

Lyons will include a mix of housing types to support a diverse range of households. Particular emphasis is being placed on the quality of housing and ensuring that housing design reflects local character.

The key characteristics of housing include:

- The use of design guidelines and covenants to ensure that housing in Lyons is uniquely “Darwin”
- Provision of a range of housing types to suite a wide range of needs and lifestyles
- Ensuring a mix of different residential building types and styles that are unified by common design elements
- Buildings and landscapes that respond to the tropical lifestyle
- The creation of comfortable and enjoyable living environments through design that responds to local climate conditions.

Specific housing features will include:

- Wide overhangs and roof features that offer shading and weather protection in and around dwellings
- Louvred windows and breezeways throughout houses to pick up breezes
- Careful consideration of the privacy aspects of housing while still embracing an open, tropical feel
- Panelling of wall materials to avoid large areas of single wall finishes.



## 15 Housing Type and Design



COMMENTS ABOUT HOUSING TYPE AND DESIGN INCLUDE	JOINT VENTURE RESPONSE
Support for climatic responsive design	Responsiveness to the climate has been a main influence on the overall draft Concept Master Plan as well as the design and siting of individual houses. Climate responsiveness will be enforced by building and landscape covenants.
Recognition of the importance of uniquely Darwin look	Ensuring that Lyons is recognised as a uniquely Darwin community is a major objective of the Joint Venture. Supporting the work of local designers with covenants and building controls will ensure that Lyons appropriately reflects its setting.
Appropriate planting for private landscapes	Planting lists suitable for the Darwin climate will be developed and included in the controls for Lyons. All non-DHA lots will have their front yards landscaped by the Joint Venture. All DHA lots will be landscaped by DHA.
Concerns raised about the noise impacts of air conditioners	Building covenants will be used to address the type and placement of air conditioners.
Recognition of the need for controls to govern house and landscape design	The intent is to control the appearance, liveability and environmental performance of homes to promote sustainability and protect residents' investments.
Support for initiatives to ensure that building commencement within a reasonable time of purchase	This will be addressed by building covenants.
Mix of housing designs	The Joint venture is currently working with HIA and individual builders to produce a variety of housing designs that address issues such as environmental performance and local character.