

2025

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

ELEVENTH ASSEMBLY

**Major Plan Amendment to the Territory Plan
Blocks 11,16, 20, 21 and 22 Section 26 Ainslie**

Pursuant to the *Planning Act 2025, Section 77*

Tabling Statement

**Presented by
Chris Steel MLA
Minister for Planning and Sustainable Development
September 2025**

Major Plan Amendment 02 (the MPA) amends the Territory Plan to facilitate the residential and commercial redevelopment of the Ainslie Football and Social Club at blocks 11, 16, 20, 21 and 22, section 26 Ainslie.

The proponent-initiated MPA sought to rezone the northern part of section 26 to a mix of Commercial CZ5 Mixed Use and Residential RZ5 High Density. To support the amendment, the Territory Planning Authority (the Authority) proposed amendments to the Technical Specifications to provide guidance for the new assessment outcomes. This includes assessment outcomes and requirements relating to residential density, building height, commercial uses, vehicular parking and active travel.

The MPA was released for public consultation from 2 December 2024 to 3 February 2025, with the minimum consultation period extended by roughly three weeks to account for the Christmas and New Year period.

The Authority received 146 submissions, including 21 which were received late, during consultation. Comments opposing the amendment primarily stated concern for the proposed zoning, building heights, vehicular parking impacts, loss of recreation areas and environmental impacts, increased noise, loss of heritage and increased demand on facilities, including education uses.

The Authority subsequently prepared a detailed report to demonstrate how they have considered and responded to public comments. Changes were then made to the MPA as a result of public comments received. These changes include the introduction of additional assessment outcomes to limit commercial development and to clarify building heights adjacent to existing residential dwellings.

Relevant referral entities were also consulted on the MPA. Entity comments were either supportive or resolved during the amendment process.

The revised version of the MPA was provided to me by the Authority on 4 June 2025. In accordance with section 70 of the *Planning Act 2023* (the Act), I referred it to the Standing Committee on Planning, Transport and City Services (the Committee) on 11 June 2025. The Committee then informed me on 30 June 2025 of their decision not to prepare a report on the MPA.

This decision by the Committee allowed me to take action on the MPA in accordance with the Act. Section 75 of the Act requires an MPA is only approved if not inconsistent with the planning strategy or any relevant district strategy.

I approved the MPA on 21 August 2025 as it is consistent with the ACT Planning Strategy and the Government's housing priorities,

particularly allowing for additional housing near existing public transport, employment hubs and other amenities, as articulated in the Statement of Planning Priorities. The site is also identified as a category three change area in the Inner North and City District Strategy.

Therefore, in accordance with section 77 of the Act, I now present Major Plan Amendment 02 and relevant background papers to the Legislative Assembly.