Block a and b Section AD Lawson

Background information

Summary Overview

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| Area | 19,648m2 |
| Indicative Land ReleaseProgram (ILRP) yieldFinancial 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)
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| 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)
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| 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.  |