



Lawson South Concept Plan

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Introduction

Due to its location and accessibility to Canberra City centre and Belconnen town centre, Lawson south will serve as a higher density residential area with associated community facilities and the possibility of small scale retail/commercial uses in defined locations.

Application

This plan applies to land at **Lawson south** in the district of Belconnen, as shown on **Figure 1**. The plan does not apply to Lawson north, which is Commonwealth-owned land and the site of the former Belconnen Naval Transmission Station.

Parts A and B of this plan apply only to the future urban area (FUA) within Lawson south. The FUA will diminish in size as estate development plans are approved, and final zones established under part 5.5 of the Planning and Development Act 2007.

Part C of this plan applies to the whole of Lawson south, as defined by **Figure 1**.

This plan contains **rules**, which provide the quantitative or definitive controls for development, and **criteria**, which provide qualitative controls for development. In some instances rules are mandatory. Mandatory rules are marked by the words “This is a mandatory requirement. There is no applicable criterion” in the adjacent criteria column. Non-compliance with a mandatory rule will result in the refusal of a development application. In other instances the words “There is no applicable rule” is contained in the rule column. In this case the proposal is assessed against the relevant criterion. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement.

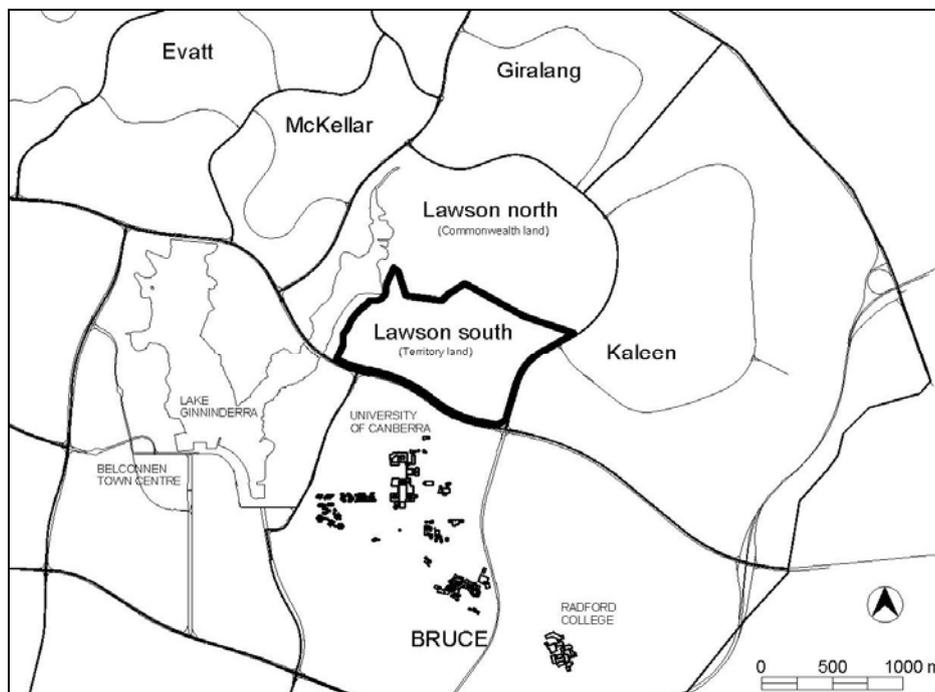


Figure 1: Location of Lawson south in district of Belconnen

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plans (subdivision proposals) in Lawson south
- b. inform the allocation of final zones at the time when a parcel of land ceases to be part of the future urban area following subdivision
- c. guide the development of individual blocks in concert with other relevant codes under the *Territory Plan*
- d. guide the development and management of the public domain.

Desired planning outcomes

The purpose of the development controls (i.e. rules and criteria) is to:

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate higher residential densities and building heights generally close to public transport routes, retail/commercial centres and areas of high amenity
- c. provide for community facilities and small scale retail/commercial uses
- d. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- e. adhere to the principles of a child-friendly city promoted by UNICEF
- f. encourage walking, cycling and the use of public transport
- g. incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs with public access and high levels of amenity and safety
- i. minimise the impact of arterial traffic noise on residential development
- j. provide for effective buffers between residential development and high value grassland
- k. provide for effective buffers between residential development and electrical infrastructure
- l. ensure protection of areas or items of heritage significance
- m. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas including the suburb of Kaleen, Lake Ginninderra, and the University of Canberra
- n. employ stormwater management measures
- o. encourage efficient use of water through water sensitive urban design
- p. encourage the efficient use of energy through block ratings and the integration of public transport.

Code hierarchy

This concept plan is deemed to be a **precinct code** under the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues. Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

Part A – Land use

Rules	Criteria
1. Land use plan	
<p>R1 The land use plan submitted with an estate development plan (EDP) is in accordance with the <i>Territory Plan</i> map under the future urban area overlay.</p>	<p>C1 The land use plan submitted with an EDP is generally in accordance with Figure 2 for all of the following zones:</p> <ul style="list-style-type: none"> a) high density, being RZ5 high density residential zone b) mixed use, being commercial CZ5 mixed use zone, located adjacent to the collector road c) medium density, being RZ4 medium density residential zone, located adjacent to the collector roads d) community facility, being community facility zone, located adjacent to the collector road. e) low density, being residential RZ1 suburban zone f) open space, being parks and recreation PRZ1 urban open space zone, including all of the following: <ul style="list-style-type: none"> i) the stands of trees on the southern slopes of Reservoir Hill indicated in Figure 2 ii) the historic windbreak indicated in Figure 2 as 'protected stand pines to be retained' iii) travelling stock route and adjoining trees indicated in Figure 2 iv) the upper slopes of Reservoir Hill and areas along College Creek indicated in Figures 2 v) around the electrical zone substation indicated in Figure 2. g) the grassland buffer zone, being non urban NUZ3 hills ridges and buffer zone adjacent to the northern boundary of Lawson south. <p>Notes:</p> <ul style="list-style-type: none"> a) If the 132kV overhead transmission lines are relocated, the current easement will be available for development consistent with

Rules	Criteria
	<p>the zoning of the adjacent land, if required.</p> <p>b) The parks and recreation PRZ1 urban open space zone around Lake Ginninderra is not subject to Future Urban Areas overlay provisions of the Territory Plan.</p> <p>c) The width of the parks and recreation PRZ1 urban open space zone around Lake Ginninderra is that indicated in the Territory Plan map or a minimum of 80m which ever is greater (refer to R9).</p> <p>d) Block 1 Section 5 Lawson is leased land that accommodates the Belconnen Zone Substation. As the block is subject to Future Urban Area provisions, if the block boundaries are renegotiated with the agreement of the lessee, any land outside the revised boundary would be available for uses consistent with the adjacent zoning. This can be implemented via a technical amendment to the Territory Plan prior to the removal of the Future Urban Area or as a Territory Plan variation after the Future Urban Area is removed.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>Mixed use, being commercial CZ5 mixed use zone may be considered in an alternative location to that indicated in Figure 2 between the collector road and lake foreshore where it can be demonstrated that:</p> <p>a) the location and setting provides for high amenity and walkability</p> <p>b) provides opportunities for overlooking and interaction with the adjacent lake foreshore</p> <p>c) is located adjacent to the collector road</p> <p>d) there is no detrimental effect on adjacent and future residential areas.</p>
<p>There is no applicable rule.</p>	<p>C3</p> <p>The community facilities zone may be considered in an alternative location to that indicated in Figure 2 where it can be demonstrated that the location is:</p> <p>a) in close proximity to the commercial CZ5 mixed use site</p> <p>b) adjacent to the collector road</p> <p>c) there is no detrimental effect on adjacent and future residential areas.</p>

Rules	Criteria
<p>R4 Leased land for the purposes of residential and commercial uses is to be located above the 1-in-100 year flood level of College Creek and Lake Ginninderra.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5 Land above the RL620 contour is to be designated as parks and recreation PRZ1 urban open space zone.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Part B – Subdivision

Note:

- 1) This part should be read in conjunction with other relevant codes
- 2) Precincts referred to in this part are development precincts shown in Figure 3 and are subject to criteria
- 3) The precincts shown in Figure 3 are indicative only and are defined as:
 - a) Precinct A is located between Lake Ginninderra foreshore and west of the main collector road entering the estate from the intersection of Aikman Drive and Ginninderra Drive. The precinct also includes a small portion of land located north east of College Creek
 - b) Precinct B is located east of the main collector road entering the estate from the intersection of Aikman Drive and Ginninderra Drive, west of College Creek and north of Ginninderra Drive
 - c) Precinct C is all the remaining land located east of College Creek (with the exemption of the small parcel of land in the north western corner, which forms part of Precinct A) and west of Baldwin Drive.

Rules	Criteria
2. Dwelling yield	
Note: Precincts referred to in this part are development precincts shown on Figure 3 .	
<p>R6 The estate provides a range of housing types, densities and block sizes with a maximum total dwelling yield of 1850 in accordance with Figure 3, and all of the following:</p> <ol style="list-style-type: none"> a) in Precinct A, dwelling yield is between 350 and 550 b) in Precinct B, dwelling yield is between 400 and 600 c) in precinct C, the maximum dwelling yield is the maximum total dwelling yield of the estate less the dwelling yield proposed in Precincts A and B. 	<p>C6 A greater dwelling yield than that specified may be considered where all of the following can be demonstrated:</p> <ol style="list-style-type: none"> a) that there is sufficient capacity in the infrastructure, services and the local and arterial road networks b) that a range of dwelling types and densities are provided to accommodate varying lifestyle, housing needs and choice to cater for changing demographics and improving housing affordability. <p>A reduced dwelling yield than that specified may be considered where all the following can be demonstrated:</p> <ol style="list-style-type: none"> a) that the resultant density for the estate is maximised to reflect its proximity to the Belconnen Town Centre, major employment, the University of Canberra, high public amenity areas, and public transport b) that all available developable land within the estate has been efficiently utilised c) that the impacts, including those on the amount of land take and dwelling yields, of the electrical infrastructure (zone substation and high voltage powerlines) on the

Rules	Criteria
	<p>subdivision have been minimised through detailed investigations.</p> <p>Note: Alternative design solutions to minimise and attenuate the impacts of the electrical infrastructure may be possible.</p>
3. Block size	
<p>R7 In relation to residential RZ1 suburban zone all of the following block sizes are achieved:</p> <p>a) a maximum of 50% of blocks are to be less than 500m²</p> <p>b) of the blocks in a) above a maximum of 20% are less than 250m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R8 A minimum of one (1) hectare is provided with a community facility zone for community use.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4. Width of Lake Ginninderra's foreshore	
<p>R9 The width of the parks and recreation PRZ1 urban open space zone around Lake Ginninderra is that indicated in the Territory Plan map or a minimum of 80m which ever is greater.</p> <p>Note: the parks and recreation PRZ1 urban open space zone around Lake Ginninderra is not subject to Future Urban Area provisions of the Territory Plan.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5. View and public access corridors	
<p>R10 The subdivision layout of Figure 3 - Precinct A ensures a minimum of four view and public access corridors between developments to provide physical connection to Lake Ginninderra and to maintain views between Lake Ginninderra and Reservoir Hill in which the view and public access corridors are to comply with all of the following:</p> <p>a) be unleased Territory Land</p> <p>b) provide pedestrian access and/or</p> <p>c) provide vehicular access to adjacent development and to the foreshore of Lake Ginninderra.</p>	<p>C10 The number of view and public access corridors may be reviewed to a minimum of three (3) corridors where all of the following can be demonstrated:</p> <p>d) pedestrian and vehicular access is optimised between development indicated in Figure 3 – Precinct A towards the lake's foreshore</p> <p>e) opportunities for views between Lake Ginninderra and Reservoir Hill are incorporated into the subdivision layout</p> <p>f) the subdivision of the land along the collector road within Figure 3 – Precinct A avoids a continuous built form</p> <p>g) the subdivision layout optimises northern</p>

Rules	Criteria
	<p>orientation and solar access for development within Figure 3 – Precinct A</p> <p>h) the land is unleased Territory land</p> <p>i) the subdivision seeks to ensure public safety and amenity through the relevant provisions of the Crime Prevention Through Environmental Design General Code.</p>
6. Open space	
<p>Notes:</p> <p>a) Precincts referred to in this part are landscape precincts shown on Figure 4</p> <p>b) Landscaping for public open space and road reservations is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and will include:</p> <ul style="list-style-type: none"> i) predominately native species to promote environmental continuity with Lawson north ii) planting is to include Wallaby Grass and other native herbaceous species recorded on the Commonwealth land together with local tree species. 	
<p>There is no applicable rule.</p>	<p>C11</p> <p>Lake Ginninderra eastern foreshore (Figure 4 - Precinct 1) is consistent with the parks and recreation PRZ1 urban open space zone and is to be developed with all of the following characteristics:</p> <ul style="list-style-type: none"> a) a continuous pedestrian / cycle path b) access to the water for canoes and kayaks c) water quality control pond, as required. <p>Note: Landscaping for public open space is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and will include:</p> <ul style="list-style-type: none"> a) a landscaped open space setting predominately comprising native trees through retention of existing trees (where possible) and new planting b) a landscaped open space setting include multiple rows of trees d) rest areas with seating to take advantage of water views and shade from plantings.
<p>There is no applicable rule.</p>	<p>C12</p> <p>The College Creek corridor (Figure 4 - Precinct 2) contains measures to manage and improve stormwater quality.</p> <p>Note: Landscaping for public open space is a</p>

Rules	Criteria
	<p>matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and will include all of the following:</p> <ul style="list-style-type: none"> a) spaces for active and passive recreation, informal seating areas and opportunities for community gardens b) a predominately native landscaping, with deciduous planting at nodes such as play spaces c) revegetation of the creek with appropriate riparian species to improve habitat values.
<p>There is no applicable rule.</p>	<p>C13 A management and replanting strategy is prepared and implemented for the historic windbreak (Figure 4 - Precinct 3) to ensure its public safety and longevity, to the satisfaction of Territory and Municipal Services.</p>
<p>There is no applicable rule.</p>	<p>C14 Reservoir Hill (Figure 4 - Precinct 4) has all of the following characteristics:</p> <ul style="list-style-type: none"> a) retains views from Lawson south including towards University Hill which is located within the University of Canberra campus b) footpaths connect to University of Canberra and College Creek corridor, and via the historic windbreak to the eastern part of the Commonwealth land. <p>Note: Landscaping for public open space is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and will consist of a predominantly open character with plantings of local eucalypt species.</p>
<p>R15 A 30m wide grasslands buffer is to be provided along the northern boundary with Lawson north (the Commonwealth land) as shown in Figure 2 and Figure 4 – Precinct 5 and comprises all of the following:</p> <ul style="list-style-type: none"> a) the edge road’s pavement is to be located outside the buffer b) footpaths are to be located outside the buffer c) a fence between Lawson south and the Lawson north (Commonwealth land) is to be provided to the satisfaction of Territory and 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>Municipal Services that will restrict public access to the high value grasslands on Lawson north.</p> <p>Note: Landscaping for public open space and road reservations is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and will include all of the following:</p> <ul style="list-style-type: none"> a) no new trees are to be planting within the buffer b) the buffer is to be planted with native grass species using seed collected from the natural temperate grasslands on the Commonwealth land or from the local area. 	
<p>R16 The grasslands buffer identified in Figure 2 and Figure 4 – Precinct 5 is to extend along the entire length of the boundary with the Lawson north (Commonwealth land).</p>	<p>C16 The length of the grassland buffer to protect the adjacent high value grasslands referred to in R15 may be reduced to be consistent with the outcomes of any Development Control Plan over the Commonwealth land, approved by the National Capital Authority.</p>
<p>There is no applicable rule.</p>	<p>C17 A water quality control measure to service the north eastern stormwater catchment may be located within the grassland buffer to the satisfaction of Territory and Municipal Services.</p>
<p>There is no applicable rule.</p>	<p>C18 Ginninderra Drive edge treatment (Figure 4 - Precinct 6) has all of the following characteristics:</p> <ul style="list-style-type: none"> a) minimum 10metre wide landscape buffer b) necessary noise mitigation measures are to be incorporated into the landscape buffer where possible c) transmission line easement if required. <p>Note: Landscaping for public open space and road reservations is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services. It will include all of the following:</p> <ul style="list-style-type: none"> a) additional native planting consistent with existing forward planting species, particularly where housing faces Ginninderra Drive, to provide a landscape

Rules	Criteria
	<p>of varying heights</p> <p>b) plantings at Aikman Drive intersection to include large deciduous trees, such as <i>Plantanus</i> species backed by native tree plantings, to highlight the entry to Lawson south</p> <p>c) plantings at collector road in Lawson south opposite Allawoona Street to continue the theme from University of Canberra.</p>
<p>There is no applicable rule.</p>	<p>C19</p> <p>Baldwin Drive edge treatment (Figure 4 - Precinct 7) has all of the following characteristics:</p> <p>a) minimum 8m wide landscape buffer</p> <p>b) necessary noise mitigation measures are to be incorporated into the landscape buffer where possible.</p> <p>Note: Landscaping for public open space and road reservations is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and will include all of the following:</p> <p>a) edge planting to be mainly native trees and shrubs to provide screening to adjacent residents along Baldwin Drive, with an emphasis on Ginninderra Drive intersection</p> <p>b) continue the existing theme of rows of local eucalypt species in dryland grass.</p> <p>c) planting of native shrubs to be broken up to avoid a continuous strip.</p>
<p>There is no applicable rule.</p>	<p>C20</p> <p>The travelling stock route (Figure 4 - Precinct 8) is maintained with an ongoing management strategy for existing plantings and supplementary planting where required to the satisfaction of Territory and Municipal Services.</p>
<p>There is no applicable rule.</p>	<p>C21</p> <p>Screening of the existing electrical zone substation (Figure 4 - Precinct 9) through landscaping and/or built form is required to the satisfaction of ActewAGL.</p>

Rules	Criteria
7. Shared paths	
<p>There is no applicable rule.</p>	<p>C22</p> <p>A shared paths network is provided generally in accordance with Figure 5 that provides for all of the following:</p> <ul style="list-style-type: none"> a) continuous links around Lake Ginninderra foreshore, along both sides of College Creek and connection over, to and around Reservoir Hill b) links to: <ul style="list-style-type: none"> i) the future pedestrian/cycle bridge over Ginninderra Drive to the University of Canberra ii) any future development in Lawson north consistent with any Development Control Plan for the Commonwealth land approved by the National Capital Authority iii) any future pedestrian/cycle bridge across the northern part of Lake Ginninderra (adjacent to the Lawson south boundary) iv) existing shared paths in Kaleen.
8. Road network	
<p>R23</p> <p>The collector road connections into Lawson south with the adjacent arterial road network are to be consistent with Figure 2 through upgraded intersections with all of the following:</p> <ul style="list-style-type: none"> a) Baldwin Drive and Maribyrnong Avenue b) Ginninderra Drive and Aikman Drive c) Ginninderra Drive and Allawoona Street. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R24</p> <p>No direct vehicular access including driveways is permitted to residential blocks fronting the collector road between Ginninderra Drive and College Creek.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C25</p> <p>The subdivision and road layout responds to the topography, particularly around the slopes of Reservoir Hill, and does not lead to excessive cut and fill.</p>

Rules	Criteria
<p>R26 No direct road connection is to be provided between Lawson south and Lawson north, being Commonwealth land.</p>	<p>C26 A road connection between Lawson south and Lawson north may be considered where it is consistent with the outcomes of any Development Control Plan for Commonwealth land, approved by the National Capital Authority.</p>
<p>There is no applicable rule.</p>	<p>C27 Provision is made for a future bus stop along the collector road close to the commercial CZ5 mixed use zone.</p>
9. Stormwater	
<p>R28 A stormwater quality control pond is provided at the confluence of College Creek and Lake Ginninderra as indicated in Figure 2 for the purpose of stormwater management in accordance with the Waterways: Water Sensitive Urban Design General Code.</p>	<p>C28 The location of the water quality control pond may be reviewed and/or other stormwater control measures provided along College Creek where it can be demonstrated that it meets stormwater management requirements in the Waterways: Water Sensitive Urban Design General Code. Note: Landscaping for public open space is a matter for the detailed design stage and is required to be to the satisfaction of Territory and Municipal Services and may include:</p> <ul style="list-style-type: none"> a) pondside promenades b) boardwalk c) adjacent development d) picnic areas e) playgrounds f) pathways.
<p>There is no applicable rule.</p>	<p>C29 Stormwater quality control measures are provided in the north-eastern corner of Lawson south, as required, for the purpose of stormwater management in accordance with the Waterways: Water Sensitive Urban Design General Code.</p>
10. Electrical infrastructure	
<p>R30 No residential block is permitted within 50 metres of the electrical zone substation.</p>	<p>C30 This width may be reviewed provided that it can be demonstrated that public health requirements are met and the alternative width is endorsed by ActewAGL.</p>

R31 Easement width for 132kilovolt (kV) transmission lines associated with the electrical zone substation is to be endorsed by ActewAGL.	This is a mandatory requirement. There is no applicable criterion.
11. Off- site works through Lawson north	
R32 No infrastructure or utilities are to transverse the high value conservation grasslands in Lawson north to service Lawson south.	C32 Infrastructure or utilities may traverse the grasslands in Lawson north only if endorsed by the Conservator of Flora and Fauna.
12. Dwelling height	
There is no applicable rule.	C33 All residential blocks are capable of being developed for a dwelling (or dwellings), in accordance with the relevant codes of the Territory Plan, so that no part of the dwelling extends beyond RL620 except in the area between east of the historic windbreak and south east of Reservoir Hill where no part of the dwelling may extend beyond RL625.
13. Cat containment	
Note: It is recommended that a 24 hour cat containment applies to Lawson South, as the estate is located adjacent to an area of high conservation value. Cat containment areas are declared under the <i>Domestic Animals Act 2000</i> , which is administered by Territory and Municipal Services.	

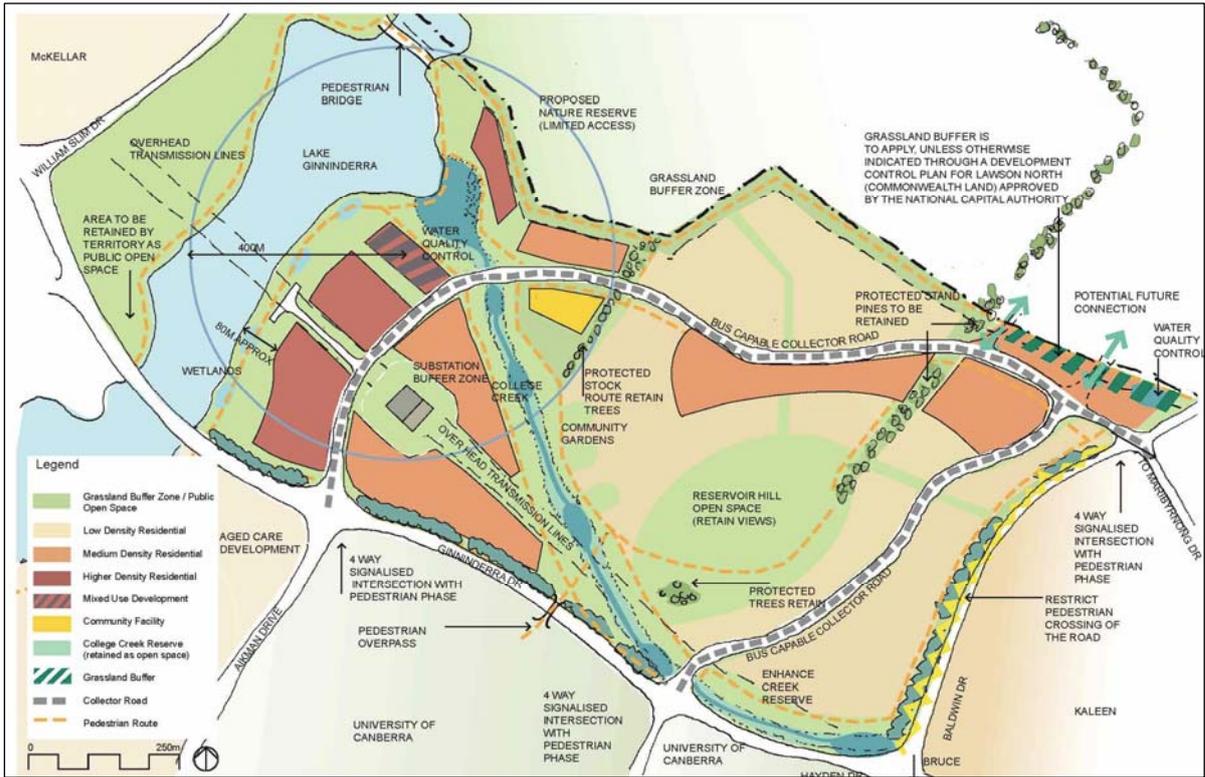


Figure 2: Concept plan



Figure 3: Development precincts

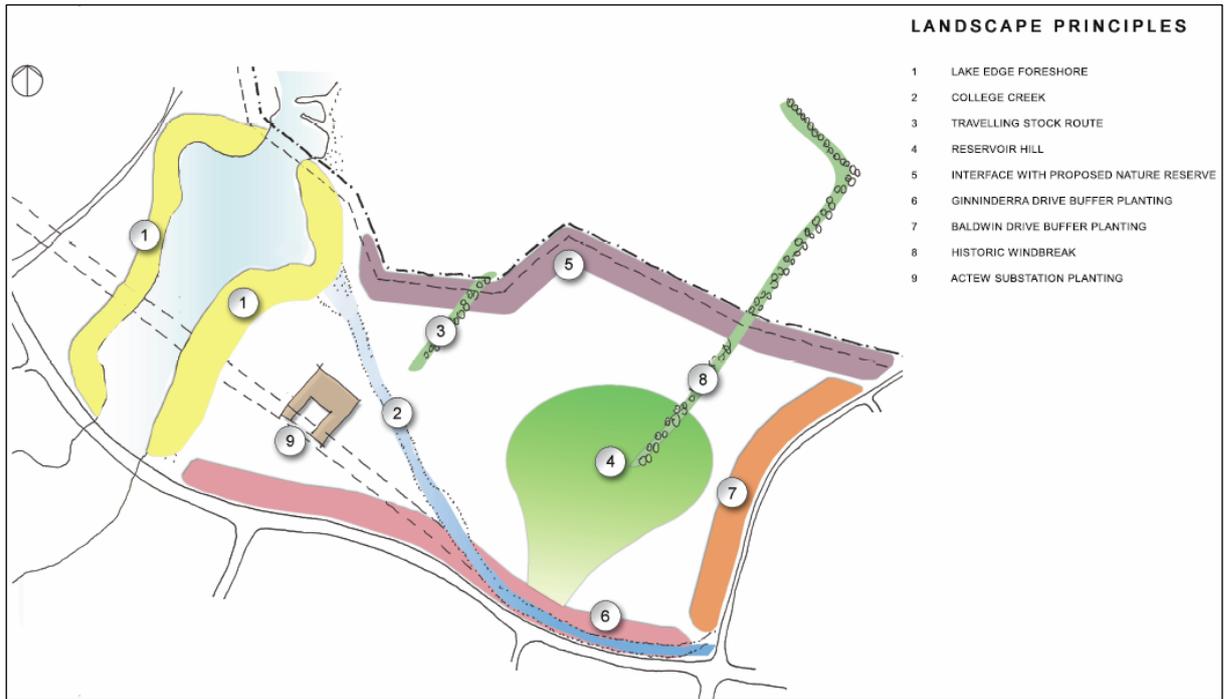


Figure 4: Landscape precincts

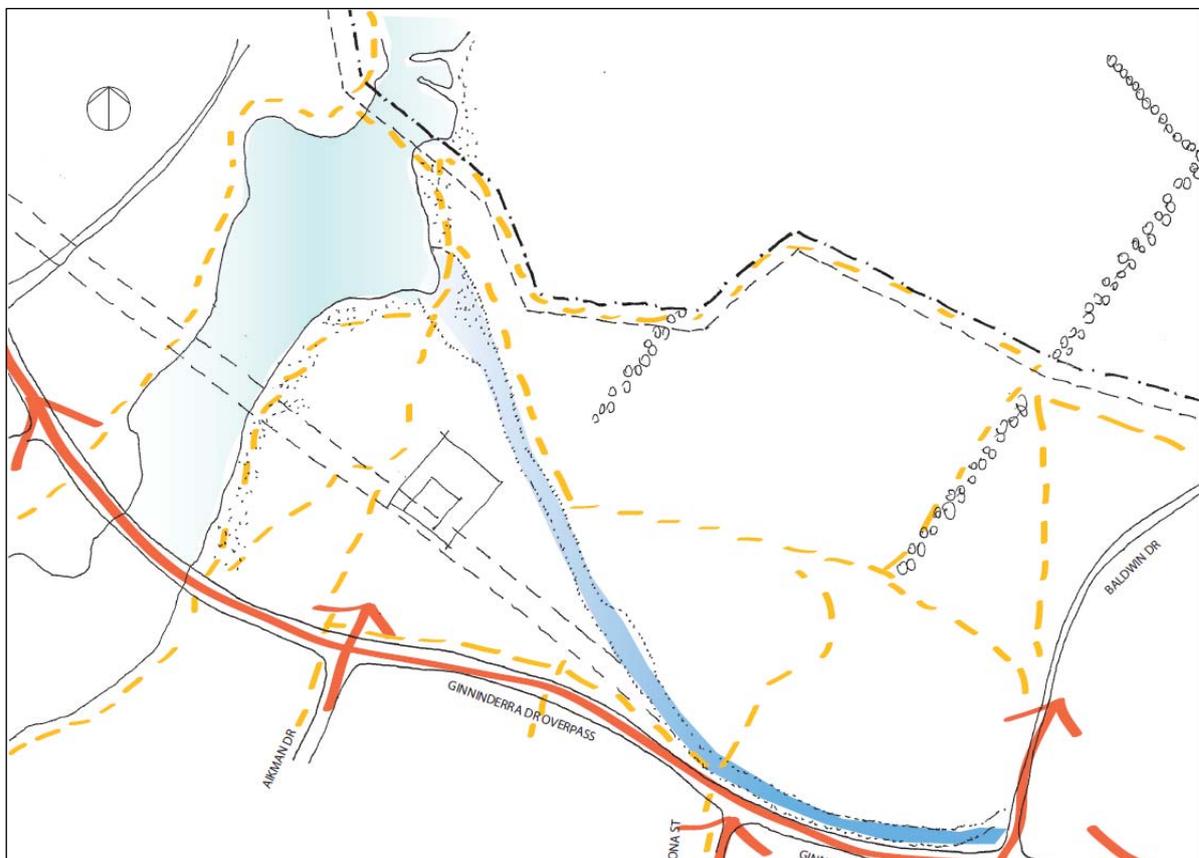


Figure 5: Movement network (red lines and arrows) and shared paths (dashed orange lines)

Part C – Buildings and structures ongoing provisions

Rules	Criteria
14. Mixed use site	
<p>R34 Buildings in the commercial CZ5 mixed use zone be a minimum building height of three (3) storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R35 The total maximum gross 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.</p>	<p>C35 This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C36 The floor to ceiling height for the ground floor level is designed to be adaptable for commercial use.</p>
15. Building height	
<p>R37 No part of any building is to extend beyond RL620 except in the area between east of the historic windbreak and south east of Reservoir Hill where no part of the building may extend beyond RL625.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>