

Block a and b Section AD Lawson

Background information

Summary Overview

Area	19,648m ²
Indicative Land Release Program (ILRP) yield Financial Year (FY) 23-24 to FY 27-28	<p>Within 23-24FY the ILRP identifies the release of Block a and b Section AD as an opportunity for a maximum of 138 new residential dwellings, including 16 affordable dwellings and 5 community. It also identifies 1,500m² of commercial Gross Floor Area (GFA) to be incorporated in any future development.</p> <p>The proposed dwelling yields for each site is as follows:</p> <ul style="list-style-type: none"> • Block a Section AD (42 to 73 units) • Block b Section AD (37 to 65 units)
Land use zoning	Mixed-Use Zone (CZ5)
Permitted merit track developments under the Territory Plan (TP)	<ul style="list-style-type: none"> • ancillary use • boarding house • car park • communications facility • community use • consolidation • demolition • development in a location and of a type identified in a precinct map as additional merit track development • emergency services facility • guest house • home business • hotel • indoor recreation facility • minor road • minor use • motel • multi-unit housing



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	<ul style="list-style-type: none"> • non-retail commercial outdoor recreation facility • parkland • pedestrian plaza • place of assembly • public transport facility • residential use • restaurant • serviced apartment • shop • sign • subdivision • temporary use • tourist facility • varying a lease (where not prohibited, code track or impact track assessable)
Permissible heights under the Territory Plan	The minimum <i>height of building</i> is 3 storeys, with the proposed maximum 4 storeys.
Heritage	Not applicable.
Site Constraints	The current planning for the site indicates that there are no significant constraints for the site at this stage.
Lawson South Structure Plan	The Lawson South Structure Plan stipulates that “A mixed-use local centre is to be provided as a focus for commercial and retail uses to service the local community. Uses may include a convenience store, cafes, restaurants, and a range of other low key commercial and business services at ground floor level, with residential development on the upper floors.”
Lawson South Concept Plan	R35 of the Lawson South Concept Plan stipulates that “the total maximum floor area for shop, restaurant and non-retail commercial uses within the commercial CZ5 mixed use zone is 1500m ² , of which a maximum of 700m ² can be used for supermarket.



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