



**ACT**  
Government

**Suburban Land**  
Agency

Mr Peter Elford  
Gungahlin Community Council  
PO Box 260  
Gungahlin ACT 2912

Via email: [president@gcc.ans.au](mailto:president@gcc.ans.au)

Dear Peter,

Thank you for your letter of 27 April 2021, calling for the Suburban Land Agency (SLA) to suspend the sale of land within the Gungahlin Town Centre (GTC). It was beneficial to meet you and the Executive Committee of the Gungahlin Community Council (GCC) on Wednesday night to further understand the position of the GCC.

I note the frustration you expressed and your belief the concern of your community has not been adequately considered.

The timing of land releases in the GTC is determined by the ACT Government's Indicative Land Release Program (ILRP). The ILRP foreshadows land release in the GTC over the coming four years, with the Suburban Land Agency responsible for undertaking the land release in accordance with this program.

The SLA is currently marketing for sale four (4) mixed use development sites, including 454 dwelling sites, including 76 affordable dwellings and the delivery of 8 public housing dwellings.

Your letter calls for the suspension of the current sales process and all other sites in the GTC until recommendation of the GTC Planning Refresh Reports are addressed, Draft Variation 364 (DV364) has been reviewed by the Standing Committee and the ACT assembly motion on the GTC has been actioned. As we discussed, the matters raised concerning the planning outcomes described in DV364 are not within the SLA's area of control. The SLA is tasked with delivery, as opposed to planning matters.

We also discussed that due to the location of these sites, regardless of the planning requirements (Territory Plan or the DV 364), the likely development outcome would not significantly alter what is already contemplated for this area. Consistent with the zoning, these sites will primarily be high density residential that allows for business office and retail and other commercial uses to be integrated into the development.

I have spoken to Minister Berry regarding your letter. We have also discussed the issues you have voiced. To partly address some of the matters considered, the sales conditions for the sites currently being auctioned will now include conditions to require a mandatory referral to the National Capital Design Review Panel as a step in the process of supporting best practice mixed use development. However, the SLA remains committed to the sale of these sites in



**ACT**  
Government

**Suburban Land**  
Agency

accordance with the ILRP. The sites include requirements for affordable and public housing for the Gungahlin Region and help meet the demand for housing in the ACT.

While I acknowledge this response does not resolve the broader issues raised regarding the reduction of commercial office and retail space in the east Gungahlin area, I offer the opportunity to work with the GCC on the place making of future land releases in the GTC. 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 area and future public realm.

I believe we can work together with the GCC and other interested parties and there is opportunity to give direction to future developers and address community needs and commercial options available on future sites.

I look forward to continuing working with you in establishing a process to work through the matters of concern.

Yours sincerely

John Dietz  
CEO Suburban Land Agency

06 May 2021