

Social Impact Assessment

De-concessionalising the Crown Lease

Block 5 Section 30 Braddon, ACT



Prepared by Purdon Associates Pty Ltd
under instruction from **Canberra District Rugby League Football Club Limited**



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1.0 Executive Summary

Block 5 Section 30 Braddon is currently leased by the Proponent (Canberra District Rugby League Football Club Limited) and operated as a licensed club facility with surface parking.

The Crown Lease for Block 5 Section 30 Braddon is concessional. The Proponent wishes to vary the Crown lease to remove its concessional status.

The *Planning and Development Act 2007* requires development applications to remove the concessional status of a Crown leases be supported by a Social Impact Assessment (SIA) prepared in accordance with ACTPLA's Social Impact Assessment Guidelines dated February 2011. This document fulfils this requirement.

Removal of the concessional status of the Crown lease is required to facilitate the future redevelopment of the site as described in a design and siting development application (DA) lodged concurrent to this lease variation DA.

The proposal to de-concessionalise the Crown lease is consistent with statutory and planning policy requirements, including the public interest tests set out in Section 261 of the *Planning and Development Act*, the ACT Planning Strategy, Territory Plan, and the City Centre Development Code.

The profile of the affected community has been described in Section 6 of this document.

The removal of concessional lease status on the subject site will facilitate a proposed redevelopment of this site for mixed-uses, including residential apartments and limited commercial/retail activities. Redevelopment is consistent with Government's infill policy and sustainable development.

The proposal in this SIA will not have a significant impact on the breadth or depth of community and recreational facilities available to the affected community. Impacts on the socio economic health will be nil and the net community benefit will be positive. Furthermore, the proposal will facilitate economic benefits for all parties. No practical measures are required to safeguard community values, noting that all future physical development will be subject to development approval.

2.0 Introduction

2.1 Social Impact Assessment

This report presents the findings of a SIA of a proposal to remove the concessional status of Block 5 Section 30 Braddon, to facilitate future redevelopment of the subject site.

The aims and objectives of the SIA are to:

- Analyse how the project (i.e. de-concessionalisation and resulting future development) will affect people;
- Identify and mitigate adverse impacts;
- Enhance benefits; and
- Manage social change effectively.

The ACTPLA guidelines require the SIA to consider a range of items including:

- Socio-economic and health impacts
- Economic costs and benefits
- Community and stakeholder consultation
- Traffic and streetscape impact
- Reasons for de-concessionalisation.

Each of these items is discussed below.

The guidelines also require the SIA to demonstrate how the proposal will benefit the community, what benefits may no longer be available to the community as a consequence of the proposal and how this will be mitigated, and how the lessee will benefit.

2.2 Background

This report has been prepared to meet the requirements of the Planning and Development Act and Regulations and ACTPLA's Social Impact Assessment Guidelines dated February 2011.

Table 2-1 identifies ACTPLA's guidelines and where these have been addressed in this document.

Table 2-1: ACTPLA SIA Requirements

Requirement	Reference in report
General Requirements	
Cover Page	Refer to cover page
Preferred format	A4, portrait, numbered pages throughout
Lease information	Section 2.4
Legislative compliance	Section 4.0 Statutory Considerations
Executive summary	Section 1.0
Background	Section 2.2
Introduction	Section 2.0
Proposal details	Section 3.0
Community Profile	Section 5.0
Community and stakeholder information	Section 9.0
Valuation certificate	Refer to attached document prepared by Colliers International (separate report)
Recommendations	Section 10.0
Glossary of technical terms	Section 11.0
References	Section 12.0
Specific Requirements	
Socio economic health <ul style="list-style-type: none"> ▪ Accommodation and housing ▪ Community services and facilities ▪ Interaction between development of the site and the existing community ▪ Impacts of the proposal on social cohesion 	Section 5.0
Economic costs and benefits	Section 7.0
Community and stakeholder consultation	Section 9.0
Traffic and streetscape impact	Section 8.0
Reasons for de-concessionalisation	Section 3.3

Source: ACTPLA

2.3 Site Description and Location

The site comprises Block 5 Section 30 Braddon. The site is located at the intersection of Torrens Street and Donaldson Street in Braddon.

The site has an approximate area of 8,206 sqm and is leased by the Proponent as a licensed club with an associated surface parking. The site is currently accessed via a single driveway off Donaldson Street.

The site is adjacent to Braddon Commercial area and the City Centre.

Surrounding land uses include:

- Public roads to the west, south and east
- Braddon Oval (restricted access recreation) to the north and east
- Residential dwellings to the south-east
- Religious premises to the south
- Commercial premises to the west.

2.4 Existing Crown Lease

The following table summarises existing Crown Lease provisions for the subject site. A lease variation will be required as part of the development DA to permit the proposed land uses.

Table 2-2: Existing Crown Lease Provisions

Item	Description
Current Registered Crown Lessee	Canberra District Rugby League Football Club Limited
Title Description	Block 5 Section 30 Division of Braddon Deposited Plan No. 9284
Lease commenced	30th September, 1998.
Lease Term	99 years
Status	Nominal Rent Lease Concessional Lease
Easements	None registered on the Certificate of Title
Relevant Lease Clauses	
Purpose Clause	<i>To use the premises only for the purposes of a Club with ancillary auditorium and office uses</i>
Gross Floor Area	<i>That the gross floor area of any building erected on the land shall not exceed 1900m²; and that within that total the maximum gross floor area for the purposes of offices shall not exceed 450m².</i>
Car Parking	<i>That the lessee shall provide and maintain an approved hardstanding carparking area in accordance with plans and specifications previously submitted to and approved in writing by the Territory.</i>

The Crown lease does not include a restriction on transfer. However, the concessional status of the lease has been previously determined by ACTPLA.

Figure 1: Site Context

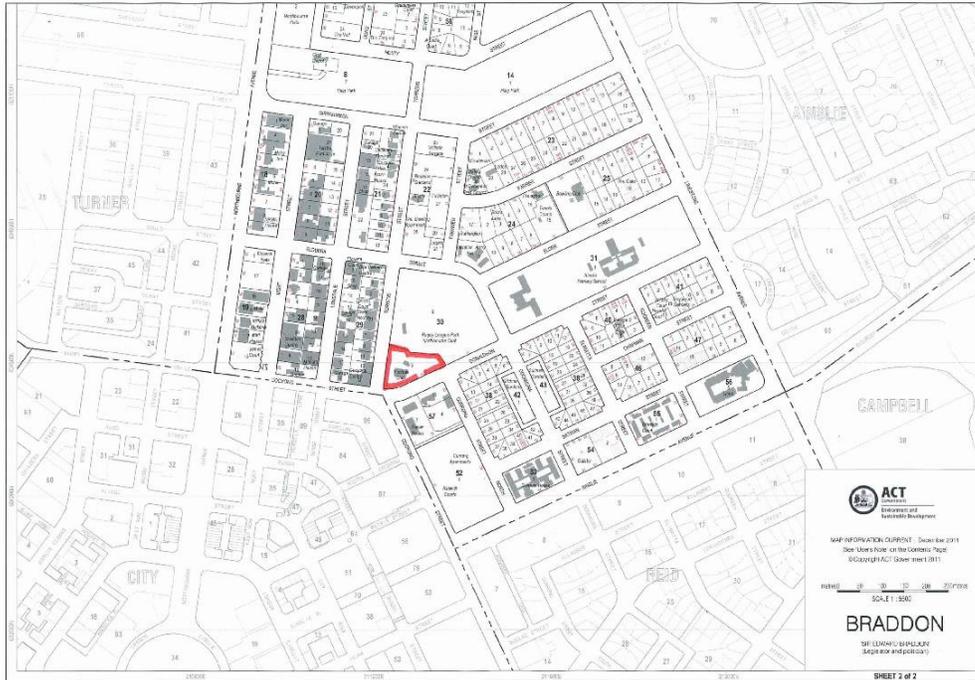


Figure 2: Subject Site



3.0 The Proposal

3.1 Background

The Proponent is an established and valued community facility provider across a number of sites in Canberra. Since inception in 1981, CDRLFC and its Associated Entities have become one of the largest providers of licensed club facilities in the ACT. It provides a range of recreational facilities and support services to approximately 33,000 members across Canberra. The Braddon Club is part of a wider group of licensed clubs owned and operated by CDRLFC. Whilst there is a small number of Raiders Club members who are resident within 1km of the site, most of its patronage comes from the commercial areas of City and Braddon.

The Braddon Club has been operating in its current location since the 1980s, and was acquired by the CDRLFC in 2005.

The existing buildings are nearing the end of their economic life. Furthermore the existing form of development does not represent the most efficient use of the site, particularly having regard to emerging planning policy which encourages the more intensive use of urban land resources particularly in the City Centre.

Over recent years the viability of small clubs has been challenged due to an ever-increasing amount of compliance requirements. In recognition of this, the ACT Assembly has recently passed amendments to the Gaming Machine Act 2004 which (from 1 January 2013) allowing the transfer of gaming machines between sites within a group. The intention of the proponent is to transfer the Braddon Club's gaming machines to other areas in the ACT, and close that club down.

3.2 Proposed Development

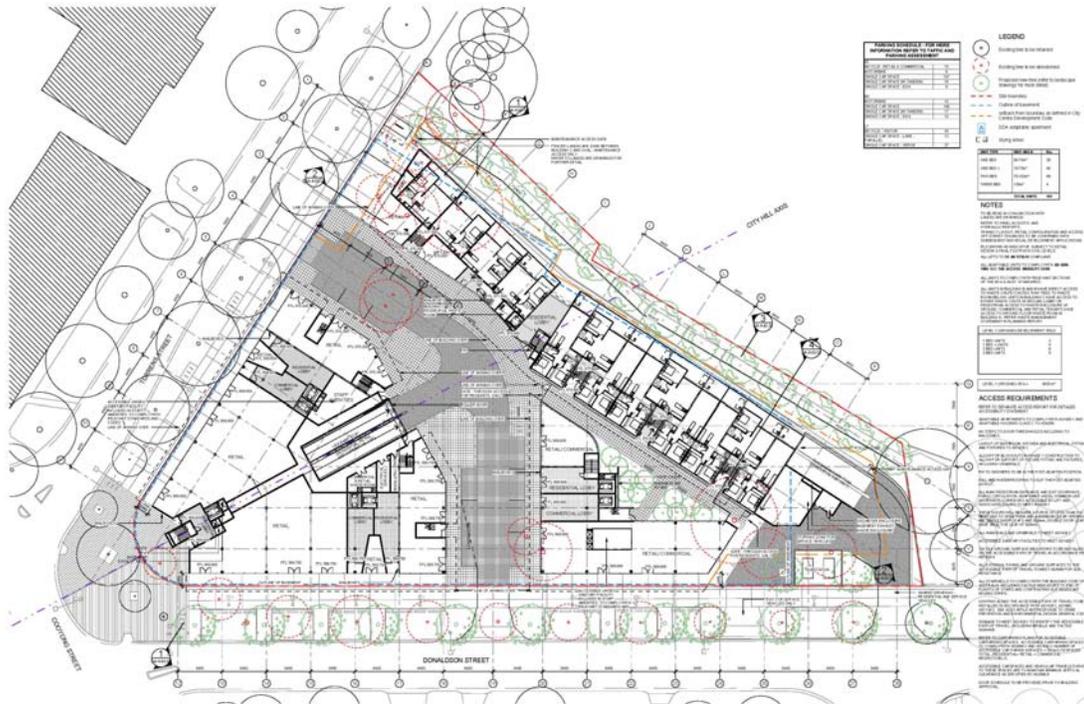
The Proponent has prepared a development plan for Block 5 which is being lodged separately but concurrently with the DA for de-concessionalisation of the existing Crown lease.

The proposed redevelopment comprises a mixed use development of the site including (Figure 3 refers):

- residential apartments
- Commercial and retail space
- Shops and restaurants
- Basement and surface parking
- Landscaping including refurbishment of the verge and areas adjacent to Braddon Oval.

An application for a new Crown Lease will be included in the above DA to incorporate the above land uses. A licensed Club use will NOT be included in the proposed new lease.

Figure 3: Proposed Development (Ground Floor)



3.3 Rationale

A concessional lease as defined in Section 235 of the Act as “a lease granted for a consideration less than the full market value of the lease, or for no consideration...”. Section 265 of the Act defines the restrictions on dealings with concessional leases - “the lessee, or anyone else with an interest in a concessional lease, must not, during the term of the lease, deal with the lease without the written consent of the planning and land authority.” Section 266 of the Act says that transfer of the lease is restricted to another eligible person who could be granted the concessional lease.

As noted above, the Authority has previously advised that the Crown lease for Block 5 Section 30 Braddon is a concessional lease.

As discussed elsewhere in this document and as apparent from the concurrent DA, the Proponent intends to progress a comprehensive redevelopment of the subject site to deliver a mixed use development to realise the opportunities and urban design outcomes presented in the City Centre Development Code and the objectives of the ACT Planning Strategy.

Collectively, the strategic planning context promotes the redevelopment of parts of Braddon and City to achieve residential densification in highly accessible locations. At a site specific level, the strategic planning context promotes the redevelopment of the subject site to achieve urban design outcomes and active frontages to adjacent streets.

The subject site is located between three potential urban development areas in Braddon, Reid and City. These include Section 96 City (Canberra Centre), the ABC Flats and adjacent Catholic Church properties, as well as redevelopment in the Braddon commercial precinct.

Redevelopment of the subject site will help reinforce a strong urban form along Cooyong Street, and provides an opportunity to reinforce the Griffin axis extending from the City Centre to Northbourne Oval.

Such development is predicated on the removal of the concessional status of the lease. It would be inappropriate to maintain the concessional status of the lease given the form and composition of the proposed development. Specifically, it would be inappropriate to unit title future dwellings or commercial units where the underlying lease remains concessional.

Therefore, in order for both the Proponent and the Territory to secure the form of development described in the ACT Planning Strategy, Territory Plan, and City Centre Development Code, it is necessary to de-concessionalise the Crown lease.

4.0 Statutory Planning Considerations

The *Planning and Development Act* sets out a range of statutory requirements to be met. In addition, ACTPLA's *Social Impact Assessment Guidelines* dated February 2011 require details of the proposal's legislative compliance with the Territory Plan, the Spatial Plan and the Canberra Plan. These requirements are addressed in this section.

4.1 Compliance with the requirements of the Planning and Development Act 2007

4.1.1 Section 139 Requirements for the Social Impact Assessment

Section 139 of the Act requires development applications for proposals to de-concessionalise Crown leases to be accompanied by an assessment of the social, cultural and economic impacts of the proposed variation and any other matter prescribed by regulation.

This document fulfils the requirement for an assessment of the social, cultural and economic impacts of the proposed variation. The Regulations do not prescribe any other matter to be addressed.

4.1.2 Section 261 Public Interest Test

Section 162 (2) states that ACTPLA or the Minister must refuse a development application to de-concessionalise a lease if the Minister decides under Section 261 that considering the application is not in the public interest.

Section 261 identifies five items to be considered by the Minister when considering whether or not the proposal is in the public interest. These are addressed below:-

- (a) whether the Territory wishes to continue to monitor the use and operation of the lease by requiring consent before the lease is dealt with;**

The Proponent's proposals for the site have been conveyed to the Territory via pre-application meetings as well as via the concurrent DA, and the DA accords with the statutory planning context contained in relevant Codes.

The use and operation of the lease will be subject to a DA which will be assessed for consistency with the Territory Plan. The Territory will continue to have the opportunity to monitor the use and operation of the lease through this existing regulatory mechanism.

- (b) whether approving the application would cause any disadvantage to the community taking into account potential uses of the leased land that are consistent with the Territory Plan, whether or not those uses are authorised by the lease;***

The Proponent's proposals for the site have been conveyed to the Territory via the concurrent DA and accord with the statutory planning context.

Block 5 will continue to be zoned CZ3 Services which facilitates a broad range of residential and commercial uses. Whilst the proposed redevelopment will not contain a licensed club premises, there are other such facilities in close proximity to the subject site which afford similar services to that of the existing Braddon Club. Braddon Club members will continue to have access to other Raiders Club premises. In addition, the proposed redevelopment will make provision for other forms of indoor entertainment in the lease purpose clause.

The existing car park is used by members for long-stay parking. Whilst redevelopment of the site will remove this service, there are other paid-parking spaces in close proximity to the subject site. Additionally, there is currently a DA lodged for the adjacent Block 6 which when approved will cater for approximately 140 car parking spaces.

The Authority continues to maintain full control over the approval of any other uses in the Crown lease.

The community will therefore not incur a loss of community facilities or be otherwise disadvantaged.

- (c) whether the application to vary the lease to make it a market value lease is, or is likely to be, part of a larger development and, if so, what that development will involve;***

This proposal is part of a larger development proposal for the site, as described in the concurrent DA, and summarised in Section 3.0 of this document.

- (d) whether the Territory should buy back, or otherwise acquire, the lease***

The benefit of the Territory buying back or otherwise acquiring the lease needs to be considered within the context of the ACT budgetary situation, consistency of the proposed development with broader urban development objectives of the Government, and potential impact of the proposed development on adjacent land uses.

In relation to this possible action it should be noted that:

- The Government has generally not acquired concessional lease sites where there has been a sound proposal for redevelopment consistent with the Territory Plan.

- The proposed development by the Proponent will be liable for payment of a Lease Variation Charge.
- There is no substantiated demand for additional open space in the vicinity of the site, given the amount of open space in the immediate catchment area serving a variety of community needs.
- The usage allowed for the site under the current Territory Plan is for a mixed use development, which is not something a Government would normally invest in.

(e) whether the Territory wishes to encourage the continued use of the land for an authorised use under the lease by retaining the concessional status of the lease.

The Territory's ambitions for the site have been conveyed through the ACT Strategic Plan and the City Centre Development Code. The proposal is consistent with these policy objectives and goals.

It is understood that the ACT Government does not have any specific policy to retain a licensed club premises on the site.

4.2 Compliance with the ACT Planning Strategy

The ACTPLA SIA guidelines require compliance with the Spatial Plan and the Canberra Plan. Both these documents have been superseded by the ACT Planning Strategy which was adopted in mid-2012. As such the assessment in this SIA is based on the ACT Planning Strategy.

The ACT Planning Strategy identifies a number of outcomes to be achieved by 2030, as well as strategies for achieving these outcomes. These strategies most pertinent to the current proposal include:-

- **Strategy 1** – Create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes, and balancing where greenfield expansion occurs.
- **Strategy 2** – Improve everyone's mobility and choice of convenient travel by integrating the design and investment of the various networks and transport systems with the land uses they serve.
- **Strategy 3** – Provide more cost effective and sustainable living options by improving the existing housing stock and establishing more choice in housing types in a variety of location.
- **Strategy 4** – Ensure everyone has convenient access to a range of facilities, services and opportunities for social interaction by reinforcing the role of group and local centres as community hubs.

In addition the Key diagram (located on page 40 of the ACT Planning Strategy) identifies both City and Braddon commercial areas as an 'urban intensification locality'.

The Strategy sets an overall target of achieving 50% of new housing through urban infill.

In response, the proposed de-concession will facilitate the redevelopment of Block 5 Section 30 Braddon in a manner which will:-

- Support Territory urban infill targets, in a location identified by the ACT Planning Strategy as an appropriate location for urban intensification

- Support the development of City and Braddon commercial precincts as vibrant and diverse community hubs through the creation of new commercial and residential floorspace
- Offer transport efficiencies and greater sustainability by increasing the population serviced by main corridor public transport routes
- Offer greater economy in the use of existing urban infrastructure while reducing demand for greenfield expansion
- Offer opportunities for more affordable urban living
- Not impact on the integrity of Northbourne Oval as a sporting and or heritage asset.

4.3 Compliance with the City Centre Development Code

Table 4-1 below identifies the rules and criteria of built form set out in the City Centre Development Code and comments on how the proposal addresses these.

The proposal complies with the intent of the built form. The proposal ensures that the massing, scale, colours and materials used for buildings results in harmonious and high quality urban design outcomes. The proposed de-concession allows for redevelopment of the site to result in a high quality design development that complements the surrounding City Centre. The proposal will also provide for a building that promotes a safe and accessible urban environment with active street frontages in a central location.

The proposed redevelopment will result in a substantial improvement over the existing built form of the subject site.

Table 4-1: Built Form Guidelines (City Centre Development Code)

Rules	Criteria	Response
3.1 Building Design		
There is no applicable rule.	C63 Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.	Complies. The services unit in Area 3 is set back from the building facade and screened from public areas by street tree planting.
There is no applicable rule.	C64 Buildings are of permanent construction.	Complies
3.2 Crime Prevention Through Environmental Design		
There is no applicable rule.	C65 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.	Complies

3.3 Access and Mobility		
There is no applicable rule.	<p>C66</p> <p>The development meets the requirements of the Access and Mobility General Code.</p>	Complies. Through the provision of lifts, the buildings and car parking areas provide a continuous and accessible path of travel from the car parking spaces to the interior of commercial premises on-site and to the entrances of residences.
3.4 Car Parking Structures		
There is no applicable rule.	<p>C67</p> <p>Car parking structures are designed to integrate with the built form of adjacent existing development.</p>	Complies. 90% of parking is in two levels of basement. There are no adjacent buildings, nor likely to be.
3.5 Material and Finishes		
There is no applicable rule.	<p>C68</p> <p>Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings:</p> <ul style="list-style-type: none"> a) transparency is maximized b) reflectivity is minimised c) shadow profiles or visible joint detailing are included d) visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles. 	Complies
3.6 Location Requirements for Community and Recreation Facilities		
There is no applicable rule.	<p>C68A</p> <p>The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.</p>	Not applicable

4.4 Compliance with the Territory Plan

The Territory Plan consists of Governance, Strategic Directions, Land Use Zones, Precinct Codes, General Codes, Overlays, Definitions, Structure Plans and Development Codes for the ACT. The function of the Territory Plan is discussed in the Governance document which confirms the role of the Territory Plan as:-

- A key part of the policy framework for administering planning in the ACT, particularly where the Authority has decision-making roles
- A tool to manage development, in particular land use and the built environment
- A tool to assess development applications
- A tool to guide the development of new estate areas (future urban land) and the management of public land.

Removal of the concessional lease status and site redevelopment is consistent with all provisions of the Territory Plan.

4.4.1 Compliance with the Statement of Strategic Directions

Table 4-2 below identifies the principles set out in the Statement of Strategic Directions and comments on how the proposal addresses these.

The proposal complies with the principles set out in the Statement of Strategic Directions, especially in terms of environmental, economic and social sustainability. The proposed de-concession will facilitate future development, including residential development in a highly accessible urban location, reducing demands for greenfield expansion and enabling greater economy in the use of existing infrastructure. The proposed de-concession provides an opportunity for the site to be redeveloped and reconfigured to meet existing community demands and planning policy outcomes including sustainability issues and urban infill policy.

Table 4-2: Provisions of the Territory Plan Statement of Strategic Directions

General Principles	Response
<p>Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.</p>	<p>This application meets and will follow all statutory requirements.</p>
<p>Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing.</p>	<p>The 'development proposal' in the context of this application is the removal of the concessional status of the lease. The proposal is not inconsistent with the National Capital Plan or Territory Plan policies and processes.</p>
<p>Economic, social and environmental</p>	<p>The economic and social profile of the</p>

General Principles	Response
<p>objectives will be pursued in a balanced and integrated way, having regard to both short-term and long-term factors, such that present needs can be met without prejudicing the welfare of future generations, and without serious or irreversible loss of life-supporting natural resources or damage to the environment.</p>	<p>affected community has been assessed. The proposal will have no significant or adverse impact to the community environment.</p>
<p>Wherever appropriate, the broader global and regional context and potential cumulative impacts of decisions will be taken into account. Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for failing to prevent environmental degradation.</p>	<p>There are no threats of serious or irreversible damage or environmental degradation.</p>
Environmental Sustainability	
<p>Planning policies will seek to ensure the efficient use of all resources and to reduce consumption of non-renewable resources. Waste minimisation, reuse and recycling will be encouraged, whilst energy-rating and conservation measures will be applied wherever appropriate, particularly in transport, subdivision planning, and building design and construction.</p>	<p>The proposal is not inconsistent with these principles.</p>
<p>The pattern of development is to reflect land capability constraints resulting from topography, soils, geotechnical factors, drainage, natural hazards, microclimate and the sensitivity of ecosystems. Particular attention will be given to the need to conserve soil, water and vegetation; maintain biological diversity; safeguard important ecosystems and ecological processes; and provide and protect wildlife corridors.</p>	<p>The proposal meets and will reflect land capability constraints.</p>
<p>Land and water resources will be planned in accordance with the principles of integrated catchment management and water sensitive urban design. Policies will seek to protect identified environmental values, whilst focusing on opportunities for multi-purpose use of resources. Special attention is to be given to protecting sources of the Territory's water supply and to maintaining environmental flows in rivers and streams.</p>	<p>Not applicable to the proposal.</p>
<p>Planning policies will provide for the</p>	<p>Not applicable to the proposal.</p>

General Principles	Response
sustainable management of rural areas, ensuring that rural lands nominated for future urban development or other purposes can be retained in productive use and properly managed for the time being. Appropriate activities to reduce net greenhouse gas emissions will be encouraged.	
Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.	The proposed de-concession will facilitate future development, including residential development in a highly accessible urban location. This will reduce demands for greenfield expansion.
Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, reduce energy consumption, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.	The proposed de-concession will facilitate future development which responds to integrated land use and transport planning principles as described in the ACT Planning Strategy and Transport for Canberra.
Policies for environmental planning and management will ensure amenity, minimise pollution, and protect public health and safety.	Not applicable to the proposal.
Economic Sustainability	
Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.	The proposal de-concession will facilitate future development integrating a broader range of uses on the site and in particular residential uses. The form and mix of development envisaged by the statutory planning context requires the Proponent to be able to deal in the lease freely (albeit subject to statutory processes).
The characteristics of the city that contribute to economic growth: Canberra's role as the national capital and the seat of Federal Parliament; the ease of getting around the city; the safe and clean environment; and the vibrancy of centres as places of social, cultural and business exchange, will be enhanced.	The proposed de-concession will facilitate future commercial and residential development in the existing City Centre, consistent with the ambitions of the ACT Planning Strategy. The proposed de-concession provides the opportunity to reinforce the Griffin axis extending from the City Centre.
An adequate and diverse supply of industrial land will be maintained to facilitate both conventional and new forms of industry.	Not applicable to the proposal.
Tourism will be fostered by permitting a	Not applicable to the proposal.

General Principles	Response
variety of entertainment, leisure and accommodation facilities, including opportunities for ecotourism, in appropriate locations throughout the Territory.	
Sufficient land will be set aside for major communications, educational, scientific, or other activities requiring Broadacre sites in appropriate locations outside urban areas.	Not applicable to the proposal.
In planning future development and redevelopment, particular emphasis will be placed on cost-effective provision and management of existing and new infrastructure and services, taking into account whole-of-life and whole-of system costs, including the ecological footprint of proposed developments and activities.	The proposed de-concession will facilitate urban infill development in a fully serviced high density location, enabling greater economy in the use of existing infrastructure.
Social Sustainability	
Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.	The Proponent's ambitions for the site have been described in a concurrent development application. The proposed de-concession will not result in a reduction in community facilities as there are other licensed clubs in close proximity of the existing site. The de-concession rather provides an opportunity for the site to be redeveloped and reconfigured to meet existing community demands and planning policy outcomes including sustainability issues and urban infill policy.
A variety of open space types will be provided in each district or local area to meet the diverse recreational needs of residents and visitors, and to contribute to community health.	Not applicable to the proposal.
Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.	The proposal will not impact on the availability of community facilities on the site. Other such facilities are located in close proximity to the subject site which affords similar services to that of the existing Braddon Club. In addition, the proposed redevelopment will make provision for other forms of indoor entertainment in the lease purpose clause. The Proponent's longer term proposals

General Principles	Response
	will facilitate greater efficiency in the use of the site, and reflects changing needs, and in particular the need for more accessible housing and mixed use development integrated within the City Centre.
Provision of affordable, adaptable and special-needs housing will be promoted throughout the city, as well as modification or redevelopment of existing stock to meet emerging social needs.	Not applicable to the proposal
Urban development will be planned in a manner that promotes community vitality and safety, applying principles of crime prevention through environmental design. Provision will also be made for emergency services infrastructure necessary to ensure a high standard of safety for residents and visitors.	Not applicable to the proposal.
The needs of people with disabilities will be recognised in all facets of urban planning, particularly including the design and operation of transport and access systems and the assessment of development proposals.	Not applicable to the proposal.
New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.	Not applicable to the proposal.
Heritage and cultural values will be safeguarded, including in particular those of the Territory's Aboriginal peoples and those derived from both its rural history and urban development as the National Capital. The distinctive qualities of residential areas and other places, as well as elements of community heritage, will also be recognised and their conservation promoted.	The proposal and subsequent redevelopment of the site is consistent with local heritage issues.
Identified places of heritage significance will be protected in accordance with requirements for their conservation contained in the Heritage Register and any relevant heritage guidelines under the Heritage Act 2004. Special provisions are included in the Heritage Act for the recognition, registration and conservation of Aboriginal heritage.	Complies with heritage considerations.

4.4.2 Compliance with the Zone Objectives

The site is located in the CZ3 zone and sits within the City Centre. Table 4-3 identifies and responds to the relevant zone objectives.

Table 4-4 identifies and responds to the Territory Plan objectives for the City Centre and Braddon.

Table 4-3: Compliance with CZ3 Zone objectives

Zone objective	Response
Provide for a range of conveniently located services and lower rent commercial activities	The proposed de-concession is necessary to facilitate a broader range of uses on the site, commensurate with the intentions of the City Centre Development Objectives. The proposed de-concession will allow for redevelopment of the existing site to facilitate commercial activities and contribute to the objective.
Ensure that commercial development supports but does not undermine the function of the CZ1 Core Zone and the CZ2 Business Zone	The proposed de-concession will facilitate a broader range of uses on the site consistent with the site’s CZ3 zoning and commensurate with the role of the Braddon commercial precinct in supporting, but not undermining the City Centre Core and Business Zones.
Accommodate retail uses or entertainment facilities requiring larger sites	The proposed de-concession will facilitate a broader range of uses on a larger site, including proposed retail and entertainment facilities.
Encourage a mix of land uses which contribute to an active and diverse character	The proposed de-concession will facilitate a broader range of uses on the site consistent with the site’s CZ3 zoning thereby enhancing activity and diversity and contributing to this outcome.
Maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the Zone	The proposal represents an opportunity of a high quality urban design outcome based on the proposed redevelopment. The proposed de-concession will allow for redevelopment of the existing site to a development of high urban design, retaining a high level of design consistency and compatibility with the function of the Zone.
Undertake development using best practice environmentally sustainable development principles	The proposal represents an opportunity for best practice environmentally sustainable development principles. The proposed de-concession of meets sustainability needs of mixed use development in a central location.

Table 4-4: Compliance with Territory Plan Objectives for City and Braddon

Zone objective	Response
Maintain and promote the City Centre as the main commercial centre of Canberra and the region	The proposed de-concession is necessary to promote the City Centre as the main commercial centre of Canberra and offer greater economy in the use of existing urban infrastructure. The proposed de-concession supports the development of City and Braddon commercial precincts as vibrant and diverse community hubs through the creation of new commercial and residential floor space.
Provide a centre for Canberra that is vibrant, interesting and lively	The proposed de-concession is necessary to facilitate a broader range of uses on the site, commensurate with the role of the City Centre within Canberra. The de-concession will allow for greater use of the site and provide a more attractive, and interesting destination. The proposed redevelopment aims to contribute to the vibrancy and add activity to the City Centre.
Provide a focus for cultural and community facilities and a range of entertainment and tourist activities	The proposed de-concession will provide a range of entertainment, cultural and community facilities in terms of shops, restaurants, retail and commercial businesses. In addition, the proposed redevelopment will make provision for other forms of indoor entertainment in the lease purpose clause. The proposed de-concession aims to provide an active mixed use development with a focus for greater community use of the subject site and thereby contributing to this objective.
Provide opportunities for business investment and employment and accommodate central administrative functions serving the ACT community	The proposal represents a considerable investment by the Proponent in its future in the City Centre. Longer term development proposals will provide business, retail and employment opportunities.
Encourage a mix of land uses, including residential uses, which contribute to a diverse and active character	The proposed de-concession is necessary to facilitate a broader range of uses on the site, including medium and higher density residential uses, active uses at street frontages, thereby enhancing activity and interaction and contributing to this outcome.

Zone objective	Response
Maintain and enhance a high standard of urban design and ensure that buildings in the City Centre retain a high level of design consistency and compatibility of colour and external materials	The proposal represents an opportunity of a high quality urban design outcome based on the proposed redevelopment. The proposed de-concession will allow for redevelopment of the existing site to a development of high urban design, retaining a high level of design consistency and compatibility with the character of developments within the City Centre.
Maintain and enhance environmental amenity	Redevelopment of the site will lead to enhanced environmental amenity by removing a small building in a surface car park and redeveloping the site as a mixed-use project with high quality landscape, water capture and re-use, and sustainable building design.

4.4.3 Statement against the relevant Rules and Criteria of the Territory Plan

The proposal is subject to the City Centre Development Code of the Territory Plan.

The following comprises a statement against the relevant rules and criteria of the Territory Plan, as required by Section 139(2)(d) of the Act.

There are no relevant rules or criteria within the City Centre Development Code that relate to proposals to de-concessionalise a Crown lease.

Control 30 applies where a proposal seeks to reduce the range of community or recreational facilities available in a centre. This application does not propose a reduction in community or recreational facilities. However the proposed de-concession will facilitate future development on the site which will involve the relocation and redevelopment of existing community facilities (licensed club). Any impacts arising from this will be assessed as part of subsequent development applications.

5.0 Community Profile

The community most likely to be adversely affected by the proposal comprises members of the Braddon Club. Membership is not restricted by geographic area, but a majority of patronage is drawn from the commercial precincts of City and Braddon, as well as from local residents.

For the purpose of this exercise we have assumed that the site’s existing catchment reflects the boundaries of the North Canberra Statistical Area, which reflects the Club’s historic Inner North catchment.

ACTPLA’s Guidelines requires consideration of the local social demographics, infrastructure, social, physical, employment and economic characteristics of the community. All figures referred to in the subsequent sections have been derived from ABS 2011 Census data for North Canberra (Statistical Area 2, ref 80105 (SA3)).

The Canberra Raiders Sports Club Limited has one membership (company), but trades at five locations: Braddon, Tuggeranong, Belconnen, Weston and Gungahlin. There are currently, approximately 33,000 financial members.

Of this combined total membership, numbers living within 3kms of the Braddon club site are as follows:

Distance from Braddon Club	Number	% Total Membership
500m	63	0.2%
1km	170	0.5%
2km	399	1.2%
3km	644	1.9%

Based on the above, only about 1,300 members live within 3kms of the Braddon Club. As most patronage and membership comes from the City and Braddon workforce, and there are multiple venues of a similar kind in close proximity to the Braddon Club, it is not considered that the loss of this facility will have any significant impact on the overall licensed club industry. The ACT Leagues Club’s demise in 2005, and an on-going drop in revenues, is a reflection of the diminishing demand for a club on this site.

5.1 Physical characteristics

North Canberra comprises the suburbs of Lyneham, Downer, Dickson, Hackett, O’Connor, Turner, Braddon, Acton, Reid, Civic, Campbell, Ainslie and Duntroon.

The catchment includes a range of land uses including residential, commercial, retail, entertainment, community and educational uses.

Residential accommodation ranges from free-standing residence to multi-unit development including student accommodation. The proportion of smaller dwellings has increased in recent years, and this trend is likely to continue into the foreseeable future given the increasing provision of residential apartments which is a response to increasing demand for inner city living and encouragement for higher density development through the Territory Plan and general government policy on sustainable urban development.

There are a number of medium density residential developments in the vicinity of the subject site either recently completed (e.g. ANU City west; Lonsdale Street apartments), or, currently under construction (e.g. Manhattan at Glebe Park) or mooted (e.g. Canberra Centre – Section 96; ABC Flats in Braddon and Reid).

5.2 Social Demographics & Characteristics

At the 2011 Census, North Canberra had a population of 48,030 people, which is about 12% of total Canberra population.

This population was characterised by the following:

- Approximately 50:50 male to female split
- Mostly Australian born (65%)
- Relatively young age profile (median 31 yrs Vs Canberra 35 years).

5.3 Employment characteristics

The catchment area reported approximately 28,000 in the workforce, with high participation rate and relatively low level of unemployment at about 5%.

The most common occupations included:

- professionals (38%)
- managers (19%,)
- clerical and administrative workers (15%)
- community and personal service workers (9%)
- technicians and trades workers (6%).

The proportion of professionals and managers exceeded the ACT and Australian averages, reflecting the higher than average educational attainment of the population and its position relative to key employment centres, including the City Centre, tertiary education and Government employment in the Parliamentary Triangle.

5.4 Economic characteristics

The median weekly personal income for people aged 15 year and over as well as households in the catchment was substantially higher than Australian median levels.

5.5 Infrastructure

Inner North Canberra has access to a wide range of social and infrastructure services, including public transport, bicycle paths, and utility services as well as health care and community facilities. The area is also well served by the provision of local and regional open space including adjacent hills and Lake Burley Griffin.

Apart from the Braddon Club, Inner North Canberra has access to a range of licensed club facilities including:

- The Canberra Club, West Row, City
- The Hellenic Club, Moore Street, City
- Ainslie Football and Social Club, Wakefield Avenue, Ainslie
- Canberra City Bowling Club, Elder Street, Braddon
- Polish Australian White Eagle Club, David Street, Turner

- Australian Croatian Club, McCaughey Street, Turner
- Tradies Club, Dickson
- Canberra Rex Hotel and Ohlms Hotel.

Most of the licensed clubs serve particular sections of the community. Some have sport/recreational facilities (for example lawn bowls) but others are focused more on the provision of food and drink. The viability of smaller clubs (and in particular ethnic clubs) is known to be under pressure as a result of diminishing popularity.

In addition to the above, there are numerous other types of drink establishments and restaurants/cafes, as well as nightclubs and bars which provide many of the services available at licensed clubs including the Braddon Club.

6.0 Impacts on Socio-economic Health of the Community

ACTPLA SIA guidelines require this part of the analysis to consider the impact of the proposal on accommodation and housing, community services and facilities, the interaction between development of the site and the existing community and impacts on social cohesion at full implementation and at the future maximum development potential of the site.

In this instance the 'maximum development potential of the site' does not alter as a result of the proposed de-concession. The underlying land use zone and applicable Territory Plan controls remain the same. However, the proposed development of the site facilitated by removal of the concessional status of the Club lease will result in a substantial change in the quantum and mix of land uses on the site.

All future development will continue to be subject to development application processes, including assessment against the provisions of the Territory Plan and public notification.

6.1 Impacts on accommodation and housing

The proposed de-concessionalisation of the Crown lease will not impact on the provision of accommodation and housing per se. The site is not currently utilised for residential purposes and de-concessionalisation does not alter the lease purpose clause.

However, the intent of the proposal is to facilitate mixed use development on the site. The concurrent development application proposes redevelopment of the site for about 160 residential apartments of varying sizes that will make an important contribution to housing supply and choice in the inner city area.

A percentage of this new housing stock will also be accessible and affordable to assist the Government's general housing strategy.

6.2 Impacts on community services and facilities

The proposed de-concessionalisation of the Crown lease will not impact on the provision of community services and facilities on the site. De-concessionalisation does not alter the lease purpose clause and does not in itself approve any physical changes to the site.

However, the proposed redevelopment of the site will result in the loss of a licensed club premises in this location because it is not proposed as an approved land use in the new Crown Lease.

This action will have an immediate effect on patrons using the club premises, as well as those parking in the grounds during weekdays.

Club patrons will be able to obtain the equivalent range of services (alcohol, gaming and food) in nearby establishments, or at other Raiders Sports Club venues, whilst club members using the surface parking area will be able to access alternative parking spaces in nearby locations (eg Canberra Centre parking structures and on the adjacent Northbourne Oval).

There will be no adverse impact on the sporting activities or heritage values of the Braddon Oval as a result of either the de-concessionalisation or subsequent redevelopment of the subject site.

6.3 Interaction between development of the site and the existing community

The interaction between the existing site and the existing community will not alter as a result of the proposed de-concessionalisation. The site will continue to operate as it does currently until redevelopment has been approved and implementation commenced.

As previously noted, future development will be subject to development approval. Development applications will be assessed relative to the Territory Plan, and the assessment will consider the relationship of the site with the local community.

The proposed development will have a mix of commercial and residential uses, and has been designed to be a multi-structure development with provision for public access through the site, as well as around the site via improved verge footpaths.

Construction activity associated with any redevelopment of the site will be implemented in a way to minimise disruption to local traffic, as well as residential and business amenity.

6.4 Impacts on social cohesion

The proposed de-concessionalisation of the Crown lease will not impact on social cohesion. The site will continue to operate as it does currently until redevelopment has been approved and implementation commenced.

Future development of the site will add to social cohesion as a result of the mixed use development.

There will also be other licensed club facilities within short distances of the Braddon Club to facilitate continued social cohesion amongst Braddon Club patrons.

6.5 Practical measures for protecting or enhancing social values

The proposed de-concessionalisation of the Crown lease will not have any negative impacts on the socio-economic health of the community. Within this context measures for protecting or enhancing social values are not required.

The proposed redevelopment will enhance social values by virtue of it being a mixed use development, with no adverse impacts on adjacent land uses either by way of noise, traffic, or anti-social behaviour.

6.6 Net community benefit

The community will receive a positive net benefit from the removal of the concessional lease status and subsequent mixed use redevelopment for the following reasons:-

- The proposal will facilitate redevelopment of the site for an active, attractive and inclusive mixed use development on the edge of Braddon and City
- The proposal will facilitate the achievement of the Territory's urban infill target, thereby reducing pressure for greenfield expansion and associated costs which are borne by the Territory.
- The proposal will facilitate the creation of new commercial floor space that will contribute to the economic draw and vitality of Braddon.
- The proposal will generate revenue for the ACT Government.

7.0 Economic Costs and Benefits of Proposal

There are a number of economic benefits, but no significant economic costs associated with removal of the concessional lease status and subsequent redevelopment of the site.

Removing the concessional status of the Crown lease will require the Proponent to pay a de-concession 'payout' worked out using the formula specified in Section 263 of the Act. The formula is based on the difference of the amount (if any) paid for the lease at its grant and the current market value of the lease, as if it were a market value lease. . This application is supported by a Valuation report and certificate which assesses the de-concession payout amount using the specified formula.

The action to remove the concessional status will facilitate redevelopment of the site. This in turn will have economic benefits to the construction and household retail sector, as well as potential LVC payments to the Territory and increased revenue from rates and other charges.

The inner city location for residents and employment opportunities should also generate savings in terms of travel to work costs and associated greenhouse reduction benefits.

8.0 Traffic and Street Impacts

As de-concessionalisation of the Crown lease does not directly approve development, the immediate impact of this proposal on traffic and streetscape conditions will be nil.

All future development will be subject to development applications which will be assessed for consistency with the Territory Plan and relevant Codes. The DA for development of the site will also be subject to comment by TAMS in relation to traffic and parking impacts, as well as other considerations.

A traffic and parking study has been undertaken for the proposed DA by Mott McDonald and concludes that there will be no adverse environmental impact of the proposed development on adjacent land uses or the wider traffic circulation in City and Braddon.

The development DA will change existing streetscape character in keeping with the inner city location of the site, and proposes improvements to public footpaths, street lighting and street trees.

These public benefits will not be possible without removal of the concessional status of the Crown Lease.

9.0 Community and Stakeholder Information

The local community for the purpose of this proposal is considered to comprise the following:-

- Patrons of the Braddon Club (as part of the Canberra Raiders Sports Club)
- Businesses operating in the City and Braddon commercial areas
- Residents of Braddon and surrounding suburbs.

Relevant stakeholder groups include:-

- The North Canberra Community Council
- Braddon & Reid Residents Association
- Canberra Business Council
- Clubs ACT.

Mandatory pre-DA consultation has been undertaken as part of the current DA and the Development DA that is being lodged concurrently with this DA. The key elements of this consultation are summarised below:

- **Notice of proposed development to all Club members** through the President's message contained in the Club's annual report (dated December 2012).

An extract from the **President's Report** for the Raiders Sports Club Limited in December 2012 in relation to the Braddon Club is as follows:

"...Our two smaller clubs, Tuggeranong and Braddon have posted poor results over the past few years, and the Board is planning for the closure of these, and the relocation of the poker machines to Raiders Gungahlin. Unfortunately the days of small clubs in the ACT are numbered, and the Board has the fiduciary responsibility to respond to regulatory and market changes. These closures will allow Raiders Gungahlin to undergo a major renovation and expansion in the coming 12 months – the plans for which are well underway. A Development Application has been lodged for a mixed-use development on the Braddon site which will better utilise its real estate value."

- **Presentation to a public meeting** organised by the North Canberra Community Council. The main outcomes from the NCCC public meeting of 20 March were as follows:
 - About 20 members of the public attended
 - The CDRLFC made a 30 minute presentation to the NCCC to describe the proposed development, address existing issues raised in previous public comments, and answer questions from the meeting. A copy of the

PowerPoint presentation which included images of the development was left with NCCC for inclusion on their website.

- There was no motion of support or objection tabled at the meeting
 - There were no comments on the quality of the proposed development or on the potential local impacts
 - Questions related to: the timing of the rezoning to CZ3; the history of the concessional lease; the estimated uplift in value associated with the redevelopment.
 - There was some confusion by attendees about the relationship between removing a concessional lease and changing the lease purpose clause
- **Extensive media coverage** has included reference in the Canberra Times, North Canberra Chronicle, ABC radio and Riot ACT.

Canberra Times coverage of the proposed development included front page articles and a number of letters to the editor as follows:

- Page 1 on 31 December 2012
 - Page 16 “Sunday Focus”, 20 January 2013
 - Page 1, 8 March 2013
- **Advise to adjacent lessees** including the Catholic Church and Canberra Centre regarding the proposed development
 - **Public Representations on DA 2012 22951.** The following table lists the main issues raised in 16 separate submissions by the public in relation to the Concessional Lease DA and the response by CDRLFC.

Table 9-1: Summary of Public Comments and Responses to DA 2012222951

No	Issues	Response
1.	Loss of community facilities reduces local amenity.	The current facility is run-down and does not offer the range of services available at other competing venues.
2.	Growing demand for community facilities in the local area. Use site for community purposes – central location.	The site is in a commercial zone, NOT a community facility zone. Whilst there is a growing demand for community facility sites, the proposed redevelopment of the ABC flats will make provision for an extensive area of ground floor space for community facilities
3.	No consideration of aggregated impact of development.	The proposed development is consistent with Government policy for more housing and higher density activity in the City Centre. The general locality has the capacity for additional development of the type proposed without the need for major utility augmentation. Locating residential apartments close to jobs, retail outlets, public transport and entertainment provides mutually supportive activity.

No	Issues	Response
4.	Lack of community consultation on DA.	The Concessional lease DA has been on public notification and attracted about 17 submissions. The DA was withdrawn and will be re-lodged with additional information that addresses the issues raised. In addition, the project has had considerable media coverage including front page article in the Canberra Times, and has been presented to a public meeting of the North Canberra Community Council (NCCC) on Wed 20 March 2013 before re-lodgement of both the Concessional Lease DA and the re-development DA.
5.	Oversupply of housing, shops, offices etc in City/Braddon.	The project will be driven by an assessment of market demand for new residential apartments and commercial space. The design of the former and its location are considered to have strong market appeal, whilst the latter will not have a major impact on overall supply and demand considerations.
6.	Government should acquire the site if not used for a "Club". Government to compensate Rugby League Club for buy-back of site.	The Club is seeking to remove its concessional lease status but will be required to go through the normal process. There will be a fee paid to remove the concessional status. Should the Club proceed to redevelop the site for other uses, it will be required to pay a Lease Variation Charge (LVC) to the Government calculated in the normal way. He Government has not indicated any interest in acquisition of the site for community purposes or other uses, and has a substantial land holding on adjacent areas that it is seeking to redevelop. There are other precedents where Clubs and other community organizations have sought and been granted the removal of concessional leases by Government without acquisition of their land.
7.	Land valuation too low.	The site valuation has been prepared and submitted by a qualified land Valuer with extensive commercial experience in the ACT. However, the final land valuation will be assessed by the Australian Valuation Office.
8.	Project removes Heritage listing and cultural values.	The concessional lease DA does not have any impact on heritage values of the site. A detailed heritage study and management plan has been conducted for the proposed redevelopment of the site, and has been the subject of considerable discussion with the ACT Heritage Council and Heritage Unit in

No	Issues	Response
		Government. It is understood that the Heritage Council endorses the proposed re-development from a heritage perspective, provided certain heritage conditions are met.
9.	Tree removal and impact on oval.	The concessional lease DA has no bearing on the oval or on tree removal. A separate Design DA for redevelopment of the site will result in the removal of some trees and the caretaker's cottage, but there will be replacement planting on site especially adjacent to the oval. The Club is also proposing a landscape management plan for the oval which will be implemented in conjunction with the Heritage Council.
10.	Club has no rights under concessional lease for redevelopment	This is noted and agreed. Removal of the concessional lease does not imply automatic redevelopment rights. A separate DA will be required and is proposed for redevelopment of the site. This will be separately lodged by the Club (Design DAO and will be notified and assessed by ACTPLA. If approved, the Club would be liable for LVC payment as appropriate and as determined by the ACT Government.
11.	All community should have right to tender for site if not reused for a club.	The site is privately leased and the Club is legally within its rights to apply to remove the concessional lease status as well as separately apply for approval to redevelop the site for other uses.
12.	Incorporate site into a public park (+ Braddon Oval)	The Club is seeking approval to redevelop the site. Revenue generated by the redevelopment will be used by the Club for the enhancement of other club facilities and services. The Club is a not-for-profit organization and will "re-invest" any revenue from the project for bonafide community uses.
13.	Rezone Reid, Campbell, Ainslie, and O'Connor for 3 storey townhouses and convert site into a public park.	This proposal is outside the scope and responsibility of the Club.
14.	Relocate new football stadium to TTC (Tuggeranong).	This suggestion is not relevant to the current DA for concessional lease.
15.	References to DA on Block 6. (surface car park) (concurrent DA)	The Club has a separate but concurrent DA for additional surface parking on the northern side of the Oval. The purpose of that DA is to increase parking on-site for Club events at the Oval and to provide a source of revenue for

No	Issues	Response
		commuter parking in out-of-session times to assist with parking demand in the city centre and Braddon.
16.	Include National Trust as a stakeholder in future consultations.	The National Trust will have the opportunity to comment on the DA and is presumably aware of the community consultation and media expose provided by the Club.
17.	Approval should be conditional on retention of community facilities.	The site is not zoned as a community facility site. The current DA to remove concessional lease status will not affect functioning of the existing club premises. At this stage the Club does not wish to have a licensed club premises on the redeveloped site
18.	Loss of unique facilities in the Club (BBQ, TAB, car park)	The current concessional lease DA will not affect existing club facilities. This would only occur if the site was redeveloped or if the CDRFC decided for other reasons to close the existing facility which it could do without a major redevelopment. There are other facilities in close proximity to the Braddon Club that can offer a similar level of service for existing members.
19.	Club has been taking deliberate action to run-down the facility.	This is a challengeable statement.
20.	Is CDRL a fit body to hold a concessional lease?	Yes
21.	Sell land to another club.	This option has been considered and discarded by the CDRLFC.
22.	Rezone site as community facility.	There is no evidence that the Government wants to rezone the land for community facilities
23.	Government to charge full market value for site.	This is the responsibility of Government
24.	Club is in breach of lease re commercial car park.	The Club is not in breach of its lease. The parking area is used only by Club members and is an ancillary use under the lease.
25.	Need for Impact Track assessment, not Merit Track.	The existing DA can be considered under a merit track assessment as would the Design DA for redevelopment of the site.

No	Issues	Response
26.	Transfer poker machines to another site.	The Club will transfer machines in accordance with Government policy directions.
27.	ACTPLA should initiate Needs Assessment of community facilities in North Canberra.	This assessment has been done and the Club site is not required for community facilities especially given the proposed rezoning of the ABC flats.

The CDRLFC has considered the response from consultation on the proposed development but has decided to proceed on the basis that:

- the redevelopment is consistent with the ACT Government’s policy for sustainable inner city urban renewal;
- the proposed development is not seen to have any adverse environmental impacts on the local area;
- the proposed development will boost local construction employment;
- there are precedents for removal of concessional lease status the site; and
- revenue generated by the proposed development will be re-invested in the Club’s wider community support program.

10.0 Conclusions and Recommendations

It is concluded that this application to de-concessionalise the crown lease of Block 5 Section 30 Braddon will have a positive social impact for the following reasons:

- De-concessionalisation is required to facilitate the proposed redevelopment of the subject site.
- There will be no adverse impacts on the socio-economic health of the community from allowing the de-concession to proceed.
- Impacts on the socio economic health of the community from future redevelopment facilitated by the de-concession will be positive having regard to the existing statutory context including the ACT Planning Strategy, Territory Plan, and City Centre Development Code. The specific benefits will include:
 - The desirability of urban infill for residential development
 - The desirability of a more sustainable form of urban development
 - The desirability of more vibrant activity base on the site with provision for a range of appropriate land uses
 - The prospect of a high quality urban design outcome based on the proposed redevelopment
- All future development will be subject to development approval, ensuring that it is consistent with statutory requirements
- The proponent, community and Territory will receive economic benefits from allowing this de-concession, including the payout of the concession, to be secured by condition of approval.
- No other special conditions or requirements are necessary to ensure an appropriate social outcome.
- Relevant stakeholder groups have been contacted in respect of this proposal and will be further advised by public notification processes.

Accordingly it is **recommended** that the Minister on behalf of the ACT Government agrees to remove the concessional status of the lease on the subject site.

Purdon Associates

March 2013

11.0 Glossary of Terms

ACTPLA	ACT Planning and Land Authority
LVC	Lease Variation Charge
SIA	Social Impact Assessment

12.0 References

ACTPLA (2008) Territory Plan

ACTPLA City Centre Development Code

ACTPLA (2011) Social Impact Assessment Guidelines

Australian Bureau of Statistics (2011) North Canberra Statistical Area Census Data