



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

Answer to question on notice

Asked by: Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Redirected to: Chief Minister

Reference: Molonglo Town Centre - Governance and Accountability

Hearing: 24/07/2026

In relation to: Molonglo Town Centre - Governance and Accountability

Question received: 29/07/2026

Answer Due: 10/08/2026

Minister

1. What statutory or contractual mechanisms will ensure that the commercial, community, education and recreation land identified in the town centre is actually delivered, rather than deferred indefinitely while housing targets are met?
2. How will the Government ensure that jobs, commercial floorspace, community facilities and transport infrastructure are delivered at the same pace as residential growth, rather than years after thousands of residents have already moved into the district?
3. Will the Government commit to annual public reporting on progress against housing, jobs, commercial floorspace, community infrastructure and transport delivery targets for the Molonglo Town Centre?

Thank you

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

1. The delivery of non-residential uses within the Molonglo Town Centre is supported through a combination of Territory Plan requirements, zoning controls, government infrastructure planning and land release processes.

Importantly, the 9.3-hectare Education Precinct is a committed component of the plan and a requirement of the Territory Plan. The precinct will accommodate a public high school, college, town oval and indoor sport and recreation facility, including a Territory Plan requirement for a minimum 5,300m² indoor sport and recreation facility. These facilities are

planned on Community Facility Zoned land, providing a statutory mechanism that protects the land for its long-term education, recreation and community purpose. The Government's intention is that this land remains dedicated to these uses and is not converted to residential or commercial development.

The masterplan also identifies land for key community and government facilities including a library and community hub, child and family centre, police station and ACT Government flexible working hub. These uses have been incorporated into the overall planning framework to support early activation, service delivery and local employment.

For commercial and employment uses, the masterplan establishes a long-term framework supported by detailed market and demand analysis. Independent analysis confirms that Molonglo Town Centre is expected to support approximately 90,800m² of non-residential gross floor area over time, including retail, commercial and hospitality uses, in addition to land reserved for community facilities. The commercial framework has been deliberately designed to preserve capacity for future employment, retail and service growth while allowing the timing and form of delivery to respond to demonstrated market demand and future land release processes.

The commercial analysis also emphasises retaining flexibility through zoning, large development parcels and staged land release arrangements to ensure future commercial growth can occur as the district matures and population thresholds are reached.

2. The masterplan adopts a staged and market-responsive delivery approach that prioritises the early provision of shops, services, community facilities and employment generating uses required to support a growing population.

Consistent with this approach, early development will focus on establishing a commercially viable town centre through key retail, service, community and employment uses, with additional commercial and community facilities delivered progressively as population growth and market demand increase. The Indicative Land Release Program (ILRP) sets out land release targets for non-residential and residential land across a 5-year horizon.

Major community infrastructure is also planned to be delivered early in the development program for the town centre, including an Education Precinct comprising a public high school, college, town oval and indoor sport and recreation facility. The SLA, Education Directorate, Sport and Recreation Branch and Infrastructure Canberra are working together to coordinate planning, land release and delivery timeframes for these facilities.

More broadly, the Government will continue to coordinate land release, infrastructure planning and service delivery through integrated precinct planning and ongoing monitoring of population growth, service demand and infrastructure needs to support the timely provision of jobs, community facilities, transport infrastructure and services alongside residential growth.

3. The ACT Government already reports publicly on land release and delivery through established mechanisms. Annual non-residential land release targets are published in the ILRP, while the Suburban Land Agency reports annually on performance against both residential and non-residential delivery targets. Progress on major infrastructure and service delivery is also reported through ACT Budget Papers, Directorate annual reports and other government reporting processes.

The Government will continue to monitor population growth, service demand, employment needs and infrastructure requirements to inform future land release and investment decisions. Together, these mechanisms provide transparency and accountability for the delivery of housing, jobs, commercial development, community infrastructure and supporting services as the Molonglo Town Centre is developed.

Approved for circulation to the Select Committee on Estimates

Signature: 

Date: 10.8.26

By the Chief Minister, Andrew Barr MLA