

Australian
Capital Territory

INDICATIVE LAND RELEASE PROGRAM

2018-19 to 2021-22



INDICATIVE LAND RELEASE PROGRAM 2018-19 TO 2021-22

THE ACT GOVERNMENT'S INDICATIVE LAND RELEASE PROGRAM AIMS TO MAKE SURE ENOUGH LAND IS RELEASED TO THE MARKET TO CATER FOR CANBERRA'S GROWTH AND CHANGE.

Each year the Government publishes a four-year program of land releases to supply the residential, community, commercial and industrial sectors to meet the demands of a growing population and to stimulate economic growth. The program is reviewed annually and is subject to change as market conditions evolve and Government priorities are adjusted.

The Program is informed by a number of Government policy initiatives and aligns with the Government's strategic priorities for infrastructure, economic development and social inclusion.

The Program enables Government to deliver our strategic planning directions for building a sustainable, compact, well connected city, promote housing choice and affordability, and attract international investment.

The Environment, Planning and Sustainable Development Directorate is responsible for preparing the Program in consultation with other ACT Government directorates. The Suburban Land Agency and City Renewal Authority deliver the programmed land releases.

Land release contributes to the financial, social and environmental objectives of the Territory by:

- > promoting housing diversity and delivering affordable housing choices;
- > stimulating urban renewal and activating key gateways to the City and commercial centres;
- > maintaining an appropriate inventory of land in the planning, land development and building pipeline;
- > meeting the demand for land in the Territory across all sectors, and attracting investment to diversify the Territory's economy;
- > assisting the operation of a competitive land development and construction industry; and
- > achieving satisfactory revenue returns to Government from the sale of unleased Territory land and surplus property assets.

The 2018-19 to 2021-22 Indicative Land Release Program continues new suburban land releases in three districts. This includes Gungahlin in the north, with residential releases in five suburbs and significant releases in the Town Centre. The centrally located Molonglo Valley will have releases in suburbs on both sides of the Molonglo River, including Canberra's newest suburb Whitlam, located on the north bank. There will also be further releases in the emerging suburb of Strathnairn to the west of Belconnen.

RESIDENTIAL

CANBERRA'S POPULATION IS CURRENTLY GROWING AT AROUND 7,000 PEOPLE EACH YEAR AND THIS GROWTH IS EXPECTED TO CONTINUE OVER THE FOUR YEARS OF THE PROGRAM.

By 2022, it is estimated nearly 30,000 more residents will call Canberra home. This growth is estimated to generate an underlying demand for at least 12,000 additional new dwellings over the four years of the Program, or on average approximately 3,000 new dwelling sites each year.

Over the next four years the residential land release program targets the release of 17,000 dwelling sites to cater for housing demand across the Territory. 4,060 dwelling sites are scheduled for release in 2018-19, including 1,400 single residential and compact blocks available in Gungahlin (Taylor and Throsby), Molonglo Valley (Wright and Whitlam) and Belconnen (Strathnairn).

For the subsequent three years of the Program the residential release targets are: 4,250 for 2019-20, 4,280 for 2020-21, and 4,410 dwelling sites for 2021-22.

The Government's focus on urban renewal creates opportunities for new residential developments in established areas across the city. In 2018-19 the majority of medium and high density residential releases are on sites in Griffith, Lyneham, Narrabundah and Lyons. These are the remaining properties scheduled for sale as part of the Asset Recycling Initiative and will deliver more than 1,800 new apartments in prime locations near Manuka shops, along Northbourne Avenue and near Woden Town Centre. From 2019-20 the focus of urban renewal will shift to the City and the Kingston-Eastlake urban renewal area.



WHITLAM

The first release of land in Canberra's newest suburb Whitlam is programmed in 2018-19. Named after former Prime Minister Gough Whitlam, the suburb Whitlam is also the first northern suburb of Molonglo Valley. The suburb is located 8.5km from the Canberra CBD, 4.5km to Belconnen town centre and is bounded by William Hovell Drive and accessed via John Gorton Drive.

Residential blocks in the Stage 1 release at Whitlam are designed to cater for a wide range of buyers by offering a variety of block sizes ranging from 150m² to 1,000m². This will allow for a range of housing types to encourage affordability and a demographic mix within the estate.

Whitlam is designed with consideration of the natural features of the landscape, including the topography of the site, Deep Creek, the Molonglo River to the south, and Karma Nature Reserve to the west. These features combine to deliver planning and design that creates unique villages within the suburb, as well as capture views of the Brindabella Ranges, Black Mountain, the National Arboretum and Capital Hill.

Land is identified for release in future stages of Whitlam for a local center and government school (2021-22).

AFFORDABLE, COMMUNITY AND PUBLIC HOUSING

The Government has an objective of meeting the housing needs of all Canberrans.

To achieve this objective, the Government identifies Public, Community and Affordable Housing Targets for residential releases in greenfield estates and on identified urban renewal sites. Housing Targets are a new statutory requirement introduced in 2017 as part of the Government's establishment of the Suburban Land Agency and City Renewal Authority.

For 2018-19 the Government has set a target of 552 dedicated public, community and affordable dwelling sites. This target is made up of 472 individual dwelling sites for dedicated affordable home purchase to eligible low income households and is comprised of a high proportion of compact blocks for individually titled terrace or town house type homes. In addition the Government has identified 60 public housing dwelling sites and 20 community housing sites for release.

The ACT Government's Public Housing Renewal program is currently delivering the largest overhaul of the Territory's housing stock since self-government, with 810 new properties already delivered and a further 478 to go by mid-2019.



MIXED USE

MIXED USE COMMERCIAL RELEASES ENABLE A COMBINATION OF COMMERCIAL AND RESIDENTIAL USES WITHIN A SINGLE BUILDING.

The release of these sites reflects the Government's strong focus on creating a sustainable, efficient city by encouraging residential living opportunities in commercial centres and along transport corridors. Mixed use development opportunities are scheduled for release in Lyneham and Wright (2018-19), Gungahlin Town Centre (each year from 2018-19), Belconnen Town Centre (from 2018-19), Woden Town Centre (2019-20), Coombs (from 2019-20), Kingston – Eastlake urban renewal area (from 2020-21), as well as in Parkes (2020-21), with the potential for a major new university campus in the Canberra CBD.

236,990m² of mixed use land is programmed for release over the next four years.

MACARTHUR VILLAGE

Over the next four years the Program delivers opportunities for new development and renewal along the entire length of the Gungahlin to City light rail network.

In 2018-19 a landmark mixed use development site in Lyneham is scheduled for release providing the opportunity to activate this node and create a new urban village. The Macarthur Urban Village is expected to become a distinct destination on the light rail network, with design criteria set out in the City and Gateway Draft Urban Design Framework.



GUNGAHLIN TOWN CENTRE

Rapid expansion of the Gungahlin Town Centre, driven by population growth in surrounding suburbs and the Government's investment in the light rail network is also driving strong demand for higher density living in the town centre.

With limited releases for residential mixed use developments in previous years, this is an emerging market with evidence of steady demand.

As at the March quarter of 2018 more than 1,500 multi unit dwellings were in the developer's pipeline either in planning or under construction. To maintain a pipeline of supply, significant commercial core, mixed use commercial sites including more than 1,200 multi unit dwellings sites and community land releases are proposed over the next four years to provide more employment, facilities and services to support Canberra's fast growing northern district.



COMMERCIAL

IN LINE WITH INVESTMENT IN THE LIGHT RAIL NETWORK, THE REMAINING COMMERCIAL CORE DEVELOPMENT SITE IN THE GUNGAHLIN TOWN CENTRE IS PROGRAMMED FOR RELEASE IN 2019-20, WITH AN ADJACENT COMMERCIAL BUSINESS SITE ON FLEMINGTON ROAD SCHEDULED FOR RELEASE IN 2020-21.

A number of commercial mixed use development sites in the Gungahlin Town Centre are also programmed for release over the coming years.

The first land release in the Molonglo commercial centre is anticipated in 2020-21 to provide conveniently located shops and service outlets as Molonglo Valley becomes one of the fastest growing areas in Australia.

Local centre land releases are scheduled for Taylor (2020-21) and Whitlam (2021-22) to provide local shops for residents in these new suburbs. Commercial land releases to develop the Moncrieff group centre are also being prepared for release in the near future to provide for a full line supermarket and a range of retail, commercial and community facilities.

Commercial releases in the existing group centres in Mawson (2020-21) and Wanniassa (Erindale) (2021-22), will also deliver opportunities for additional commercial and retail uses. In 2018-19 the Government will dispose of a surplus property site in Charnwood that will enable an opportunity for a small commercial development. Commercial releases in the City (2019-20) reflect the remaining sites for sale to the Australian National University (ANU) as part of the ANU Exchange – a collaboration between the ANU and the ACT Government.

The four-year target for commercial land release is 117,500m².

COMMUNITY AND NON-URBAN

LAND RELEASES FOR NEW SCHOOLS MAKE THE LARGEST CONTRIBUTION TO COMMUNITY LAND RELEASES OVER THE NEXT FOUR YEARS. THREE NEW GOVERNMENT SCHOOL SITES ARE PROPOSED FOR GUNGAHLIN (2020-21), WEST BELCONNEN (2020-21) AND MOLONGLO VALLEY (WHITLAM, 2021-22).

A non-government school site in Wright (2018-19) will be released through an Expression of Interest to provide for a transparent, competitive and accountable process that will deliver value to the whole community.

For aged care releases, the Government uses a demand model to estimate the number of dwellings and bed placements required to meet the needs of our ageing population and guide the release of land for residential aged care and retirement living. Two sites in Gungahlin Town Centre are identified for residential aged care developments in 2018-19 and 2019-20. Sites in Monash (2018-19) and Calwell (2020-21) are opportunities for small scale retirement living developments, or other community uses.

A number of community sites suitable for the development of a range of community uses are available for release over the four-year Program in new and established suburbs across Canberra including Coombs, Wright and Amaroo (2018-19), Moncrieff and Wright (2019-20), Taylor (2020-21) and Gungahlin Town Centre (2021-22). A community site in O'Malley is also being re-investigated for release in the near future.

Over the next four years 333,000m² of community land is programmed for release.

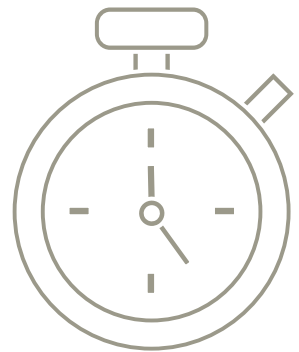




STROMLO FOREST PARK

A further highlight in the coming years is the Government's intention to seek Expressions of Interest for an exciting opportunity to determine the next stage of development of Stromlo Forest Park. With demand continuing to grow for a world-class active recreation park from the local, national and international community, the site has the capacity to expand and increase the range and type of facilities to enhance the overall visitor experience to the Park.

Located within a 15 minute drive from the Canberra CBD, Stromlo Forest Park is a world-class active recreation park offering facilities for running, walking, mountain biking and road cycling. With trails and tracks for all levels, as well as a criterium cycling circuit and event pavilion, the park is the perfect cycling destination for professionals and rookies alike.



INDUSTRIAL

MAINTAINING THE SUPPLY OF SERVICED INDUSTRIAL LAND WILL ENSURE THE ACT IS IN A COMPETITIVE POSITION TO ACCOMMODATE THE FUTURE NEEDS OF THE INDUSTRIAL SECTOR.

Population growth, employment growth and a strong economy drive demand for industrial land, which is key to attracting a diverse range of industrial activity.

The industrial land release strategy is designed to be flexible to respond to changes in market interest and targets the release of 110,000m² of land across four industrial estates over the coming years. In the short term, releases of general industry land in Hume will continue pending a new supply of mixed use industrial land coming online in three new estates in Symonston (2020-21), Fyshwick and Majura Valley (Pialligo, 2021-22). Releases in the new estates may still be impacted by Commonwealth approval and considerations of the Eastern Broadacre Strategic Assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

INDICATIVE LAND RELEASE PROGRAM FOR 2018-19

SUBURB	BLOCK	SECTION	RESIDENTIAL DWELLINGS	MIXED USE SITE AREA (M ²)	COMMERCIAL SITE AREA (M ²)	INDUSTRIAL SITE AREA (M ²)	COMMUNITY SITE AREA (M ²)	ZONING
GUNGAHLIN								
Gungahlin	3, 4	246	104	5,740				CZ5 Mixed Use (Town Centre)
Gungahlin	3, 4	235					8,512	CF Community (Town Centre)
Moncrieff	2	29	36					RZ4 Medium Density
Taylor			500					Residential
Throsby			34					RZ1 Suburban (various single blocks)
MOLONGLO VALLEY								
Coombs	3	17					12,000	CF Community
Coombs	1	56	6					RZ1 Suburban
Coombs	19	54	4					RZ1 Suburban
Coombs	1	11	98					RZ5 High Density
Coombs	5	2	100					RZ5 High Density
Wright	3	29					4,783	CF Community (V358)
Wright	6	51					51,272	CF Community (non-government school)
Wright	1	39	123	12,261				CZ5 Mixed Use (DV358)
Wright	1, 2, 3	64	106					RZ5 High Density
Wright			89					RZ1 Suburban (various single blocks)
Whitlam			600					Residential (Stage 1)
BELCONNEN								
Strathnairn			300					Residential
CENTRAL CANBERRA								
Griffith	2, 8-16 & 6	39 & 43	484					RZ5 High Density
Lyneham	12	50	530	13,633				CZ5 Mixed Use
Narrabundah	3	62	177					RZ5 High Density
BELCONNEN								
Belconnen	40, 41	54	35	2,712				CZ2 Business (Town Centre) (DV342)
Charnwood	13	31			1,559			CZ4 Local Centre
GUNGAHLIN								
Amaroo	3	114					440	CF Community
WODEN VALLEY								
Lyons	1, 4, 5, 8	53	704					RZ5 High Density
TUGGERANONG								
Monash	14	56	30				10,513	CF Community
INDUSTRIAL ESTATES								
Hume	68, 69, 70	22				20,000		IZ1 General Industrial
2018-19 Total			4,060	34,346	1,559	20,000	87,520	

INDICATIVE LAND RELEASE PROGRAM FOR 2019-20

SUBURB	BLOCK	SECTION	RESIDENTIAL DWELLINGS	MIXED USE SITE AREA (M ²)	COMMERCIAL SITE AREA (M ²)	INDUSTRIAL SITE AREA (M ²)	COMMUNITY SITE AREA (M ²)	ZONING
GUNGAHLIN								
Gungahlin	2	11			16,342			CZ1 Core (Town Centre)
Gungahlin	2	229	154	11,883				CZ5 Mixed Use (Town Centre)
Gungahlin	7	249	173	8,994				CZ5 Mixed Use (Town Centre)
Gungahlin	6	249	131	6,922				CZ5 Mixed Use (Town Centre)
Gungahlin	1	249					8,997	CF Community (Town Centre)
Jacka			300					Residential
Moncrieff	1	23					10,100	CF Community
Taylor			800					Residential
Throsby			35					RZ1 Suburban (various single blocks)
MOLONGLO VALLEY								
Coombs	4	2	69	6,582				CZ5 Mixed Use
Coombs	2, 3, 4	3	207					RZ5 High Density
Wright	10	63					5,141	CF Community
Whitlam			530					Residential (Stage 2)
BELCONNEN								
Strathnairn			300					Residential
CENTRAL CANBERRA								
City	Pt 20	63	350					Designated
City	2, 7	4			4,300			CZ1 Core (ANUX Precinct)
City	5	30			3,000			CZ1 Core (ANUX Precinct)
City	2, 3	20			8,600			CZ1 Core (ANUX Precinct)
BELCONNEN								
Belconnen	17	152	550	6,700				CZ2 Business (Town Centre)(DV342)
GUNGAHLIN								
Casey	b, c	132	171		24,000			Commercial
WODEN VALLEY								
Phillip	2	180	480	11,200				CZ2 Business
STROMLO								
Stromlo Forest Park	Pt 511						TBC	Designated
INDUSTRIAL ESTATES								
Hume	74, 75	22				20,000		IZ1 General Industrial
2019-20 Total			4,250	52,281	56,242	20,000	24,238	

INDICATIVE LAND RELEASE PROGRAM FOR 2020-21

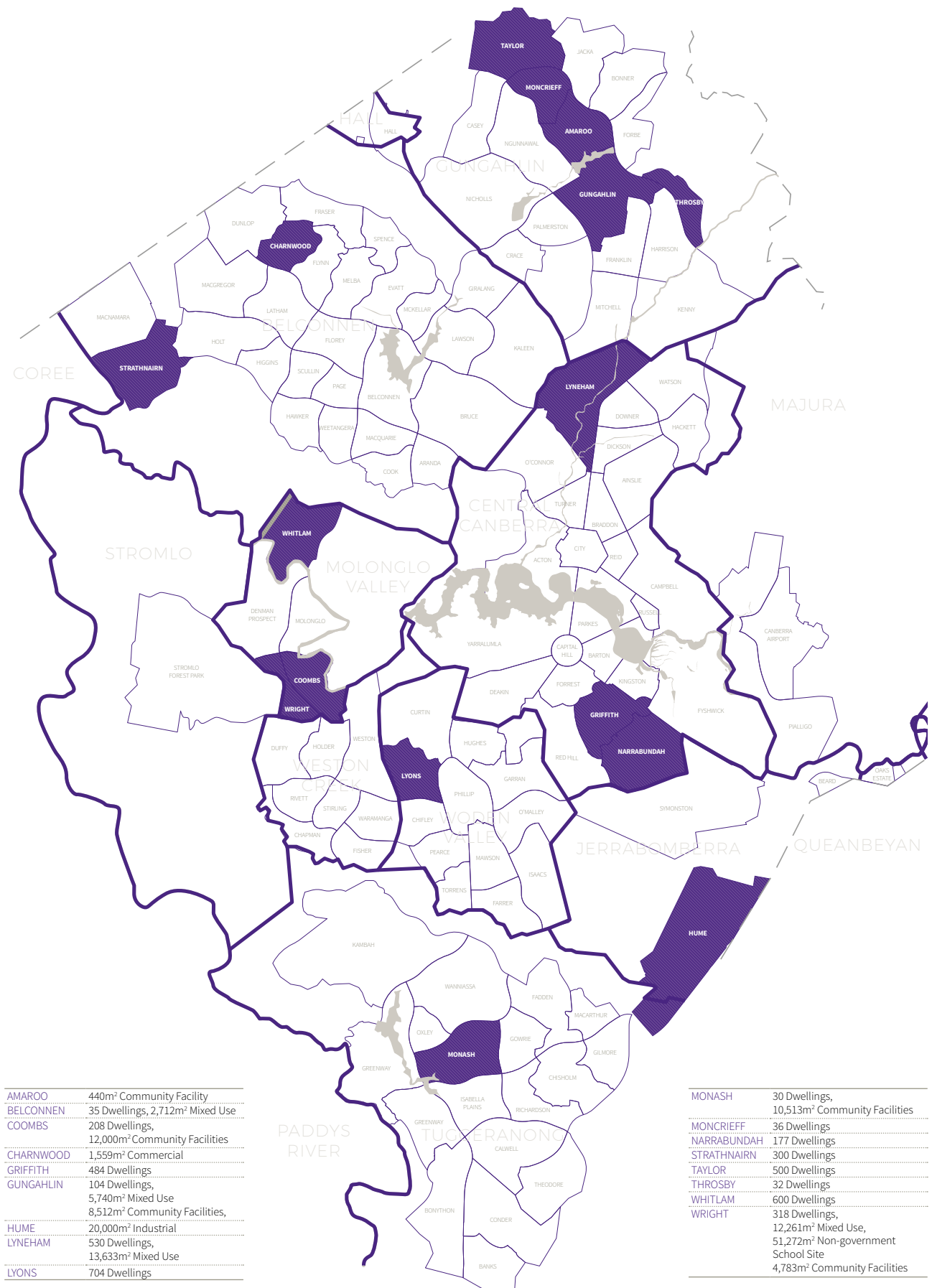
SUBURB	BLOCK	SECTION	RESIDENTIAL DWELLINGS	MIXED USE SITE AREA (M ²)	COMMERCIAL SITE AREA (M ²)	INDUSTRIAL SITE AREA (M ²)	COMMUNITY SITE AREA (M ²)	ZONING
GUNGAHLIN								
Gungahlin	3	231	300		16,725			CZ2 Business (Town Centre)
Gungahlin	5	249	202	10,519				CZ5 Mixed Use (Town Centre)
Jacka			200					Residential
Kenny			200					Residential
Taylor			400					Residential
Taylor					5,118			CZ4 Local centre (Stage 2)
Throsby							6,837	CF Community (Stage 2)
Throsby	1	29	32				51,400	RZ1 Suburban (various single blocks)
Throsby								CF Community (government School)
MOLONGLO VALLEY								
Coombs			60					Residential
Coombs	1	60	57					RZ5 High Density
Coombs	2, 3	53	148					RZ5 High Density
Molonglo			150		15,000			Commercial (Centre)
Denman Prospect			120					RZ5 High Density (Stage 3)
Whitlam			500					Residential (Stage 3)
BELCONNEN								
Strathnairn			300					Residential
West Belconnen							100,000	Community (government school)
CENTRAL CANBERRA								
City	Pt 20	63	350					Designated
Eastlake			330					Subject to TPV
Parkes	6	3		34,000				Designated
Watson	Pt 76, Pt 74		200	8,500				CZ6 Leisure and Accom (TPV)
BELCONNEN								
Belconnen	26, 30 & 1	52 & 151	500	19,668				CZ1/CZ2 Business (Town Centre)
WODEN VALLEY								
Mawson	6	57			5,202			CZ1 Core (DV345)
Athllon Drive Corridor			150					RZ5 High Density (DV344, DV345)
TUGGERANONG								
Calwell	Pt 8	788	50				8,000	CF Community (DV355)
JERRABOMBERRA/PADDYS RIVER								
Tharwa	6, 7, 8	6	3					RZ1 Suburban (TPV)
Tharwa	2 & 4	7 & 9	2					RZ1 Suburban (TPV)
Oaks Estate	1, 2, 3	5	3					RZ1 Suburban (DV328)
Oaks Estate	14,15 & 31	11 & 8	2					RZ1 Suburban (DV328)
Oaks Estate	5, 6, 9, 11, 12	7	20	6,233				CZ5 Mixed Use (DV328)
INDUSTRIAL ESTATES								
Symonston	Pt 8	1				30,000		IZ2 Industrial Mixed Use
2020-21 Total			4,280	78,920	42,045	30,000	166,237	

INDICATIVE LAND RELEASE PROGRAM FOR 2021-22

SUBURB	BLOCK	SECTION	RESIDENTIAL DWELLINGS	MIXED USE SITE AREA (M ²)	COMMERCIAL SITE AREA (M ²)	INDUSTRIAL SITE AREA (M ²)	COMMUNITY SITE AREA (M ²)	ZONING
GUNGAHLIN								
Gungahlin	2	248					5,005	CF Community (Town Centre)
Gungahlin	3, 4	248	147	10,001				CZ5 Mixed Use (Town Centre)
Gungahlin	3	249	75	5,527				CZ5 Mixed Use
Jacka			200					Residential
Kenny			200					Residential
Taylor			200					Residential
Throsby			50					Residential (various single blocks)
MOLONGLO VALLEY								
Coombs	1	59	40					RZ5 High Density
Coombs	1	21	101	10,183				CZ5 Mixed Use
Coombs	2	36	112	2,832				CZ4 Local Centre
Molonglo 3			200					Residential (new suburb)
Whitlam			500					Residential (Stage 4)
Whitlam							50,000	CF Community (government school) (Stage 3)
Whitlam					10,000			CZ4 Local Centre (Stage 3)
BELCONNEN								
Strathnairn			300					Residential
CENTRAL CANBERRA								
City			350					Designated
Eastlake			300					Subject to TPV
Kingston	1 & 2	68 & 65	685	30,900				CZ5 Mixed Use
Watson	Pt 76, Pt 74		200					CZ5 Mixed Use (TPV)
BELCONNEN								
Belconnen	21, 22, 23		500	12,000				CZ3 Services (Town Centre) (DV342)
WODEN VALLEY								
Phillip	Pt	80	100					CZ2 Business (Town Centre)
Athllon Drive Corridor			150					RZ5 High Density (DV344, DV345)
TUGGERANONG								
Wanniassa	1	295			7,668			CZ1 Core
INDUSTRIAL ESTATES								
Symonston	Pt 8	1				10,000		IZ2 Industrial Mixed Use
Fyshwick	Pt	47				20,000		TPV
Pialligo	Pt 1	40				10,000		TPV
2021-22 Total			4,410	71,443	17,668	40,000	55,005	
4 Year Grand Total			17,000	236,990	117,514	110,000	333,000	

LAND RELEASE MAP 2018-19

For detailed maps and additional information visit www.planning.act.gov.au/topics/land-release



ISSN: 2205-0418

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Produced by Communications for:

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