

Australian Capital Territory

# Planning and Development (Technical Amendment—Lawson) Plan Variation 2023 (No 1)

Notifiable instrument NI2023—645

Technical Amendment No 2023-09

made under the

Planning and Development Act 2007, s 89 (Making technical amendments)

---

## 1 Name of instrument

This instrument is the *Planning and Development (Technical Amendment—Lawson) Plan Variation 2023 (No 1)*.

## 2 Commencement

This instrument commences on the day after its notification day.

## 3 Technical amendment

I am satisfied under section 89 (1) (a) of the *Planning and Development Act 2007* that the Lawson plan variation is a technical amendment to the Territory Plan.

## 4 Dictionary

In this instrument:

***Lawson plan variation*** means the technical amendment to the Territory Plan, variation 2023-09, in the schedule.

*Note:* No consultation was required in relation to the Lawson plan variation under the Act, s 87.

Freya O'Brien  
Delegate of the planning and land authority  
17 October 2023



Planning & Development Act 2007

**Technical  
Amendment  
to the Territory Plan  
Variation 2023-09**

Future urban area variation and changes to  
the Lawson Precinct Map and Code

October 2023

*This page is left intentionally blank*

# Table of Contents

1.	INTRODUCTION .....	4
1.1	Purpose.....	4
1.2	Public consultation .....	4
1.3	National Capital Authority.....	4
1.4	Process .....	4
1.5	Types of technical amendments under the Act .....	5
2.	EXPLANATION.....	6
2.1	Territory Plan Map .....	6
2.2	Lawson Precinct Map and Code .....	8
3.	TECHNICAL AMENDMENT.....	11
3.1	Territory Plan Map .....	11
3.2	Lawson Precinct Map and Code .....	12

*This page is left intentionally blank*

# 1. INTRODUCTION

## 1.1 Purpose

This technical amendment makes the following changes to the Territory Plan:

### *Territory Plan Map*

- The Territory Plan map is varied to remove the future urban area overlay from land in the division of Lawson, as identified in Part 2 of this document.

### *Lawson Precinct Map and Code*

- The Lawson Precinct Map and Code is amended to include ongoing provisions, as described in Part 2 of this document.

## 1.2 Public consultation

Under section 87(1)(c) of the *Planning and Development Act 2007* (the Act) this type of technical amendment is not subject to public consultation.

## 1.3 National Capital Authority

The National Capital Authority does not need to be advised of this technical amendment as per 1.2.

## 1.4 Process

This technical amendment has been prepared in accordance with section 87 and made in accordance with section 89 of the Act.

## 1.5 Types of technical amendments under the Act

The following categories of technical amendments are provided under section 87 of the Act:

- (1) Each of the following territory plan variations is a **technical amendment** for which no consultation is needed before it is made under section 89:
  - (a) a variation (an **error variation**) that –
    - (i) would not adversely affect anyone’s rights if approved; and
    - (ii) has as its only object the correction of a formal error in the plan;
  - (b) a variation to change the boundary of a zone or overlay under section 90A (Rezoning – boundary changes);
  - (c) a variation, other than one to which subsection (2)(d) applies, in relation to an estate development plan under section 96 (Effect of approval of estate development plan);
  - (d) a variation required to bring the territory plan into line with the national capital plan;
  - (e) a variation to omit something that is obsolete or redundant in the territory plan.
  
- (2) Each of the following territory plan variations is a **technical amendment** for which only limited public consultation is needed under section 90:
  - (a) a variation (a **code variation**) that –
    - (i) would only change a code; and
    - (ii) is consistent with the policy purpose and policy framework of the code; and
    - (iii) is not an error variation;
  - (b) a variation to change the boundary of a zone under section 90B (Rezoning – development encroaching on adjoining territory land);
  - (c) a variation in relation to a future urban area under section 90C (Technical amendments – future urban areas);
  - (d) a variation in relation to an estate development plan under section 96 (Effect of approval of estate development plan) if it incorporates an ongoing provision that was not included in the plan under section 94(3)(g);
  - (e) a variation to clarify the language in the territory plan if it does not change the substance of the plan;
  - (f) a variation to relocate a provision within the territory plan if the substance of the provision is not changed.

TA2023-09 has been prepared in accordance with section 87(1)(c) of the Act.

## 2. EXPLANATION

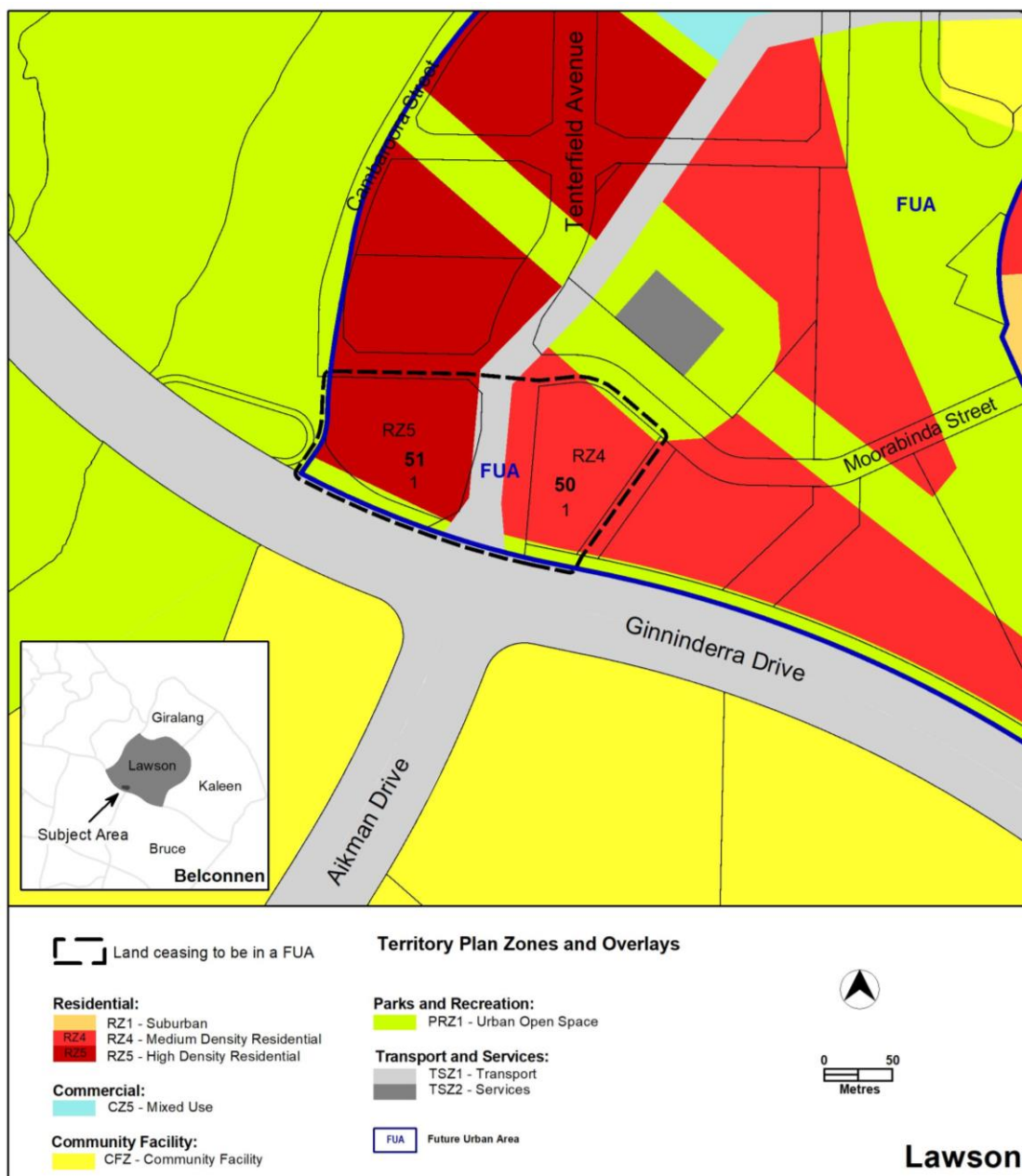
This part of the technical amendment document explains the changes to be made to the Territory Plan.

### 2.1 Territory Plan Map

#### Variation to the Territory Plan

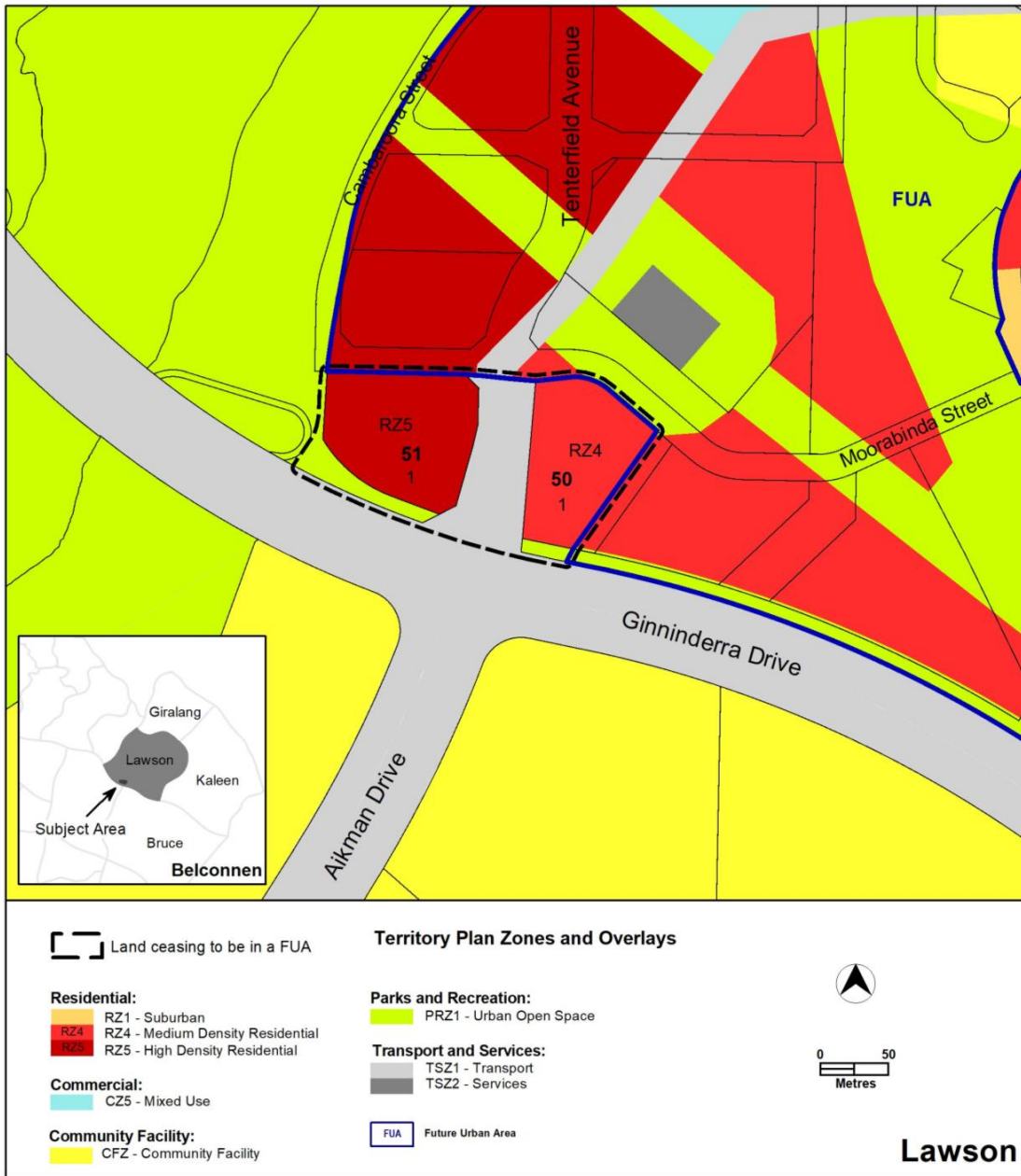
The Territory Plan map is varied to identify the zones and overlays that apply to land ceasing to be in a future urban area.

#### Lawson - Existing Territory Plan Map





# Lawson - Proposed Territory Plan Map



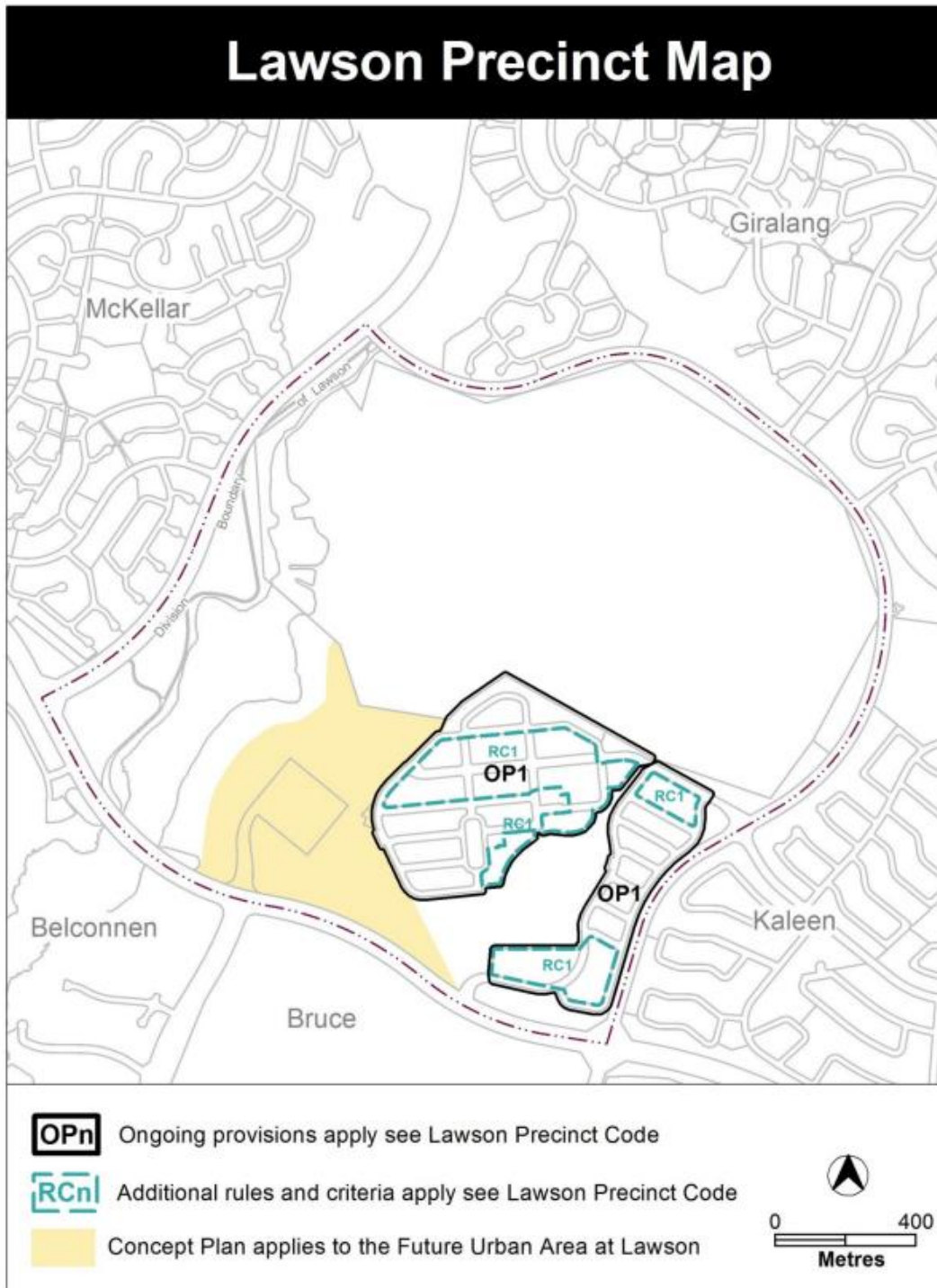
## 2.2 Lawson Precinct Map and Code

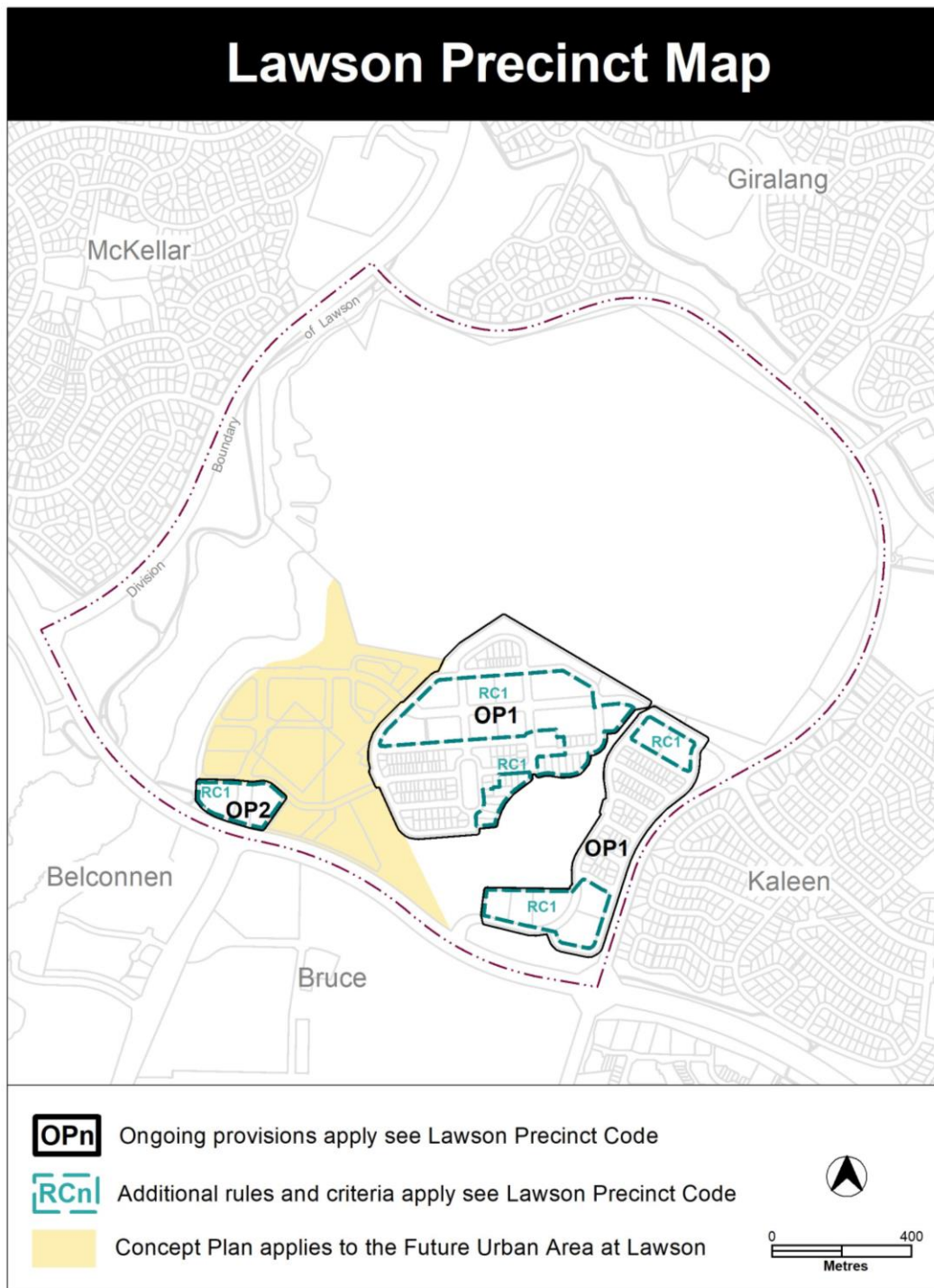
### Variation to the Lawson Precinct Map and Code

The Lawson Precinct Map and Code is varied to incorporate rules and criteria and ongoing block specific provisions that are consistent with the approved estate development plan.

#### 2.2.1 Lawson Precinct Map

*Existing Lawson Precinct Map*





### **2.2.2 Lawson Precinct Code**

This technical amendment makes the following changes to the Lawson Precinct Code:

- substitute rule R1 to include reference to new Figure 1a
- insert new rule R1a mandating building height requirements for specified areas in new Figure 1a
- insert new Element 3: Earthing requirements
- insert new rule R4 mandating earthing requirements for specified areas in new Figure 1a
- insert new Figure 4 to show ongoing provisions

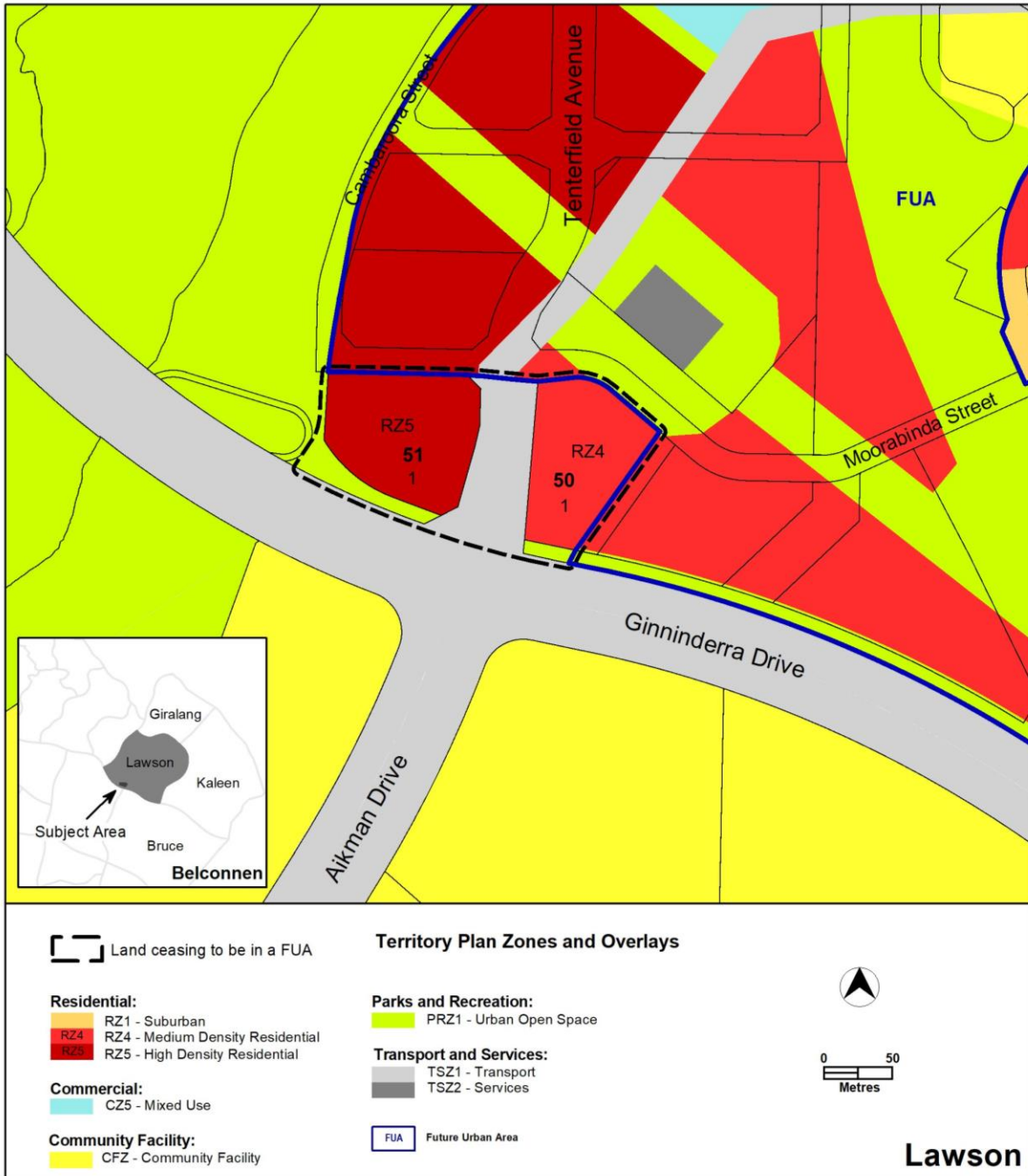
### 3. TECHNICAL AMENDMENT

This section of the technical amendment document provides the actual instructions for implementing the changes to the Territory Plan.

#### 3.1 Territory Plan Map

##### 1. Territory Plan Map

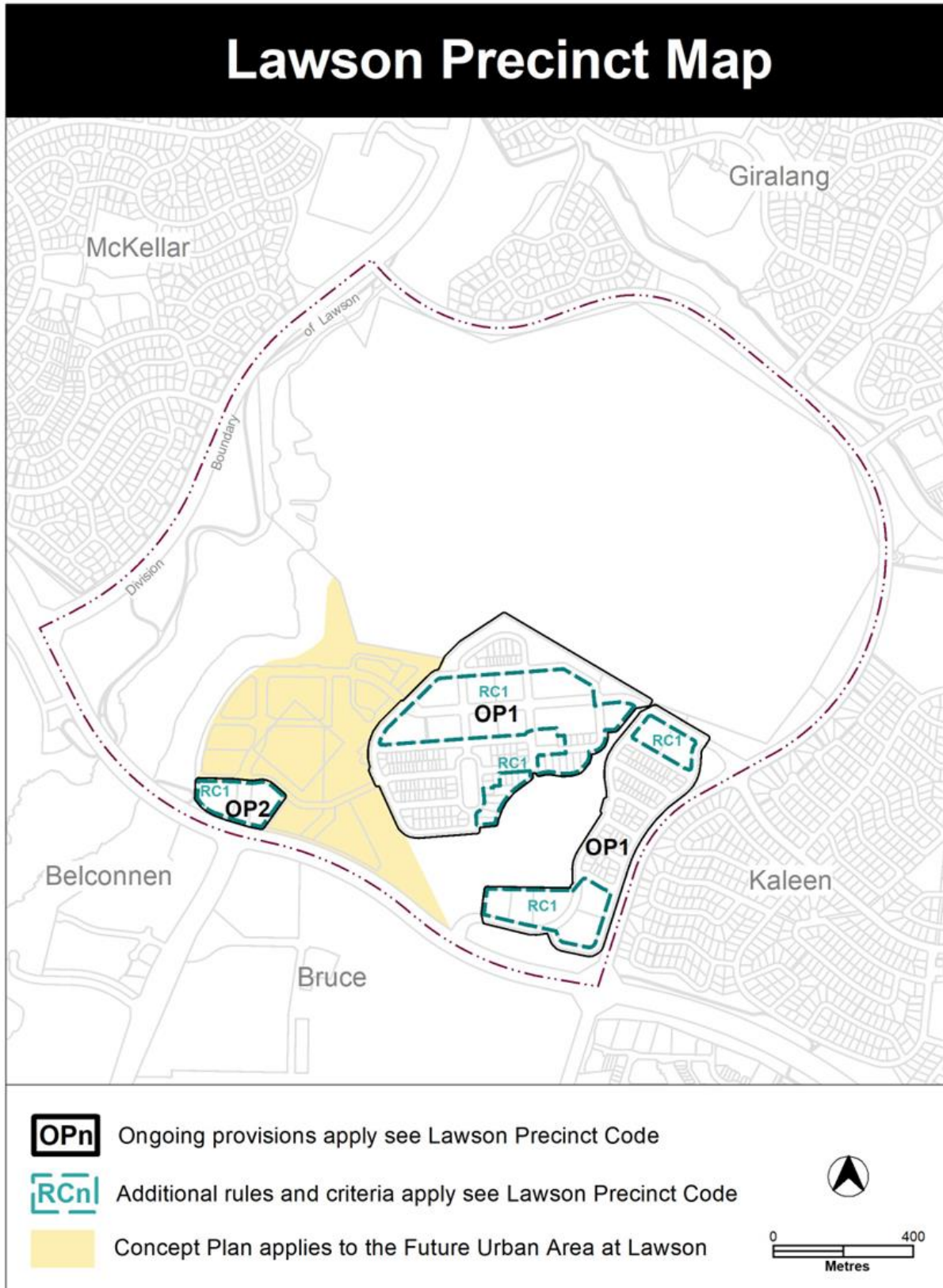
The Territory Plan map is varied as indicated below to identify the zones and overlays that apply to the land ceasing to be in a future urban area.



### 3.2 Lawson Precinct Map and Code

#### 2. Lawson Precinct Map

Substitute



**3. Additional Rules and Criteria, RC1 – Lawson residential estate,  
Element 1: Building Heights, 1.1 Number of storeys, rule R1**

*Substitute*

<p>R1</p> <p>The following rule applies to area <b>A</b> in Figure 1 and Figure 1a:</p> <p>The minimum number of storeys for buildings in this location is 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
---	---

**4. Additional Rules and Criteria, RC1 – Lawson residential estate,  
Element 1: Building Heights, 1.1 Number of storeys, new rule R1a**

*Insert*

<p>R1a</p> <p>The following rule applies to area <b>B</b> in Figure 1a:</p> <p>The minimum number of storeys for buildings in this location is 4 and maximum number of storeys is 6.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
--	---

**5. Additional Rules and Criteria, RC1 – Lawson residential estate, new  
Element 3: Earthing requirements, 3.1 Earthing requirements, rule R4**

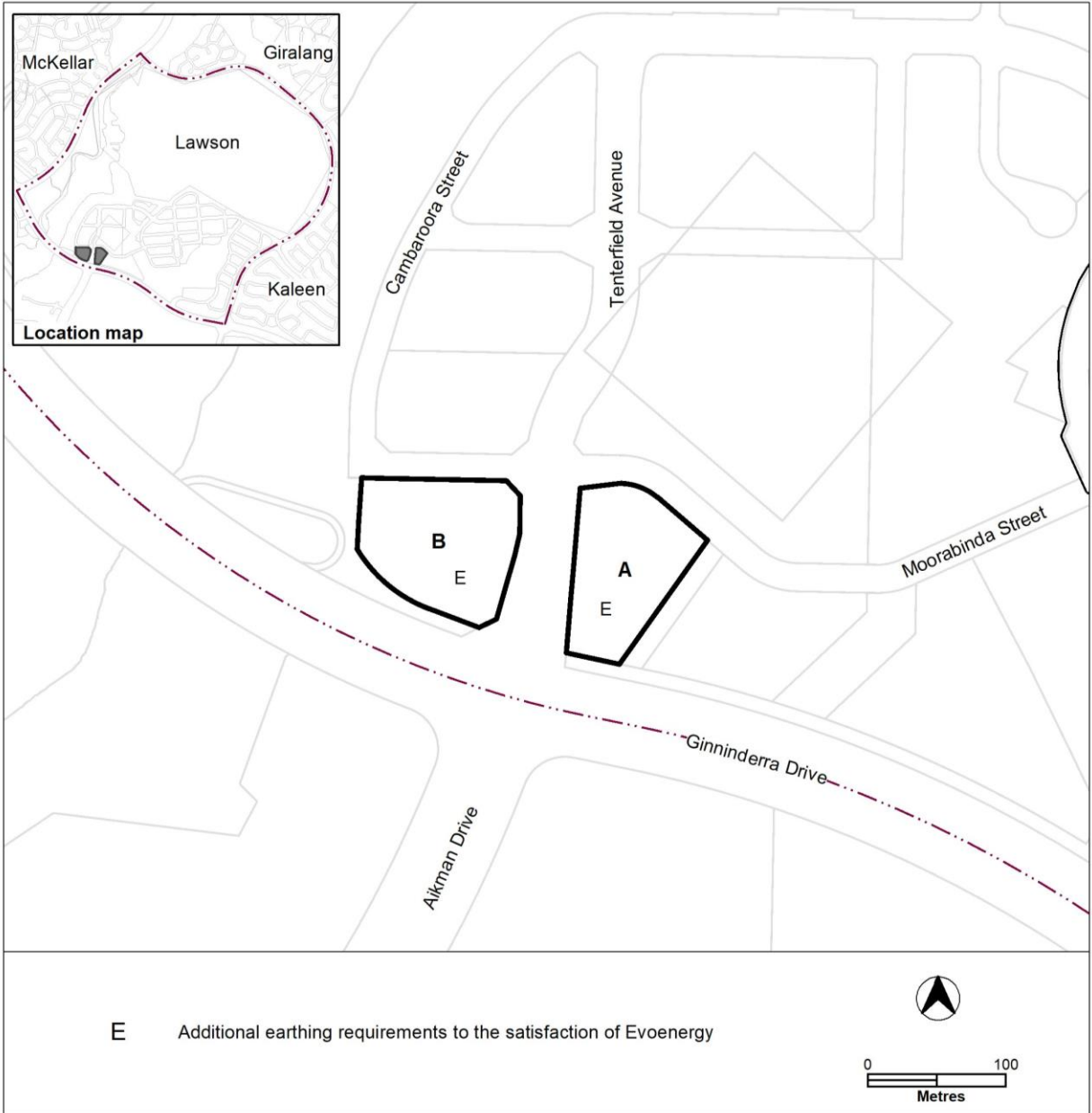
*Insert*

**Element 3: Earthing requirements**

<b>3.1 Earthing requirements</b>	
<p>R4</p> <p>This rule applies to blocks or parcels in locations identified in Figure 1a.</p> <p>Additional earthing requirements to the satisfaction of Evoenergy.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

**6. Additional Rules and Criteria, RC1 – Lawson residential estate, new Figure 1a**

*Insert after existing Figure 1*



**Figure 1a**

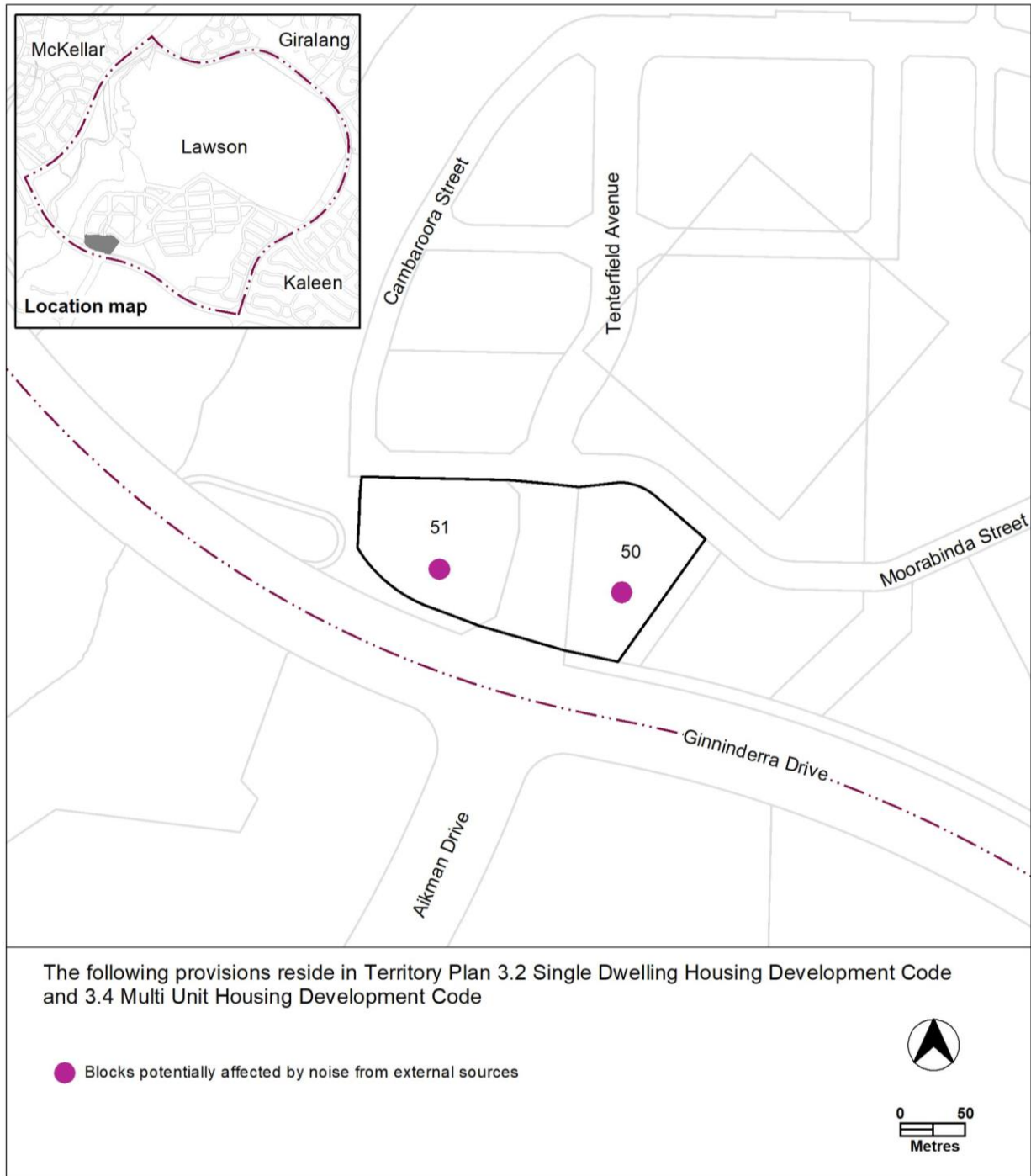


## 7. Other ongoing provisions, new OP2 – Lawson residential area

*Insert*

### OP2 – Lawson residential area

This part applies to blocks and parcels identified in area OP2 shown on the Lawson Precinct Map.



**Figure 4**

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### TRANSLATING AND INTERPRETING SERVICE

**131 450**

Canberra and District - 24 hours a day, seven days a week