



LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

Petition

Registration No:	2
Title:	Family home lots in suburb of Lyons at least 800 square metres
Presented on:	17 August 2005
Presented by:	Mr Wood
Referred To:	Dr Burns
Response due:	30 November 2005
Response received:	3 October 2005
Response presented:	11 October 2005

Petition

The Honourable the Speaker and Members of the Legislative Assembly of the Northern Territory.

We the undersigned respectfully showeth that the suburb of Lyons now planned for the Defence Housing Authority (DHA) has many house lots smaller than the standard 800 square metres minimum.

We the undersigned therefore humbly pray that the Northern Territory Government ensure that, as prescribed by the Darwin Town Plan, the majority of detached family home lots will be 800 square metres or more.

Response

Concerns with respect to lot sizes in Defence Housing Authority proposals for development at Lyons.

- The Territory Government signed a Memorandum of Understanding with the Defence Housing Authority to guide the development at Lee Point. This memorandum promotes cooperation and articulated joint planning goals.
- The land was rezoned to Specific Use (SU) in January 2005 in order to provide for the new suburb of Lyons. The SU zone provides flexibility for the future development of this 'green field' site and stipulates a number of planning controls including lots dor detached dwellings with an average size of 700 m2 and a minimum of 6y00 m2.
- While the Darwin Town Plan establishes a minimum lot size of 300m2 in the R1 zone, it also includes the R0 zone which was specifically introduced to accommodate detached dwellings on lots less than 800m2 in the new estates where the dwellings and the estate are integrated in terms of design.
- It has been the Government's intention to facilitate the creation of a community at Lee Point that is well served by open space, is public transport and pedestrian friendly, integrated with existing infrastructure, environmentally responsive and energy efficient.
- The development application for stage 1 of the subdivision demonstrated a high level of commitment to the philosophy of sustainable development and I consider that the development at Lyons will achieve a high standard of residential amenity for future residents.