



LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES
Jo Clay MLA (Chair), Suzanne Orr MLA (Deputy), Mark Parton MLA

Inquiry into Annual and Financial Reports 2020-2021

ANSWER TO QUESTION ON NOTICE 53

Elizabeth Kikkert MLA: To ask the Minister for Planning and Land Management

Ref: City Services, Budget Outlook, page number 206, output class 4.1 Development and Implementation

In relation to: “Better community infrastructure – Better Local shops” for Kippax Group Centre on page 206, Kippax Expansion zoning, land release and residential dwellings

The revised draft master plan for Kippax was published in 2019 and had markedly different areas identified for retail expansion from the first draft master plan. The revised draft masterplan was designed with up to 50 dwellings in mind and after some revisions to boundaries, this number was revised down to 20-30.

The indicative land release report 2021-22 to 2025-26 references 80 dwellings to be constructed in the Kippax, Holt expansion.

1. Why does the indicative land release program include 80 residential dwellings when the revised draft masterplan was designed with significantly less dwellings?
 - a. Will the successful tenderer be required to build 80 residential dwellings on block 71, section 51 as stated on the indicative land release program?
 - b. Are the proposed height limits going to be changed to accommodate the 80 residential buildings?
 - c. How will these 80 dwellings be spaced out over the area to be developed?
2. The draft master plan and the revised draft masterplan which was later approved had markedly different areas identified for retail expansion, specifically, the expansion to the east of Kippax Fair. What was the reason for the differences in these master plans?
 - a. How was the resulting boundary identified?
3. Does the masterplan include development on sections, 52, 86, 88 and 89 in Holt?

Minister Mick Gentleman MLA: The answer to the Member’s question is as follows:–

1. With opportunities and constraints realised through the completion of further site investigations, concept development options were completed to determine the potential dwelling yield for the expansion site, Block 71, Section 51 Holt (the site) for the 2021/22 Indicative Land Release Program.

- a. No. The successful tenderer will be required to build 12 affordable residential dwellings.
 - b. No.
 - c. The Holt Precinct Map and Code limits where residential use can be provided on the site. Specific locations are a matter for a future developer and will require a development application, including community consultation.
2. The community panel established as part of the Master Plan process supported retail expansion to the east of the Kippax group centre. The ACT Government agreed to the recommendations from the community panel as it could result in a good outcome for the area that would draw more people to the centre and support the existing and expanded retail.
- a. The boundary of the site was determined with several considerations, including an adequate 50-metre setback from Moyes Crescent for the amenity of existing residents, to allow for a stormwater overland flow to Ginninderra Creek, and to preserve a north-south green spine. The southern boundary of the site was determined with the consideration of a replacement skate facility and the amenity of existing residents.
3. Yes. Details of permitted development are in the Holt Precinct Map and Code.

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

Signature: 

Date: 2/5/2022

By the Minister for Planning and Land Management, Mick Gentleman MLA