

A sunset over the ocean with a large cloud formation. The sun is low on the horizon, casting a golden glow across the sky and water. A large, dark, billowing cloud formation is prominent on the right side of the frame, partially obscuring the sun. The water in the foreground is dark and textured with small waves.

# LITTLE MINDIL DARWIN

DESIGN RESPONSE PACKAGE  
2021



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.

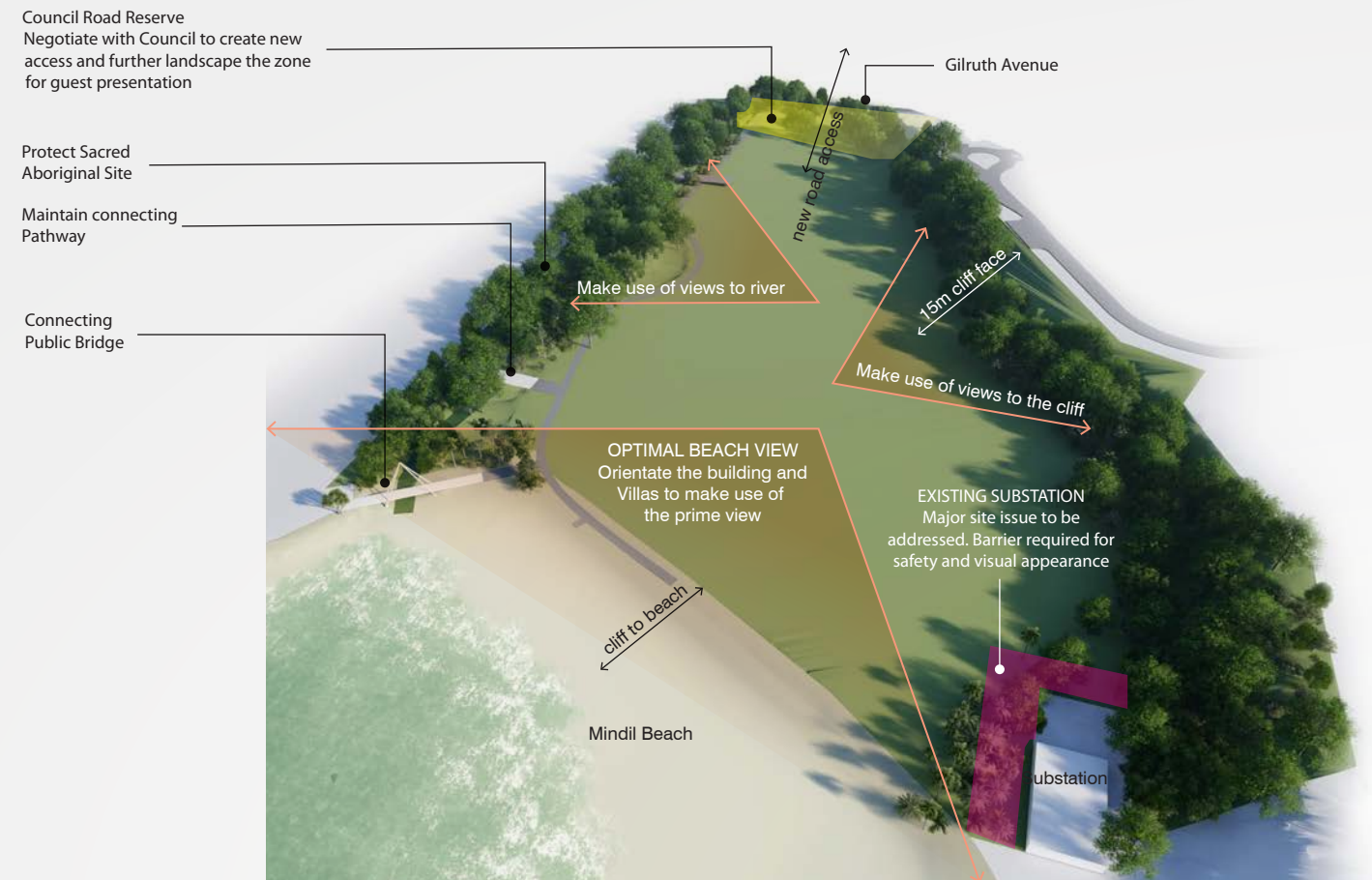


# Architectural form

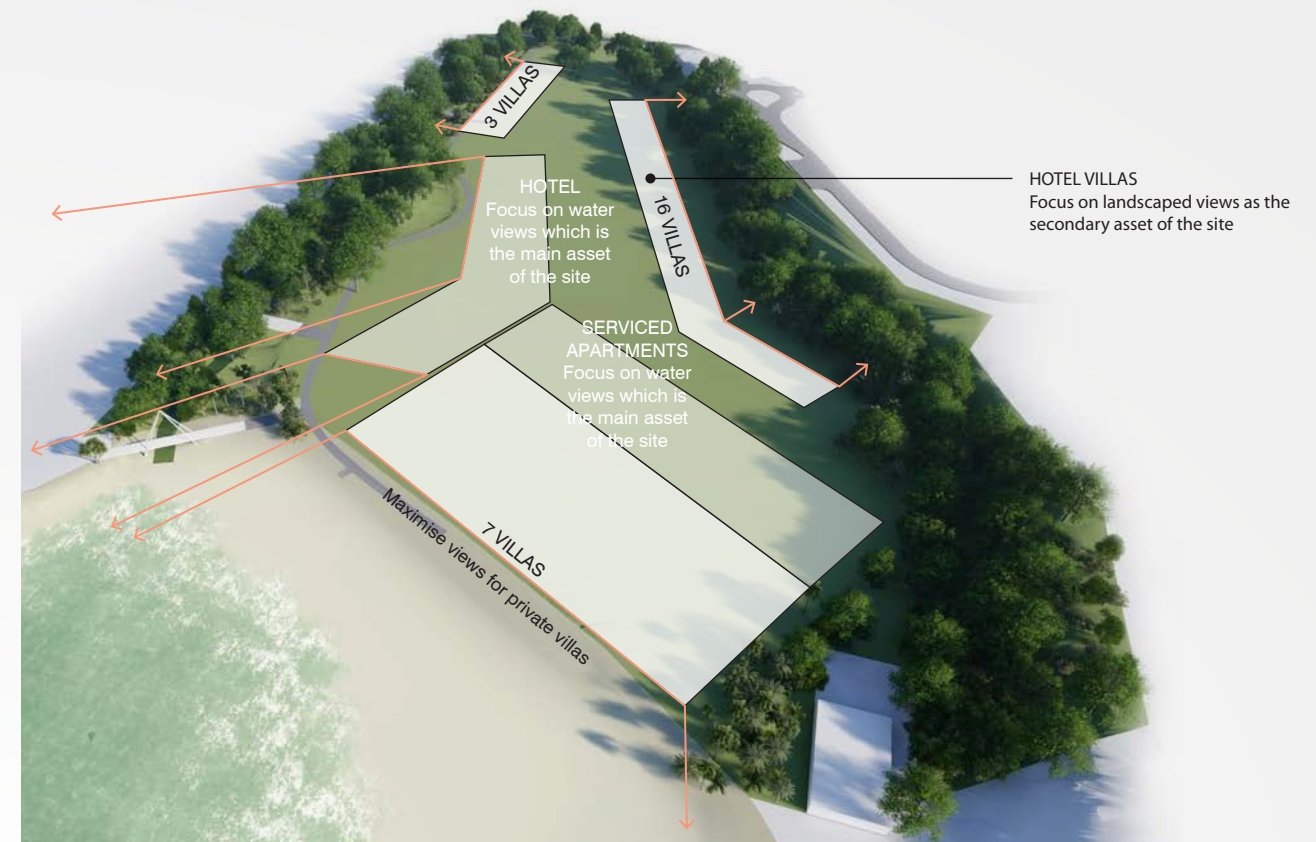
— The architecture for Little Mindil is centred around subtle layering that ensures each low-rise building makes an understated impression upon the lot.

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

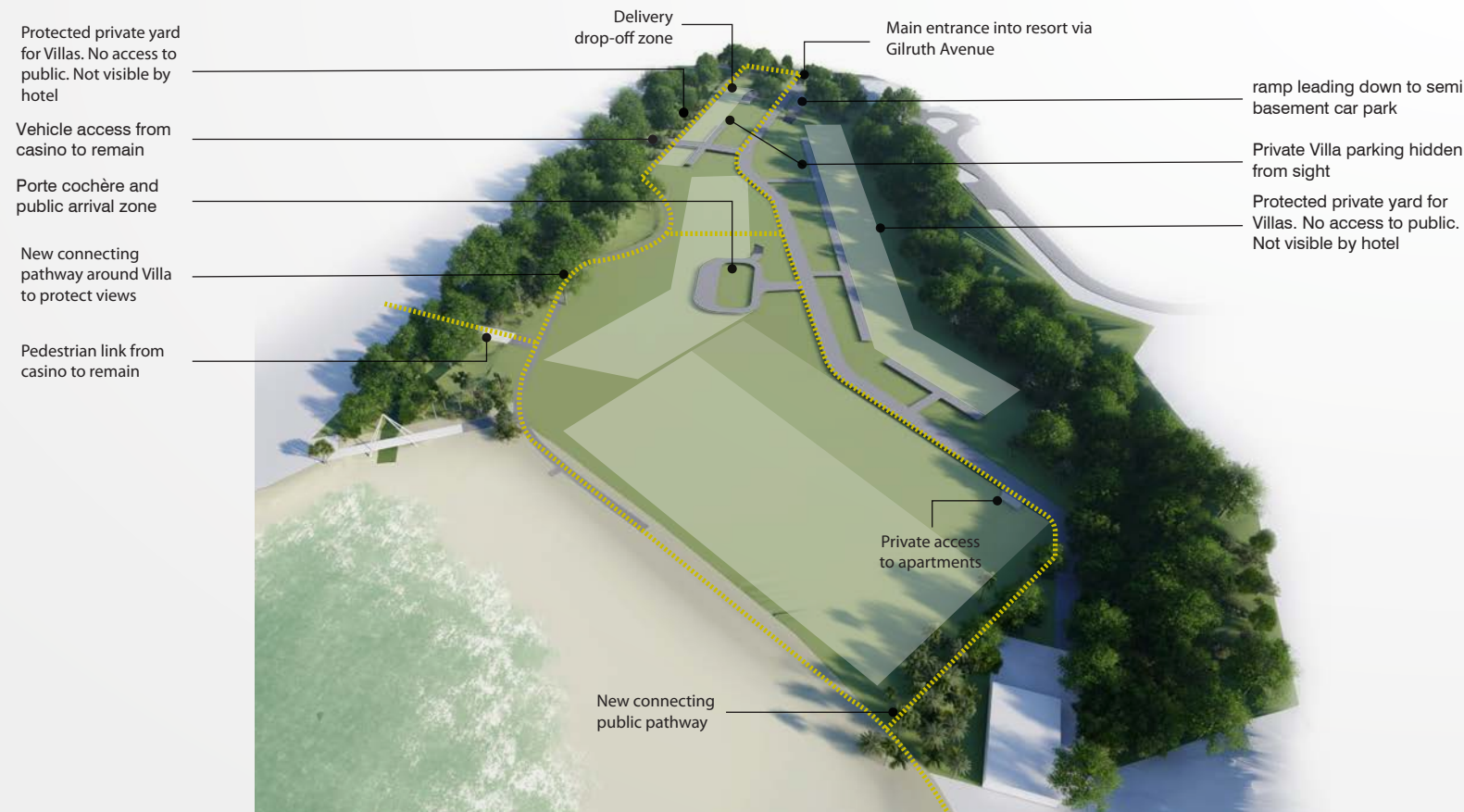




SITE OPPORTUNITIES



BUILDING LOCATIONS



ROAD AND ACCESS

# Site orientation

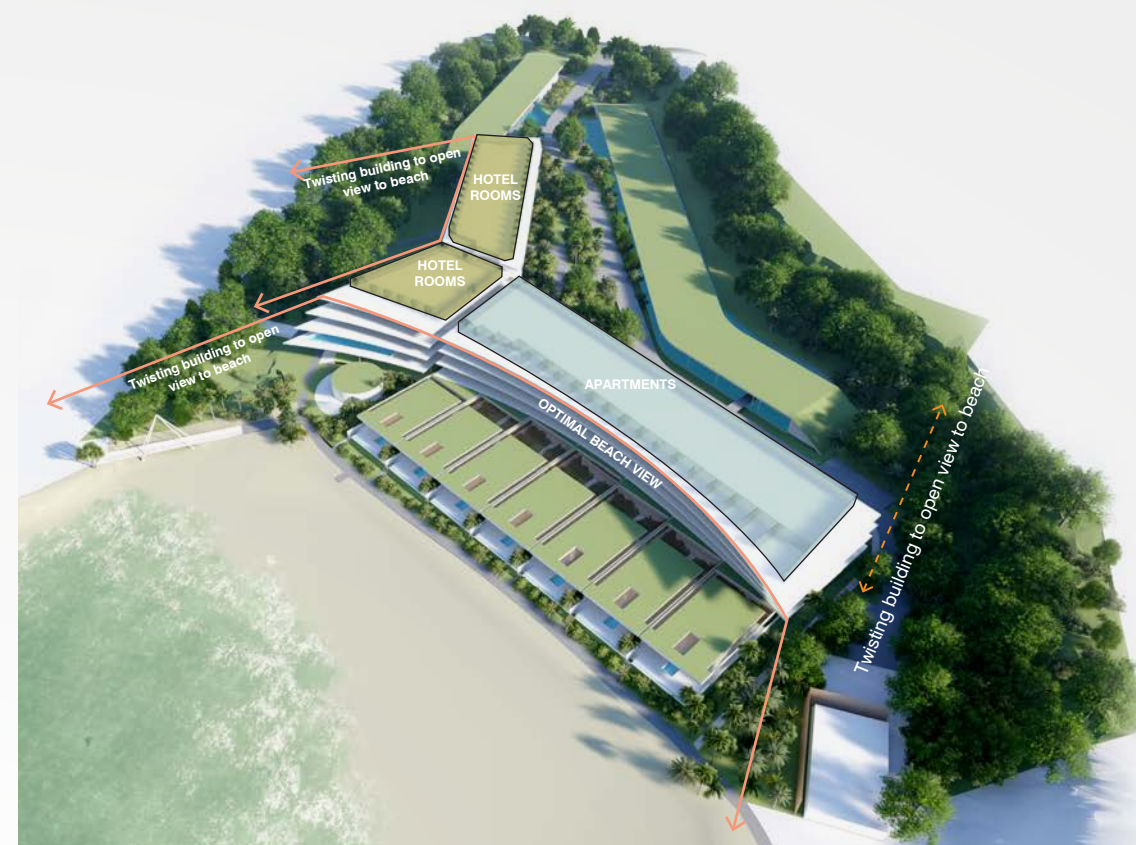
There are three superb outlooks at Little Mindil and we have carefully orientated buildings to maximise views of each. The optimal view to the water offers a panoramic vista that takes in the beachfront, shallow waters and distant scenery. The secondary site assets of views to the river and cliff face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

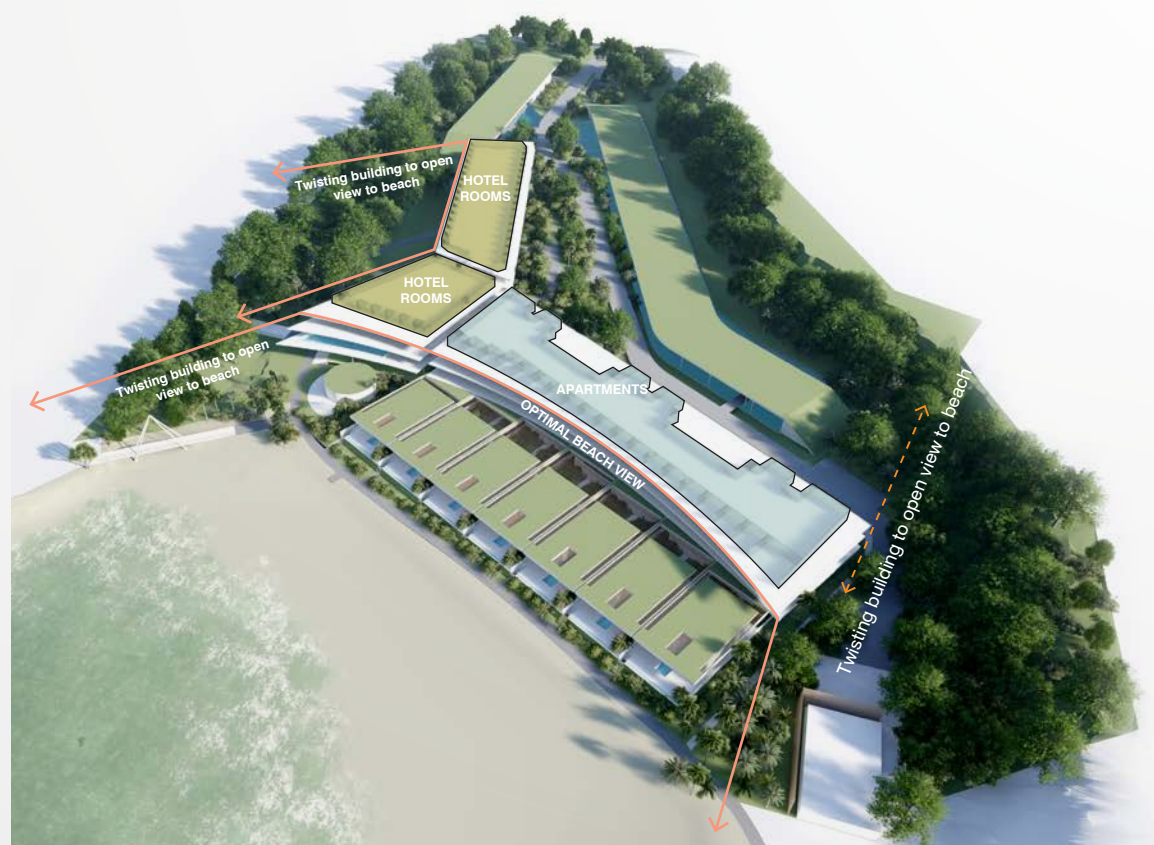




LEVEL 1



LEVEL 4

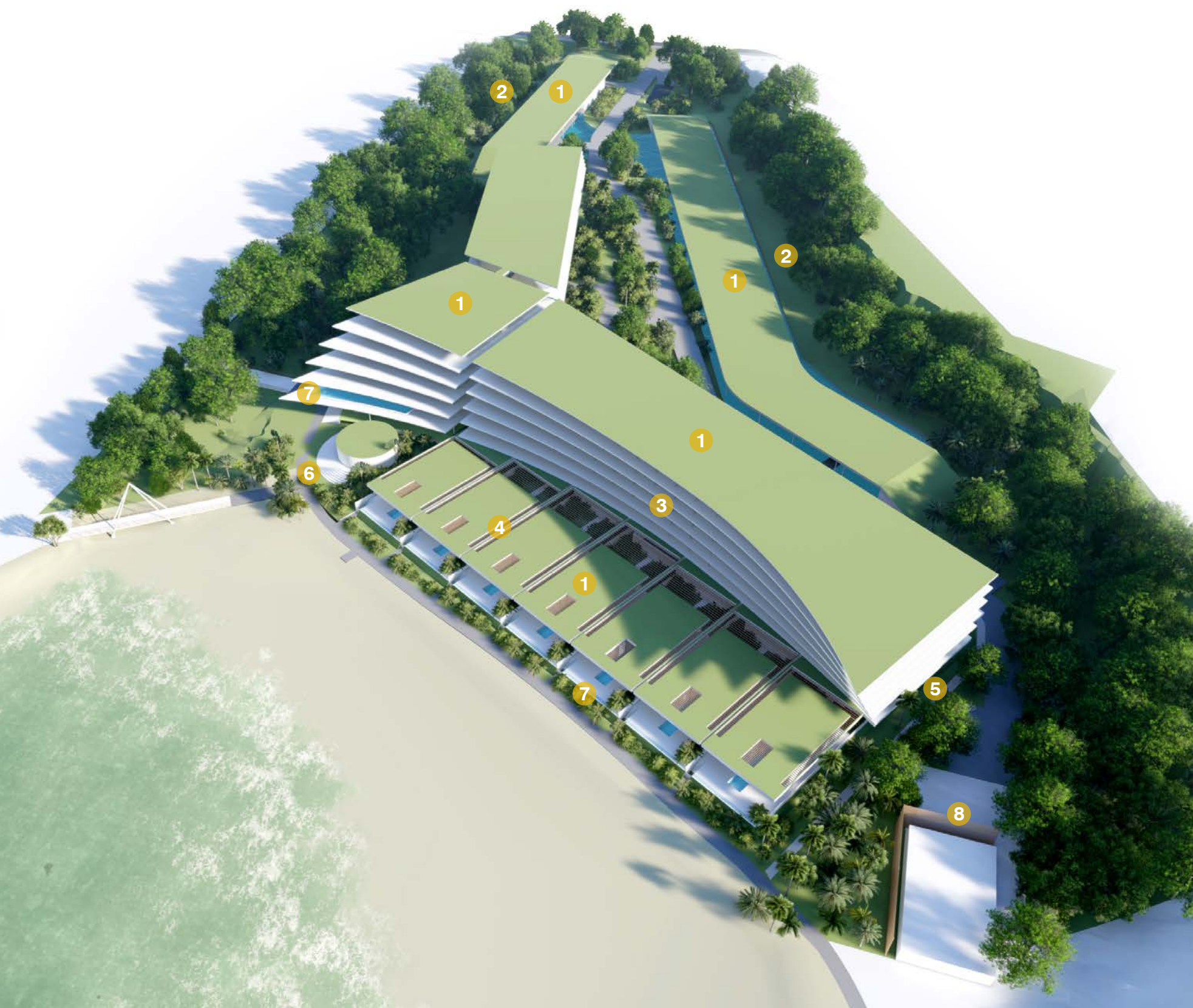


LEVEL 2-3

# Proposed envelope

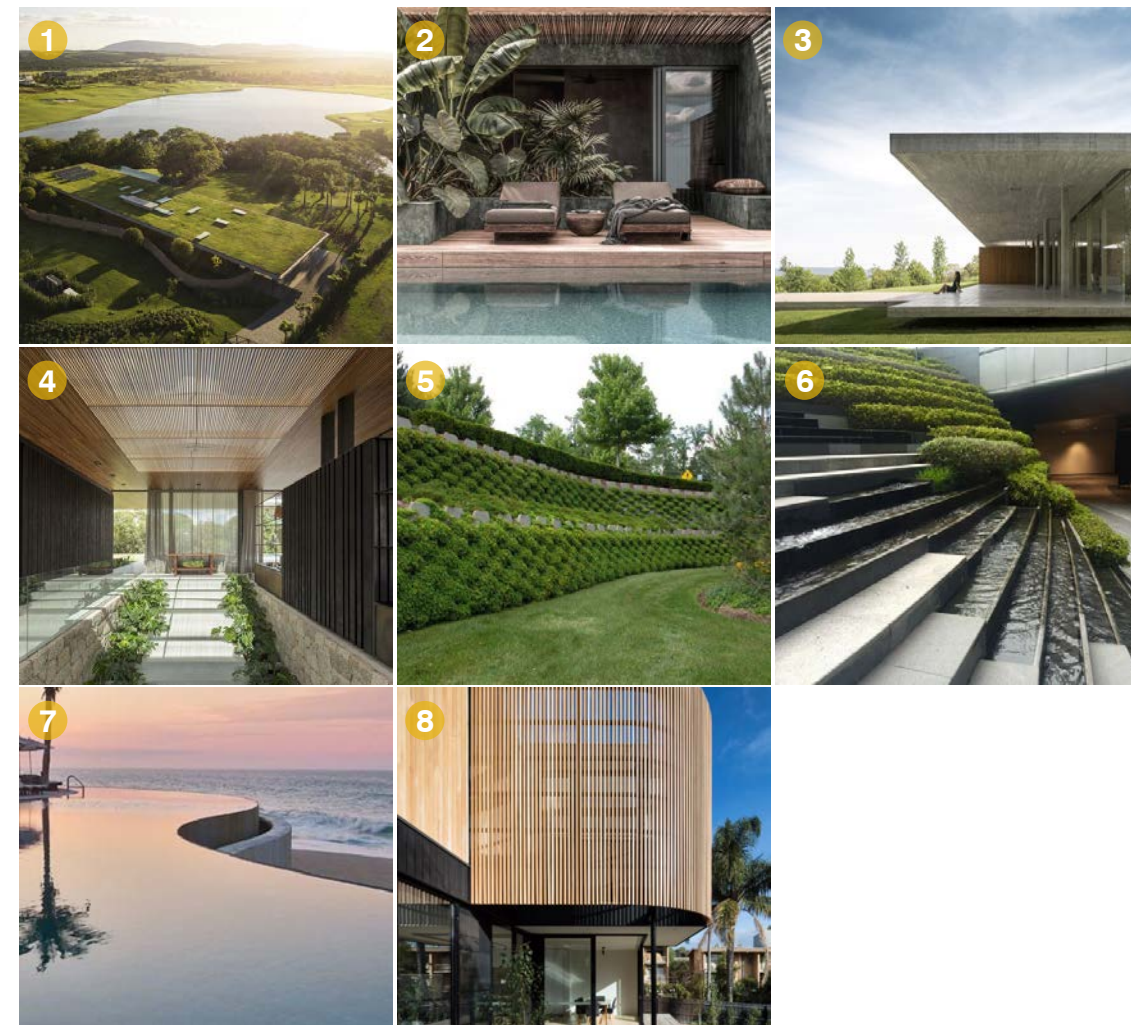
- The built areas are designed to work with one another to provide excellent seclusion and exceptional views from every aspect.
- The beachfront villas are one storey tall, allowing water views from the tiered serviced apartment building behind them and the hotel to the side. As they get progressively 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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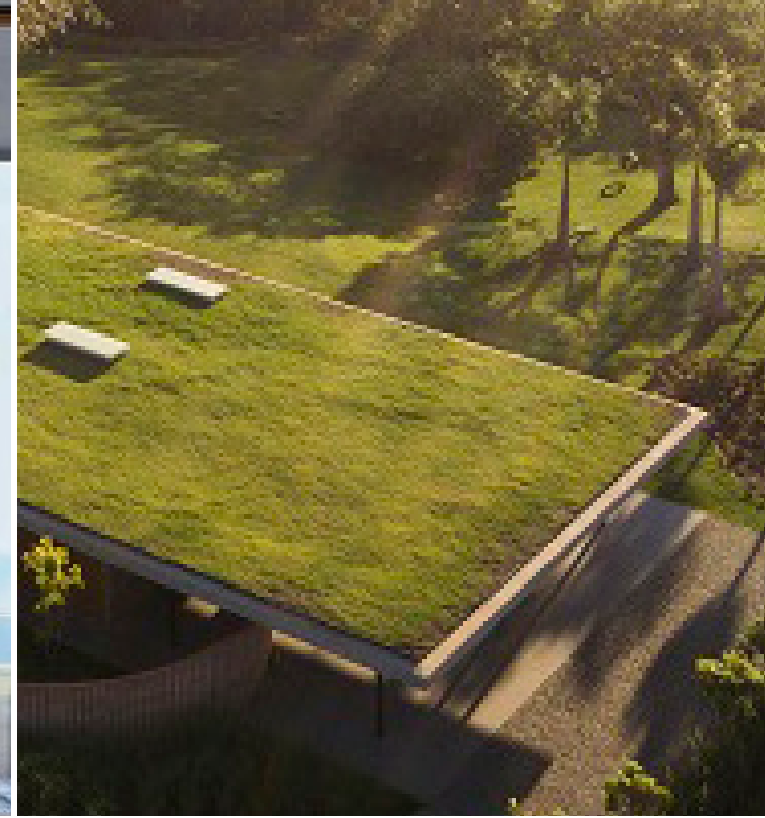
A low maintenance option, concrete tiles perfectly suit coastal areas and varying climates. They are affordable, durable and provide very good insulation from both heat and noise.



## 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.



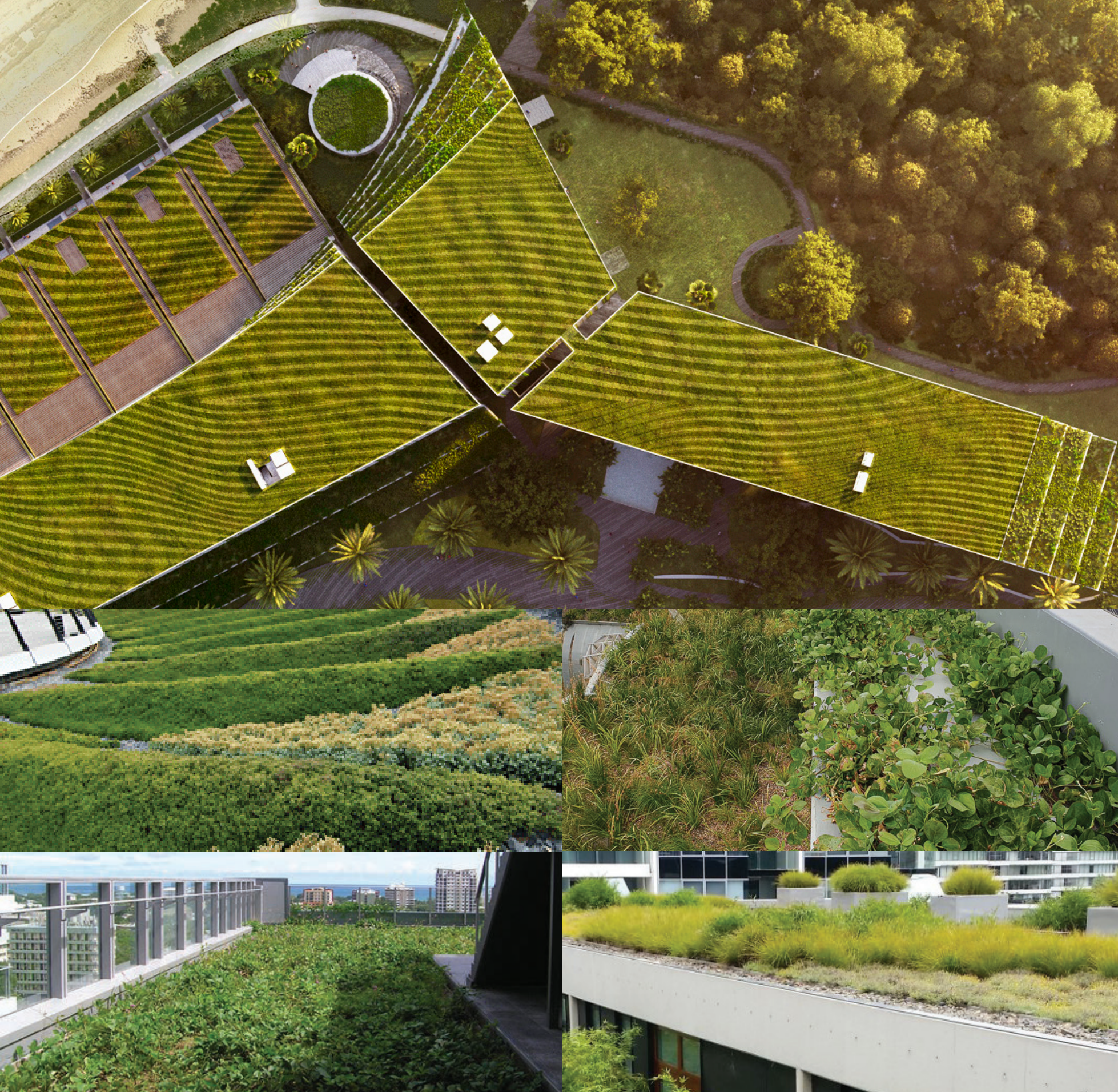
TERRACOTTA BLOCKWORK

# 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.

