

Chris Steel MLA

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

RESPONSE TO QUESTION ON NOTICE

Questions on Notice Paper No 1

6 December 2024

Question No. 091

MS CLAY MLA - To ask the Minister for Planning and Sustainable Development:

- (1) In relation to the Government proposal to sell Block 24 Section 286 Kambah, did the ACT Government engage with the community sector before commencing the tender process.
- (2) What feedback was received during the consultation process.
- (3) Was a community needs assessment carried out to establish the use identified in the tender.
- (4) Why is the land being sold at market value not a concessional value.
- (5) How will the market value for the land be determined.
- (6) What is the valuation policy for determining the market value of a community activity centre.
- (7) Can the Minister provide a copy of the valuation policy or provide a link to the policy on a website.

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

- (1) The Tuggeranong Community Council and residents adjoining the subject block were informed of the upcoming sales process prior to it commencing. The intent to release blocks was also communicated to organisations that have previously approached the government for land. Once development proposals are known, community consultation will be undertaken during the development application process. This will occur prior to the land sale being finalised.



- (2) No feedback was received. The plan is for the consultation period to occur once a successful tender has been identified and a development proposal can be taken to the community for consultation.
- (3) The Environment, Planning and Sustainable Development Directorate (EPSDD) is currently undertaking an ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit across the ACT. The outcome of this work, along with the existing community needs assessments, will be used to assist the evaluation panel in its consideration of Expression of Interest (EOI) and tender submissions.
- (4) The sales approach adopted in relation to the current EOI process draws on lessons learnt from release of land using the community concessional lease framework for a non-governmental school conducted in recent years. This included inflexibility, complexity that could deter not-for-profit organisations, inability for more than one organisation to co-locate facilities on a site and identification of a mandatory land use that could preclude potential development scenarios.
- (5) The market value of the land will be determined by a minimum of two independent valuations which will be based on restrictions in the lease purpose clause.
- (6) Valuers use a range of methodologies to determine the value of land and are regularly required to value land for a variety of community uses.
- (7) Please refer to QON 18 for a copy of the EPSDD Valuation Policy.

Approved for circulation to the Member and incorporation into Hansard.



Chris Steel MLA

Minister for Planning and Sustainable Development

Date: 21/1/25

This response required 1hr 35mins to complete, at an approximate cost of \$182.62.