

Removal of Concessional Status from Block 11 Section 26 Ainslie

What?

Ainslie Football and Social Club will be applying to remove the concessional status on their Block 11 Section 26 Ainslie.

Where?

Block 11 Section 26 (Highlighted yellow below) due to the historical Block 3 Section 26 being concessional (outlined in red).



Why?

The concessional status on Block 11 is due to a historical administrative error.

When Block 3 (original concessional block) was amalgamated with the multiple blocks between the 1950s and the 1990s into Block 11 (current block); the blocks were all thought to be all market value.

Ainslie Football and Social Club decided to undertake a determination on all of their blocks to determine if they are concessional to have certainty. Block 11 was identified as concessional by the ACT Government in early 2018.

When?

The Ainslie Football and Social Club aim to lodge an application to remove the concessional status in April.

No current re-development is planned on the block, as the club house has recently undergone extensive renovations for the patrons and local users. Therefore there are no key design elements to show.

Consideration of the proposal

There are no departures from the Territory Plan with this application.

The following codes were considered whilst preparing this statement:

- Ainslie Precinct Code
- Commercial Zones Codes
- Lease Variation General Code

The site does not have any relevant provisions in the Ainslie Precinct Map and Code (Precinct Code). The proposal is considered to be consistent with all Commercial Zone Leisure and Accommodation (CZ6) objectives, in particular, Objectives A and B which is addressed below.

a) Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region

Ainslie Football and Social Club provide an entertainment and leisure club facility on site and have for over 50 years.

b) Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects

The football and social club provides for economic diversity and employment for the local Ainslie and Canberra population.

This application is for a lease variation, and the current club house on Block 11, Section 26 meets the built development portion of the objectives.

Please contact Knight Frank for more information
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