

# Part Lot 9765 Town of Palmerston – Housing Design Principles

## Introduction

The delivery of a diverse range of housing types is a cornerstone of the project. The masterplan has been developed to deliver a variety of residential lots which will ensure the development of housing typologies which will form part of our objective to deliver housing affordability across the project.

The delivery of a range of lot types can be put into the following categories:

- Lifestyle Housing (250 – 399m<sup>2</sup>)
- Compact Lot Housing (400 – 499m<sup>2</sup>) and
- Lots > 500m<sup>2</sup>

### Lifestyle Housing (250 – 399m<sup>2</sup>)

A maximum of 20% of the lots within the project, with a maximum of 5% being a minimum of 250 sq m, will fall into this category in order for the project to meet the Northern Territory Government's requirement for the delivery of new housing classed as "affordable". These lots will be salt and peppered across the development and will be located within a radius of 100 – 200 m from public open spaces. Typically they will be in groups of 4 which can be either single or double storey in height to provide a diverse streetscape.

The small lot integrated housing generally has the following characteristics:

Frontage widths	Depth	Area
15 m	16.7 m	250 – 399m <sup>2</sup>

### Compact Lot housing (400 – 500m<sup>2</sup>)

The compact lot housing generally has the following characteristics:

Frontage widths	Depth	Area
13.3 – 16.67 m	30 m	400 – 499m <sup>2</sup>

### Lots > 500m<sup>2</sup>

Lots greater than 500m<sup>2</sup> generally have the following block characteristics:

Frontage widths	Depth	Area
16 – 30 m	30 m	500 – 900m <sup>2</sup>

## Design Principles and Planning Controls

The following design principles and planning controls apply to all lots, and incorporated in the projects design guidelines. The purposes of these controls are to ensure that the following objectives are achieved:

- Privacy between neighbours
- Adequate natural prevailing breezes and ventilation between and through homes
- Diverse cohesive and attractive streetscapes

<b>Building Design and Planning Controls</b>									
<b>Dwelling design</b>	<p>All dwellings must comply with the following design principles:</p> <ul style="list-style-type: none"> <li>• All dwellings must orientate to the street</li> <li>• All dwellings must have habitable rooms located to the front of the dwelling to provide activation and passive surveillance of the streets</li> <li>• Dwellings to corner blocks must address both frontages</li> <li>• All dwellings must have a min eave overhang of 900mm</li> <li>• Material selection for these dwellings whether it is block work with light weight must take into consideration the Darwin tropical climate and be responsive to these unique climate conditions and be subject to cyclone standards.</li> </ul>								
<b>Design Elements Not permitted</b>	<p>In order to achieve a diverse cohesive and attractive streetscape, the following design elements are not permitted:</p> <ul style="list-style-type: none"> <li>• Blank walls to street frontages</li> <li>• The use of a single homogenous material and colour</li> <li>• Large expanse of flat wall without punctuation and articulation</li> </ul>								
<b>Site cuts and fill</b>	<p>The following restrictions apply to site cuts and fill:</p> <p>The height of site cuts at the boundary is restricted to a maximum of 1000mm with boundary retaining walls for site cuts also not to exceed 1000mm.</p> <p>All fill for the slab(s) is to be contained within the footprint of the building. Any exposed fill for courtyard and outdoor areas is to be graded not to exceed 1:4; or retained with a maximum height of 1000mm retaining walls.</p>								
<b>Site coverage</b>	<table border="1"> <thead> <tr> <th>250 – 399m<sup>2</sup></th> <th>400 – 499m<sup>2</sup></th> <th>&gt;500m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>N/A</td> <td>50%</td> </tr> </tbody> </table>			250 – 399m <sup>2</sup>	400 – 499m <sup>2</sup>	>500m <sup>2</sup>	N/A	N/A	50%
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N/A	N/A	50%							
<b>Building height</b>	<p>Dwellings to be single or double storey with a max height of 8.5m above natural ground.</p> <p>Dwellings should not exceed 2 storeys.</p>								
<b>Primary street setback for single dwellings</b>	<table border="1"> <thead> <tr> <th>250 – 399m<sup>2</sup></th> <th>400 – 499m<sup>2</sup></th> <th>&gt;500m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td>4.5m with walls 3.0 without external walls, except for carports 6.0m for carports and garages</td> <td>4.5m without external walls 6.0m with walls and for carports and garages</td> <td>4.5m without external walls 6.0m with walls and for carports and garages</td> </tr> </tbody> </table>			250 – 399m <sup>2</sup>	400 – 499m <sup>2</sup>	>500m <sup>2</sup>	4.5m with walls 3.0 without external walls, except for carports 6.0m for carports and garages	4.5m without external walls 6.0m with walls and for carports and garages	4.5m without external walls 6.0m with walls and for carports and garages
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<b>Building Design and Planning Controls</b>			
<b>Corner blocks Primary street / secondary street setbacks for single dwellings</b>	<b>250 – 399m<sup>2</sup></b>	<b>400 – 499m<sup>2</sup></b>	<b>&gt;500m<sup>2</sup></b>
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<b>Front loaded garage / Carport setbacks</b>	6.0m from the primary street frontage with a min of 1m behind the building line.  The width of the garage must not exceed 50% of the dwelling width		
<b>Garage width</b>	The width of the garage must not exceed 50% of the dwelling width		
<b>Vehicle Crossing</b>	All vehicle crossing shall be a maximum of 5m and be in accordance PCC requirements		
<b>Articulation Zone</b>	Front façade elements such as porches, balconies, and verandahs may be located 1.5m forward of the primary street setback for structures with walls.		
<b>Side setbacks</b>	<b>250 – 399m<sup>2</sup></b>	<b>400 – 499m<sup>2</sup></b>	<b>&gt;500m<sup>2</sup></b>
	2 of the side and rear setbacks may be located at 0m, including structures without external walls, provided that the structure along one of the two boundaries be limited to a max height of 3.7m	1.5m  A storage structure may be located with a 0m setback on one side boundary for a length not exceeding 5.5m, max height of structure not to exceed 2.1m	1.5m / 1.5m
Where location of party wall for duplex, garage wall and store is permissible on boundary, the maximum length of wall is 6m.  The maximum height of walls located on the boundary is 3.5m from natural ground level.			
<b>Rear setback</b>	<b>250 - 399m<sup>2</sup></b>	<b>400 – 499m<sup>2</sup></b>	<b>&gt;500m<sup>2</sup></b>
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<b>Building Design and Planning Controls</b>							
<b>Encroachments on setbacks</b>	Encroachments such as eaves, fascia and pergolas are permitted within the above setbacks.						
<b>Energy Efficiency</b>	All Dwellings are required to achieve a min 5 Star energy efficiency rating as outlines in the Building Code of Australia (BCA).						
<b>Prevailing Breezes</b>	<p>The prevailing breezes in Darwin come from the following directions:</p> <p>In the Dry Season (June, July, August) breezes are predominately from the south-east in the morning but to a lesser extent from north and east.</p> <p>In the wet season (December, January, February) the breezes are predominately from the north west in the afternoon and to a lesser extent from the west both morning and afternoons.</p> <p>All dwellings need to be designed and orientate openings to pick up prevailing breezes. All Dwellings must provide min (50%) louvre openings which are located appropriately to capture the prevailing breezes</p>						
<b>Private Opens Space (POS)</b>	<p>Provide at least one area of POS to meet the following minimum dimensions:</p> <table border="1" data-bbox="581 909 1373 1037"> <thead> <tr> <th>250 – 399m<sup>2</sup></th> <th>400 – 499m<sup>2</sup></th> <th>&gt;500m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td>4 x 4m</td> <td>4 x 4m</td> <td>Lots &lt;600m<sup>2</sup> = 4 x 4m Lots &gt;600m<sup>2</sup> have no area requirement</td> </tr> </tbody> </table> <p>This area of POS must also be:</p> <ul style="list-style-type: none"> <li>• screened from public view</li> <li>• directly accessible from living areas.</li> </ul>	250 – 399m <sup>2</sup>	400 – 499m <sup>2</sup>	>500m <sup>2</sup>	4 x 4m	4 x 4m	Lots <600m <sup>2</sup> = 4 x 4m Lots >600m <sup>2</sup> have no area requirement
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<b>Carparking</b>	Provide a minimum of 2 car parking spaces on site for each dwelling with one space to be undercover.						
<b>Landscaping</b>	<p>A min 25% of the site area must be retained as permeable and soft landscaping.</p> <p>Landscaping of front gardens including all courtyard walls and fencing must be completed at the same time of Certificate of Occupancy.</p>						
<b>Front Fencing / Courtyard Walls</b>	<p>Front fencing is permissible on the boundary line</p> <p>Front fencing designs and Courtyard walls may be up to a max of 1500mm high and must contain transparent elements to support activation and passive surveillance of the streets and allow for cross ventilation and prevailing breezes.</p> <p>Front fencing / courtyard walls may be constructed of face block work, rendered masonry stonework, high quality timber or metal slats.</p> <p>A min of 50% of the courtyard walls must be offset by min 600mm to allow for planting to the front of the courtyard walls.</p>						

<b>Building Design and Planning Controls</b>	
	Fencing types such as chain link, Colorbond, raw treated pine and timber palings are not permitted beyond the building line.
<b>Services</b>	<p>The following facilities and services must be screened from public view and not be located beyond the building line:</p> <ul style="list-style-type: none"> <li>• All garbage bins</li> <li>• Outdoor clothes line</li> <li>• Water tank and hot water units</li> <li>• Solar panels, air conditioning system, evaporative coolers, satellite dishes and antennae should be mounted such that it is not visible from the street</li> <li>• Solar panels that are required to be mounted to parts of the roof that are visible from the street (North fronting streets) must be integrated and sit flushed with the roof pitch</li> <li>•</li> </ul>