

A sunset over the ocean with a large, dark cloud formation in the center. The sky transitions from a deep blue at the top to a bright orange and yellow near the horizon. The sun is partially obscured by the clouds, creating a dramatic silhouette effect. The water in the foreground is dark and reflects the colors of the sky.

# LITTLE MINDIL DARWIN

DESIGN RESPONSE PACKAGE  
2021



# Little Mindil

## The development

Originally occupied by the Indigenous peoples of the Larrakia tribes, the land at and surrounding Little Mindil has undergone various incarnations since colonial settlement.

In the early 20th century, the area was home to Chinese market gardens before being used for military purposes during World War II. Throughout this time, Mindil Beach was popular for picnics, camping, swimming and recreation.

The casino on the adjacent lot was built in the early 1980s and the popular sunset markets began trade in 1987.

The land at Little Mindil was released by the Northern Territory government in 2006 with plans for an ecotourism lodge.



# Hachem

The way we do things at Hachem has always been a little unconventional. We enjoy taking our clients on exciting journeys and resolving practical challenges with flair. We combine big picture thinking with attention to small details. We hold a conviction for bold creativity but revel in the collaborative process.

Hachem has the hunger to make a difference and eagerly embraces risk when the opportunity demands it. Clients engage us for our work in individual disciplines but it's when we unite our full skill set — architecture, interiors and design — that our brand-led thinking truly shines.

At Hachem, we hold stories — our ability to recognise, add to and tell them — as our most precious asset. Our belief in the value of stories is what permits us to find unique and individualised solutions. It is the single thread that connects everything we do. We are innovative because our process of discovery demands it.

From 5-star hotels and secluded bars to statement apartment buildings and regional developments, Hachem creates with purpose. And — always — our solutions are shaped by stories.



## Consultant team

Northern Planning Consultants - is a planning firm in Darwin that pursue practical planning outcomes with the understanding of local requirement. They are constantly working to improve and enhance Darwin's places for people and environment.

Clouston - are landscape architects that with each site's unique potential and each client's needs, deliver a place with purpose. They bring skills and inspiration to nurture the environment, give a project identity and make the most of each place.

ADG Engineers - is commitment to creative yet practical engineering is what sets us apart as technical experts. We begin every project by listening to our clients to ensure we understand their needs and ensure the most appropriate solutions are carefully evaluated from a cost, efficiency and technical viewpoint.

Urbanscope - Established in 1981 by founding principal Masaaki Ikeda, Urbanscope is comprised of experienced, professional team of Japanese and Australian architects and designers. The practice has completed a diverse range of projects nationally and internationally and form an Integral part of the Little Mindil team as Project Managers.

# context study

Set among outstanding natural beauty, the remarkable parcel of land at Little Mindil offers a unique opportunity to provide Darwin with a prestigious waterside development that preserves, enhances and makes best use of its environment.



**MYILLY POINT HERITAGE PRECINCT**  
 The Myilly Point Precinct is significant for its association with a Commonwealth Government policy for an 'approved housing scheme' for high-ranking government officers, originally formulated under the first major town planning scheme of the early 1930s. The precinct contains a 1938 home by architect Beni Burnett.

# Broader context

- Little Mindil is situated two kilometres from Darwin's central business district in a mixed use area that includes tourist, entertainment and recreation attractions.
- To the immediate north-east is the Mindil Beach Casino and Resort, which features restaurants, bars, pools and business amenities. To the immediate south-west is the National Trust-listed Myilly Point heritage precinct.
- Gilruth Avenue is the main roadway servicing Little Mindil and its surrounds, connecting the coastal district with Darwin's CBD and its northern suburbs.



## The site

The area commonly known as Little Mindil is located at 25 Gilruth Avenue, The Gardens, in the city of Darwin. To the north-west of the site is the Little Mindil Beach foreshore and to the north-east is Mindil Creek and Mindil Beach Casino.

While the site currently has no direct vehicle access from its wide frontage to Gilruth Avenue, an existing 230-space car park can be accessed via Casino Drive. Little Mindil is predominately an open, grassy and undeveloped area of just over 5 hectares.



# Site photos

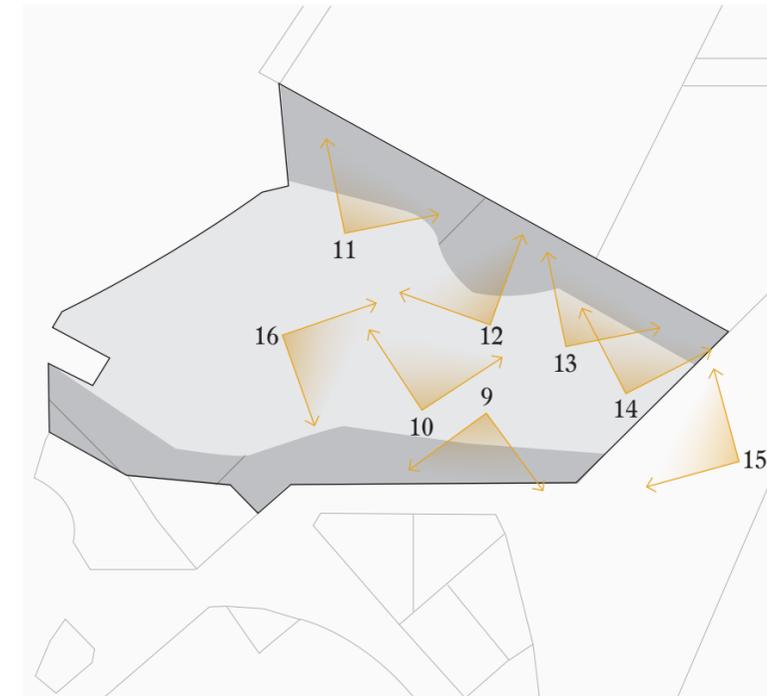
Site photos were taken at 11am on March 17<sup>th</sup> 2020 using Sony Alpha A7 camera with a 17mm-28mm F2.8 lens.

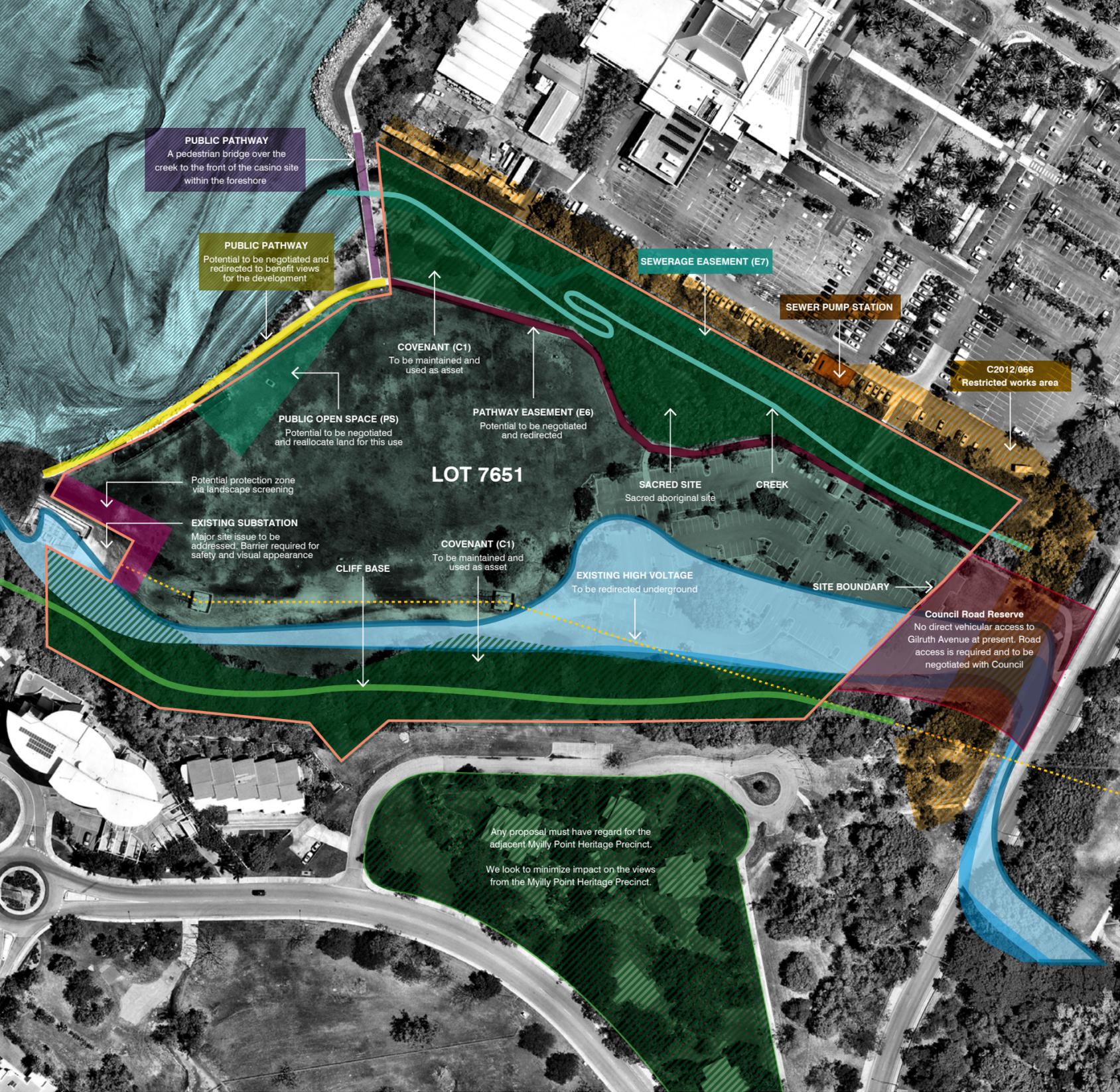




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# Site constraints

- Existing electrical substation to the east requires a barrier for safety and appearance.
- Lack of vehicular access from Gilruth Avenue will necessitate discussions with council over the use of crown land for this purpose
- Sacred Aboriginal site to the north must be treated with care and respect while the existing high voltage power lines to the south need to be moved underground.
- Allowances in planning for the creek and easement along the northern edge of the site will contribute to the overall success of the project.





# Site opportunity

A breathtaking location, with aspects of a seemingly endless seascape to the west and lush, tropical greenery to the south, is the defining characteristic of Little Mindil.

It is our primary goal to maximise the natural gifts of this special tract of land. Through considered design, we will create a luxury haven that provides guests with their own private outlook, inviting them to bask in these unique and glorious surroundings.