



ACT
Government

Suburban Land
Agency

July 2024 addendum to Lawson Mixed-Use Site Place Design Brief (PDB)

This addendum relates specifically to page 8 of the PDB published.

The remaining pages, aspirations, desirable qualities and experiences of the PDB remain unchanged.

Changes:

- Identified maximum number of dwellings for block “a” and “b” to be removed.
- Permissible maximum heights under the Territory Plan to be removed.

Why are the changes being made?

The Suburban Land Agency (SLA) has received feedback that the identified number of 138 dwellings and height restrictions across blocks “a” and “b” limits the development options on the site and is inconsistent with the surrounding built form. Following further investigation, SLA has removed the two restrictions from the Place Design Brief (page 8).

By removing these restrictions, SLA hopes to increase market interest in the sales offering and create a more competitive design response.

In addition, SLA expects the following benefits:

- Greater economic viability for future commercial tenancies;
- Greater market supply of dwellings;
- Increased residents within the locality; and
- Greater financial return to the Territory.

SLA is confident that an increase in dwelling numbers will contribute positively to development outcomes and can remain consistent with community aspirations and objectives identified within the Place Design Brief:

- Delivery of high-quality public realm for the public and residents;
- Thriving retail and a vibrant community presence noted in the Place Design Brief are further enhanced by an increase in resident numbers. This mixed-use site is set to become a community meeting spot and drawcard for residents of Lawson and beyond.

It is a requirement that any future developer of Lawson Section AD is to respect and deliver in accordance with the objectives of the Place Design Brief, informed by community and stakeholder input. The contractual and legal process from this point requires the developer to conduct community engagement as design progresses for the mixed-use site. This will include proposals and concepts about building heights and total number of dwellings. The Development Application process is another point at which community input is invited.

The Development Application process, Place Design Brief and Territory Plan controls are all part of ensuring a final outcome that is fit for the location and responds to community engagement.