



**ACT**  
Government

Australian Capital Territory

# Indicative Land Release Program

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2024-25 to 2028-29

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Canberra 2024

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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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**The ACT Government continues to release land across new and existing suburbs to facilitate the construction of new homes to support our growing community.**

Land release through the Indicative Land Release Program (ILRP) continues to support the development of a compact and efficient city, seeking to provide a range of housing choices, and economic development opportunities.

This means release of land that can support a range of housing types from single residential to multi-unit complexes and, importantly, the typologies that lie in between – duplexes, townhouses, row houses, and low-rise apartments.

Guided by District Strategies the ACT Government will continue targeted land release to enhance the character of the city while supporting affordable housing, facilitating urban infill, and encouraging well planned, designed, and constructed buildings.

The provision of much needed housing is at the forefront of the Territory's priorities. New housing in and around shopping centres provides an opportunity to renew ageing community hubs. With good planning this will result in social gains for individuals and the community, with greater access to shops, services, employment, and opportunities to recreate. A greater number of people living and working close to businesses generates more activity, increases the viability of local businesses, and can attract new opportunities to the ACT.

The ILRP also identifies commercial and industrial land for development, along with land for social infrastructure to support the needs of growing communities. In addition to the Government's investment in the construction of the Gungahlin Community Centre, and the reservation of land in Casey for a range of community needs - including a new health centre - the ILRP provides for the release of sites for places of worship and other community facilities across Canberra.





# The Indicative Land Release Program

The ACT Government publishes the ILRP alongside the ACT budget each year. The ILRP identifies ACT Government land which may be released over a five-year cycle, for a range of uses, to support a growing and changing population.

The five year program for the release of Territory-owned-land is underpinned by the ACT Government's strategic priorities, including the ACT's 2018 Planning Strategy, the 2018 Housing Strategy, and the 2023 District Strategies. The recently released Minister for Planning's Statement of Priorities for 2024-25 also provides focused guidance for planning to support future land release and development.

The annual review of the ACT Government's ILRP presents an opportunity to reaffirm the Government's policy settings and strategies for the growth of the city.

The principles underpinning the ILRP include:

- > delivering housing diversity and affordable housing choices;
- > 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 by supporting the goal 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.

In addition to land releases to support **residential** development, the ACT Government will supply land to support business, attract investment and business expansion opportunities through the release of:

- > **mixed-use land** to promote the co-location of housing with commercial activity. Mixed-use releases in the ILRP are identified as having a mixed-use land area and a residential yield.
- > **commercial and industrial land** which are essential to achieving the missions of Canberra Switched On, the ACT's Economic Development Priorities 2022-2025. The ACT Government is committed to growing our knowledge capital and increasing the diversity of our economy. The continuing supply of **land for employment** over the coming decades will be critical to support Canberra's future employment, economic growth, and the provision of services to our region.
- > **community and non-urban land** which provide land for community use such as schools, places of worship, recreational centres, aged care, and childcare facilities.

# District Strategies

The ACT Government recently undertook a review of the ACT's planning system, including the Territory Plan and associated legislation, and the introduction of the 2023 Planning Act.

As part of these changes, nine District Strategies were introduced. Each strategy captures the special character and values of the nine corresponding districts.

The District Strategies will help guide how Canberra will change and grow towards 2038 and beyond to 2050. This growth will be in a way that keeps the Territory sustainable, competitive, and liveable.

Canberra's population is growing quickly. Without strategic planning, the things that make Canberra a great place to live will diminish.

The District Strategies look at how we manage growth in a way that is sustainable. This way, Canberrans can continue to have access to services, transport, employment, health, education, and nature.

The District Strategies look at how increased density within our existing suburbs can support the goal of at least 70 per cent of new residential development being located within Canberra's existing suburbs.

Change will happen gradually, carefully and in consultation with community and local industry.

The District Strategies show areas that could be suitable for change, with more comprehensive investigations needed over time for each of these areas.

This publication presents a snapshot of each of the nine districts and the land release opportunities, aligned with the District Strategies, to facilitate the construction of new housing, community, and commercial developments.



# Community, Affordable and Public Housing

Housing choice, access, and affordability are being prioritised through the release of a range of residential sites in suburbs across the ACT to meet the needs of our community.

In this year's ILRP, housing targets focus on the release of sites to Community Housing Providers to deliver social and affordable housing and optimise funding opportunities through the Government's Affordable Housing Project Fund, the National Housing Accord and Housing Australia Future Fund.

In 2024-25, sites will be released with requirements for at least 608 dedicated **community, public or affordable homes**.

The ACT Government is committed to growing and strengthening community housing in Canberra. A pipeline of sites for Community Housing Providers is being developed.

Through this ILRP, land for 432 community housing properties has been identified across Denman Prospect, Gungahlin, Moncrieff and Molonglo. These sites will be offered to Community Housing Providers to deliver social and affordable housing to the community and will provide more affordable rental options. In 2024-25 offerings to Community Housing Providers will include:

- > a multi-unit development site of around 65 dwellings in Molonglo;
- > a community facility site of around 80 dwellings in Gungahlin; and
- > a community facility site of around 100 dwellings in Moncrieff.

To assist public housing to be available for those who need it, land for 40 new public housing properties in Molonglo have been identified in 2024-25.

Land in Gungahlin and Denman Prospect has been identified for 136 affordable homes, where affordable purchase or affordable rental requirements will apply.

Land releases for community and affordable housing in 2024-25, as part of a Denman englobo sale, are expected to be available to Community Housing Providers and eligible buyers from 2027, subject to the successful tenderer's timeline.

## 2024-25 ACT Housing Targets

**608**  
Dwellings



**136**

Affordable



**432**

Community



**40**

Public

## Build-to-rent

The Territory is continuing to support the delivery of Build-to-Rent developments, which provide greater choice for the Canberra community in the rental market.

A range of Build-to-Rent developments with affordable rental components on privately owned land through the Affordable Housing Project Fund have been supported by the Territory. New Build-to-Rent sites in the Gungahlin town centre in 2024-25 and future Molonglo town centre are also being facilitated on Territory land.

At least 15 per cent of the homes in the Gungahlin Build-to-Rent development will be required to be delivered as affordable rentals – rented to eligible tenants at less than 75 per cent of market rent.

The Build-to-Rent site in Gungahlin town centre East has a yield of around 350 dwellings including a minimum requirement of 52 affordable rental dwellings.

# Shaping our city with and for the community

Shaping our city in consultation with the community is reaffirmed in the ACT Government's 2023 planning changes that articulate the importance of good community consultation.

Canberra has a diverse community which continues to grow. Good consultation means that information about planning changes and the associated consultation processes need to be accessible to all, encourage a balance of viewpoints, and be inclusive and meaningful.

Engagement with the community in 2021 identified the values of importance for the future development of a site in north Watson, which included the provision of a local park to support the growth of new housing in the area. The ACT Government has worked closely with the Watson Community Association, Representative Aboriginal Organisations, the Dhawura Ngunnawal Caring for Country Committee - which included Ngunnawal Elders, and other people with connection to the lands of the ACT, to inform the design and construction of the park. The park is known as Maliyan Park. In the language of the Ngunnawal people, the word Maliyan means Wedge-tailed Eagle. Maliyan Park, incorporates artwork and structures designed by Ngunnawal artists, and endemic plants that are important for Ngunnawal cultural practices. The park is expected to be a much-loved meeting place for the local community.

The 2023 planning changes have introduced design guides offering the opportunity for collaboration with community and industry on how desired planning outcomes can be met. A further design guide is under development focusing on the missing middle housing typologies - such as town houses, row houses and low-rise multi-unit buildings, and how they can be designed sensitively within our existing city context to provide housing choices in line with community needs.

To support the planned new housing across the city, the ACT Government is also planning and providing for quality infrastructure and services to build vibrant and sustainable communities. In addition to the land identified in the ILRP for community facilities, including **places of worship** across Canberra, attention is also being given to the provision of diverse education options.

As Canberra continues to grow the ACT Government will be providing three new sites for the future construction of new **non-government schools**. The ACT Government recognises the variety in educational offerings provided by the non-government school sector, reflecting the diversity of our community.

## 1. 'Stromlo Reach' estate Denman Prospect, Molonglo Valley

This site is located on the western edge of Denman Prospect, near the local centre and future bus routes. The ACT Government's Deed of Agreement with the developer of 'Stromlo Reach' provides for this future school site to be a minimum of 5 hectares in size. An Estate Development Plan (now known as a Subdivision Design Application) for 'Stromlo Reach' was approved in February 2024. This site is expected to be the first of the three sites to be made available for a non-government school.

## 2. Kenny, East Gungahlin

This site will be located close to the future local centre planned for Kenny and the nearby Horse Park Drive.

Kenny and the future school site are in the early concept planning stages. Given the residential land anticipated to be released within Kenny, the population within adjoining established suburbs, and proximity to Horse Park Drive and Well Station Drive, this future school site may be suitable for an early childhood education and care service and preschool to year 6 primary school.

This site is expected to be the second of the three sites to be made available for a non-government school.

## 3. Molonglo Valley Stage 3 East

This site, within a future suburb, will be located within convenient proximity to the future east-west arterial road providing direct access from the Tuggeranong Parkway. This site will be the third of the sites to be made available for a non-government school.





## Private Sector Development

While the ACT Government will continue to identify, investigate, and release sites for development within the existing urban footprint, private sector land holdings in key urban infill localities are greater than the inventory of ACT Government owned land. As such, the private sector is, and will continue to be, a major contributor to housing supply in the ACT.

It is estimated that residential developments on privately owned land contributes between 1,000-1,500 dwellings per year, on average. With a number of significant private developments currently in the planning or construction phases across the ACT, it is anticipated that this number could grow over the coming years. Current projects include Yowani Grounds (Lyneham), Dairy Road (Fyshwick), a Build-to-Rent project in Nicholls, WOVA Precinct, and Launceston Street in Phillip – set to provide 500 or more new homes at each site.

Land development in established areas can be challenging. Along with complexity arising from environmental or heritage values, previous or neighbouring land use may have left contamination from by-gone practices. Additionally, integrating new development into already established communities and neighbourhoods requires considered consultation and sensitive planning.

The ACT Government will continue to support the private sector to meet these challenges through investment in supporting infrastructure, land facilitation and partnerships, along with policy mechanisms and planning controls. The new outcomes-based planning system seeks to facilitate innovative private sector development that helps meet the needs of our growing community, whilst delivering good design and planning outcomes that provide both high-quality buildings and public spaces.

# ACT

## Indicative Land Release Program

# snapshot

ACT  
population  
470,232  
Estimated resident population  
as at 31 December 2023\*



### Residential releases



### Non-residential releases



### Residential

ACT Government and Private Sector development in infill and greenfield areas\*



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

\*Source: Australian Bureau of Statistics (ABS), for ACT and all districts.



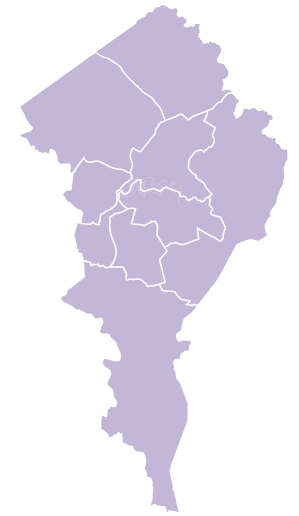
# ACT snapshot

Estimated  
resident population  
as at 31 December 2023

 **470,232**

 **48,157** Forecast Population growth 2024-25 to 2028-29<sup>1</sup>

 **198,200** Total residential dwellings



While not the only consideration, future population growth is a key factor in forecasting demand for new housing. As the population of the country grows, governments across Australia are focusing on the provision of new housing as a national priority, and the ACT Government is committed to supporting the delivery of thousands of new homes under the National Housing Accord.

Through the 2024-25 to 2028-29 ILRP the ACT Government is aiming to release land to deliver 21,422 new homes for people.

Residential releases in 2024-25 are primarily in new suburbs, classified as greenfield in line with the 2018 Planning Strategy, but within our known Canberra boundaries. Specifically in suburbs such as Macnamara (Ginninderry), Jacka (Gungahlin), Denman Prospect (Denman Prospect Stage 3), Whitlam and Molonglo. Over the five years of the program Territory land releases, along with anticipated private development, is expected to see around 65% of new residential development within urban areas as classified in the 2018 Planning Strategy.

Over the coming years, the Territory will continue to plan for more housing around key precincts, shops, and rapid transport corridors, exploring new housing choices to support vibrant and connected communities.

Beyond housing, the ACT Government continues to prepare and release land to support employment opportunities and community facilities development.

Land for employment and industrial purposes is planned for release to support business growth and attract investment – incorporating 60,000<sup>m2</sup> identified for industrial release and 252,475<sup>m2</sup> for commercial release over the five years of the program. Mixed-use releases (214,033 <sup>m2</sup>) will also support activation in areas including where residential development occurs.

Sites for new ACT Government schools and local community facilities are also identified with 340,238<sup>m2</sup> of community and non-urban land programmed for release over the next five years.

<sup>1</sup> The forecast population growth for the ACT and its Districts from 2024-25 to 2028-29 is calculated by inflation 2022-23 (new base year) using the annual growth rates by District based on ACT Treasury's latest Population Projections released in February 2023 (<https://www.treasury.act.gov.au/snapshot/demography/act>). The actuals as at 30 June 2023 is sourced from the ABS Regional Population publication released on 26 March 2024.

# Belconnen

## Indicative Land Release Program

# snapshot

Belconnen

population



**107,831**

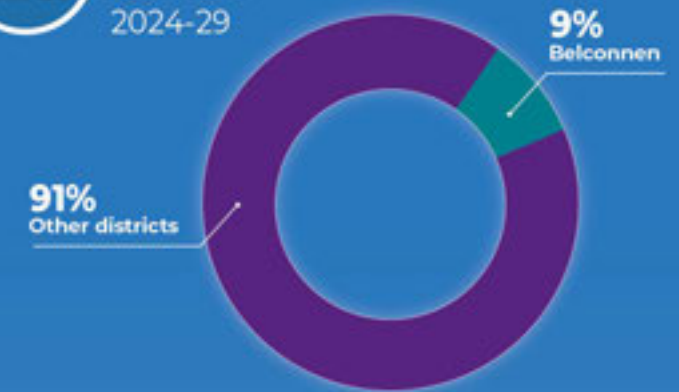
Estimated resident population  
as at 30 June 2023



### Residential releases



### Residential releases 5 YEARS 2024-29



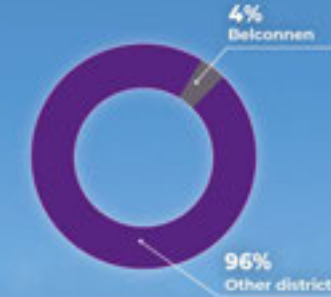
### Non-residential releases



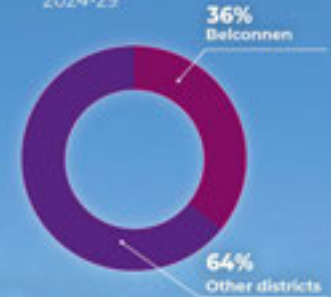
### Mixed-use land release 5 YEARS 2024-29



### Commercial land release 5 YEARS 2024-29



### Community and non-urban land release 5 YEARS 2024-29





# Belconnen snapshot

Estimated resident population as at 30 June 2023

 **107,831**

 **23.1%** of total ACT population as at June 2023

 **9,930** Forecast Population growth 2024-25 to 2028-29

Over the next five years Belconnen will see continued greenfield and urban infill **residential** and **mixed-use** developments in line with the Belconnen District Strategy.

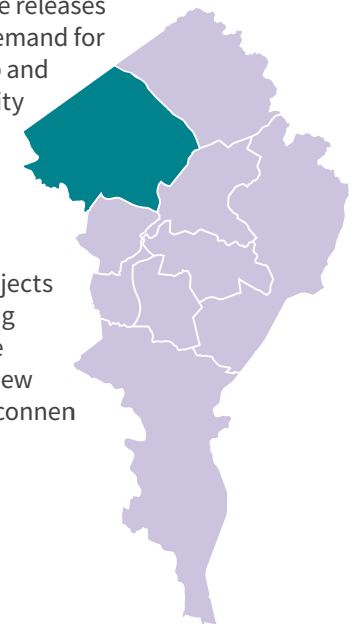
The **Ginninderry** Joint Venture continues to progress their plan to deliver 11,500 homes over 30 years in west Belconnen and across the NSW border. The first two suburbs in Ginninderry, Strathnairn and Macnamara, are now home to around 2,000 people. Further land releases are planned across all years of the ILRP for Macnamara, and in a new (yet to be named) suburb from 2025-26.

In line with the goal of providing for more **housing** in and around key precincts, shops and rapid transport connections, work is progressing on the release of a key **mixed-use** urban infill site at the Kippax group centre to provide additional residential dwellings, as well as commercial facilities. This builds on supporting recent changes in the group centre. Territory funded infrastructure projects have been

progressed, including the activation of new sportsgrounds, public realm upgrades, stormwater upgrades, and design for a new skate park.

Two community facility sites are scheduled for release in Belconnen for 2024-25. These releases respond to the demand for places of worship and community activity facilities in the growing district.

Private sector **multi-unit** development projects are in the planning stage and will see the provision of new homes in the Belconnen town centre.



\*ABS data on population by district is only available as at June 2023 in its *Regional Population* publication. The ACT population as at June 2023 has been used to calculate the district population as a per cent of total ACT population, for all districts.

# Gungahlin

Indicative Land Release Program

## snapshot

### Gungahlin

population



**90,629**

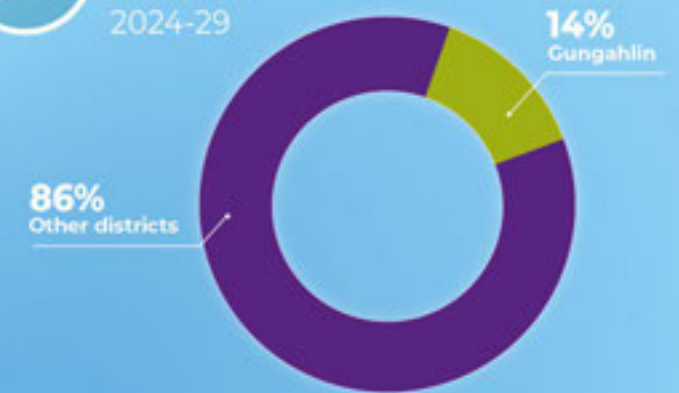
Estimated resident population as at 30 June 2023



### Residential releases



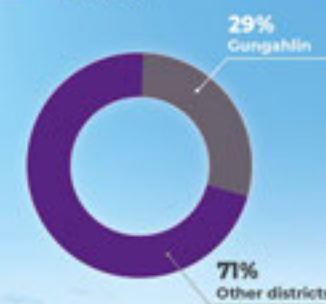
### Residential releases 5 YEARS 2024-29



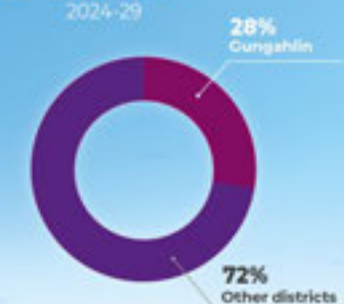
### Non-residential releases



### Commercial land release 5 YEARS 2024-29



### Community and non-urban land release 5 YEARS 2024-29





# Gungahlin snapshot

Estimated resident population as at 30 June 2023

 **90,629**

 **19.4%** of total ACT population as at June 2023

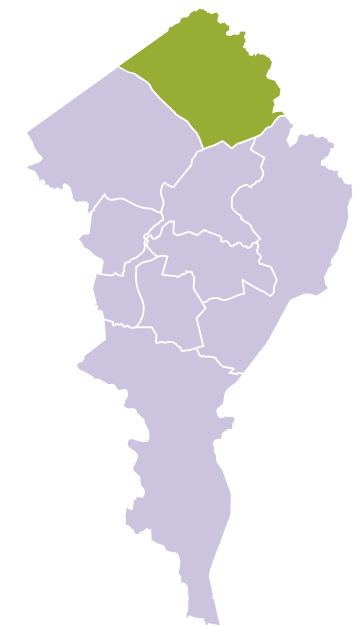
 **8,269** Forecast Population growth 2024-25 to 2028-29

The Gungahlin District Strategy identifies change areas and greenfield areas for future development, and the ILRP supports this with land releases planned in Casey, Jacka, Kenny and the Gungahlin town centre.

Final land release in the Gungahlin suburb of Jacka is planned for 2025-26. The new suburb of Kenny, located to the east of Mitchell, and adjacent to Shirley Smith High School, is scheduled to commence in 2026-27.

Releases in the Gungahlin town centre will continue to provide higher density **residential, mixed-use, community facilities** and **commercial** employment opportunities, aligned to the priority of providing more housing in and around shops and rapid transport corridors. These releases will align to the Gungahlin town centre East Design and Place Framework which the community have contributed to throughout 2023.

With a growing population, the need for community and social infrastructure is key. The construction of the Gungahlin Community Centre will commence in 2024-25 with anticipated completion in 2026.



# Inner North and City

## Indicative Land Release Program

# snapshot

Inner North and City  
population



**64,825**

Estimated resident population  
as at 30 June 2023



### Residential releases



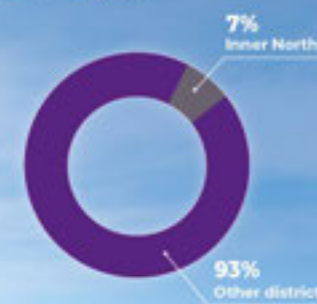
**Residential releases**  
**5 YEARS**  
2024-29



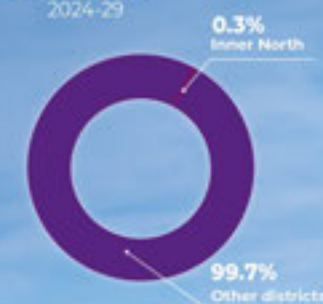
### Non-residential releases



**Commercial land release**  
**5 YEARS**  
2024-29



**Community and non-urban land release**  
**5 YEARS**  
2024-29







# Inner North and City snapshot

Estimated resident population as at 30 June 2023

 **64,825**

 **13.9%** of total ACT population as at June 2023

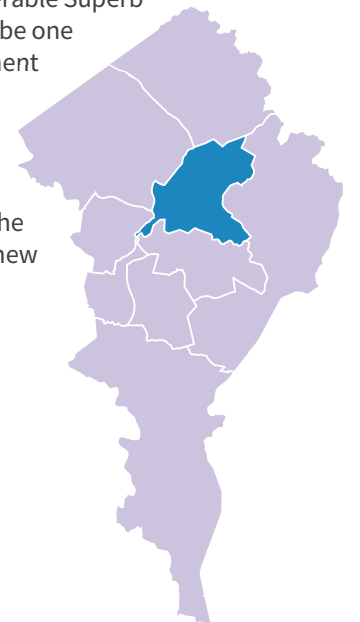
 **12,074** Forecast Population growth 2024-25 to 2028-29

Land release around existing and future light rail infrastructure will continue to support the construction of new homes in **multi-unit developments** in the Inner North and City.

The City Centre will see releases commence in 2025-26 in the Canberra Civic and Cultural District and City South-East, providing for a mix of uses in line with the [City Plan](#) and [City Precinct Renewal Program](#). The City Renewal Authority is leading urban renewal within the City Centre and along the Northbourne corridor. Key investments are planned for the Canberra Theatre, Entertainment Pavilion, Convention Centre Precinct and UNSW Canberra.

Planning and design work is continuing for the release of sites in Watson over the coming years to support **residential dwellings**. This includes the planned release of Watson Section 76 in 2024-25, showcasing co-housing and delivering on the Housing Choices policy.

Opportunities also exist to contribute to the **missing middle** with townhouse development options on a rapid transport route. The development of Section 76 Watson also highlights the ACT Government's commitment to **protecting the environment** by retaining and shielding the foraging habitat of the endangered Gang-Gang Cockatoo and vulnerable Superb Parrot. The site will be one of the first Government sponsored projects to be delivered under the new planning system and will showcase the improvements the new system has to offer.



# Inner South

## Indicative Land Release Program

# snapshot

Inner South  
population



**33,033**

Estimated resident population  
as at 30 June 2023



### Residential releases



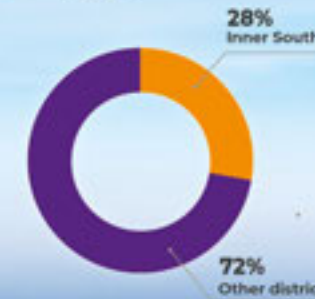
### Residential releases 5 YEARS 2024-29



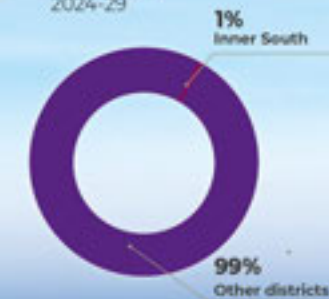
### Non-residential releases



### Mixed-use land release 5 YEARS 2024-29



### Community and non-urban land release 5 YEARS 2024-29





# Inner South snapshot

Estimated  
resident population  
as at 30 June 2023

 **33,033**

 **7.1%** of total ACT population as at June 2023

 **3,643** Forecast Population growth 2024-25 to 2028-29

Growth within the Inner South will be supported by new **housing** and **mixed-use development** in renewal sites at East Lake and the Kingston Foreshore. In total, the Inner South will include site releases in these two areas for 2,930 **residential** dwellings including public, community and affordable housing, over the next five years.

There will also be opportunities for community facilities through the provision of community facility land to support a growing population. These releases follow the significant planning work completed in 2022 and 2023 in collaboration with key stakeholders and the community to prepare the 2024 East Lake Place Plan. The place plan sets the vision, planning principles and actions to progress a subdivision design and facilitate land releases for a mix of **housing** types and **mixed-use** development over three years. The first stages of East Lake will include areas for **new open spaces** and **community uses** for the people who live close or visit the area.

In the coming years Kingston Foreshore sites will provide for a further 680 new

**residential** dwellings, close to public transport, parks, Lake Burley Griffin, and the shops and restaurants.

A key change for the future of the Inner South centres is around the planned extension of Canberra's light rail line to Woden. To support the change, work to establish a Southern Gateway Planning and Design Framework will be undertaken to set the parameters for future integrated land-use and transport planning. Engagement on the Framework will occur over the coming years.

Planning for areas in the Inner South, including East Lake, has also identified new opportunities for **private sector developments** to provide new residential, commercial, and mixed-use development in the district to further add to the areas offerings.



# Molonglo Valley

## Indicative Land Release Program

# snapshot

Molonglo Valley  
population



**14,253**

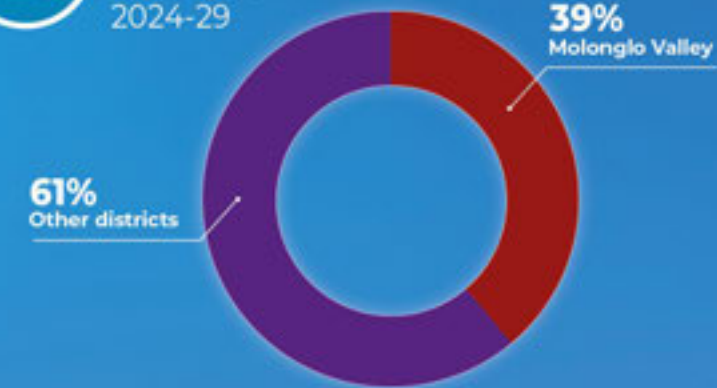
Estimated resident population  
as at 30 June 2023



### Residential releases



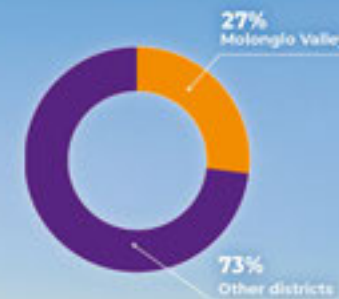
Residential  
releases  
5 YEARS  
2024-29



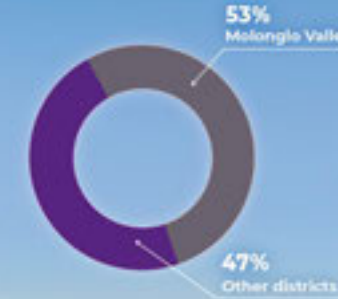
### Non-residential releases



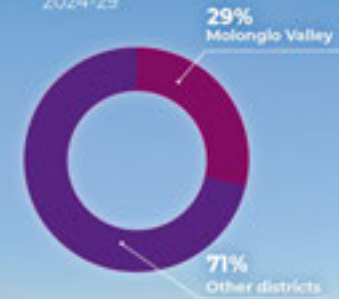
Mixed-use  
land release  
5 YEARS  
2024-29



Commercial  
land release  
5 YEARS  
2024-29



Community  
and non-urban  
land release  
5 YEARS  
2024-29





# Molonglo Valley snapshot

Estimated resident population as at 30 June 2023

 **14,253**

 **3.1%** of total ACT population as at June 2023

 **13,040** Forecast Population growth 2024-25 to 2028-29

Molonglo Valley is one of our city's fastest growing districts with continued planning and infrastructure delivery over the coming years.

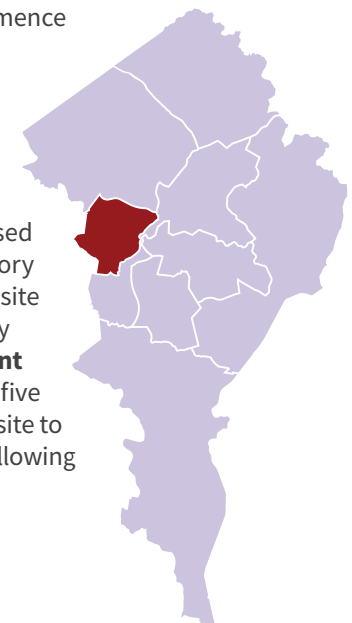
The ACT Government will continue to work with National Capital Authority to reclassify the status of the suburb of **Molonglo** to a **town centre**, in line with the expected total population of the district that it will service.

Planning will continue for **community** and **recreational facilities** to determine the types of facilities and services that will be required over the coming years to meet the future needs of residents in the district and support strong, connected, and vibrant communities.

To accommodate growth over the next five years, substantial land releases will occur throughout the district.

The final **residential** release in Whitlam is set for 2024-25. **Residential, mixed-use**, and **commercial** releases will commence in the new suburb of Molonglo from 2024-25. In the coming years a new suburb, located east of Whitlam, will commence **residential** releases.

Land for a **government high school** and **college** in the town centre is expected to be released in 2026-27. The Territory will also provide one site in the Molonglo Valley for a **non-government school** over the next five years, with a further site to be provided in the following years.



# Tuggeranong

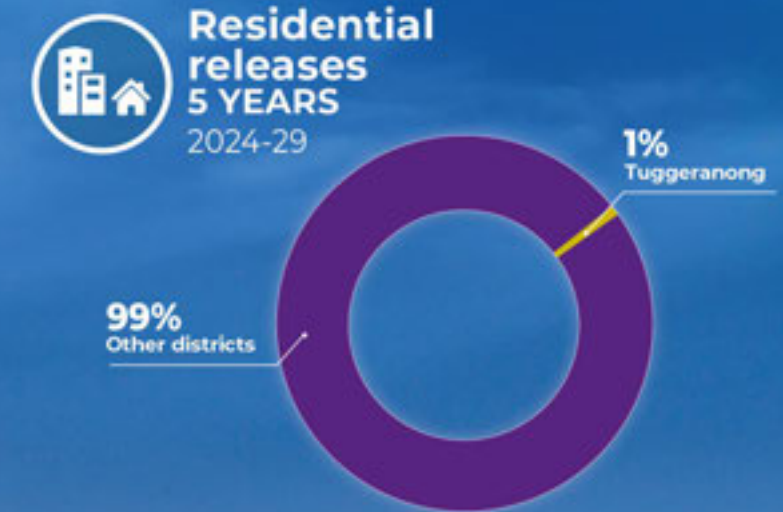
Indicative Land Release Program

## snapshot

Tuggeranong  
population  
  
**89,226**  
Estimated resident population  
as at 30 June 2023



### Residential releases



### Non-residential releases






# Tuggeranong snapshot

Estimated  
resident population  
as at 30 June 2023

 **89,226**

 **19.1%** of total ACT population as at June 2023

 **-469** Forecast Population growth 2024-25 to 2028-29

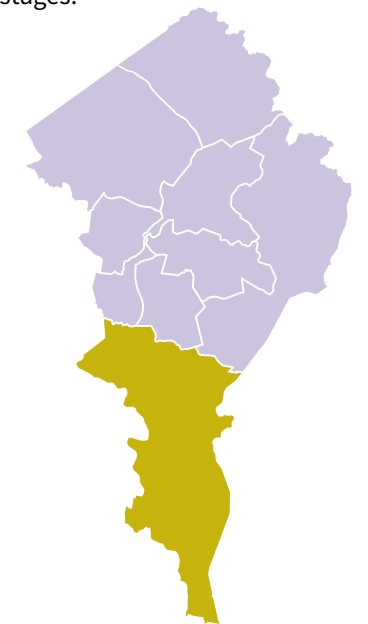
In recent years Tuggeranong residents have witnessed significant **multi-unit residential** development being completed around Lake Tuggeranong in Greenway.

Land releases for **community facilities** to support the people of Tuggeranong will occur in 2024-25 in Gowrie and Kambah.

The projected population of Tuggeranong is not expected to grow in the coming years; however, the ACT Government is exploring opportunities identified at key sites and change areas as set in the Tuggeranong District Strategy.

Future planning around shopping centres could see opportunities for the release of **commercial, residential and community land** to renew these important community hubs and provide much needed **missing middle** housing.

It is also expected that private sector redevelopment will continue within the district, with approximately 300 **residential dwellings** in the planning stages.



# Weston Creek

Indicative Land Release Program

## snapshot

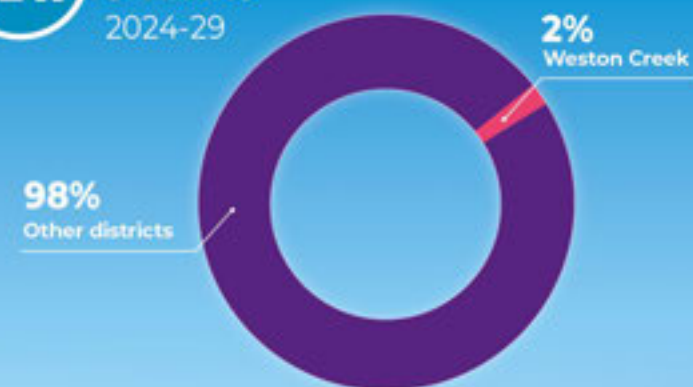
Weston Creek  
population  
  
**24,646**  
Estimated resident population  
as at 30 June 2023



### Residential releases



Residential  
releases  
5 YEARS  
2024-29







# Weston Creek snapshot

Estimated resident population as at 30 June 2023

 **24,646**

 **5.3%** of total ACT population as at June 2023

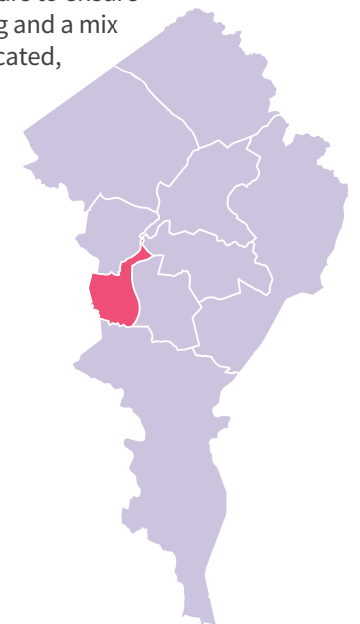
 **172** Forecast Population growth 2024-25 to 2028-29

Weston Creek has a largely suburban character, which is expected to continue, with an opportunity for diversity of **medium-density** housing types in appropriate locations, particularly along rapid public transit corridors.

The ACT Government will continue planning and site investigations in North Weston ahead of **residential** land releases planned to commence in 2028-29.

North Weston is located east of Coombs, north of the Cotter Road and south of the Molonglo River and is surrounded by the existing service station and fast-food outlets. North Weston is expected to provide opportunities for residential development

Potential opportunities identified in the Weston Creek District Strategy will be further explored by Government in the coming years to ensure that new housing and a mix of uses is well located, sensitive to the environment, and fosters a strong and vibrant community.



# Woden Valley

Indicative Land Release Program

# snapshot

Woden Valley

population



**39,497**

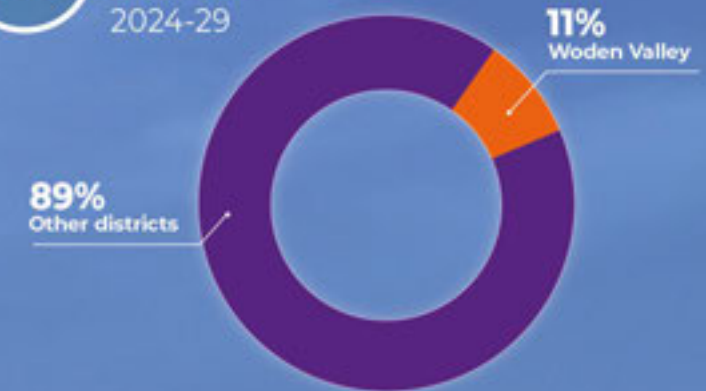
Estimated resident population  
as at 30 June 2023



## Residential releases



## Residential releases 5 YEARS 2024-29



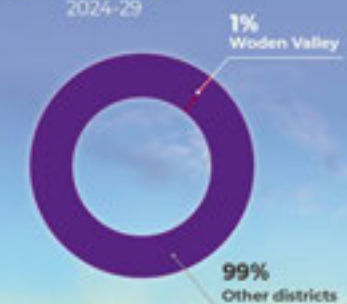
## Non-residential releases



## Commercial land release 5 YEARS 2024-29



## Community and non-urban land release 5 YEARS 2024-29





# Woden Valley snapshot

Estimated  
resident population  
as at 30 June 2023

 **39,497**

 **8.5%** of total ACT population as at June 2023

 **1,356** Forecast Population growth 2024-25 to 2028-29

Woden Valley is a hive of development activity, and this is expected to continue over the coming years, with **residential, commercial, community** and **mixed-use sites** proposed for release over the next five years including a site for **community** use programmed for release in 2025-26.

Major infrastructure is transforming the Woden district, in line with the vision and initiatives presented in the Woden District Strategy. Led by the construction of the Woden CIT and public transport interchange, Callam Street will be a people-focused heart within Woden Valley.

Connecting Woden to the City with the future light rail will revitalise the town centre. In addition to Territory-led developments, the private sector is supporting the delivery of new **commercial** and **residential** land in the district.

To support the extension of Canberra's light rail line to Woden, work to establish the Southern Gateway Planning and Design Framework will be undertaken to set the parameters for future integrated land-use and transport planning.

Engagement on the Framework will occur over the coming years.

Leading land use changes in the district, the North Curtin Residential Area is programmed for initial release in 2028-29 for **750 residential** dwellings. Community consultation for North Curtin occurred in May and June 2024 to help establish planning conditions, for endorsement by the National Capital Authority. As work progresses to release the site, the community will have further opportunities over the coming years to shape the planning and design outcomes.

Further land releases are planned in the town centre, along Athllon Drive and in the Mawson group centre.



# East Canberra

Indicative Land Release Program

# snapshot

## East Canberra

population



**2,004**

Estimated resident population  
as at 30 June 2023



### Residential releases



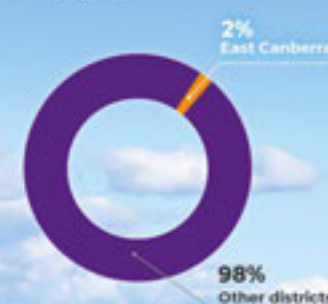
### Residential releases 5 YEARS 2024-29



### Non-residential releases



### Mixed-use land release 5 YEARS 2024-29



### Commercial land release 5 YEARS 2024-29





# East Canberra snapshot

Estimated  
resident population  
as at 30 June 2023

 **2,004**

 **0.4%** of total ACT population as at June 2023

 **197** Forecast Population growth 2024-25 to 2028-29

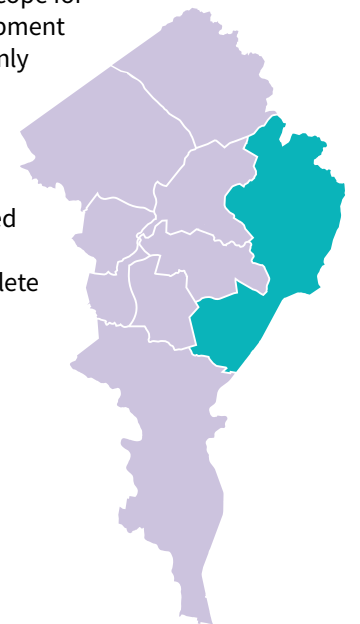
East Canberra is largely a key employment and industrial area of the ACT. Industrial land releases in Symonston are planned for 2025-26 and 2026-27.

The continuing supply of employment and industrial land is key in supporting continuing economic prosperity, diversity and growth of the Territory including for innovation, high tech, and the circular economy. To provide for this, the Eastern Broadacre area within East Canberra has been identified to accommodate future **commercial, industrial, transport** related uses, as well as support businesses and jobs due to the area's proximity to national freight routes, existing industrial precincts, and the Canberra Airport.

However, the area also contains critically endangered flora and fauna. The ACT Government is working with the Commonwealth Government to undertake a strategic assessment 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 the strategic assessment will confirm areas for future development and for environmental conservation.

There is minimal scope for residential development in this area, with only a small number of residential and mixed-use sites in Oaks Estate that will be released in 2025-26. These releases will complete the suburb.



# Future land and development opportunities – beyond 5 years

Canberra is one of the nation's fastest-growing cities, expected to reach a population of 700,000 by 2050. Forward planning for future land release and development, beyond the five years of the ILRP, is essential to support this growth while maintaining and building on the quality-of-life Canberrans currently enjoy.

Meeting this challenge relies on contributions from the ACT Government, the Commonwealth Government, and the private sector. The 2023 District Strategies identify key sites and change areas for future planning and investigation over the next 0-15 years – including areas in custodianship of the Commonwealth Government and private sector within our current urban boundaries.

The ACT Government, guided by the 2023-24 Statement of Planning Priorities, will continue to work with the Commonwealth on development opportunities and encourage private development that supports new housing and facilities that serve the Canberra community.

Priority investigations for **Canberra's Western Edge** and the **Eastern Broadacre** areas will be progressed as potential future expansion of the city's footprint. This work will provide a greater understanding and certainty about environmental issues and inform decisions about where future development can occur; and identify what land may be suitable for **employment, commercial, industrial, and transport** uses.

Planning for land release in **East Lake** for a **mix of housing** typologies and **mixed-use** development facilitated by the ACT Government, is underway following collaboration with key stakeholders and the community on the 2024 East Lake Place Plan. Future opportunities for a transport hub will be explored for the rail precinct; and, adjacent to the East Lake renewal precinct, the privately leased area known as **Dairy Road**, with a current range of commercial facilities and business opportunities, will continue to develop to provide additional housing for the Inner South.

With the goal of having more homes close to public transport corridors, providing better connectivity for residents, and reducing the impact of our growing population on the transport network, the ACT Government will progress planning for the **Southern Gateway** and the **Woden town centre**.

Focused planning will also be progressed in and around **group and local centres** that could support new and diverse housing, while revitalising the existing commercial facilities, and potentially supporting new business opportunities.

Future **housing opportunities** continue to be explored for the 701-hectare area of land (CSIRO Ginninderra) just north of Belconnen between Evatt and the Barton Highway; and the **Ginninderry Joint Venture** will continue to progress its plan over the next 30 years to provide new homes on the northern most part of the Territory.



# Appendix ILRP tables by year



## Indicative Land Release Program for 2024–25



Suburb	Block	Section	Residential dwellings (number)	Mixed-use land area (m <sup>2</sup> )	Commercial land area (m <sup>2</sup> )	Industrial land area (m <sup>2</sup> )	Community and non-urban land area (m <sup>2</sup> )	Zoning
<b>Belconnen</b>								
Belconnen	4	185			569			Commercial
Evatt	14	52					1,827	Community
Flynn	3	18					2,276	Community
Macnamara			375					Residential
Holt	71	51	168	19,645				Mixed-use
<b>Gungahlin</b>								
Casey	12, 13	132			19,038			Commercial
Gungahlin	1	249	350				8,995	Community
Gungahlin	4	235	80				2,895	Community
Gungahlin	5	235					4,075	Community
Jacka			26					Residential
Moncrieff	4	23	100				4,254	Community
<b>Inner North And City</b>								
Watson	2	76	200					Residential
<b>Molonglo Valley</b>								
Denman Prospect * Stage 3			2,940					Residential
Molonglo			700	10,000	20,000			Mixed Use Commercial
Whitlam			168					Residential
<b>Tuggeranong</b>								
Gowrie	4	291					1,692	Community
Kambah	24	286					1,523	Community
<b>2024–25 TOTAL</b>			<b>5,107</b>	<b>29,645</b>	<b>39,607</b>	<b>-</b>	<b>27,537</b>	

\* Denotes site to be re-released and an uplift in residential yield.

## Indicative Land Release Program for 2025–26



Suburb	Residential dwellings (number)	Mixed-use land area (m <sup>2</sup> )	Commercial land area (m <sup>2</sup> )	Industrial land area (m <sup>2</sup> )	Community and non-urban land area (m <sup>2</sup> )	Zoning
Belconnen	701	-	8,965	-	70,000	Residential Commercial Community
Gungahlin	564	10,000	10,000	-	10,000	Residential Mixed-use Commercial Community
Inner North and City	742	24,131	16,977	-	-	Residential Mixed-use Commercial
Inner South	250	25,000	-	-	-	Residential Mixed-use
Molonglo Valley	700	20,000	60,000	-	-	Residential Mixed-use Commercial
Tuggeranong	-	-	-	-	10,935	Non-Urban
Weston Creek	-	-	-	-	-	-
Woden Valley	-	-	-	-	2,700	Community
East Canberra	15	4,380	-	20,000	-	Residential Mixed-use Industrial
<b>2025–26 TOTAL</b>	<b>2,972</b>	<b>83,511</b>	<b>95,942</b>	<b>20,000</b>	<b>93,635</b>	

## Indicative Land Release Program for 2026–27



Suburb	Residential dwellings (number)	Mixed-use land area (m <sup>2</sup> )	Commercial land area (m <sup>2</sup> )	Industrial land area (m <sup>2</sup> )	Community and non-urban land area (m <sup>2</sup> )	Zoning
Belconnen	172	-	-	-	50,000	Residential Community
Gungahlin	575	10,000	10,000	-	10,000	Residential Mixed-use Commercial Community
Inner North and City	300	-	-	-	1,181	Residential Community
Inner South	650	-	-	-	2,885	Residential Community
Molonglo Valley	1,300	20,000	40,000	-	100,000	Residential Mixed-use Commercial Community
Tuggeranong	-	-	-	-	-	-
Weston Creek	-	-	-	-	-	-
Woden Valley	980	-	11,258	-	-	Residential Commercial
East Canberra	-	-	-	20,000	-	Industrial
<b>2026–27 TOTAL</b>	<b>3,977</b>	<b>30,000</b>	<b>61,258</b>	<b>20,000</b>	<b>164,066</b>	



## Indicative Land Release Program for 2027–28








Suburb	Residential dwellings (number)	Mixed-use land area (m <sup>2</sup> )	Commercial land area (m <sup>2</sup> )	Industrial land area (m <sup>2</sup> )	Community and non-urban land area (m <sup>2</sup> )	Zoning
Belconnen	144	-	-	-	-	Residential
Gungahlin	675	10,000	10,000	-	10,000	Residential Mixed-use Commercial Community
Inner North and City	300	-	-	-	-	Residential
Inner South	1,330	33,877	-	-	-	Residential Mixed-use
Molonglo Valley	1,400	7,000	13,000	-	-	Residential Mixed-use Commercial
Tuggeranong	150	-	7,668	-	-	Residential Commercial
Weston Creek	-	-	-	-	-	-
Woden Valley	490	-	-	-	-	Residential
East Canberra	-	-	-	-	-	-
<b>2027–28 TOTAL</b>	<b>4,489</b>	<b>50,877</b>	<b>30,668</b>	<b>-</b>	<b>10,000</b>	

## Indicative Land Release Program for 2028–29



Suburb	Residential dwellings (number)	Mixed-use land area (m <sup>2</sup> )	Commercial land area (m <sup>2</sup> )	Industrial land area (m <sup>2</sup> )	Community and non-urban land area (m <sup>2</sup> )	Zoning
Belconnen	452	-	-	-	-	Residential
Gungahlin	675	20,000	25,000	-	45,000	Residential Mixed-use Commercial Community
Inner North and City	100	-	-	-	-	Residential
Inner South	700	-	-	-	-	Residential
Molonglo Valley	1,100	-	-	-	-	Residential
Tuggeranong	-	-	-	-	-	-
Weston Creek	400	-	-	-	-	Residential
Woden Valley	850	-	-	-	-	Residential
East Canberra	-	-	-	20,000	-	Industrial
Urban Intensification Areas	600	-	-	-	-	Residential
<b>2028–29 TOTAL</b>	<b>4,877</b>	<b>20,000</b>	<b>25,000</b>	<b>20,000</b>	<b>45,000</b>	

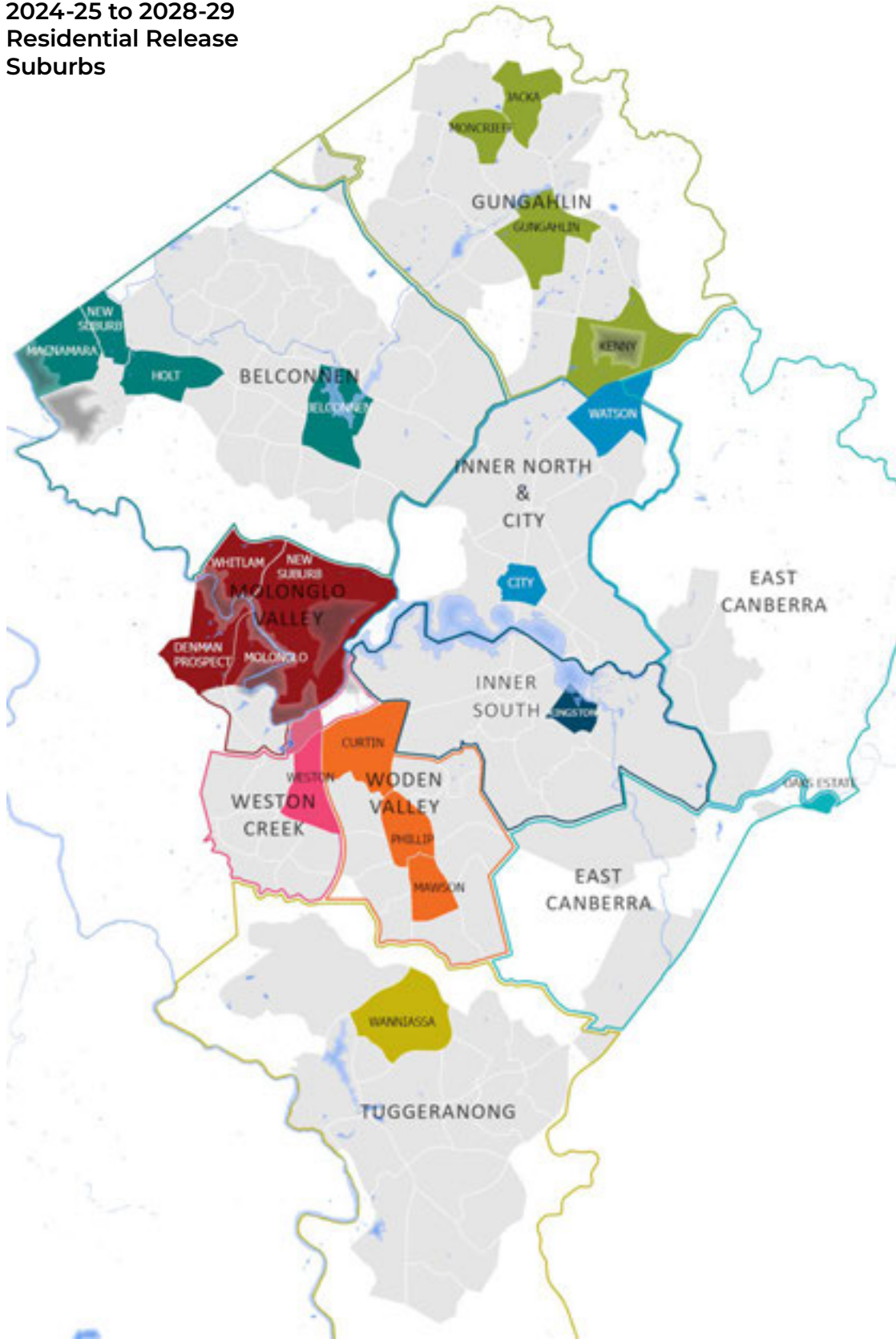
## 5-year Indicative Land Release Program for 2024–25 to 2028–29

					
Suburb	Residential dwellings (number)	Mixed-use land area (m <sup>2</sup> )	Commercial land area (m <sup>2</sup> )	Industrial land area (m <sup>2</sup> )	Community and non-urban land area (m <sup>2</sup> )
Belconnen	2,012	19,645	9,534	-	124,103
Gungahlin	3,045	50,000	74,038	-	95,219
Inner North and City	1,642	24,131	16,977	-	1,181
Inner South	2,930	58,877	-	-	2,885
Molonglo Valley	8,308	57,000	133,000	-	100,000
Tuggeranong	150	-	7,668	-	14,150
Weston Creek	400	-	-	-	-
Woden Valley	2,320	-	11,258	-	2,700
East Canberra	15	4,380	-	60,000	-
Urban Intensification Areas	600	-	-	-	-
<b>5-YEAR TOTAL</b>	<b>21,422</b>	<b>214,033</b>	<b>252,475</b>	<b>60,000</b>	<b>340,238</b>

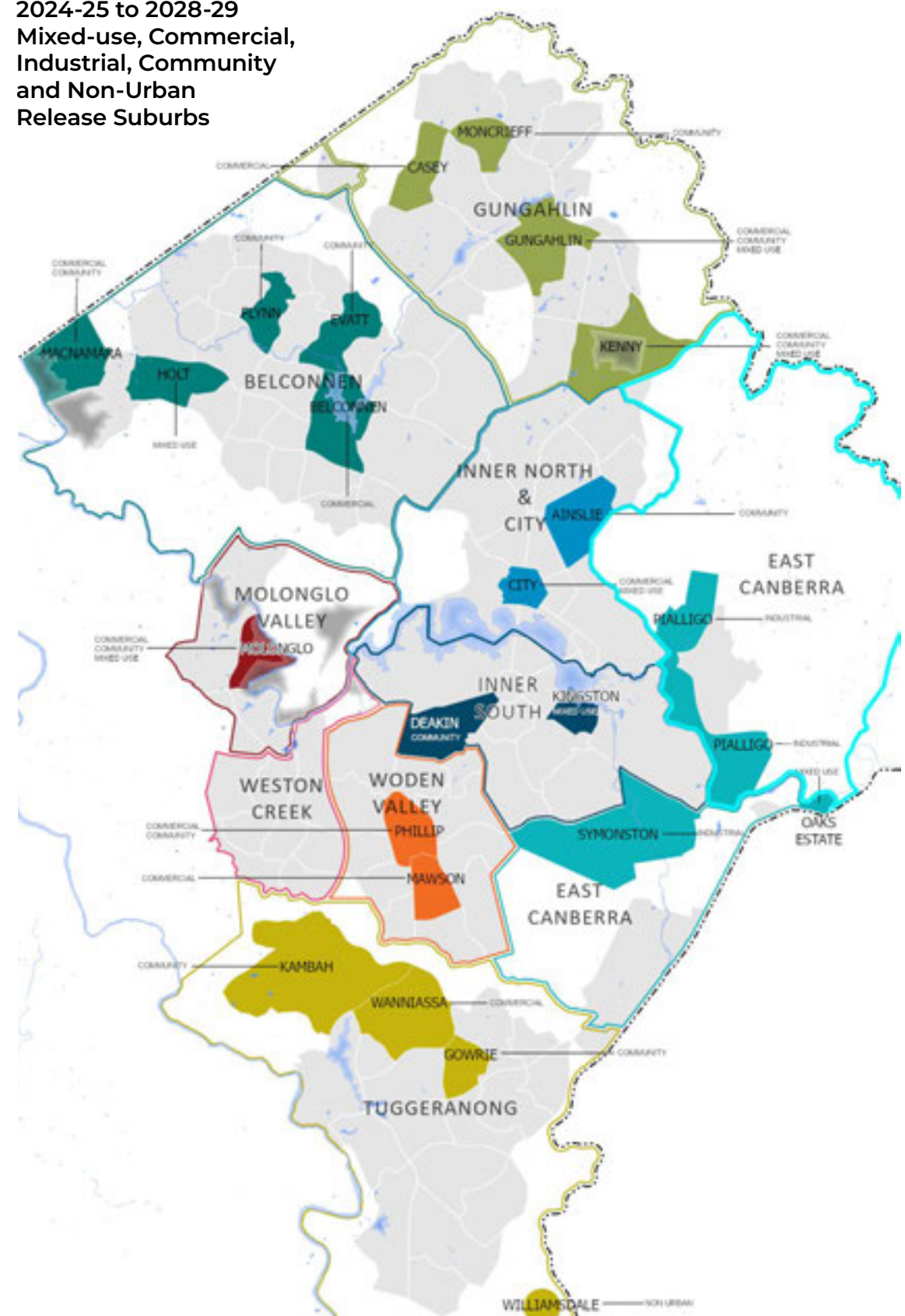
# Appendix ILRP maps



2024-25 to 2028-29  
Residential Release  
Suburbs



2024-25 to 2028-29  
Mixed-use, Commercial,  
Industrial, Community  
and Non-Urban  
Release Suburbs





Australian Capital Territory

# **Indicative Land Release Program**

**2024-25 to  
2028-29**