

Chris Steel MLA

Minister for Planning
Minister for Skills and Training
Minister for Transport
Special Minister of State

Member for Murrumbidgee

RESPONSE TO QUESTION ON NOTICE
Questions on Notice Paper No 42
17 May 2024
Question No. 1872

MR CAIN: To ask the Minister for Planning —

- (1) Can the Minister provide the sale price for Gungahlin, Ngunnawal, Section 23 Block 109.
- (2) Can the Minister provide the date when the tender was awarded and confirm whether Lendlease were the successful tenderer.
- (3) Have any of the original structures of the Homestead and property already been removed and will all or any of the original structures be retained.
- (4) Can the Minister advise specifically whether the historic Gold Creek Homestead will be retained.
- (5) Are the plans for 45 new 2- and 3-bedroom independent villas, and a new 124 bed residential aged care facility to be operated by Arcare Aged Care, still part of the plan.
- (6) Can the Minister outline whether any other further amendments have been made to the development application plan for the site since it was initially lodged.
- (7) Can the Minister provide a timeline for the new aged care facility's construction.

MR STEEL MLA - The answer to the Member's question is as follows:

- (1) The sale price for Block 109 Section 23 Ngunnawal was \$4,300,000.00 (GST inclusive). This information is publicly available on SLA website.
- (2) Lendlease RL Ngunnawal Holding Pty Ltd were announced as the preferred tenderer in March 2021 and contracts were exchanged on 5 August 2021. Lendlease RL Ngunnawal Holding Pty Ltd are now trading as Keyton Holding Pty Ltd.



- (3) The original Gold Creek homestead, erected in the 1800's, has been retained and will be restored in accordance with the Approved Development Application 202240141. The existing roof has been retained; however, it will have to be replaced in the future during restoration works. The trusses and wall frames on the smaller building - the old kitchen - will be removed; however, these are remaining in place temporarily to help support the walls, which will be retained.

The old slab hut was not habitable or safe for continued use hence the timber removal and retention of the brickwork and chimney. These timbers have been stored on site and are to be reused in the future works to reconstruct the slab hut.

All the continuous extension of the building since the 1900's, which are not consistent with the original architecture, and those structures that are unsafe and uninhabitable have been removed. This includes various modern-day brickwork, tiling, roofing and windows.

- (4) As detailed in the response to question 3, the 1800's Gold Creek Homestead will be largely retained with the exception of extensions added to the building since the 1900's, which are not consistent with the original architecture, and those structures that are unsafe and uninhabitable.
- (5) Block 109 Section 23 Ngunnawal is currently a privately leased block. DA-202240141 was for the construction of a three-storey residential aged care facility hosting a total of 124 beds and 45 single-storey independent living villas. The development application (DA) indicated that the documentation was prepared on behalf of the proponent, Lend Lease Retirement Living. The operator for the aged care facility is at the lessees discretion.
- (6) On 21 December 2022, DA-202240141 was approved by the Territory Planning Authority (the Authority) with conditions. The conditions required, amongst other things, further information demonstrating compliance with entity requirements such as environment protection, traffic and pedestrian movements and stormwater easement requirements. Further information was submitted to the Authority to satisfy these requirements.

On 13 November 2023, an amendment application was lodged, under section 197 of the *Planning and Development Act 2007*, for the relocation of external parking spaces, adding a hydraulic plant room, extending the community space, adding egress stairs and a pergola. On 4 January 2024, the Authority approved the amendment application.

On 17 January 2024, another amendment was lodged for changes to the homestead building and external areas, villas, landscaping, bin storage and substation and adding car parking spaces. The amendment application was publicly notified from 25 January 2024 to 15 February 2024 and one written representation was received. On 7 March 2024, the Authority approved the amendment application. Plans and information relating to this latest amendment can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/browse-das/development-application-details?da-number=202240141&amendment-version=S197F>.

- (7) DA-202240141 was approved with conditions that required a number of matters to be addressed prior to construction. The decision stated that the development must be commenced within three years, from when the DA took effect, and completed three years after the DA commenced.

It should be noted that the *Planning Act 2023* allows for the Authority to extend these timeframes, if the Authority considers it appropriate. It is up to the proponent to commence and complete the development within the allowable DA construction timeframes.

Approved for circulation to the Member and incorporation into Hansard.



Chris Steel MLA

Minister for Planning

Date: 13/6/24

This response required 3hrs 25mins to complete, at an approximate cost of \$347.16.