



Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Redirected to: Chief Minister

Reference: Molonglo Town Centre

Hearing: 24/07/2026

In relation to: Molonglo Town Centre – Commercial Delivery

Question received: 29/07/2026

Answer Due: 10/08/2026

Minister

1. What is the Government's delivery strategy to ensure shops, services and employment are established alongside the first major housing stages, rather than being deferred until after thousands of additional residents have moved in?
2. What commercial anchor tenants or government services are intended to be delivered early?
3. How will the Government support small businesses and affordable commercial tenancies, rather than relying only on major supermarkets and large-format retail?
4. What proportion will be standalone commercial sites rather than ground-floor space beneath apartments?
5. Will the Government commit to reporting publicly against commercial floorspace and employment-delivery targets as each residential stage is released?

Thank you

ANDREW BARR MLA - The answer to the Member's question is as follows:

1. The masterplan adopts a staged and market-responsive delivery approach that prioritises the shops, services, community facilities and employment uses needed in the near term, while preserving capacity for future growth. Central to this approach is establishing a critical mass of activity within the commercial core from the outset, creating the momentum and customer base necessary to attract investment, support business viability and build community confidence. Early delivery will focus on supermarkets, convenience retail, hospitality and employment-generating uses, with additional commercial and mixed-use development occurring as the population grows and market demand matures.
2. The town centre will include a range of government, education and community facilities that support early activation and local employment including:
 - an ACT Government flexible working hub
 - a police station
 - a library and community hub
 - a child and family centre
 - a public high school and college.

The early stages of the town centre are planned to provide opportunities for key commercial uses, such as a full-line supermarket, complementary retail and service businesses, large-format retail and health-related services. Specific tenants will be determined through future market interest and land release processes.

3. The masterplan provides for a mix of retail, commercial, hospitality, service businesses and community use. By delivering a variety of tenancy sizes and supporting a competitive marketplace, the town centre can accommodate local businesses alongside larger anchor tenants and provide a broader range of employment, services and business opportunities. Community feedback also highlighted the importance of affordable spaces for local and small businesses, which has informed this planning approach.
4. The proportion of standalone commercial sites compared with ground-floor commercial space within mixed-use developments has not yet been determined, as zoning and development outcomes are still being refined. The current masterplan concept provides for approximately 90,800m² of non-residential gross floor area across the town centre including retail, commercial and hospitality use. This is in addition to approximately 12.3ha in site area for community uses (high school and college, library and community hub, child and family centre, police station, ACT Govt flexible working hub). The planning framework has been deliberately designed to provide flexibility, enabling the location, scale and form of non-residential development to respond to evolving market demand, detailed design outcomes and future land release processes.
5. The annual land release targets for non-residential land uses (Mixed Use, Commercial, Industrial and Community & Non-Urban) are reported in the annual Indicative Land Release Program. The SLA publicly reports on its delivery against both these non-residential targets and residential dwelling targets through its Annual Report.

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Approved for circulation to the Select Committee on Estimates

Signature: 

By the Chief Minister, Andrew Barr MLA

Date: 10.8.26