



ACT
Government

**Territory
Planning**
Authority

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 02

Ainslie Football and Social Club

Blocks 11, 16, 20, 21 and 22 Section 26 Ainslie

November 2024

This draft major plan amendment was prepared
under division 5.2.3 of the *Planning Act 2023*

Contents

1.0	Introduction.....	1
1.1	Purpose.....	1
1.2	Outline of process.....	1
2.0	Proposal.....	2
2.1	Site description	3
2.2	Summary of amendments to the Territory Plan	5
2.3	Summary of consequential amendments to other documents – Technical Specifications	7
2.4	Interim effect	8
3.0	REASONS FOR THE DRAFT MAJOR PLAN AMENDMENT	8
3.1	Application 2023-03.....	9
	The planning strategy	10
	The relevant district strategy	11
	Any current or proposed amendments of, or of policies in, the Territory Plan	12
	The statement of planning priorities.....	13
	Anything else the territory planning authority considers relevant to the amendment	14
4.0	CONSULTATION.....	15
4.1	Consultation with the public.....	15
4.2	Consultation with agencies	15
	National Capital Authority	15
	Conservator of Flora and Fauna	15
	Environment Protection Authority.....	16
	Heritage Council.....	18
	Other referral entities.....	18
	Land Custodian	18
5.0	DRAFT MAJOR PLAN AMENDMENT 2	19
5.1	Amendments to the Territory Plan Map	19
5.2	Proposed amendments to the Inner North and City District Policy – Land Use.....	21
5.3	Proposed amendments to the Inner North and City District Policy – Assessment Requirements	21
	INTERPRETATION SERVICE	22

1.0 Introduction

1.1 Purpose

This document is draft major plan amendment 2 – Ainslie Football and Social Club (DPA-2) to the Territory Plan.

Under section 63 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is making DPA-2 available to the public for comment.

Key parts of this document are:

- section 2 – summarises the proposal, including amendments DPA-2 proposes to make to the Territory Plan and associated documents and details on interim effect
- section 4.1 - summarises when the consultation period ends and how the public can make written comments.
- section 5 – detailed amendment instructions to the Territory plan proposed by DPA- 2.

1.2 Outline of process

A major plan amendment (MPA) is statutory process under the Planning Act that enables the Territory Plan to be amended. The three types of MPAs are:

- Proponent-initiated
- Government-initiated
- Minister-initiated

DPA-2 is a proponent-initiated MPA.

For more information about the content of the [Territory Plan](#) and the [major plan amendment](#) processes please refer to the Environment, Planning and Sustainable Development (EPSDD) website.

2.0 Proposal

This section outlines the subject site and the proposed amendments to the Territory Plan and supporting documents.

DPA-2 proposes amendments to the Territory Plan and related documents to allow the intended development as outlined in the supporting report to be permissible on the site. The amendments proposed to the Territory Plan by DPA-2 are outlined in section 2.2 and shown in detail at section 5 of this document. The consequential amendments proposed to the Territory Plan's related documents are outlined in section 2.3 of this document.

The supporting report outlines the intended development for the subject area which forms the basis of how DPA-2 will amend the Territory Plan. The supporting report outlines the following intended development:

- rezoning the northern part of the site from Parks and Recreation PRZ2 Restricted Access Recreation to Residential RZ5 High Density Residential
- 200 – 400 dwellings on the subject area
- building heights up to a maximum of:
 - 21.5 metres for the northern part of the subject site
 - 12 metres along the northern part of Angas Street, the southern part of Limestone Avenue and around Alan Ray Oval
 - 8.5 metres to the southern part of Angas Street
- reduced vehicular parking provisions
- relocated and improved social and football club and sporting facilities
- new hotel

Background papers for DPA-2, including the supporting report and relevant application outcome notice is available on the [EPSDD website](#).

2.1 Site description

The subject area, shown in Figure 1, consists of blocks 11, 16, 20, 21 and 22 section 26 Ainslie. The subject area is currently occupied by the Ainslie Football and Social Club and Alan Ray Oval.

The subject area is bounded by Wakefield Avenue to the north. Blocks 9 and 10, section 26 contain the Ainslie Fire Station and are zoned Transport and Services TSZ Services zone. Across Wakefield Avenue is Parks and Recreation PRZ1 Open Space and PRZ2 Restricted Access land which contains Ainslie Gungahlin Bears Baseball Club, Ainslie Oval and Keith Tournier Oval.

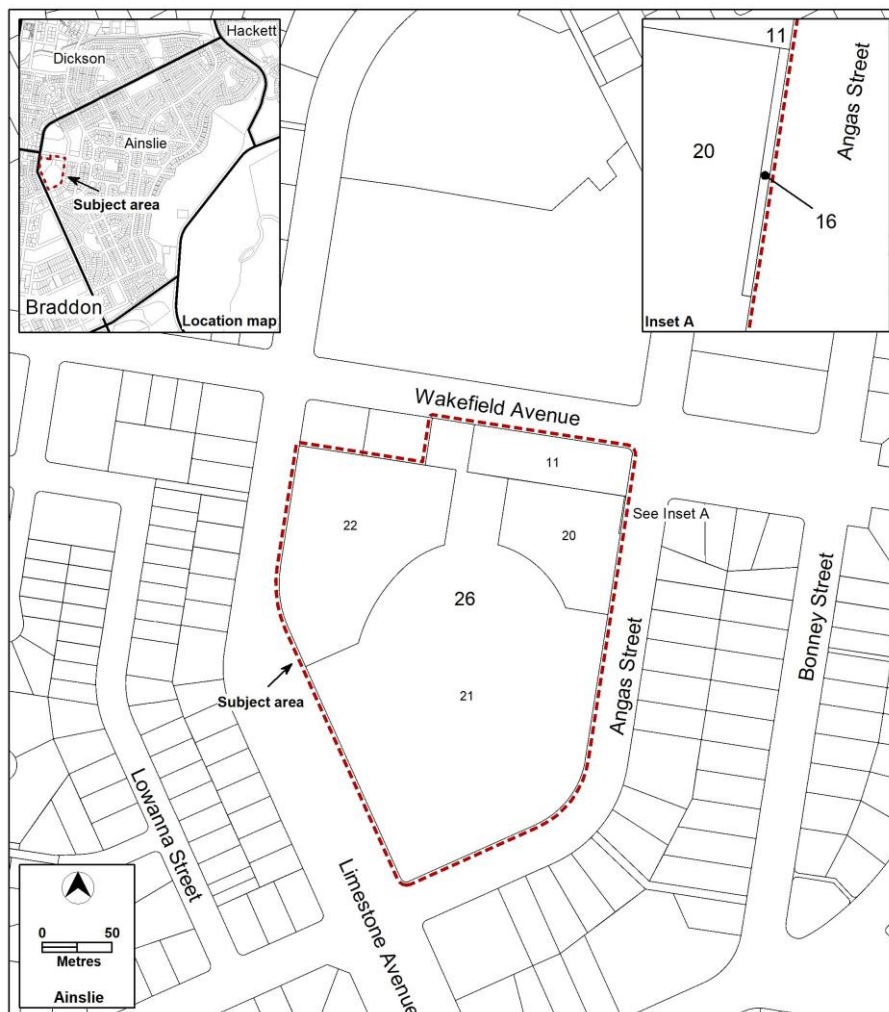


Figure 1 – Locality Map

Block 11 is currently zoned Commercial CZ6 Leisure and Accommodation zone while the remainder of the blocks are zoned Parks and Recreation PRZ2 Restricted Access zone. The existing Territory Plan zoning can be seen in Figure 2.

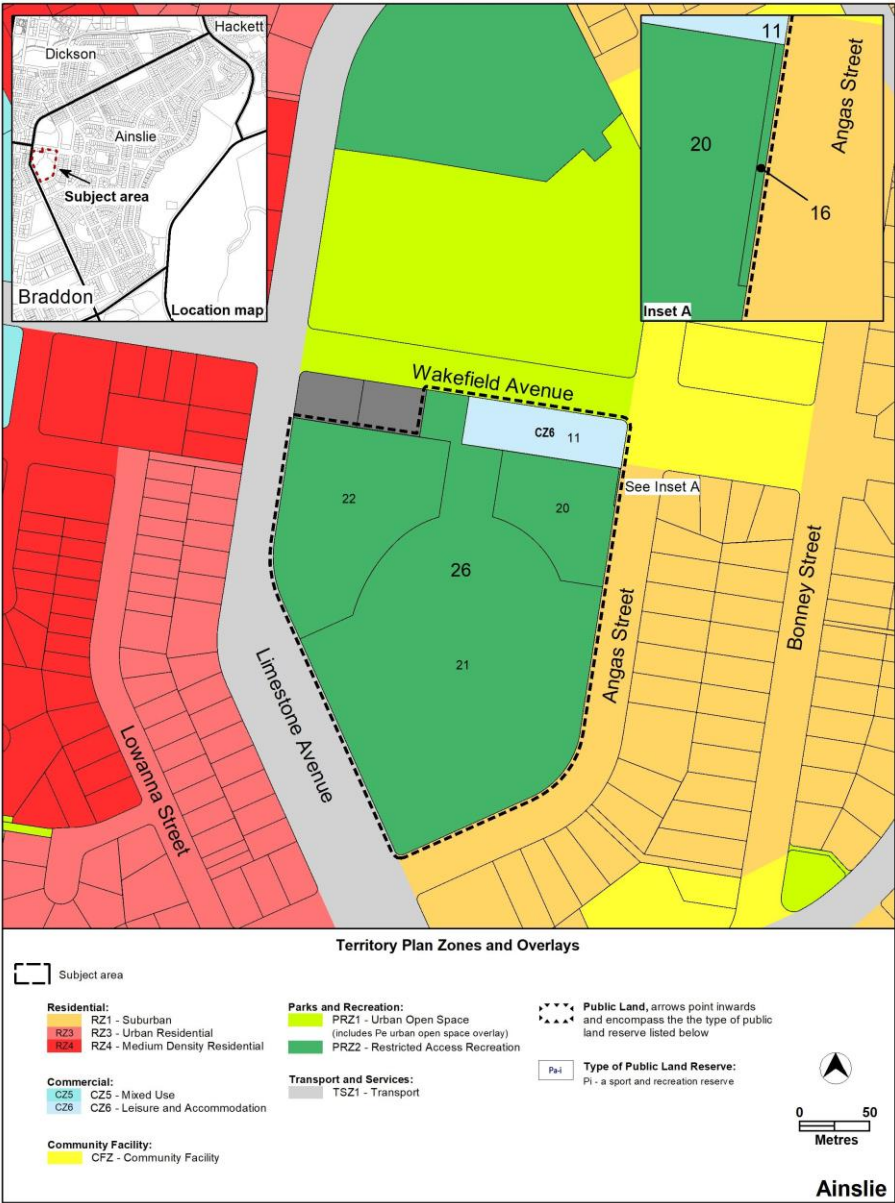


Figure 2 – Existing Territory Plan zoning

Limestone Avenue bounds the site to the west. On the western side of Limestone Avenue is blocks zoned Residential RZ3 Urban and RZ4 Medium Density.

Angas Street bounds the site to the east and south. On the eastern side of Angas Street is blocks zoned Residential RZ1 Suburban.

2.2 Summary of amendments to the Territory Plan

To give effect to the intended development outlined in the supporting report, DPA-2 proposes to amend the Territory Plan as follows:

- amend the Territory Plan map, as shown in Figure 3, to facilitate residential and commercial development on the northern part of the site.
- amend the Inner North and City District Policy to make the hotel and club use permissible in the proposed CZ5 area to allow development of a hotel
- amend the Inner North and City District Policy to make the following uses prohibited to maintain the retail hierarchy: bulky goods retailing, business agency, communications facility, financial establishment and public agency.
- amend the Inner North and City District Policy to include assessment requirements that:
 - requires section 26 Ainslie to provide a minimum of 200 dwellings to meet the potential future demand outlined in the Inner North and City District Strategy
 - limits the maximum building height to reduce the impact on surrounding development to:
 - 12 metres for development fronting Angas Street and Alan Ray Oval
 - 21.5 metres in the remainder of the CZ5 area to match the maximum height limit the proposed RZ5 area

Further detail of the amendments being made to the Territory Plan by DPA-2 can be found in section 5 of this document.

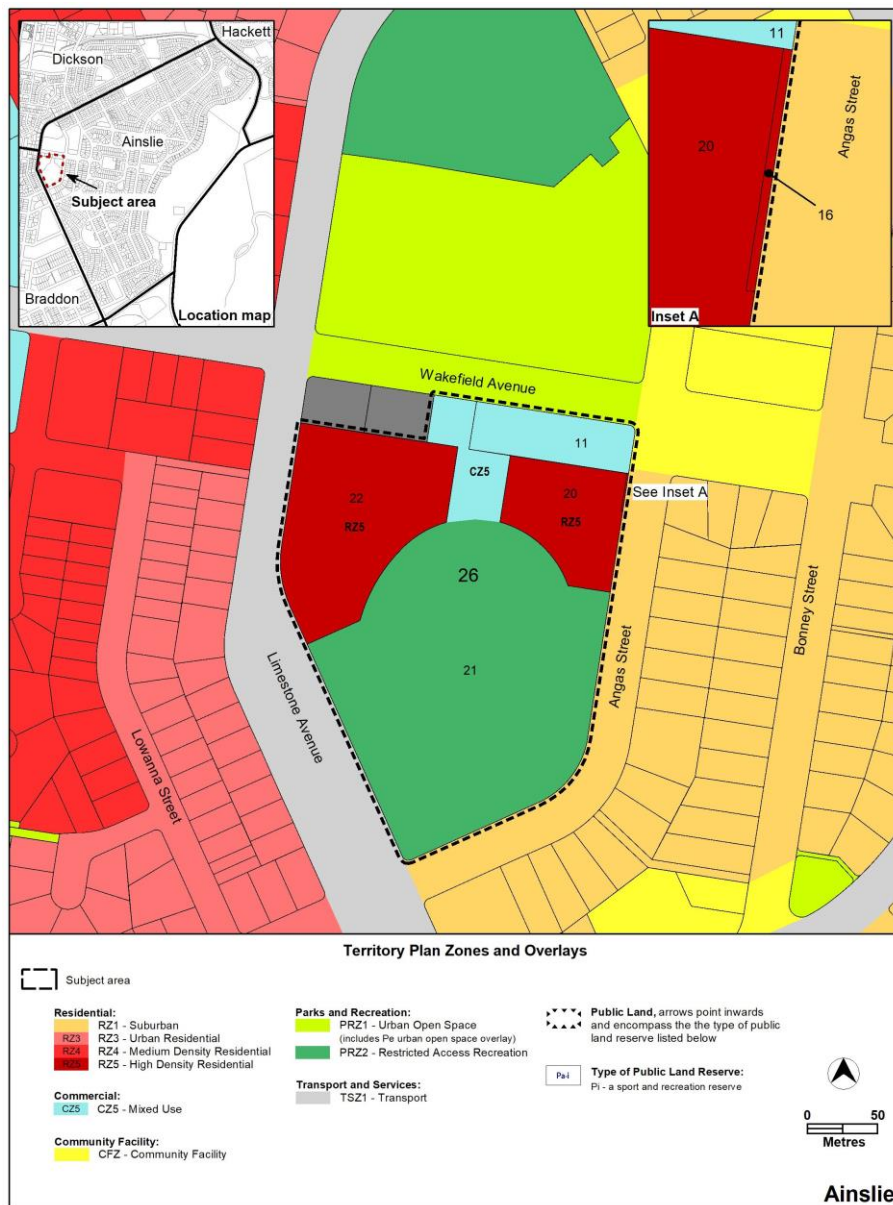


Figure 3 – Proposed Territory Plan zoning

2.3 Summary of consequential amendments to other documents – Technical Specifications

Technical Specifications may be used as guidance in how to meet the Territory Plan in the preparation and assessment of a development application. Technical Specifications may not be met if a development can demonstrate it can meet all the relevant provisions of the Territory Plan.

The Technical Specifications are not part of the Territory Plan. Therefore, they will be amended separately when/if DPA-2 is finalised.

To give effect to the intended development outlined in the supporting report, DPA-2 proposes the following consequential amendments to the Inner North and City Technical Specifications

- a maximum dwelling limit across section 26 Ainslie of 400 dwellings to provide general guidance for the upper dwelling limit for the site.
- reduction in vehicular parking provision rates for residential development as shown in Table 1. The reduction outlined in the supporting report matches other reductions in parking for sites along Northbourne Avenue, notably Yowani Country Club and Kamberra Winery redevelopments. The proposed reduction below is less drastic than outlined in the supporting report to reflect that although the site is well located, it is located further from mass public transport.

Current Residential Zone Technical Specifications provisions	Authority's Proposal <i>(to be included in the Inner North and City Technical Specifications)</i>
single bedroom dwelling – 1 space	studio or one-bedroom dwelling – 1 space maximum
two-bedroom dwelling – minimum of 1.5 spaces	two-bedroom dwelling – minimum 1 space maximum of 1.3 spaces
three or more-bedroom dwelling – minimum of 2 spaces	three or more-bedroom dwelling – minimum 1.5 spaces and a maximum of 2 spaces
visitor – one space per four dwellings where a complex comprises four or more dwellings.	visitor – one space per every eight dwellings.

Table 1 – Proposed amendments to parking provisions in the Technical Specifications

To see the detailed changes DPA-2 proposes to make to the Technical Specifications please see the separate document that has been provided along with this document on the [EPSDD website](#). For more information about Technical Specifications generally, please also see the [EPSDD website](#).

2.4 Interim effect

DPA-2 does not have interim effect as section 64 of the Planning Act does not apply to it. Therefore, the existing provisions of the Territory Plan will continue to apply to development applications while the DPA remains in draft form.

More information about interim effect is available the [EPSDD website](#).

3.0 REASONS FOR THE DRAFT MAJOR PLAN AMENDMENT

The Inner North and City District Strategy (the District Strategy) builds upon the ACT Planning Strategy's desire for a compact, efficient and liveable city. The District Strategy does this by outlining key sites and change areas within the district that can not only contribute to this goal but also meet the current and future demands for the ACT's growing population.

The subject area is well located, being near public transport, employment, open space areas and services. The District Strategy shows the subject area as a 'Category 3' change area. According to the District Strategy:

- the district has the largest proportion of jobs of any district
- outlines a potential future demand of up to 24 000 additional dwellings in the Inner North and City District by 2050.
- the subject area and other key sites and change areas in the district must contribute 1,500 to 11,000 dwellings to this demand the abovementioned potential demand.

Therefore, DPA-2 proposes to rezone parts of the site to Residential RZ5 High Density (RZ5) and include a minimum dwelling limit of 200 dwellings to facilitate this additional housing mentioned in the District Strategy.

DPA-2 proposes most of the subject area to remain Parks and Recreation PRZ2 Restricted Access (PRZ2). While some PRZ2 land will be lost, DPA-2 will result in a more efficient use of the remaining PRZ2 land with an upgraded club house, as well as oval, change facilities and viewing stands. To offset the loss of PRZ2 there are still many open space areas in the vicinity of the subject site, including the Parks and Recreation Open Space (PRZ1) land that exists to the north of the site, across Wakefield Avenue. In addition, PRZ1 shares many of the permitted uses of PRZ2 and therefore DPA-2 does not reduce the range of permissible uses for the broader area.

DPA-2 proposes to rezone parts of the subject site to RZ5 and Commercial CZ5 Mixed Use (CZ5). While adverse impacts on surrounding development will be looked at more closely at development application stage, DPA-2 proposes:

- a maximum building height limits for the CZ5 area of 21.5 metres to match the RZ5 area. There are currently no specified height limits within CZ5.
- a maximum height limit in the CZ5 and RZ5 areas of 12m where fronting Angas Street and Alan Ray Oval to control adverse impacts on surrounding development.

Parts of Wakefield Avenue and the central part of the subject area will be rezoned from CZ6 to CZ5 to help accommodate a relocated club and new hotel as well as the opportunity for other allied commercial uses. DPA-2 proposes to add uses to the CZ5 area to allow a club and hotel and restricts other non-suitable uses such as banks, offices and department stores to retain the commercial hierarchy.

The Technical Specifications provide guidance in the assessment of a development application. The Technical Specifications are proposed to be consequentially amended with DPA-2 to include reduced parking rates in recognition of the subject area's location and proximity to amenities and public transport.

DPA-2 only proposes to amend the Territory Plan. If/When this DPA is finalised, development applications can be lodged for the site which include detailed design proposals and will be release to the public for comment. Therefore, detailed design matters, such as overshadowing, noise, traffic, built form and tree canopy cover will be assessed and decided at development application stage when detailed design is known.

3.1 Application 2023-03

Prior to the preparation of a proponent-initiated MPA the proponent must lodge an application to be considered and accepted by the Authority. The application must be accompanied by a supporting report. The application outcome notice and accompanying supporting report is available on the [EPSDD website](#).

The supporting report must include how the proposal gives effect to the following 'key documents':

- the [Planning Strategy](#)
- the relevant [District Strategy](#)
- any current or proposed amendments to the Territory Plan
- the Statement of [Planning Priorities](#)
- anything else the Authority considers relevant.

In accordance with section 59 of the Planning Act, the Authority accepted application 2023-03 on 4 September 2024 as it was satisfied the intended development outlined in the supporting report gave effect to the 'key documents'. The Authority's assessment of 'key documents' can be found below.

The planning strategy

The ACT Planning Strategy builds off the original vision of Walter and Marion Mahoney Griffin of a city with a landscape that celebrates its bushland setting. ACT Planning Strategy seeks to manage the growth and change of Canberra to not only retain this original vision but to also ensure a city that is compact and efficient, diverse, sustainable and resilient, liveable and accessible.

The application is not inconsistent with the ACT Planning Strategy. Specifically, Application 2023-03 and this DPA gives effect to:

- Strategic Direction One - Compact and Efficient
- Strategic Direction Four – Liveable Canberra and City, and
- Strategic Direction Five – Accessible Canberra of the ACT Planning Strategy.

This DPA gives effect to Strategic Direction One by providing new housing within the existing urban footprint and using existing infrastructure efficiently.

This DPA will reduce the amount of PRZ2 Restricted Access Open Space land, it gives effect to Strategic Direction Four by providing further housing diversity on a well-located site within the inner north and city district. This additional housing will allow for more efficient use of the remaining PRZ2 Restricted Access land and result in renewal of sporting facilities on the site.

This DPA gives effect to Strategic Direction Five by providing housing close to existing services, such as employment, commercial, community and public transport uses. The inner north and city district has the largest share of employment in the ACT with almost one-third of jobs. The Application also seeks to provide increased pedestrian and bicycle permeability on the site and for the surrounding area.

The relevant district strategy

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The districts strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support commercial areas.

The relevant district strategy for this application is Inner North & City District Strategy (the District Strategy).

To be considered for a major plan amendment a proposal must be consistent with the relevant district strategy. The District Strategy contains 'key sites and Change Areas' which are sites and areas that have been earmarked for a change in use or zoning. The District Strategy indicates this proposal as a 'Category 3' 'key sites and Change Areas' to be investigated for change and specifically mentions the Ainslie Football Club.

The District Strategy also states that the City and Inner North has been earmarked for further residential densification. By 2050, based on projected population there will be a potential demand for up to 24 000 additional dwellings in the City and Inner North alone. The Inner North and City District has great access to services, including retail, nearby employment centres and public transport. The District Strategy outlines that two-thirds of the demand for these additional dwellings shall be met with high density development and a further one-third met with medium density development. Table 2 indicates that the 'key sites and change areas', which this proposal is one of, will need to contribute 1,500 to 11,000 dwellings to meet this future demand.

The District Strategy states this district has the largest share of jobs, around one-third of all jobs in the ACT, and a large share of 'knowledge jobs'. Within the district there are tertiary and private education institutions, scientific and industrial research organisations and defence assets. In addition, there is generally better access to community facilities, public transport, open space and active travel facilities than other districts. Delivering more housing closer to existing services, employment and public transport is a key aim of the ACT Planning Strategy and the district strategies.

While this DPA will result in an overall loss in Parks and Recreation PRZ2 Restricted Access land in the inner north district, this is balanced by the following:

- the land was earmarked for further development by the district strategy.
- the application retains the currently used part of the PRZ2 land (e.g. Alan Ray Oval) and will result in more efficient use of the remaining PRZ2 land
- the site has other open spaces particularly Parks and Recreation PRZ1 Open Space land in close proximity. PRZ1 and PRZ2 have many permitted uses in common and therefore if there is a need in the future it can be provided on a surrounding site.

Therefore, this proposal is consistent with the District Strategy because:

- the site has been identified as 'change area'.
- the proposal includes 200-400 new dwellings in a district that has been earmarked for further residential development, including high and medium density.
- the district strategy supports residential growth on the Ainslie Football Club site.
- the site is near services, retail, community facilities, public transport and active travel.
- the district is the largest source of employment in the ACT which is expected to grow further by 2050.
- while this proposal will result in a loss of Parks and Recreation PRZ2 Restricted Access Open Space (PRZ2) land it will result in a more efficient and improved use of the remaining PRZ2 land including better pedestrian permeability contributing to the active travel network.

Further comments about how this application is not inconsistent with the Inner North and City District Policy can be found in the Supporting Report for this application.

Any current or proposed amendments of, or of policies in, the Territory Plan

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired policy outcomes that are important to a district or zone and include assessment outcomes and key assessment requirements that must be met by proposed development. Therefore, an application to amend these existing or proposed policies should be carefully considered.

This DPA does not propose any policy on its own, only seeking to amend the Territory Plan as proposed in this document and the supporting report.

The statement of planning priorities

The relevant minister responsible for planning can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The current statement of planning priorities was released in 2024 by Minister for Planning and Sustainable Development Chris Steel MLA. The statement contains eight priorities for the Environment, Planning and Sustainable Development Directorate to pursue in the short to medium term. including the following which are relevant to this proposal:

- Plan for more housing in and around key precincts, shops and rapid transport connections
- Enable diverse housing choices and the missing middle.

Two of the eight priorities contained in the statement of planning priorities are directly relevant to this proposal. These priorities are discussed separately below.

Priority One is to 'Plan for more housing in and around key precincts, shops and rapid transport connections'. The statement expands upon this priority by stating:

- plan for more housing close to shops, services and public transport stops
- facilitate the release of land in the existing urban footprint. This should focus on strategic planning and investigations to enable staged development in 'key sites' and 'change areas' identified in each urban district.

The site has been identified as a Category 3 change area in the Inner North and City District Strategy. This proposal is around two kilometres from Civic and 400 metres from a light rail stop. The proposal will bring 200 to 400 new dwellings into an area with a large amount of employment that is close to public transport, existing services and facilities.

Priority Two is to 'Enable diverse housing choices and the missing middle'. The statement expands upon this priority by stating:

- the development of the draft new guide will inform and support potential changes to the Territory Plan and other policies and regulations, that would enable the development of well-designed, sustainable and affordable missing middle housing in existing residential zones, including townhouses and row houses on RZ1 blocks
- facilitate changes to planning policy and regulation which supports emerging housing models such as build-to-rent developments.

While this proposal does not develop a new guide or is relevant to established RZ1 blocks, it does propose a diversity of higher density housing options, including townhouses. The supporting report also mentions that Ainslie Football Club will also retain some dwellings as a built-to-rent scheme. Therefore, for the above reasons, the proposal is consistent with the statement of planning priorities.

Anything else the territory planning authority considers relevant to the amendment

Planning is a complex and ever-changing environment with many stakeholders. Policy or requirements from other areas of the ACT Government or Federal Government, particularly the National Capital Authority, utility providers and interest groups must also be considered when deciding an application to amend the Territory Plan.

There are no further matters the Territory Planning Authority deem relevant to Application 2023-03 or this DPA.

4.0 CONSULTATION

4.1 Consultation with the public

Written comments are invited from the public on DPA-2 from 25 November 2024 to 24 January 2025.

The [EPSDD website](#) contains information about:

- what information written comments must include.
- how written comments can be submitted.
- the publication of submitted comments on the Authority's website and how personal information is managed.

4.2 Consultation with agencies

In accordance with section 62 of the Planning Act the Authority has consulted with each of the following in relation to DPA-2:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

Comments received from these agencies on DPA-2 are below.

National Capital Authority

The National Capital Authority provided the following comments on 30 September 2024:

The site is within the Urban Areas of the National Capital Plan (the Plan). The proposed development and land use are not inconsistent with the Plan.

The NCA has no concerns with the proposed development.

Conservator of Flora and Fauna

The Conservator of Flora and Fauna provided the following comments on 16 October 2024:

The response to the WSUD request for additional information (during consideration of application 2023-03) is satisfactory, considering the possible development scenarios are at a concept design stage.

The O/CFF (Office of the Conservator of Flora and Fauna) has no concerns with the DPA.

Environment Protection Authority

The Environment Protection Authority provided the following comments on 16 October 2024:

The Office of the Environmental Protection Authority (EPA) provides the following:

Land Contamination

The EPA advises that contamination report provided, “Implications of PFAS Contamination for the Ainslie Fire Station on Block 19, Section 26, Ainslie (Ainslie Football Club redevelopment)”, dated 28 May 2024 by Robson Environmental Pty Ltd, does not adequately address the conditions requested as it has not been prepared in accordance with EPA endorsed guidelines. The EPA notes that potential sources of contamination, in addition to that associated with the neighbouring Ainslie Fire Station site may exist at the site. This has not been adequately investigated.

The following conditions still apply:

- potentially contaminating activities may have been undertaken at the site associated with current and past uses. The ACT Government's Strategic Plan Contaminated Sites Management, 1995 specifically requires that potentially contaminated land be investigated at the earliest stages of the planning process to ensure a site is suitable for the proposed development.*
- prior to the Territory Plan being varied or the site being used for other purposes, an environmental assessment in accordance with EPA endorsed guidelines must be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the proposed uses. The consultant's assessment report must be reviewed and endorsed by a contaminated land site auditor. A copy of the Auditor's site audit report and site audit statement into site suitability must be reviewed and endorsed by the Environment Protection Authority.*

Noise

EPA agrees with the findings from the submitted noise assessment titled “Attachment B, AFSC Noise Management Plan” by SLR Consulting Australia, dated 3 June 2024, revision 1.0. However, there are several caveats to this:

- The assumptions made are that football activity would occur only during the daytime period and that PA systems and speakers are positioned at least 20 m from the block boundary of a residence. Siren noise would still exceed noise limits. Careful consideration needs to be given to design, positioning, directivity and sound output level of the PA and siren system during detailed design.*
- A new noise management plan will need to be submitted to and be endorsed by EPA, detailing design and required noise mitigation for the clubhouse/hotel and nearby residential dwellings.*

Light

The document titled “Attachment C, Alan Ray Oval Sports Lighting Assessments” by JRA Services Consulting dated 22 July 2024, shows that the current lighting installation does not comply with the Australian Standard 4282:2023 for the proposed development and will need to be replaced with a new system as detailed in the light assessment document. The new light installation as detailed in the document also does not comply with the 10 Ev-lux max limit for some of the townhouses close to Limestone Ave. The proposed dwellings are in Environmental Zone A3 “Medium district brightness” with a curfew period between 11pm and 6am.

Based on the noise and light assessments provided, the EPA supports the proposed MPA2 provided the following conditions are met:

- PA/siren systems can only be operated in the noise zone standard daytime period (Mon-Sat: 7am to 10pm and Sun + public holidays: 8am-10pm). Careful consideration needs to be given to design, positioning, directivity and sound output level of the PA and siren system during detailed design to ensure compliance with the maximum noise limits at the residential block boundary. Speakers must be located at least 20 m from the block boundary of residential dwellings.
- a new oval lighting system will need to be installed at the same time or earlier than construction of the residential dwellings. Design of the new lighting system will need to comply with AS/NZ 4282:2023 and cannot exceed the 10 Ev-lux max limit at the residential dwellings. Oval lights can only be illuminated from 6am to 11pm.
- a new noise management plan will need to be submitted to and be endorsed by EPA, detailing design and required noise mitigation for the clubhouse/hotel and nearby residential dwellings at the DA stage of the development.

These conditions will need to be taken up into the planning system in such a way that subsequent construction and operation of the football club will comply with these requirements.

Heritage Council

The Heritage Council provided the following comments on 16 October 2024:

Following a review of the submitted information, and as a Council delegate, I advise that:

- *DPA-2 is unlikely to diminish the heritage significance of All Saints Church and Wakefield Gardens Housing Precinct, as it proposes no direct change to either registered heritage place;*
- *DPA-2 is unlikely to diminish the local heritage character and context, as it would enable development of suitable bulk and scale in areas with more sensitive local heritage interfaces; and*
- *future development applications for the subject blocks should describe how development proposals respect local heritage character and context, in accordance with the principles of good planning set out in the Planning Act 2023.*

Other referral entities

No consultation was undertaken with other referral entities as there are no additional referral entities prescribed by the *Planning (General) Regulation 2023*.

Land Custodian

This DPA does not affected unleased land or leased public land. Therefore, as per the *Planning Act 2023*, the land custodian has not been consulted with.

5.0 DRAFT MAJOR PLAN AMENDMENT 2

This section details how DPA-2 proposes to amend the Territory Plan.

Consequential amendments which are a part of DPA-2 to the Technical Specifications have not been included as they do not form part of the Territory Plan. The Technical Specifications will be amended separately if/when DPA-2 is finalised.

Consequential amendments to the Technical Specifications proposed with DPA-2 can be found in part 2.3 of this document and detailed in a separate document, along with this document, on the [EPSDD website](#).

5.1 Amendments to the Territory Plan Map

The relevant part of the Territory Plan map is varied in accordance with Figure 4.

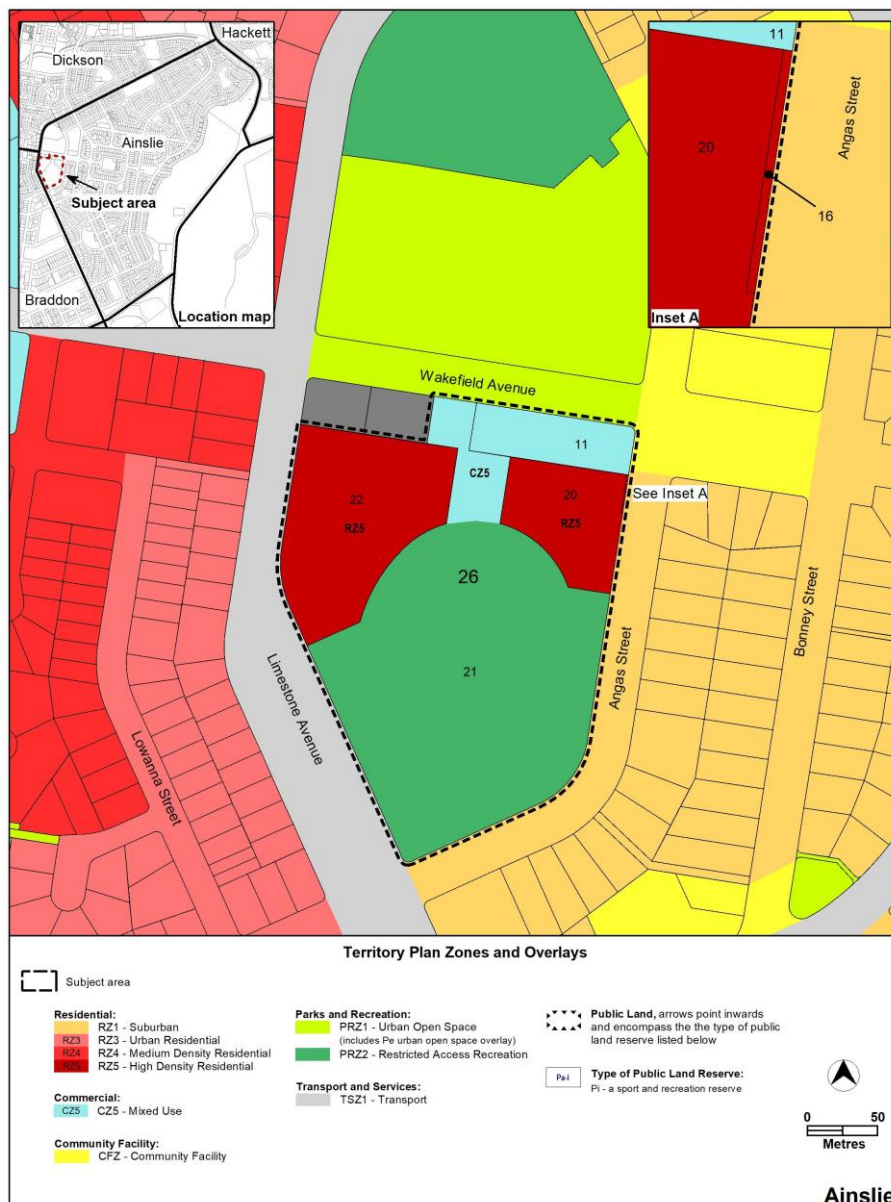


Figure 4 – Proposed Territory Plan Map

5.2 Proposed amendments to the Inner North and City District Policy – Land Use

Insert the following into the Land Use Table of the Inner North and City District Policy.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Ainslie	CZ5	club, commercial accommodation use	bulky goods retailing, business agency, communications facility, financial establishment, public agency	Section 26

5.3 Proposed amendments to the Inner North and City District Policy – Assessment Requirements

Insert the following under assessment requirement 17 of the Inner North and District Policy.

Control	Assessment requirement
Ainslie	
Number of dwellings	17a. A minimum of 200 dwellings is provided across blocks 11, 16, 20, 21 and 22, section 26. Commercial accommodation use is not included in this minimum.
Building height	17b. Maximum height of building in the RZ5 and CZ5 areas is 21.5 metres, except for development fronting Alan Ray Oval or Angas Street is 12m Note: this provision replaces other maximum height of building provisions that mention height in storeys.

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰਾ ਸੇਵਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိင်	ဖဲနမ့ၣ်လိာ်ဘၣ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးဘၣ်-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week