

2021

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**GUNGAHLIN TOWN CENTRE AND GOVERNMENT RESPONSE TO
ASSEMBLY RESOLUTIONS OF 10 FEBRUARY AND 2 JUNE 2021**

**Presented by
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Minister for Planning and Land Management
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Introduction

On 10 February 2021 and 2 June 2021 respectively, the ACT Legislative Assembly passed resolutions concerning the Gungahlin town centre. These resolutions will be referred to as Resolution No. 1 and Resolution No. 2 and are listed in full immediately below. The Government response to each resolution then follows.

RESOLUTION NO. 1

The resolution of 10 February 2021 was moved by Ms Orr MLA and confirmed in correspondence from the Assembly Speaker on 26 February 2021. The resolution concerned planning, development and employment within the Gungahlin town centre. The resolution provided as follows.

That this Assembly:

(1) notes that:

- (a) the development of Gungahlin Town Centre is a matter of note to the residents of Gungahlin;*
- (b) unlike other more established town centres, Gungahlin is relatively young and has been developed from its earliest days with the ambition of being a genuine mixed-use precinct;*
- (c) there is great opportunity to guide the remaining development of the town centre to ensure more recent learnings from practice in the ACT and other jurisdictions are applied to future developments; and*
- (d) all parties in the Assembly during the 2020 election campaign committed to build a large community centre in the Gungahlin Town Centre;*

(2) calls on the ACT Government to support the future development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by:

- (a) implementing best practice mixed-use development through the planning framework, and allowing for:
 - (i) specific requirements to achieve a balanced diversity of uses within mixed-use developments including community uses;*
 - (ii) specific requirements to achieve a higher level of commercial and business uses and subsequent activity within mixed-use developments;*
 - (iii) providing for requirements for commercial fitouts that enable the easy establishment of varied business and commercial activity without the need for significant modification or retrofitting;*
 - (iv) clear design principles that link development activity with achieving active precincts and vibrant street level activity;*
 - (v) traffic flow around the town centre; and*
 - (vi) the creation of an entertainment precinct so as to enable a night time economy without impacting residents.**
- (b) ensuring current sales of development sites incorporate the requirements to support best practice mixed-use developments;*

- (c) *implementing best practice mixed-use developments processes and regulations that are used to inform Draft Variation 364 and the Territory Plan; and*
- (d) *engage with the Gungahlin Town Centre community on mixed-use developments in their town centre.*

RESOLUTION NO. 2

The resolution of 2 June 2021 was moved by Mr Braddock MLA and confirmed in correspondence from the Assembly Speaker on 15 June 2021. The resolution concerned planning, housing, development and employment within the Gungahlin town centre.

That this Assembly

(1) notes:

- (a) *community concern about Gungahlin Town Centre planning and the Gungahlin Town Centre Planning Refresh Community Engagement Report;*
- (b) *Draft Variation 364 (DV364) Gungahlin Town Centre Precinct Code is currently the subject of an inquiry by the Legislative Assembly Planning, Transport, and City Services Standing Committee;*
- (c) *the resolution relating to development of the Gungahlin Town Centre passed by the Assembly on 10 February 2021 (the Resolution) calling on the ACT Government to “support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...ensuring current sales of development sites incorporate the requirements to support best practice mixed-use developments”;*
- (d) *the ACT Government is the largest single employer in Gungahlin, with over 1 000 staff employed there across a range of Directorates and agencies;*
- (e) *the Australian Public Service has a significant presence in, and anchors all other Town Centres, but has not acted to locate any significant Federal agencies in the Gungahlin Town Centre, despite thousands of Commonwealth public servants residing in Gungahlin;*
- (f) *the Parliamentary and Governing Agreement aims to deliver a total of 400 additional public housing dwellings, and 600 additional affordable rental housing dwellings by 2025, noting the significant challenges in land availability, industry and sector capacity; and*
- (g) *the importance of increasing the level of affordable rental and public housing stock in close consultation with the community so as to maintain community support and deliver good social outcomes; and*

(2) Calls on the ACT Government to:

- (a) *consult Gungahlin residents about the future of their town centre and district, to ensure community facility and commercial zoned land is appropriately delivered;*
- (b) *confirm there will be no reduction in the area of the linear park, community facility land or commercially zoned land in the Gungahlin Town Centre;*

- (c) *direct the Suburban Land Agency to develop land in the Gungahlin Town Centre in a way that generates high quality outcomes for the community by:
 - (i) consulting widely with the Gungahlin community before future mixed use or commercial blocks are sold, and ensuring that outcomes from that consultation are reflected in an appropriate sales process;
 - (ii) considering selling land in larger blocks that encourage place-making development;
 - (iii) allowing an increase to the size of commercial premises in the lease restrictions for mixed-use developments; and
 - (iv) structuring all planned Gungahlin Town Centre land sales to ensure their primary purpose is employment generation, commercial and/or community facility use, while (1) consultation about the future of Gungahlin Town Centre and district is ongoing; and (2) incorporation of the the Resolution into the Territory Plan is finalised;*
- (d) *actively encourage employment in the Gungahlin Town Centre through regional consideration and implementation of the ACT's economic development strategies;*
- (e) *prepare and submit a prospectus for the Commonwealth Finance Minister on the relative benefits of moving new or growing Federal agencies to Gungahlin, to support further economic development in the region; and*
- (f) *report to the Assembly by October 2021 on implementation of the Resolution.*

The Government's response to the matters called upon in Resolution No. 1 and Resolution No. 2 are below.

RESOLUTION NO. 1 - ACT Government Response to Assembly Resolution of 10 February 2021

The following is the Government's response to the resolution of 10 February 2021, moved by Ms Orr MLA, concerning planning, development and employment within the Gungahlin town centre.

Resolution 2(a)(i)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

specific requirements to achieve a balanced diversity of uses within mixed-use developments including community uses;

Response: Agreed in-principle

The ACT Government, through the Environment, Planning and Sustainable development Directorate (EPSDD) in collaboration with the Suburban Land Agency (SLA) will undertake precinct planning for blocks released along Flemington Road to achieve an appropriate best-practice mix and integration of uses. The land releases along Flemington Road may have some residential component but will have commercial use as a significant use.

The ACT Government will consider appropriate commercial and/or community floor space for future years' land releases in the Gungahlin Town Centre. In particular, releases currently identified with only a residential component will be considered for additional commercial and/or community uses.

The ACT Planning Strategy 2018 (the Strategy) sets a clear vision of Canberra as a sustainable, competitive and equitable city that respects its role in the landscape and the National Capital, while being responsive to the future and resilient to change. We recognise that achieving a balance of uses within mixed-use developments is important to achieving this vision and agree in-principle with the recommendation.

The Government is committed to creating cohesive, liveable communities that combine well-designed built environments with economic prosperity and strong social connections and opportunities. We acknowledge that the original role of our centres has changed and needs to be reviewed to reflect new commercial trends, emerging new centres of activity across the city, competition between centres, and to support their long-term viability and diversity.

The ACT Government through EPSDD has commenced the ACT Planning System Review and Reform Project (the Project), which is the first comprehensive review of the planning system in over 10 years. It is a holistic review and proposed reform that will deliver a more 'spatially-led' and 'outcomes focused' planning system that is clear, easy to use and which facilitates the realisation of long-term aspirations for the growth and development of Canberra while maintaining its valued character. In reviewing the Territory Plan, the Project will allow for further consideration of how planning controls influence balanced diversity of use, including in mixed-use developments that encompass community use.

The Project will also support implementation of a district approach to strategic planning to bridge the gap between ACT-wide and local area planning. This approach will include the development of District Strategies to identify the defining features of each district, what it is that sets them apart and that will help to shape resilient and strong individual districts that deliver a range of lifestyle choices for current and future Canberrans. The development of these strategies provides further opportunity for the setting of that defining character for the district of Gungahlin.

The Government notes that Standing Committee on Planning, Transport and City Services has released the report of their inquiry into Draft Variation to Territory Plan No. 364 (Gungahlin town centre) (DV364). The Government will respond to the Committee's inquiry within the prescribed timeframe.

Resolution 2(a)(ii)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

specific requirements to achieve a higher level of commercial and business uses and subsequent activity within mixed-use developments;

Response: Agreed in-principle

As reflected above, the Government's precinct planning is intended to identify the appropriate mix and integration of uses. This would then be implemented through a deed in the land sales process requiring the successful tenderer to deliver the mix of uses with an appropriate focus on commercial and community uses.

The commercial and community floor space will be considered through future years' Indicative Land Release Programs and will be required through the land sales process.

The ACT Government is committed to creating cohesive, liveable communities that combine well-designed built environments with economic prosperity and strong social connections and opportunities. To that end, the Government agrees in-principle with the aspiration behind the resolution with respect to achieving a higher level of commercial and businesses uses within the Gungahlin town centre to support vibrant and active connection of the community.

These aspirations were supported in 2011 through Variation to the Territory Plan No. 300 (Gungahlin Town Centre), which introduced several planning requirements including prohibiting residential development in the Office Core precinct, located to the east of Kate Crace Street. Notwithstanding these controls, the town centre has and continues to experience low demand for large-scale office space.

Employment, such as through commercial and business uses, are already permitted by the Territory Plan in most of the zonings in the Gungahlin town centre. This continues to be the case through DV364, which while reducing the quantity of land reserved specifically for employment to two blocks, provides for a combined potential of 65,000m² of office space and adds residential uses into the area adjacent to Flemington Road to provide opportunities for mixed use developments and to activate the area. This is intended to

create a vibrant precinct and generate night-time activities and enable further development of the precinct.

The draft variation does not preclude additional land within the precinct, or in fact from elsewhere within the town centre from being used for commercial office development should that market demand emerge.

As indicated in responding to recommendation 2(a)(i), in reviewing the Territory Plan, the Project provides an opportunity for further consideration of how planning controls can influence balanced diversity of use, including business and commercial.

Resolution 2(a)(iii)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

providing for requirements for commercial fitouts that enable the easy establishment of varied business and commercial activity without the need for significant modification or retrofitting;

Response: Agreed in-principle

The Government recognises that ease of activation across built environments and natural landscapes is important to creating vibrant, connected and active communities. The Government will give consideration to increasing the maximum floor space allowed for a 'shop' to provide a greater range of uses.

Canberra's continued development as a compact and efficient city will provide increased diversity in where and how people live, while making the best use of existing land, infrastructure and assets to provide for a high quality of living.

This approach to the future development of our city will improve accessibility and the connections between the spaces we use to live, work, study, shop and access services. The fit out of premises for commercial and/or business activity are ultimately a market driven decision for both landlords and tenants.

The SLA in its letter to the Gungahlin Community Council dated 6 May 2021, offered the opportunity to work with the Council on place making of future land release in the town centre. Further, SLA engagement with the community will need to align with outcomes of the Standing Committee's inquiry into DV364 and the Government's response.

The Government has and continues to review and amend, as relevant, several interacting frameworks of the planning and development system. This is with a view to providing the most appropriate levels of flexibility to encourage good design outcomes, and for the market to play its role in delivering adaptive, lively mixed-use areas and opportunities for businesses to be established and change over time.

The Managing Buildings Better reforms amended legislation related to unit titles (often referred to as strata or unit title management) to improve the management of apartments, townhouses, mixed-use developments, and commercial units. The *Unit Titles Legislation Amendment Act 2020* commenced on 1 November 2020 and includes several changes to better support the development and management of units plans, with a particular focus on mixed-use buildings.

The amendments include new requirements for developers to disclose to buyers potential uses of commercial units within a development, such as a bar, cafe or gym. Buyers will also be updated on the uses of the commercial units during construction of the building. These new disclosure requirements will give buyers better contractual rights to rescind contracts if they do not agree with significant changes to the development. In addition, developers will be able to restrict uses within the building, providing further assurance to buyers. These disclosure requirements may also help developers and buyers plan ahead to accommodate appropriate design and fit out during the early stages of building, rather than having costly retrofits.

Ongoing unit title reforms will further support mixed-use development to help achieve improved integration of commercial and residential uses. In addition, buildings in the ACT are required to comply with the National Construction Code. This is a performance-based code, containing all performance requirements for the construction of buildings. It allows for flexibility and innovation while mandating a minimum level that buildings, building elements, and plumbing and drainage systems must meet. This flexibility also allows developers, builders, and buyers to fit out premises to improve outcomes such as those mentioned in the resolution.

Resolution 2(a)(iv)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

clear design principles that link development activity with achieving active precincts and vibrant street level activity;

Response: Agreed

The ACT Government's precinct planning for remaining blocks along Flemington Road will include public realm requirements to promote vibrant street-level activity. The resulting precinct strategy will also look at the appropriate integration of uses, which will also be designed to achieve activation and vibrancy.

The Government agrees in-principle with the importance of vibrant, active and connected public spaces. DV364 sets out proposed planning controls that permit residential uses in certain locations with vibrant street level activity requirements that are intended to create a lively precinct and generate night-time activities.

The existing Territory Plan's Gungahlin Precinct Map and Code nominates an entertainment precinct within the Gungahlin town centre, which will provide further opportunity to consider and ensure the ongoing realisation of active public spaces and vibrant street level activity.

The Suburban Land Agency (SLA) in its letter to the Gungahlin Community Council dated 6 May 2021, offered the opportunity to work with it on place making of future land release in the town centre, which would assist to address the resolution.

Resolution 2(a)(v)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

traffic flow around the town centre; and

Response: Agreed

The Government agrees that as the Gungahlin town centre grows and changes, careful consideration of traffic around the town centre is critical to the continuing success and vibrancy of the centre for the community, its residents, and those who visit and work there. Traffic flows around the town centre will continue to be monitored and any necessary network improvements will be considered by the Government.

Resolution 2(a)(vi)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

The creation of an entertainment precinct so as to enable to a night time economy without impacting residents.

Response: Agreed

The Government agrees to the importance of establishing entertainment precincts to facilitate a night-time economy. This is consistent with the agreed legislative reform agenda of the Parliamentary and Governing Agreement for the 10th Legislative Assembly, which relevantly committed to the amendment of the Territory Plan to create entertainment precincts, starting with a city entertainment precinct.

The existing Territory Plan's Gungahlin Precinct Map and Code already nominates an entertainment precinct within the Gungahlin town centre. As such, new residential developments or the residential component of a mixed-use development are required to demonstrate noise mitigation measures from external sources at the development application stage.

This entertainment precinct provision is retained in DV364 but has been extended to cover a wider area of the town centre. Notwithstanding that an entertainment precinct is identified with associated planning controls, it is still up to the market to respond and introduce entertainment uses, such as live music.

Resolution 2(b), (c) and (d)

That this Assembly calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by...

(b) ensuring current sales of development sites incorporate the requirements to support best practice mixed-use developments;

(c) implementing best practice mixed-use developments processes and regulations that are used to inform Draft Variation 364 and the Territory Plan; and

(d) engage with the Gungahlin Town Centre community on mixed-use developments in their town centre.

Response: Agreed in-principle

The Government is committed to improving quality in the design of our built and landscaped environment. Through feedback and review work undertaken in Stage One of the Project, the Government heard that the current planning system does not adequately accommodate consideration of design quality or development appropriateness, putting at risk the valued character of Canberra and its suburbs.

Informed by this feedback and following comprehensive benchmarking against national and international examples, the Government has committed to making changes to the *Planning and Development Act 2007* (the Act) and the Territory Plan. The Project provides the vehicle to explore and implement changes to the ACT planning system to make sure that it encourages improved spatial and built form outcomes across the Territory.

Work is underway on a comprehensive review of the planning system, including the land use zones and codes of the Territory Plan. In the interim, the Government notes that the current Territory Plan does not prohibit best-practice design from being put forward or from being built by developers.

The sale of development sites by the SLA, consistent with the Indicative Land Release Program, are subject to terms and conditions relating to the Act and the Territory Plan. EPSDD is working with the SLA to use precinct planning and other tools in the land sales process and design review to achieve better outcomes.

The Government agrees that engagement with the community is important to inform the future of the town centre and for individual proposed developments. This has already commenced, in part, through the Gungahlin town centre planning refresh and DV364; the Legislative Assembly's Standing Committee on Planning, Transport and City Services inquiry into DV364; engagement on the district planning workshops as part of the Project; the Gungahlin district Community and Recreation Facilities Assessment; and pre-development application community consultation requirements.

The Government notes that the SLA's engagement with the community will need to align with the outcomes of the Standing Committee on Planning, Transport and City Services inquiry into DV364 and the Government's response to their inquiry.

From a development perspective, all mixed-use developments are subject to major public notification through the development application process under the Act. All community members can provide their comments on proposed developments. Further, more significant developments proposed are also required to undertake pre-development application consultation process with the local community. These are significant opportunities for the Gungahlin community to have the opportunity to provide their feedback on development proposals in both the pre-development application phase, as well as the formal development application public notification phase.

RESOLUTION NO. 2 - ACT Government Response to Assembly Resolution on 2 June 2021

The following is the Government's response to the resolution of 2 June 2021, moved by Mr Braddock MLA, concerning planning, housing, development and employment within the Gungahlin town centre.

Resolution 2(a)

That this Assembly calls on the ACT Government to...

consult Gungahlin residents about the future of their town centre and district, to ensure community facility and commercial zoned land is appropriately delivered;

Response: Agreed

The Government agrees that engagement with the community on the future of the town centre and on individual proposed developments is important, noting the extensive consultation that has been supported to date.

Engagement has already commenced, in part, through the Gungahlin town centre planning refresh and Draft Variation to the Territory Plan No. 364 (Gungahlin town centre) (DV364); the Legislative Assembly's Standing Committee on Planning, Transport and City Services inquiry into DV364; engagement on the district planning workshops as part of the ACT Planning System Review and Reform Project (the Project); the Gungahlin district Community and Recreation Facilities Assessment consultancy; and statutory pre-development application community consultation requirements.

Engagement in the context of the Project and to inform the shaping of the Government's approach to district level planning will continue, as will engagement in relation to community and recreation facilities needs through the work of the Environment, Planning and Sustainable Development Directorate (EPSDD) in delivering Item 15.1, Appendix 3, of the Parliamentary and Governing Agreement for the 10th Legislative Assembly.

The Suburban Land Agency (SLA) in its letter to the Gungahlin Community Council dated 6 May 2021, offered the opportunity to work with the Council on place making of future land release in the town centre. Further, SLA engagement with the community will need to align with outcomes of the Standing Committees inquiry into DV364 and the Government's response.

Resolution 2(b)

That this Assembly calls on the ACT Government to...

confirm there will be no reduction in the area of the linear park, community facility land or commercially zoned land in the Gungahlin Town Centre;

Response: Noted

The Government agrees that the provision of open space in the town centre is important and is equally important for the community whether a resident or visitor.

DV364 does not propose changes to the Territory Plan to reduce the area of the linear park (located in the east of the town centre) that is already indicated by the cadastra (i.e., blocks) on the Territory Plan map. The Government notes that through detail design, engagement

with the community and the provision of infrastructure, there may be some refinements of the final boundaries of the area.

Similarly, DV364 does not propose broad changes to reduce the amount commercially zoned land, such as Commercial CZ1 (core) and CZ2 (business) but signals some minor amendments around the linear park so that the urban open space zoning can align with the park's cadastra (i.e. block boundaries).

The existing Territory Plan requires 6ha of community facilities land to be provided in the town centre. DV364 recognises the progress that has been achieved and proposes changes to reflect the need for the remaining 3.8ha to be delivered in the future town centre. The draft variation proposes changes to introduce provisions to allow flexibility in the location of the facilities, including within mixed-use development and closer to the public transport stations. This approach recognises the community's call for balanced diversity across the land uses achieved through mixed-use development and promotes vibrant, active use of space in the town centre consistent with creating interactive public spaces.

Finally, DV364 also provides the opportunity for community facilities to be located more generally within the town centre's east precinct and potentially adjacent to Flemington Road, rather than limited to just around the periphery of the town centre. This may have particular benefit for the location of the new Gungahlin town centre community centre.

Resolution 2(c)(i)

That this Assembly calls on the ACT Government to direct the Suburban Land Agency to develop land in the Gungahlin Town Centre in a way that generates high quality outcomes for the community by...

consulting widely with the Gungahlin community before future mixed use or commercial blocks are sold, and ensuring that outcomes from that consultation are reflected in an appropriate sales process;

Response: Agreed in-principle

The Government agrees in-principle with the need to continue to consult with the community and consider the outcomes of the consultation ahead of the sale of land.

The SLA sells developable land to the market consistent with the Government's Indicative land Release Program (ILRP). The ILRP is prepared annually and responds to market demand and government policies, such as the ACT Planning Strategy. It is released with the ACT Budget.

The SLA in its letter to the Gungahlin Community Council dated 6 May 2021, offered the opportunity to work with the Council on place making of future land release in the town centre. SLA engagement with the community will need to align with outcomes of the Standing Committees inquiry into DV364 and the subsequent government's response.

Resolution 2(c)(ii)

That this Assembly calls on the ACT Government to direct the Suburban Land Agency to develop land in the Gungahlin Town Centre in a way that generates high quality outcomes for the community by...

considering selling land in larger blocks that encourage place-making development;

Response: Noted

The ACT Government notes the suggestion of selling larger blocks to encourage place-making opportunities or integrated quality design outcomes of public and private spaces and the interface between both. This will be considered through the preparation of the ACT Government's Indicative land Release Program (ILRP) that is prepared annually and released with the ACT Budget. The ILRP responds to market demand and government policies, such as the ACT Planning Strategy.

DV364 includes a requirement for a master plan to be prepared for any block larger than 10,000m². The master plan is to be prepared by the land's owner or crown lessee after the land has been purchased from the SLA. In part, this will serve to address this resolution item.

The SLA's offer to work with the Community Council on place making of future land release in the town centre has been noted in the response to resolution 2(a) and 2(c)(i) above. This would include engagement on how the sale of these blocks are brought to the market, the provision of open space and interface with the linear park and future public realm.

Resolution 2(c)(iii)

That this Assembly calls on the ACT Government to direct the Suburban Land Agency to develop land in the Gungahlin Town Centre in a way that generates high quality outcomes for the community by...

allowing an increase to the size of commercial premises in the lease restrictions for mixed-use developments;

Response: Agreed in-principle

The Government agrees in-principle with the suggestion to permit an increase to the size of commercial premises that are currently restricted by the crown lease. The crown lease, in simplistic terms, is a contract that sets the terms or conditions of how the land can be used by its owner. The lease also forms the basis of the value a prospective purchaser may bid for the land offered for sale in a competitive environment by the SLA.

The restrictions that are contained in leases reflect corresponding controls contained in the Territory Plan and specifically the Gungahlin Precinct Map and Code. These include maximum gross floor area for certain uses in certain locations; not permitting certain uses above the ground floor in certain locations; requiring certain uses on the ground floor for certain sized buildings in certain locations; and limiting the size of development permitted within an open space corridor.

Resolution 2(c)(iv)

That this Assembly calls on the ACT Government to direct the Suburban Land Agency to develop land in the Gungahlin Town Centre in a way that generates high quality outcomes for the community by...

structuring all planned Gungahlin Town Centre land sales to ensure their primary purpose is employment generation, commercial and/or community facility use, while (1) consultation about the future of Gungahlin Town Centre and district is ongoing; and (2) incorporation of the Resolution into the Territory Plan is finalised;

Response: Agreed in-principle

Land sales occur within the context of planning intent set by the ACT Planning Strategy, translated through the provisions of the Territory Plan and to a lesser degree lease conditions.

The Territory Plan permits and enables land use within the Gungahlin town centre to generate employment, commercial and/or community facility use outcomes. DV364 seeks to modernise and refresh these planning controls to better reflect what we have heard from community about the desired future of the area, balanced by market demand and broader Government policy objectives.

Any further consideration of land use and planning controls will be informed by the outcomes of the Standing Committee's inquiry into the draft variation and the Government's response.

Resolution 2(d)

That this Assembly calls on the ACT Government to...

actively encourage employment in the Gungahlin Town Centre through regional consideration and implementation of the ACT's economic development strategies;

Response: Agreed

The Government agrees to continue to encourage employment in the Gungahlin town centre. This will be progressed through the Government's development of an employment prospectus on the benefits of Gungahlin and Gungahlin town centre.

Resolution 2(e)

That this Assembly calls on the ACT Government to...

prepare and submit a prospectus for the Commonwealth Finance Minister on the relative benefits of moving new or growing Federal agencies to Gungahlin, to support further economic development in the region;

Response: Agreed

The Government agrees to prepare an employment prospectus on the benefits of Gungahlin and Gungahlin town centre. The prospectus is being finalised and will be provided to the Commonwealth Finance Minister.

Resolution 2(f)

That this Assembly calls on the ACT Government to...

report to the Assembly by October 2021 on implementation of the Resolution.

Response: Agreed

The Government agrees to concurrently table its response to this resolution and the resolution of 10 February 2021 (moved by Ms Orr MLA) in October 2021.