



Australian Capital Territory

Housing Supply and Land Release Program

2026–27 to 2030–31



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Canberra 2026

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Acknowledgment to Country

Yuma

Dhawura nguna ngurumbangu gunangu Ngunnawal. Nginggada dindi dhawura Ngunnawalbun yindjumaralidjinyin. Mura bidji mulanggaridjindjula.

Naraganawaliyiri yarabindjula.

Hello

This country is Ngunnawal (ancestral/spiritual) homeland. We all always respect elders, male and female, as well as Ngunnawal country itself.

They always keep the pathways of their ancestors alive. They walk together as one.

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

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Context and Vision

By 2050, we expect nearly 700,000 people to call our city home. The ACT Government has committed to enabling 30,000 new homes in Canberra by 2030 to ensure the Territory's housing supply meets the needs of a growing population.

The ACT Government believes that current and future generations of Canberrans should have the opportunity to own their own home and is prioritising housing supply to provide more housing where Canberrans want to live.

The Housing Supply and Land Release Program 2026-27 to 2030-31 (the Program) sets out a clear, forward-looking pipeline to increase housing supply and land for commercial and community facilities. This will see land released for 25,794 homes over the next five years.

Releasing government land is essential to increasing supply, but it is only part of the solution. In addition to land release, the Government's planning reforms will enable the development more homes on leased (private) land.

The ACT Planning Strategy (2018) and the District Strategies (2023) seek to increase housing supply, choice and affordability by supporting infill housing in well located areas, consistent with the updated Implementation Plan for the ACT Housing Strategy.

The ACT Minister for Planning and Sustainable Development's *Statement of Planning Priorities 2025-2028* seeks to support more housing near commercial centres and high frequency transport stops while enabling diverse housing choices including 'missing middle' housing and supporting the delivery of social and affordable housing.

Yvette Berry MLA

Minister for Homes and New Suburbs

Chris Steel MLA

Minister for Planning and Sustainable Development

The Program sets the policy context and actions to support the supply of housing across the city by the private sector on both private and government land, as well as the opportunities for public, community and affordable housing.

Through a staged program of land release, urban renewal, planning reform and partnerships with the private and community sectors, the Government is enabling the delivery of tens of thousands of new homes across the ACT. This phased approach provides certainty to industry, helps bring forward housing supply and ensures growth is planned in a coordinated and sustainable way.

Critically, housing supply is being carefully aligned with the ACT Government's Infrastructure Investment Program. Investment in transport, schools, health facilities, utilities and open space is being sequenced alongside housing development, ensuring new communities are well supported from the outset and existing neighbourhoods continue to thrive. This integrated, place-based approach supports quality of life, reduces car dependence and advances our climate and sustainability objectives.

Through these coordinated efforts, the ACT Government is ensuring that Canberrans not only to have a home to live in, but continue to have the highest quality of life in Australia.

Housing Demand and Supply

Population growth is an important indicator of housing demand. It plays a vital role in informing government strategies. Understanding future growth is an essential input to inform government strategic planning, particularly housing supply and where new and upgraded critical infrastructure and community and social services, such as education, healthcare, employment, recreation, and other community facilities, should be located.

The ACT continues to experience strong and steady population growth, with a relatively young population reflecting the Territory's ongoing ability to attract young adults seeking education or employment opportunities. While not the only determinant, understanding future population growth is also

essential in addressing housing affordability as one of the most important ways to moderate rent and price growth is for new housing supply to meet or exceed population growth.

In the 12-months to the September 2025 quarter, the ABS reported the ACT's population grew by an additional 6,462 residents. Based on an average occupancy rate of 2.5 persons per dwelling, this represents demand for an additional 2,585 new homes. Over the same period, the ACT total dwelling stock increased by 3,700 new homes, enough to house around 9,250 people based on this occupancy rate.

ABS data also shows the level of dwelling stock remains healthy in the ACT. The annual growth in dwelling stock of 1.8 per cent is above the ACT's population growth of 1.3 per cent (as of the September 2025 quarter); 3,663 new dwellings were completed over the 12-months to December 2025. The latest ABS data shows there were 4,339 new dwelling approvals over the 12-months to April 2026.

Planning activity in both greenfield and infill areas remain strong. As at December 2025, almost 300 development applications were underway, seeking approval for low density houses/townhouses across the Territory to provide incremental density growth in some of our established suburbs. As of the same period, 22 development applications are underway seeking approval for high-density proposals, primarily in the City and Inner North district, with potential to add around 4,500 new homes to our city

It is important to recognise that factors beyond population growth also influence housing demand. Changes in family and household structure, including the formation of smaller households, affect housing preferences and consequently the types and number of dwellings required. In addition, immediate housing demand from both interstate and overseas migrants is typically concentrated in the rental market. These households generally transition from renting to home ownership within two to three years of arrival in Canberra.

The ACT Government understands there is a gap in the supply of new homes between single, detached houses and high-rise apartments in the City and Town Centres.

This gap is expected to be filled with 'missing middle' housing, including multi-occupancy housing, townhouses, terraces and low-rise apartments. The Missing Middle Housing Reforms will enable more of this style of housing across our RZ1 and RZ2 zones, unlocking more housing choice in the places people want to live.





National Housing Accord

The National Housing Accord (the Accord) was published in October 2022. The Accord set an initial aspiration target for Australia of one million new, well-located homes over 5 years from mid-2024. In August 2023, the National Cabinet agreed to growth the target to 1.2 million new homes. The Accord brings together all levels of government, investors, and the residential development, building and construction sectors to play their part in delivering these new homes.

The accord is one of a range of housing initiatives that the Australian Government has introduced to increase the supply of housing in Australia. Other initiatives include the Housing Australia Future Fund (HAFF), Housing Support Program (HSP) and National Housing Infrastructure Facility (NHIF), the National Planning Reform Blueprint and the National Competition Policy. The initiatives are in addition to measures which focus on social housing and homelessness.

The ACT's share of the national target is around 21,000 homes by 2028-29, which forms part of our own commitment to enable 30,000 new homes by the end of 2030. In the ACT, this will be achieved through a combination of land-release, planning reform and directly funding new social and affordable homes.

The National Housing Supply and Affordability Council's State of the Housing System 2026 report notes that the ACT is one of only three jurisdictions on track to meet its National Housing Accord targets. The ACT is also one of only three jurisdictions to be invited to participate in the New Homes Bonus, which is a payment for meeting or exceeding National Housing Accord targets.

Our affordable housing commitment under the Accord is to fund 175 affordable homes in the ACT by 2029. We are on track to meet this commitment and are finalising agreements with community housing providers for projects supported through the ACT Government's \$100 million Affordable Housing Project Fund for around 800 new affordable rental dwellings. We expect that many of these will also be supported through Housing Australia Future Fund rounds 1 and 3, with round 3 still underway at the time of publication. Round 2 of HAFF saw the ACT Government supported to deliver 85 new social housing dwellings, which will be delivered by June 2029.

The ACT Government has also signed up to the Help to Buy Intergovernmental Agreement and this program started operating in December 2025. The Help to Buy program complements ACT initiatives by providing shared equity opportunities for low- and middle-income households.

Enabling 30,000 New Homes by 2030

Planning reform and strategic partnerships will be key to support the delivery of the ACT Government's commitment of enabling 30,000 new homes by 2030. We know that homes close to supports and services help to foster a strong connection to community. New planning reforms will support these new homes being built where Canberrans want to live and enable the construction of a more diverse range of housing choices in both new and existing suburbs.



Missing Middle housing

Missing middle and low-rise housing options in our existing suburbs will increase housing supply, provide more housing choice and support sustainable development by making Canberra more compact and efficient. Missing Middle housing can also encourage a strong sense of community by locating homes closer to where people work, shop and recreate.

Currently most residential land in the ACT is zoned as RZ1 Suburban Zone which mainly consists of single dwelling houses. There is a small amount of residential land zoned as RZ2, and even less zoned as RZ3, RZ4 and RZ5, where higher density and taller buildings can be built. Much of this land has already been developed and is not yet of an age or condition where it is ready for redevelopment.

This means that to enable more housing opportunities across Canberra, considered reforms for existing residential areas are required. The [Missing Middle Housing Reforms](#) have now been approved by the Minister for Planning and Sustainable Development, and subject to support from the ACT Legislative Assembly, are expected to commence on 1 July 2026. These reforms consist of:

- > **The Missing Middle Housing Design Guide.** This provides good practice guidance for creating well-designed homes that respect local character and contribute positively to our streets and neighbourhoods.
- > **Changes to the Territory Plan.** This includes removing barriers in the planning system and allowing more housing options in RZ1 and RZ2 areas. These changes, which were informed by the good design principles outlined in the Missing Middle Housing Design Guide, will make it easier to build well-designed, sustainable homes in our existing suburbs.

The ACT Government is also progressing further changes to the ACT planning system to improve its productivity. Following the successful finalisation of the Missing Middle Housing Reforms, the Government will develop a Canberra House Pattern Book to provide a range of pre-approved designs for missing middle homes, which will simplify and speed up the approvals pathway for Canberrans wanting to build these homes. More information on the Pattern Book will be announced by government in due course.

Supporting and enabling Housing Supply

Considering the combined contribution of Government-led land release and private sector development provides a more comprehensive and transparent understanding of the housing pipeline.

The private sector plays a pivotal role in delivering new housing, with development activity responsive to market conditions. This activity is enabled by Government through the planning system, infrastructure investment, and broader policy settings that enable timely, efficient, and commercially viable housing outcomes.

'Onderra' in Bruce exemplifies a larger scale private sector contribution which has been 'enabled' by Government through its role in facilitating housing supply, through planning, infrastructure and policy settings. Located on land released by the University of Canberra, the site is being developed by Peet Limited. A Subdivision Design Application (SDA) has received conditional approval by Government.

The project proposes over 1,600 new dwellings, comprising a mix of townhouses and apartments, and will deliver well-located medium to high-density housing within close proximity to the Belconnen town centre.

Transit Oriented Development

Enabling more housing along public transport corridors will create a better-connected, accessible and sustainable city. Transit oriented development has several benefits over suburban development, such as creating vibrant mixed-use communities, walkable neighbourhoods, reducing urban sprawl and reliance on cars by residents, making better use of existing infrastructure and supporting more frequent public transport services.

The City and Gateway Urban Design Framework will set the vision and principles for development in the city centre and along the gateway corridor of Northbourne Avenue and the Federal Highway. The [Light Rail Five Years On: Benefit Realisation Report 2024](#) noted the project stimulated residential development and re-development, and corresponding strong population growth, particularly along the Northbourne Avenue section. Work is now progressing with the Northern

Gateway Project seeking to further the implementation of the City and Gateway Urban Design Framework along the corridor north of Antill and Mouat Streets.

The ACT Government is continuing work on the Southern Gateway Planning and Design Framework (the Framework), which will guide the growth and development of land in the Southern Gateway Corridor, which encompasses parts of Canberra's Inner South district adjacent to the Light Rail Stage 2B alignment, and the entire Woden district, including the Rapid Bus corridor along Athllon Drive through to the southern extent of Torrens and Farrer. The Framework will set a long-term vision for the corridor to 2050 and beyond and will guide integrated land-use and transport within the corridor, with an aim to enable more housing close to shops and rapid transport stops. The ACT Government will be commencing community engagement on the draft Framework later in 2026, inviting local communities for input and feedback.



Enabling 'shop-top' and 'shop-adjacent' housing

The Canberra community is looking for renewal at their local shops. The ACT Government is supporting this by working with owners of existing commercial centres to explore opportunities to provide shop-top housing and other community facilities, while revitalising centres.

The Canberra community has seen firsthand the benefits provided through the renewal of shops in developments such as the transformation of the Dickson Group Centre. This type of development provides opportunities to provide reinvigorated commercial and retail offerings, as well as supporting housing close to shops and high frequency transport connections. Work is progressing on planning provisions to facilitate renewing and maturing of our local and group centres into active multi-purpose hubs, supporting mixed-use developments and 'shop-top' or 'shop-adjacent' housing.

'Shop-top' and 'shop-adjacent' housing, combining homes above or near commercial uses, provides another pathway for the efficient use of land in the Territory. Safe and vibrant spaces with a strong sense of community can provide significant convenience for residents and offer safe and sustainable living with reduced reliance on cars. Offering diversity in housing choice, 'shop-top' and 'shop-adjacent' housing can be the catalyst for revitalising vacant, underutilised, or ageing

commercial centres, bringing social vitality to the area, as well as enhancing safety and security, and contributing to the economic viability of Canberra's shopping precincts.

More broadly, the ACT Government is also continuing to work with landholders across the Territory to facilitate development propositions and proposals that seek to redevelop commercial facilities for the benefit of the broader community, as well as bolster housing supply.

Supporting opportunities for Club diversification and sustainability

The Government is working with the Clubs sector to reduce the number of Electronic Gaming Machines (EGMs) while ensuring the ongoing viability of the Clubs sector to maintain the important role Clubs play in the community.

One of the opportunities being explored as part of this work is investigating Territory Plan changes that could support residential development at club sites including those currently zoned for Leisure and Accommodation (CZ6).

To better understand the needs of Clubs and support them in their ambitions, a Clubs Concierge has been established within the City and Environment Directorate and work is progressing on a pilot project with the Burns Club for its Kambah site.



Community, Affordable and Public Housing

ACT Government is committed to delivering an additional 5,000 public, community and affordable dwellings by the end of 2030.

Having a home provides a critical foundation for so many aspects of a person's life – including health, education, work and family. Increasing the supply of community, affordable and public housing is a key part of ensuring that all Canberrans can access housing in our city, whether by buying or renting.

Boosting social housing supply

The Increasing the supply of social housing remains a priority for the ACT Government, with a commitment to grow the Housing ACT property portfolio to 13,200 dwellings by the end of 2030.

The ACT Government is committed to ensuring every Canberran has a safe place to call home. The ACT has the largest per capital investment in public housing in Australia, with Housing ACT providing homes for low-income and disadvantaged people and families. As at 30 April 2026, Housing ACT has 11,996 social housing properties, which provide homes for more than 20,000 people.

The aim of the Growing and Renewing Public Housing Program is to provide more improved, fit-for-purpose public housing to meet the needs of our tenants, now and in the future. It is one of a range of programs designed to increase social housing supply sooner, reduce waiting times for social housing, and target people who are at risk of homelessness.

The 2026-27 Budget paves the way for further increases to the portfolio by providing over \$360 million in funding for an additional 450 public housing dwellings as part of the new Public Housing Pipeline program. By June 2027 the Growing and Renewing Public Housing program will meet the committed target of 1,000 property renewals and 400 net public housing portfolio growth.

More than half of 450 new Public Housing Pipeline homes are being put forward for funding by the ACT Government through the Housing Australia Future Fund (HAFF) Round 3 and will be managed and operated by Community Housing Providers over a period of 25 years.

The Government will also continue to progress delivery of other dwellings supported under Commonwealth Government programs, including progressing construction of 85 social dwellings supported under HAFF Round 2 and completing delivery of the 41 remaining Social Housing Accelerator Program dwellings in 2026 to bring the total delivered to 55.



Supporting the delivery of more community and affordable homes

Recognising the unprecedented opportunity offered by HAFF Round 3, the ACT Government is partnering with the community housing sector to maximise outcomes for the ACT community. This includes the ACT Government offering to provide financial guarantees for community housing providers' projects.

A new loan guarantee program being delivered through the 2026-27 Budget will provide financial guarantees for approved projects in the order of \$650 million. While guarantees are conditional on Housing Australia's approval of projects, this will help the community housing sector to get projects off the ground for more than 1,000 affordable homes.

Support is also being provided for applications by Aboriginal Community-Controlled Organisations to deliver social and affordable housing through the First Nations Stream of HAFF. This includes \$500,000 in funding to Yerrabi Yurwang to progress its application through the First Nations stream of HAFF Round 3.

Public and Community Housing as Territory Priority Projects

To support the delivery of new public and community housing dwellings, the ACT Government has legislated that public housing developments and developments undertaken by Community Housing Providers, capped at 100 dwellings and including at least 15 per cent community, public or social housing dwellings, are automatically considered to be Territory Priority Projects.

A decision on a development application for a Territory Priority Project is exempt from third party appeal rights in the ACT Civil and Administrative Tribunal. If a project is declared a Territory Priority Project, this can also shorten the time required for a Major Plan Amendment process (if required for the project).

Affordable Community Housing Land Tax Exemption Scheme

Since 2019, the ACT Government has been providing land tax exemptions to landlords who rent their properties at a discount-to-market affordable rent to eligible tenants through a community housing provider. The scheme has successfully helped hundreds of households across the ACT access affordable rental housing, often at no cost to the landlord.

In 2025 the property cap for the Scheme was increased from 250 to 1,000 properties to enable even more property owners and eligible tenants to benefit from the scheme. A \$500,000 Grant Program was also introduced to support Community Housing Providers in expanding and improving administration of the Scheme.

Lease Variation Charge Reductions for Social and Affordable Rental Housing

A framework has also been established to support a reduction in the Lease Variation Charge for social and affordable housing. From 2026, Community Housing Providers and developers with at least 15 per cent social or affordable rental housing in projects of more than 10 dwellings that will be completed by 31 December 2030, may be eligible for a Lease Variation Charge reduction.

Releasing land for public, community and affordable housing

In addition to other measures to support access to housing, the ACT Government continues to release land with requirements for public, community and affordable housing.

Each year the ACT Government dedicates a proportion of suitable annual residential land releases for public, community and affordable housing. In 2026-27, 15 per cent of suitable residential land in the release program is being released for public, community and affordable housing. These sites are spread across Canberra, with the target delivery of 138 public housing dwellings, 75 community housing dwellings and 85 affordable housing dwellings.

Build-to-Rent

Build-to-Rent is a housing model that offers housing for long-term rentals under single ownership. The ACT Government is also supporting the delivery of Build-to-Rent projects with an affordable rental component by releasing land specifically for this purpose.

This includes the Cedar Pacific Build-to-Rent development on a dedicated Build-to-Rent site on Northbourne Avenue in Turner released by the ACT Government in 2022. Enabled by a rental subsidy from the ACT Government, this development is set to include a 15 per cent affordable rental component, which means at least 40 properties will be rented to eligible tenants at less than 75 per cent of the market rate.

Further dedicated Build-to-Rent sites in the Gungahlin and Molonglo town centres are expected to be released in coming years.

Infrastructure to Enable Housing Supply

The Housing Supply and Land Release Program acknowledges that building homes alone will not support the development of an accessible and liveable city. By linking the program with the District Strategies and the ACT Infrastructure Plan, future development areas can be located near suitable social and built infrastructure, and utility providers can plan for where their networks are likely to need augmentation or upgrading to support future growth.

The ACT Government's approach to enabling more housing opportunities near high frequency public transport stops and shopping centres within existing suburbs promotes better connected and walkable communities that are thoughtfully designed and well-located. In turn, new and existing residents will benefit from improved access to transport options, public open space and amenities, and vibrant shops and services.

The Commonwealth Government and ACT Government have reached an agreement to unlock around 4,900 homes in the ACT, including over 1,700 exclusively for first home buyers. The Commonwealth Government will provide \$250 million to support infrastructure work and the delivery of these homes throughout the ACT.

The [ACT Infrastructure Plan Update \(2024\)](#) builds on the ACT Infrastructure Plan (2019) and provides sector specific information to key infrastructure that supports our growing city. Underpinned by three principles, the Infrastructure Plan supports creating:

- > A city of prosperity, where businesses thrive and more jobs are created;
- > A city where our neighbourhoods are connected and you can get around easily; and
- > A city designed to give you back time to do the things that matter to you.

The ACT Government is prioritising investment in infrastructure to support increased density across our existing and new suburbs through providing access to high quality public services, infrastructure and facilities including transport options, educational experiences, health care, and spaces to recreate including engaging with the arts, cultural experiences, community groups and sports for leisure and competition.

Careful consideration of tightening economic conditions and access to a skilled workforce provides opportunities for the ACT Government to partner with communities, businesses and the Federal Government to ensure the delivery of infrastructure that supports our growing city, when and where needed.

As part of this commitment to support the changing needs of the ACT community, the ACT Government also releases community facility zoned land annually through a two-stage Request for Expression of Interest and Request for Tender Process, as part of the Community Land Sales Program.

Not-for-profit organisations are invited to respond to the two-stage sales process and to demonstrate the need for the facility, how the site will be fully utilised, impact on existing adjacent uses and importantly, how the development will provide for the broader community.

Successful tenderers will be offered a market value lease, following contract negotiations and an approved development application. While every effort is made to ensure an equal number of sites are released across ACT districts, sites are selected based on the availability of suitably zoned land, and technical assessment of any site constraints.

The 2025-26 REOI process, open from 30 April 2026 to 25 June 2026, includes releases in Isaacs, Kambah, Chapman, and two sites in Gowrie. 2026-27 releases will include sites in Nicholls, Flynn, Melba, Kambah and Deakin.



Indicative Land Release

Each year, alongside the budget, the ACT Government publishes a program outlining a five-year plan for the release of Territory-owned land to support a range of uses that meet the diverse needs of Canberra's growing population.

This program was previously published as the stand-alone Indicative Land Release Program (ILRP). Following its integration into the broader Housing Supply and Land Release Program (HSLRP), this publication represents the second report issued under the new program name. The transition reflects the ACT Government's more integrated and strategic approach to aligning land release with housing supply objectives.

The program remains aligned with the ACT Government's key planning and housing strategies, including the [ACT Planning Strategy 2018](#), the [ACT Housing Strategy 2018 to 2028](#) and its [Implementation Plan](#), and the [District Strategies](#) released in 2023. The 2026-27 to 2030-31 program also responds to opportunities that can enable 30,000 new homes by 2030. This is underpinned by the Minister for Planning and Sustainable Development's [Statement of Planning Priorities 2025-28](#), which focusses on boosting housing supply in well-connected areas, close to existing services, shops and transport connections.

The principles underpinning the program remain sound, and include:

- > delivering housing diversity and affordable housing choice;
- > balancing a sustainable supply of land with forecast demand to maintain
- > an inventory of land in the planning, development and building pipeline;
- > contributing to building a compact and efficient city and supporting sustainable growth of at least 70 per cent of new housing within the existing urban footprint; supporting the development of a sustainable and resilient city in the landscape by promoting the efficient use of land and being responsive to change;

- > supporting a sustainable and competitive land development and construction industry to create jobs for Canberrans and attract investment into Canberra; and
- > achieving satisfactory returns to the Territory Budget.

The program presented in this publication identifies Territory-owned land planned for release to support:

- > residential development to provide homes for the growing population of Canberra;
- > mixed-use development to promote the co-location of housing with commercial activity;
- > commercial and industrial development to provide for these essential facilities and support;
- > a pipeline of employment opportunities needed by the growing number of people calling Canberra home; and
- > community facilities and non-urban land development to provide for a range of facilities that make communities thrive, such as schools, places of worship, recreational centres, aged care and childcare facilities.

Private Sector Development

Private sector development remains a critical part of housing supply for Canberra.

The ACT Government faces increasing challenges in releasing land for development due to diminishing availability of government-owned land and the complexity and risk of remaining unreleased land. With land holdings across the Territory, particularly in key urban infill locations, the private sector is well placed to deliver diverse infill housing options within the existing urban footprint.

The ACT Government continues to support private sector development through investment in enabling infrastructure, implementing supportive planning controls, and streamlining regulatory requirements.

On average, the private sector has added around 1,000 to 1,500 new homes each year to Canberra's housing stock, mostly through apartment and townhouse developments in established suburbs. Over a five year period, this level of activity typically results in an additional 5,000 to 7,500 dwellings.

Private developments typically consist of multi-unit dwellings in established suburbs. These range from small-scale projects of two to four units to larger complexes. While annual output varies, each development contributes incrementally to Canberra's housing stock.

The coming five-year period is expected to provide more than these projections with a number of notable private sector projects in the planning pipeline and

under construction. Based on current planning and construction activity, it is anticipated that over 9,700 new dwellings will be released over the next five years. New planning reforms, such as the Missing Middle Housing Reforms and amendments to the Territory Plan to support transit-oriented development, will contribute to this further by enabling thousands of new homes for Canberrans in well-located areas, subject to market capacity.

The ACT Government will continue to support private sector development by collaborating with developers and landholders to efficiently progress applications, while ensuring genuine community consultation and robust planning outcomes for current and future Canberrans. This commitment is reinforced through an ongoing program of land release to secure future development opportunities, and legislative and process changes aimed at streamlining planning processes.

These changes are already being made to deliver a development assessment process which is more streamlined, efficient, connected and risk aware. An initial set of reforms commenced in January 2026, and included business service improvements such as:

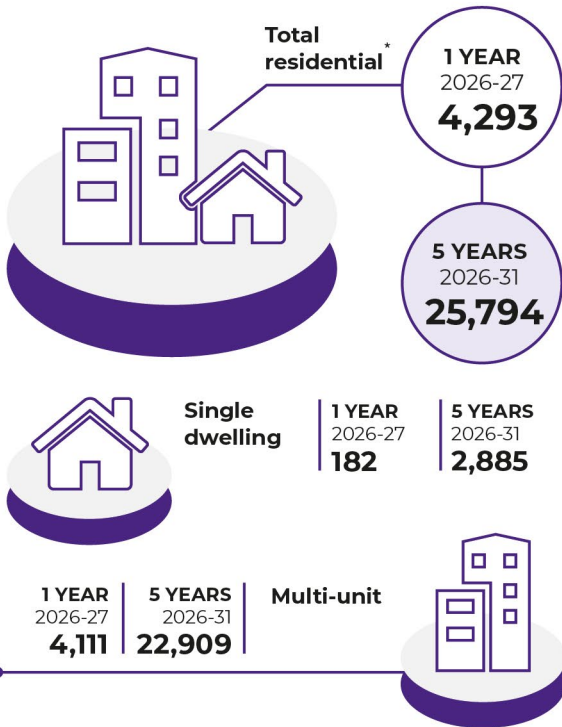
- > Reduced requirements and faster approvals for low-risk works (e.g. optional Design Review for minor Territory asset connections, removal of requirement for demolition waste plans at development application stage, waiver of driveway formwork inspections);
- > Simplified and clearer Notices of Decision;
- > Improved pre application coordination across all referral entities;
- > Streamlined unit titling and improved Customer Service Letter processes;
- > Reduced unnecessary waste referrals and other entity interactions; and
- > Streamlined heritage assessments for development approval exempt developments.



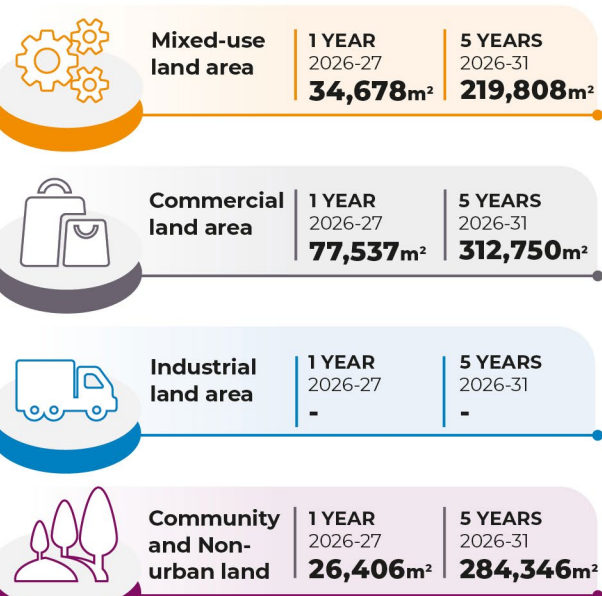
ACT

Indicative Land Release Program

Residential releases

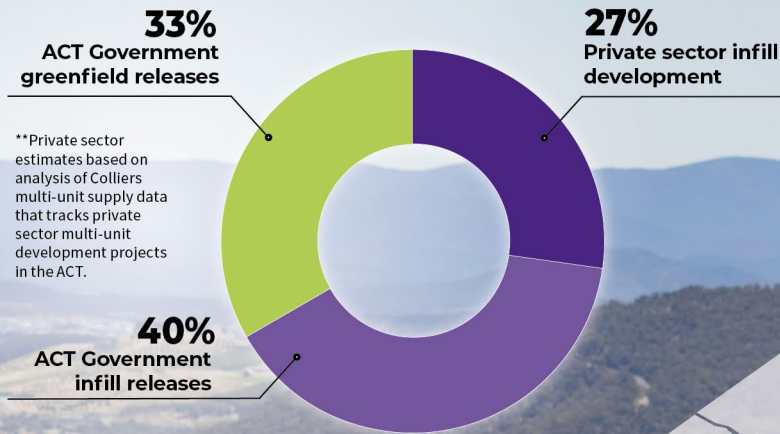


Non-Residential releases



*Includes North Canberra Urban Intensification which are not allocated to any District.

ACT population
486,231
Estimated resident population as at 30 Sept 2025



**Private sector estimates based on analysis of Colliers multi-unit supply data that tracks private sector multi-unit development projects in the ACT.

42,486
People
Forecast population growth 2026-27 to 2030-31

¹ The forecast population growth for the ACT and its Districts from 2026-27 to 2030-31 is calculated by inflating 2024-25 (new base year) using the annual growth rates by District based on ACT Treasury's latest Population Projections released in February 2025 (<https://www.treasury.act.gov.au/snapshot/demography/act>). The actuals as at 30 June 2025 is sourced from the ABS Regional Population publication released on 31 March 2026. Urriarra-Namadgi's population is included in total ACT population but not reported separately as a district.

Belconnen

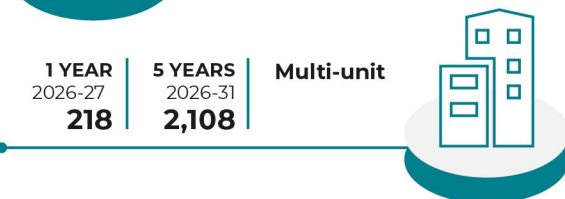
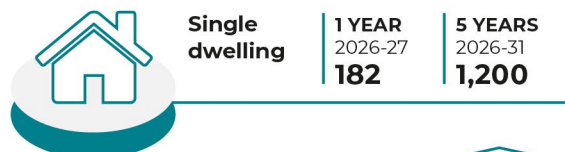
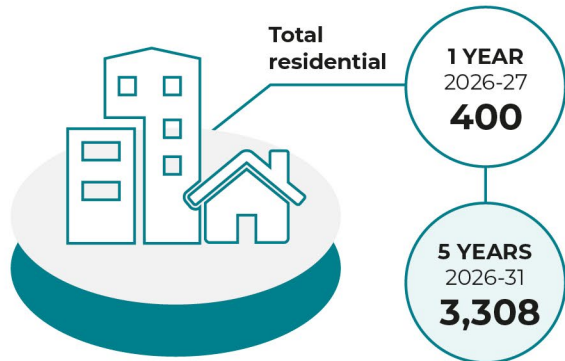
Indicative Land Release Program

Belconnen population

110,132

Estimated resident population as at 30 June 2025

Residential releases



Non-Residential releases



22.7%
of total ACT population
as at June 2025

9,878
People
Forecast population
growth 2026-27 to
2030-31

The Belconnen district will see land releases at greenfield and urban infill sites for **residential**, including community housing, **mixed-use**, and **commercial** and **community** use over the next five years in line with the Belconnen District Strategy.

Planning work is being progressed for a future Major Plan Amendment to support the scheduled release of the final parcel within the Lathlain Street Precinct, identified in the Belconnen District Strategy, which is expected to provide 5,465 square metres for **commercial** development.

Planning work also progresses at several group centres to support the revitalisation of these commercial centres and to consider opportunities to provide 'shop top' or 'shop adjacent' housing.

The Ginninderry Joint Venture continues to progress their plan to deliver homes over the next 20 years in West Belconnen. Land releases are planned for Macnamara across all five years of the program for **residential** development, including land for single dwellings and multi-unit dwellings. To support the growing Ginninderry area, land is being released in Strathnairn to provide commercial offerings to the local community.

Sites for **community** use will also be released in Flynn and Melba, with a two-stage Expression of Interest (EOI) and Request for Tender (RFT) process used to determine their purchase by a community organisation.

The private sector is progressing the delivery of substantial **residential**, **community** and **mixed-use** developments, particularly surrounding the town centre. Examples include the former Arscott House site on Aikman Drive and The Markets on Benjamin Way.

'Onderra' in Bruce exemplifies a larger scale private sector contribution. Located on land formerly associated with the University of Canberra, the site is being developed by Peet Limited with the project proposing 1,600 new dwellings, comprising a mix of townhouses and apartments. Delivery of this project is being supported by Government in its role in facilitating housing supply, through planning, infrastructure and policy settings.

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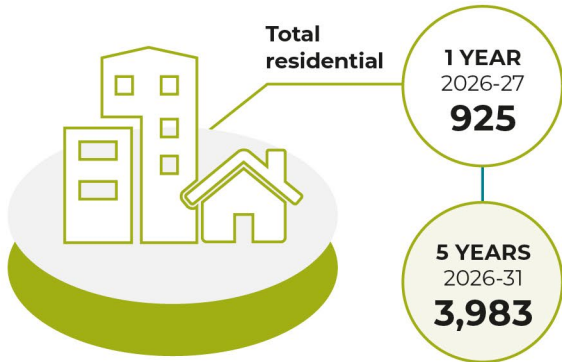
Infrastructure Projects Belconnen District

- > New Northside hospital.
- > New imaging service at Belconnen walk-in-centre
- > Duplication of William Hovell Drive and Drake Brockman Drive
- > Strathnairn Early Childhood Education Centre and Primary School
- > New Northside green waste facility
- > Shopping centre improvements at Charnwood and Kippax
- > Playground and park improvements in Florey, Dunlop, McKellar, Margaret Timpson Park and Umbagog District Park
- > Expansion of Belconnen Basketball Stadium
- > Upgrades to Emu Bank foreshore

Gungahlin

Indicative Land Release Program

Residential releases



Non-Residential releases



19.4%
of total ACT
population
as at June 2025

7,837
People

Forecast population
growth 2026-27 to
2030-31

Over the next five years, sites will be released for **residential, mixed-use, commercial** and **community** use across the Gungahlin district, including in the town centre, accommodating population growth and in new suburbs, consistent with the Gungahlin District Strategy.

In 2026-27, two sites in the Gungahlin Town Centre East precinct will be released for **residential, commercial** use and **community** uses.

Over the following four years releases will continue in the town centre and town centre east precinct for **residential, mixed use, commercial** and **community** uses, including for a Build-to-Rent project.

Releases will occur in Gungahlin's last suburb, Kenny, which once fully developed, is expected to accommodate between **1,800 and 2,500 homes**, and **commercial** and **community** uses including local shops and a site for a non-government school.

Sites will also be released in Jacka for **residential use** as part of the Suburban Land Agency's "Small Footprint Housing" project. These house and land packages aim to showcase innovative, sustainable, land efficient and more affordable housing options.

A site for **community** use will also be released in Nicholls, with a two-stage Expression of Interest (EOI) and Request for Tender (RFT) process used to determine its purchase by a community organisation.

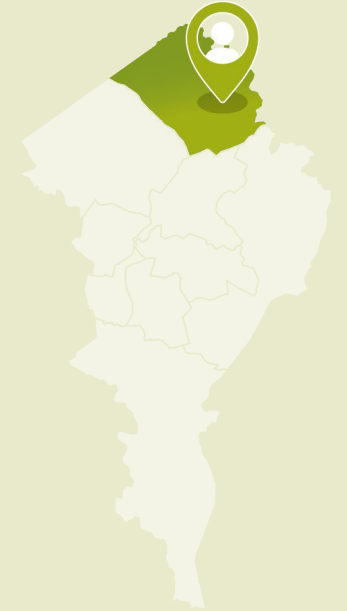
Private sector development will continue over the next five years, particularly within the Gungahlin town centre, and the development of new local and group centres in Taylor, Jacka and Moncrieff, bringing opportunity for a mix of shops, community and service outlets for these important hubs.

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Gungahlin
population
94,130

Estimated resident
population as at
30 June 2025



Infrastructure Projects Gungahlin

- > Second College for Gungahlin
- > Amaroo Tennis Facility
- > Taylor District Playing Fields
- > Casey Emergency Services Station

Inner North and City

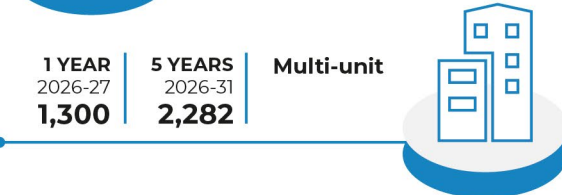
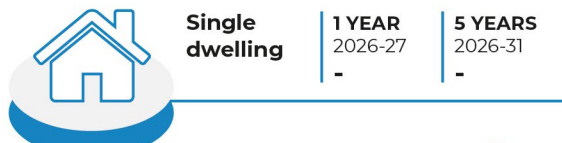
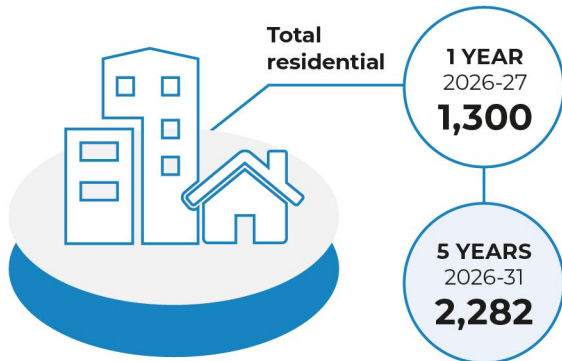
Indicative Land Release Program

Inner North and City population

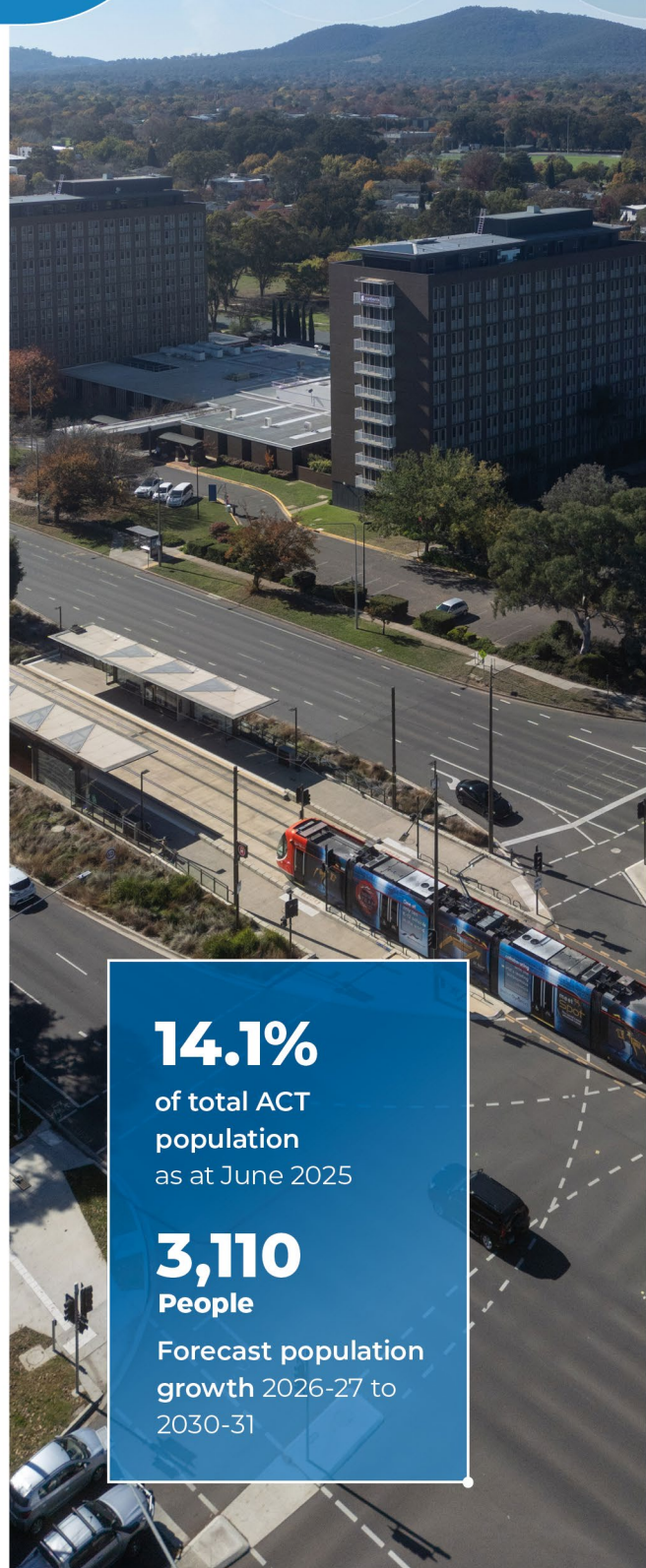
68,290

Estimated resident population as at 30 June 2025

Residential releases



Non-Residential releases



14.1%
of total ACT population as at June 2025

3,110
People
Forecast population growth 2026-27 to 2030-31

Major infrastructure investment in the Inner North and City will continue to drive development activity over the coming years, with **commercial** and **mixed-use** urban infill sites released close to existing and future light rail connections.

The City Centre will see land released throughout the program providing for a mix of uses in line with the City Plan and City Precinct Renewal Program.

The delivery of Light Rail to Commonwealth Park, which is scheduled for operations to commence in 2028, is unlocking opportunities within underutilised land at City West. Land will be released for **residential** and **commercial** use in the Acton Waterfront precinct. Construction has already commenced on Ngamawari at Acton Waterfront, providing local amenity for the new neighbourhood.

The City Renewal Authority will progress the sale of the final surface carpark on London Circuit (Section 116) for a mixed-use residential development, which will include approximately 100 new, centrally located dwellings for **affordable** and **community** housing.

Outside of the City Centre, two significant sites in Watson with frontage to the Federal Highway will be released for **residential** development.

Amendments are being progressed to the Territory Plan to finalise and realise the final portions of the City and Gateway Urban Design Framework. The Amendments propose zoning and building height amendments to the blocks parallel to Northbourne Avenue and Federal Highway, north of Antill Street. This will support greater urban development potential in well located areas adjacent to light rail and active travel connections.

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Infrastructure Projects Inner North and City

- > Light Rail to Commonwealth Park
- > UNSW Canberra City Campus
- > Canberra Theatre Centre Transformation
- > Acton Waterfront Neighbourhood including Ngamawari Park
- > Watson Health Precinct
- > Majura Primary School expansion and modernisation
- > Garden City Cycleway
- > Sydney and Melbourne Buildings precinct revitalisation
- > Garema Place upgrades
- > Gorman Arts Centre upgrade
- > Upgrades to the Inner North Playground in Watson

Inner South

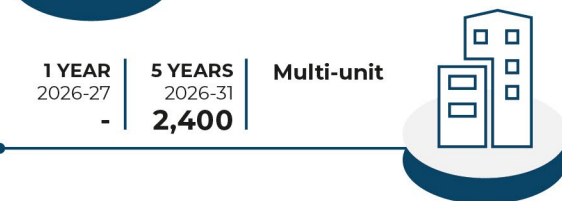
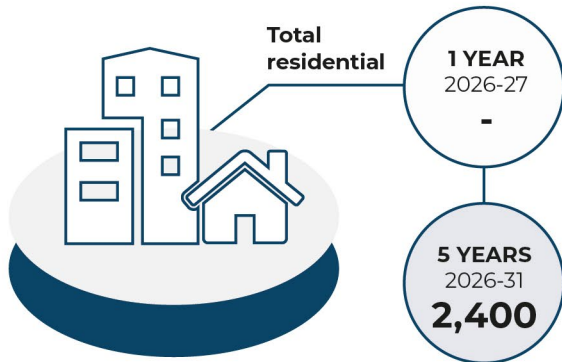
Indicative Land Release Program

Inner South population

34,483

Estimated resident population as at 30 June 2025

Residential releases



Non-Residential releases



7.1%

of total ACT population as at June 2025

2,644
People

Forecast population growth 2026-27 to 2030-31

The Inner South will see continued **residential** and **mixed-use** sites released over the five-year land release program. Substantial urban infill opportunities exist in the Kingston Causeway and East Lake precincts.

Future development in the Inner South is captured in the Inner South District Strategy, with the 2024 East Lake Place Plan to guide urban renewal and regeneration in East Lake. This includes opportunities for **private sector developments** to contribute to new **residential** and **commercial** offerings in the district.

A site for **community** use will also be released in Deakin, with a two-stage Expression of Interest (EOI) and Request for Tender (RFT) process used to determine its purchase by a community organisation.

The proposed extension of Canberra's light rail line through to Woden will unlock urban development and regeneration potential in areas of the Inner South along the corridor. The ACT Government continues to work on the Southern Gateway Planning and Design Framework, which will guide the long-term growth and development along the corridor, which focusses on opportunities for housing uplift along the existing transport corridor and close to commercial centres. The ACT Government will be commencing community engagement on the draft Framework in mid-2026, inviting local communities for input and feedback.

The Inner South is substantially zoned for low density single dwelling residential (RZ1) with some low-to-medium density residential (RZ2). Following the introduction of the Missing Middle Housing Reforms, there is also potential for private homeowners to redevelop their sites to provide for more diversity of medium-density housing types, such as dual occupancies, townhouses, row houses and low-rise multi-unit homes.

Led by the National Capital Authority (NCA), Hume Circle also presents an opportunity to support more housing and commercial opportunities within the district. The Territory will continue to engage with the NCA as this work progresses.

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Infrastructure Projects Inner South

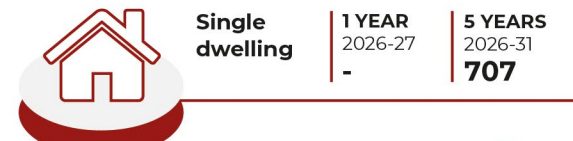
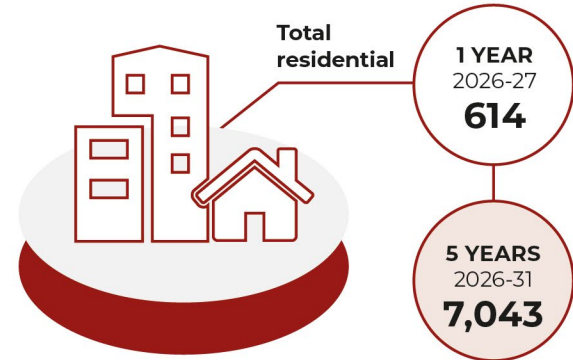
- > Light Rail to Woden
- > Inner South Health Centre
- > Narrabundah College Modernisation

Molonglo Valley

Indicative Land Release Program

Molonglo Valley population
18,064
 Estimated resident population as at 30 June 2025

Residential releases



Non-Residential releases



3.7%
 of total ACT population
 as at June 2025

10,799
 People

Forecast population growth 2026-27 to 2030-31

Molonglo Valley offers land that caters to a range of housing types, including single dwellings, multi-units, and compact and community housing. At the same time, the growing population will be supported with sites being released for **mixed-use, commercial and community uses**.

The new suburb of Molonglo, including the Molonglo town centre, is expected to provide the greatest **residential** land use releases in the district. Sites will be released in subsequent years for **mixed-use** and **commercial** opportunities.

Throughout the program, **mixed-use** and **commercial** sites will be released for **community** uses including for a community centre, a public high school and college, an Early Childhood and Education Centre (ECEC) and primary school in the Molonglo Valley district, including Denman Prospect Stage 3.

Substantial land releases will occur throughout the district over the next five years to accommodate population growth. Sites for **residential** use will continue to be released in Whitlam, including for single-dwellings and multi-units. A site for **mixed use** will be provided in Coombs, with upgrades to the surrounding streetscapes also being planned in order to deliver greater amenity for local residents.

A community and recreation facilities needs assessment has recently been completed and will inform planning and land releases to facilitate fit-for-purpose **community** and recreation facilities in the Molonglo Valley.



Infrastructure Projects Molonglo Valley

- > Molonglo River Bridge
- > Whitlam ECEC and Primary School
- > Molonglo Valley College
- > Stromlo District Playing Fields
- > Stromlo to Cotter Mountain Bike Trail
- > Molonglo Emergency Services Station

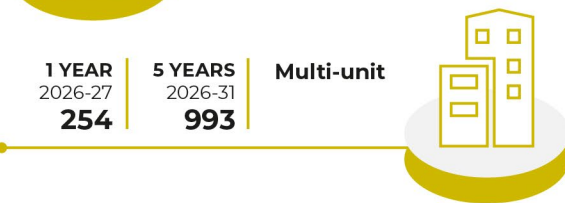
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Tuggeranong

Indicative Land Release Program

Residential releases



Non-Residential releases



18.6%
of total ACT population
as at June 2025

3,479
People
Forecast population
growth 2026-27 to
2030-31

The Tuggeranong district will see land released for **residential, commercial** and potential **community** uses over the next five years. The first year will see the release of a site in Greenway, presenting an opportunity to contribute to urban renewal in the town centre.

The Government is identifying opportunities for growth and renewal in some of the local and group centres across the district, including opportunities for **mixed-use** development and shop-top and shop-adjacent housing; with a particular focus on land that is currently underutilised including at the Kambah, Wanniasa and Erindale group centres.

Following planning changes and community consultation these centres could see the release of mixed use, **commercial, residential** and/or **community** zoned land parcels, providing opportunities to revitalise these centres recognising and strengthening their importance as community hubs. It is expected that the owners of these centres, and other private sector developers, will lead these changes.

A site for **community** use will also be released in Kambah, with a two-stage Expression of Interest (EOI) and Request for Tender (RFT) process used to determine its purchase by a community organisation.

Pending the outcomes of the Missing Middle Housing Reforms, there will be opportunities for private homeowners to redevelop their existing sites to provide for a higher level of diversity in the available medium-density housing types across the district, this could include an increase in dual occupancies, townhouses, row houses and low-rise multi-unit homes.

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Tuggeranong population

90,199

Estimated resident population as at 30 June 2025



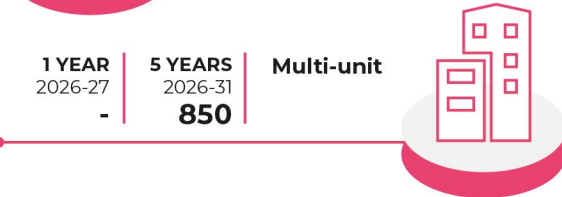
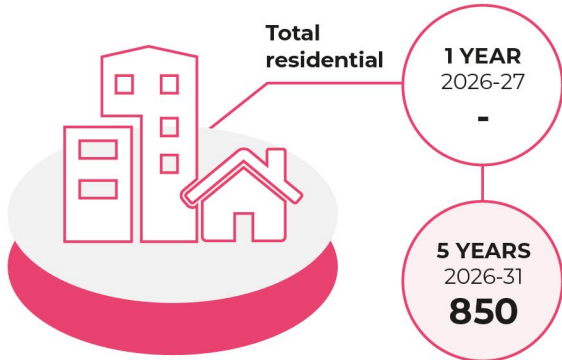
Infrastructure Projects Tuggeranong

- > South Tuggeranong Health Centre
- > Monaro Highway upgrade
- > Athllon Drive duplication
- > Upgrades to Lanyon Homestead
- > Upgrades at Chisholm Shops

Weston Creek

Indicative Land Release Program

Residential releases



Non-Residential releases



5.2%
of total ACT
population
as at June 2025

1,370
People
Forecast population
growth 2026-27 to
2030-31

The Weston Creek district will predominately see **residential** releases over the next five years at North Weston, located east of Coombs between the Cotter Road and the Molonglo River.

The ACT Government will continue planning and undertaking site investigations and due diligence for North Weston ahead of releases commencing later in the program. This will represent the last **residential** release area in Weston Creek.

The Government is identifying opportunities for growth and renewal in some of the local and group centres across the district, including opportunities for **mixed-use** development and shop-top and shop-adjacent housing; with a particular focus on land that is currently underutilised including at the Weston group centre.

Following planning changes and community consultation these centres could see the release of mixed use, **commercial, residential** and/ or **community** zoned land parcels, providing opportunities to revitalise these centres, recognising and strengthening their importance as community hubs.

More widely, Weston Creek is expected to maintain its largely suburban character. Over time, as the housing stock ages, and pending the outcomes of the Missing Middle Housing Reforms, there will be opportunities for private homeowners to redevelop their existing sites to provide for a higher level of diversity in the available medium-density housing types across the district, this could include an increase in dual occupancies, townhouses, row houses and low-rise multi-unit homes, particularly where they are located along public transport corridors and around shops.

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Weston Creek
population

25,070

Estimated resident
population as at
30 June 2025



Infrastructure Projects Weston Creek

- > Light Rail to Woden
- > Footpath improvements across Weston Creek
- > Stromlo to Cotter Mountain Bike Trail

Woden Valley

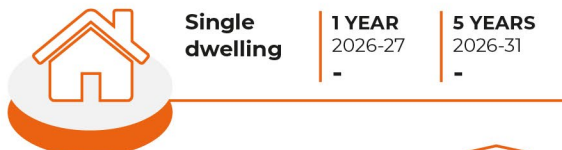
Indicative Land Release Program

Woden Valley population

41,600

Estimated resident population as at 30 June 2025

Residential releases



Non-Residential releases



8.6%
of total ACT population
as at June 2025

3,362
People
Forecast population
growth 2026-27 to
2030-31

The Woden Valley district will see **residential, commercial** and **mixed-use** sites released over the next five years.

Transformation of the Woden town centre is being driven by the completion of both the Woden CIT Campus and Public Transport Interchange on Callam Street, with the private sector continuing to take advantage of Territory investment in community infrastructure to support new residential development.

The proposed extension of Canberra's light rail line through to Woden will continue the Town Centre revitalisation and unlock a mix of new housing opportunities along the City to Woden corridor, supported the Southern Gateway Planning and Design Framework to guide integrated transport and land use growth and development. The ACT Government will undertake community engagement on the draft Framework in the later part of 2026, inviting local communities for input and feedback.

Planning for the North Curtin **Residential** Area is being progressed through the National Capital Authority, which will deliver approximately 1200 dwellings and will provide for a mix of apartment sizes and typologies.

The Government is identifying opportunities for growth and renewal in some of the local and group centres across the district, including opportunities for **mixed-use** development and shop-top and shop-adjacent housing.

Following planning changes and community consultation these centres could see the release of mixed use, **commercial, residential** and/or **community** zoned land parcels, providing opportunities to revitalise these centres recognising and strengthening their importance as community hubs.

The Woden Valley district is expected to maintain its largely suburban character. Over time, as the housing stock ages, and pending the outcomes of the Missing Middle Housing Reforms, there will be opportunities for homeowners to redevelop their sites providing a higher level of diversity of housing types across the district.



Infrastructure Projects Woden Valley

- > Light Rail to Woden
- > Woden Community Centre
- > 50-metre outdoor pool
- > Garran Primary School expansion and modernisation
- > North Curtin Oval upgrades
- > Phillip District Enclosed Oval

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East Canberra

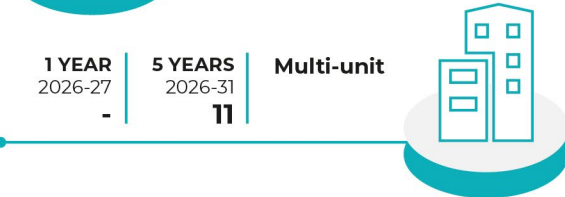
Indicative Land Release Program

East Canberra population

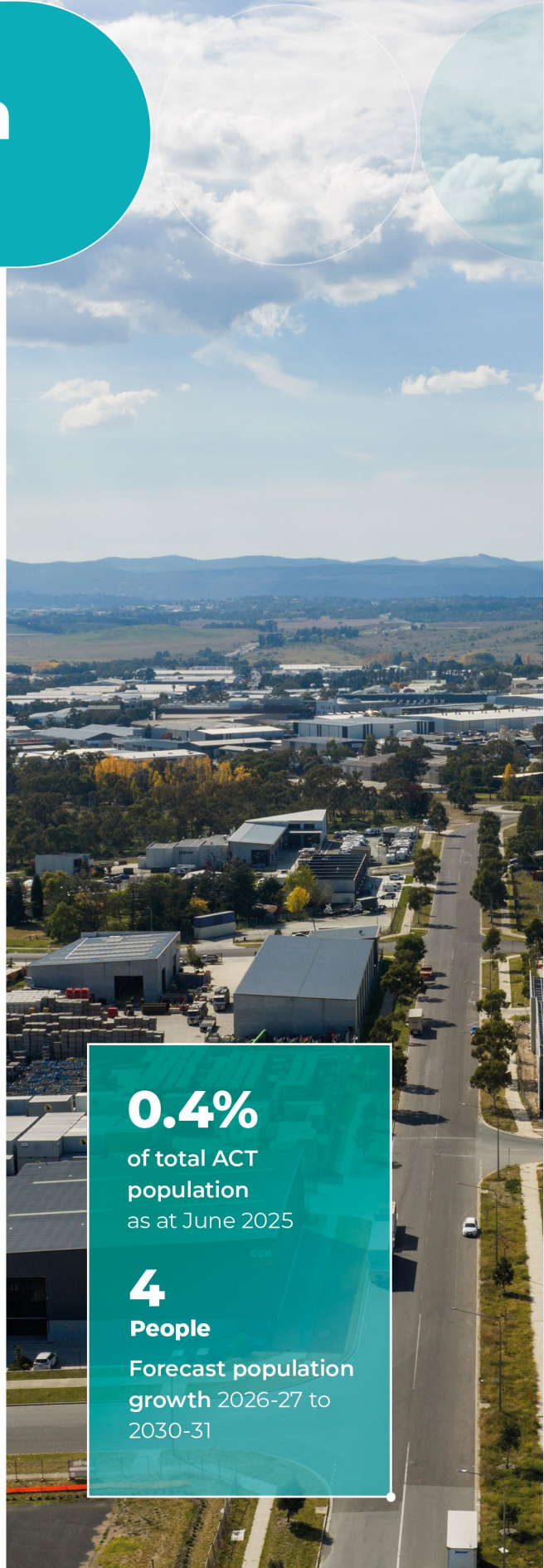
2,034

Estimated resident population as at 30 June 2025

Residential releases



Non-Residential releases



0.4%
of total ACT population
as at June 2025

4
People
Forecast population growth 2026-27 to 2030-31

East Canberra will continue to play an important role in principally being an **employment** and **industrial** area and supporting the economic growth of the Territory.

The continuing supply of **employment** and **industrial** land is key to supporting continuing economic prosperity, diversity and opportunity as the Territory's population grows. The East Canberra District Strategy highlights the critical economic role of the area in providing this. Already a primary location for aviation, freight and other business activities which serve the broader region, East Canberra is well-served by the national freight routes and the Canberra Airport and is able to provide for facilities which cannot be accommodated within urban areas.

The Eastern Broadacre area is identified in the ACT Planning Strategy 2018 and the East Canberra District Strategy 2023 for investigations into establishing new industrial and employment opportunities in parts of the area, while considering existing uses of the land and environmental values.

The district contains sensitive and protected areas and there are other complexities which limit residential development. The ACT Government is working with the Commonwealth government to undertake a strategic assessment (EBSA) under the Commonwealth's Environment Protection and Biodiversity Conservation Act 1999 to look at the potential impacts on environmental values from possible development. The outcomes of this assessment will inform future land releases for employment and industrial use.

The final draft EBSA is currently scheduled to be re-submitted to the Commonwealth Government in mid-2026. Public exhibition is to be undertaken, subject to agreement by the Commonwealth Government, following the submission of the documents.

East Canberra will play a lesser role in providing land for residential use. A small number of sites will be released in Oaks Estate for **mixed-use** and **residential** use, with opportunities to support the Oaks Estate Strategic Plan 2025-2030 are being considered.

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Infrastructure Projects East Canberra

- > Monaro Highway upgrade Hume

Future Land and Development Opportunities

The ACT Government acknowledges that bringing land to a development-ready state requires long lead times, which can extend well beyond the five-year scope of the Housing Supply and Land Release Program.



Strategic planning and detailed land assessments begin well in advance of land being identified within the five-year program of proposed releases, including through the ACT Planning Strategy and District Strategies prepared under the *Planning Act 2023*.

The District Strategies provide a strategic framework that identifies areas for further investigation and potential change, including land that may be considered for future development by the ACT Government, the Commonwealth or the private sector.

The ACT Government will continue to invest time and resources to ensure land is suitable to deliver the Government's strategic planning and housing outcomes. This will include assessment of environmental and ecological values, contamination, infrastructure capacity and servicing needs, geotechnical and topographical constraints, and community needs. This work informs decisions about the most appropriate use of land, whether for residential purposes or other essential land uses that support a liveable, sustainable and efficient city:

- > **employment land** - commercial, industrial and retail uses that provide jobs for the people of Canberra.
- > **community land** – providing the all-important social facilities that bring communities together – education and childcare facilities, health and aged care, places of worship, sporting facilities, social clubs and recreational centres.
- > **infrastructure and transport** - land needed for the essential infrastructure that keeps our city working.
- > **urban open space** - providing the much-loved spaces Canberrans use daily to recreate.

Longer term residential developments will also remain in focus for ACT Government, Commonwealth Government and private developers.

Ginninderry Joint Venture is continuing to progress its 20-year development plan in the northwest of the ACT, which will ultimately deliver around 11,500 homes.

CSIRO Ginninderra continues to be considered for future sustainable urban development considering housing affordability, quality of life, and the incorporation of green open spaces and community facilities.

East Lake remains a key residential opportunity for future years, alongside mixed-use developments and the future potential for a transport hub around the rail precinct.

Appendix Indicative Land Release tables by year

Indicative Land Release Program for 2026–27



Suburb	Block	Section	Residential dwellings (number)	Mixed-use land area (m ²)	Commercial land area (m ²)	Industrial land area (m ²)	Community and non-urban land area (m ²)	Zoning
Belconnen								
Belconnen	24	21			5,465			Commercial
Flynn	3	18					2,276	Community
Macnamara			400					Residential
Melba	21	59					2,579	Community
Strathnairn					13,000			Commercial
Gungahlin								
Gungahlin	3	232	200		10,730			Commercial
Gungahlin Town Centre			725	10,000	10,000		10,000	Commercial/ Mixed Use/ Community
Nicholls	32	73					2,098	
Inner North And City								
Acton (Waterfront)			930	11,500	20,000		7,500	Designated
Watson	10-12	74	170					Residential
Watson*		76	200					Residential
Inner South								
Kingston	Pt 15	49			2,997			Mixed Use
Deakin	7	45					1,179	Community
Molonglo Valley								
Coombs*	1	21	194	10,181				CZ5/Mixed Use
Molonglo			420					Residential/ Community
Tuggeranong								
Greenway	1	18	254		11,483			Commercial
Kambah	9	277					774	Community
Woden								
Phillip	2	105	800		6,859			CZ1/Commercial
2026–27 TOTAL			4,293	34,678	77,537	-	26,406	

* Denotes site to be re-released.

Indicative Land Release Program for 2027–28








Suburb	Residential dwellings (number)	Mixed-use land area (m ²)	Commercial land area (m ²)	Industrial land area (m ²)	Community and non-urban land area (m ²)	Zoning
Belconnen	928	-	18,878	-	4,195	Residential/ Commercial/ Community
Gungahlin	756	10,000	10,000	-	10,000	Residential/ Mixed-use/ Commercial/ Community
Inner North and City	-	6,267	-	-	-	Designated
Inner South	500	19,000	-	-	-	Residential/ Mixed-use
Molonglo Valley	1,627	-	8,000	-	136,000	Residential/ Commercial/ Community (Public School)
Tuggeranong	150	-	7,668	-	-	Residential/ Commercial
Weston Creek	-	-	-	-	-	-
Woden Valley	1,050	10,500	24,301	-	-	Residential/ Mixed-Use/ Commercial
East Canberra	-	-	-	-	-	-
2027-28 TOTAL	5,011	45,767	68,847	-	150,195	

Indicative Land Release Program for 2028–29








Suburb	Residential dwellings (number)	Mixed-use land area (m ²)	Commercial land area (m ²)	Industrial land area (m ²)	Community and non-urban land area (m ²)	Zoning
Belconnen	930	12,783	8,746	-	50,000	Residential/ Mixed-use/ Commercial/ Community (Public School - Primary)
Gungahlin	1,052	20,000	35,000	-	45,000	Residential/ Mixed-use/ Commercial/ Community
Inner North and City	115	-	-	-	-	Residential
Inner South	500	19,000	-	-	-	Residential/ Mixed-use
Molonglo Valley	1,602	10,000	20,000	-	2,745	Residential/ Mixed-use/ Commercial/ Community
Tuggeranong	-	-	-	-	-	-
Weston Creek	-	-	-	-	-	-
Woden Valley	1,150	500	11,541	-	-	Residential/ Mixed-use/ Commercial
East Canberra	15	4,380	-	-	-	Residential/ CZ4 Local Centre
2028-29 TOTAL	5,364	66,663	75,287	-	97,745	

Indicative Land Release Program for 2029–30

						
Suburb	Residential dwellings (number)	Mixed-use land area (m ²)	Commercial land area (m ²)	Industrial land area (m ²)	Community and non-urban land area (m ²)	Zoning
Belconnen	550	-	-	-	-	Residential
Gungahlin	850	10,000	10,000	-	10,000	Residential/ Mixed-use/ Commercial/ Community
Inner North and City	300	-	-	-	-	Designated
Inner South	200	-	-	-	-	Residential/ TBC
Molonglo Valley	1,600	10,000	30,000	-	-	Residential/ Mixed-use/ Commercial/ TBC
Tuggeranong	-	-	-	-	-	-
Weston Creek	425	2,100	-	-	-	Residential/ Mixed-use
Woden Valley	600	500	-	-	-	Residential/ Mixed-use
East Canberra	-	-	-	-	-	-
North Canberra Urban Intensification	360	-	-	-	-	Residential/ TBC
2029-30 TOTAL	4,885	22,600	40,000	-	10,000	

Indicative Land Release Program for 2030–31

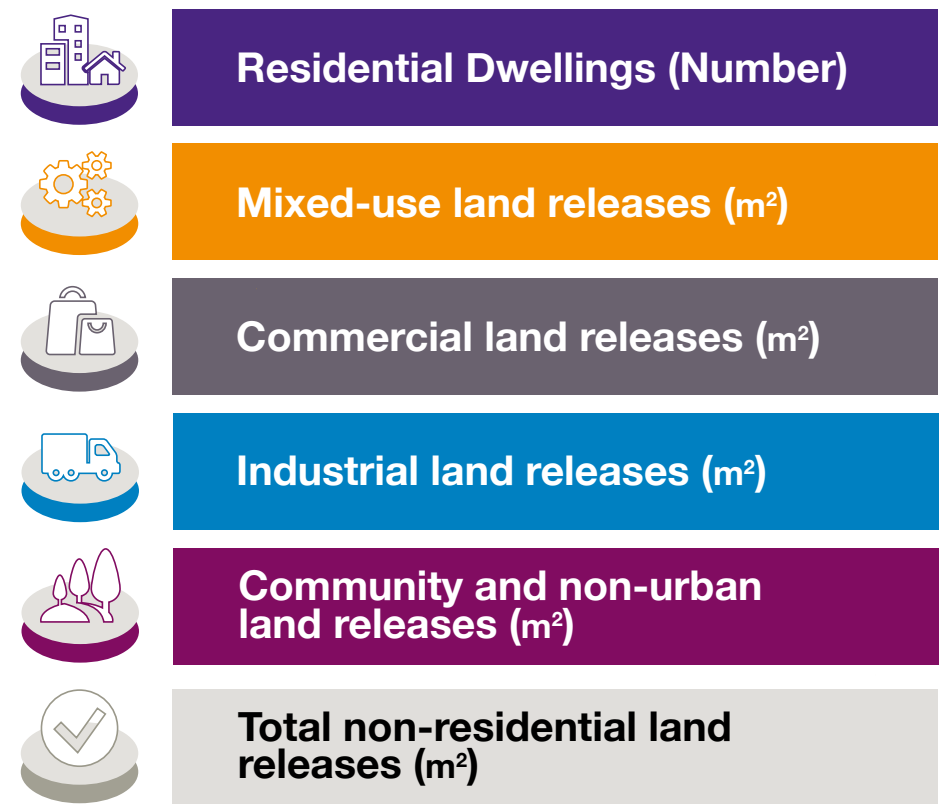
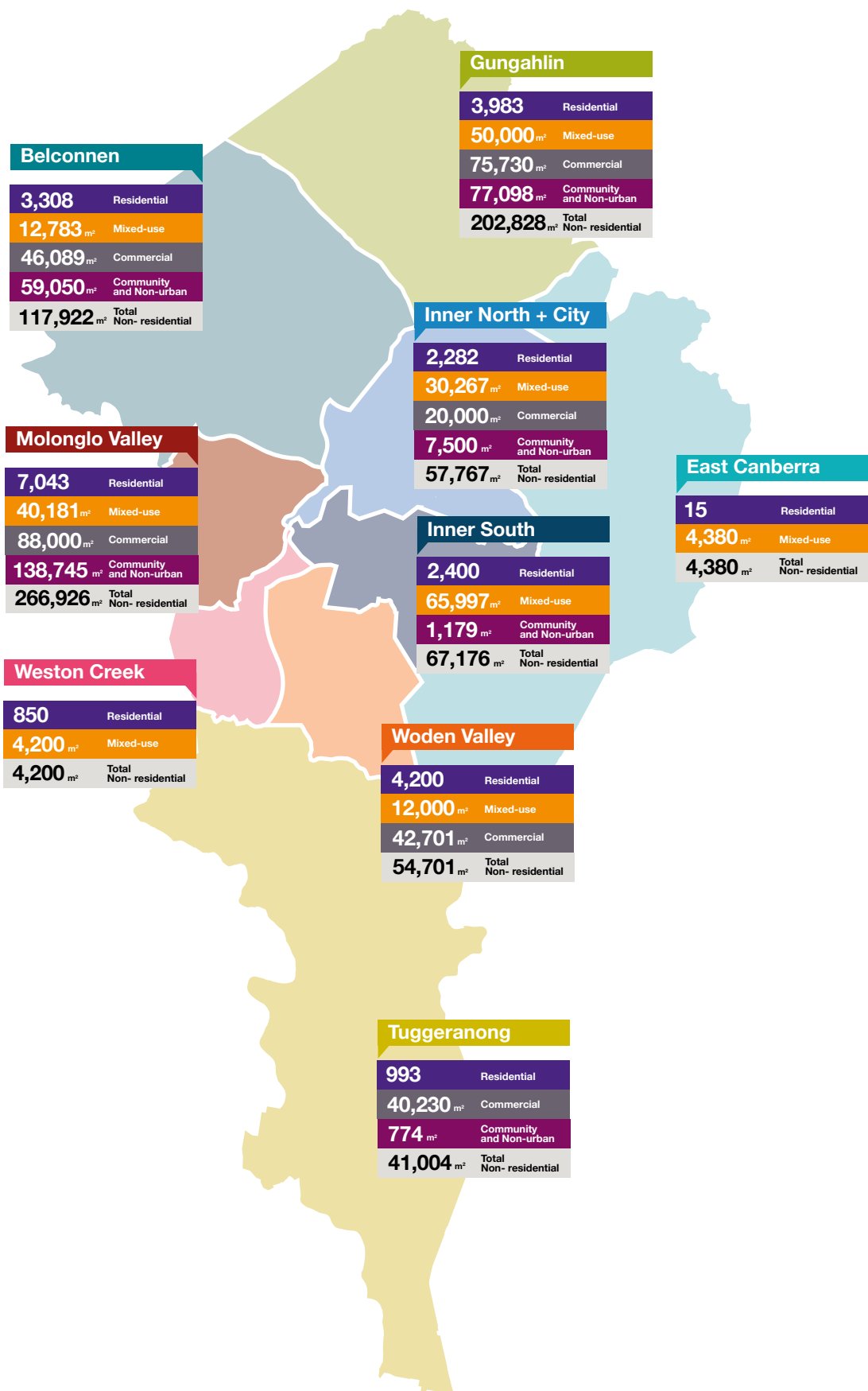
						
Suburb	Residential dwellings (number)	Mixed-use land area (m ²)	Commercial land area (m ²)	Industrial land area (m ²)	Community and non-urban land area (m ²)	Zoning
Belconnen	500	-	-	-	-	Residential
Gungahlin	400	-	-	-	-	Residential
Inner North and City	567	12,500	-	-	-	Designated
Inner South	1,200	25,000	-	-	-	Residential/ Mixed-use
Molonglo Valley	1,600	10,000	30,000	-	-	Residential/ Mixed-use/ Commercial
Tuggeranong	589	-	21,079	-	-	Residential/ Commercial
Weston Creek	425	2,100	-	-	-	Residential/ Mixed-use
Woden Valley	600	500	-	-	-	Residential/ Mixed-use
East Canberra	-	-	-	-	-	-
North Canberra Urban Intensification	360	-	-	-	-	Residential/ TBC
2030-31 TOTAL	6,241	50,100	51,079	-	-	

5-year Indicative Land Release Program for 2026-27 to 2030-31

Suburb	Residential dwellings (number)	Mixed-use land area (m ²)	Commercial land area (m ²)	Industrial land area (m ²)	Community and non-urban land area (m ²)
Belconnen	3,308	12,783	46,089	-	59,050
Gungahlin	3,983	50,000	75,730	-	77,098
Inner North and City	2,282	30,267	20,000	-	7,500
Inner South	2,400	65,997	-	-	1,179
Molonglo Valley	7,043	40,181	88,000	-	138,745
Tuggeranong	993	-	40,230	-	774
Weston Creek	850	4,200	-	-	-
Woden Valley	4,200	12,000	42,701	-	-
East Canberra	15	4,380	-	-	-
North Canberra Urban Intensification	720	-	-	-	-
5-YEAR TOTAL	25,794	219,808	312,750	-	284,346

Appendix ILRP Map







Australian Capital Territory

Housing Supply and Land Release Program

2026–27 to 2030–31