

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

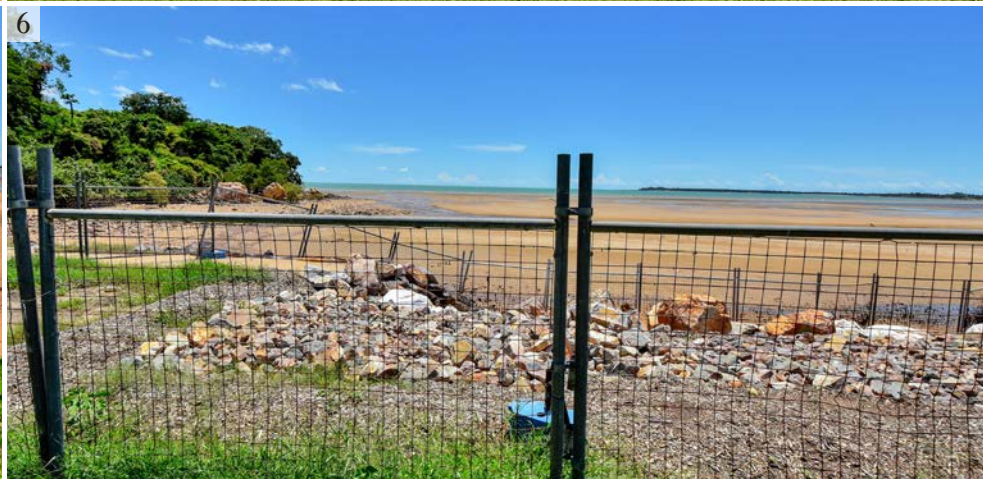
- Little Mindil is situated two kilometres from Darwin's central business district in a mixed use area that includes tourist, entertainment and recreation attractions.
- To the immediate north-east is the Mindil Beach Casino and Resort, which features restaurants, bars, pools and business amenities. 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.

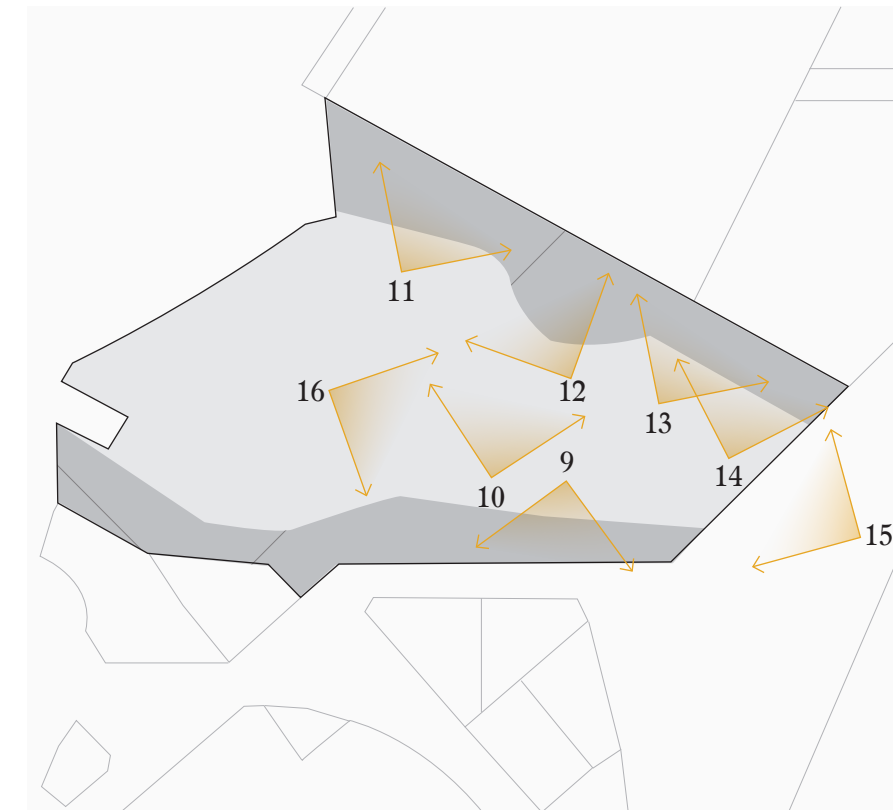


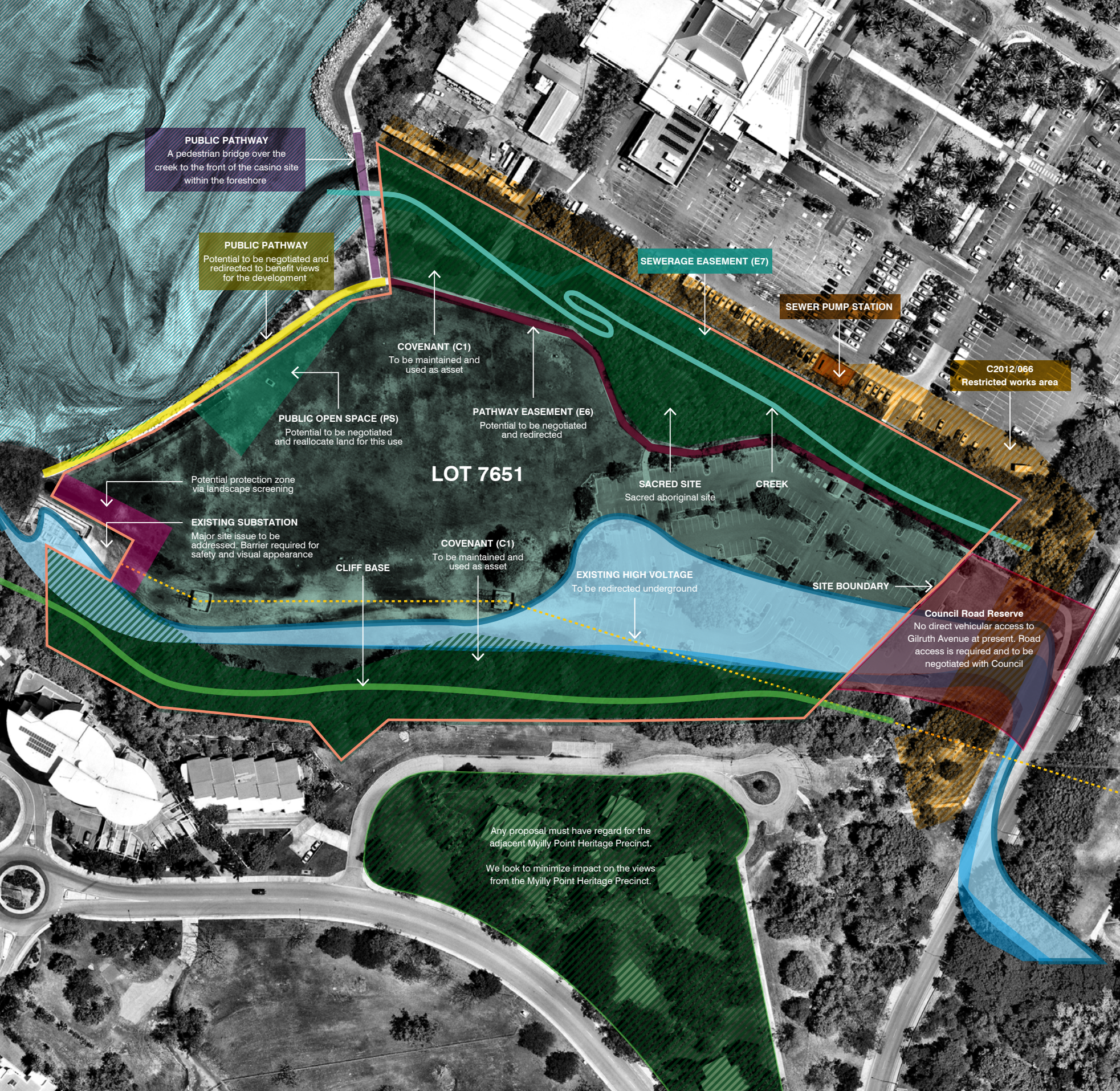




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Site photos were taken at 11am on March 17<sup>th</sup> 2020 using Sony Alpha A7 camera with a 17mm-28mm F2.8 lens.





# 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.



the vision

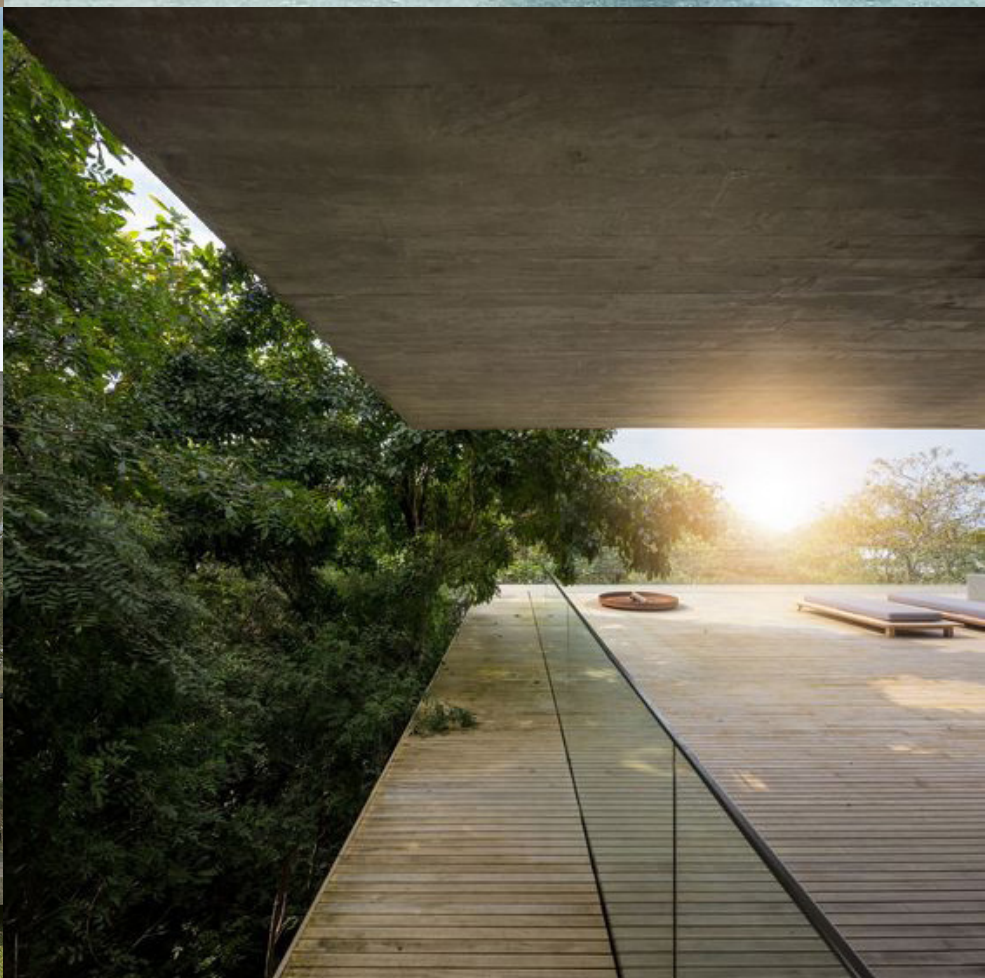


# Biophilic architecture

— The principle of integrating nature into urban development, Biophilic architecture is ethically responsible and acknowledges the human need for daily contact with nature.

— For a project such as that at Little Mindil, Biophilic architecture provides additional dimensions. Firstly, it melds the development into an existing place of natural beauty. Secondly, it contributes to a gentle impact on the development's overall appearance.

— Biophilia can decrease stormwater costs and improve air quality, while encouraging outdoor activities that help to promote good health.



# Ambience

- The intention is to reflect a modern Australiana, in keeping with Darwin's growing reputation as a progressive tourist destination.
- This ambience will be captured with the use of earthy materials, such as raw concrete and timber. Tropical landscaping and feature gardens will ensure the finished project sits appropriately in a coastal context.

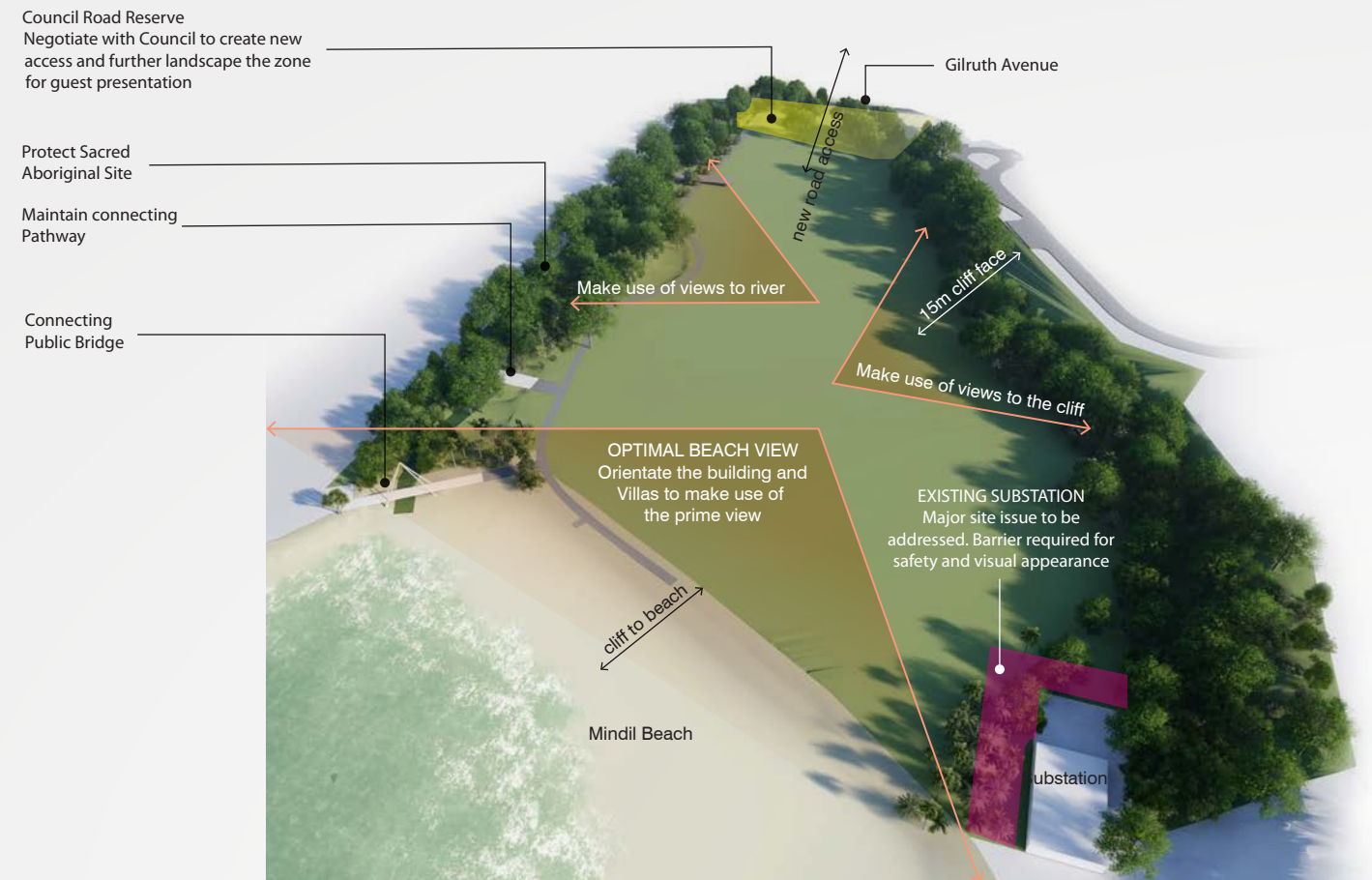


# Architectural form

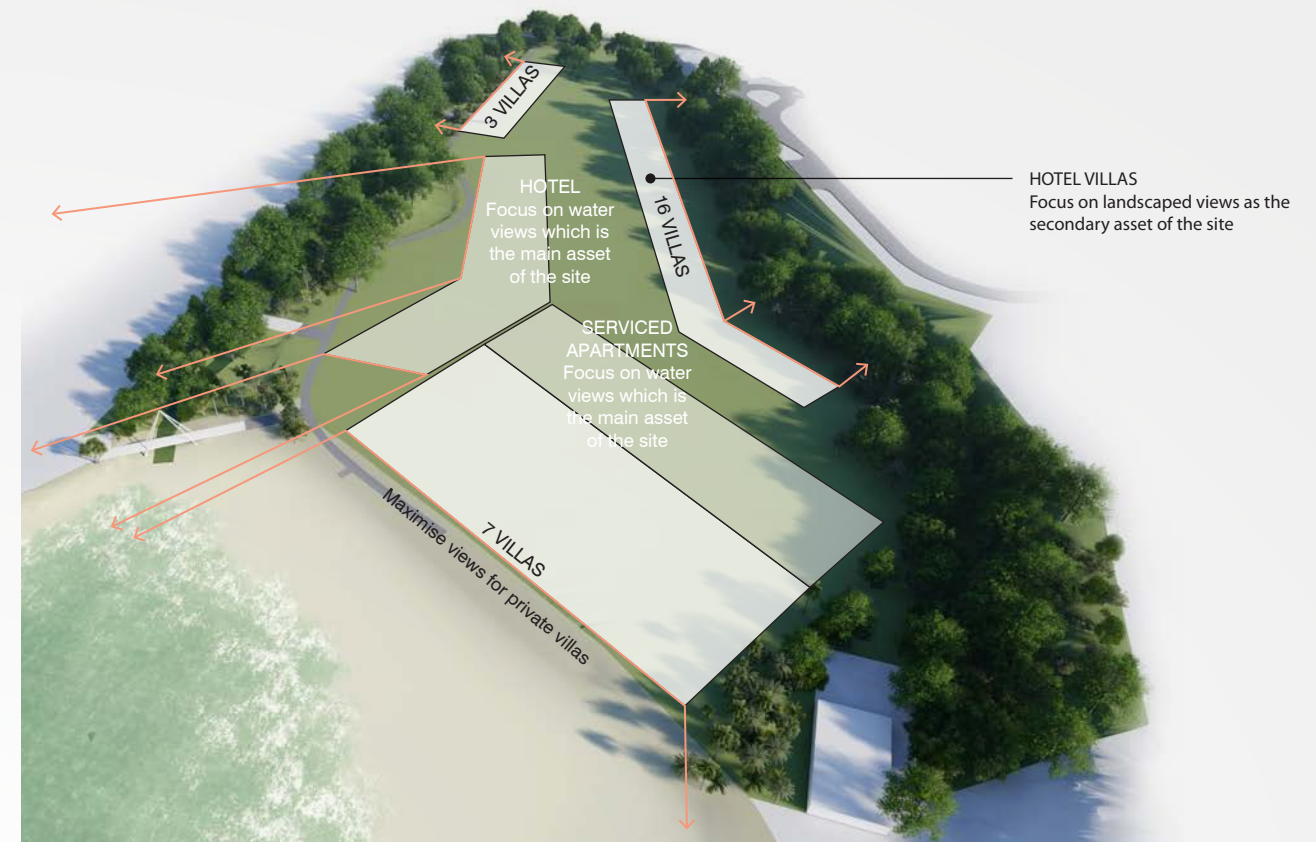
— The architecture for Little Mindil is centred around subtle layering that ensures each low-rise building makes an understated impression upon the lot.

— This principle of cascading design reflects the textures of the ocean and the topography of the gentle grade of the site itself.

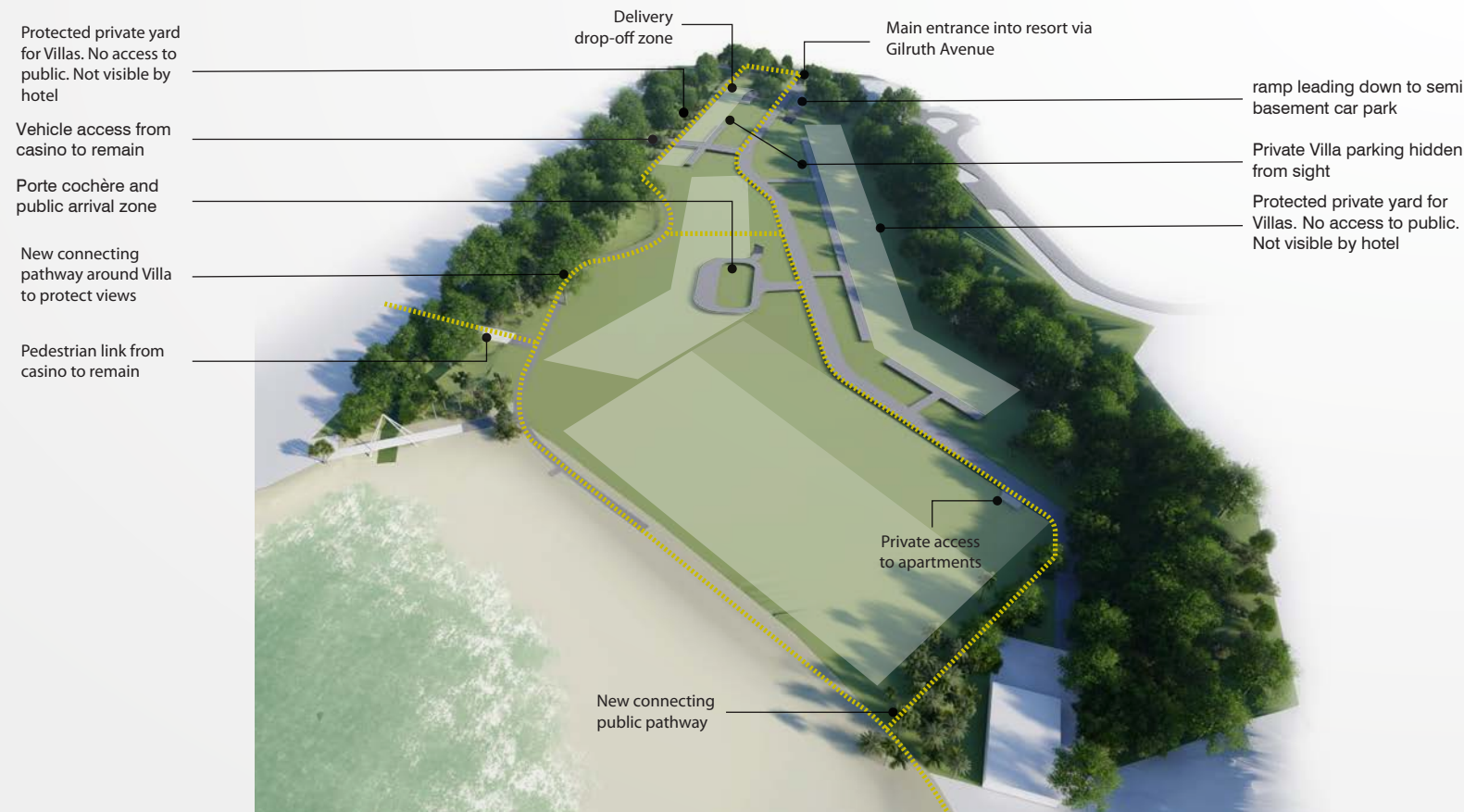




SITE OPPORTUNITIES



BUILDING LOCATIONS



ROAD AND ACCESS

# Site orientation

There are three superb outlooks at Little Mindil and we have carefully orientated buildings to maximise views of each. The optimal view to the water offers a panoramic vista that takes in the beachfront, shallow waters and distant scenery. The secondary site assets of views to the river and cliff face can be leveraged for buildings deeper in the lot.

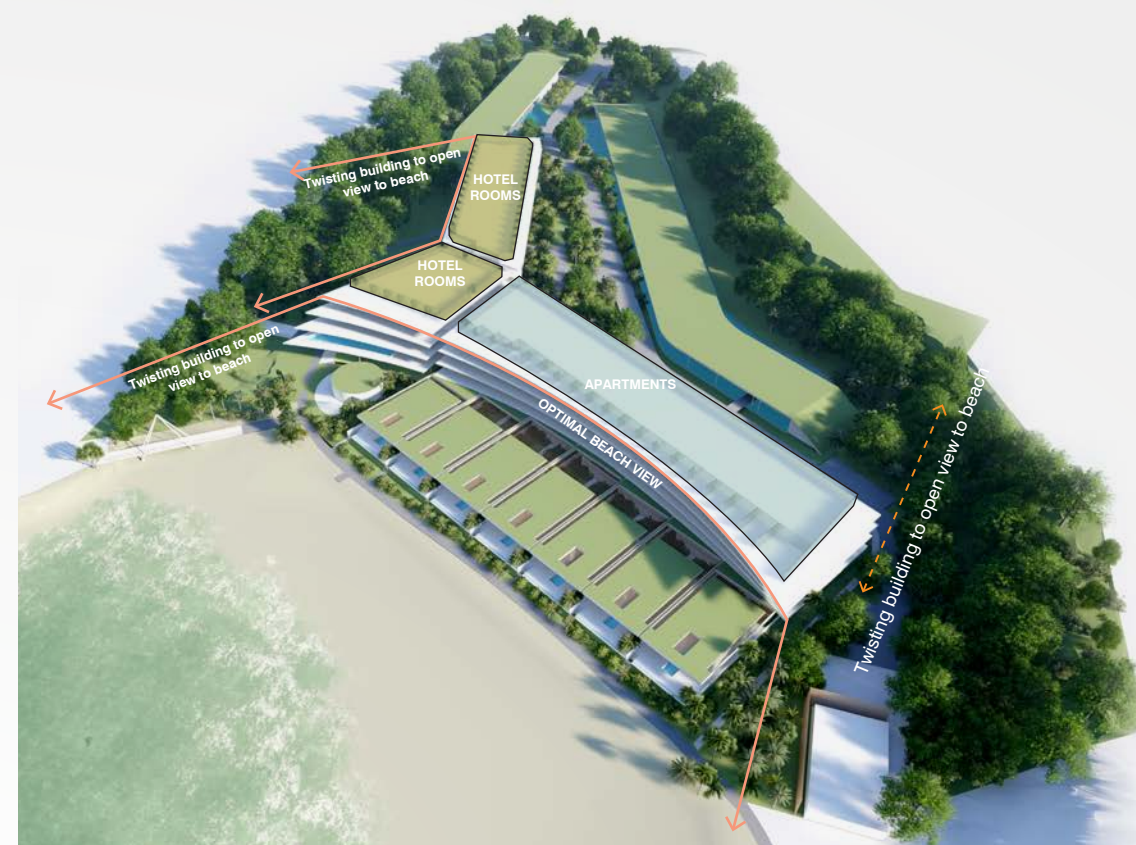


- 1 7 secluded executive beach front Villas
- 2 7 private beach yards
- 3 Access to beach
- 4 Private garage and storage
- 5 Apartment car parking & lobbies
- 6 16 private hotel Villas on lagoon
- 7 16 private courtyard for each Villas
- 8 Hotel & function lobbies
- 9 Public activity with communal market
- 10 Feature F&B beach front venue
- 11 New connecting public pathway
- 12 Main vehicle entrance
- 13 Hotel & function porte cochère
- 14 Delivery drop off & storage
- 15 Large lagoon surrounding Villas
- 16 Vehicle access from casino
- 17 Public open space for events
- 18 Landscape buffer for residence
- 19 Landscape buffer for residence
- 20 Screening of substation
- 21 New landscaping to Crown land

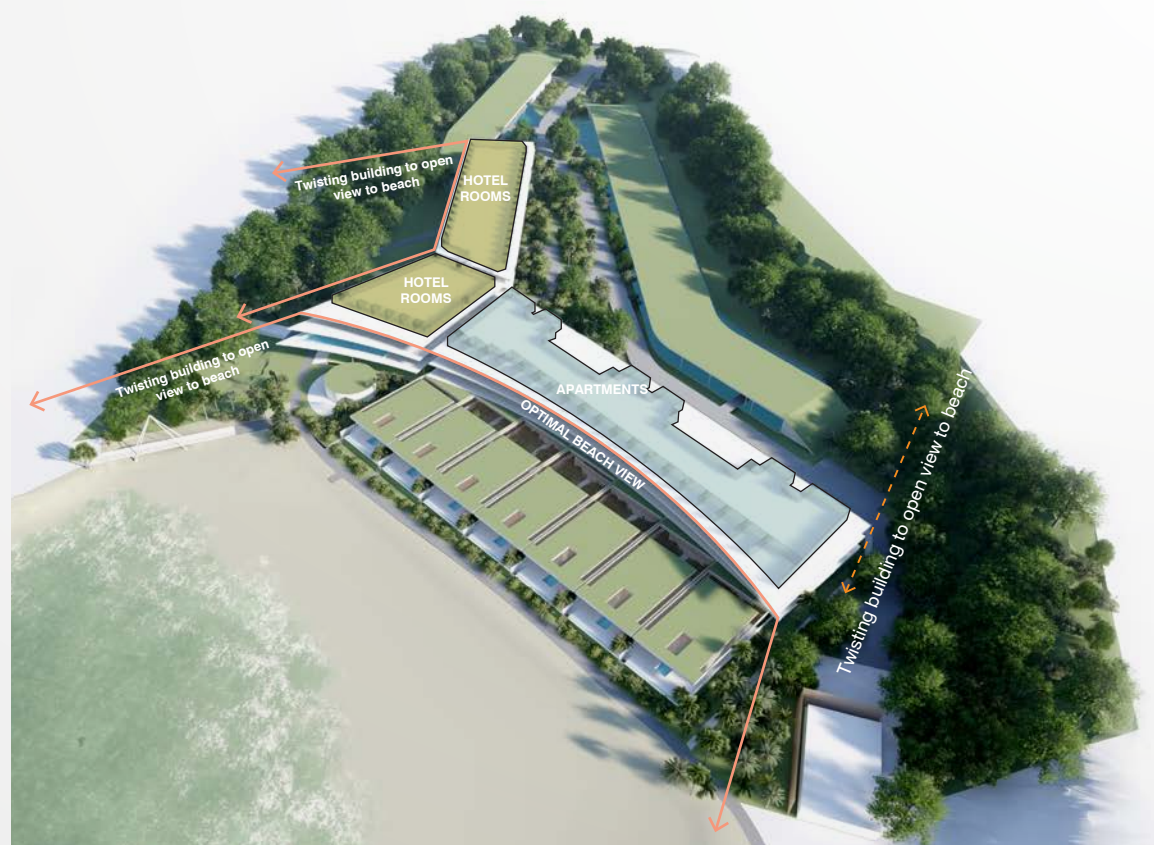




LEVEL 1



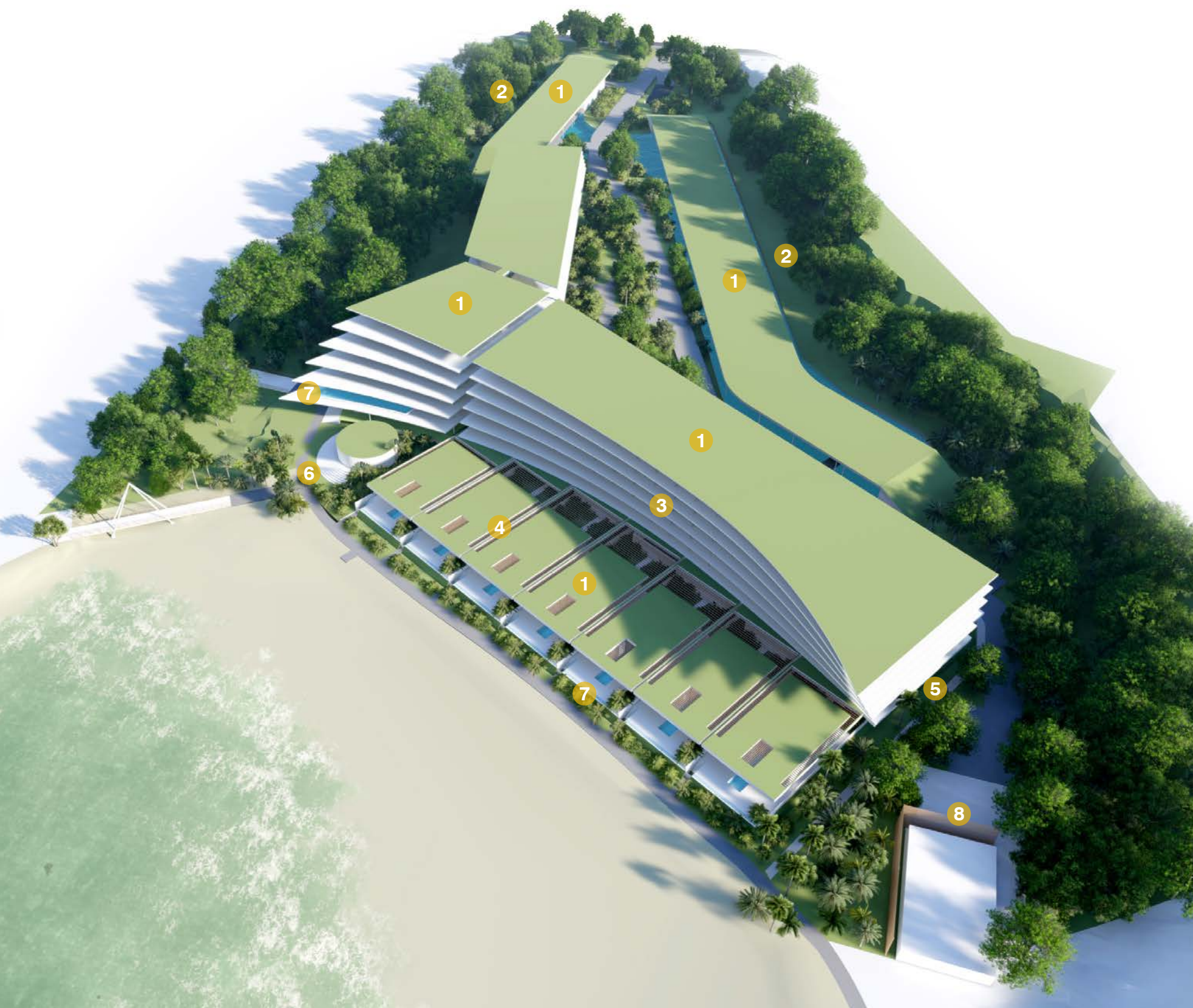
LEVEL 4



LEVEL 2-3

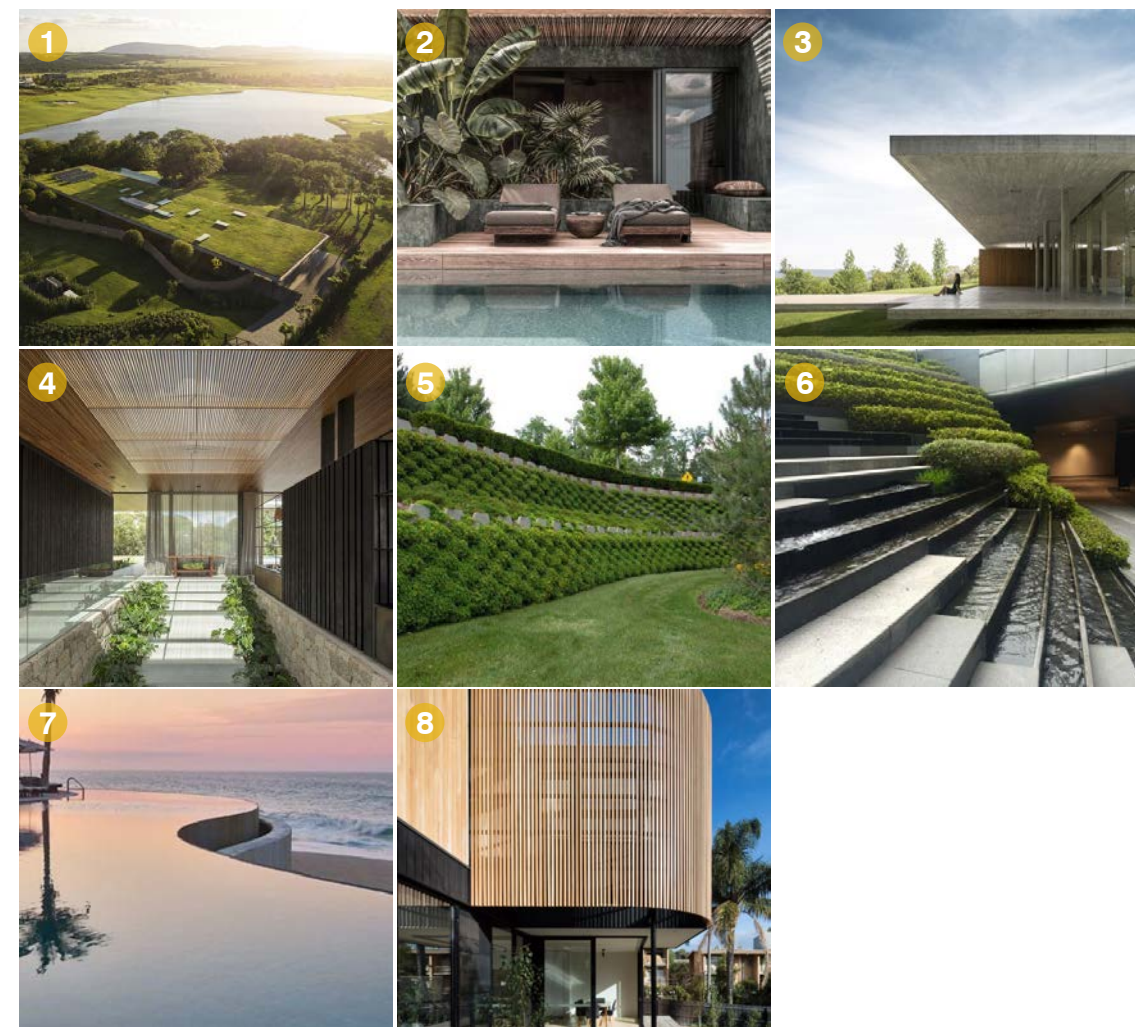
# Proposed envelope

- The built areas are designed to work with one another to provide excellent seclusion and exceptional views from every aspect.
- The beachfront villas are one storey tall, allowing water views from the tiered serviced apartment building behind them and the hotel to the side. As they get progressively taller, the buildings twist to take best advantage of the views.



# Proposed envelope

Views back into the property, particularly those of the lagoon villas, will be of green rooftops to provide scenic vistas from every building and outlook. The envelope is designed with seclusion in mind and to ensure service equipment is hidden.





## Terracotta blockwork

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Durable and water resistant, terracotta is a cost-effective building material. It is used extensively today for its sustainability features as it is completely natural, excellent for thermal insulation and recyclable.



## Timber pressed concrete

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With its natural look, timber-pressed concrete is an excellent architectural material. Its earthy, aged appearance helps embed the structure into the landscape, which is important for a development of this nature.



## Concrete tiles

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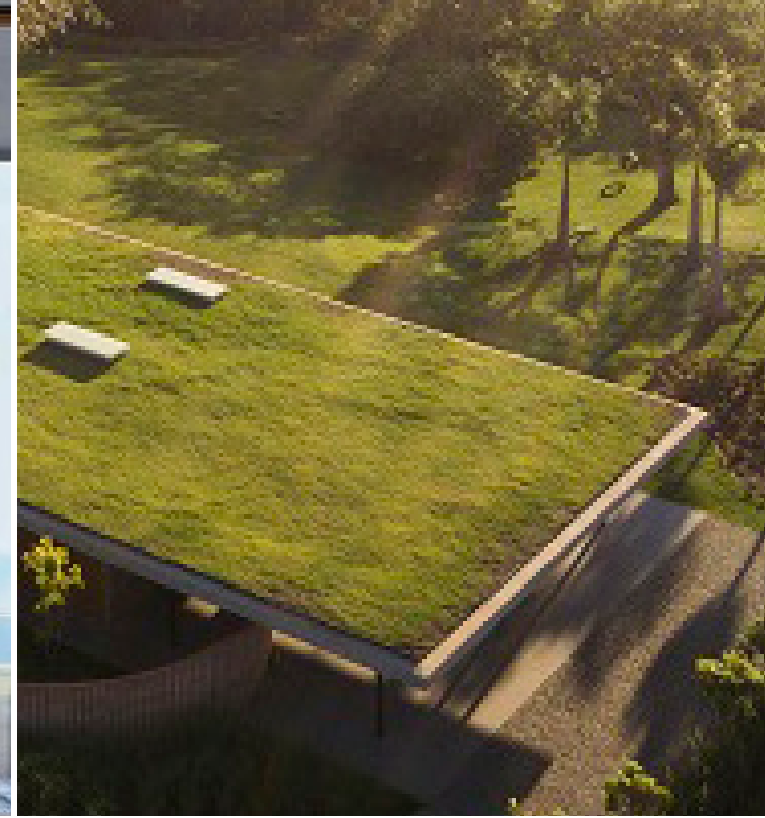
A low maintenance option, concrete tiles perfectly suit coastal areas and varying climates. They are affordable, durable and provide very good insulation from both heat and noise.



## Timber framed glazing

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Timber-framed glazing adds warmth and homeliness to a building. Unlike aluminium, which can look cold and commercial, timber frames do not conduct heat so they are highly energy efficient.



## Intergrated landscaping

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The Biophilic nature of the design concept creates a development where the lines blur between buildings and gardens. Integrated landscaping is valuable for its cooling effects and the way in which it assimilates natural surrounds with the built form.



Terracotta : 1 cubic metre

GRC (Glass Reinforced Concrete) : 4 cubic metres to 1 cubic meter of Terracotta Tiles

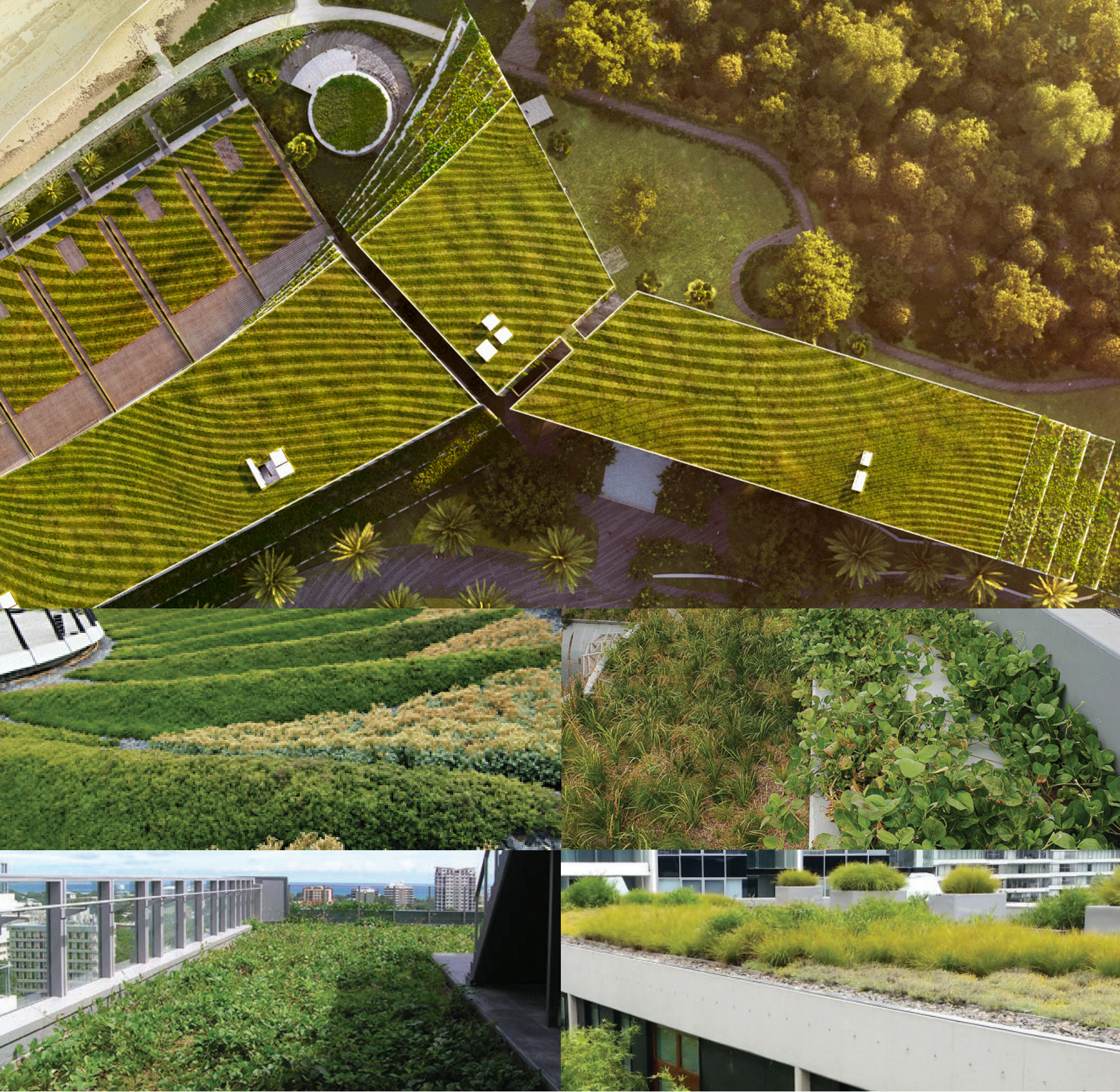
Aluminum : 10 cubic metres to 1 cubic meters of Terracotta Tiles

# Material sustainability

Compared with other commonly used commercial façade materials such as glass-reinforced concrete and aluminium, terracotta has a much lower carbon footprint while exhibiting excellent durability.



TERRACOTTA BLOCKWORK



# Green rooftops

- 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.
- 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. Careful selection of plant species responds to the harsh coastal environment and extreme weather of the top end.

*D20-0018-LITTLE MINDIL LANDSCAPE DA*

view towards site





view towards beach



entrance from foreshore

Little Mindil's sustainable materials and Biophilic design principles, complement the natural surroundings.



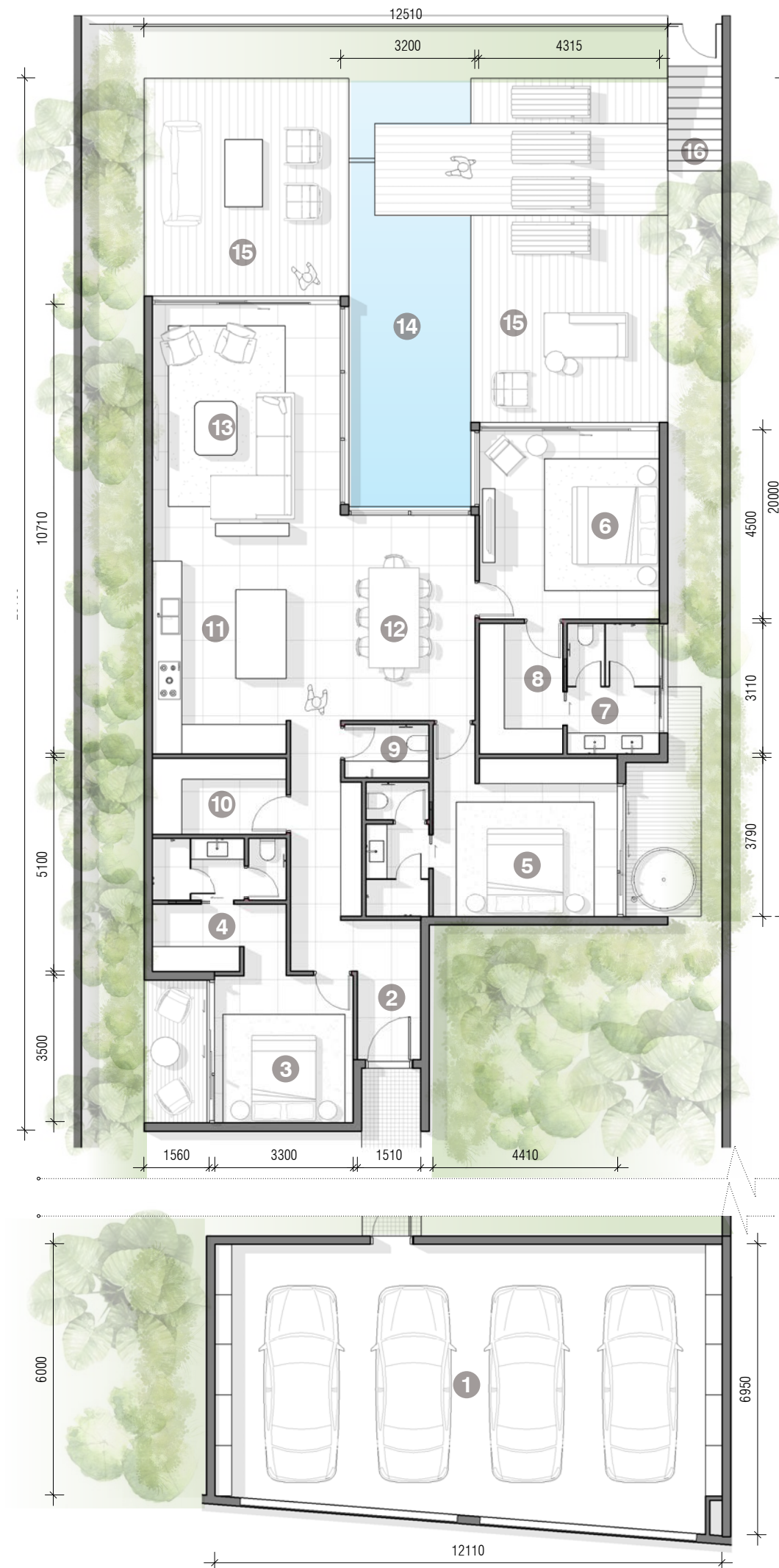




# Foreshore Villas

## 250m<sup>2</sup> + land

Bedrooms	3
Bathrooms	3
Living	1
Dining	1
Kitchen	1
Study	1
Pool	1
Secluded garden	1
Car Parking	4



- ① Private Car Garage & Store
- ② Entry Vestibule
- ③ Bedroom 01 with Secluded Garden
- ④ Walk-in Wardrobe and Ensuite
- ⑤ Bedroom 02 with Secluded Garden with Jacuzzi
- ⑥ Master Bedroom with Secluded Decking and Garden
- ⑦ Ensuite with Bathing room and feature bathtub in garden
- ⑧ Walk-in Wardrobe
- ⑨ Powder Room
- ⑩ Pantry / Laundry
- ⑪ Open Kitchen with Island bench
- ⑫ Dining Area
- ⑬ Lounge Area
- ⑭ Feature Pool
- ⑮ Secluded Garden Terrace Lounge
- ⑯ Access to foreshore

TITLE BOUNDARY

LANDSCAPED ROOF  
- REFER TO LANDSCAPE PLAN FOR DESIGN AND DETAILS

PROTECTED PRIVATE YARD FOR VILLAS.  
- NOT VISIBLE BY APARTMENT AND HOTEL BUILDINGS OR ACCESSIBLE BY PUBLIC.

PRIVATE VILLA POOLS FACING BEACH WITH UNINTERRUPTED VIEWS

STAIR IN DISTANCE PROVING BEACH ACCESS FROM PRIVATE VILLA  
- MESH ACCESS DOOR AT CRIB WALL LOCATION

1800 HIGH WALL / PRIVACY SCREEN

INTEGRATED WIRE BALUSTRADE WITHIN LANDSCAPING

LOW PLANTING  
- REFER TO LANDSCAPE PLAN FOR DESIGN AND DETAILS

LANDSCAPED CRIB WALL  
- REFER TO LANDSCAPE PLAN FOR DESIGN AND DETAILS

EXISTING COUNCIL LAND TO BEAUTIFIED WITH LANDSCAPING  
- REFER TO LANDSCAPE PLAN FOR DESIGN AND DETAILS

PROTECTED VIEWLINE TO VILLAS

EXISTING NATURAL GROUND

AHD 5470

1700

PRIMARY STORM SURGE SHOWN DASHED

MINDIL BEACH

POOL

DINING.

LARGE PRIVATE VILLAS NOT VISIBLE BY HOTEL

PDR

DEEP SOIL PLANTING

MESH ACCESS DOOR IN DISTANCE SHOWN DASHED.

EXISTING COUNCIL LAND TO BEAUTIFIED WITH LANDSCAPING  
- REFER TO LANDSCAPE PLAN FOR DESIGN AND DETAILS

LITTLE MINDIL BEACH FOOTPATH REPAIR & REVETMENT WALL WORKS BY NTG (NORTHERN TERRITORY GOVERNMENT) UNDER CONSTRUCTION



# foreshore interface





# Lagoon Villas

86m<sup>2</sup> + garden

Bedrooms	2
Bathrooms	2
Living	1
Pool	1
Secluded garden	1
Car Parking	1









# Loft Apartment

## lower level - 180m<sup>2</sup> + b

Bedrooms	3
Bathrooms	3
Living	1
Dining	1
Kitchen	1
Study	1
Secluded Terrace	3
Car Parking	2



- ① Entry Vestibule
- ② Study
- ③ Open Kitchen with Island Bench
- ④ Laundry / Butlers Pantry
- ⑤ Dining Area
- ⑥ Lounge Area
- ⑦ Exterior Lounge Area
- ⑧ Powder Room
- ⑨ Stairs

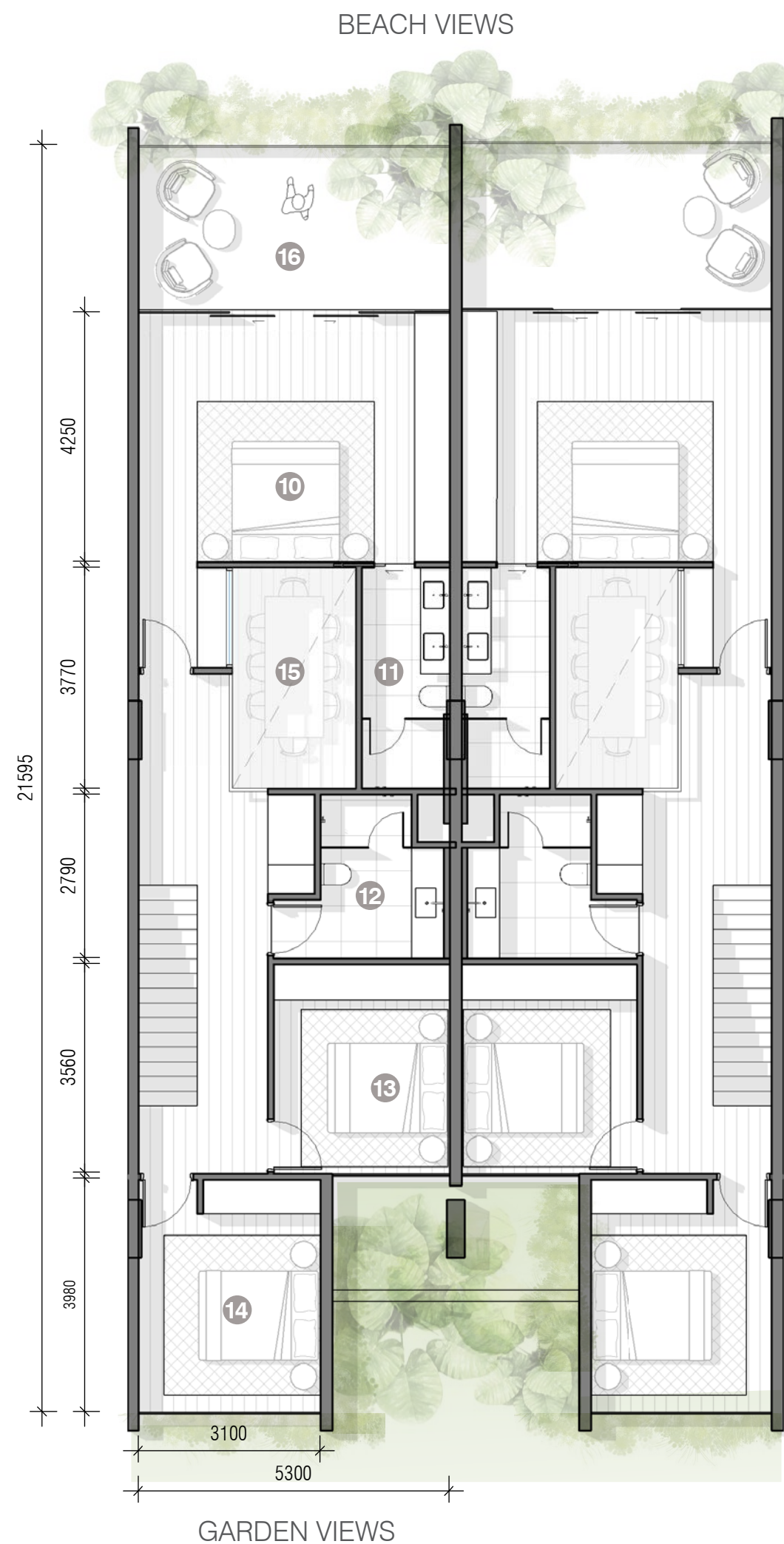




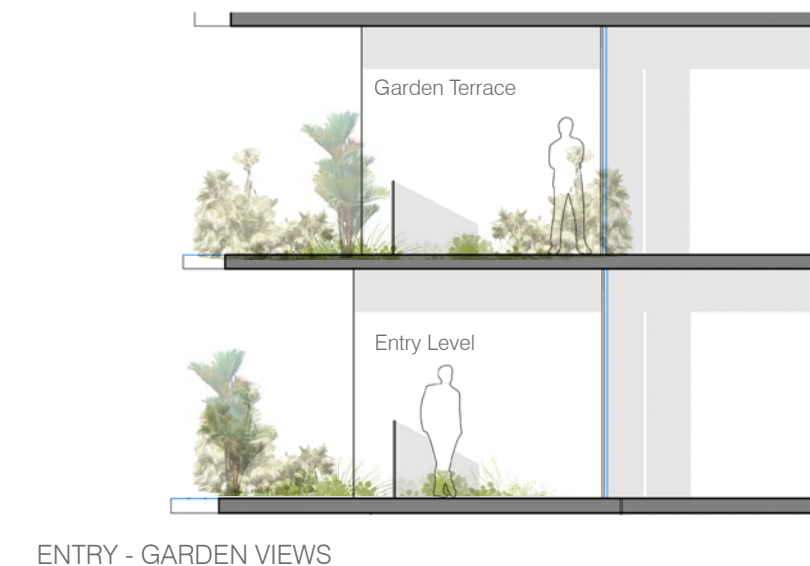
# Loft Apartment

upper level - 180m<sup>2</sup> + b

Bedrooms	3
Bathrooms	3
Living	1
Dining	1
Kitchen	1
Study	1
Secluded Terrace	3
Car Parking	2



- 10 Master Bedroom with External Garden
- 11 Master Ensuite
- 12 Bathroom
- 13 Bedroom 02
- 14 Bedroom 03
- 15 Void
- 16 Exterior Garden Lounge Area

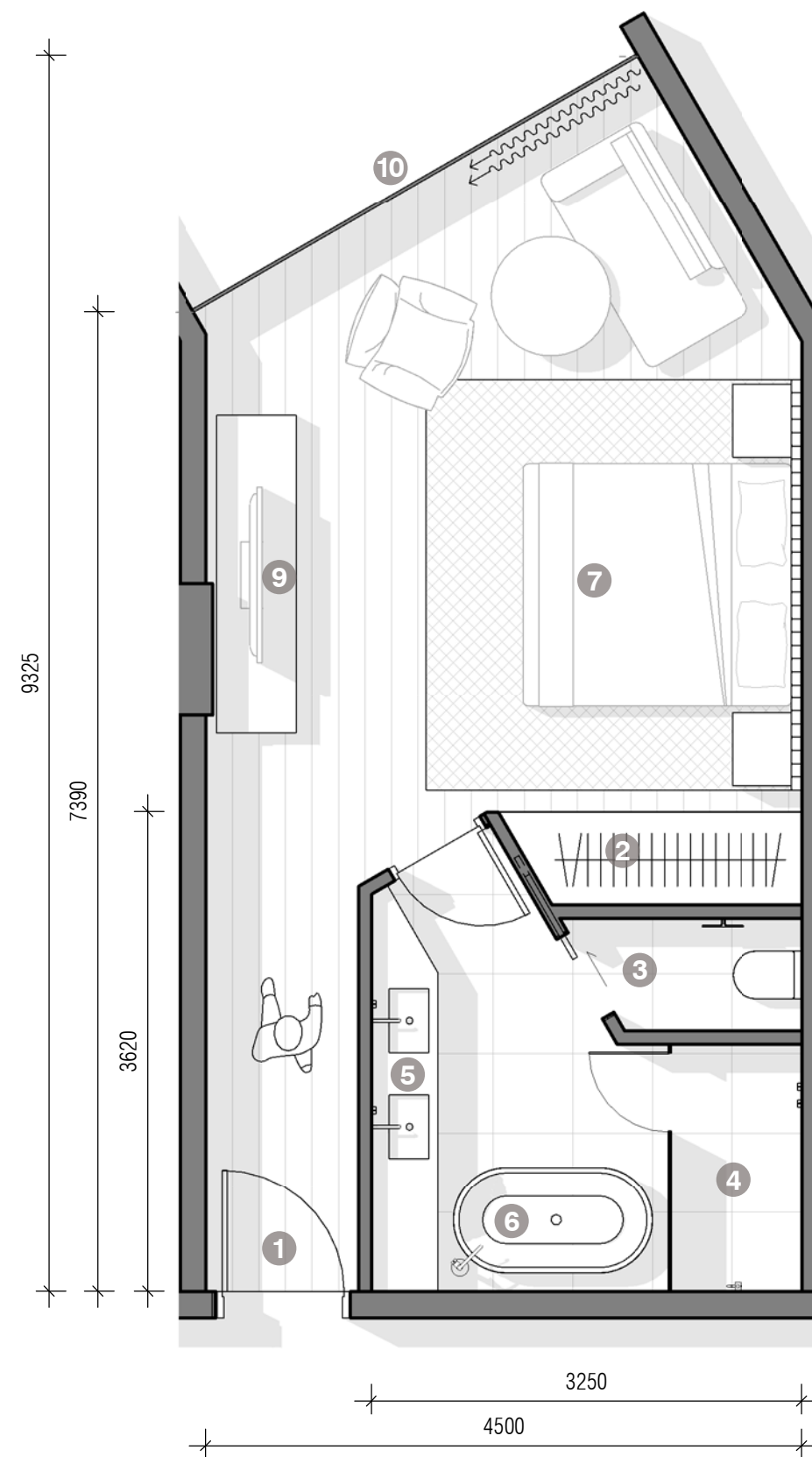




# Hotel room

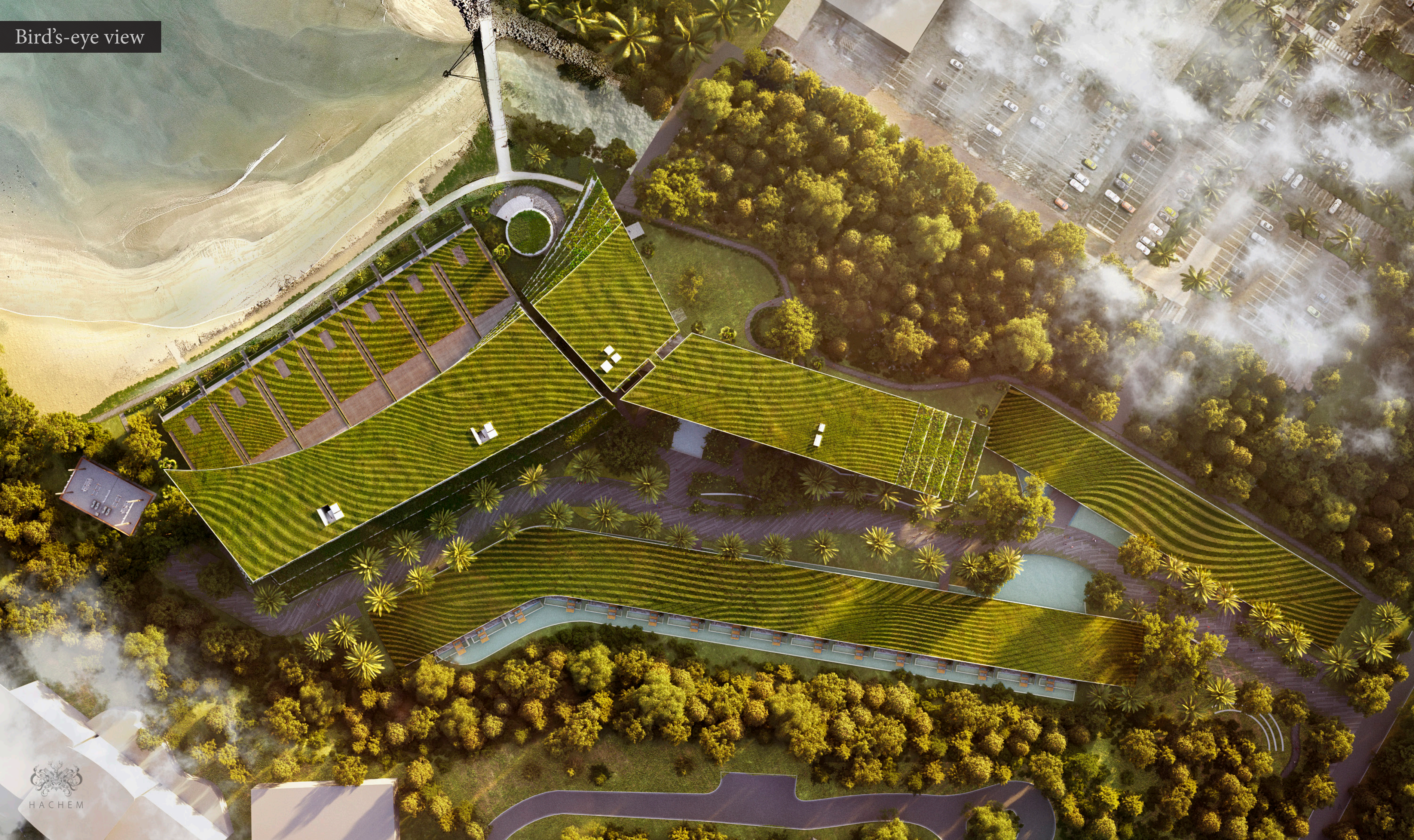
## 36m<sup>2</sup> + balcony

Bedrooms	1
Bathrooms - 5 points	1
Living	1
Wardrobe	1



- 1 Entry
- 2 Wardrobe
- 3 Toilet Cubicle
- 4 Shower Cubicle
- 5 Double Vanity
- 6 Freestanding Bathtub
- 7 Sleeping area King Bed
- 8 Chaise and Lounge Desk/Dining
- 9 Television with Mini Bar
- 10 Operable Facade

Bird's-eye view







## Summary

- Premium quality development that will draw in local and international visitors.
- Project scale secures financial viability of development and provides employment for locals
- Pathways and activated spaces connect the project with the community.
- Ambience embraces local vernacular and ac Darwin and acknowledges cultural influences on Darwin.
- Architecture makes best use of outstanding water and landscape vistas.

# THANK YOU

HACHEM ARCHITECTURE MARKETING INTERIORS