



Lawson South Structure Plan

1. INTRODUCTION

This structure plan sets out the principles and policies that apply to the Lawson south future urban area in accordance with section 91 of the *Planning and Development Act 2007*.

A concept plan for Lawson south, which is deemed to be a precinct code under the *Planning and Development Act 2007*, was prepared for the area subject to this structure plan.

2. APPLICATION

This structure plan applies to the future urban area in **Figure 1**. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.

3. PROHIBITED DEVELOPMENT

For the purposes of s136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited, provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.

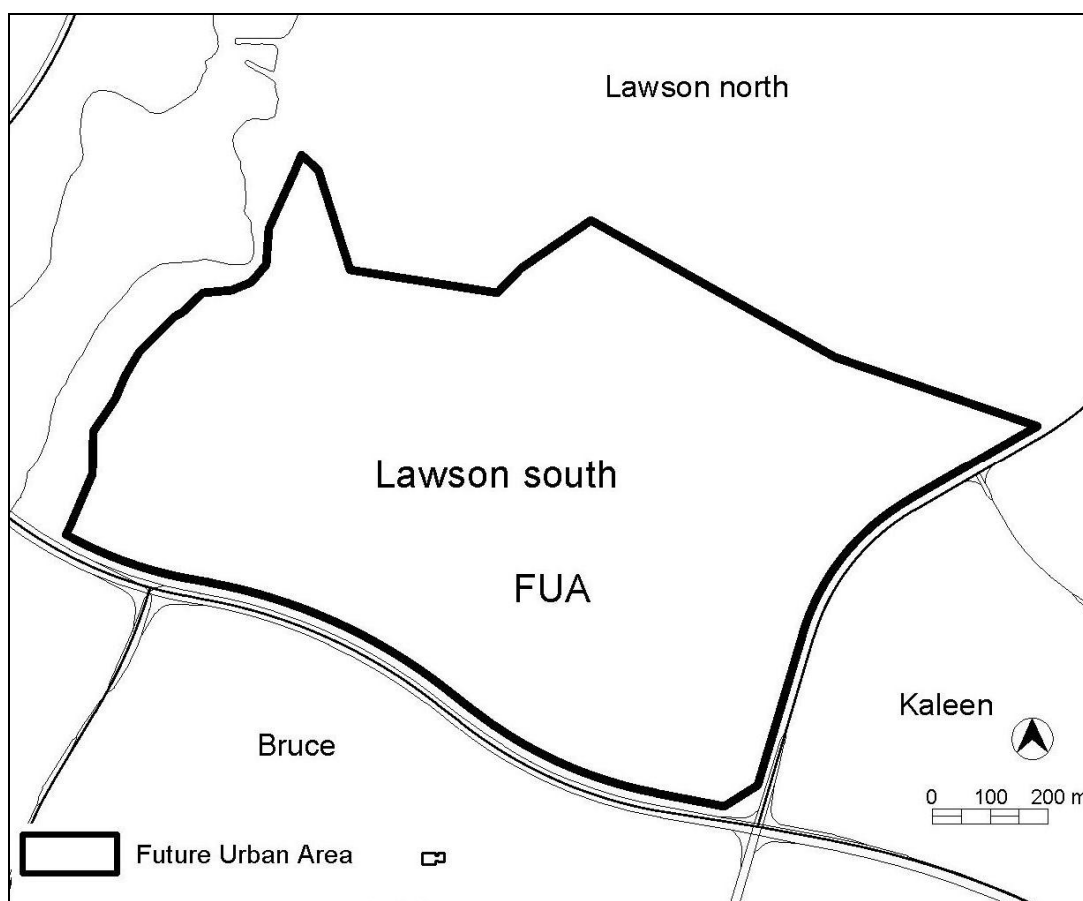


Figure 1: Future urban area at commencement of Lawson South Structure Plan

4. PRINCIPLES FOR THE DEVELOPMENT OF LAWSON SOUTH FUTURE URBAN AREA

The development will accord with the principles contained in the Statement of Strategic Directions.

5. POLICIES FOR THE DEVELOPMENT OF LAWSON SOUTH FUTURE URBAN AREA

5.1 General

1. Urban development will be generally in accordance with the zones applying to the future urban area shown on the Territory Plan map.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.
2. The nature and extent of zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
2. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, mixed use development or community facility.

5.2 Concept plan

3. A concept plan, which is deemed to be a precinct code under the *Planning and Development Act 2007*, may be prepared.

5.3 Environment protection

4. Important hills and ridgelines, including Reservoir Hill, are to be generally excluded from development.
5. Leading practice bushfire risk management is to be implemented in all stages of planning.
6. Areas of high conservation value will be protected from development, and the impact of adjacent urban development minimised, through suitable mechanisms including the provision of appropriate buffers.
7. Buffers for bushfire protection and to protect ecological values are to be provided in Lawson south along the northern boundary.

5.4 Residential

8. In subdivision design, larger blocks will generally be situated on steeper land.
9. Zones will be allocated in a variation to the Territory Plan under s96 of the *Planning and Development Act 2007*.

10. Noise abatement measures will be incorporated into the design of residential buildings along arterial roads adjacent to the site.
11. Appropriate landscape buffers will be provided to screen urban development from arterial roads.

5.5 Commercial and retail centres

12. 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.

5.6 Open space and recreation

13. The provision for open space for active recreation will generally accord with the relevant Territory guidelines.
14. Local parks will be located close to all residents and generally on flatter land, accessible to movement systems and edged by a local street. Parks will incorporate remnant tree stands where possible.
15. Major passive open space areas are to be provided in conjunction with waterways and prominent hills, including Lake Ginninderra, College Creek and Reservoir Hill. These areas are to be appropriately landscaped.

5.7 Community facilities

16. Community facilities are to be co-located in a community focal point along the main collector road with opportunities to accommodate uses such as childcare facilities, medical centre, and multi-purpose community hall. The actual use of the land will be determined in the future, in consultation with the University of Canberra and local community.
17. The design of open space and community facilities will retain opportunities for community gardens.

5.8 Stormwater management

18. Stormwater management measures will control stormwater run-off from urban development and to improve the water quality of Lake Ginninderra.

5.9 Transport and traffic management

19. An interconnected street system is to be provided that facilitates a choice of routes and legible way-finding, and is appropriately landscaped consistent with its function and character.

20. A main collector road is to be provided from Aikman Drive to Maribyrnong Avenue (south), with a second collector road from Allawoona Street to the main collector road.
21. Edge roads are to be predominately located adjacent to areas of open space to ensure passive surveillance.
22. Shared cycle/pedestrian paths will provide access to key features in Lawson south and connect to existing paths in surrounding areas including the University of Canberra and lake foreshore.

5.10 Infrastructure

23. Provision will be made for the construction of infrastructure including roads, sewerage, water, electricity, gas and telecommunications.
24. Provision will be made for the possible future relocation of the overhead 132kV transmission lines from the current alignment. This land would then be available for development and the necessary easements will be applied to the new alignment.