



Chris Steel MLA

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

Tom Duncan

Clerk

ACT Legislative Assembly

Dear Mr Duncan

I refer to your letters of 6 and 7 May 2025 regarding e-petition 018-25 and petition 023-25 tabled in the Assembly on 6 and 7 May 2025 respectively. I note both petitions request the Legislative Assembly refer draft major plan amendment 02 – Ainslie Football and Social Club (DPA-02) to the standing committee on Planning, Transport and City Services (the Standing Committee) for a public inquiry, including public hearings. I can confirm that this occurred on 11 June 2025 in accordance with the relevant provisions of the *Planning Act 2023* (the Act) as outlined below. On 30 June 2025 the Standing Committee decided to not report on DPA-02.

DPA-02 is a proponent initiated major plan amendment (MPA) under Part 5.2 of the Act, which sought to amend the Territory Plan to permit mostly residential and some commercial development on the Ainslie Football Club site (blocks 11, 16, 20, 21 and 22 section 26 Ainslie). As an MPA, DPA-02 must follow a statutory process under part 5.2 of the Act.

Section 70 of the Act requires the Minister for Planning and Sustainable Development (the Minister), to refer any MPA that is given to me as Minister to the relevant Standing Committee. In accordance with the Act, the Territory Planning Authority (the Authority) gave me DPA-02 on 4 June 2025 and I referred it to the Standing Committee on 11 June 2025, who informed me on 30 June 2025 of their decision not to report on DPA-02.

In accordance with the Act, this decision by the Standing Committee allows me to take action in accordance with section 75 of the Act in relation to DPA-02. Section 75 of the Act also requires I only approve an MPA if it is not inconsistent with the planning strategy or any relevant district strategy. On 21 August 2025, I approved DPA-02 as it was consistent with the key policy objectives in the ACT Planning Strategy, the Inner North District Strategy, which identifies the Ainslie Football Club site as a category 3 change area, and the Government's housing priorities.

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The Planning (Ainslie) major Plan Amendment 2025 will now be presented to the Legislative Assembly and changes to the Territory Plan will commence once accepted by the Assembly. If accepted by the Assembly, a development application is required to be lodged with Authority setting out designs for the development. This will enable the community to have their say on the more detailed design elements of development on the site.

More information on [DPA-02](#), [MPA process](#), the [Territory Plan](#) and [Technical Specifications](#) can be found on the Authority's website.

With regards to the other matters raised in the petitions, the petitions were received after the closure of statutory public consultation for DPA-02 but before being presented to me for referral to the Standing Committee. Consistent with the Planning Act, after public consultation concluded the Authority considered all comments received and prepared revisions to DPA-02 as a result of public consultation. This revised version was then provided to me by the Authority, referred to the Standing Committee, released publicly and ultimately approved by me as Minister.

Noting the petitions were based on the consultation version of DPA-02, some of the information included was inaccurate when compared to the revised material released to the public for DPA-02. For the clarity of the Assembly and the petitioners, the correct information is provided below along with the Governments response to the content of the petitions:

- The petitions stated that DPA-02 will allow residential up to 7 storeys (21.5 metres).
 - DPA-02 was released for public consultation with provisions to limit proposed residential buildings across most of the site to 21.5 metres which is the standard in the proposed Residential RZ5 High Density (RZ5) area.
 - Standard floor to ceiling heights would mean that 21.5 metres generally accommodates six storeys.
 - In response to comments received during the public consultation period, the version of DPA-02 that was given to me by the Authority now proposes an amended technical specification which states buildings in this area should be limited to six storeys.
- The petitions stated that DPA-02 will allow commercial development with no height limit.
 - DPA-02 was released for public consultation with provisions to limit proposed commercial buildings across most of the site to 21.5 metres.
 - These height limits remain unchanged in the version of DPA-02 that was given to me.
- The petitions stated that DPA-02 sets a precedence by having more intense development adjacent to low-density residential development.
 - Apart from the subject site's frontage to the northern part of Angas Street, the proposed developable areas will largely be separated from existing low-density residential development by the open space area to the north, Limestone Avenue to the west and Alan Ray Oval to the south.
 - To manage impacts along Angas Street, the version of DPA-02 that was released for public consultation proposed provisions to limit building heights to 12.5 metres where they are adjacent to the Residential RZ1 Suburban (RZ1) area.



- These height limits remain unchanged in the version of DPA-02 that was given to me.
- In response to comments received during the public consultation period, the version of DPA-02 that was given to me by the Authority now proposes an amended technical specification. This proposed technical specification states:
 - the 12.5 metres height limit is for buildings within 15 metres of the Angas Street frontage
 - buildings in the 12.5m area should be no more than three-storeys.
- Currently the RZ1 area allows buildings up to two storeys.
- The petitions stated that public submissions on DPA-02 have not been adequately considered.
 - The petitions were received after public consultation closed but before comments were considered.
 - When the Authority gives an MPA the Minister, it is required to prepare a Consultation Report. The Consultation Report outlines comments received and how the Authority has considered them.
 - Comments received on DPA-02 have resulted in amendments.
 - Public comments and the Consultation Report have been referred to the Standing Committee and made available to the Legislative Assembly if/when DPA-02 is tabled.
 - The revised DPA-02, the Consultation Report, as well as other relevant documents, are publicly available on the [Authority's website](#).
- The petition asks that Legislative Assembly request that DPA-02 be referred to the Standing Committee for a full public inquiry, including public hearings.
 - Section 70 of the Planning Act 2023 (the Act) states that if the Authority gives the Minister for Planning and Sustainable Development a draft major plan amendment, it must be referred to the Standing Committee within 5 working days.
 - DPA-02 was referred to the Standing Committee on 11 June 2025.
 - Once referred, the Committee has 15 working days to decide if it will inquire into DPA-02 and is the decision of the Committee if it chooses to hold public hearings.
 - On 30 June 2025 the Standing Committee decided to not report on DPA-02.
 - This decision by the Standing Committee allows me, the Minister, to consider DPA-02 for approval under section 75 of the Act and subsequently table it in the Legislative Assembly.

I trust this information is of assistance.

Yours sincerely



Chris Steel MLA
Minister for Planning and Sustainable Development
29 August 2025

