



Inquiry into Annual and Financial Reports 2023–2024

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Homes and New Suburbs

Reference: Homes and New Suburbs

Hearing: 10/02/2025

In relation to: Suburban Land Agency and Urban renewal and suburban development

Question received: 03/04/2025

Answer Due: 11/04/2025

- (1) How many dwellings are reserved for public or community housing as part of all new suburban developments currently underway?
- (2) What works are left for the SLA to conduct or oversee as part of the Whitlam residential estate release and what is the timeline for its completion?
- (3) What works are left for the SLA to conduct or oversee as part of the Jacka residential estate release and what is the timeline for its completion?
- (4) What works are left for the SLA to conduct or oversee as part of the Gungahlin Town Centre East precinct release and what is the timeline for its completion?
- (5) What works are left for the SLA to conduct or oversee as part of the Molonglo Town Centre release and what is the timeline for its completion?
- (6) how many dwellings are reserved for public or community housing as part of all new urban renewal developments currently underway?
- (7) What works are left for the SLA to conduct or oversee as part of the Lawson Stage 2 urban renewal release and what is the timeline for its completion?
- (8) What is the total amount of revenue that the SLA collected from the sales of Lawson Stage 2?
- (9) What works are left for the SLA to conduct or oversee as part of the Block 14 Section 99 Curtin urban renewal release and what is the timeline for its completion?
- (10) What consultation has the SLA conducted with the Curtin community regarding this proposal to build a dementia village?
- (11) What works are left for the SLA to conduct or oversee as part of the Yarralumla Brickworks urban renewal release and what is the timeline for its completion?

Ms Yvette Berry MLA: The answer to the Member's questions are as follows:

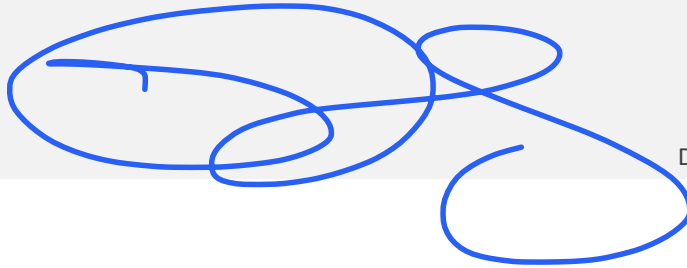
- (1) The ACT Government sets housing targets in accordance with the ACT Housing Strategy which outlines 15 per cent of the residential land release program should be for public, community and affordable housing. The current 5-year Indicative Land Release Program (ILRP) currently estimates the release of 21,422 dwellings (2024-2029) across all suburban and urban areas, of which 15 per cent would be allocated to public, community and affordable. For each financial year, the ACT Government publishes a Notifiable Instrument made under the City Renewal Authority and Suburban Land Agency Act 2017, section 65 (Affordable, community and public housing targets). The Notifiable Instrument identifies the Housing Targets for land released in that financial year.
- (2) The Suburban Land Agency (SLA) is delivering civil, and landscape works in Whitlam Stage 4, which will contain 426 dwellings. SLA is undertaking works adjacent to the future local centre and school sites. There is also ongoing stormwater management works within the Deep Creek corridor. Works in Whitlam will be progressively completed between 2026 and 2028.
- (3) SLA is working closely with the Conservator of Flora and Fauna and the Department of Climate Change, Energy, the Environment and Water following the sighting of a koala in Stage 2 development area. The sighting has resulted in further environmental investigations to be commissioned to inform how and if the final stage can be delivered. Currently SLA has paused all development works, pending these investigations.
- (4) SLA is progressing the planning and engineering documentation to enable the Gungahlin Town Centre East Place and Design Framework to be submitted for planning approval. Once the Subdivision Design Application has been approved, land releases and construction will be undertaken, subject to Indicative Land Release Program timings.
- (5) SLA is currently undertaking design of the Molonglo town centre, with staged planning processes and land releases to be progressively rolled out over the Indicative Land Release Program timeline and beyond. This includes the first Subdivision Design Application for the primarily residential development in the southern side of the town centre. The commercial core, community facilities and school site together with additional residential development will form part of the second Subdivision Design Application. Once completed, Molonglo Town Centre will provide approximately 7000 dwellings.
- (6) Please refer to the response at question (1).
- (7) The works remaining for Lawson Stage 2 urban renewal release are civil construction works for the final stage of the estate and public realm landscaping between the estate and the lakes edge. Completion of these works is currently scheduled for the second half of 2026.
- (8) Land sale of the last two blocks is subject to a live tender process that has not yet concluded. Information on past [Sales Results](#) is available on SLA's website.
- (9) SLA released Block 14 Section 99 Curtin via a design based tender mid 2024 which sought design proposals that respond to the Place Development Brief. This process is ongoing, once concluded and contracts have been exchanged, SLA will oversee the successful tenderers design documentation and undertake further community engagement through the Development Application approval process. Once contracts have exchanged a timeline for construction and other activities on site will be established.

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- (10) The Place Development Brief was developed in 2023/24 with extensive input from the Curtin community as well as the wider Canberra community, including people with lived experience of dementia. An outline of the process, purpose and outcomes is available here: <https://yoursayconversations.act.gov.au/curtin-dementia-village-site>
- (11) SLA is finalising the Deed of Agreement and Holding Lease to enable settlement to occur. It is anticipated this work will be completed in the last quarter of the 2024-25 financial year at which time the developer is expected to commence site works.

Approved for circulation to the Standing Committee on Environment, Planning, Transport and City Services

Signature:



Date:

29/04/25