

09 Design Principles

The key design principles for Lyons are:

01 Building a strong sense of community through design for safety strategies, achieving high standards of residential amenity and drawing upon the character of the natural setting.



02 Creating distinct and attractive neighbourhoods that support diverse lifestyle and housing opportunities with a range of affordability.



03 Providing a major community parkland 'heart' and a neighbourhood structure focusing on local parks



04 Planning a street network that is easily understood, highly connected, discourages through traffic and integrates with existing circulation and public transport patterns



05 Incorporating a comprehensive pedestrian/cycle network



06 Designing major roads, neighbourhoods and parkland that respond to the topography, hydrology and geology of the site and provide a framework for supporting water sensitive design



07 Respecting significant social and cultural heritage values



08 Providing compatible interfaces with neighbouring residents and future land use

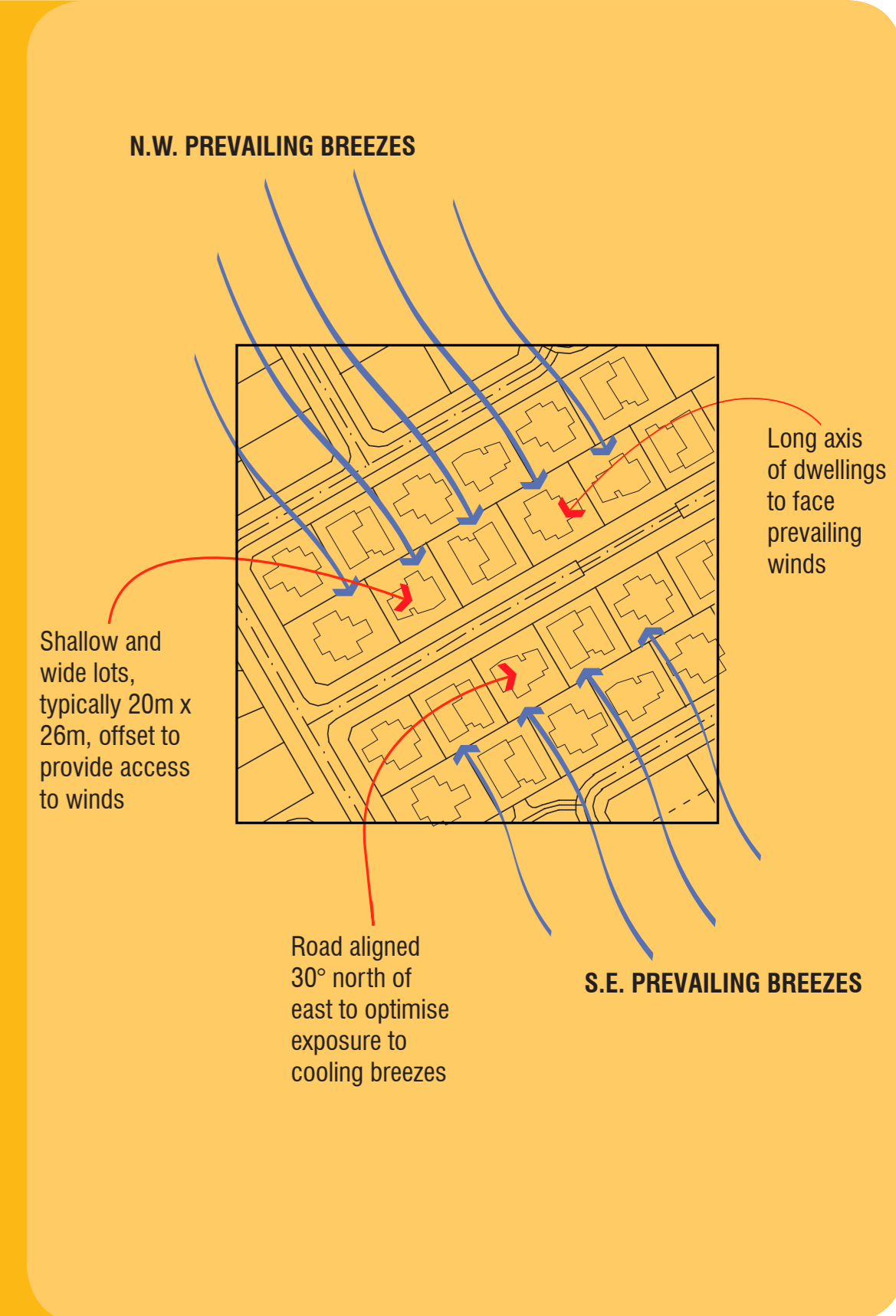


09 Integrating and respecting the existing community nodes of Tracy Village Social & Sports Club and the Royal Darwin Hospital.



10 Creating climate responsive neighbourhoods by incorporating:

- Road patterns and building orientations that respond to the prevailing north-west and south-east breezes
- Open space allowing breeze corridors and passive ventilation
- Stormwater management strategies conserving natural drainage systems
- Support inter-allotment drainage solutions – preventing overland flow through allotments
- Provision of shade trees and structures within parks and along pedestrian and cycle corridors
- Architectural and private landscaping responses appropriate to the tropics



MATTERS RAISED DURING CONSULTATION INCLUDED:	OUR RESPONSE
Lyons is an opportunity to create a suburb that will make a statement about Darwin	The Joint Venture is committed to the creation of a benchmark residential community that will set a new standard in Darwin. The draft Concept Master Plan addresses both the tropical climate and unique Darwin building character.
Support for responsiveness to the local climate as a key guiding principle in the design	Climate responsiveness has been the central design principle from the overall layout through to the design of homes and private landscape. The Joint Venture's partnership with local design professionals has helped to strengthen the local character and climatic responsiveness of the design.
Recognition of the need for a range of housing types and some concerns about lot size	The Joint Venture is committed to supporting a diverse range of household types. Lot sizes were determined by the rezoning and comply with Development Consent Authority standards. Sizes range from 600 sq m to 900 sq m, with an average size of 700 sq m.