



Australian Institute of Architects

Ms. Nicola Kosseck
Committee Secretary
Standing Committee on Planning, Public Works and TAMS
ACT Legislative Assembly Secretariat

12th July 2010

Dear Nicola,

DRAFT VARIATION TO THE TERRITORY PLAN No. 299 (DVP 299) LAWSON SOUTH

The ACT Chapter of the Australian Institute of Architects has reviewed DVP 299 - Lawson South and provides the following comments:

- The Institute generally supports the *Desired Planning Outcomes* for the site, including the provision of diverse housing types, higher densities close to public transport & commercial centres, provision of compact and walkable neighbourhoods, high levels of energy efficiency, and integration of high quality useable public open space networks. The Structure Plan appears to allow for the realisation of these principles provided on-ground outcomes are appropriately designed (it is acknowledged that the design of residential and commercial buildings will be largely governed by other codes). The Institute will be making a submission on issues and opportunities within these codes in its response to DVP 301 and DVP 303;
- The location of the RZ4, RZ5 and CZ5 zones will allow for medium density, high density and mixed use development opportunities adjacent to the shores of Lake Ginninderra. In broad urban design terms this seems appropriate to provide a more vibrant and mixed use precinct adjacent to the lake edge where recreational opportunities are prevalent. The Institute notes the critical importance of achieving high quality public spaces in this precinct;
- There is a large area of the site retained for an integrated, lineal open space network. Again, the success of this network will rely on appropriate development of the infrastructure and interface adjacent. The Institute considers it essential that appropriate government entities are involved in assessment and sign off of our public spaces. While technical matters regarding these areas should be agreed by the asset managing agency TAMS, the Institute submits that ACTPLA has a key role in assessing the urban design outcomes with regard to the distribution of open space areas and the quality and range of recreational,

environmental and related outcomes to be achieved. In higher density development areas the Institute believes that the open space network is critically important and that the effective delivery of usable space is essential to a safe and healthy environment.

The Institute intends to address the open space design and delivery responsibilities issues in more detail in our response to DV 301 and DV 303 in the near future.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sheila', on a light-colored, textured background.

Sheila Hughes
Australian Institute of Architects
ACT Chapter President