



**CLOUSTON** associates



**LITTLE MINDIL DARWIN  
LANDSCAPE CONCEPT PRESENTATION**

**D20-0018**

Issue F • 22/07/2021

# DESIGN PRINCIPLES

This landscape design concept compliments the architectural concept presentation. There are several areas of overlap with other disciplines and this presentation provides further detail on the landscape design elements.



## Context

- Retain and protect existing vegetation along the Creek and the Escarpment.
- Maintain links to Mindil beach foreshore from Gilruth Avenue and Nurses Walk.
- Connect visually and physically inviting local visitors to stay and enjoy the public spaces.

## Public Domain

- Provide a clear identity to the public domain and utilise a consistent palette of materials.
- Retain and protect existing vegetation along the Creek and the Escarpment.
- Provide universal access from Gilruth Avenue through to Mindil Beach foreshore through the hotel and along the creek.
- Provide a series of placemaking elements including external views, water elements and artworks to aid navigation.

## Visitor Experience

- Provide local, interstate and international visitors and guests a memorable experience within luxurious garden spaces.
- Establish an extensive shade tree and palm canopy, with tropical gardens surrounding the grounds and buildings.
- Screening of fences, barriers and 'back of house' functions to reduce the visual impact.
- Apply Crime Prevention Through Environmental Design (CPTED) principles throughout.

## Private spaces

- The architecture of the Hotel and villas combine to create intimate and private spaces for guests.
- A series of microclimates are created by building alcoves and roofs creating the opportunity for a wide variety of plant species within the different garden spaces.
- Ensure a feeling of privacy for guests while maximising views to the natural landscapes surrounding the development.

# GROUND LEVEL PLAN

This ground floor plan illustrates both the internal hotel ground floor spaces and the external public realm.

The internal street is clearly defined here as a shared street approach creating pedestrian priority with safe, shaded, and comfortable connections through to the hotel and foreshore.

The new public realm areas provide a consistent design and materials language linking through the development areas.

The terraced walling and design language expressed in the external spaces reflect the architectural design of buildings. The public and private landscape areas extend through, over and out of the buildings creating a biophilic approach, with a consistent and thematic approach that is unique in its regional context.

Percentage of developable area within the site boundary and Gillruth Road Reserve that will be landscaped:

- 26% Ground floor garden and grass areas excluding roads and pavements.
- 8% Villa lagoon.
- 42% Roof gardens.

Figures do not include the covenant areas either side.

## LEGEND

-  Proposed trees
-  Proposed palms
-  Shrub and screen planting
-  Decking
-  Lawn
-  Groundcover and low planting
-  Roadway
-  Paving
-  Rock and concrete terrace walls
-  Lagoon
-  Water Feature

**1** HOTEL GARDENS high end landscape treatments visually frame the development with large shade trees in deep soil zones to cool the environment. Visitors are discouraged from wandering through private areas with dense planted garden spaces and hidden fencing.

**2** RETAIN PROTECT AND ENHANCE the existing vegetation along the creek and escarpment within the COVENANT AREA No. 731712 & continue to rehabilitate, preserve and maintain the Tidal Creek and Escarpment.

**3** THE PUBLIC REALM blurring private & public space with consistent high-end landscape finishes. Characterised by open views & high visibility, palm & shade trees, lawns & mass planting. These areas welcome & direct visitors through the development.



# ROOF PLAN

Myilly Point Heritage precinct and residents overlooking the site will view green roofs on each building. Services are hidden in the structures under the green rooftops with minimal visual intrusions. The extensive green roofs absorb and slow stormwater runoff while adding to the buildings' energy efficiency through their insulative and shading properties reducing energy consumption. Careful selection of plant species responds to the harsh coastal environment and extreme weather of the top end.

The roof areas are not accessible, other than for maintenance, and are intended to provide visual interest. The biophilic nature of the architecture responds to the

beachside remnant monsoon vine forest with the intent to provide green roofs, cascading greenery over structural walls, and lush shady landscapes that soften and obscure the built form from above and distant views.

Species selection will include a mix of coastal grasses and groundcovers with strong resistance to salt and wind exposure. Ribbons of plant species will be mass planted over the buildings and cascading down from rooftop areas softening the built form external views.



Character images.




# PUBLIC DOMAIN - CIRCULATION


The landscape and entry to Little Mindil provides clear, simple pedestrian walkways inviting visitors and locals to walk along the creek or into the heart of the development. Finding your way through, particularly for the first-time visitor is clear and legible.


The plan creates a shared street approach including:


- Defined vehicle arrival and drop-off areas.
- Shaded pedestrian walkways with long views to encourage connection to and through the development for activation and increased passive surveillance both internally and externally.
- Traffic calming to accommodate a slow-speed environment prioritising pedestrians.
- Landscape elements define the public spaces from the private creating security and safety for visitors and guests.

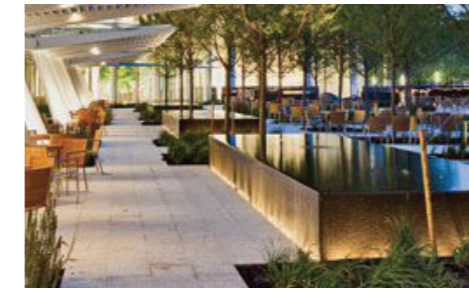
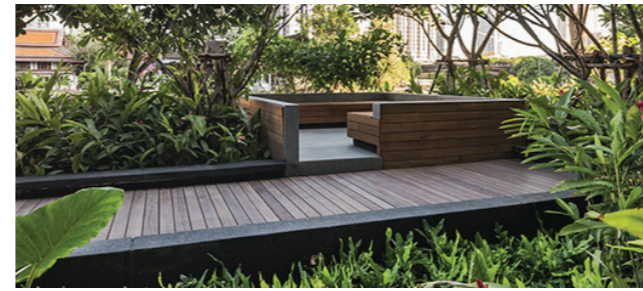
## LEGEND

 COMMUNAL OPEN SPACE Total proposed 4,800m<sup>2</sup> or 9.35% of the site area. Many other landscape elements and areas tie together the walking routes, seating areas and passive recreation spaces leading visitors and residents to enjoy the adjacent natural landscapes of the conservation areas and Mindil beach. The pedestrian links also connect through to the wider open space and recreation facilities close by including the Gardens, golf course, Myilly Point park and its new playground as well as through to Cullen Bay.

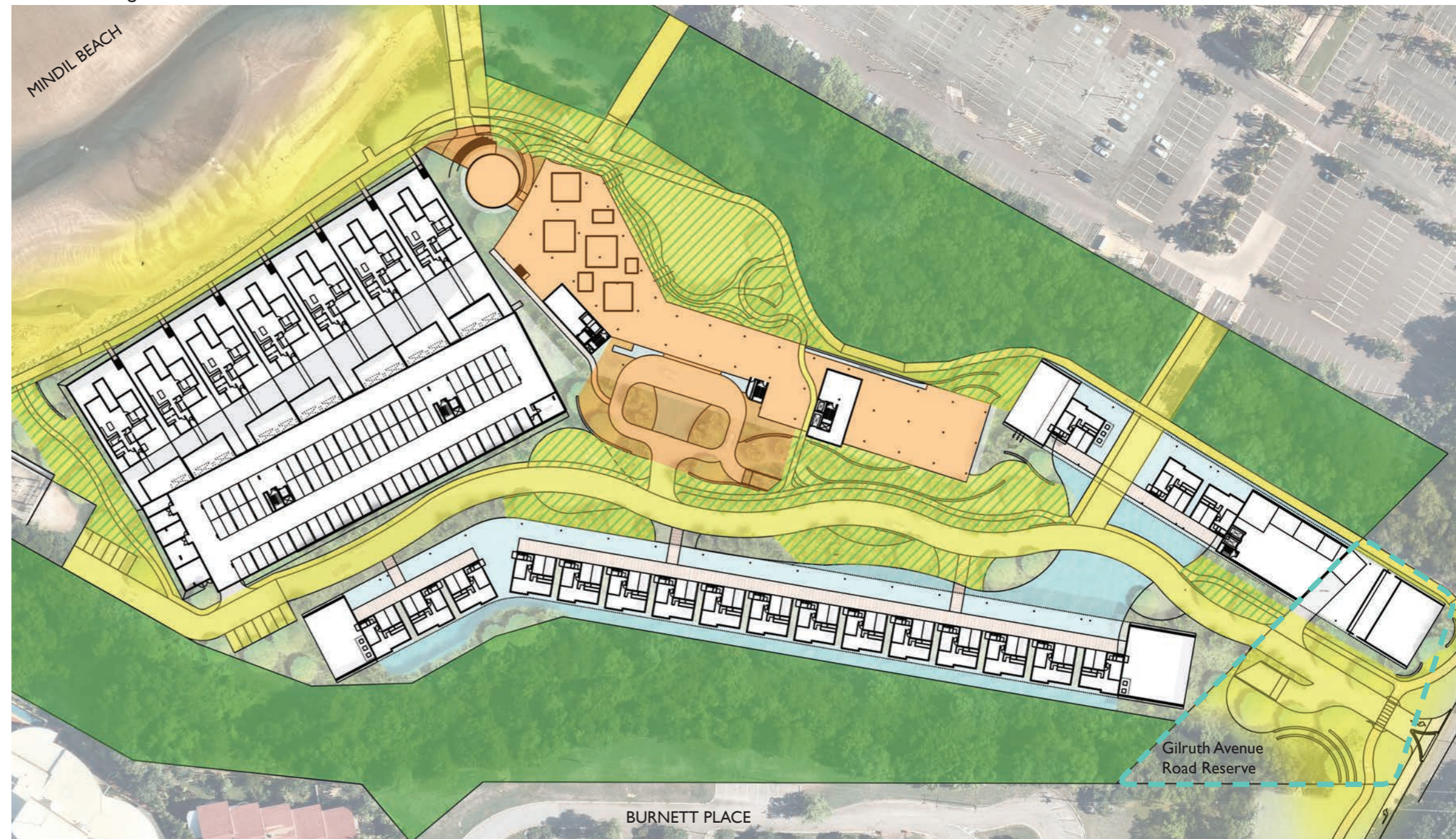
 COVENANT AREA No. 731712 continue to rehabilitate, preserve and maintain the Tidal Creek and Escarpment. Additional landscape planting will be provided to maintain weed-free remnant natural environments and filter views into Little Mindil from Burnett Place.

 PUBLIC ACCESS AND CIRCULATION pathways realign to allow and encourage connection to and through the development for activation and increased passive surveillance.

 HOTEL USE AND FUNCTIONS provided for visitor and public access through the ground level.



Character images.



# LANDSCAPE PRECINCTS



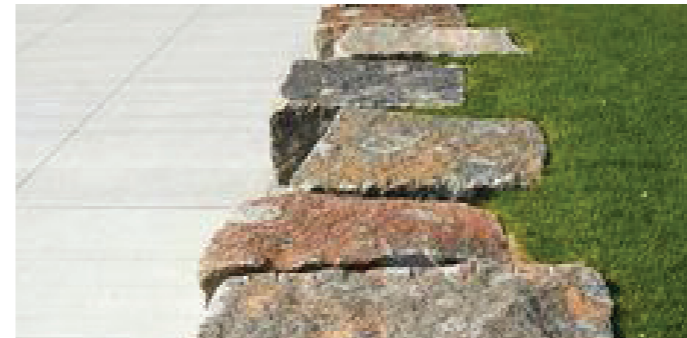
# GILRUTH ENTRY AND STREET

## DESIGN RATIONALE

Enhance the Gilruth Avenue Road Reserve with landscaping to provide a spectacular and inviting welcome for visitors and guests. The internal road meanders through the site calming traffic and prioritising pedestrians. The use of concrete and large format block porcellanite walls stretch through the site in the form of landscaped and grass terraces. The curving walls provide for deep soil areas over the car park structure and together with palm and tree planting reinforces the slow speed environment.



Character images of rock and concrete terraces show the intention of the walling that runs from the Gilruth Road reserve entry through out the site.



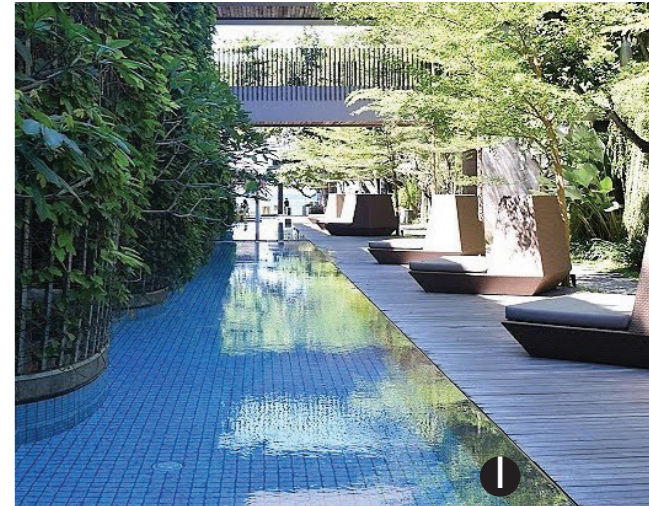
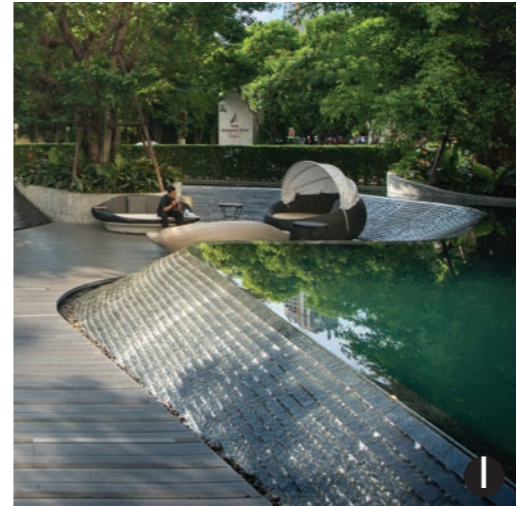
Character images of pathways, terraces and dense low planting adjoining a roadway.



# LAGOON VILLAS

## DESIGN RATIONALE

The villas enjoy the distinctive landscapes of the tidal creek and escarpment. Each villa will be wrapped in lush, tropical gardens allowing guests to retreat and relax in seclusion.

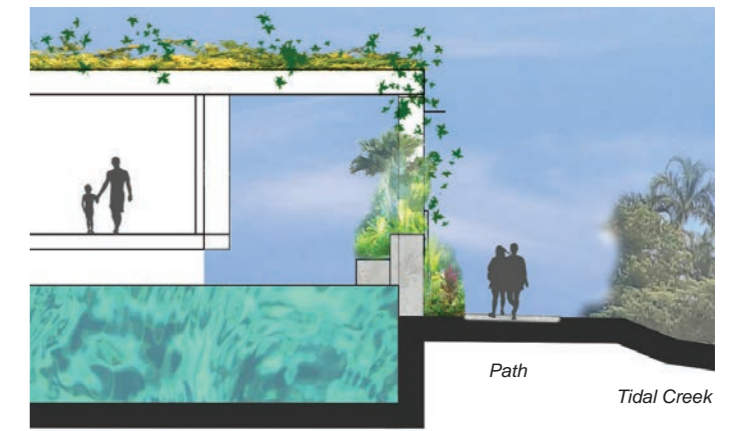


Character images.



- ① Lagoon pool
- ② Villa walkways
- ③ Tropical Gardens

## B-B SECTION



Section showing pathway along the tidal creek and the relationship to Villas.



# PUBLIC DOMAIN

## DESIGN RATIONALE

Create a tropical and vibrant public realm within the development attracting visitors and guests into the area. Ensure universal access through the development and provide protection to and enhancement of the tidal creek.

The views through from each building and between units are to be filtered, screened and softened by landscaping promoting a luxurious and exclusive resort feel for all visitors.

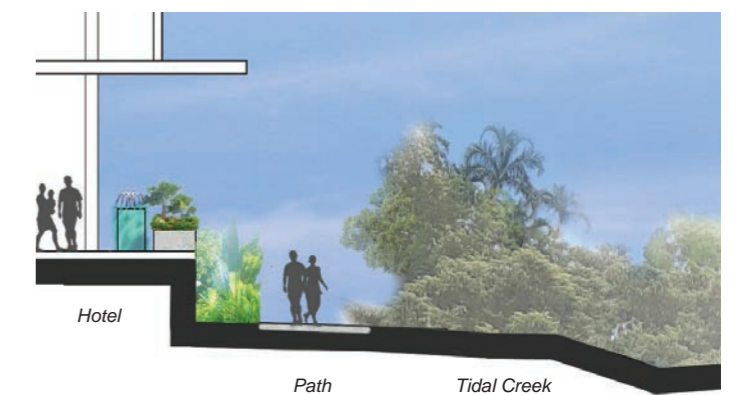


Character images.



- ① I:20 walkway connection to creekside path
- ② Hotel arrival and drop off point
- ③ Lawn surrounded by terraced seating and stair access
- ④ Hotel open air undercroft
- ⑤ I:20 walkway connection to foreshore & bridge
- ⑥ Stairs and water feature from F&B Venue

## D-D SECTION



Section showing pathway along the tidal creek and the relationship to the Hotel ground floor.



**A-A SECTION**

Section showing the retained and enhanced vegetation of the escarpment and the relationship to the Villas.



**C-C SECTION**

Section showing the retained and enhanced vegetation of the tidal creek and the relationship to the Function Lawn.

# LANDSCAPE PALLETTE



# EXAMPLES OF PLANTING PALETTE



PLANTING IMAGES - HARDY COASTAL NATIVES



PLANTING IMAGES - LUSH TROPICAL

Planting species is a diverse mix representative of the exposed coastal conditions, heavily shadowed microclimates, adjoining remnant monsoonal & coastal creek habitats.

Species selections include shade-loving exotics for screening planters between villas to salt hardy natives that soften the edge to the foreshore villas.

Planting layouts are grouped to maximise the efficiency of automatic irrigation systems which will be used through the landscape areas. All garden, tree and palm planting will prioritise pedestrian and vehicle safety ensuring appropriate sightlines and setbacks are provided.

# PLANTING SCHEDULE

## TREE SPECIES

Species	Species	Pot Size	Mature Height	Mature Spread
<i>Adenanthera pavonina</i>	Red Bead Tree	25Lt	8-10m	8-10m
<i>Alstonia actinophylla</i>	Milkwood	25Lt	10-20m	10m
<i>Alphitonia excelsa</i>	Red Ash	25Lt	10-20m	10m
<i>Albizia lebeck</i>	White Siris	25Lt	10-15m	10-15m
<i>Albizia saman</i>	South-American Rain Tree	25Lt	15-25m	15-25m
<i>Canophyllum inophyllum</i>	Beauty Leaf	25Lt	15-30m	8m
<i>Cordia subcordata</i>	Sea Trumpet	25Lt	5-10m	5-10m
<i>Diospyros maritima</i>	Broad leaved Ebony	25Lt	5-8m	5-8m
<i>Ganophyllum falcatum</i>	-	25Lt	8-12m	8m
<i>Hibiscus tiliaceus rubra</i>	Red Cottonwood	25Lt	5-8m	5-8m
<i>Maranthes corymbosa</i>	Maranthes	25Lt	10-25m	10m
<i>Myristica insipida</i>	-	25Lt	6-15m	8m
<i>Melaleuca leucadendra</i>	Weeping Paperbark	25Lt	10-30m	8m
<i>Millettia pinnata</i>	Pongamia	25Lt	5-10m	8m
<i>Nauclea orientalis</i>	Leichhardt Tree	25Lt	10-20m	10m
<i>Planchonia careya</i>	Cocky Apple	25Lt	5-10m	5-8m
<i>Sterculia quadrifida</i>	Native Peanut	25Lt	5-15m	10m
<i>Syzygium suborbiculare</i>	Red Bush Apple	25Lt	8-10m	8m
<i>Terminalia microcarpa</i>	Dawson Plum	25Lt	10-15m	10m
<i>Timonius timon</i>	Tim Tim	25Lt	8-12m	10m

## PALMS

Species	Species	Pot Size	Mature Height	Mature Spread
<i>Pandanus batisii</i>		100Lt	3-5m	6m
<i>Pandanus utilis</i>		100Lt	3m	3m
<i>Livistona benthamii</i>	Benthams fan palm	From Ground	20m	6m
<i>Livistona rigida</i>	Mataranka fan palm	From Ground	20m	6m
<i>Roystonea regia</i>	Royal Palm	100Lt	20m	6m
<i>Wodyetia bifurcata</i>	Foxtail palm	100Lt	15m	6m



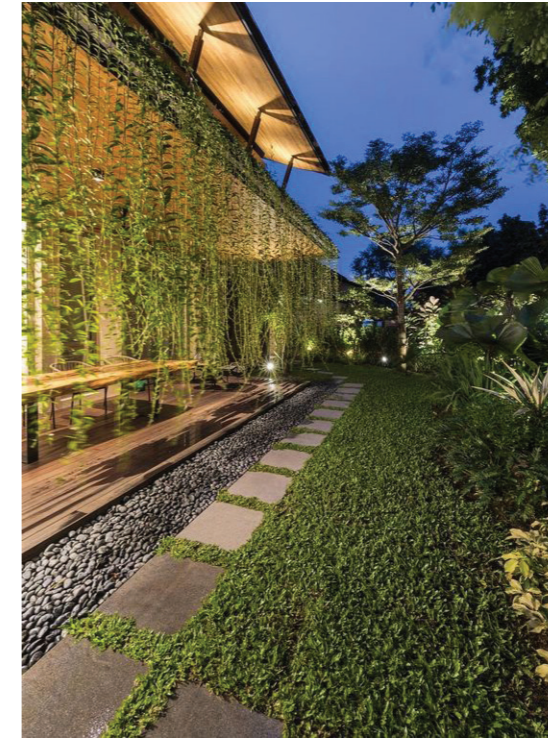
## SHRUB AND SCREEN PLANTING SPECIES

Species	Common Name	Pot Size	Spacing	Mature Height	Mature Spread
<i>Alpinia purpurata</i>	Red Ginger	140mm	1500mm	1-2m	1m
<i>Breynia cernua</i>	Breynia	140mm	3000mm	3m	1-5m
<i>Calathea lutea</i>	Tall Tamil Grass	140mm	1000mm	1-2m	1m
<i>Costus woodsonii</i>	Red Button Ginger	140mm	1000mm	1-2m	1m
<i>Cordyline fruiticosa 'Ruby'</i>	Cordyline	140mm	500mm	1-2m	1-2m
<i>Clerodendron floribundum</i>	Clerodendron	140mm	3000mm	3m	2-5m
<i>Crinum xanthophyllum</i>	Golden Swamp Lily	140mm	1000mm	1.5m	1.5m
<i>Crinum purpurascens</i>	Burgundy Edge	140mm	1000mm	0.5m	0.5m
<i>Dillenia alata / suffruticosa</i>	Red Beech	140mm	1000mm	5-10m	5-10m
<i>Dracaena angustifolia</i>	Native Dracaena	140mm	500mm	1-3m	1-3m
<i>Dracaena deremensis 'Lemon and Lime'</i>	Dracaena	140mm	500mm	1-2m	1-2m
<i>Hedychium coronarium</i>	White Ginger Lilly	140mm	1000mm	1-2m	1m
<i>Helicteres isora</i>	-	140mm	800mm	1m	1m
<i>Heliconia psittacorum sp</i>	Lobster Claw	140mm	1000mm	1-3m	1-3m
<i>Heliconia rostrata sp</i>	Lobster Claw	140mm	1000mm	1-3m	1-3m
<i>Leea rubra</i>	Leea	140mm	800mm	1m	1m
<i>Melastoma malabathricum</i>	Native Lasiandra	140mm	1500mm	1-2m	1-2m
<i>Micromelum minutum</i>	Lime Berry	140mm	2000mm	3-8m	3-5m
<i>Monstera deliciosa</i>	Swiss Cheese Plant	140mm	800mm	1-2m	1-2m
<i>Murraya paniculata</i>	Murraya	140mm	2000mm	4-5m	2m
<i>Osbeckia australiana</i>	-	140mm	800mm	1-2m	1m
<i>Philodendron bipinnatifidum compacta*</i>	Philodendron	140mm	800mm	1-2m	1-2m
<i>Scaevola sercea</i>	-	140mm	800mm	1-3m	1-3m
<i>Vitex trifolia</i>	-	140mm	1500mm	2m	1-3m

# PLANTING SCHEDULE

## LOW MASSES PLANTING AND GROUND COVER SPECIES

Species	Common Name	Pot Size	Spacing	Mature Height	Mature Spread
<i>Acalypha retans</i>	-	500mm	140mm	0.1m	0.5m
<i>Aechmea sp. Mix</i>	Mixed Bromeliad Speices	140mm	400mm	0.6-0.9m	0.6m
<i>Aglaonema commutatum 'Legacy'</i>	Chinese evergreen	500mm	140mm	0.5m	0.5m
<i>Aglaonema commutatum 'Siam aurora'</i>	Chinese evergreen	500mm	140mm	0.5m	0.5m
<i>Aglaonema commutatum 'White Splash'</i>	Chinese evergreen	500mm	140mm	0.5m	0.5m
<i>Arachis pintoii</i>	Pinto Peanut	140mm	750mm	0.1m	1m
<i>Alternanthera brasiliana 'Gold'</i>	-	500mm	140mm	0.5m	1m
<i>Alternanthera brasiliana 'Ruby'</i>	Purple alternanthera	500mm	140mm	0.5m	1m
<i>Casuarina glauca 'Cousin It'</i>	Prostrate Casuarina	140mm	As Shown	0.5m	1m
<i>Chrysopogon elongatus</i>	Tall Tamil Grass	140mm	1500mm	1-3m	1-2m
<i>Curcuma australasica</i>	Cape York Lilly	140mm	1000mm	0.5m	1m
<i>Dianella 'Darwin Gold'</i>	Dianella	140mm	500mm	0.5m	0.5m
<i>Gardenia psidioides</i>	Hann Gardenia	140mm	700mm	0.5m	2m
<i>Guzmania sp. Mix</i>	Mixed Bromeliad Speices	140mm	750mm	0.6-0.9m	0.6-0.9m
<i>Hemigraphis alternata 'edgy'</i>	Hemigraphis	140mm	600mm	0.2m	1-2m
<i>Heliconia dwarf crab claw</i>	Dwarf Heliconia	140mm	600mm	0.7m	0.7m
<i>Hymenocallis littoralis</i>	Spider Lilly	140mm	700mm	0.7m	1m
<i>Ipomea pes caprae</i>	Beach Morning Glory	140mm	1000mm	0.5m	5m
<i>Liriope gigantum 'Evergreen Giant'</i>	Liriope	140mm	500mm	0.5m	0.5m
<i>Molinieria capitulata</i>	Palm Grass	140mm	750mm	0.5m	1-3m
<i>Neoregelia species</i>	Mixed Bromeliad Speices	140mm	400mm	0.6-0.9m	0.6m
<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	200mm	0.1m	0.2m
<i>Pandanus pygmaeus</i>	Pygmy Pandanus	140mm	700mm	0.7m	2m
<i>Tradescantia spathacea</i>	Rhoeo	140mm	500mm	0.5m	1m
<i>Russelia equisetiformis</i>	Fountain Bush	140mm	800mm	1.5m	1.5m
<i>Stenochleana palustris</i>	Climbing Swamp Fern	140mm	1000mm	1.5m	5m
<i>Vitex rotundifolia</i>	-	140mm	1500mm	0.5m	1-3m
<i>Zephyrathes candida</i>	Fairy Lilly	140mm	100mm	0.2m	0.2m
<i>Zoysia japonicus</i>	Korean Velvet Grass	140mm	300mm	0.1m	0.5m



## FEATURE AND SMALL PALM SPECIES

Species	Common Name	Pot Size	Spacing	Mature Height	Mature Spread
<i>Cycas revoluta</i>	Cycad	25Lt	As Shown	1m	1.5m
<i>Cyrtostachys lakka</i>	Lipstick Palm	25Lt	As Shown	10m	2m
<i>Dioon sp</i>	Cycad	25Lt	As Shown	2-4m	2m
<i>Licuala grandis</i>	Benthams fan palm	25Lt	As Shown	3m	3m
<i>Licuala ramsayi</i>	North QLD Fan Palm	25Lt	As Shown	10m	6m
<i>Rhapis excelsa</i>	Lady Palm	25Lt	As Shown	3m	3m
<i>Zamia integrifolia 'Sarasota'</i>	Zamia	140mm	1000mm	1m	1m

## CLIMBING SPECIES

Species	Common Name	Pot Size	Spacing	Mature Height	Mature Spread
<i>Combretum indicum</i>	Rangoon creeper	140mm	800mm	-	-
<i>Ficus pumila</i>	Creeping Fig	140mm	800mm	-	-
<i>Petraeovitex wolfei</i>	Nong Nooch Vine	140mm	800mm	-	-
<i>Pyrostegia venusta</i>	Flaming Trumpet Vine	140mm	800mm	-	-



**CLOUSTON Associates**

*Landscape Architects • Urban Designers • Landscape Planners*

Level 5, 21 Knuckey Street • Darwin NT 0800

PO Box 11118 • Darwin NT 0800 • Australia

Telephone +61 8 8941 2450

Contact: Tony Cox

Email • [darwin@clouston.com.au](mailto:darwin@clouston.com.au)

Web • [www.clouston.com.au](http://www.clouston.com.au)