



Inquiry into annual and financial reports 2024–25

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: CED

Hearing: 12 November 2025

In relation to: SUBJECT 1 – SHORT SUMMARY OF QUESTION TEXT

Question received: 20 November 2025

Answer Due: 27 November 2025

You include shop-top housing and housing adjacent to commercial centres in your Statement of Planning Priorities. According to the Annual Report (pg35) the City and Environment Directorate has been doing some work in this space. Apart from the design and siting considerations, many local and group centres have multiple owners. There are also questions of economic viability, that is how many dwellings are needed to make a shop-top housing development viable. The Scentre development in Woden has a 55 storey building which is needed to make its project stack up. How do you see shop-top housing playing out at the local and group centre level?

Mr Chris Steel MLA: The answer to the Member's question is as follows:

It is envisaged that shop-top housing would occur either through the redevelopment of leased land by lessees or through the release of unleased Territory Land. The quantum of housing would be determined on a case-by-case basis and confirmed through statutory development application approval processes.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:

Date:

27/11/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA