

ARCHITECTURAL STATEMENT

DATE: 31 JULY 2026

FROM: Randal Ashford, Architect

PROJECT: Mixed Use Development

PROPERTY: 22 PROGRESS DRIVE, NIGHTCLIFF VILLAGE

RE: **Clause 5.9.6.2 – Development in Gateway Locations
Northern Territory Planning Scheme 2020**

Purpose

This Architectural Design Statement has been prepared in accordance with Clause 5.9.6.2 of the Northern Territory Planning Scheme 2020 for development within a designated Gateway Location in the Nightcliff Village precinct.

The proposed development has been designed to create a distinctive gateway building that establishes a strong sense of arrival into Nightcliff Village. The architectural response enhances the prominence of the site through a contemporary built form, active street edges and a high-quality architectural expression that contributes positively to the public realm while supporting the ongoing revitalisation of the precinct.

Development Overview

The proposal comprises a mixed-use development consisting of:

- Ground floor commercial tenancies that activate the street frontage and provides commercial opportunities.
- Two upper levels of rooming accommodation providing affordable, well-designed accommodation for essential workers, contributing to the housing needs of the Darwin community.
- Landscaped public interfaces, pedestrian-oriented design and high-quality architectural finishes appropriate for a prominent gateway location.

The combination of commercial activity and accommodation creates a vibrant, mixed-use environment that encourages activity throughout the day and evening.

Response to Clause 5.9.6.2 Requirements

Gateway Presence

The development has been designed as a landmark building that reinforces the importance of the Dick Ward Drive and Progress Drive intersection as one of the principal entry points into Nightcliff Village.

The building presents a contemporary architectural form that establishes a strong visual identity through carefully composed building elements, generous glazing, articulated façades and quality materials. The proposal provides a highly visible and attractive gateway that contributes positively to the character of the precinct.

Orientation Towards the Significant View Corridor

The building is orientated towards the significant view corridor identified within the Nightcliff Village planning framework.

Primary façades address both Dick Ward Drive and Progress Drive, ensuring the development engages with the intersection rather than presenting secondary or inactive elevations. The corner treatment emphasises the gateway location and creates a welcoming arrival experience from all approaches.

Extensive glazing, balconies and active commercial frontages maximise surveillance of surrounding public spaces while enhancing visual connections to the street.

Activation of the Public Realm

Ground floor commercial tenancies provide continuous activation along the street frontages through:

- Active shopfront glazing.
- Multiple pedestrian entrances.
- Outdoor dining and commercial opportunities where appropriate.
- Weather protection for pedestrians.
- Clear visual interaction between internal commercial spaces and the public realm.

This activation creates a vibrant streetscape, improves passive surveillance and supports the economic vitality of Nightcliff Village.

Architectural Articulation

Consistent with Clause 5.9.6.2, the development incorporates significant articulation of the building form, envelope and material expression through:

- Recessed and projecting façade elements.
- Variation in balcony forms and shading devices.
- High-quality contemporary materials.
- Vertical and horizontal architectural elements that reduce perceived building bulk.
- Strong architectural treatment emphasising the gateway location.
- Generous glazing to commercial frontages.

These elements create visual interest while responding appropriately to the scale and prominence of the site.

Variation in Building Height and Roof Form

The proposal incorporates variations in building height and roof elements to avoid a monolithic appearance. Architectural roof features, articulation and changes in the building profile provide a visually dynamic skyline that enhances the landmark quality of the development when viewed from Dick Ward Drive and Progress Drive.

These design measures reinforce the gateway function of the building and improve the overall architectural composition.

Material Expression

The development adopts a contemporary tropical architectural palette consisting of durable, high-quality materials suited to Darwin's climate.

The façade combines textured finishes, glazing, lightweight screening elements and contrasting materials to provide depth, articulation and visual interest while ensuring longevity and ease of maintenance.

External materials have been selected to respond to the coastal setting and contribute positively to the evolving character of Nightcliff Village.

Housing Outcomes

The upper levels provide affordable rooming accommodation specifically intended for essential workers, increasing housing supply within an accessible mixed-use centre.

Locating affordable accommodation above activated commercial uses supports a walkable lifestyle, reduces reliance on private vehicles and allows residents convenient access to employment, public transport, retail and community services.

The proposal therefore delivers both social and economic benefits consistent with contemporary planning objectives.

Contribution to Nightcliff Village

The development delivers significant public benefits by:

- Establishing a landmark gateway building.
- Creating an active and engaging street environment.
- Supporting local businesses through new commercial floor space.
- Delivering affordable accommodation for essential workers.
- Increasing pedestrian activity and passive surveillance.
- Improving the visual quality of a prominent intersection.
- Supporting the long-term growth and revitalisation of Nightcliff Village.

Conclusion

The proposed mixed-use development at **22 Progress Drive** satisfies the intent and requirements of **Clause 5.9.6.2 – Development in Gateway Locations**.

The proposal creates a distinctive architectural gateway through its orientation to the significant view corridor, active commercial frontage, articulated building form, varied roof profile and high-quality material palette. The inclusion of affordable rooming accommodation for essential workers above activated ground floor commercial uses delivers a balanced mixed-use outcome that strengthens the economic, social and urban character of Nightcliff Village.

Accordingly, the proposal demonstrably meets the purpose of the clause by providing a visually prominent, high-quality development that marks the arrival into the Nightcliff Village precinct while contributing positively to its future growth.



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