Block a and b Section AD Lawson

Background information

Summary Overview

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| Area | 19,648m2 |
| Indicative Land Release  Program (ILRP) yield  Financial Year (FY) 23-24 to FY 27-28 | 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.  The proposed dwelling yields for each site is as follows:   * 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) | * 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 * 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 *height of building* 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 1500m2, of which a maximum of 700m2 can be used for supermarket. |