A New Housing Alternative For Territorians

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Business Minister, Dr Chris Burns, said the Bellamack Gardens precinct has been designed in response to a need for alternative housing options for Territorians.

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There will also be a park with barbeque facilities for general use within the precinct, in all 55 percent of the development (not including the roads) will be open space, professionally landscaped.

The entire precinct, which is just a small part of the greater Bellamack development, will be held under a body corporate, with each of the homes to be sold with unit title.

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The following design elements will assist in passive solar cooling and cheaper power bills:

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- Eave overhangs of 900-1500mm
- Quickwall render to external walls
- Double ceiling insulation
- 2.7m ceiling height (Aust standard 2.4mtr)
- Ceiling fans in every room including bathroom and laundry (excluding the toilet)
- Energy efficient lighting
- Solar hot water systems
- Larger windows

Dr Burns said Bellamack Gardens will be within walking distance of services, shops, schools and transport in the greater suburb of Bellamack.

“The units and townhouses at Bellamack Gardens will be a unique product on the market and this is a great opportunity for anyone eligible for HomeStart NT to buy a new, reasonably priced home.”

*Media Contact: Bethaney Maley  0423 593 999*
A New Housing Alternative For Territorians

The Land Development Corporation has submitted the plans for the development of Bellamack Gardens to the Palmerston Development Consent Authority for approval.

Business Minister, Dr Chris Burns, said the Bellamack Gardens precinct has been designed in response to a need for alternative housing options for Territorians.

"This is the first step of introducing a new product to the Territory housing market," said Dr Burns.

“Our aim is to deliver a new option which can be rolled out with other land releases to allow people to get a foot in the door of the housing market and buy a new townhouse or unit for a reasonable price.

“Bellamack Gardens is being developed by the LDC to test the housing market to determine the demand for the product.

"Each of the tropical townhouses and units within Bellamack Gardens will be modern and affordable, priced in the lower range of the housing market.

"After listening to feedback from key stakeholders and the community several changes have been made to the original concept of Bellamack Gardens which was announced in June.

"To reduce the density of the development the precinct will now consist of 28 dwellings instead of 32, this will allow for more open space for each dwelling.

"Community feedback also suggested that these units and townhouses would appeal largely to young singles and couples who only require one to two bedrooms.

“Growing families indicated they would prefer larger blocks, with this in mind the three bedroom homes have been removed from the precinct,” said Dr Burns.

The new configuration of the precinct will be;

- **18 two bedroom 155(m²) detached townhouses** on unit entitlements ranging from 390 - 518(m²). All of these homes will be built with the capacity to easily convert the laundry into a second bathroom with the fittings for a replacement laundry to be built into the carport.

- **2 one bedroom detached adaptable townhouses** - with the capacity to expand to two bedrooms with a total space of 138(m²). These homes will be built on a 405(m²) and a 408(m2) unit entitlements.

- **8 one bedroom 91-92(m²) units** on unit entitlements ranging from 154 - 298(m²).
Dr Burns said the average area for one to two bedroom dwellings in Palmerston and Darwin is approximately 75m², making the units and townhouses in Bellamack Gardens a great option for those entering the housing market.

Recognising the importance of the Territory’s outdoor lifestyle all 28 homes have been designed with open living areas which flow through to a private garden, even the smallest of these gardens will have room for either a barbeque area or a spa.

In addition to each home having both a front and back garden there will be setbacks of 3 metres for the detached townhouses.

There will also be a park with barbeque facilities for general use within the precinct, in all 55 percent of the development (not including the roads) will be open space, professionally landscaped.

The entire precinct, which is just a small part of the greater Bellamack development, will be held under a body corporate, with each of the homes to be sold with unit title.

The homes have also been designed to be environmentally friendly with an energy efficiency five star rating.

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