



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

**QON No.100**

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES  
JO CLAY MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), MARK PARTON MLA

**Inquiry into referred 2019–20 Annual and Financial Reports and Budget Estimates 2020-21**  
**ANSWER TO QUESTION ON NOTICE**

Asked by MS ELIZABETH KIKKERT

- Ref: 2020-21 Budget Outlook, ACT General Government Sector Operating Statement, subheading "Other economic flows – included in the operating result", line item "Net land revenue (undeveloped land value), p209

In relation to: Sale of land in Lawson for stage 2 of development

1. Approximately how much revenue was the government expecting to receive from the sale of land for Lawson stage 2?
  - a. How will the difficulty in the sale of this land (reported on in the Canberra Times, 4 March 2021) affect the budget?
  - b. Was the budget created with the expectation that this land would be getting sold either this financial year or over the forward estimates?
2. Is the land for Lawson stage 2 currently off the market?
  - a. If so, when does the government aim to have the area back on the market?
3. What changes to the sale has the government considered to make the sale of the land more appealing to developers?
4. Mr John Dietz has been quoted as saying the substation on the land makes the sale "very challenging". What objections have potential buyers raised in relation to the substation?
  - a. Were there challenges encountered during the sale of land around the Holt substation and the Latham substation that were due to the proximity of the substations?
  - b. If so, what were these challenges and how did the government overcome them to eventually sell the land to developers?
5. Is the government already planning on ensuring future residents in Lawson stage 2 are adequately informed of the potential impacts on health and property values from living so close to a substation?

**MINISTER BERRY:** The answer to the Member's question is as follows:–

1. The revenue estimate was based on commercial valuation advice and as the land has not yet been sold the amount is not able to be released.
  - a. No impact in 2020-21 as no revenue was forecast.
  - b. Revenue timing was dependent on negotiations with the preferred tenderer.



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2. Yes.
  - a. Early to mid-2022
3. The Suburban Land Agency is currently developing options for the re-release of the site and will announce the preferred option once agreed.
4. The site presents development risk given the electrical infrastructure present. To make the most efficient use of Lawson Stage 2 with optimum community outcomes, the infrastructure must be dealt with in a manner that does not disrupt supply and appropriately protects the community and surrounding assets. This creates challenges in the cost of implementing effective measures that make it attractive to the market.
  - a. The SLA is not aware of any matters relating to these sites.
  - b. See answer to 4.a
5. Future residential dwellings in Lawson 2 will be subject to a statutory planning process that will consider environmental issues. The presence of the substation will be evident in the estate planning and marketing material.

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

Signature:

Date: 19/03/21

By the Minister for Housing and Suburban Development, Yvette Berry