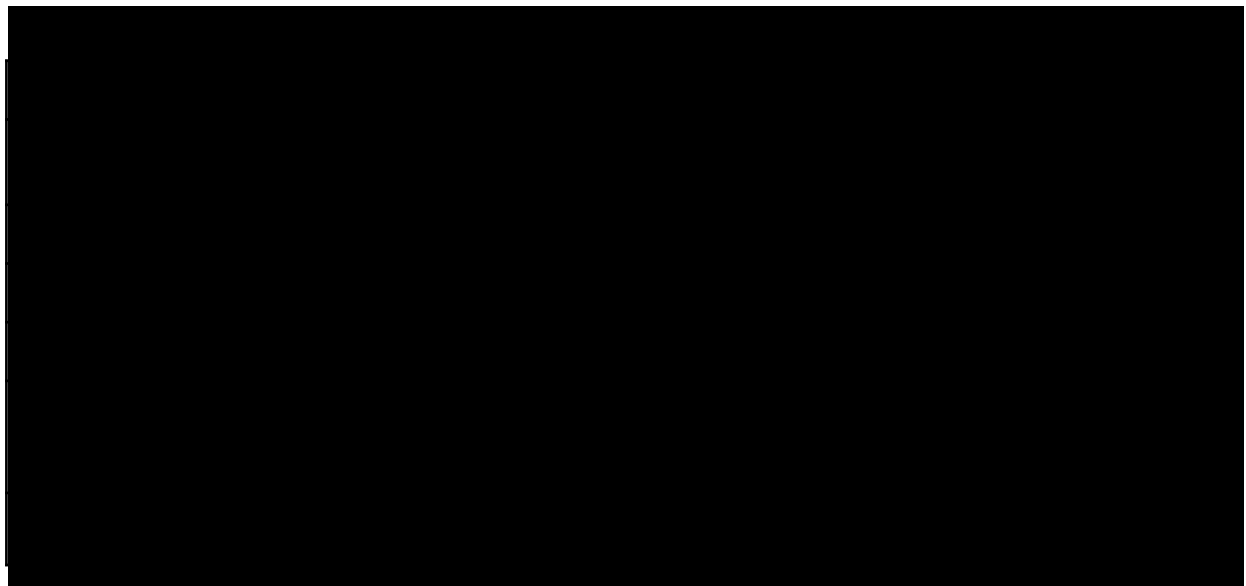
We welcome an open and transparent process and are happy to meet Licensing NT, NT Police or any neighbour to discuss the application.

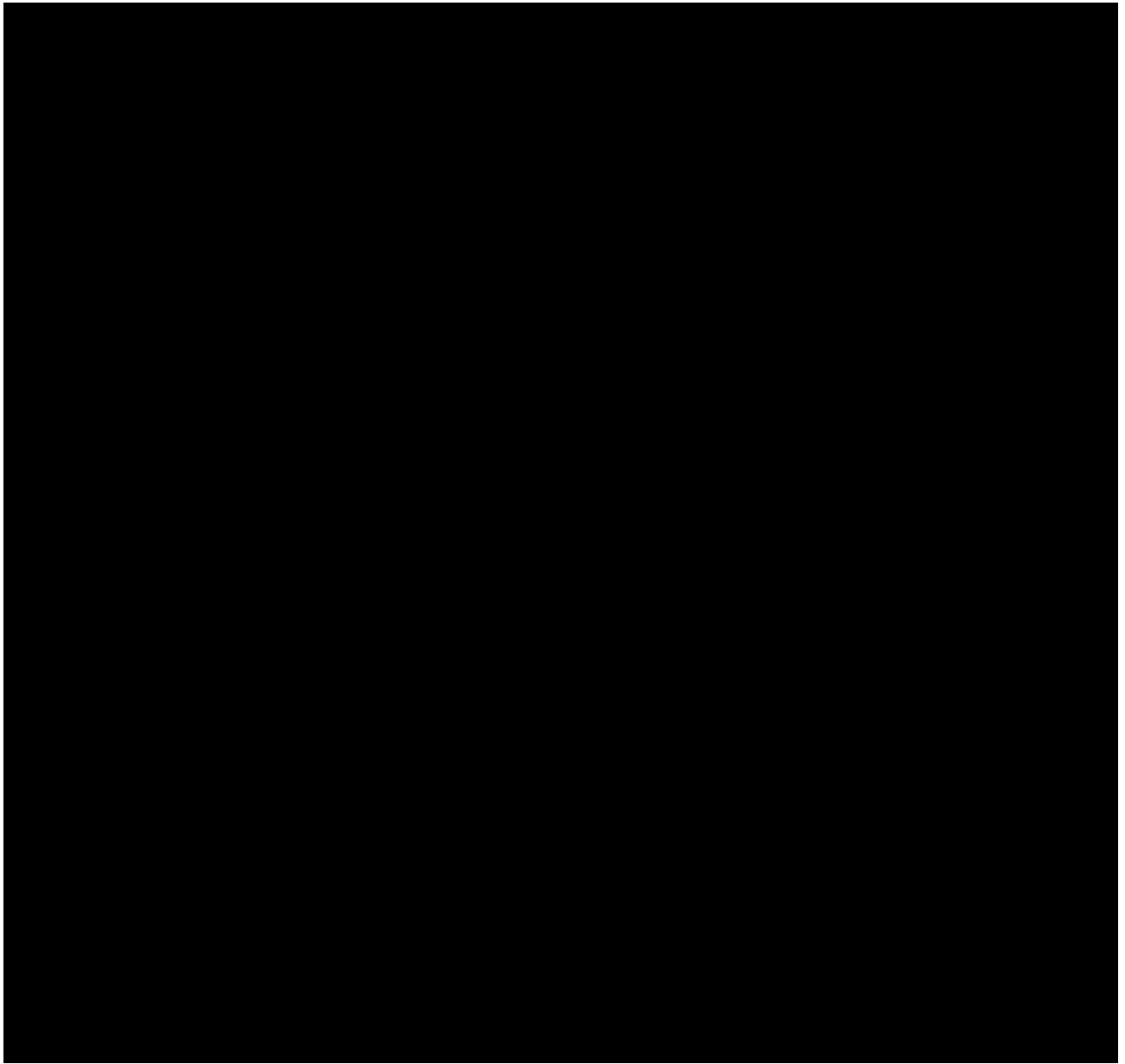
Yours sincerely,



Justin Schmidt

Director and Licence Nominee
Bustard Town Darwin Pty Ltd







APPLICATION FOR A PUBLIC BAR AUTHORITY

with Late Night and Extended Late Night Authorities

Supporting Submission under sections 49 to 51 of the Liquor Act 2019 (NT)

Particular	Detail
Applicant / Licensee	Bustard Town Darwin Pty Ltd ACN 677 150 382 ABN 70 677 150 382
Existing licence	FLL1669: restaurant bar authority with late-night authority (licence first granted October 2021 and transferred to Bustard Town Darwin Pty Ltd under section 74; current authorities issued July 2023)
Premises	15 Knuckey Street, Darwin NT 0800 (public entrance via Nuttall Place, Darwin CBD)
Licence nominee	Justin Schmidt (Director)
Applicant contact	Justin Schmidt (Director) — 0408 573 821 — justin@bustardtowntown.com
Context	Lodged in fulfilment of clause 23 of the enforceable undertaking given to the Director of Liquor Licensing under section 159 of the Act
Date	2 October 2026

1. Summary of the Application

Bustard Town Darwin Pty Ltd (**Bustard Town**) applies to vary licence FLL1669 so that its authorities reflect what the venue has become: Darwin CBD's dedicated original live music venue, operating within a food-led, tropical, open-air hospitality setting.

The application asks the Commission to grant:

- (a) a **public bar authority** for the Band Room only, so that patrons attending performances may lawfully stand while consuming liquor;
- (b) the continuation of the **restaurant bar authority** for the Café and the Alfresco Garden, which remain seated, food-led dining areas;
- (c) the continuation of the existing **late-night authority** (midnight to 2am); and
- (d) an **extended late-night authority** (2am to 4am), confined to the enclosed Band Room, on Friday and Saturday nights, nights preceding a public holiday, and a limited number of nominated event nights each year.

The application is made in the terms the Director anticipated. Licensing NT has correctly observed that the July 2023 authorities no longer reflect how the premises operates. Bustard Town agrees. It has grown, in direct response to audience and artist demand, from a restaurant bar with occasional acoustic entertainment into a recognised live music venue. This application regularises that growth, and it is lodged on time under clause 23 of the enforceable undertaking.

The case for the application rests on three propositions, each developed below:

- **Public interest.** Bustard Town is cultural infrastructure. It is the Darwin CBD's only dedicated venue for original contemporary live music, a professional stage for local, remote First Nations and touring artists, and a genuine amenity for the workers, students and visitors the Territory is trying to attract and keep. Without a public bar authority, the live music program cannot lawfully continue in its present form, and the venue is not viable.
- **Low harm model.** Bustard Town is not a vertical-drinking venue. It is program-led: people come for a named act, a ticketed show and a meal. Its harm-minimisation framework is set out in section 7 and is stronger than the standard conditions require.
- **Good neighbour.** An independent assessment by Marshall Day Acoustics found music from the Band Room already below the noise limit inside the nearest hotel room during a live concert, and concludes that, with a defined package of building works, the venue will meet the NT noise limits at every nearby hotel, day and night, up to 4am. Bustard Town has committed to those works, is complying with the curfews in its enforceable undertaking, and asks that the extended late-night authority be conditioned on their completion. It proposes to earn the late hours rather than simply asking for them.

1.1 What is sought, room by room

The premises has three areas, each marked on the red-line plan. The public bar authority is sought for the Band Room alone. The table below sets out, for each area, the authorities that would apply if this application is granted, and whether each authority is new or already held.

Area	Authorities	Liquor trading hours	Music
Band Room (restored Sidney Williams hut)	Public bar (new, replaces restaurant bar) Late-night (already held) Extended late-night (new)	11am to midnight daily Midnight to 2am daily 2am to 4am on Friday and Saturday nights, nights before a public holiday,	Live music and DJs, indoors only, with doors and sound lock closed during performances
Café	Restaurant bar (already held, no change) Late-night (already held, no change)	11am to midnight daily Midnight to 2am daily Patrons must be seated while drinking	Background music, acoustic and small-format performance, indoors only
Alfresco Garden (main entrance)	Restaurant bar (already held, no change) Late-night (already held, no change)	11am to midnight daily Midnight to 2am daily Patrons must be seated while drinking	Amplified music ends at 11pm Thursday to Saturday and 10pm on other nights (clause 24 of the undertaking); low-level background music only after that

In short:

- (a) the **Band Room** moves from a restaurant bar authority to a **public bar authority**, so that audiences may stand while drinking;
- (b) the Band Room gains an **extended late-night authority** (2am to 4am) on a limited number of nights; and
- (c) the **Café and the Alfresco Garden stay as they are**: seated restaurant bar areas with a late-night authority to 2am. Neither is part of the public bar or extended late-night application.

1.2 Why the areas are treated differently

Standing audiences and the latest trading are confined to one room: the Band Room, an enclosed building where crowds can be supervised and sound can be contained by the structure itself. It fronts Shadforth Lane and is the room that will receive the acoustic treatment recommended by Marshall Day Acoustics. The Café and the Alfresco Garden remain seated, food-led dining areas under the existing restaurant bar authority. The Alfresco Garden is open to the air, so sound from it cannot be contained in the same way: drinkers there must be seated, amplified music is curfewed, and the garden is not used as an overflow for concert crowds. Confining the change to a single, enclosed room keeps the application as narrow as the venue's needs allow. The latest hours, 2am to 4am, are sought for the Band Room alone, and only once its acoustic works are complete (see 5.4).

1.3 Other trading details

- Café trade (coffee, bakery and breakfast) begins at 7am on business days. No liquor is sold before 11am.
- Bustard Town does not hold, seek or intend to operate a takeaway authority.

1.4 How Bustard Town asks the Commission to decide

Bustard Town asks that all of the authorities in 1.1 be granted together. The extended late-night authority already carries its own safeguard: under the condition proposed at 5.4, it cannot be used until the Band Room acoustic works are finished.

If the Commission would like further evidence before deciding the extended late-night authority, such as the works program or confirmation of the works timetable, Bustard Town asks that the public bar authority be decided first, without waiting for that material, and that the extended late-night authority be decided once the material is filed. The public bar authority is what the Director has asked Bustard Town to obtain, and what the venue needs to continue operating.

2. Background: Organic Growth into a Live Music Venue

2.1 Where Bustard Town began

Bustard Town was a five-year project to restore a dilapidated Sidney Williams hut and a disused car park off Nuttall Place into a working venue. The original application, granted in October 2021, described a restaurant bar with a late-night authority: woodfired pizza and grill, a curated wine and local beer list, a daytime café and bakery, art openings and functions, and live music that was to be “acoustic or lightly amplified”.

That was an honest description of the business as it was conceived. It was the right authority at that time.

Licence FLL1669 was first granted in October 2021, and its current authorities were issued in July 2023. Bustard Town Darwin Pty Ltd was incorporated in May 2024 to own and operate the business, took a lease of the premises from 1 July 2024, and became the licensee when the licence was transferred to it under section 74 of the Act. The enforceable undertaking refers in places to “Bustard Town Pty Ltd”; it was given and executed on behalf of the licensee, Bustard Town Darwin Pty Ltd.

2.2 What Bustard Town has become

Darwin answered. Within three years, artists, agents, festivals and audiences made Bustard Town something the original application did not anticipate: the Darwin CBD’s dedicated room for original live music.

- **MusicNT Live Music Venue of the Year 2024** (NT Music Awards)
- Three-time host of the **Amazon Music Showcase** for the National Indigenous Music Awards (NIMAs)
- A **Darwin Festival** programming partner, co-presenting Caitlin Harnett and the Pony Boys on 20 August 2026 and carrying the commercial risk on the show. Darwin Festival intends to co-program with the venue again (letter of support attached)
- A recipient of Australian Government **Revive Live** funding (Round 2, \$67,000), and earlier **Live Music Australia** funding (2023) for a professional audio upgrade
- Invited, through the Sounds Australia trade mission, to **AXEAN Festival** in Bali, building touring pathways between Darwin and South-East Asia
- A partner venue of **The All Good Project**, which addresses gender-based violence and discrimination in music spaces

This growth was organic. Bustard Town did not set out to become a concert venue. It became one because there was no other room in the CBD doing this work, and because the artists kept asking.

2.3 Why the authorities must now change

A restaurant bar authority requires patrons to be seated while consuming liquor except at a private function where a light meal has been served (regulation 83(10) of the Liquor Regulations 2019). That condition is incompatible with a standing concert audience. Licensing NT has identified this. Bustard Town accepts it and has responded by giving an enforceable undertaking to the Director and by lodging this application.

The practical position is simple. A live music venue in which the audience may not stand with a drink is not a live music venue. **Without a public bar authority, Bustard Town cannot lawfully operate as what it has become, and the business is not viable in its current form.** The loss would not be one more bar. It would be the CBD's only dedicated platform for original local, remote and touring music.

2.4 Compliance posture

Bustard Town has taken the following steps since Licensing NT raised these matters:

- Entered an enforceable undertaking with the Director under section 159 of the Act
- Implemented the amplified music curfews for the Alfresco Garden required by clause 24 of the undertaking: 11pm Thursday to Saturday, 10pm all other nights
- Applied for special event authorities for live music events that would otherwise fall outside the current conditions (clause 26)
- Commissioned an independent noise assessment from Marshall Day Acoustics, including measurements during a live concert, and committed to the building works it recommends
- Lodged this application within the time set by clause 23, and will progress it to conclusion

3. Detailed Resume of the Business

3.1 One venue, three rooms, a full day

Bustard Town occupies approximately 800 square metres on the edge of Darwin's entertainment precinct, one block from Mitchell Street. It has three areas, each shown on the red-line plan:

- **The Alfresco Garden.** The main entrance and a seated tropical garden with an open kitchen and a masonry woodfired oven, where diners watch their food cooked at 400 degrees.
- **The Band Room.** The restored Sidney Williams hut fronting Shadforth Lane: an enclosed, professionally equipped performance room with stage, bar, lounge and green room, and an audio system upgraded under Live Music Australia funding.
- **The Café.** The daytime café and bakery, which becomes a seated dining and small-format performance space at night.

3.2 Food and daytime trade

- **Coffee** from local roaster DTown Coffee, with a strong local following

- **Patisserie** made and baked on site daily, including pure butter croissants; wholesale catering to local businesses, including patisserie for The Ghan
- **Short-order** breakfast and lunch with an Asian influence
- **Woodfired pizza and grill** in the evening, currently more than 300 pizzas a week across three trading nights.

Food is served whenever the venue trades, from the woodfired oven, grill and kitchen. The Band Room trades principally on Friday and Saturday nights and for scheduled events. The standard public bar condition requires full meals at set lunch and dinner times on five days a week, which does not match a venue whose public bar area trades mainly at night on weekends. Bustard Town therefore asks that the meal condition on the public bar authority be varied so that full meals must be available whenever the public bar authority is exercised, rather than on five fixed days.

3.3 Live music and cultural program

Bustard Town programs original music. **No covers bands and no tribute acts** are booked. That is a condition of every engagement. The program spans First Nations rock, reggae and desert country, punk, jazz, electronic music performed as original sets, and the music of Darwin's Filipino, Nepalese and Indian communities.

- **Remote and very remote NT First Nations bands** are presented with travel, freight and accommodation underwritten, giving them an urban stage and access to national industry
- **National touring acts** are routed to Darwin, each paired with an NT support act
- **Local and emerging Darwin acts** are engaged in paid support slots
- **Mob Tix**: pay-what-you-can tickets for First Nations community members, with the venue covering the shortfall so that artists are never disadvantaged

Recent programming illustrates the range: national touring rock bands, remote community bands, original electronic nights, the Saltwater Band, and inclusive events such as the queer-focused Peachy Party. Beyond music, Bustard Town hosts art exhibitions, book launches, talks, NT Writers' Festival and Darwin Street Art Festival events, CDU conferences, community fundraisers and the occasional wedding, and partners with 8CCC Community Radio. Its alumni list can be found at bustardtown.com/venue_deck.

3.4 Evidence of demand

Measure	Evidence
Live music events delivered, last 12 months	126 events, an average of more than two a week
Total event attendance, last 12 months	More than 40,000 attendees
Events funded through Revive Live (all rounds)	Revive Live 2026 program of original live music, including The Rolling Blackouts, Keanu Nelson, C.O.F.F.I.N. and Close Counters
Darwin Festival 2026	Caitlin Harnett and the Pony Boys, 20 August 2026
Artist fees paid, last 12 months	Approximately \$130,000
Staff employed	12 staff (8 FTE); expected to grow to 15 if the application is granted

Measure	Evidence
Online audience	Instagram: 6,000 followers; Facebook: 3,500; mailing list: 2,000 unique customers

4. Proposed Method of Operation

4.1 A typical trading day

Time	Operation
7am–3pm	Café, bakery and short-order service (counter service). No liquor before 11am.
11am–5pm	Liquor available with or without food under the restaurant bar and public bar authorities. Lunch service 12pm–2pm.
5pm–10pm	Evening dining: woodfired pizza and grill, table and counter service. Dinner service at least 6pm–8pm. Early-evening shows begin in the Band Room.
10pm / 11pm	Amplified music in the Alfresco Garden ends (11pm Thu–Sat). Program moves indoors. Entry from Nuttall Place only; crowd controllers on the door.
Midnight–2am	Late-night authority: Band Room (public bar); Café and Alfresco Garden (restaurant bar: seated only, background music only, supervised). Snacks available. No complimentary drinks.
2am–4am (Fri, Sat, eves of public holidays, nominated nights)	Extended late-night authority: Band Room only. No liquor outside the Band Room after 2am. Patrons may step out, without drinks, to the outdoor smoking area, which is also the access to the toilets, and leave through the Alfresco Garden to Nuttall Place along a supervised exit route. Live music or DJ entertainment throughout. Lockout at 3am. Staged wind-down from 3:30am; last drinks 3:45am; dispersal plan activated.

4.2 Style of service and product

Service is counter service by day and a mix of table and bar service at night. The drinks list prioritises Territory producers, including local microbreweries **Purple Mango and Darwin Brew Co**, a considered wine list sold predominantly by the bottle, and a classically based cocktail list. Pricing sits well above the minimum floor price. Stock is held in a secure, purpose-built stockroom.

Bustard Town will not offer shots promotions, laybacks, drinking games, happy hours designed to encourage rapid consumption, or credit for liquor.

4.3 Patron capacity

Maximum patron numbers for each area are set by NT Fire and Rescue Service and the building certifier, and Bustard Town will operate within them at all times. The approved figures will be provided to the Director before the application is determined. Patron numbers are monitored at the door on all ticketed nights.

5. Being a Good Neighbour: Amenity and Noise Management

Bustard Town knows that live music in a mixed-use CBD has to be managed, not just permitted. A nearby hotel has raised concerns about noise. Bustard Town takes those concerns seriously,

has responded to them through the enforceable undertaking, and has built its operating model for the late hours around the Band Room, the part of the premises it can best control.

5.1 Independent acoustic assessment

Bustard Town engaged Marshall Day Acoustics (MDA), a leading independent acoustic engineering firm, to assess music noise from the venue for this application. The final report, Rp 001 20260843 dated 29 September 2026, is attached (Schedule 2, item 7). It assesses the venue against the Northern Territory Environment Protection Authority's Noise Management Framework Guideline, which sets music noise limits (assigned noise levels) designed to balance residents' amenity against the value of live music, including protection of sleep after 11.30pm.

What MDA assessed

- **Five nearby hotels**, the nearest noise-sensitive receivers: Rydges Darwin Central (less than 10 metres away), Darwin City Hotel, Comfort Inn Darwin, Stay Your Way and Hilton Darwin. Compliance at these receivers implies compliance at more distant ones.
- **A live concert** on 12 September 2026, with noise logged continuously inside a 7th-floor Rydges room overlooking the venue, and attended measurements at street level before, during and after the show.
- **A 3D computer model** of the venue and surrounding buildings, calibrated by testing the Band Room's existing sound insulation, to predict noise at every level of each hotel for both live rock and electronic dance music, until 4am.
- **Conservative assumptions**: background noise inside Rydges was measured with the room air-conditioning off, the quietest condition a guest could experience. Rydges rooms have sealed windows and mechanical ventilation.

What MDA found

Measured during a live concert (12 September 2026)	Music level (dB LAeq)	Limit (dB LAeq)	Result
Inside a 7th-floor Rydges room (air-conditioning off)	35	37	Below limit
Outside Darwin City Hotel	58	59	Below limit

Music is already within the limits in practice. During the concert, music from the Band Room was measured below the limit inside the Rydges room. MDA reports that it was “only faintly audible a few times” during the second band and the headliner; the sounds most audible in the room were patrons and background music in the Alfresco Garden and pedestrians in the street.

The model shows where the risk lies. Because it looks at every floor of the hotel façade rather than one room, the model predicts that, without further works, the loudest live rock could exceed the evening limit at parts of the Rydges façade by up to 5 dB, and that low-frequency (bass) music could exceed the night limits by up to 7 dB at some receivers if music continued past 11.30pm. Electronic dance music is predicted to be within the evening limits at every receiver even now. Bustard Town does not shy away from these findings: they are the reason for the works set out below, and the reason the extended late-night authority is proposed to be conditional on those works.

With the recommended works and music levels, the venue complies at every receiver, day and night, up to 4am. MDA concludes that, with its recommended noise controls, “the predicted

music noise level from the Bustard Town indoor venue and alfresco area is below the day/evening and night ANL up to 04:00, at all assessed receivers.” At Rydges, the predicted evening level for live rock falls from 62 to 52 dB against a limit of 57 dB.

5.1A Commitment to the building works

MDA recommends four building improvements to the Band Room. Bustard Town is committed to carrying out all of them:

Works (MDA report, section 4.4.1)	Performance target	Purpose
North-east wall facing Shadforth Lane: new independent stud wall with insulation and 50 mm Durra Panel lining	Rw+Ctr 45 or better	Blocks sound on the side facing Rydges
Knuckey Street façade: 50 mm Durra Panel lining fixed internally	As specified by MDA	Reduces sound through the street façade
Roof and ceiling: proprietary Durra Panel ceiling system with sound-absorbent finish	Rw+Ctr 40 or better; finish NRC 0.70 or better	Blocks sound escaping upward to the upper floors of nearby hotels, and absorbs sound within the room
Sound lock: new wall and acoustically sealed door between the Band Room and the entrance, kept closed during music except for entry and exit	Rw+Ctr 25 or better	Stops sound escaping through the entry

The works are estimated at approximately \$100,000; a detailed quotation from TK Constructions will follow (Schedule 2, item 18). They build on sound insulation installed when the Band Room was first fitted out: the existing walls were battened out and resheeted with 13 mm plasterboard, creating an insulated air gap over the original lining (photographs attached, Schedule 2, item 17). The works are also supported by the premises owner, who is providing discounted rent while Bustard Town completes the acoustic refit (letter of support, Schedule 2, item 11). All works will be carried out by licensed trades in accordance with NT work health and safety requirements, including asbestos management given the age of the building.

The extended late-night authority is what makes that investment viable. A small number of 2am–4am nights each week in the Band Room provides the revenue to fund, and then sustain, works that benefit the neighbourhood every night the venue trades, not only on late nights. Granting the extended authority on the condition proposed at 5.4 therefore produces a quieter premises overall than the status quo.

Bustard Town will provide the Director with a works program within 30 days of the application being determined, and with progress updates until the works are complete.

5.2 Controls in place now

- **Alfresco curfew:** amplified music ends at 11pm Thursday to Saturday and 10pm on all other nights; low-level background music only after that
- **Seated-only Alfresco Garden:** the garden operates under the restaurant bar authority at all times; patrons drinking there must be seated, and staff and crowd controllers direct standing patrons with drinks back into the Band Room

- **Internal performance after curfew:** all amplified performance moves inside the Band Room, with doors closed during sets
- **Music levels:** the in-house production team manages front-of-house levels within the limits recommended by MDA (report section 4.4.2), measured with a sound level meter at the mixing desk. Touring engineers and DJs are briefed on the house limits before soundcheck.

MDA recommended music level (dB)	Weekends	Weekdays
Band Room, at the mixing desk	LC10 110 / LCeq 107	LC10 105 / LCeq 102
Alfresco Garden, 5 m from speakers (before curfew only)	LC10 95 / LCeq 92	LC10 90 / LCeq 87

MDA measured background noise on a weekend and recommends the lower weekday levels as a precaution for Monday to Friday events. The Alfresco Garden curfew already exceeds MDA's advice: MDA recommends that outdoor music finish by 11.30pm, and Bustard Town finishes it at 11pm Thursday to Saturday and 10pm on all other nights.

- **Noise log:** the duty manager records start and finish times, any level checks and any complaints received, on every live music night
- **Complaints line:** a dedicated phone number and email for neighbours, answered during trading, with every complaint logged and responded to
- **Artist contracts** allow set times and levels to be adjusted to comply with licence conditions without penalty

5.3 Controls to be implemented

- The Band Room building works in section 5.1A, to MDA's performance specification
- Post-completion verification: on completion, MDA or another qualified acoustic consultant will confirm in writing that the works have been completed to specification (see 5.4)
- A replacement Alfresco speaker system of small, distributed drivers directed into the garden, replacing larger outdoor loudspeakers
- A written Noise Management Plan adopting the report's recommendations, provided to the Director on completion

5.4 Proposed condition linking late hours to acoustic works

Bustard Town proposes that the Commission impose the following condition on the extended late night authority:

"The extended late-night authority must not be exercised until the licensee has provided to the Director written confirmation from a qualified acoustic consultant that the building improvements recommended in section 4.4.1 of the Marshall Day Acoustics noise assessment (Rp 001 20260843, 29 September 2026) have been completed."

This gives the Commission and neighbours a concrete assurance: the latest hours are available only once the room built to contain them is finished. It also means the public interest benefit of the works is secured before the extended hours are enjoyed, not after.

Bustard Town also proposes this condition, which reflects how the venue will operate after 2am:

“Between 2am and 4am, liquor must not be sold, supplied or consumed anywhere on the premises other than the Band Room. Patrons may leave the Band Room, without liquor, only to use the toilets and the outdoor smoking area, or to leave the premises.”

5.5 Patron dispersal and street amenity

- Single entry and exit via Nuttall Place after 10pm, supervised by crowd controllers
- **After 2am (extended late-night nights): no liquor outside the Band Room.** Patrons may leave the Band Room without drinks to use the toilets, which are reached from the outdoor smoking area, and to smoke in the outdoor smoking area. A crowd controller at the Band Room door stops drinks leaving the room and supervises the smoking area, the toilets and the exit route through the garden to Nuttall Place. The rest of the Alfresco Garden and the Café are closed to patrons.
- **Staged close:** from 30 minutes before closing, music tempo and volume are reduced, lights are raised and water is served; last drinks are called 15 minutes before closing
- Crowd controllers direct departing patrons toward Mitchell Street and taxi and rideshare ranks, away from the hotel frontage on Shadforth Lane.
- No drinking in Nuttall Place or on the footpath; no liquor leaves the premises
- Litter sweep of the laneway at close of every late night

6. Location, Precinct and Density

Bustard Town sits within Darwin’s established CBD entertainment precinct, around Mitchell Street, Nuttall Place and Knuckey Street, where late night trading is already an accepted part of the city’s character and where transport, lighting and police resources are concentrated. It does not bring late trading into a residential street; it adds a different offer to a precinct designed for it.

Licensed premises nearby include Monsoons, Mayberrys, Shenanigans, Charlie’s of Darwin, Babylon and a Woolworths BWS. Several late night venues have closed in recent years, including Discovery, Throb and Smith Street Social. Granting this application therefore does not materially increase the density of late-night licences in the precinct; it partly replaces capacity that has gone, and it replaces it with a lower-risk model.

6.1 A different kind of late-night venue

National night-time economy practice now distinguishes clearly between venue types. High-volume, vertical-drinking venues, where large numbers of patrons stand and drink with little else on offer, carry the highest risk of intoxication, violence and street disorder. Program-led venues, where people attend a named performance, arrive for a ticketed start time, eat on site and leave when the show ends, carry a materially lower risk.

Bustard Town is the second kind. The precinct already has large-format late night nightclubs. Bustard Town does not compete with them for the same patrons at the same hour, and it does not add another venue of that type.

Risk factor	High-volume late night venue	Bustard Town
Reason to attend	Liquor, dancing, late access	A named act or show; food; the garden
Arrival pattern	Late, after pre-loading elsewhere	Early, for a ticketed start time, often after dinner on site
Food	Limited or none	Full kitchen; woodfired oven; snacks until close
Programming	Commercial DJ format	Original live music; curated original electronic sets
Scale	Large capacity, single room	A smaller venue split across three separate areas: the Band Room for performances, the Café for seated dining and quieter drinks, and a seated Alfresco Garden.
Drinks pricing and promotion	Volume promotions common	Premium, local product; no volume promotions
Culture	Anonymous	Artist-led community; All Good Project partner; known regulars

6.2 Traffic, transport and parking

Most trade occurs after business hours, when CBD car parks are largely empty. The premises is a short walk from the Mitchell Street taxi and rideshare ranks and CBD bus routes. Bustard Town promotes public transport and rideshare in event communications. Many patrons cycle to the venue and secure their bicycles inside the venue or on the perimeter fence.

7. Harm Minimisation and Risk Management

7.1 Responsible service of alcohol

- Every staff member holds a current RSA certificate from a nationally recognised provider before their first shift
- An experienced, RSA-qualified duty manager is on duty for every shift, and a licensed crowd controller supervises the door on every live music night
- Written house policy and procedures manual covering RSA, refusal of service, intoxication assessment, minors, incident response and lock-up
- Refusals and incidents are recorded in an incident register, reviewed weekly by the nominee
- Free drinking water at every bar; snacks available through all late-night hours
- No complimentary drinks after midnight, no credit and no promotions that encourage rapid or excessive consumption

7.2 Security

- Licensed crowd controllers from 10pm on all live music nights and throughout late-night and extended late-night trading, in numbers adequate for the patrons present, as required by the standard late-night conditions. As a benchmark, Bustard Town applies the ratio

Licensing NT sets for major events: at least two licensed crowd controllers for the first 100 patrons, and one more for each additional 100 patrons. Crowd controllers are engaged through a licensed security provider **NT Defenders**.

- **CCTV.** A nine-camera system covers the café, the garden bar and garden, the front entrance, the outdoor smoking area, the Band Room entrance and bar, and the alcohol store, with battery back-up power (Camera Surveillance Plan, Schedule 2, item 10). It is operated in accordance with the Liquor Commission's Code of Practice for CCTV systems in licensed premises: cameras are checked and recorded at the start of every trading day, malfunctions are logged and repaired, and footage is available to Licensing NT and NT Police on request. Before the extended late-night authority is exercised, Bustard Town will add cameras covering the Band Room floor and lounge and the Knuckey Street exit and the Nuttall Place frontage, and will have a licensed security installer confirm that recording quality and retention meet the Code. Liquor service stops if the system fails after midnight, as the Code requires.
- Lockout from 3am on extended late-night nights, as required by the standard condition
- Secure perimeter fencing to the Alfresco Garden, shutters to secondary entries, and security lighting
- Zero tolerance for illicit drugs; staff trained to respond safely and to call for medical help without delay

7.3 Patron welfare

- **All Good Project partner venue:** staff trained to prevent and respond to gender-based violence, harassment and discrimination
- A visible safe-space procedure: patrons can approach any staff member, who will escort them to a quiet area and arrange safe transport
- Accessibility: companion card recognition, reserved sightline seating at ticketed events
- Cultural safety for First Nations artists and audiences, including community liaison before remote bookings and family-inclusive early sessions

House policy: "Be a Legend". Bustard Town's house policies were developed with The All Good Project and are displayed throughout the venue and in event communications:

This venue champions Legendary Behaviour.

You don't have to be a hero. You don't have to be security. You just have to be a legend.

Look out for your mates. Check in when someone doesn't seem okay.

Respect boundaries. Give people room to dance and have fun.

Make everyone feel welcome. Look after yourself and your crew.

Get staff if something doesn't feel right.

Leave the place better than you found it.

Good nights are better when everyone gets to enjoy them. BE A LEGEND.

The policy is backed by staff training through The All Good Project, the safe-space procedure above, and the RSA and incident procedures in section 7.1.

7.4 Engagement with NT Police

Bustard Town met Duty Sergeant Jerome Osterofski of Darwin City Police on 30 September 2026 to brief him on the application, the proposed security arrangements and the acoustic works.

The meeting was constructive, and the Sergeant indicated his general support for the application. Bustard Town understands that NT Police will provide any formal comment through the application process. It will provide its security plan and CCTV plan to NT Police, nominate a direct point of contact for late-night trading, and participate in any CBD licensee accord or precinct safety forum.

7.5 Smoking management

Bustard Town operates under a Smoking Management Plan prepared under the Tobacco Control Act 1996 (NT) and the Tobacco Control Regulations (attached, Schedule 2, item 9). In summary:

- **One outdoor smoking area, in two sections**, in the Alfresco Garden along the Nuttall Place frontage, shown on the attached plan. Smoking is banned in every other part of the premises, including all enclosed areas.
- **A buffer area** of at least two metres, and a physical plant barrier, separate the smoking area from the non-smoking outdoor dining area.
- **No food or drink is served into** the smoking area or the buffer, and no entertainment is provided in either. Ashtrays are placed only in the smoking area. No tobacco is sold on the premises.
- Seated consumption applies. The smoking area forms part of the Alfresco Garden, which stays under the restaurant bar authority. Patrons may take their own drinks into the smoking area only to be consumed seated, and 50 seats are provided for that purpose. Staff and crowd controllers direct patrons standing with drinks back into the Band Room.
- **Band Room audiences** reach the smoking area through the Band Room's garden door. On live music nights a crowd controller monitors the smoking area to manage numbers and noise, particularly after the Alfresco Garden music curfew.
- **Staff training and complaints.** Staff are trained in the tobacco laws and in directing patrons to stop smoking in non-smoking areas; the duty manager handles complaints and records incidents.

8. Public Interest (section 49(2))

Under section 51 of the Act the applicant bears the onus of satisfying the Commission that the grant of the authorities is in the public interest and will not have a significant adverse impact on the community. Bustard Town addresses each public interest objective in section 49(2) below.

Objective (s 49(2))	How Bustard Town meets it
(a) Minimising harm or ill-health caused by liquor	Program-led model; full kitchen; premium pricing; no volume promotions; water and snacks throughout; extended hours confined to one enclosed room
(b) Responsible sale, supply, service and consumption	RSA for all staff; experienced duty manager every shift; refusals register; house policy manual
(c) Safeguarding public order and safety	Crowd controllers; CCTV; 3am lockout; single supervised entry after 10pm; staged close and dispersal plan
(d) Safety, health and welfare of patrons	All Good Project training; safe-space procedure; accessibility and cultural safety measures

Objective (s 49(2))	How Bustard Town meets it
(e) Cultural, recreational, employment and tourism benefits	The CBD's dedicated original live music venue; paid work for artists and crew; NIMAs, Darwin Festival and touring pathways; 12 local jobs; visitor draw
(f) Compliance with the Act and other laws	Enforceable undertaking honoured; curfews implemented; this application lodged to regularise operations; Fair Work-compliant artist pay
(g) Training suitable to each role	RSA; crowd controller licensing; All Good Project training; production and WHS induction
(h) Preventing credit	No credit for liquor, without exception
(i) Preventing irresponsible drinking practices	No shots, laybacks, drinking games or rapid-consumption promotions
(j) Reducing anti-social behaviour	Activated, well-lit, staffed laneway; passive surveillance of Nuttall Place into the late evening; no takeaway liquor

8.1 Cultural infrastructure for a knowledge economy

Modern economies compete for people. The skilled workers, graduates, public servants, researchers, defence personnel and creative professionals that the Territory needs choose where to live partly on what a city offers after work. Food, music and a sense of place are not luxuries in that decision. They are why people come to cities and why they stay.

The data point the same way. The Council of Capital City Lord Mayors' national night-time economy report (2024 edition, FY2022/23) found that Darwin's core night-time economy of 465 businesses supports 5,545 jobs and \$853 million in turnover. Darwin leans more heavily on food than the national average (64.5% of core night-time businesses, against 61.3% nationally), and has proportionally fewer leisure and entertainment businesses (29%, against 31.5% nationally). Darwin also lost 5% of its core night-time businesses that year, while the national number held steady. A dedicated live music venue is exactly the kind of business that gap describes.

Darwin carries a well-documented challenge in retaining its workforce and population. A city that offers only large-format nightclubs after 10pm gives many of those people no reason to stay out, and eventually less reason to stay. Bustard Town fills a specific gap: a tropical, open-air, food-led venue with serious original music, where a nurse, an engineer, a student and a touring musician can all feel at home on the same night. It is the kind of venue that visitors remember and residents cite when they explain why they like living here.

8.2 A platform for Territory artists

Original music does not survive without rooms to play in. Bustard Town is the CBD stage on which remote First Nations bands meet national agents, where emerging Darwin acts earn their first paid support slots, and where touring artists extend national circuits into the Territory. The venue's program has been independently backed by the Australian Government through Live Music Australia and Revive Live, recognised by MusicNT and chosen by Darwin Festival and the NIMAs.

8.3 Urban renewal of the CBD

Bustard Town turned a derelict hut and empty car park into an active, lit and staffed space. In a part of the CBD that has seen businesses leave and footfall fall after dark, a venue that brings a

steady, mixed and well-behaved crowd into the laneway from early morning to late night adds passive surveillance and a sense of safety that no fence or camera can replace.

8.4 What Darwin loses if the application is refused

If the application is refused, Bustard Town will have to stop presenting standing concerts. The artists who depend on it will lose their CBD stage, Darwin Festival and national touring partners will lose a Darwin venue of this scale and character, and the precinct will lose its only late-night offer that is not a nightclub. Darwin would be poorer for it.

9. Community Impact (section 49(3))

Consideration (s 49(3))	Assessment
(a) Risk of undue offence, annoyance, disturbance or inconvenience to people who live or work nearby	Recognised and actively managed: independent MDA assessment shows compliance with NT noise limits at all five nearest hotels, day and night, up to 4am, once the recommended works are complete; music already measured below the limit inside Rydges during a concert; Alfresco curfews stricter than MDA advises; extended hours conditional on completed works; complaints contact and noise log; supervised dispersal. There is no place of worship nearby and no hospital or school .
(b) Geographic area affected	The CBD entertainment precinct, already characterised by late night trading and supported by precinct-level policing and transport
(c) Risk of harm from excessive or inappropriate consumption	Low: program-led, food-led, premium pricing, no promotions, strong RSA controls
(d) People or community affected	Artists, audiences, staff, neighbours and precinct users. Positive effects for artists, audiences and staff; managed effects for neighbours
(e) Culture, recreation, employment and tourism	Strongly positive: see section 8
(f) Social amenities and public health	Adds a cultural amenity; no takeaway; does not target at-risk drinkers; high price point
(g) Ratio of licences to population	No new licence is sought; the variation converts an existing licensed premises. Recent closures have reduced late night capacity in the precinct
(h) Effect of the volume of liquor sales	Liquor revenue is secondary to ticketing and food; no material increase in precinct liquor volume expected
(i) Community impact assessment guidelines (s 50)	Addressed throughout; summary at Schedule 1

9.1 At-risk groups

Bustard Town is aware of anti-social behaviour associated with problem drinking in parts of the CBD. Its model is not attractive or accessible to that behaviour: there is no takeaway, prices are well above the floor price, entry is supervised, and staff are trained to refuse service and de-escalate. Its First Nations programming and Mob Tix initiative engage Aboriginal community members as artists and audiences in a supervised, culturally safe setting.

10. Consultation and Stakeholder Support

Bustard Town consulted neighbours and agencies before its 2021 application, including NT Police at Knuckey Street, the managing agent of the neighbouring hotel, City of Darwin, the premises owner, and a neighbouring late night licensee. For this application it has consulted, or will consult before the close of the objection period, the following:

Stakeholder	Status	Outcome
Premises owner, GRC Properties (NT) Pty Ltd (Adrian Handford)	Letter of support and landlord consent	Received; discounted rent to support the acoustic works
Darwin Festival (James Gough, CEO)	Letter of support	Received
MusicNT (Mark Smith, Executive Director)	Letter of support (see declaration below)	Received
Hospitality NT	Letter of support requested	To follow
NT Police (Darwin City)	Met Duty Sergeant Jerome Osterofski, 30 September 2026	Constructive; general support indicated
City of Darwin	Consulted; licensing of private premises is outside the council's role	No objection
Rydges Darwin Central	Engaged through the enforceable undertaking process; the hotel was consulted before the 2021 application	Bustard Town remains open to meeting hotel management
Artists, promoters and audience	Letters and testimonials	Extensive artist support; letters available on request

Declaration of relationship. Jeremy Taylor, a shareholder in the applicant, is employed as Operations Manager of MusicNT, the Territory's peak music industry body. MusicNT's letter of support was approved and signed by its Executive Director, Mark Smith, and the decision to provide it was his.

11. The Applicant and its Principals

Bustard Town Darwin Pty Ltd is owned by Justin Schmidt (75%) and Jeremy Taylor (25%). Justin Schmidt is the sole director, company secretary and licence nominee; Jeremy Taylor is a shareholder and not a director. Each holds at least 15% of the shares and both are declared as associates in the declaration of associates. The ASIC register is being updated to reflect this shareholding, and a current company extract will be provided to the Director once the update is processed.

Justin Schmidt - Director and Licence Nominee

Justin has more than twenty years' experience owning, designing and operating licensed hospitality and live music venues. In Melbourne he established Honkytonks and Horse Bazaar, both known for community place-making, strong design and artistic integration. In Darwin he founded Lucky Bat in Nightcliff and then Bustard Town, the venue he has personally designed and managed from derelict site to award-winning live music venue.

He also has a background in science, social work and technology, has run programs for the University of South Australia and City of Darwin's digital hub, and has delivered Internet of

Things workshops for Territory government. He has been the nominee of licence FLL1669 since its grant.

Jeremy Taylor — Shareholder (25%)

Jeremy brings more than twenty years' experience at the intersection of creative industries and commercial operations. He is Operations Manager at MusicNT, where he oversees operations, human resources, governance and grant reporting for the Territory's peak music body, including multi-year government investment portfolios.

Since 2013 he has been Co-Founder and Director of Mycelium Studios, a creative agency and co-working hub that has delivered stage builds for major Australian festivals and commissioned work for cultural institutions. As a musician, producer and Executive Producer of Mycelium Recordings, he has worked across the touring and festival circuit. At Bustard Town he leads operations, compliance, funding and project administration, including the venue's Revive Live program.

Fitness and probity

Neither Justin Schmidt nor Jeremy Taylor has been convicted of any offence in the past 12 months, and statutory declarations to that effect are attached. Jeremy Taylor, who holds 25% of the shares in the licensee, has also provided a National Police Certificate issued by SAFE NT on 1 October 2026 (NCHRC-957591), which records no disclosable court outcomes and no outstanding matters in any Australian police jurisdiction. His CV is attached.

12. Conclusion

Bustard Town asks the Commission to recognise what the venue has become and to license it accordingly. It is a small, food-led, program-led venue that has earned its place in Darwin's cultural life: the CBD's dedicated home for original live music, a stage for local, remote and touring artists, and a quintessentially Darwin tropical space that people choose to stay in the city for.

It is also a venue that has listened. It has accepted that its authorities no longer fit, given an undertaking, implemented curfews, commissioned independent acoustic engineering, committed to the building works that engineering recommends, and offered to tie its latest hours to their completion.

The public bar authority is necessary for the venue to continue. The late-night authorities, as structured, allow the precinct to offer something other than a nightclub after midnight. Together they are in the public interest and will not have a significant adverse impact on the community. Bustard Town respectfully asks that they be granted.

Schedule 1 — Summary of Evidence for Publication (section 51)

Bustard Town consents to this summary being published or made publicly available.

Application. Bustard Town Darwin Pty Ltd, licensee of FLL1669 at 15 Knuckey Street, Darwin, applies for a public bar authority for its Band Room and an extended late-night authority (2am–4am) for the enclosed Band Room only, on Friday and Saturday nights, nights before public holidays and a limited number of nominated event nights. The Café and the Alfresco Garden remain under the restaurant bar authority, with the existing late-night authority (midnight–2am), and are not part of the public bar or extended late-night application.

Why. Bustard Town has grown from a restaurant bar into Darwin CBD’s dedicated original live music venue. Its current authority requires patrons to be seated while drinking, which does not suit a concert audience. A public bar authority is needed for the venue to continue presenting live music.

Public interest. Bustard Town presents original music only and provides a CBD stage for local, remote First Nations and national touring artists. It is MusicNT’s Live Music Venue of the Year 2024, a Darwin Festival partner and three-time host of the NIMAs Amazon Music Showcase. It supports jobs, tourism and the liveability that keeps skilled workers in the Territory.

Harm minimisation. Food-led and program-led model; RSA-trained staff and duty manager on every shift; crowd controllers and CCTV; 3am lockout; no takeaway; no credit; no volume promotions; All Good Project partner venue.

Neighbour amenity. An independent noise assessment by Marshall Day Acoustics measured music from the Band Room below the noise limit inside the nearest hotel room during a live concert, and found that, with recommended building works to the Band Room walls, ceiling and entry, the venue will meet the NT noise limits at every nearby hotel, day and night, up to 4am. Bustard Town has committed to those works and proposes that its 2am–4am hours not start until they are complete. Amplified music in the Alfresco Garden ends at 11pm Thursday to Saturday and 10pm on other nights. Patrons in the Café and the Alfresco Garden must be seated while drinking. Neighbours can contact the venue directly at contact@bustardtown.com or justin@bustardtown.com.

Schedule 2 — Supporting Documents

No.	Document	Status
1	Supporting submission: public interest and community impact, with Schedules 1–3	This document
2	Application form (approved form) and fee	Attached
3	Affidavit under section 54	Attached

No.	Document	Status
4	Declaration of associates	Signed and witnessed 1 October 2026. Part A: Justin Schmidt and Jeremy Taylor (shareholders). Part B (Justin Schmidt, sole director): relatives, an employee, and GRC Properties (NT) Pty Ltd, the lessor
5	Lease and owner's written consent	Lease with GRC Properties (NT) Pty Ltd, 1 July 2024 to 30 April 2034 with a five-year option; permitted use "Restaurant, bar and entertainment venue". Owner's consent: GRC letter signed by Adrian Handford, Director, 29 September 2026, as required by special condition 2.7 of the lease
6	Red-line plan: public bar area (Band Room) and restaurant bar area (Café and Alfresco Garden)	Attached
7	Marshall Day Acoustics noise assessment, Rp 001 20260843 (29 September 2026)	Attached (Rev 1 to follow)
8	Enforceable undertaking (executed 1 September 2026)	Attached
9	Smoking Management Plan and outdoor smoking area diagram	Attached
10	Camera Surveillance Plan (CCTV)	Attached
11	Letters of support: premises owner (GRC Properties), Darwin Festival, MusicNT	Attached
12	Statutory declarations: Justin Schmidt and Jeremy Taylor (no convictions in the past 12 months)	Attached
13	ASIC company extract; ABN 70 677 150 382	Attached; updated extract to follow (item 19)
14	Certificate of registration as a food business	Attached (Bustard Town Darwin Pty Ltd, expires 28 June 2027)
15	Evidence of financial capacity	Attached (Karlic + Co, Chartered Accountants, 1 October 2026)
16	Resumes (Justin Schmidt, Jeremy Taylor); RSA certificate (Justin Schmidt); photo identification	Attached
17	Photographs of the premises, including the original acoustic fit-out of the Band Room	Attached
18	Marshall Day Acoustics report Rev 1; TK Constructions quotation for the acoustic works	To follow
19	Updated ASIC extract (75/25); Hospitality NT letter of support; NT Defenders security plan; outdoor smoking area certificate	To follow
20	National Police Certificate: Jeremy Taylor (SAFE NT, 1 October 2026)	Attached

Schedule 3 — Draft Public Notice

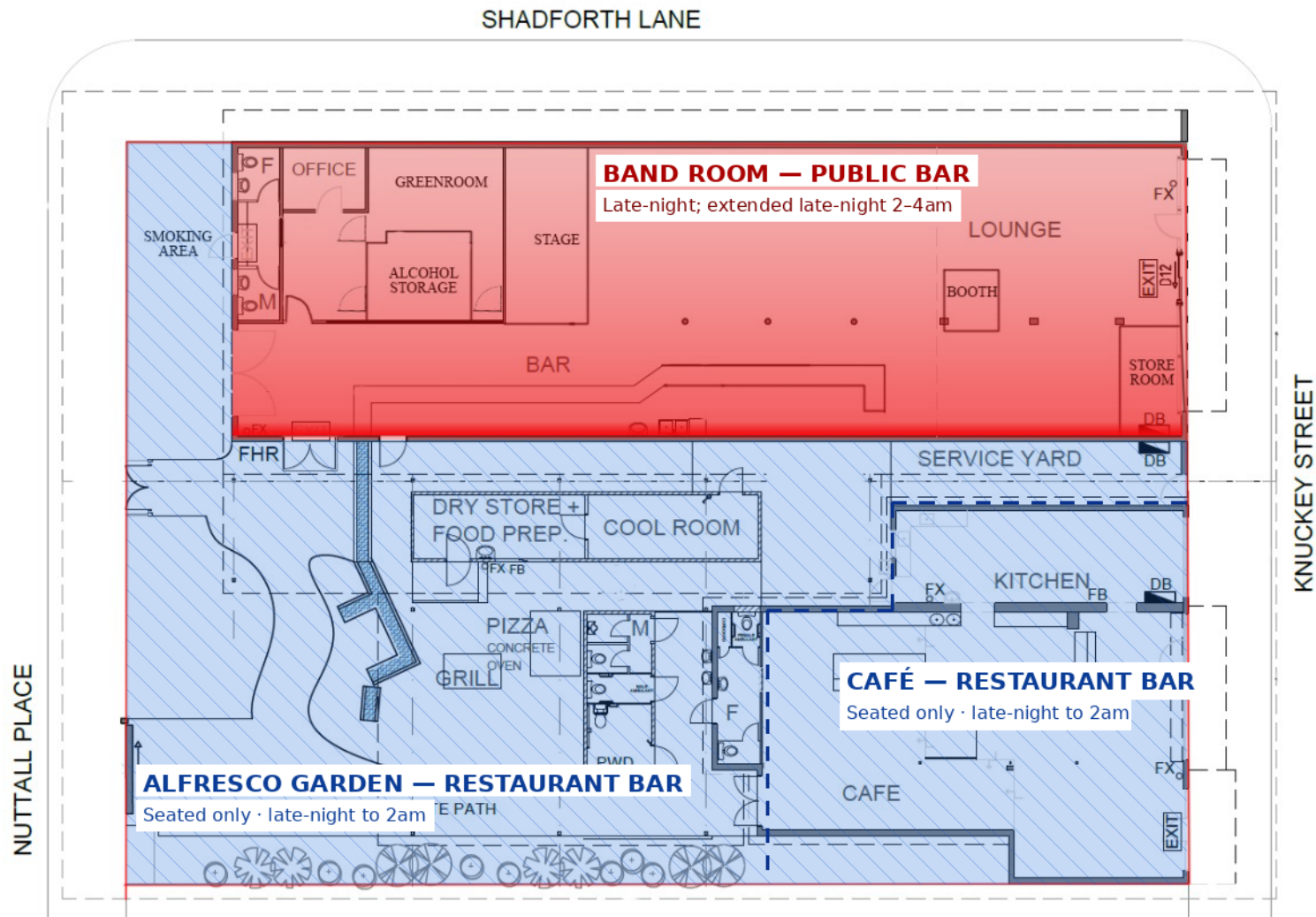
To be transferred into the Licensing NT draft public notice template.

Bustard Town Darwin Pty Ltd (ACN 677 150 382) gives notice that it has applied to the Director of Liquor Licensing to vary liquor licence FLL1669 for the premises known as Bustard Town, 15 Knuckey Street, Darwin NT 0800, by adding a public bar authority and an extended late-night authority. If granted, liquor may be sold for consumption on the premises under the public bar authority from 11am to midnight daily in the Band Room; under the restaurant bar authority from 11am to midnight daily in the Café and the Alfresco Garden; under the late-night authority from midnight to 2am daily; and under the extended late-night authority from 2am to 4am in the Band Room only on Friday and Saturday nights, nights before public holidays

[REDACTED]

[REDACTED]

[REDACTED]



Bustard Town — Red-line plan of licensed areas

15 Knuckey Street, Darwin NT 0800 | Licence FLL1669 | Bustard Town Darwin Pty Ltd | October 2026

- Public bar authority: Band Room. Late-night 12-2am; extended late-night 2-4am (Band Room only).
- Restaurant bar authority: Alfresco Garden (incl. smoking area) and Café; late-night to 2am.
- Dashed line: boundary between the Alfresco Garden and the Café.
- Red line: licensed premises boundary (back-of-house areas are within it).

BUSTARD TOWN

MARSHALL DAY
Acoustics



BUSTARD TOWN - LIQUOR LICENCE
APPLICATION
NOISE ASSESSMENT

Rp 001 R01 20260843 | 1 October 2026

Project: **BUSTARD TOWN - LIQUOR LICENCE APPLICATION**

Prepared for: **Bustard Town Darwin Pty Ltd**
15-17 Knuckey Street
Darwin NT 0800

Attention: **Justin Schmidt**

Report No.: **Rp 001 R01 20260843**

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Document Control

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1.0 INTRODUCTION

Bustard Town Darwin Pty Ltd has engaged Marshall Day Acoustics (Australia) Pty Ltd (MDA) to carry out a music noise assessment associated with the operation of the existing Bustard Town venue.

The assessment is to accompany an extended Liquor Licence application, and considers:

- music noise from the live room associated with live and electronic dance music (EDM) events
- music noise from the external alfresco area.

This assessment has been prepared with reference to the *Northern Territory Noise Management Framework Guideline* (the guideline).¹ The music noise levels are compared with relevant day/evening and night assigned noise levels (ANL) of the guideline.

A glossary of acoustic terminology used within this report is provided in Appendix A.

2.0 SITE DESCRIPTION

The existing Bustard Town venue is a restaurant, café, bakery and music venue located on Nuttall Place, Darwin. The site is surrounded by a mix of commercial units and hotels in all directions.

The nearest noise sensitive receivers considered in this assessment are given in Table 1.

Table 1: Nearest receivers

Address	Description	Distance to venue, m
Rydges Hotel, 21 Knuckey Street	8-storey hotel	<10
Darwin City Hotel (DCH), 57 Smith Street	4-storey hotel	60
Comfort Inn Darwin (CID), 50 Mitchell Street	2-storey hotel	65
Hilton Darwin, 32 Mitchell Street	10-storey hotel	80
Stay Your Way Darwin Accommodation (SYW), 8 Knuckey Street	9-storey hotel	65

There are other hotels located further away. Compliance at the receivers above implies compliance at those more distant receivers.

Figure 1 shows an aerial view of the site and surrounds.

The existing indoor restaurant room also serves as a live room for concerts and EDM dance events. The venue also includes an outdoor alfresco area, where occasional acoustic performances and DJ set events occur.

The current Liquor License for the existing venue notes trading hours of 11:00 – 02:00 the following morning, 7 days a week.²

¹ Northern Territory Environment Protection Authority *Northern Territory Noise Management Framework Guideline*, version 0.1 September 2018

² Liquor License FLL1669, 12 January 2026

Figure 1: Site layout and surrounds



3.0 NOISE LIMITS

The *Northern Territory Noise Management Framework Guideline* (the guideline) sets recommended project specific assigned noise levels (ANL) for music from entertainment venues. The ANL have been developed to balance residents' amenity against the value of live music, protecting normal conversation and sleep after 11.30 pm.

Section 3.4 of the guideline covers indoor venues (such as hotels, nightclubs, restaurants and theatres) and outdoor venues (arenas used for open-air concerts).

Table 2 sets the day/evening and night defined time periods.

Table 2: Operating periods for indoor and outdoor entertainment venues (guideline Table 3.12)

Day	Day/evening period	Night period
Monday to Friday	07:00 – 23.30	23.30 – 07:00
Saturday	08:00 – 23.30	23.30 – 08:00
Sunday	09:00 – 23.30	23.30 – 09:00
Days preceding public holidays	08:00 – midnight	Midnight – 08:00
New Year's Day	08:00 – midnight	00.30 – 08:00

3.1 Indoor entertainment venues

The ANL for indoor entertainment venues is provided in Table 3. These ANL are defined relative to the background noise level. Where background levels are unusually low, base noise levels apply: 32 dB L_{A90} for the day/evening period, and 40 dB at 63 Hz reducing to 10 dB at 4000 Hz at night (guideline Table 3.15).

Table 3: Recommended project specific assigned noise levels (ANL) for indoor entertainment venues (guideline Table 3.13)

Period	Recommended project specific assigned noise level
Day/evening	$L_{A90} + 5$ dB
Night	$L_{Oct,90} + 8$ dB (in each selected octave band)

The ANL apply internally, with windows open only if that is the room's only means of ventilation.

To derive project specific ANL, a background noise survey was conducted between 12 and 13 September 2026. The background noise survey results are summarised in Appendix B3.

Table 4 shows the ANL for the nearest receiver, Rydges Hotel, applicable internal hotel rooms. All rooms in the Rydges Hotel have unopenable windows, with ventilation provided mechanically.

Table 4: Music ANL at Rydges Hotel, dB

	Octave Band Centre Frequency (Hz)							Overall
	63	125	250	500	1000	2000	4000	
Lowest measured background noise level during day/evening period ($L_{90,15 \text{ min}}$) ^a	-	-	-	-	-	-	-	32
Day/evening music ANL ($L_{Aeq,15 \text{ min}}$)	-	-	-	-	-	-	-	37
Lowest measured night background noise levels ($L_{90,15 \text{ min}}$)	47	37	33	25	21	14	12	-
Night music ANL ($L_{10,15 \text{ min}}$)	55	45	41	33	29	22	20	-

a this is the background noise level with AC off, to reflect a worst-case situation

For music noise predictions it is practical to derive equivalent external ANL, based on the expected noise reduction provided by the window.

The equivalent external ANL for Rydges hotel are shown in Table 5.

Table 5: Music ANL at Rydges Hotel (equivalent external), dB

	Octave Band Centre Frequency (Hz)							Overall
	63	125	250	500	1000	2000	4000	
Equivalent external day/evening music noise level ($L_{Aeq \text{ ext } 15 \text{ min}} = L_{Aeq \text{ int }, 15 \text{ min}} + 20$)	-	-	-	-	-	-	-	57
Equivalent external night music noise level ($L_{10 \text{ ext } 15 \text{ min}} = L_{10 \text{ int }, 15 \text{ min}} + TL$)	79	70	69	65	67	61	56	-

The ANL for the nearest receptors to the north-west, being the Darwin City Hotel and Comfort Inn Darwin are presented in Table 6. Internal measurements were not conducted at these hotels and the glazing and ventilation conditions are unknown. In lieu of indoor noise levels, external background noise levels have been used to determine equivalent external ANL for these receptors.

Table 6: Music ANL at Darwin City Hotel, Comfort Inn Darwin (external), dB

	Octave Band Centre Frequency (Hz)							Overall
	63	125	250	500	1000	2000	4000	
Lowest measured background noise level during day/evening period ($L_{90,15 \text{ min}}$)	-	-	-	-	-	-	-	54
Day/evening music ANL ($L_{Aeq,15 \text{ min}}$)	-	-	-	-	-	-	-	59
Lowest measured night background noise levels ($L_{90,15 \text{ min}}$)	53	52	47	46	45	41	35	-
Night music ANL ($L_{10,15 \text{ min}}$)	61	60	55	54	53	49	43	-

The ANL for the nearest receptors to the south and south-west, being the Hilton Hotel and Stay Your Way Hotel are presented in Table 7. Similarly to DCH and CID, internal measurements were not conducted and external background noise levels have been used to determine equivalent external ANL for these receptors.

Table 7: Music ANL at Hilton Darwin, Stay Your Way Hotel (external), dB

	Octave Band Centre Frequency (Hz)							Overall
	63	125	250	500	1000	2000	4000	
Lowest measured background noise level during day/evening period ($L_{90,15 \text{ min}}$)	-	-	-	-	-	-	-	57
Day/evening music ANL ($L_{Aeq,15 \text{ min}}$)	-	-	-	-	-	-	-	62
Lowest measured night background noise levels ($L_{90,15 \text{ min}}$)	57	54	51	51	50	46	39	-
Night music ANL ($L_{10,15 \text{ min}}$)	65	62	59	59	58	54	47	-

3.2 Outdoor entertainment venues

Outdoor events occur less often, so the guideline sets a higher day/evening limit (Table 8) to protect normal conversation. We assess outdoor venue music as an L_{Aeq} . For both venue types, we measure at least 15 minutes of music inside a habitable room, doors closed and windows open only if they are the sole means of ventilation.

Table 8: Recommended project specific ANL for outdoor entertainment venues (guideline Table 3.14)

Period	Recommended project specific assigned noise level
Day/evening	55 dB L_{Aeq}
Night	Inaudible within any habitable room of any residential premises

The external equivalent ANL at Rydges Hotel for outdoor venues can be estimated by adding 20 dB to the internal ANL, to account for transmission loss of a sealed window.

The glazing and ventilation conditions at other hotels is unknown, therefore it is assumed that windows can be open for ventilation. The external equivalent ANL can be estimated by adding 10 dB to the internal ANL

The equivalent external ANL for the day/evening period are shown in Table 9. Outdoor music events are not proposed to occur beyond the day/evening defined time periods.

Table 9: Adopted equivalent external project specific ANL for outdoor entertainment venues, dB L_{Aeq}

Receptor	ANL
Rydges Hotel	75
DCH	65
CID	65
Hilton Darwin	65
SYW	65

4.0 ASSESSMENT

4.1 Measured noise levels

We measured noise during a live concert featuring multiple bands on 12 September 2026. The concert started at 20:00 and finished at 23:00.

Noise logging was conducted inside a 7th floor room at Rydges Hotel. This location is marked M1 in Appendix B Figure 3. The results are presented in Appendix B1.

Additional attended measurements were conducted at locations M2, M3 and M4 before, during and after the concert. Attended survey results are presented in Appendix B2.

Table 10 shows the highest measured music noise levels, compared with the day/evening ANL.

Table 10: Music noise level, dB L_{Aeq}

	Music, dB L _{Aeq,15 min}	Day/evening ANL	Below ANL?
Rydges Hotel (internal, with A/C off)	35	37	✓
DCH (external)	58	59	✓

The measurements show that the music noise from the indoor venue were below the ANL at the measurement locations.

4.2 Noise modelling

Music noise levels will vary across multi storey buildings. Noise modelling of the existing venue and construction was conducted to assess noise levels across the multi storey Rydges Hotel and other receptors.

A 3-dimensional digital model of the venue and surrounding built environment was created using proprietary noise modelling software, further described in Appendix C.

4.2.1 Noise sources

We measured internal noise levels from live music and EDM during the survey. The highest internal noise levels from these 2 music types were used as a basis for the predictions, shown in Table 11.

Table 11: Internal music noise levels in live room, dB, L_{10,5 minute}

	Octave Band Centre Frequency (Hz)							Overall, L _{A10}	Overall, L _{C10}
	63	125	250	500	1000	2000	4000		
Live rock/metal band	100	106	106	104	104	96	93	104	111
EDM	98	97	91	93	91	83	88	95	101

The music noise levels from the alfresco area are shown in Table 12. These levels have been determined to achieve a reasonable volume in the dance area, while achieving compliance at the receivers.

Table 12: External music noise levels in alfresco area, dB, L_{10,5 minute}

	Octave Band Centre Frequency (Hz)							Overall, L _{A10}	Overall, L _{C10}
	63	125	250	500	1000	2000	4000		
Music level in dance area, 5m from speakers	91	90	84	86	84	76	81	90	96

4.3 Predicted noise levels

4.3.1 Music noise – indoor venue

Table 13 shows the highest predicted music noise levels outside each receptor. The levels are compared with day/evening equivalent external ANL.

Table 13: Predicted day/evening music noise levels, dB $L_{Aeq,15\text{ min}}$

Receptor	Type of music	Music noise level	ANL	Excess over limit
Rydges Hotel	Live rock/metal music	62	57	5
	EDM	52	57	-
DCH	Live rock/metal music	46	59	-
	EDM	39	59	-
CID	Live rock/metal music	50	59	-
	EDM	43	59	-
Hilton Darwin	Live rock/metal music	46	62	-
	EDM	39	62	-
SYW	Live rock/metal music	48	62	-
	EDM	41	62	-

The predictions show EDM noise levels are below the ANL at all locations during the day/evening period.

For live rock/metal music, the predicted levels are below the ANL at all locations except Rydges Hotel.

The concerts currently occur only during day/evening hours. We understand that Bustard Town is considering extending music in to the night defined hours, up to 04:00. Table 14 shows predicted music noise levels at the nearest sensitive receivers, compared with equivalent external night octave band ANL. The values in brackets indicate excess over ANL.

Table 14: Predicted night music noise levels, dB $L_{10oct,15\text{ min}}^a$

Receptor	Type of music	Octave Band Centre Frequency (Hz)						
		63	125	250	500	1000	2000	4000
Rydges Hotel	Live rock/metal music	77	77 (+7)	70 (+1)	51	46	38	32
	EDM	79	67	55	43	36	30	24
ANL		79	70	69	65	67	61	56
DCH	Live rock/metal music	63 (+2)	61 (+1)	53	42	41	34	27
	EDM	64 (+3)	51	39	36	34	27	20
ANL		61	60	55	54	53	49	43
CID	Live rock/metal music	63 (+2)	61 (+1)	55	49	48	40	34

Receptor	Type of music	Octave Band Centre Frequency (Hz)						
		63	125	250	500	1000	2000	4000
ANL	EDM	64 (+3)	51	42	44	40	34	27
		61	60	55	54	53	49	43
Hilton Darwin	Live rock/metal music	61	60	53	44	42	36	28
ANL	EDM	63	50	39	38	34	29	20
		65	62	59	59	58	54	47
SYW	Live rock/metal music	64 (+1)	63	55	46	43	37	30
ANL	EDM	66 (+1)	53	41	40	35	30	22
		65	62	59	59	58	54	47

a values in brackets indicate excess over limit

The predictions show that, without additional noise controls, low-frequency music noise levels are above the ANL by up to 7 dB.

4.3.2 Outdoor music in alfresco

Table 15 shows predicted noise levels from external music events (acoustic performer or DJ set) at the nearest sensitive receivers.

Table 15: Predicted noise levels from alfresco music area

Receptor	Predicted level	Equivalent day/evening external ANL	Below limit?
Rydges Hotel	70	75	✓
DCH	56	65	✓
CID	56	65	✓
Hilton Darwin	54	65	✓
SYW	58	65	✓

The predictions show that external noise levels are below the day/evening ANL. At night, it would be very difficult to achieve inaudibility inside nearby rooms. It is recommended that external music events finish by 23:30.

4.4 Recommendations

The recommendations provided in this section are to demonstrate feasibility to achieve acceptable music noise levels from the indoor venue, operating during day/evening and night hours up to 04:00.

4.4.1 Building improvements

We recommend the following improvements to the existing venue building:

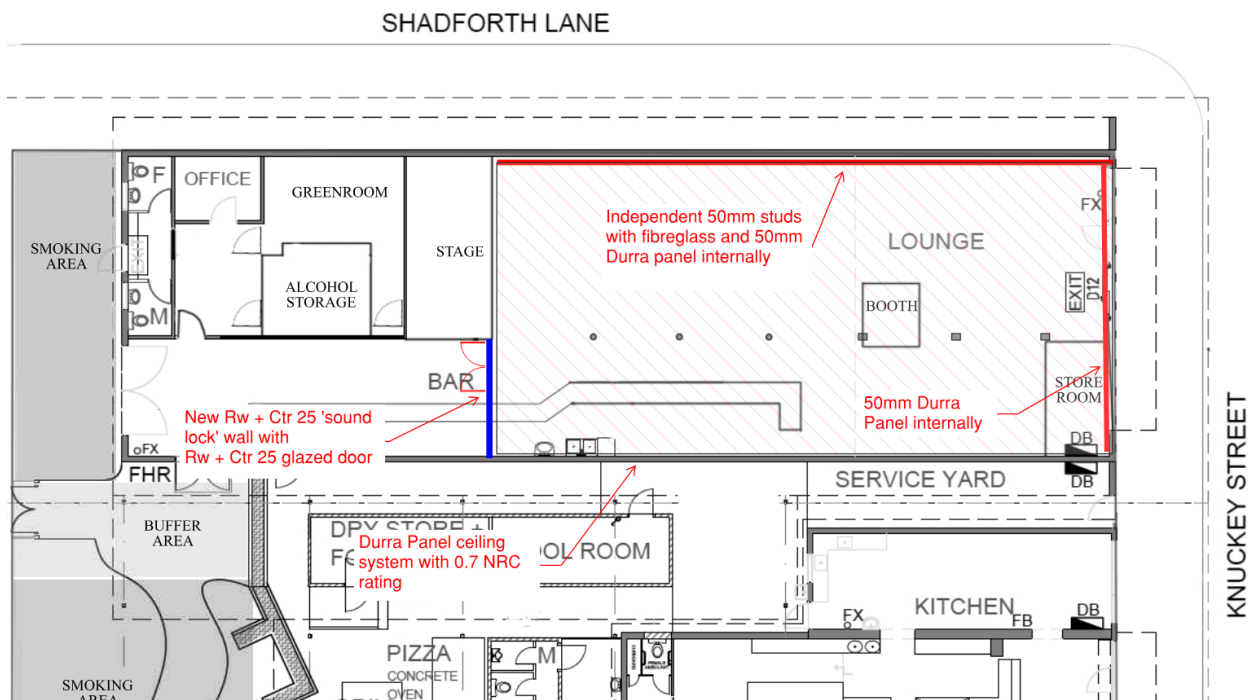
- Improve the live room north-east wall sound insulation (wall facing Shadforth Lane) to achieve minimum R_w+C_{tr} 45. This can be done by providing separate 50 mm metal stud framing internally with fibreglass infill (10 kg/m³ density) and 50 mm Durra Panel wall lining system attached to the

new studs. Alternatively, rubber isolation clips can be used to attach new studs to the existing wall.

- Direct fix 50 mm Durra Panel wall lining internally to the diorama facade facing Knuckey street.
- Improve roof/ceiling sound insulation to achieve minimum $R_w + C_{tr}$ 40 in live room. Achieved by installing proprietary Durra Panel ceiling system with a sound absorbent finish (minimum 0.70NRC, e.g. Soundsorb Pro finish).
- Install a new 'sound lock' wall and door between the live room and entrance, achieving minimum $R_w + C_{tr}$ 25. The wall can be either stud wall with fibreglass insulation (50 mm, 10 kg/m³ density) with fire rated plasterboard, or a 6 mm glass wall. The doors can be 6 mm glass with acoustic seals around the perimeter and bottom threshold. This door must remain closed during music events, except for entry/exit.

The recommendations are shown in Figure 2.

Figure 2: Recommended building improvements



Given the age of the building, NT health and safety regulations and codes of practice must be followed given potential for asbestos.

4.4.2 Music noise levels

In addition to the building improvements, internal and external music levels must be controlled. The allowable music noise levels are shown in Table 16. The levels are given as L_{C10} and L_{Ceq} values, measured at the front of house (FOH) location in the live room and in the outdoor alfresco area, approximately 5 m away from speakers.

Table 16: Music noise levels during weekends (Friday night to Sunday morning), dB

Location	L _{C10} , 5 min	L _{Ceq} , 5 min
Live room (FOH)	110	107
Alfresco, 5m away from speakers	95	92

We did not measure background noise levels on weekdays. Night background noise in the middle of the week may be lower than on weekends. If music events are held on weekdays, we recommend reducing the music levels by 5 dB, to account for possible lower background noise. The recommended weekday noise levels are shown in Table 17.

Table 17: Music noise levels during weekdays (Sunday night to Friday morning), dB

Location	L _{C10} , 5 min	L _{Ceq} , 5 min
Live room (FOH)	105	102
Alfresco, 5m away from speakers	90	87

4.4.3 Patron noise

Patron noise is excluded from the guideline but forms a part of the existing venue's noise. We recommend that Bustard Town adopt managerial measures to minimise patron noise, and ask patrons to behave considerately at the venue and when leaving, having regard to neighbours' amenity.

4.5 Predicted noise levels with recommendations

Table 18 shows predicted day/evening music noise levels with recommendations as per Section 4.4.

Table 18: Predicted day/evening music noise levels, dB L_{Aeq,15 min}

Location	Type of music	Music noise level	ANL	Below limit?
Rydgges Hotel	Live rock/metal music	52	57	✓
	EDM	46	57	✓
DCH	Live rock/metal music	38	59	✓
	EDM	32	59	✓
CID	Live rock/metal music	41	59	✓
	EDM	35	59	✓
Hilton Darwin	Live rock/metal music	38	62	✓
	EDM	31	62	✓
SYW	Live rock/metal music	40	62	✓
	EDM	34	62	✓

The predicted noise levels are below the day/evening ANL at all locations.

Table 19 shows predicted music noise levels with noise control recommendations, compared with night ANL.

Table 19: Predicted night music noise levels, dB L_{Aeq,15 min}

Location	Type of music	Octave Band Centre Frequency (Hz)						
		63	125	250	500	1000	2000	4000
Rydges Hotel	Live rock/metal music	73	65	55	47	50	36	25
	EDM	74	56	41	39	39	28	16
	ANL	79	70	69	65	67	61	56
DCH	Live rock/metal music	58	51	41	35	37	25	17
	EDM	59	42	28	28	27	18	10
	ANL	61	60	55	54	53	49	43
CID	Live rock/metal music	58	51	44	40	40	31	24
	EDM	59	42	32	34	31	24	17
	ANL	61	60	55	54	53	49	43
Hilton Darwin	Live rock/metal music	57	50	41	35	36	25	17
	EDM	58	40	28	29	27	18	10
	ANL	65	62	59	59	58	54	47
SYW	Live rock/metal music	60	52	42	37	38	26	19
	EDM	61	43	29	31	28	19	11
	ANL	65	62	59	59	58	54	47

The predicted levels are below the night octave band ANL at all locations and all frequency bands.

5.0 CONCLUSIONS

MDA was engaged by Bustard Town Darwin Pty Ltd to assess music noise associated with their existing venue. The assessment was undertaken in accordance with the Northern Territory Environment Protection Authority Northern Territory Noise Management Framework Guidelines.

We carried out a noise survey during a concert. The measured music noise levels were below the day/evening project specific assigned noise levels (ANL) at the measurement locations.

Predictions show that music noise levels at some locations are above the day/evening and night ANL. Building improvements and noise controls are required to reduce the noise.

We recommend improving the sound insulation of the live room walls and ceiling, and installing a new 'sound lock' wall between the live room and the entrance. Music levels must also stay within those set in Section 4.4.2. Outdoor music events in the alfresco area are to finish by 23:30.

With the recommended noise controls, the predicted music noise level from the Bustard Town indoor venue and alfresco area is below the day/evening and night ANL up to 04:00, at all assessed receivers.

APPENDIX A GLOSSARY OF TERMINOLOGY

Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
C-weighting	A frequency weighting used to approximate the response of the human ear to sounds with strong low frequency components (typically between 25 and 125 Hz) at high noise levels (typically greater than 85 decibels).
dB	Decibel. The unit of sound level.
Frequency	The number of pressure fluctuation cycles per second of a sound wave. Measured in units of Hertz (Hz).
Hertz (Hz)	Hertz is the unit of frequency. One hertz is one cycle per second. One thousand hertz is a kilohertz (kHz).
$L_{A90, t}$	The A-weighted noise level equalled or exceeded for 90% of the measurement period. This is commonly referred to as the background noise level.
$L_{Aeq, t}$	The A-weighted equivalent continuous sound level. This is commonly referred to as the average noise level and is measured in dB.
R_w	Weighted Sound Reduction Index. A single number system for quantifying the transmission loss through a building element. The measured transmission loss, in third octave bands from 100 Hz to 3.15 kHz, is compared to a standard reference contour to determine the single number value. Can only be measured in laboratory conditions
L_{A10}	The A-weighted sound level exceeded for 10% of the measurement period, measured in dB. Commonly referred to as the average maximum noise level.
L_{C10}	The C-weighted sound level exceeded for 10% of the measurement period, measured in dB. Used to described music noise level, with an emphasis of low frequencies.
NRC	Noise Reduction Coefficient. A single number rating of a material's ability to absorb sound. Calculated by averaging its absorption coefficients in the 250 – 2000 Hz octave bands. An NRC of 0 means it is fully reflective and an NRC of 1 means it is fully absorptive at those frequencies
C_{tr}	A sound insulation adjustment, commonly used with the R_w single number rating systems. C_{tr} adjusts for low frequency noise, like noise from traffic. C_{tr} values typically range from about -4 to about -12.

APPENDIX B NOISE MEASUREMENTS

We measured noise at locations M1 to M4, marked in Figure 3.

M1 was a logger location inside a hotel room. Additional attended measurements were conducted before, during and after the concert at locations M2 and M3.

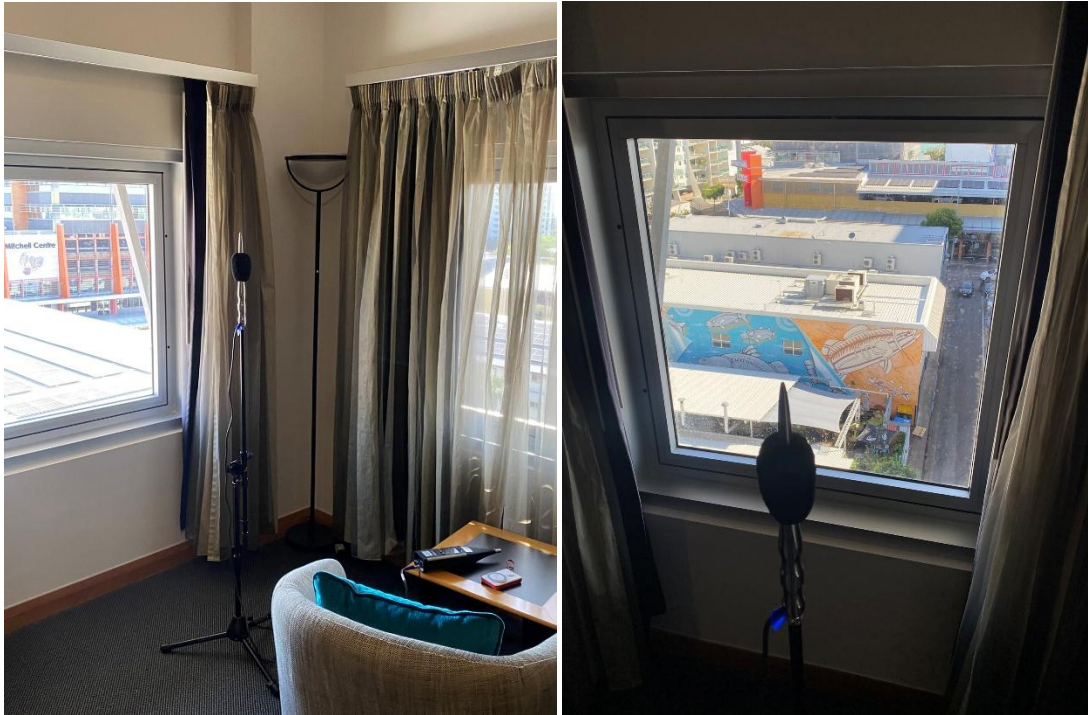
Figure 3: Measurement locations



B1 Noise logging

Location M1 was inside a 7th floor hotel room of the Rydges Hotel on the south-west side, overlooking the venue, as shown in Figure 4. The window was non openable, with ventilation provided mechanically.

Figure 4: Photographs of logger at location M1



Noise levels were logged continuously from 16:00 12 September to 12:30 13 September 2026.

The noise logging included the concert soundcheck, concert and the night-time background period. To measure existing building sound insulation performance, we played EDM in the live room the next morning, followed by a building noise transfer test using pink noise. The logging period included these tests. Figure 5 shows the full logging period in 15-minute intervals, with annotations.

Figure 6 shows a zoomed-in logging graph in 1-minute intervals for the concert period for 20:00 to 23:00. The measured levels included noise from the venue, mostly patrons and outdoor background music, road traffic, pedestrians, as well as conversations in the hotel corridor. Three live acts are indicated on the graph in Figure 6.

The graphs show a slight increase (1–2 dB) in noise levels at times during the concerts. We conducted listening checks for the concert periods, as well as before, between and after the concert finished. Patrons and background music in the alfresco area and pedestrians on the street were audible. Music from the live room was only faintly audible a few times during the second band and headliner concert.

The air conditioning (AC) was turned off during measurements of the concerts, to establish conservative background conditions and best signal to noise ratio. The AC was turned on before and after the concerts to measure the background levels with AC at different settings.

Figure 5: Noise monitoring results – full logging at M1, 15-minute intervals.

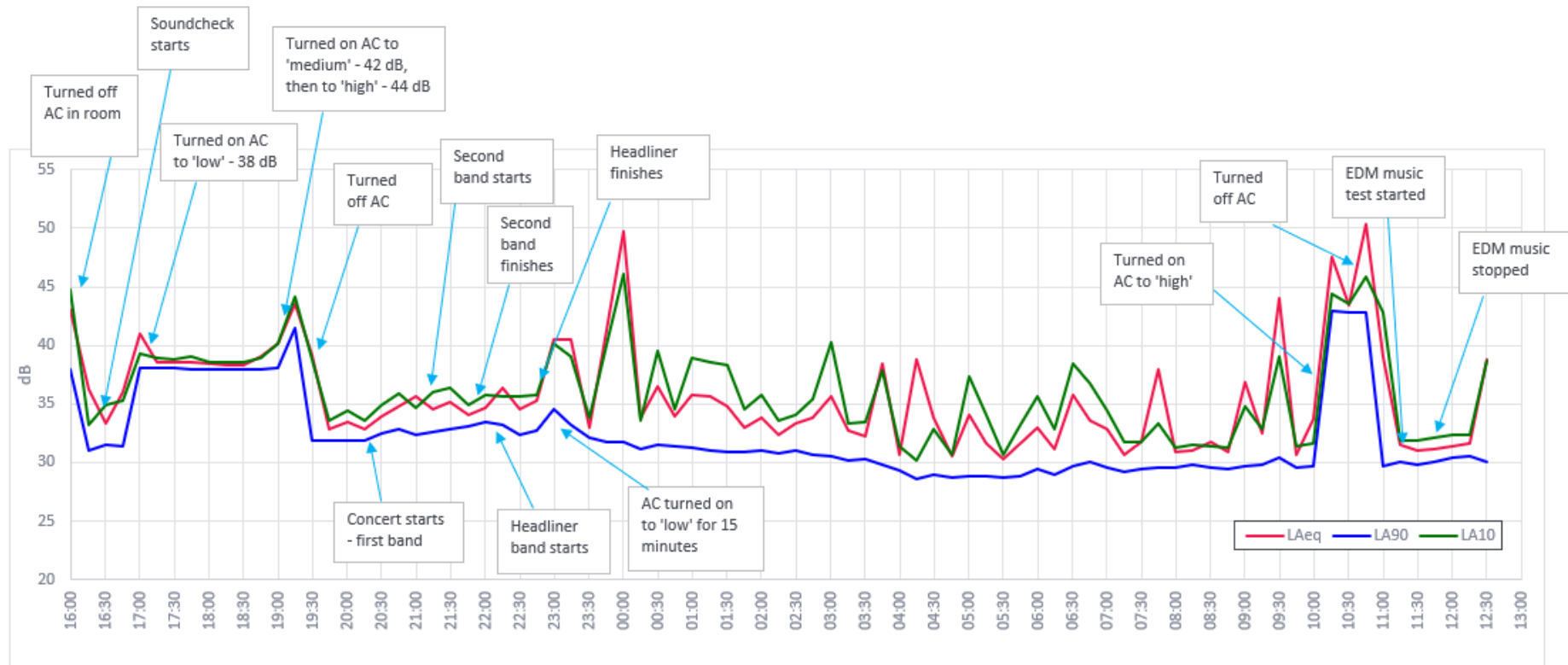
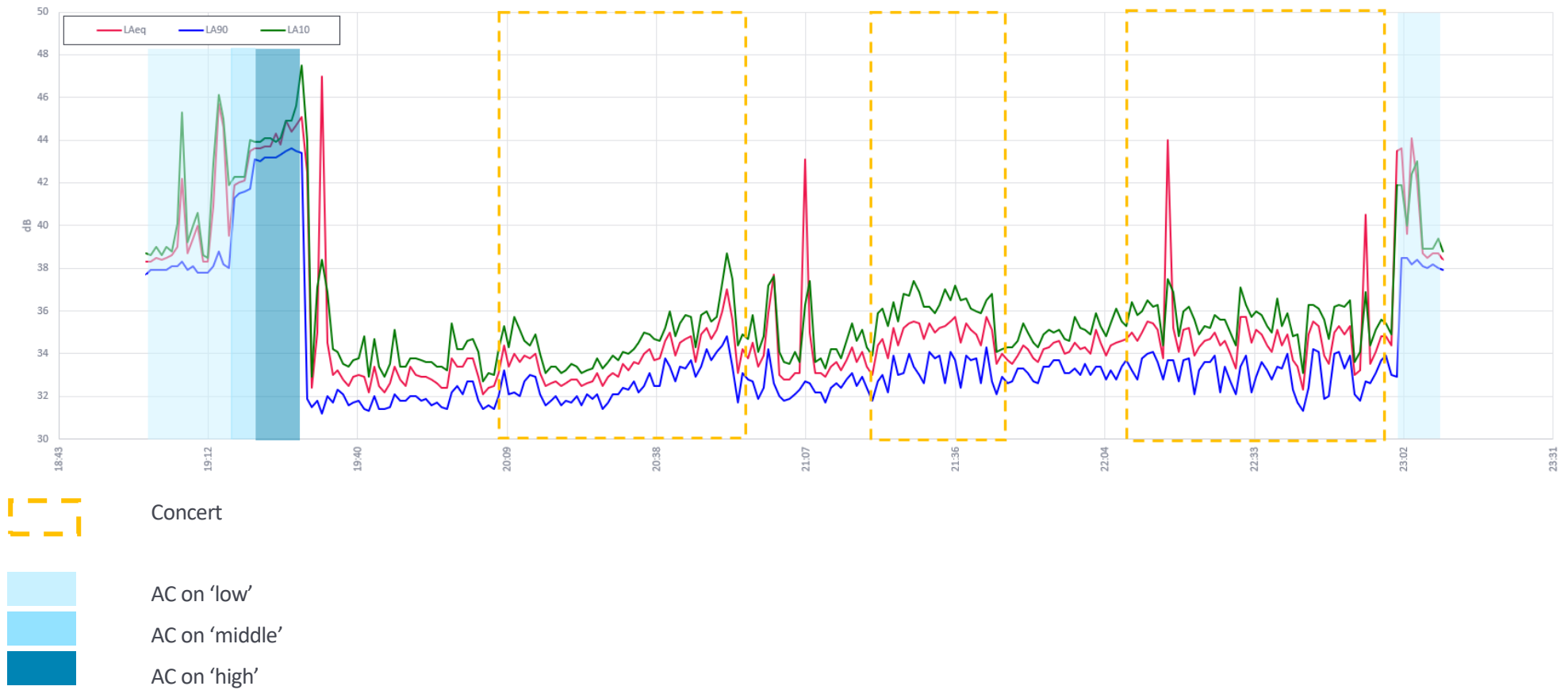


Figure 6: Noise monitoring results at M1 during concert – 2-minute intervals.



B2 External measurements

Attended measurements were conducted externally, at locations M2 and M3 before, during and after concert.

The weather was dry, temperature around 28°C, light easterly wind around 1 m/s.

The measurement results are summarised in Table 20.

Table 20: Attended external measurement results, dB

Location	Time and duration	L _{Aeq}	L _{A90}	Comments
M2	19:36 (15 minutes)	61	58	Background noise before concert start. Noise dominated by patrons, pedestrians and road traffic.
	20:40 (1 minute)	69	65	Measurement during first band concert. Noise dominated by road traffic, music faintly audible.
	21:18 (5 minutes)	70	62	Measurement during second band concert. Music clearly audible, but noise dominated by pedestrians and road traffic. Music level around 60 dB L _{Aeq} during lulls in extraneous noise.
	22:32 (3 minutes)	67	61	Measurement during headliner concert. Music clearly audible and dominant. Pedestrians also audible. Noise level drops to around 61-62 dB L _{Aeq} when music stops.
	11:27 (15 minutes)	65	59	Background noise measurements after concerts finish. Noise dominated by patrons and pedestrians, occasionally acting rowdy.
	03:50 (15 minutes)	57	54	Background noise at night. Occasional car pass-by, External plant noise from Rydges Hotel and birdsong.
M3	19:52 (10 minutes)	58	54	Background noise just before concert start. Noise dominated by patrons, pedestrians and road traffic.
	22:36 (6 minutes)	58	55	Measurement during headliner concert. Music just audible, otherwise road traffic and AC noise from nearby buildings.
	04:08 (15 minutes)	56	49	Background noise at night. Occasional car pass-by, AC noise and pedestrians.
M4	20:41 (2 minutes)	62	59	Measurement during first band concert. Noise dominated by pedestrians. Music just audible in lulls in extraneous noise.
	21:02 (15 minutes)	68	56	Background noise measured during band change. Noise dominated by Rydges Hotel external plant, occasional traffic and pedestrians.
	21:22 (5 minutes)	64	57	Measured during second band concert. Noise dominated by road traffic. Music noise drops to around 60 dB in lulls in traffic. Noise level drops to around 56 dB when no traffic and no music.
	22:44 (5 minutes)	61	56	Measured during headliner concert. Noise dominated by road traffic. Music noise drops to around 57 dB L _{Aeq} in lulls in traffic.

B3 Summary of measured background noise levels

The following tables present a summary of background noise levels derived from the logging and attended measurements.

Table 21: Background noise levels at M1^a

	Time	Octave Band Centre Frequency (Hz), dB L _{90,15 minutes}							Overall, dB L _{A90,15 minutes}
		63	125	250	500	1000	2000	4000	
Evening period									
Before concert starts, with AC on	18:45	-	-	-	-	-	-	-	38
Before concert starts, with AC off	19:30	-	-	-	-	-	-	-	32
After concert finishes, with AC on	23:00	-	-	-	-	-	-	-	35
Night period									
After concert finishes, with AC off	23:45	47	39	35	28	24	17	13	32
Early morning, AC off	3:45	47	37	33	25	21	14	12	30

a Measurements representative of Rydges Hotel interior

Table 22: Background noise levels at M2 and M4^a

	Time	Octave Band Centre Frequency (Hz), dB L _{90,15 minutes}							Overall, dB
		63	125	250	500	1000	2000	4000	L _{A90,15} minutes
Evening period									
Before concert starts (M2)	19:36	-	-	-	-	-	-	-	58
Between bands (M4)	21:22	-	-	-	-	-	-	-	57
After concert finishes (M2)	23:27	-	-	-	-	-	-	-	59
Night period									
After concert finishes (M2)	23:27	60	57	56	57	55	51	43	59
Early morning (M2)	3:50	57	54	51	51	50	46	39	54

a Measurements representative of exterior of Hilton Darwin and Stay Your Way

Table 23: Background noise levels outside M3^a

	Time	Octave Band Centre Frequency (Hz), dB L _{90,15 minutes}							Overall, dB L _{A90,15 minutes}
		63	125	250	500	1000	2000	4000	
Evening period									
Before concert starts	20:00	-	-	-	-	-	-	-	54
Night period									
Early morning	4:08	53	52	47	46	45	41	35	49

a Measurements representative of exterior of Darwin City Hotel and Comfort Inn Darwin

APPENDIX C NOISE MODELLING METHOD

A computer model was created in the environmental noise modelling program SoundPLANnoise v9.1 to predict noise levels from the proposed development to relevant noise-affected receivers in the vicinity of the subject site. The noise model has been used to calculate noise levels at the nearest noise-affected premises in accordance with ISO 9613-2.³

The noise model enables the calculation of noise levels over a wide area, and accounts for key considerations including site arrangement, terrain, and atmospheric conditions.

The ISO 9613-2 standard specifies an engineering method for calculating noise at a known distance from a variety of sources under meteorological conditions that are favourable to sound propagation. The standard defines favourable conditions as downwind propagation where the source blows from the source to the receiver within an angle of +/-45 degrees from a line connecting the source to the noise-affected premises, at wind speeds between approximately 1 m/s and 5 m/s, measured at a height of 3 m to 11 m above the ground. Equivalently, the method accounts for average propagation under a well-developed moderate ground based thermal inversion.

Accordingly, predictions based on ISO 9613-2 account for the instances when local atmospheric conditions at the site favour the propagation of sound to surrounding receptor locations. Under alternative atmospheric conditions, such as when the wind is blowing from a noise-affected premises location to the development site, the noise levels would be lower than calculated.

To calculate far-field noise levels according to the ISO 9613-2, the noise levels of each source are firstly characterised in the form of octave band frequency levels. A series of octave band attenuation factors are then calculated for a range of effects including:

- geometric divergence
- air absorption
- reflecting obstacles
- screening
- ground reflections.

The octave band attenuation factors are then applied to the noise data to determine the corresponding octave band and total calculated noise level at relevant noise-affected premises.

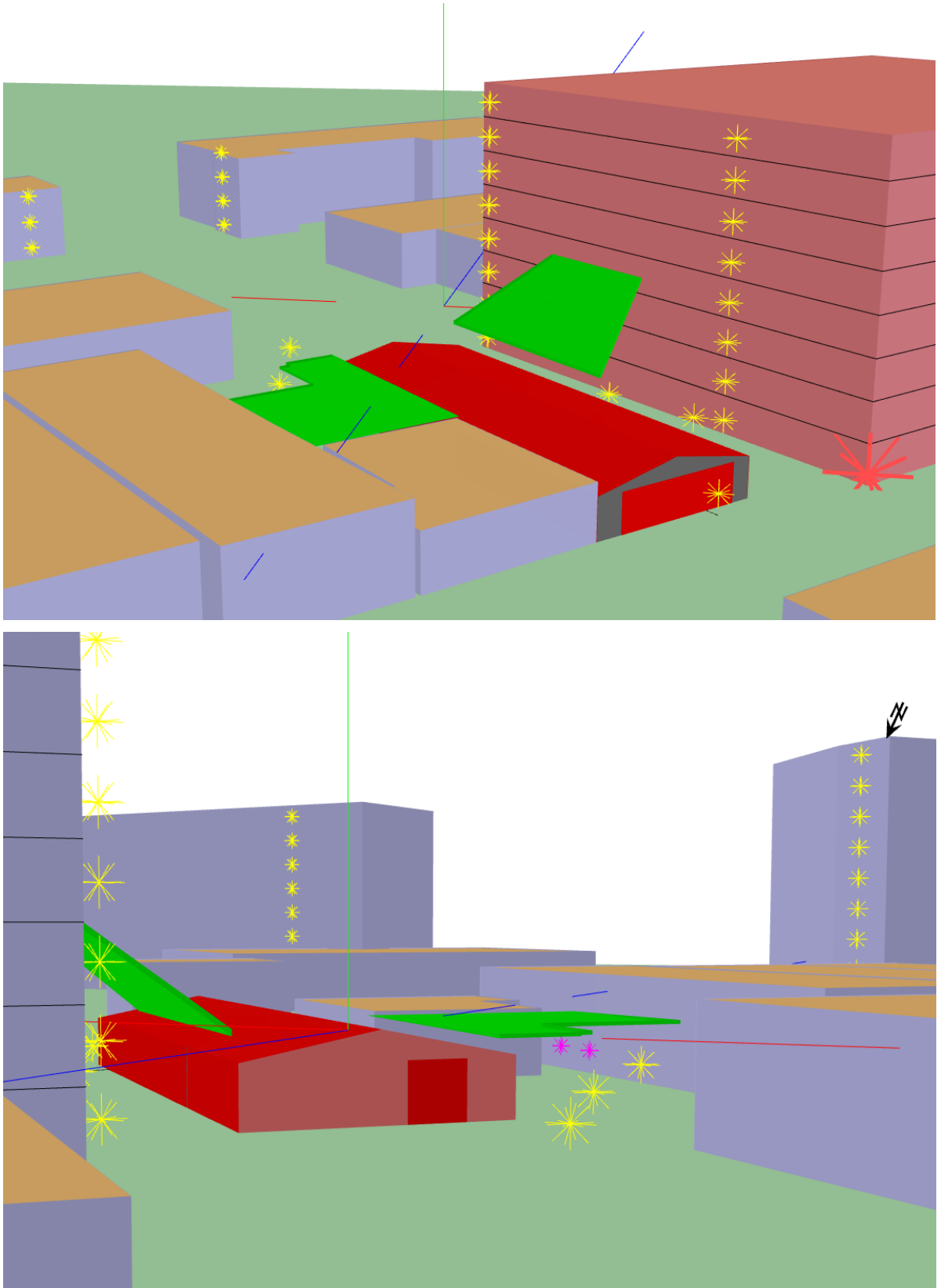
The following inputs have been referenced in the noise model to predict noise levels from onsite activities.

- receivers at different heights outside nearest sensitive receivers
- emission data for each source at the site as detailed in Section 4.2.1
- ground effects are assumed to be acoustically reflective ($G=0$)
- assumed flat ground.

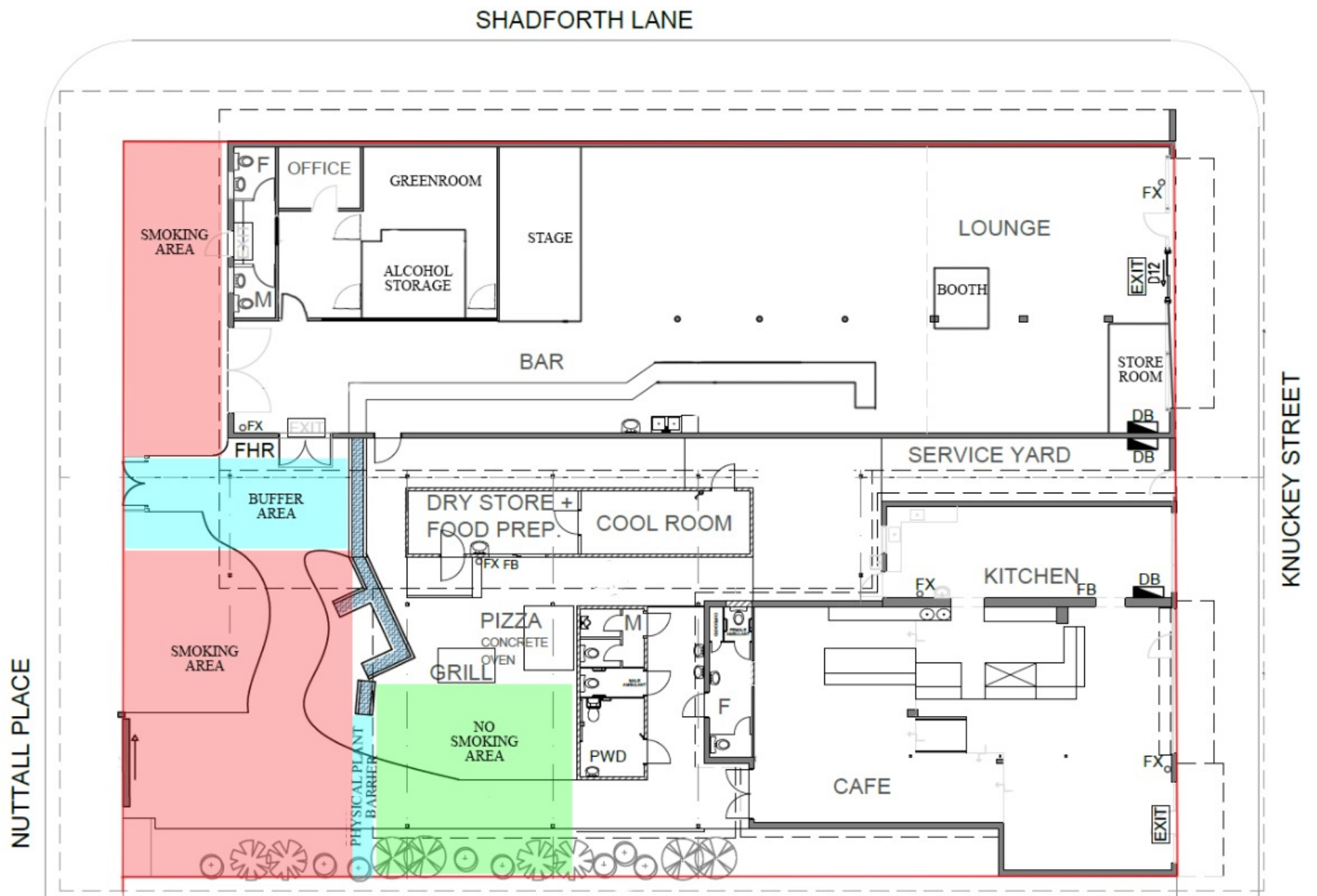
The model is a simplified representation of the built environment, with a level of detail appropriate for noise calculations (see Figure 7).

³ ISO 9613-2:2024 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: Engineering method for the prediction of sound pressure levels outdoors* (ISO 9613-2).

Figure 7: Noise model 3D view



We measured noise levels around the venue building, using pink noise as a source, to estimate transmission through the walls, roof, doors and vents. We calibrated the 3D noise source representing the venue building to those measurements.



Outdoor smoking area diagram (one area in two sections), Bustard Town, October 2026



Suite 3, 23 Harvey Street, Darwin NT 0800

GPO Box 3106, Darwin NT 0801

Phone: (08) 8981 3324

Email: info@grcproperties.com.au

Sep 29, 2026

To the Director of Liquor Licensing,

Re: Letter of Support – Bustard Town Change of License Application

We are writing to formally express our wholehearted support for Mr. Justin Schmidt and Bustard Town in their application to vary licence FLL1669 by adding a public bar authority for the Band Room and an extended late-night authority. As the landlords of the premises located at 15-17 Knuckey Street, Darwin NT, we fully endorse their change of licence application.

Over the past five years, Justin has worked relentlessly to develop Bustard Town, creating a thriving enterprise from the ground up. His dedication to this project is both admirable and inspiring. We understand that a successful application of this nature must demonstrate a clear social license to operate, alongside a guarantee that the venue can function without causing an undue loss of amenity to the surrounding area.

Bustard Town has successfully achieved the first requirement by revitalizing the precinct and generating a vibrant atmosphere where there previously was none. Regarding the local amenity, we are fully confident in the proposed structural upgrades. We firmly believe in the acoustic science backing this project and are confident, on the basis of the independent acoustic engineering advice, that the venue will be able to manage late-night operations responsibly.

To demonstrate our commitment to this outcome and as a gesture of goodwill, we are actively supporting Bustard Town by providing discounted rent while they navigate this regulatory process and complete the necessary acoustic refits for the future.

We offer our complete and unreserved support for this application.

As owner of the premises, we consent to the application.

Sincerely,

Adrian Handford
Director

30 September 2026

Director of Liquor Licensing
Licensing NT
Department of Tourism and Hospitality

Letter of support: Bustard Town Darwin Pty Ltd, licence FLL1669, application for a public bar authority and extended late-night authority

Dear Director,

I write on behalf of Darwin Festival to support the application by Bustard Town Darwin Pty Ltd to vary its liquor licence at 15 17 Knuckey Street, Darwin.

Darwin Festival is the Territory's flagship arts festival, drawing local, interstate and international audiences to the city every August. A festival is only as strong as the city around it, and Darwin needs venues that can present live music to a professional standard, in a setting that feels unmistakably Darwin. Bustard Town is one of those venues.

In 2026 Darwin Festival partnered with Bustard Town to co-present Caitlin Harnett and the Pony Boys on Thursday the 20th of August. Bustard Town carried the commercial risk on the event. Our team saw first-hand how the venue operates on a busy night: professional production, a well-managed crowd, and an atmosphere that audiences and artists both responded to. Darwin Festival intends to co-program with Bustard Town again in the future.

Why the venue matters to Darwin:

A year-round home for live music. Festivals depend on venues that keep audiences, artists and crews active between festival seasons. Bustard Town does that work every week of the year, which strengthens what Darwin Festival can present each August.

A distinctive visitor experience. Its tropical, open-air setting, food and original music program offer visitors something they cannot find elsewhere, and something that reflects the city's character back to them.

Scale that suits touring and Territory artists. Bustard Town fills the gap between small bars and large-format venues, giving touring acts and local artists a room of the right size to perform in.

Why the licence matters:

Live music audiences stand. A licence that requires patrons to be seated while drinking cannot accommodate the concerts that Darwin Festival and other presenters want to program at Bustard Town. We understand that a public bar authority is necessary for the venue to continue presenting live music in its current form.

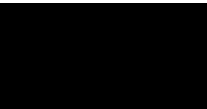
We also support the limited extended late-night hours sought for the Band Room. Festival programs often run late, and the ability to present late-night performances on nominated event nights, including during Darwin Festival, would allow us to extend our program into the city in a way few other venues can host.

We note that Bustard Town has engaged independent acoustic engineers, has committed to the building works they recommend, and has proposed that its latest hours depend on those works being completed. In our view, this is a responsible approach that balances a vibrant night-time program with the interests of its neighbours.

Darwin Festival is pleased to support this application and commends it to you.

Please contact me on [REDACTED] if I can be of further assistance.

Yours sincerely,

A black rectangular box redacting the signature of James Gough.

James Gough

Chief Executive Officer
Darwin Festival

29 September 2026

Director of Liquor Licensing
Licensing NT
Department of Tourism and Hospitality

Dear Director,

Letter of support: Bustard Town Darwin Pty Ltd, licence FLL1669, application for a public bar authority and extended late-night authority

I write on behalf of MusicNT, the peak body for contemporary music in the Northern Territory, to support the application by Bustard Town Darwin Pty Ltd to vary its liquor licence at 15–17 Knuckey Street, Darwin.

MusicNT's role is to develop the Territory's contemporary music sector: its artists, its workers and the places where music is made and heard. From that position, I can say plainly that Bustard Town has become one of the most important live music venues in the Northern Territory, one of the only dedicated venues for original live music in the Darwin CBD.

Why the venue matters to the Territory's music sector

- It is where Territory artists start and grow. Bustard Town gives emerging Darwin acts paid support slots and presents remote and very remote First Nations bands to CBD audiences, agents and industry. Few rooms in Darwin do either consistently.
- It keeps Darwin on national touring routes. Touring acts come to the Territory when there is a suitable room of the right size to play. Bustard Town is that room, and it pairs touring acts with local support.
- It has hosted the Amazon Music Showcase three times as part of the National Indigenous Music Awards (NIMAs). It is also a partner of Darwin Festival and of The All Good Project, which works to prevent gender-based violence in music venues and was named All Good Project Live Music Venue of the Year at the 2024.

Live music is performed to standing audiences. A licence that requires patrons to be seated while drinking is incompatible with the concerts that have made Bustard Town valuable to Darwin. MusicNT understands that without a public bar authority the venue cannot continue its live music program in its current form. Its loss would leave a gap in Darwin's cultural infrastructure that no other CBD venue currently fills.

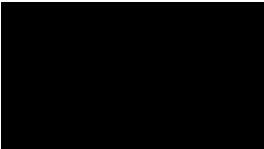
MusicNT also recognises that live music venues in a mixed-use city must be good neighbours. We note that Bustard Town has engaged independent acoustic engineers, is committed to carrying out the building works they recommend and has proposed that its latest trading hours depend on those works being completed. In MusicNT's view this is the responsible way for a live music venue to grow, and a model we would like to see more widely adopted.

A healthy night-time economy needs more than late-night bars. It needs venues where people go to hear music, eat and spend time in the city. Bustard Town is that kind of venue, and I commend the application to you.

Declaration. MusicNT's Operations Manager, Jeremy Taylor, is a 25% shareholder of Bustard Town Darwin Pty Ltd. He has taken no part in MusicNT's decision to provide this letter, which reflects MusicNT's independent assessment of the venue's contribution to the sector.

Please contact me on [REDACTED] if I can be of further assistance.

Yours sincerely,



Mark Smith
Executive Director