

Position Description

AGENCY: Suburban Land Agency

POSITION TITLE: Senior Project Manager

POSITION NUMBER: P66498

CLASSIFICATION: Infrastructure Manager Specialist Level 1 (IMS1)

LAST REVIEWED: July 2026

What we do

The Suburban Land Agency (SLA) is the ACT Government's land developer, shaping Canberra's future through suburban development and urban renewal.

We are committed to creating great places where communities thrive. We build people-focussed residential estates and urban renewal projects for the people of Canberra.

Through smart, sustainable development, our goal is to strike a balance between social, economic and environmental benefits for all Canberrans.

The objectives of SLA are set out in s38 of the *City Renewal Authority and Suburban Land Agency Act 2017* (the Act) and include:

- a) The encouragement and promotion of inclusive communities through the delivery of people-focussed neighbourhoods.
- b) The encouragement and promotion of suburban development that supports affordable living, a safe and healthy population, social inclusion, housing choice, environmental sustainability, urban renewal, growth and diversification of the Territory economy and social and environmental sustainability; and
- c) Operational effectiveness, delivering value for money using sound risk practices.

What Makes SLA Different?

What sets SLA apart is its purpose-driven approach. Revenue from our projects is reinvested by the ACT Government into public services, infrastructure, and future growth. Every land sale contributes to building a stronger, more connected city.

We also have the advantage of working closely with a wide range of agencies and teams. This collaboration allows us to share knowledge and resources, align on priorities, and move forward with a shared vision. Our work is informed by collective insight and delivered with community impact at its core.

On top of that, being part of Government brings additional benefits, including flexible work arrangements and a strong focus on work-life balance.

Team Overview

The Land Supply team is responsible for identifying, investigating and progressing future urban development opportunities to support the ACT Government's housing and economic objectives. The team leads early-stage project development, including site identification, feasibility analysis, environmental and infrastructure due diligence, risk assessment and preparation of initial planning and servicing concepts.

We acknowledge the Ngunnawal people as traditional Custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Land Supply plays a critical strategic role in sequencing and shaping the Territory's development pipeline in alignment with the Government's Indicative Land Release Program (ILRP) and the forthcoming Indicative Land Supply Program (ILSP). This includes coordinating technical investigations, engaging with key stakeholders across government, assessing commercial viability, and ensuring projects are positioned for transition into delivery. Through rigorous due diligence and portfolio planning, the team seeks to optimise the Territory's social, environmental and economic returns from land development, balancing housing supply targets, infrastructure capacity, environmental constraints and long-term place outcomes.

Land Supply works in close partnership with the Place Delivery Group to ensure projects transition seamlessly from feasibility and due diligence into delivery, maintaining continuity of risk management, environmental compliance and strategic intent to achieve high-quality development outcomes.

Responsibilities

Reporting to the Program Director, the Senior Project Manager is responsible for managing and driving outcomes across a portfolio of urban development and urban renewal projects, ensuring projects are progressed through feasibility, due diligence, planning and development readiness for transition to the SLA's Place Delivery Group. The role requires strong project management capability, an understanding of the Government policy and political environment, and knowledge of land development, planning and feasibility processes.

Working in a dynamic and evolving environment, the Senior Project Manager works collaboratively with peers, multidisciplinary project teams, consultants and stakeholders to conduct due diligence, provide planning, strategic and advisory input, manage project risks and support the delivery of vibrant, connected and resilient urban places. The role contributes to strategic planning outcomes, fosters innovation and creativity in urban design and development, and represents SLA's interests in project forums, stakeholder discussions and external meetings.

Key responsibilities include:

- Manage and drive outcomes across a portfolio of land development and urban renewal projects, ensuring they are progressed through feasibility, due diligence and planning to support development readiness for the SLA's Place Delivery Group.
- Work closely with peers, project teams, technical specialists and consultants to conduct due diligence and provide comprehensive planning, strategic and advisory services.
- Manage multidisciplinary projects, often concurrently, including project planning, coordination, risk management and mitigation, while ensuring compliance with relevant governance, procurement, financial and Workplace Health and Safety requirements.
- Engage with stakeholders, including the SLA Board, ACT Government, industry, consultants and the community, to support the implementation of strategies for creating vibrant, connected and resilient urban places.
- Develop and manage strategic relationships with internal and external stakeholders to promote SLA's business objectives and support coordinated project outcomes.
- Prepare and present high-level reports, briefs, project updates and decision-making material for senior executives, governance committees, the SLA Board, Land Supply Committee, Ministers and Cabinet as required.
- Contribute to and implement stakeholder engagement strategies, including supporting community consultation activities to ensure project planning is informed by community needs, expectations and relevant technical considerations.
- Foster innovation and creativity in urban design, development planning and project problem-solving, including identifying opportunities to improve project outcomes.
- Represent and advocate for SLA's interests in external forums, project meetings, working groups and stakeholder discussions.
- Contribute effectively within multidisciplinary project teams, supporting a collaborative, outcomes-focused and professional working environment.

Behavioural Capabilities

1. Proven ability to work well in a team, building strong relationships with staff, consultants, clients, and key stakeholders.
2. Skills in managing multiple projects, including the management of external contractors, in a multi-disciplinary setting. Skilled at maximizing opportunities for successful project delivery.
3. Strong negotiation and communication skills at a senior level, with the ability to make well-informed decisions. Excellent written and oral communication abilities.
4. Effective at motivating oneself and the team, managing workload priorities, setting goals, and assigning resources. Capable of meeting multiple deadlines and delivering high-quality results under pressure, while upholding ACT Public Service Values and Signature Behaviours.

Professional/Technical Skills and Knowledge

1. Proven experience in urban development from early due diligence through to project feasibility, concept design, and estate development planning of various scales. Skilled in developing and executing feasible development projects.
2. Capabilities and experience in contract and risk management, with a commitment to good governance. Able to identify and address emerging issues and risks, providing strategic direction with a solid understanding of government, commercial, financial, legal, technical, social, and environmental factors.
3. Highly developed skills in managing complex workloads, and prioritising tasks to meet financial and non-financial KPIs.
4. Proven track record of working collaboratively to achieve urban development goals. Experienced in briefing and reporting to Boards and Committees, and skilled in senior-level negotiation and communication with Ministers, Boards, Executives, and Industry stakeholders

Pre-requisite Qualifications and/or Experience

Positions classified as an Infrastructure Manager/Specialist require the occupant to hold recognised qualifications and/or experience in one or more of the following fields:

1. Engineering – a four-year degree or higher qualification accredited by Engineers Australia or Professionals Australia for recognition as a Professional Engineer (including recognition of equivalent overseas Engineering qualifications) and a minimum of ten years relevant experience in Engineering; or
2. Architecture – a three-year degree or higher qualification accredited by an Australian State or Territory architecture authority for recognition as a Professional Architect (including recognition of equivalent overseas qualifications) and a minimum of ten years relevant experience in Architecture; or
3. Project Management – either:
 - a. a diploma in Project Management accredited by an Australian State or Territory tertiary education institution or an equivalent overseas qualification that is eligible for reciprocal recognition in Australia and a minimum of ten years relevant experience in project management; or
 - b. certification by a professional body, such as the Australian Institute of Project Management (AIPM), to the level of Certified Practising Project Director (CPPD) or Certified Practising Portfolio Executive (CPPE), in addition to a relevant degree or higher qualification issued by an Australian State or Territory tertiary education institution or an equivalent overseas qualification that is eligible for reciprocal recognition in Australia and a minimum of ten years relevant experience in project management; or
 - c. have at least 10 years relevant experience in project management, as described in the work levels.

Work Environment Description

We are committed to providing reasonable adjustment and ensuring all individuals have equal opportunities in the workplace. Below is an indication of the frequency of fundamental requirements of the position:

ADMINISTRATIVE	FREQUENCY
Telephone use	Frequently
General computer use	Frequently
Extensive keying/data entry	Frequently
Graphical/analytical based	Frequently
Sitting at a desk	Frequently
Standing for long periods	Occasionally
Designated workstation The position in an activity-based work environment	Occasionally
STANDARD HOURS	FREQUENCY
Flexible working hours (access to flex time)	Occasionally
Fixed or specified start/finish times	Never
Expected to work extensive hours over a significant period due to the nature of the duties	Occasionally
Access to Accrued Days Off (ADOs)	Never
Peaks and troughs	Occasionally
Frequent paid overtime	Never
Rostered shift work	Never
SOCIAL DEMANDS	FREQUENCY
Work with others towards shared goals in a team environment	Frequently
Work in isolation from other staff (remote supervision)	Never
Working in a call centre environment	Never
Working directly with the public	Occasionally
PHYSICAL DEMANDS	FREQUENCY
Distance walking (large buildings or inter-building transit)	Occasionally
Working outdoors	Occasionally
MANUAL HANDLING	FREQUENCY
Lifting 0 – 5kg	Occasionally
Lifting 5 – 10kg	Occasionally
Lifting 10kg+	Occasionally
Climbing	Occasionally
Reaching	Occasionally
Bending/squatting	Occasionally
Push/pull	Occasionally
Sequential repetitive movements in a short amount of time	Never
TRAVEL	FREQUENCY
Frequent travel – multiple work sites	Occasionally
Frequent travel – driving	Occasionally
Frequent travel – interstate	Occasionally
SPECIFIC HAZARDS	FREQUENCY

Working at heights	Never
Exposure to extreme temperatures	Never
Operation of heavy machinery (e.g. forklift)	Never
Confined spaces	Never
Excessive noise	Never
Low lighting	Never
Handling of dangerous goods/equipment	Never
Working with asbestos	Never
Potential to encounter agitated customers	Occasionally
Exposure to potentially distressing case material	Never
OTHER	FREQUENCY
Uniform required	Occasionally
Personal Protective Equipment (PPE) required	Occasionally