



THE PARKS



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Live the park life







1. The Parks Living

1.1 The Vision

The vision for **The Parks** is a high-quality residential estate that is conveniently located to all you love in Darwin and Palmerston, but with the outdoor lifestyle of Litchfield at your doorstep.

The Parks provides over 4 hectares of parkland and open space adjoining the headwaters of Mitchell Creek and yet is only a couple of minutes from the Gateway shopping centre. So, whether it's visiting your local café, walking your dog, wearing out the kids on the shaded playground or mountain biking the Spokes Track, you are able to live your best lifestyle at **The Parks**.

The Parks lifestyle is about opportunities and freedom to decide, and the Design Guidelines for your home emulate this by providing flexible design choices within a logical framework developed in cohesion with The Parks builder team.



1.2 Introduction

Building a new home is a significant investment, and The Parks Design Guidelines (TPDG) is focused on creating a cohesive and attractive streetscape, while fostering a sense of community and neighbourhood character. The TPDG sets out a framework within which you decide how your house presents to the street through the building façade treatments, set-back from boundaries, fencing, car parking, roof lines and mechanical equipment placement. The TPDG review panel will ensure compliance with the intent of the design guidelines and facilitate quality design outcomes with a focus on how your home presents to the street and stormwater is managed. The TPDG is designed to assist in protecting your investment and that of your neighbours.

1.3 Design Philosophy

At **The Parks**, we know that Territorians want choice, love the tropics and talking to our neighbours.

The Parks encourages diversity, which allows you to make your own choices, such as:

- the style of house you build,
- if you have a front fence or not; and
- where you choose to put your house on your block.

The Parks supports living a cool tropical lifestyle through:

- Orientating your home to maximise natural ventilation from cooling breezes;
- Incorporating cross-ventilation in your home through using window and louvre placement; and
- Keeping cool by shading walls and windows with trees, screens and 'green fences'.

Living at **The Parks** means neighbours become friends, and so:

- Protect privacy through:
 - » minimising direct overlooking of your neighbour's living room and outdoor area;
 - » using green fences (plants), screens and thoughtful window placement;
 - » minimising the potential for noise by separating outdoor areas.
- Manage block/street interfaces through:
 - » developing attractive front yards;
 - » controlling stormwater flows within your block;
 - » screening infrastructure (bin storage air cond units, etc) from the street; and
 - » ensuring sufficient car parking and storage within your block.







2. Home Living

2.1 Setbacks

The set out on your block will influence much of how your home is designed, which **must** include minimum setbacks of:

		Block Width (m)	
		12-15	16+
Minimum Setback	Side	1.0m	1.5m
	Rear	1.5m	1.5m
	Primary Street*	6.0m	6.0m
	Secondary Street**	2.5m	2.5m
	Garage	6.0m	6.0m

**Primary Street setbacks may be reduced, subject to agreement with the TPDG review panel, to 3.0m for block frontage widths of 15m or less and 4.5m for blocks above 15m in width subject to the requirements of Clause 5.4.3.3 of the Northern Territory Planning Scheme, where a well-designed, articulated front façade, landscaping and fencing design is proposed.*

***for blocks on corners, the longer street boundary is considered the Secondary Street.*

Zero setbacks to side or rear boundaries are **not** allowed.

The front façade can be set back behind the garage to facilitate private open space in the front yard, if it is not visible from the primary street boundary and is fenced to 1.8m with high-quality finishes (e.g. rendered blockwork with aluminium slats) with articulation and front landscaping is incorporated in the design.

Garages have a minimum 6m setback from the front boundary of your block and must have at least 500mm of articulation to the balance of the front façade.

2.2 Front façade treatments

Your home's front façade sets much of the tone for your whole street. To attractively present to the street your façade must include a degree of articulation such as:

- a primary and a secondary feature finish, including materials, colours or textures that give your home's exterior depth and character, as well as creating an inviting entrance to your home;
- architectural design and flair with elements like a welcoming portico for shade and weather protection, extended eaves, or modern or contemporary features; and
- avoiding extensive flat surfaces.

The colour of your roof and house can help keep you cool, and **must be** light, with neutral and earthy colours encouraged. Secondary front façade colours **may be** more vivid in colour palette.

Check with your builder as to the colour/ materials of gutters downpipes to the frontage of your home and if these match with your selections for façade materials and colours.

Homes on blocks with side boundaries that directly adjoin open space and parks **must** provide an attractive appearance to these spaces with design consideration as for the front façade.

2.3 Ancillary Structures

Designing storage into your home is encouraged, including ensuring garages are of a size that facilitates vehicle parking as well as storage of household and outdoor equipment. Check with your builder as to the cost of extending the depth and/or width of your garage versus providing a separate garden shed.

Ancillary structures (e.g. rear garden sheds) will be considered but **must be** consistent with the style and colour of your home and **must be** in the rear 60% of your block and screened from neighbouring views with either structures, screens or vegetation.

2.4 Roof Lines

A well-designed roof can make your home look amazing while keeping your energy bills low. Your roof design **must** consist of at least two planes with a minimum pitch for:

		Block Width (m)	
		< 18m	> 18m
Minimum pitch degree for the lowest roof plane	Skillion Roofs	10 degrees	10 degrees
	Gable or Hipped Roofs	22 degrees	20 degrees

Roof eaves **must** extend a minimum of 450mm and **must not** encroach within 500mm of a side boundary.

Gutters to your roof are encouraged, but **not** mandatory. Refer Section 4 (Stormwater) for detailed stormwater management requirements.

2.5 Rooftop Systems

Solar panels, solar hot water systems, antennae/satellite dishes and whirlybirds **must not be** installed on roof planes facing the primary street. Where visible from the street on roof planes facing adjacent block or a secondary street, these **must be** located to the rear 60% of roof planes as assessed from the primary street frontage.

2.6 Wall and Ground

Air conditioners inverters, electrical meter boxes, gas cylinders, pool pumps, rainwater tanks, bin storage, washing lines and any other ancillary infrastructure to the dwelling **must be** located behind wing walls/fence returns so that they are **not** visible from the primary street.

Letter boxes **must be** constructed on the front boundary and:

- Incorporated into front fences; or
- of a colour and finish consistent with the rest of your home if constructed as a stand-alone letterbox.

Shade sails in front of wing walls **must only** be installed if the front boundary is fenced at 1.8m high and **must be** of a colour consistent with the rest of your home and not detract from your home's street appeal.







3. Street Living

The streets in The Parks are built for people and with a good streetscape here the magic happens: kids playing, neighbours chatting, and buzzing with activity.



3.1 Fencing

At **The Parks** you have the choice to fence the front boundary of your block. Fencing visible from the primary or secondary street on all blocks (in front of wing walls) **must not** be of chain mesh or solid Colorbond® (or similar) construction. Shade cloth (or similar) is **not** allowed to be attached to these fences. Shade cloth to internal fences is permitted as a temporary screen until landscaping establishes.

Front fences

The front fence is considered to be on the primary street frontage and extends to 2m behind the front façade on the side boundary (internal and corner blocks).

A front fence **must have** a maximum height of 1.5m, or if high quality finishes are proposed a dispensation to 1.8m **may be** considered at the discretion of the TPDG.

Front fencing **must have** a permeability of between 20% and 40% to maintain breezeways and passive surveillance of the street.

Front fences **must be** constructed from rendered blockwork and/or powder-coated aluminium slats in colours consistent with the rest of your home. Black powder-coated tubular pool fence **may be** considered with high quality irrigated landscaping to create a 'green fence'.

Gates in the front fence **must be** consistent with the rest of the fence (colour and materials) and **must have** a permeability of between 20% and 40% to maintain breezeways and passive surveillance of the street.

Wing Wall fences

If the front boundary is unfenced or fenced at a height below 1.5m, a wing wall/fence of 1.8m in height **must be** placed 2m behind the front façade or garage and extend from the wall of your home to the adjacent block boundary.

Wing wall fences **must** provide visual screening of ancillary infrastructure and **must have** a maximum permeability of 20% and in materials and colours consistent with the rest of your home.

Side and Rear fences

Fencing of common internal side and rear boundaries of blocks **must be** 1.8m high from a distance of 2m behind the front façade or garage.

You **may** choose any materials for fences internal to your block (behind the wing wall fences), but agree with your neighbours which fence treatment you choose and how the cost is shared. The rules about fencing are set out in the Northern Territory [Fences Act 1972](#).

Where developer fences are provided on these boundaries, they **must be** maintained by the homeowner to the standard to which they were constructed.

Corner Blocks - Secondary Street Frontage fences

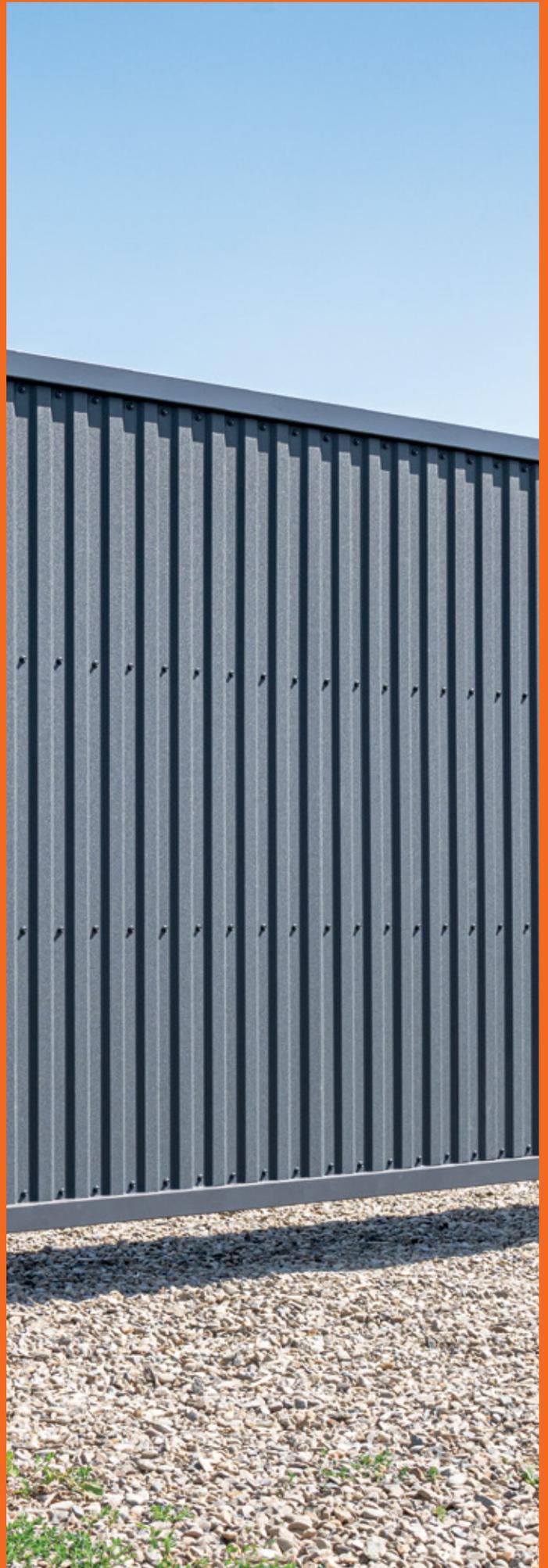
For blocks on street corners, the corner side fence is considered to be on the secondary street frontage, from 2m behind the front façade to the rear boundary.

Fencing of the corner side **must be** 1.8m high from a distance of 2m behind the front façade or garage.

Corner side fencing **must have** a permeability of between 10% and 20% to allow cross ventilation and provide passive surveillance of the street.

To provide privacy and a degree of vertical articulation, corner side fences **may** include:

- Colorbond® fencing in colours consistent with the rest of your home or your front fence (colour and materials), incorporating 1.5m of solid panel and 0.3m of horizontal slates (1.8m total height).
- Extending the front fence treatments to the full length of corner side fences; or
- Black powder coated tubular pool fence with high quality irrigated landscaping to create a 'green fence'.





3.2 Infrastructure

Each block will be provided with the necessary infrastructure, including a driveway crossover, a power pillar, a potable water tap, a sewer and stormwater connection and a nbn lead in conduit. The driveway crossover will be the primary street road verge, the power pillar will be a formal easement to Power and Water Corporation (it may be on your neighbour's block), but all the other services will be inside your block.

An Infrastructure Master Services Plan will be prepared for each stage that will identify where each of these services are located, mostly in the primary street frontage, but sewer and stormwater connections may be in the side boundary of corner lots. You **must** connect to this infrastructure in the location identified in the Infrastructure Master Services Plan.

The location of the infrastructure to service has been agreed with Litchfield Council and Power and Water Corporation. It is **unlikely** that the TPDG review panel will agree to alternative driveway crossover locations requested by the homeowner.

3.3 Landscaping

Verge Landscaping

To assist in builder access during construction of your home and minimise soil erosion during the wet season, street trees are **not** being planted and road verges are **not** being topsoiled and grassed prior to settlement of your home, with compacted verge surface provided instead.

You **must** topsoil and grass the verge from the front boundary to the back of kerb **within 6 months** of the construction completion of your home. Grass verges **may** be established through seeding but **must** achieve 80% coverage within 6 months of the completion of your home. Synthetic turf **must not** be used in the verge.

Street trees will be planted in the verge by the Developer upon the completion of most homes (approximately 80%) in your stage of The Parks. The developer will be responsible for this tree for 12 months, after which it will be handed over to you to maintain with your section of the road verge.

All irrigation **must** be installed within the boundary of your block and is not permitted in the road verge.

Front Yard Landscaping

If your block is unfenced, a minimum of 25% of the front yard **must be** planted garden beds, the remainder being grass lawn to the kerb edge of the road. Synthetic turf **must not** be used in the front yard.

A tubular pool front fence **must have** a 1m irrigated garden bed directly behind the fence and planted with hedging shrubs at

0.5m spacing that must be completed **within 6 months** of the construction completion of your home and will fill in the spaces between the fence within 2 years of planting.

Landscaping treatments to the front yard visible from the street **must be** completed **within 6 months** of the construction completion of your home. Grass **may** be established through seeding but **must** achieve 80% coverage within 6 months of the completion of your home.

Private Open Space

Your design **must** include private open space that complies with Clause 5.4.6 the NT Planning Scheme, with the minimum area based on the size of the block.

At least one shade tree (45L) **must be** planted within the private open space in your block to provide shade. This will support the establishment of an 'urban forest' across The Parks estate.

A plain English landscaping plan **must be prepared and signed by you and/or your builder/landscaper**. This plan should set out what landscaping will be installed in the different parts of your front yard and verge (including irrigation, hard and soft landscaping), how stormwater will be managed, who will be doing the work and when it will be completed.

Your landscaping plan will be provided to Litchfield Council to facilitate a 'Permit to Work' in the Litchfield Council road reserve.

3.4 Retaining walls

Front or corner side retaining walls **must be** a maximum of 0.9m high and of a colour and finish consistent with the rest of your home. The toe of all retaining walls **must be** wholly within the block being retained.



3.5 Driveways and parking

There **must be** space for two cars parked under roof (garage or carport), with additional parking for two vehicles within the 6m garage setback.

Carports will be considered **only if** the front boundary is fenced to a minimum of 1.8m with high quality finishes, and there **must be** an enclosed ancillary structure for storage of household and outdoor equipment with a minimum floor area of 8m².

All driveway crossovers will be constructed by the Developer prior to settlement in grey concrete (brushed finish) from the block boundary to the road kerb. The location of the driveway crossover will be identified in the Infrastructure Master Services Plan prepared for each stage.

The driveway crossovers will be 3.5m wide and calculated to roughly centre the crossover with a standard garage door width of 4.8m. The driveway crossovers are offset from the nearest lot boundary by the following distances:

Block Width (m)	House building envelope side setback	Crossover side boundary setback
12-15	1m	2.25m
16-20+	1.5m	3.4m
Corner Blocks	1.5m	1.0m

The driveway within the block constructed by your builder **must** connect to the driveway crossover in the verge. Plain grey concrete is not permitted unless it has a brushed finish or a feature treatment approved by the TPDG review panel.

Should the crossover be damaged during construction of your home, Litchfield Council (the owner of the driveway crossover) **will hold you** responsible for the repair of this infrastructure, and this **will be** a consideration in the return of your **Covenant and Design Guidelines Bond** (refer Section 6) by the TPDG review panel.

Some infrastructure may be constructed within the location where your builder will pour your concrete driveway slab. If this is designated in the infrastructure master services plan, you **must** remove any existing concrete surrounds and incorporate the inspection opening lids within the final driveway slab so that it is flush with the top of the driveway slab. You can return the concrete surrounds to the Developer for re-use within the subdivision.



4. Stormwater

When it rains in the tropics, it really buckets down, and you need to be ready for it. All homes are to be designed for the effective conveyance of stormwater around your house and to stormwater connection at their street frontage. All stormwater **must be** directed from your block to the its primary street frontage (or secondary street on corner blocks if designated on the infrastructure master services plan) and it **must not** run onto your neighbours land on either side or to the rear.

A plain English stormwater management plan **must be prepared and signed by you and your builder** to outline how stormwater will be managed and submitted with your design for approval, and **must** include:

- Maintaining a 1% grade from the back of the block to the primary street frontage (and/or secondary street on corner blocks) away from buildings to ensure that stormwater can be discharged to the street;
- Installing a physical barrier on the lower (downstream) side of your block so that stormwater is directed to the drainage system in the street, which **may** include:
 - » A minimum 100mm concrete plinth under your side fence; or
 - » A minimum 100mm grated channel drain;
- Capturing rainfall from minor storms (up to the 50% annual exceedance probability) and discharge it into the underground stormwater system through the lot connection in the Primary Street verge (or secondary street if so designated in the infrastructure master services plan);

- Providing a clear path to convey rainfall from major storms (up to a 1% annual exceedance probability) overland through your block to the primary street (and/or Secondary Street on corner blocks) through the side setbacks of your block; and
- Installing the appropriate landscaped treatments underneath roof lines with no gutters, below downpipes and in overland flow paths to prevent soil erosion.

Landscaping treatments to manage stormwater **must be** completed at the same time as your home build (prior to an Occupancy Permit) **will be** a consideration in the return of your **Covenant and Design Guidelines Bond** (refer Section 6) by the TPDG review panel.

Your builder's stormwater management plan will be provided to Litchfield Council for its records.



5. During Construction

Chances are that people will be living in The Parks when your home is built and to make sure we keep it clean and tidy, a plain English construction management plan must be prepared and signed by you and your builder and submitted to the TPDG review panel as part of your design approvals, that must include:

- Erosion and sediment controls that outlines measures to manage dust (in the dry season) and mud (in the wet);
- Waste management/pollution controls that outline how the site will be kept clean and tidy (particularly during a cyclone warning), including concrete washouts from concrete pump and delivery trucks, mud on the roads, location of and frequency of emptying skip bins and site toilets; and
- A photographic dilapidation report of the state of existing infrastructure, including the footpath, kerb, road surface, water pipes, electricity pillars and any other street infrastructure in front of your block (primary and secondary street frontage) or within 15m either side boundaries.

Construction rubbish blown from your site or being dumped outside of your site (including concrete truck washout) **will not be tolerated**. Any damage to infrastructure will be reported to the asset owners and pollution will be reported to the NT Environment Protection Authority (NTEPA).

All waste management, including toilets, stockpiles and skip bins must be contained within the property boundary.

Effective management of your block (by your builder and yourself) during construction will be a consideration in the return of **Covenant and Design Guidelines Bond** (refer Section 6) by the TPDG review panel.

Your builder's construction management plan will be provided to Litchfield Council for its records.





6. Approvals Process

All new homes constructed in Darwin are required by law to comply with the National Construction Code (NCC), the NT Planning Scheme (NTPS) and NT Subdivision Development Guidelines (NT SDG). It is the responsibility of your builder and/or architect and the building certifier to ensure compliance with all applicable Council, State and National requirements as they relate to the design and construction of your home.

6.1 Compliance with the TPDG

You **must** obtain TPDG review panel approval **prior to** commencing construction of your home to ensure that the design is compliant with the TPDG.

Sometimes your home may be non-compliant, yet still achieves the TPDG's intent. The TPDG review panel may approve non-compliant homes (at our discretion) on an individual basis, and engaging with us as early as possible will avoid delays and additional costs to you or your builder.

6.2 Covenant and Design Guidelines Bond

In order to ensure compliance with the TPDG and minimise the damage to infrastructure assets during the construction of your home, you **must** pay a **\$3,000 Covenant and Design Guidelines (CDG) Bond** (at settlement) that will be returned to you when the following requirements have been met within 6 months of the completion of your home:

- An occupancy permit is obtained for your home;
- All stormwater management infrastructure is completed;
- Any damage to infrastructure by your builder (and its sub-contractors and suppliers) is repaired; and
- All verge landscaping and landscaping for 'green fences' is completed and established.

6.3 The Process

Buying your perfect block and building your dream home is not only exciting but can also be a daunting process for those who have not done it before. The TPDG team and our builders are here to help and guide you along the way. We have set out a simple 5 step process for you to follow:

1. Get started by:
 - a. Buying the block of land that suits your lifestyle and budget;
 - b. Choosing from one of our display builders, a local builder or an architect/designer; and
 - c. Choosing an existing design or design your dream home incorporating the requirements of TPDG.
2. **BEFORE** you sign a building contract:
 - a. Your Builder will submit your design with the completed and signed Checklist, to The Parks Design Guidelines review panel on TPDG@TheParksLiving.com.au
 - b. We will work with you and your Builder to help you meet the requirements of the TPDG, which sometimes means it needs to go back to your Builder to make changes;
 - c. Pay your **CDG Bond**; and
 - d. we will provide TPDG '**Permission to Use**' endorsement of your design.
3. Get things moving by:
 - a. Sign the Building Contract with your Builder once your design is approved.
 - b. Your Builder will finalise geotechnical, engineering, energy efficiency and get a Building Permit from a Certifier, who will ensure that your design is compliant with all regulatory and legal requirements.
 - c. Your Builder will commence building your home, but make sure your builder complies with the requirements of the TPDG during construction and obtains Litchfield Council and Power and Water Corporation approvals as required.

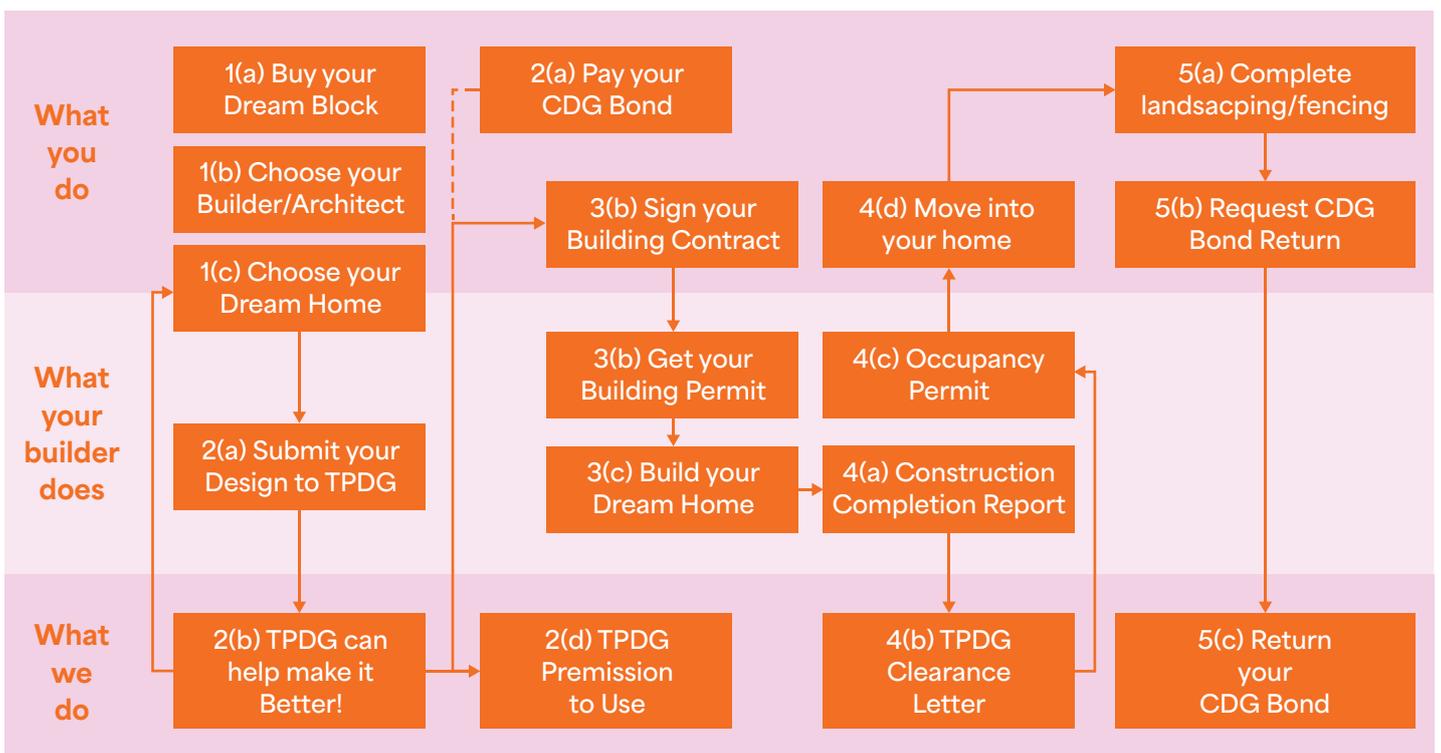
4. To move into your new home:

- a. Upon completion of your home, your Builder will submit a plain English Construction Completion report to the TPDG review panel with photo evidence of a front façade, front fencing, stormwater landscaping, and retaining walls compliance with your approved design.
- b. The TPDG review panel will issue your builder with a ‘Clearance’ letter;
- c. Your Builder can then apply for an Occupancy Permit; and
- d. Move into your new home!

5. Within 6 months of the completion of your home:

- a. finish all required landscaping, plant your yard tree, install rear and side fencing and rectify any damage to infrastructure by your builder; and
- b. email TPDG@TheParksLiving.com.au with your lot number and photo evidence of completed works, requesting the return of your **CDG Bond**; and
- c. The TPDG review panel will return your **CDG Bond**.

A flow chart for the TPDG review process is summarised below:







THE PARKS

Appendix 1: Design Review Application

Design Review Application

Design Review Application Form		
Lot Number:	Street:	Date Submitted:
Owners Details		
Name:		
Address:		
Postcode:		
Contact Numbers		
Home: ()	Mobile:	
Business: ()	Email:	
Builder/Architect Details (Plan provided by)		
Name:		
Address:		
Postcode:		
Contact Numbers		
Home: ()	Mobile:	
Business: ()	Email:	
Landscape Architect/Designer Details (Plans provided by)		
Name:		
Address:		
Postcode:		
Contact Numbers		
Home: ()	Mobile:	
Business: ()	Email:	

The drawings and associated documents noted in the checklist at the end of this document should be electronically submitted for assessment to:

The Parks Design Guidelines Review Panel

c/- NT Land Company, Sales Office
_____ Street, _____, NT 08____.

TPDG@TheParksLiving.com.au

TPDG Design Review Checklist

	Provided <i>Circle Y for Yes, N for No</i>	Provided <i>Circle Y for Yes, N for No</i>
For the TPDG review panel to assess and approve your design, the following drawings and documents must be submitted as a minimum:		
(1) Earthworks and Drainage plan (1:200 scale) indicating:		
• Depth and area of any cut/fill across the block.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Location and height of any retaining walls to be constructed.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Location and dimensions of any cut off drains, swales and/or mounds to be constructed.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Finished surface levels at 100mm contours.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Finished floor level of dwelling and any other structures / hard surfaces (driveway, footpaths, etc)	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Drainage, including grading, flow direction, pits, pipes, gutters.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
(2) Site plan (1:200 scale) indicating:		
• Boundary distance to face of wall of all parts of the dwelling.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Boundary distance to outermost point of the eave/gutter for all parts of the dwelling.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Site coverage of the dwelling.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Driveway position, width and materials.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
• Any ancillary structures (gazebo, sheds, water tanks, etc) with dimensions as above for the dwelling.	<input type="checkbox"/> Y / <input type="checkbox"/> N	
(3) Floor plans of all floors of the dwelling (1:100 scale) indicating:		
• Floor areas, including decks and terraces in m ² .		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Floor levels.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Proposed internal space use (e.g. kitchen, living, bedroom).		<input type="checkbox"/> Y / <input type="checkbox"/> N
(4) Elevations of all sides of the proposed dwelling (1:100 scale) also indicating:		
• Roof eave overhang dimensions.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Exterior materials noted on drawings.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Roof pitches and overall height above natural ground level.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• External window treatments i.e. privacy and security screens.		<input type="checkbox"/> Y / <input type="checkbox"/> N
(5) Landscape plan (1:200 scale) indicating:		
• Lawn areas.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Planted areas, including plant types and density.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Paved areas, decks or terraces, including materials.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• Ponds, pools or other water features.		<input type="checkbox"/> Y / <input type="checkbox"/> N
• For pool pumps - location and details of housing (visual amenity/backwash point of discharge).		<input type="checkbox"/> Y / <input type="checkbox"/> N

Provided

Circle Y for Yes,
N for No

(6) Ancillary Structures, with notes or details as appropriate:

- Gazebo or other separate buildings.
- Air Conditioning plant, water tank and rubbish bin location.
- Any other structures or features separate from main building including rainwater tanks, swimming pools and shade sails.

(7) Fencing plan. Provide plans and elevations of street boundary fencing and retaining walls, where permitted, indicating:

- Materials, finishes and permeability.
- Fence locations, types, heights.
- Distance to boundary.
- Planting associated with fence.
- Gates, Gate Houses or any other entry statement.
- Letter box location and design.

(8) Colour Scheme. Provide details of all exterior colours including their locations identified on elevation plans:

- Wall finish materials and colours.
- Windows.
- Roofing, fascias and gutters.
- Balustrades.
- Any other materials visible to the exterior of the dwelling.

Provided

Circle Y for Yes,
N for No

(9) Management Plans, including:

- Landscaping plan
- Stormwater Management Plan.
- Construction Management Plan
- » Note: If landscaping, stormwater and construction management plans are submitted with the design approval, Litchfield Council will not require any further approvals.

TPDG Construction Completion

Provided

Circle Y for Yes,
N for No

For the TPDG review panel to assess and provide a Clearance for the Occupancy Permit, your builder is to submit a plain English construction compliance report, with photographic evidence that the following has been completed in compliance with the approved design, including as a minimum:

- The front façade and garage Y / N
- Front fence with gates Y / N
- Any retaining walls Y / N
- All stormwater management infrastructure Y / N

TPDG CDG Bond Return

Provided

Circle Y for Yes,
N for No

For the TPDG review panel to assess and return of your Covenant and Design Guidelines Bond, you will need to email the TPDG requesting return and confirming compliance with your TPDG approved design and providing:

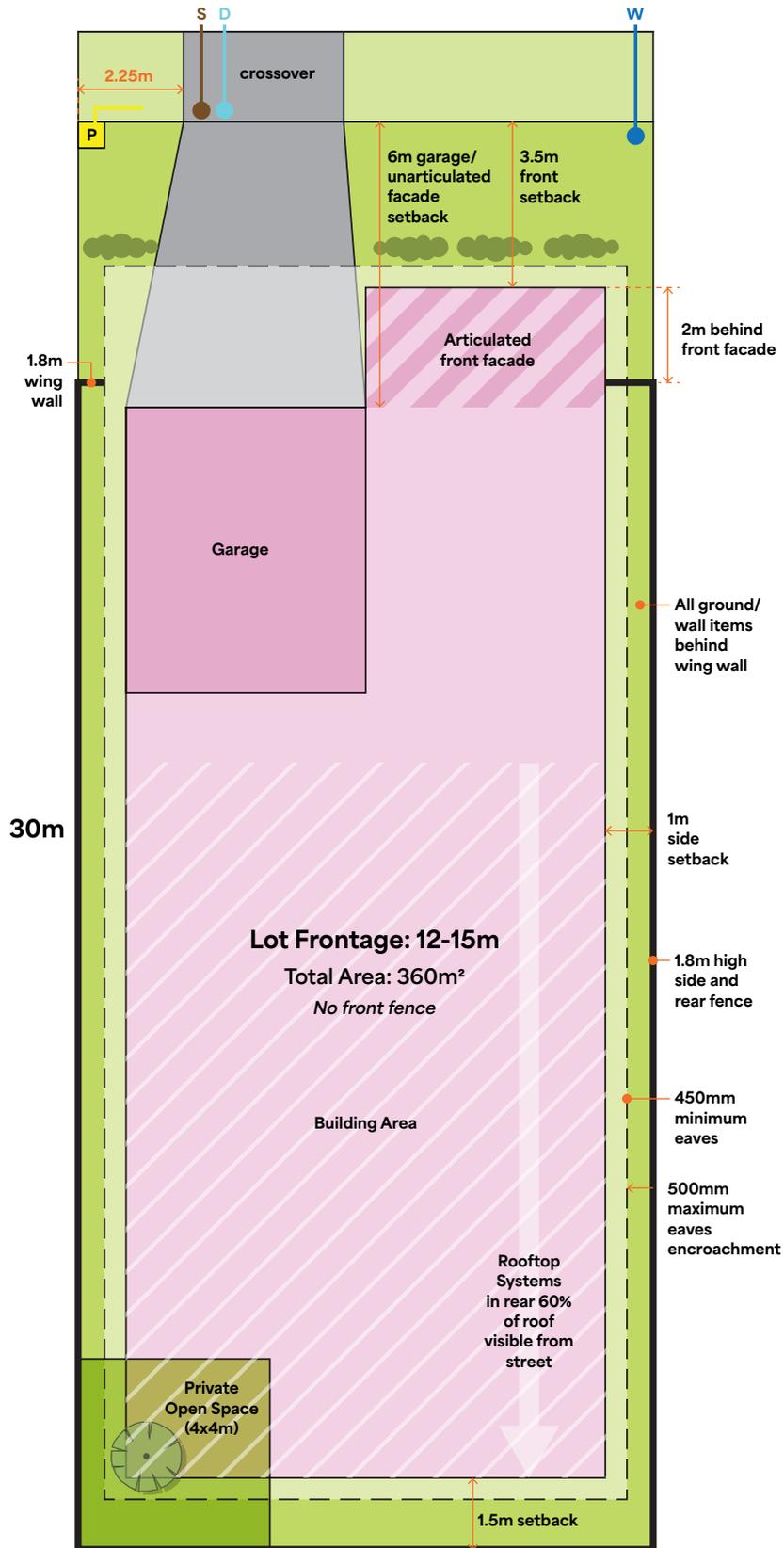
- the occupancy permit obtained for your home Y / N
- Photographs of:
 - » repairs to any damage to infrastructure by your builder (and its sub-contractors and suppliers) Y / N
 - » completed and established verge landscaping, landscaping for 'green fences' and front yards Y / N
 - » establishment of your yard tree Y / N
 - » side and rear fences, including wing walls Y / N



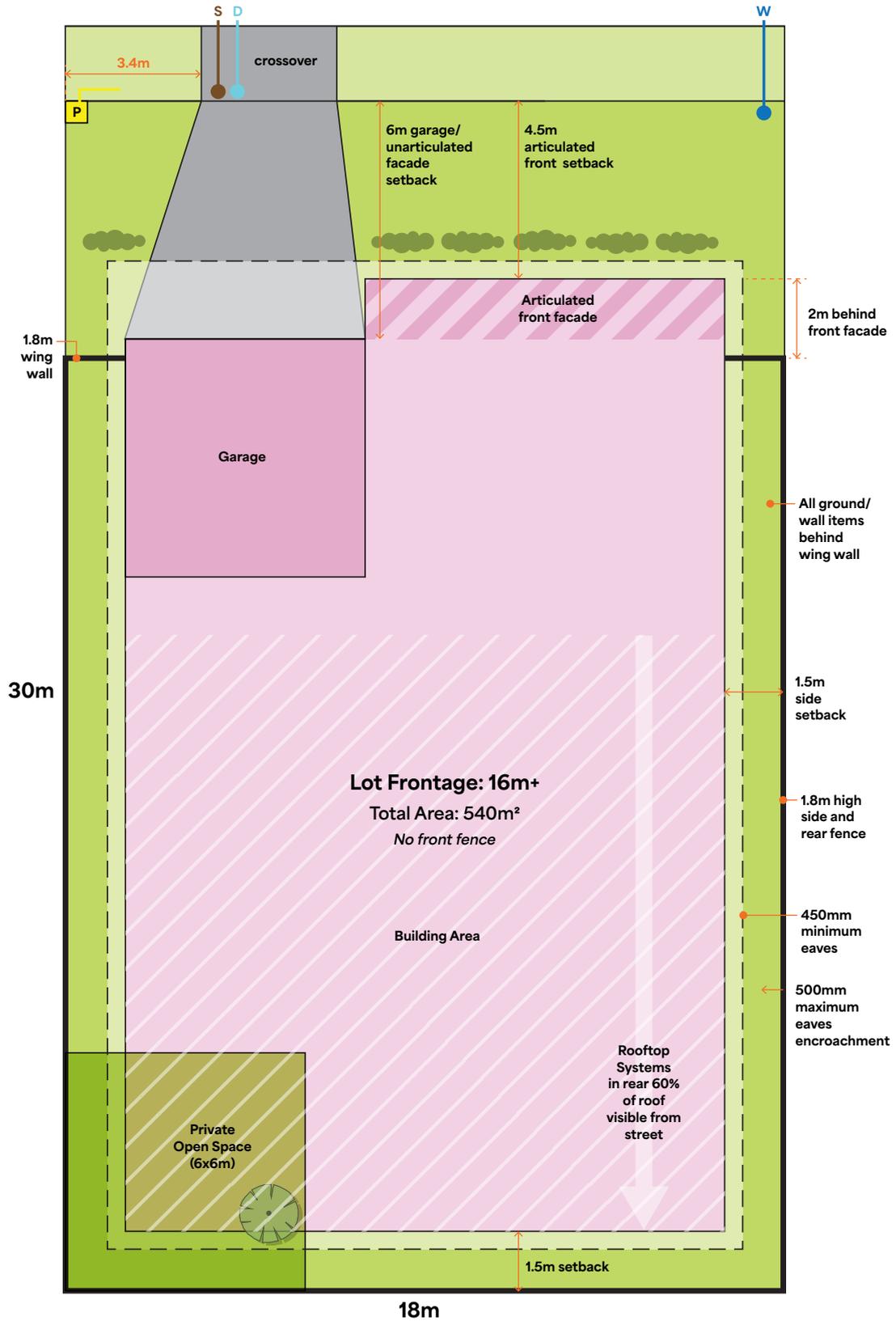
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Appendix 2: Indicative Lot Layouts

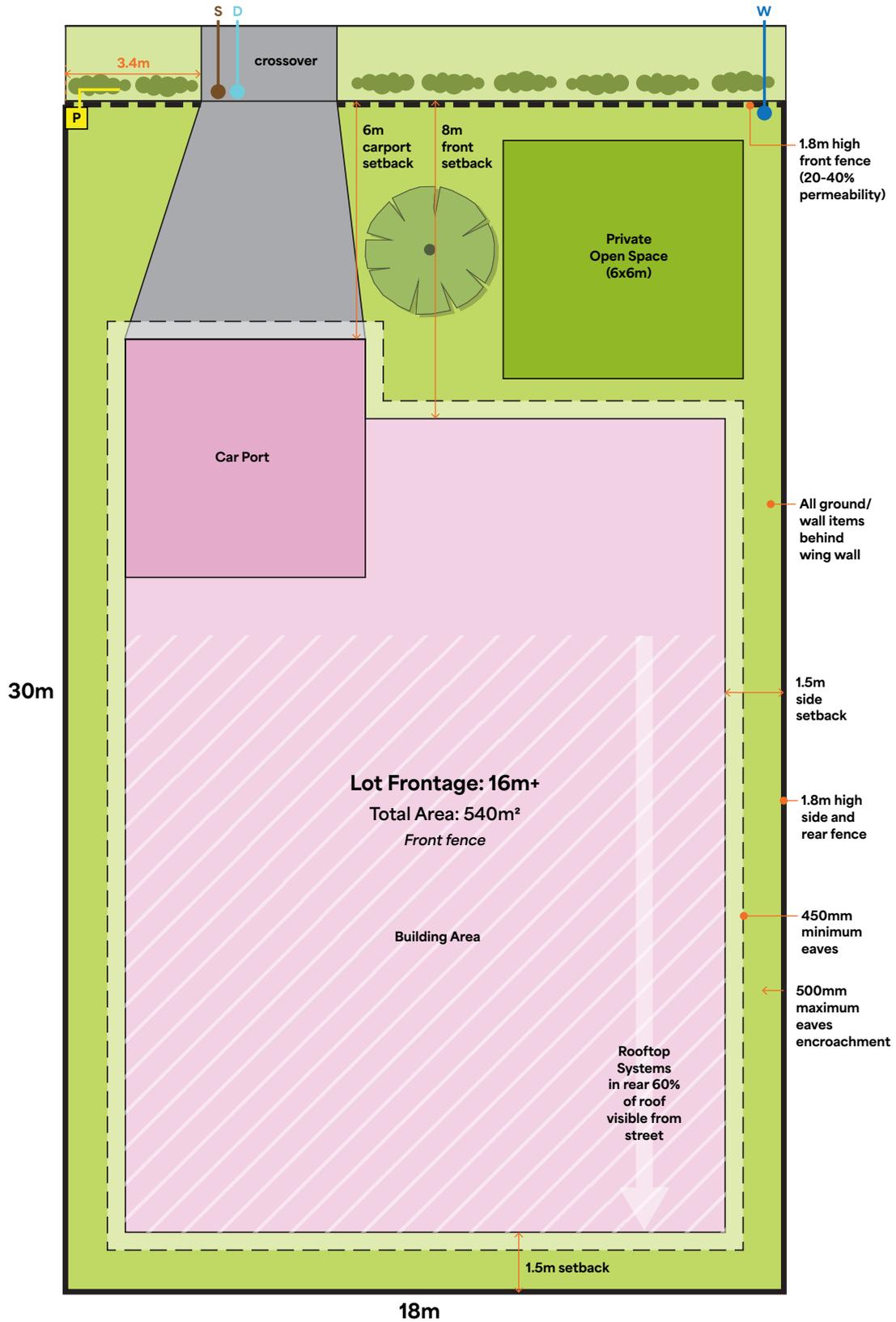
Lot Frontage: 12-15m, No front fence



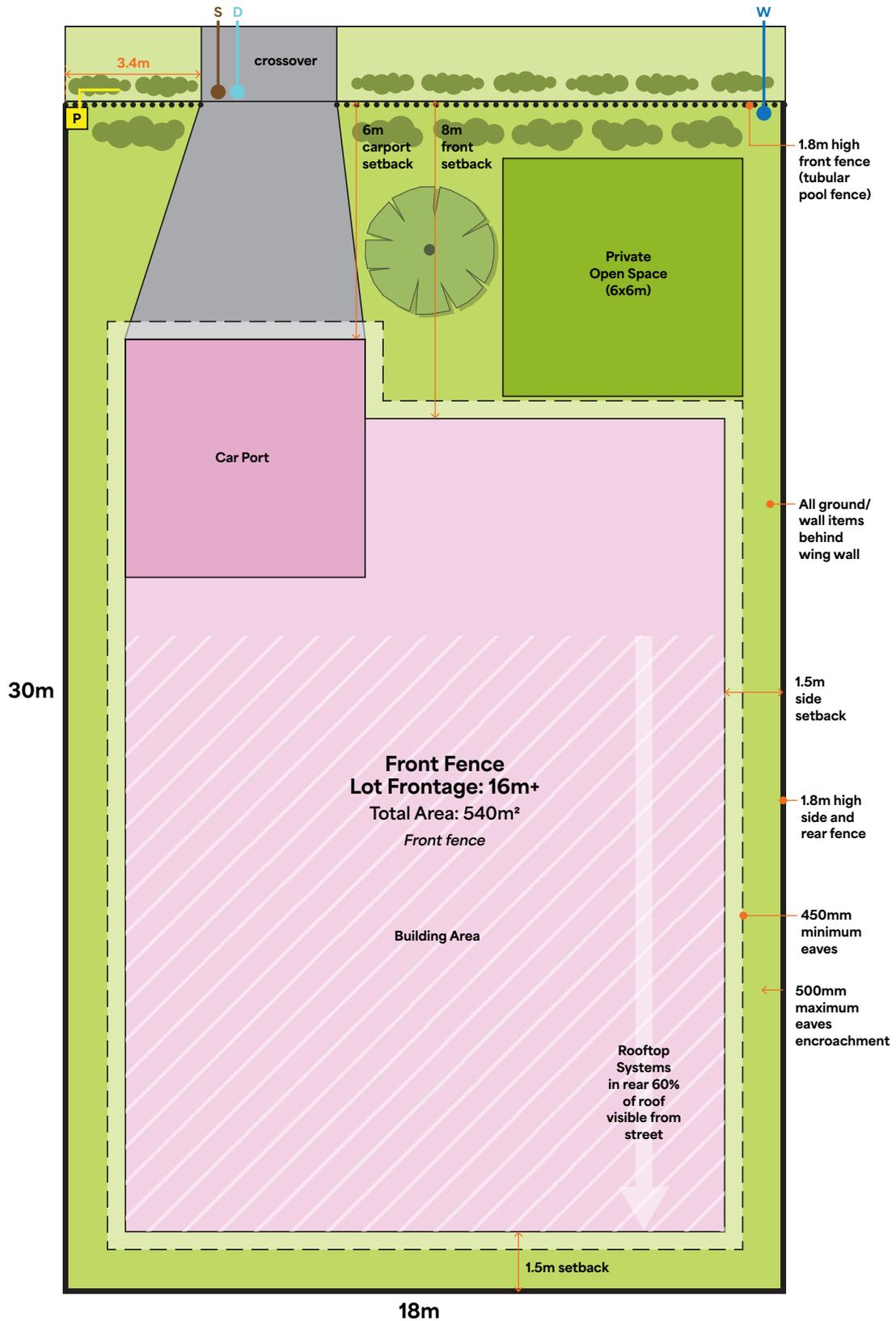
Lot Frontage: 16m+, No front fence



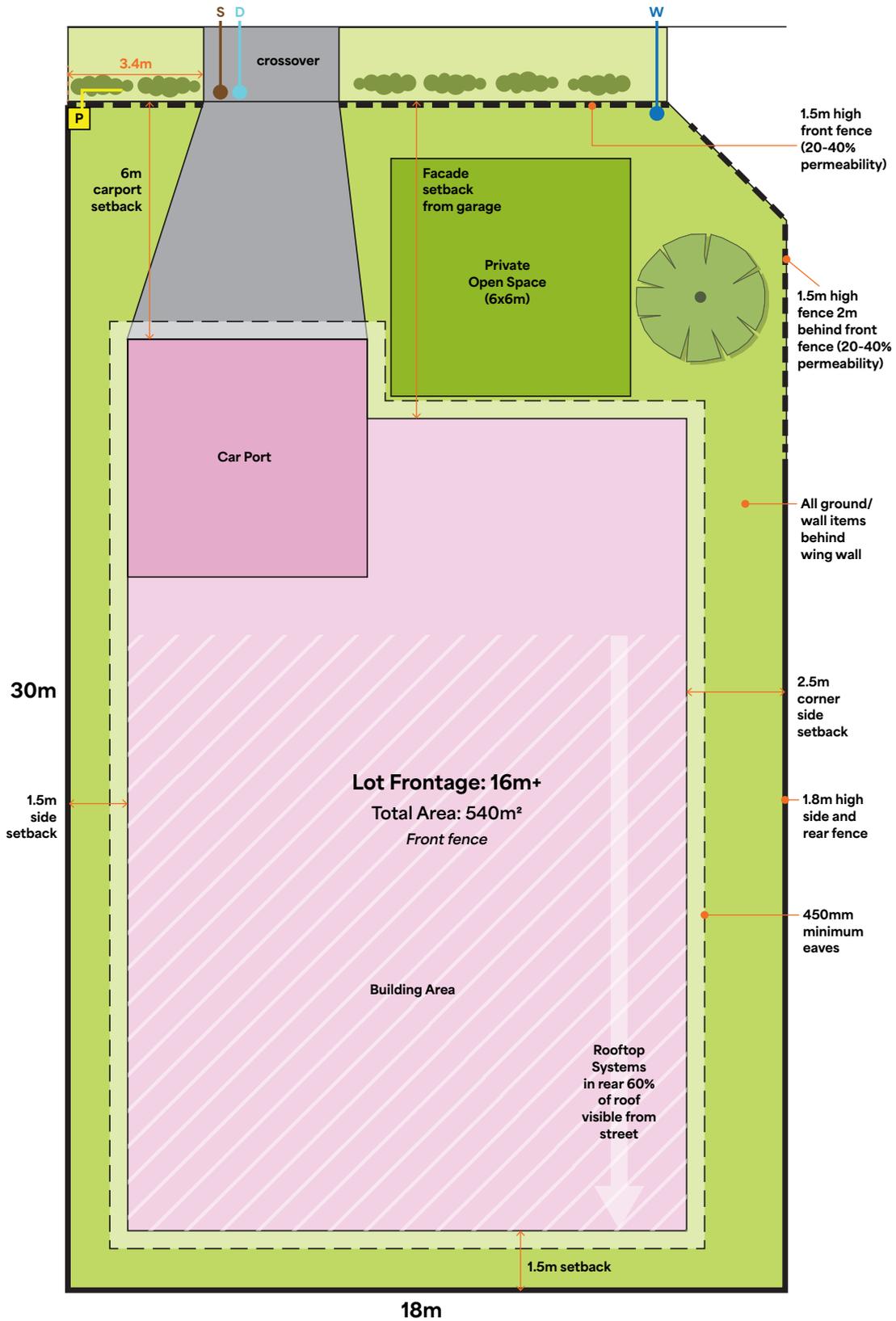
Lot Frontage: 16m+, front fence



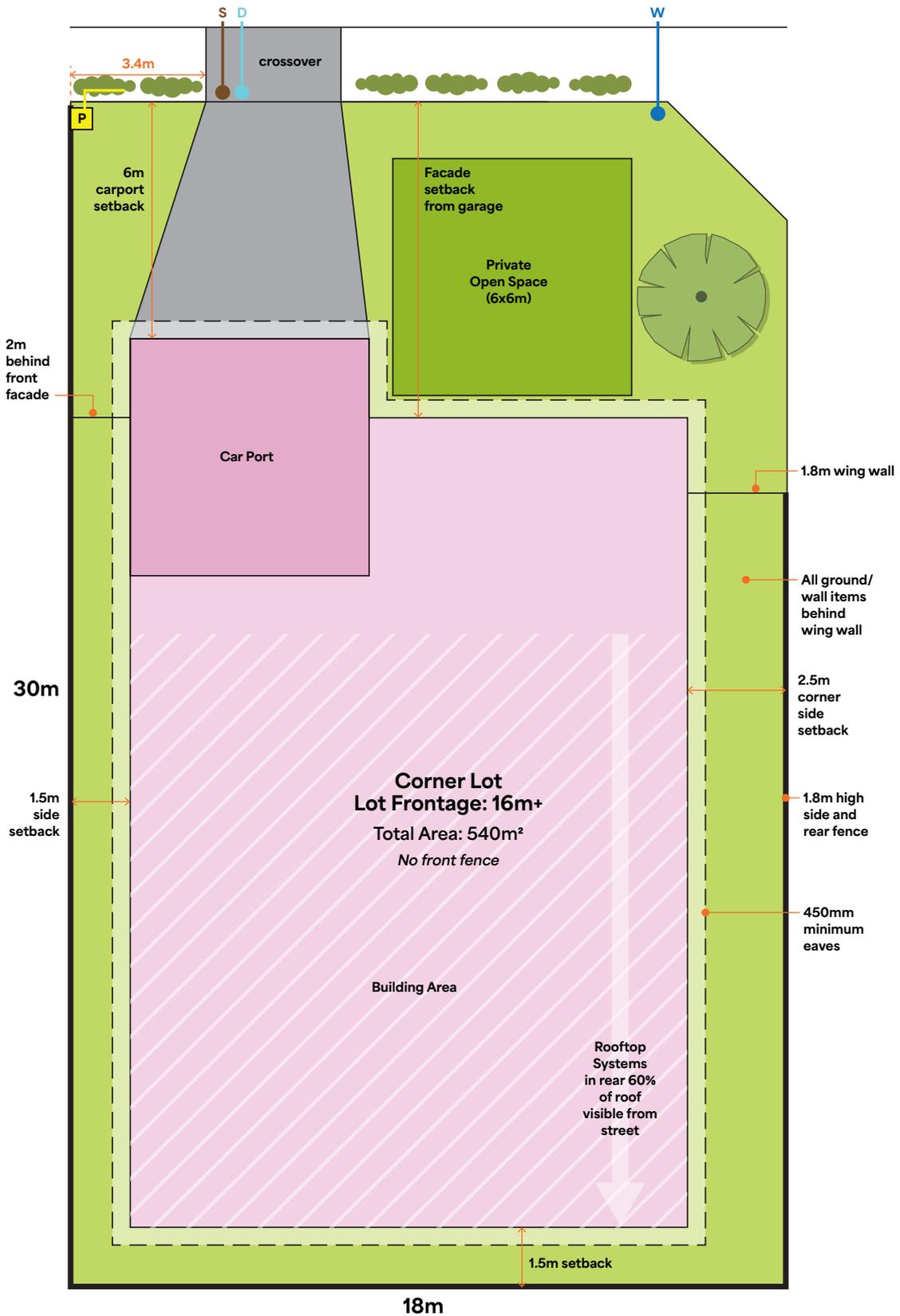
Lot Frontage: 16m+, front fence (tubular)



Lot Frontage: 16m+, front fence, corner lot



Lot Frontage: 16m+, no front fence, corner lot



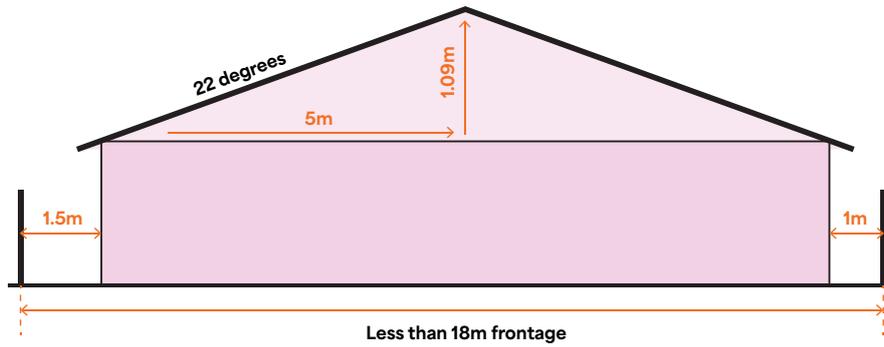
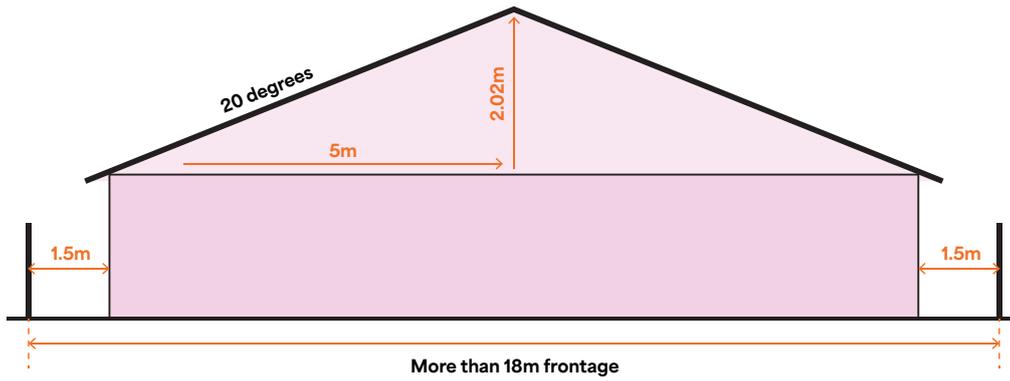


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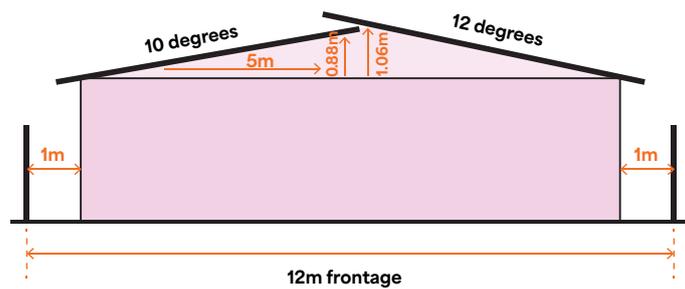
Appendix 3: Roof Lines

Appendix 3: Roof Lines

Gable or Hipped Roofs



Skillion Roofs





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