



ACT
Government

Australian Capital Territory

Indicative Land Release Program

2023-24 to 2027-28

ISBN: 978-1-921117-89-3

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Acknowledgment to Country

Yuma
Dhawura Nguna Dhawura Ngunnawal
Yanggu ngalawiri dhunimanyin
Ngunnawalwari dhawurawari
Nginggada Dindi yindumaralidjinyin
Dhawura Ngunnawal yindumaralidjinyin

Hello
This is Ngunnawal Country
Today we are meeting on Ngunnawal country
We always respect Elders, male and female
We always respect Ngunnawal Country

The ACT Government acknowledges 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 is continuing to deliver a compact and efficient city, that provides housing options for the people of Canberra and economic development opportunities for business.

The Indicative Land Release Program (ILRP) seeks to deliver on this goal by releasing land to support both single dwelling and multi-unit development, with a focus on delivering up to 70 per cent of new housing within the existing urban footprint as well as commercial and industrial land for development.

Well planned, designed and constructed urban development can provide social benefits to individuals and the community, as well as support economic, financial and environmental goals. Establishing new homes in already developed suburbs provides ready access to shops and services – not only benefiting the individual but improving the viability of local businesses and enhancing community activity. Infill development builds on access and opportunities for active travel, which positively impacts health and well-being and reduce transport emissions.



The Government is looking at opportunities to encourage diversity of residential housing typologies, to provide housing choices, contribute to urban character and deliver affordable housing options. At a city scale, focusing growth and increased density in proximity to services supports a more efficient public transport system, benefits the environment from reduced vehicle use and capitalises on infrastructure capacity.

The ACT Government will continue to plan for a growing population and examine opportunities to provide a diversity of homes in existing urban areas and greenfield areas, for people across Canberra.





END
SHARED
ZONE



The Indicative Land Release Program

Each year the ACT Government publishes the Indicative Land Release Program (ILRP). The ILRP is indicative in nature and identifies ACT Government land which may be released for a range of uses over the next five years.

The ACT Planning Strategy 2018 and ACT Housing Strategy 2018 underpin the development of the ILRP and District Strategies are being introduced into the planning system to implement the broad themes of the ACT Planning Strategy 2018 and other Government policies.

The various draft District Strategies have been prepared based on analysis and research on future housing needs, and to identify potential, appropriate development sites for future growth across the Territory. This includes sites for future release.

The annual review of the Government's ILRP presents an opportunity to reaffirm the Government policy settings and strategies for the growth of the city. The ILRP sets out a five year program for the release of Government land in the ACT, and is informed by the ACT Government's strategic priorities, including the Planning Strategy, Housing Strategy and the commitments under the Parliamentary and Governing Agreement for the 10th Legislative Assembly.

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 working towards 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, investment attraction and business expansion opportunities through the release of:

- > **Mixed-use land** which promote a combination of residential living and commercial activity within a single building. 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 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 provision of services to our region.

> **Community and non-urban land** which provide land for community use such as schools, recreational centres, aged care and childcare facilities.

Most sites listed on the ILRP are in the process of being made release ready. Many variables impact when, and if, the land will be ready for development.



Engagement with the community

The ACT Government is committed to the principles of an ‘Open Government’, which means:

- > transparency in process and information;
- > participation by citizens in the governing process;
- > public collaboration in finding solutions to problems and participation in the improved wellbeing of the community.

Community engagement is integral to planning our city, leading to excellent planning outcomes that benefit the local community and the wider city. For land identified in the ILRP, the community can provide important local knowledge and experiences to help inform government about future uses and opportunities for areas. Community engagement at the early planning stages for a site can build community trust, help identify potential issues and encourage innovation.

When preparing the ILRP, the government is guided by the expertise of planners and the guidance from any previous community consultation on identified sites. For example, recent community engagement for the East Lake urban renewal precinct, held through 2022 and 2023, included extensive online and in-person consultation activities. More than 500 contributions shaped the draft and final East Lake Place Plan, which will guide development and renewal activities across this important urban renewal precinct over the coming years.

Investing to achieve land release

The ACT Government is delivering planning and sustainable development policies and programs through land release that facilitates new housing, community infrastructure and other land uses for our growing population. To prepare land for release in existing and future urban areas, a range of site investigations and planning is undertaken in collaboration with key stakeholders and the community to determine the suitability of land for development.

There is a complex range of factors and considerations in land release processes that confirm a suitable mix of land is released in response to demographic and market demand, with appropriate supporting infrastructure and land use controls in place to guide future development.

The extensive nature of this site preparation process means there is a high degree of variability and contingency in land release timeframes. For example, unanticipated or unknown underground site constraints; ecological values; heritage values; contamination from previous land uses; or statutory ACT and Commonwealth approval processes may significantly impact the timing, type or conditions for land release proposals.

The ACT Government is investing in a pipeline of developable land to be able to meet the expected demand for new homes, associated employment and community land needs, in the coming years. This investment seeks to increase the number of sites available for release and reduce the risk in the ILRP.

Adequate land supply for housing is a significant factor in housing affordability, with flow on impacts on population which supports a growing tax base and GST revenue, and access to Commonwealth Government investment programs and services.

The ACT Government invests in sustainable planning and development to meet the future needs of our community, environment and economy. This includes investing in infrastructure and land release that delivers a mix of housing types (including social and affordable housing), community infrastructure (such as new recreation, health and education facilities); place making and other improvements to strengthen our local, group and town centres; and protecting our natural environment.



Facilitating Development by the Private Sector

While the ACT Government land release program is fundamental to ongoing development activity within the Territory, the private sector also plays a critical role in complementing the supply of land for a variety of uses – most importantly residential dwellings.

The ILRP is not the only mechanism that can be used to help Government deliver land to meet its housing ambitions and support growth. As available Government land reduces and becomes more complex to bring to release, the role that the Government takes in the release and development of land will continue to change and adapt. Government will have a more prominent role in facilitating development by the private sector, through other mechanisms including land facilitation and investment, planning controls and providing supporting infrastructure, rather than just through the release of Government land through the ILRP.

Redevelopment and densification projects in established suburbs on privately owned land will play an increasing role in growing and developing our city. The number of new dwellings supplied through the private sector varies year-to-year. The dwellings are generally multi-unit developments located in already established suburbs. These may be small developments of two, three or four dwellings, or larger multi-unit developments. Each contribute to the incremental increases in housing stock available across Canberra. It is estimated that privately owned land contributes between 1,000-1,500 dwellings per year on average to the existing housing stock.



Build-to-rent

The ACT Government is progressing options to grow build-to-rent as a mechanism to improve the supply of private rental accommodation.

The **build-to-rent** housing model focusses on increasing the supply of longer-term rental housing through the construction of multi-unit dwellings that are held by the developer long term and rented out rather than being sold. This model has the potential to provide long lasting community benefits, with greater **housing choice** for tenants by providing access to a home in a stable rental environment.

As part of the 2022-23 Budget, a Build-to-Rent Prospectus was developed to set out opportunities for build-to-rent investment in Canberra. This includes information on land release opportunities and possible assistance for build-to-rent developments that have included an affordable rental component.

The ACT Government released a site in Turner in 2022-23 as a pilot build-to-rent with a 15 per cent affordable rental component. Another site in Gungahlin will be released in 2024-25, and further opportunities to support build-to-rent and affordable rental developments will be pursued in the future.



Housing targets

The ILRP supports the delivery of affordable, community and public housing.

Housing affordability is not a problem unique to Canberra. A range of factors led to significant house price and rent increases in all states and territories in recent years including previous record low interest rates, low vacancy rates and Commonwealth tax policy.

The **ACT Housing Strategy 2018** has a goal for the ACT Government to deliver an 'equitable, diverse and sustainable supply of housing for the ACT community'. The ACT Government has a range of mechanisms and initiatives to provide a diverse mix of housing at a range of price points, including the ILRP.

A key priority is to drive a significant increase in housing stock to achieve targets in the 10th Parliamentary and Governing Agreement for an additional 600 affordable rental and 400 public housing dwellings.

For the first time, in addition to plans to release sites for sale, the housing targets incorporate affordable rental dwellings delivered through new innovative initiatives including developments on privately held land, as well as through the ILRP. As such the Government is planning for:

- > the sale of 103 affordable, 57 community and 63 public dwelling sites in 2023-24;
- > Turner build-to-rent pilot released in 2022-23 with a target of at least 40 affordable and 230 market rental dwellings;
- > Ginninderry Women's Build-to-Rent-to-buy 2023-24 budget initiative to deliver up-to 22 affordable dwellings;
- > Build-to-rent proposals with affordable rental on privately held land expected to deliver up to 161 affordable rentals;
- > increased promotion of the affordable housing land tax exemption, for properties managed by a Community Housing Provider, to grow take up of this initiative; and
- > Gungahlin build-to-rent land to be released for sale in 2024-25 to include affordable rental housing target.

The public housing component of the ILRP is largely targeted at lower income and vulnerable households and delivered and managed by the ACT Government. The community housing sector provides social and affordable rentals and is targeted at low to moderate income groups. The ACT Government delivers properties for affordable purchase and incentives for affordable rentals on privately owned properties managed by a community housing provider.



ACT

Indicative Land Release Program

snapshot

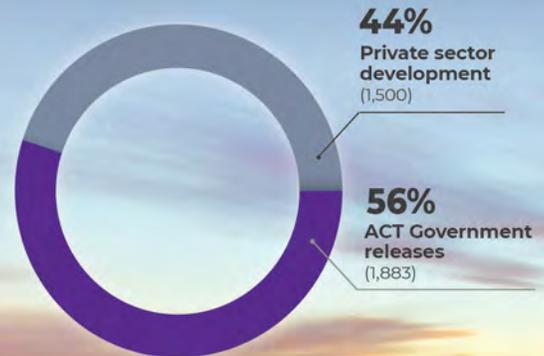
Residential releases



Residential releases in urban footprint 2023-24



Residential ACT Government releases/private sector multi-unit development¹ 2023-24



¹ Estimates based on analysis of Colliers multi-unit supply data that tracks private sector multi-unit development projects in the ACT.

ACT population



460,855

*ABS, as at December 2022



Non-residential releases



5 YEARS
2023-28
114,902m²

YEAR 1
2023-24
19,645m²

Mixed-use



5 YEARS
2023-28
201,778m²

YEAR 1
2023-24
24,702m²

Commercial



5 YEARS
2023-28
80,000m²

YEAR 1
2023-24
-

Industrial



5 YEARS
2023-28
262,379m²

YEAR 1
2023-24
22,449m²

Community
and non-urban





ACT snapshot

population
as at December 2022

 **460,855**

 **46,698** Forecast Population growth 2023-24 to 2027-28¹

 **190,935** total private dwellings

Future population growth is a key factor in forecasting demand for new housing, however, it is not the only factor. Changes in family structure – young adults looking to move out, family unions and separations – all create changes in housing needs. Additionally, recent events have seen changes in housing preference as more people work or study from home.

The ACT Government, through the ILRP is seeking to release land to deliver 16,935 new **homes for people** over the next five years. The Government continues to invest in planning and investigations to prepare land for release to accommodate our growing population. This includes considering growth in greenfield areas where it might be appropriate. The ACT Government will seek construction of new residential dwellings within the existing urban footprint to support the goal of a compact and efficient city. Sixty per cent of Government **residential** releases in the ILRP are programmed within the existing urban footprint for 2023-24. Private sector development will play a significant role in delivering on the goal of 70 per cent of new housing within the existing urban footprint as ACT Government land holdings in these areas decline.

The ACT Government continues to prepare and release land to support employment opportunities and community facilities development. Land for **employment** and **industrial** purposes is a focus to support business growth and attract investment. At present, 80,000m² is identified for **industrial** release and 201,778m² for **commercial** release. **Mixed-use** releases (114,902m²) will support activation in areas including where residential development occurs.

New ACT Government schools and local community facilities for new suburbs are supported with 262,379m² of **community** and **non-urban land** programmed for release over the next five years. Future locations for non-government schools are also being considered.



¹ The forecast population growth for the ACT and its Districts from 2023-24 to 2027-28 is based on *ACT Population Projections 2023* available on ACT Treasury website: <https://www.treasury.act.gov.au/snapshot/demography>. These projections should be considered as indicative and only reflective of information available at the time of modelling. The ACT's final District Strategies will provide a useful tool identifying where and how growth could occur.

Belconnen

Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



Belconnen

population



106,008

*ABS, as at 30 June 2022



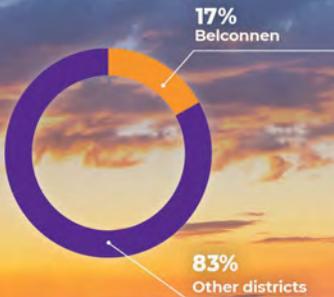
Residential releases 5 YEARS

2023-28



Mixed-use land release 5 YEARS

2023-28



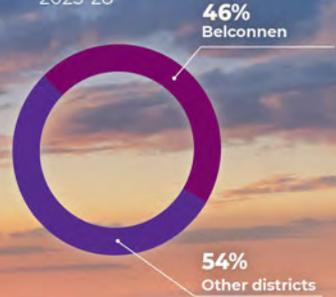
Commercial land release 5 YEARS

2023-28



Community and non-urban land release 5 YEARS

2023-28





Belconnen snapshot

population
as at June 2022



106,008



23.2% of total ACT population as at June 2022*



9,181 Forecast Population growth 2023-24 to 2027-28

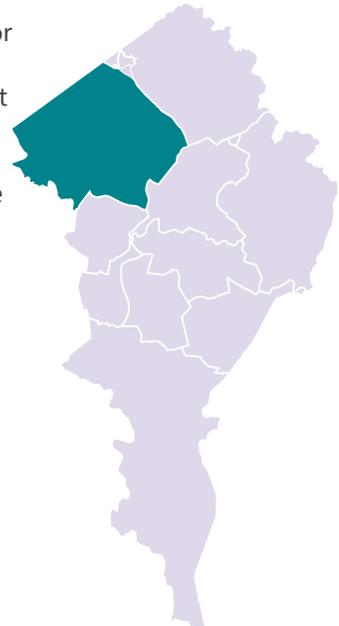
Over the next five years Ginninderry will continue to be a major source of **residential** land release for the Belconnen district. The Ginninderry Joint Venture development project is planned to deliver 11,500 homes over the next 30 years in west Belconnen and across the NSW border.

The first suburb in Ginninderry, Strathnairn, is now home to around 1,000 people. Land sales and construction has commenced and will continue in Ginninderry's second suburb – Macnamara.

Land will continue to become available for **commercial, community, and mixed-uses** to support the growing Belconnen district. Mixed-use sites in the Kippax group centre will provide more **residential** and **commercial** uses close to rapid public transport including for 80 **residential** dwellings. Infrastructure projects are underway to support the change in the centre.

Land release in Lawson is scheduled in 2023-24 to deliver 446 **medium to high density residential** dwellings and for **mixed-use**.

Private sector multi-unit development continues to provide new homes in the Belconnen district.



*ABS data on population by district is only available for June 2022 in its *Regional Population* publication. The ACT population as at June 2022 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

Residential releases



Non-residential releases



Gungahlin

population



88,414

*ABS, as at 30 June 2022



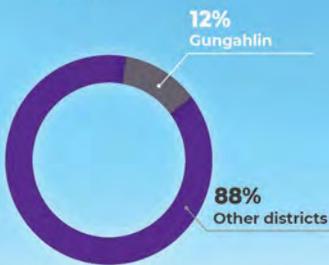
Residential releases 5 YEARS

2023-28



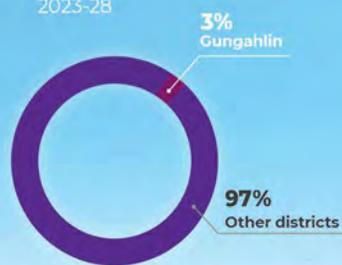
Commercial land release 5 YEARS

2023-28



Community and non-urban land release 5 YEARS

2023-28





Gungahlin snapshot

population
as at June 2022

 **88,414**

 **19.4%** of total ACT population as at June 2022

 **10,301** Forecast Population growth 2023-24 to 2027-28

Over the next five years, the final land releases in Gungahlin suburbs will commence in Jacka and Casey in 2023-24 and the new suburb of Kenny, located to the east of Mitchell, in 2025-26.

Releases in the Gungahlin town centre will provide higher density **residential**, **mixed-use** and **commercial** employment opportunities with unrivalled access to town centre services and to light rail. These releases build on the placemaking work on the eastern side of the town centre and, specifically, the Place Ambition and Design and Place Framework undertaken by the Suburban Land Agency with the community over the last year.

Also proposed for release in 2024-25 is a site for the much-anticipated new Gungahlin community centre in the Gungahlin town centre.



Inner North and City

Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



Inner North and City

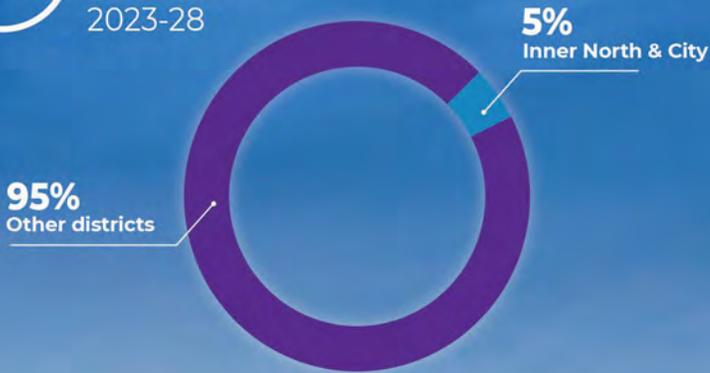
population


62,508

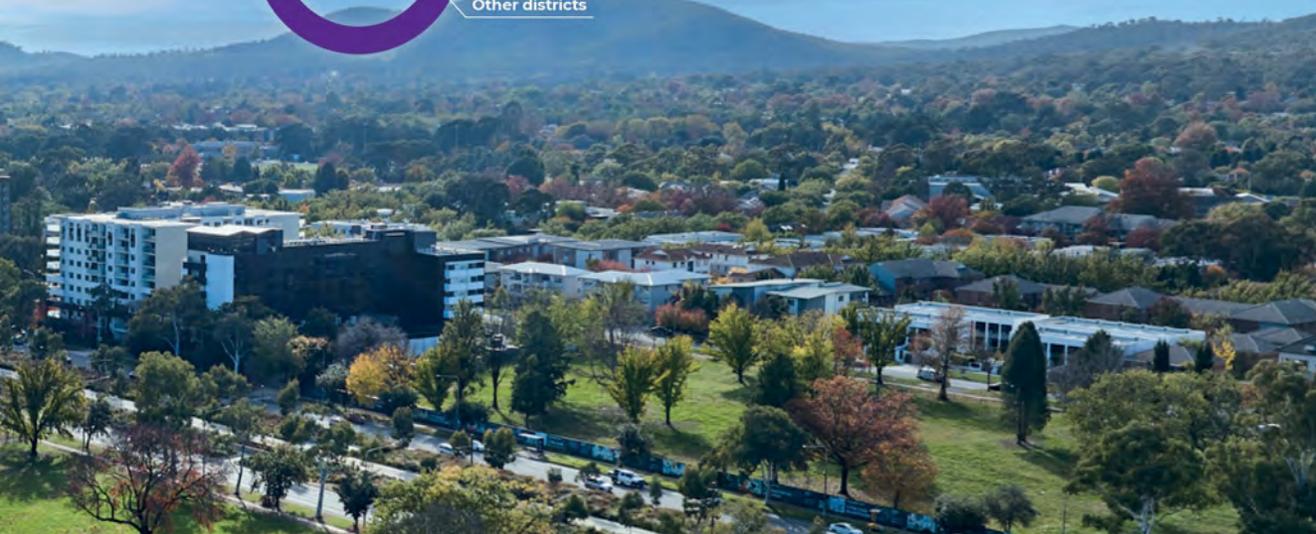
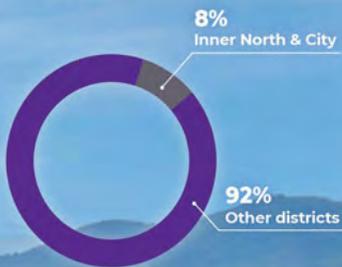
*ABS, as at 30 June 2022



Residential releases 5 YEARS 2023-28



Commercial land release 5 YEARS 2023-28





Inner North and City snapshot

population
as at June 2022



62,508



13.7%

of total ACT population as at June 2022



11,774

Forecast Population growth 2023-24 to 2027-28

A significant number of multi-unit dwellings are being planned for the Inner North and City over the next five years, supported by strong urban infrastructure including the light rail.

Work is continuing for the release of sites in Watson to support up to 400 dwellings which could include a mix of **single dwelling** blocks and **multi-unit homes**. A site is set to support a demonstration housing project, providing an innovative housing typology to address the emerging needs of Canberrans. The Watson site will also provide the opportunity for the Government to develop a new local park that will provide for a range of recreational activities for residents and the local community, including nature-play and traditional play equipment, an exercise station and bespoke elements connecting to Ngunnawal country. The significant tree border has been re-zoned to provide for additional public open space and to continue to provide for wildlife habitat, urban amenity and the reduction of urban heat in line with [Canberra's Living Infrastructure Plan: Cooling the City](#).

The city centre will also see blocks released for **commercial** and **residential** development in line with the [City Plan](#) and [City Precinct Renewal Program](#).

Private sector multi-unit development is also expected to continue in the Inner North and City.



Inner South

Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



Inner South population



32,136

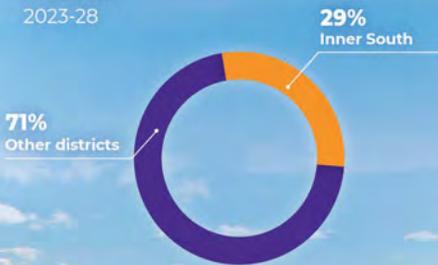
*ABS, as at 30 June 2022



Residential releases 5 YEARS 2023-28



Mixed-use land release 5 YEARS 2023-28





Inner South snapshot

population
as at June 2022

 **32,136**



7.0%

of total ACT population as at June 2022



3,743

Forecast Population growth 2023-24 to 2027-28

The Inner South will be supported with the planned release of two **mixed-use** development sites in Kingston that will seek to deliver 680 new **multi-unit homes**.

New **residential** and **mixed-use** development is also being planned in East Lake with significant planning work further progressing in 2022 and 2023. In recent years, the ACT Government has continued to work with the community and key stakeholders to collaboratively prepare a Place Plan. The Place Plan will guide future development in the East Lake urban renewal precinct with land releases commencing in 2025-26, seeking to provide for 1,150 new homes in the next five years. For more information: [YourSay -East Lake Place Plan](#)

There are also several **private developments** providing new **residential** homes in the Inner South that will further boost the offering and diversity of housing available in the area.



Molonglo Valley

Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



Molonglo Valley

population



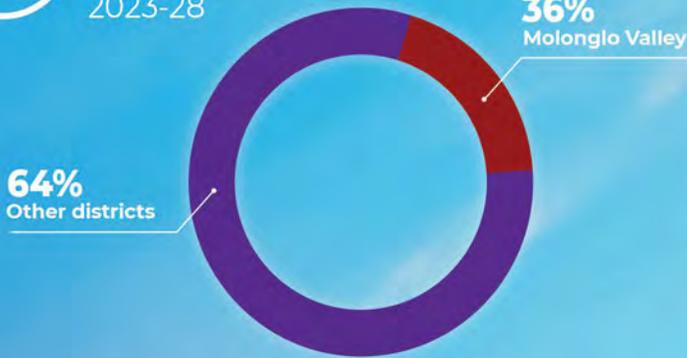
12,577

*ABS, as at 30 June 2022



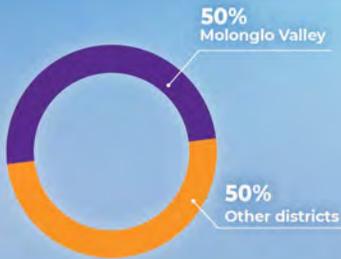
Residential releases 5 YEARS

2023-28



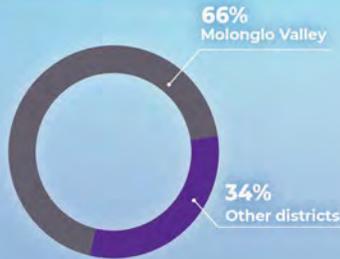
Mixed-use land release 5 YEARS

2023-28



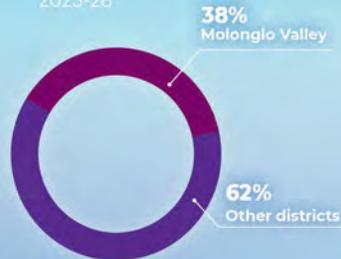
Commercial land release 5 YEARS

2023-28



Community and non-urban land release 5 YEARS

2023-28





Molonglo Valley snapshot

population
as at June 2022

 **12,577**



2.8%

of total ACT population as at June 2022



10,368

Forecast Population growth 2023-24 to 2027-28

Over the next five years, substantial **residential** land supply will continue in Whitlam and commence in the new unnamed suburb located east of Whitlam and John Gorton Drive.

In addition, **residential, mixed-use** and **commercial releases** will commence in the suburb of Molonglo from 2024-25.

In the coming years, the suburb of Molonglo will become the primary **commercial** hub for the community in the Molonglo Valley with its retail, services, employment, community facilities and public spaces. A site is set to be released in 2024-25 for a government college and high school. Public transport and active travel routes will connect the centre to the surrounding neighbourhoods, recreational spaces and to the wider Canberra.

A **community** and **recreation facilities** needs assessment is underway and once completed will provide evidence-based advice to inform planning processes and improve community and recreation facilities across the Molonglo Valley.



Tuggeranong

Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



Tuggeranong

population



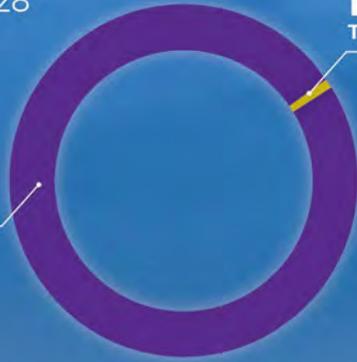
88,886

*ABS, as at 30 June 2022



Residential releases 5 YEARS 2023-28

99%
Other districts

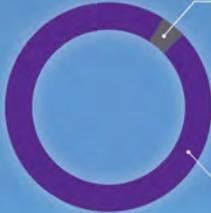


1%
Tuggeranong



Commercial land release 5 YEARS 2023-28

4%
Tuggeranong

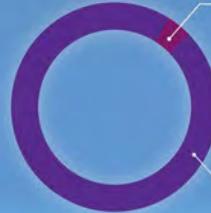


96%
Other districts



Community and non-urban land release 5 YEARS 2023-28

4%
Tuggeranong



96%
Other districts





Tuggeranong snapshot

population
as at June 2022

 **88,886**



19.5% of total ACT population as at June 2022



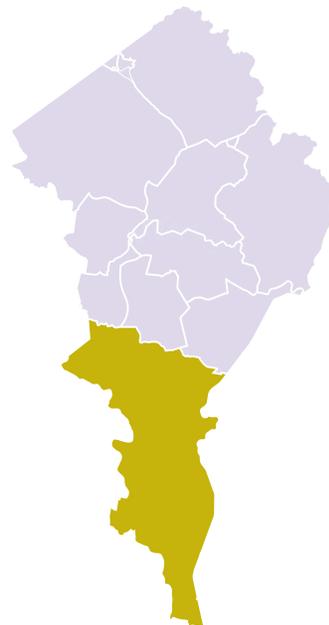
-473

Forecast Population growth 2023-24 to 2027-28

Tuggeranong has seen a significant level of multi-unit **residential** development over recent years, primarily around Lake Tuggeranong in Greenway. While population growth in Tuggeranong is forecast to be relatively low in comparison to other districts, there are opportunities for future complementary growth and improvements, particularly in additional housing, facilities and services. These opportunities are highlighted in the District Strategies documentation and will be further explored by the Government in the coming years.

The ACT Government is currently investigating the potential to release additional land for **commercial, residential and mixed-use** development at the Erindale group centre in Wanniasa to support growth and improvement of this important centre through new commercial and well-integrated residential uses. Work is continuing on the release of a parcel of **non-urban land** in the far south of Tuggeranong, Williamsdale.

Private sector multi-unit development will also continue in the Tuggeranong district.



Weston Creek

Indicative Land Release Program

snapshot

Residential releases



Weston Creek population



24,408

*ABS, as at 30 June 2022



Residential releases 5 YEARS

2023-28

96%
Other districts



4%
Weston Creek





 cooleman court



Weston Creek snapshot

population
as at June 2022

 **24,408**



5.3%

of total ACT population as at June 2022



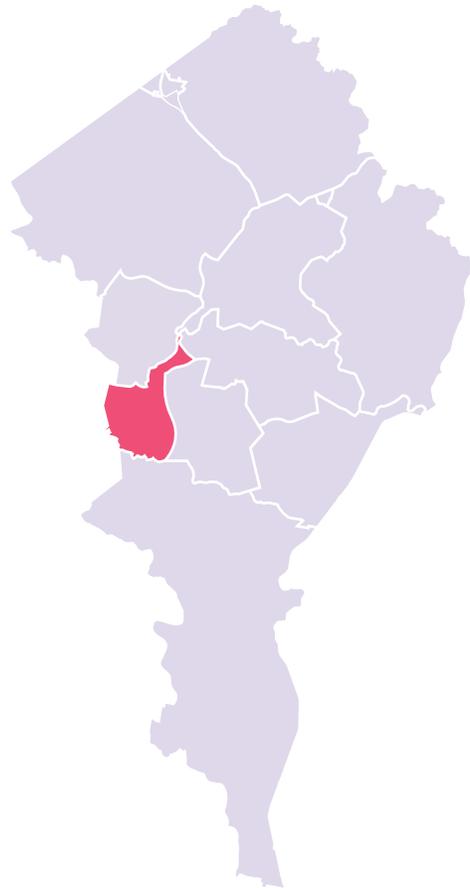
206

Forecast Population growth 2023-24 to 2027-28

The ACT Government continues due diligence, planning and site investigations ahead of **residential** land releases in North Weston in 2026-27.

North Weston is located east of Coombs and north of the Cotter Road surrounding the existing service station and fast-food outlets and opportunities exist for **commercial, residential** and **mixed-use development**.

Potential opportunities identified in the District Strategies will be further explored by Government in the coming years.



Woden Valley

Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



Woden Valley

population

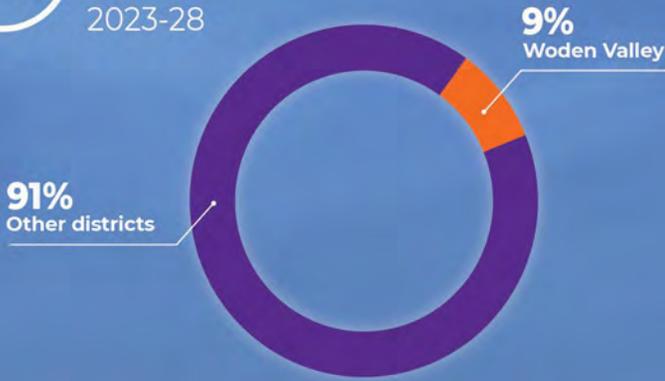


39,177

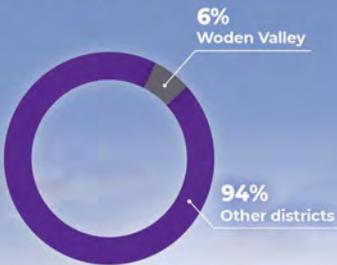
*ABS, as at 30 June 2022



Residential releases 5 YEARS 2023-28



Commercial land release 5 YEARS 2023-28



Community and non-urban land release 5 YEARS 2023-28





Woden Valley snapshot

population
as at June 2022

 **39,177**



8.6%

of total ACT population as at June 2022



1,410

Forecast Population growth 2023-24 to 2027-28

The transformation of the Woden district is well underway with significant infrastructure and land release either planned or in progress to improve Woden town centre. Callam Street is changing into a revitalised, people-focussed street in the heart of an improved town centre, connected to the city, inner north and beyond by the integration of the future light rail. A new public transport interchange is currently being constructed in conjunction with the new Woden CIT.

To improve access to these services for more of our community, 1,470 new **residential** dwellings and 11,258m² of new **commercial retail** and **office space** is planned for release in the district in line with community engagement outcomes. Other development in the early stages of planning for the area will further assist in making the Woden town centre, Mawson group centre and City to Woden light rail corridor (including the North Curtin residential area) more active, attractive, accessible, inclusive, diverse and sustainable urban environments.



East Canberra

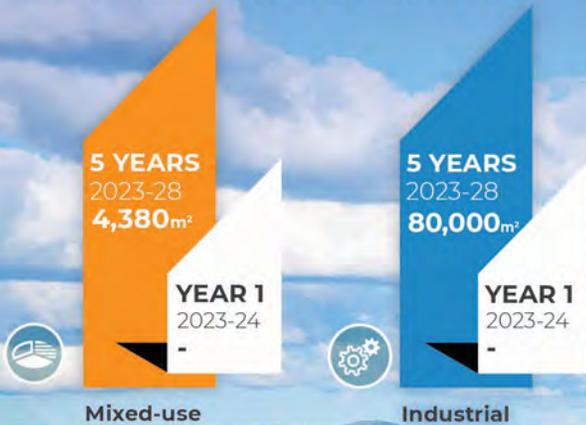
Indicative Land Release Program

snapshot

Residential releases



Non-residential releases



East Canberra population

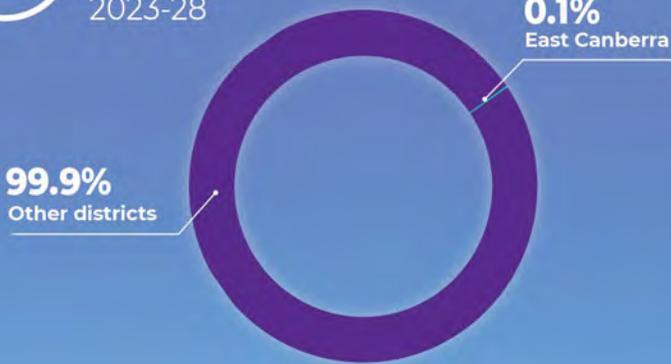

1,960

*ABS, as at 30 June 2022



Residential releases 5 YEARS

2023-28



Mixed-use land release 5 YEARS

2023-28



Industrial land release 5 YEARS

2023-28





East Canberra snapshot

population
as at June 2022

 **1,960**



0.4%

of total ACT population as at June 2022

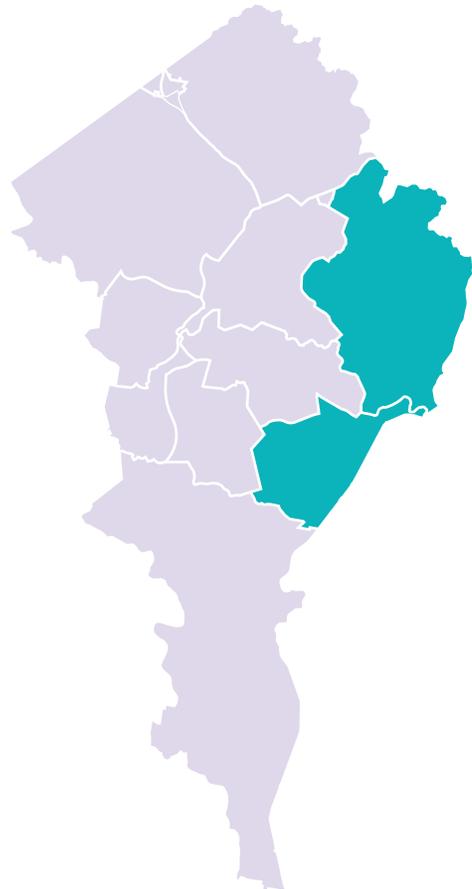


230

Forecast Population growth 2023-24 to 2027-28

East Canberra is largely an employment and industrial area of the ACT which will continue to support the economic growth of the Territory. Future land for employment and industrial releases will be facilitated by the outcomes of the Eastern Broadacre Strategic Assessment. The first land releases are proposed to commence in Symonston in 2023-24 and provide a total of 80,000m² of **industrial** land for employment.

There is minimal scope for residential development in this area, however, there are a small number of residential and commercial sites remaining in Oaks Estate, which lie within the district and is proposed to provide for a small amount of **commercial** and **residential** development in the future.



Future land and development opportunities

The future supply of land and development in the ACT relies on contributions not only from the ACT Government through land release, but through the release of land by the Commonwealth Government and through private development opportunities. While the ACT Government has indicated areas for investigation and the approach to where growth will be focused, there is also land in Commonwealth Government custodianship and private ownership that will contribute to the future development and housing supply for the ACT.

The [ACT Planning System Review and Reform](#) presents opportunities for identifying land that could be investigated for further urban redevelopment across the Territory.

The introduction of the [District Strategies](#) will provide greater spatial and policy direction at a district scale and will become an important strategic tool to identify land, many that will be within the areas identified in the Planning Strategy, sites for further investigation, for potential change and development, to accommodate the growth and changing needs of the city and community into the future. This is important to future land supply and for government's role in land supply, as identification of land suitable for development and redevelopment is an important step in the land release process.

It is important that land, whether identified for release through the ILRP, made available through divestment of existing Government assets, or private development, be considered for development or redevelopment in the context of the ACT Planning Strategy and District Strategies.

Early investigation work is continuing in the **Western Edge Investigation Area** to examine potential future uses. The Western Edge Investigation Area includes land generally bordered by the Murrumbidgee River and the existing urban areas of Belconnen, Molonglo Valley, Weston Creek and Kambah. The ACT Government has completed a range of preliminary background investigations and further detailed environmental investigations are required and will be progressed in the coming years. The results of these investigations will determine if further planning and site assessments should be pursued with a view to determining what, if any, land might be suitable for future development.

[The ACT Planning Strategy 2018](#) also identified land to the east as a potential area for industrial and employment opportunities. The **Eastern Broadacre** area extends from Hume in the south to the Federal Highway in the north, incorporating land around Fyshwick and Canberra Airport. Importantly, this area is in close proximity to national freight routes.

The Eastern Broadacre area contains critically endangered flora and fauna. On this basis, the ACT Government has entered into an agreement with the Commonwealth Government to undertake a strategic assessment under the [Environment Protection and Biodiversity Conservation Act 1999](#). The Eastern Broadacre Strategic Assessment will look at the potential impacts on environmental values from possible development and recommend avoidance, a conservation strategy and/or environmental offsets. This may include the establishment of new nature reserves.

Investigations are also underway along the proposed Canberra Light Rail – City to Woden corridor.

Opportunities also exist or could arise across the city that will be delivered by the Commonwealth Government or private sector.

The CSIRO hold a 701-hectare area of land (**CSIRO Ginninderra**) just north of Belconnen between Evatt and the Barton Highway. What was a former agricultural research site, there is now an opportunity for this area to be integrated into the broader city. After having the site reclassified as ‘Urban’ under the National Capital Plan, CSIRO is looking at ways to progress a sustainable urban development informed by science and innovation¹.

Adjacent to the East Lake renewal precinct being progressed by the ACT Government, the privately leased area known as **Dairy Road** has been gradually developing. Currently home to a range of commercial facilities, this mixed-use precinct is looking to eventually provide a hub for employment and places to live with proposed residential development².

A number of sites across Canberra that are home to **recreation facilities** may look at more efficient and/or different service provision approaches that could create opportunities for other uses that integrate into communities. Through district planning work, a range of sites (e.g. the **AIS**) may be identified that could present opportunities for a broader range of uses and to accommodate future growth.

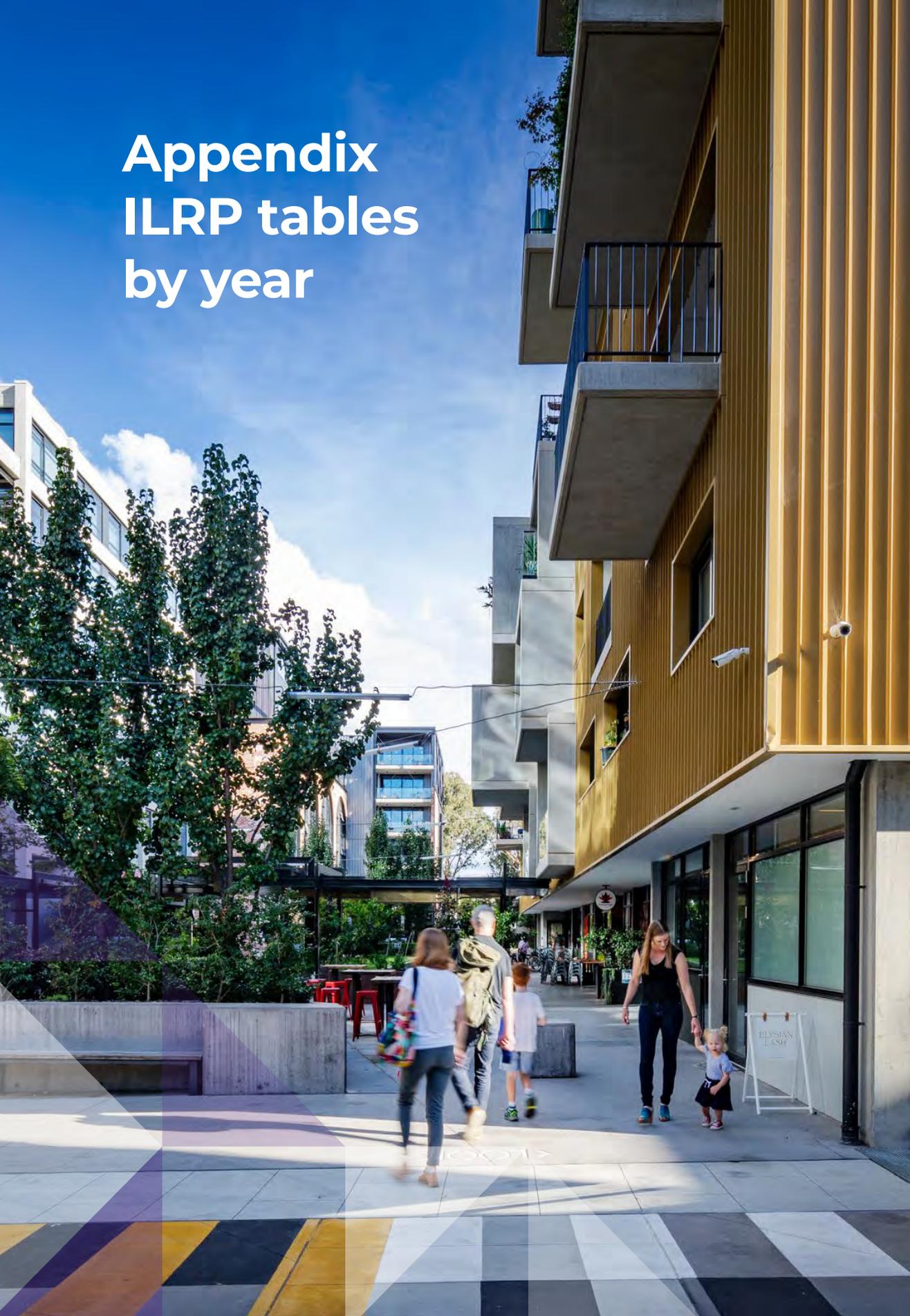
Highly accessible and adjacent to light rail in Canberra’s inner north, **Yowani Grounds** is being progressed by the private sector. A current golf course, there is now opportunity for mixed-use development with residential density increasing towards Northbourne Avenue and commercial opportunities central to the precinct which include retail and cafes.³

¹ <https://ginninderraproject.com.au/>

² <https://dairyroad.com.au/>

³ <http://www.yowanigrounds.com.au/>

Appendix ILRP tables by year



Indicative Land Release Program for 2023–24



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	4	185			702			Commercial
Macnamara			400					Residential
Holt	71	51	80	19,645				Residential/Mixed-use
Lawson*			446	TBC	TBC		TBC	Residential/Mixed-use/Commercial/Community
Gungahlin								
Casey	12 & 13	132	100		24,000			Residential/Commercial
Gungahlin			300	TBC	TBC			Residential/Mixed-use/Commercial
Jacka			99					Residential
Inner North And City								
Watson	2	76	200					Residential
Molonglo Valley								
Whitlam			258					Residential
Woden Valley								
Curtin#	12 & 13	99					22,449	Community
2023–24 TOTAL			1,883	19,645	24,702	-	22,449	

* Denotes site to be re-released.

This site is to be released for a village style dementia care facility.

Indicative Land Release Program for 2024–25



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	345					Residential
Gungahlin	489				8,995	Residential/Community
Inner North and City						
Inner South						
Molonglo Valley	1,238	10,000	20,000		100,000	Residential/Mixed-use/ Commercial/Community
Tuggeranong						
Weston Creek						
Woden Valley						
East Canberra	15	4,380		40,000		Residential/Mixed-use/ Industrial
2024–25 TOTAL	2,087	14,380	20,000	40,000	108,995	

Indicative Land Release Program for 2025–26



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	200		8,173		70,000	Residential/Commercial/Community
Gungahlin	500					Residential
Inner North and City			16,977			Commercial
Inner South	650					Residential
Molonglo Valley	1,400	20,000	60,000			Residential/Mixed-use/Commercial
Tuggeranong					10,935	Community
Weston Creek						
Woden Valley						
East Canberra				40,000		Industrial
2025–26 TOTAL	2,750	20,000	85,150	40,000	80,935	

Indicative Land Release Program for 2026–27



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	265				50,000	Residential/Community
Gungahlin	600					Residential
Inner North and City	300					Residential
Inner South	250					Residential
Molonglo Valley	2,100	20,000	40,000			Residential/Mixed-use/Commercial
Tuggeranong						
Weston Creek	400					Residential
Woden Valley	980		11,258			Residential/Commercial
East Canberra						
2026–27 TOTAL	4,895	20,000	51,258	-	50,000	

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	300					Residential
Gungahlin	600					Residential
Inner North and City	300					Residential
Inner South	930	33,877				Residential/Mixed-use
Molonglo Valley	1,100	7,000	13,000			Residential/Mixed-use/Commercial
Tuggeranong	150		7,668			Residential/Commercial
Weston Creek	250					Residential
Woden Valley	490					Residential
East Canberra						
Urban Intensification Areas	1,200					Residential
2027-28 TOTAL	5,320	40,877	20,668	-	-	

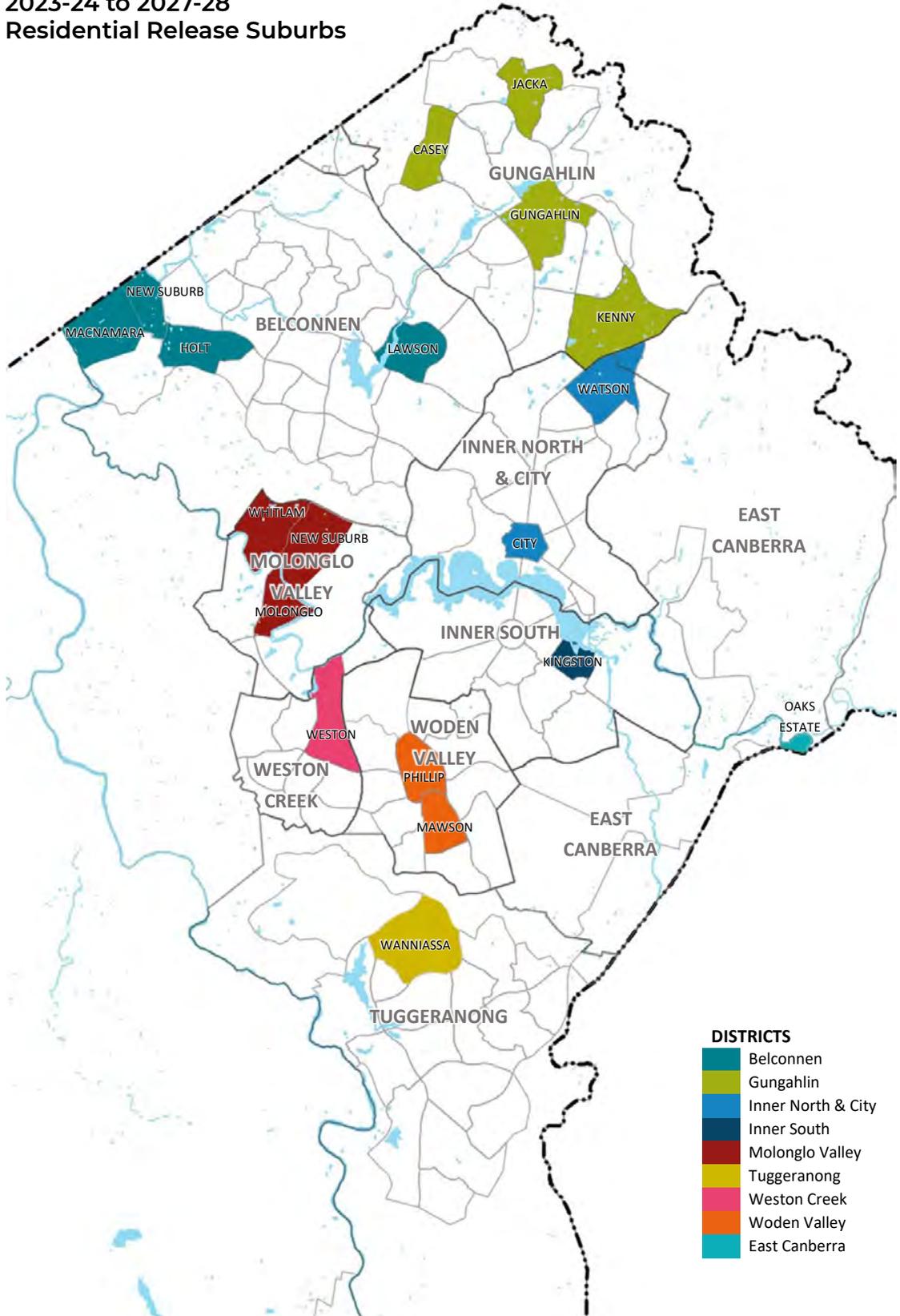
5-year Indicative Land Release Program for 2023–24 to 2027–28

					
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)
Belconnen	2,036	19,645	8,875	-	120,000
Gungahlin	2,688	-	24,000	-	8,995
Inner North and City	800	-	16,977	-	-
Inner South	1,830	33,877	-	-	-
Molonglo Valley	6,096	57,000	133,000	-	100,000
Tuggeranong	150	-	7,668	-	10,935
Weston Creek	650	-	-	-	-
Woden Valley	1,470	-	11,258	-	22,449
East Canberra	15	4,380	-	80,000	-
Urban Intensification Areas	1,200	-	-	-	-
5-YEAR TOTAL	16,935	114,902	201,778	80,000	262,379

Appendix ILRP maps



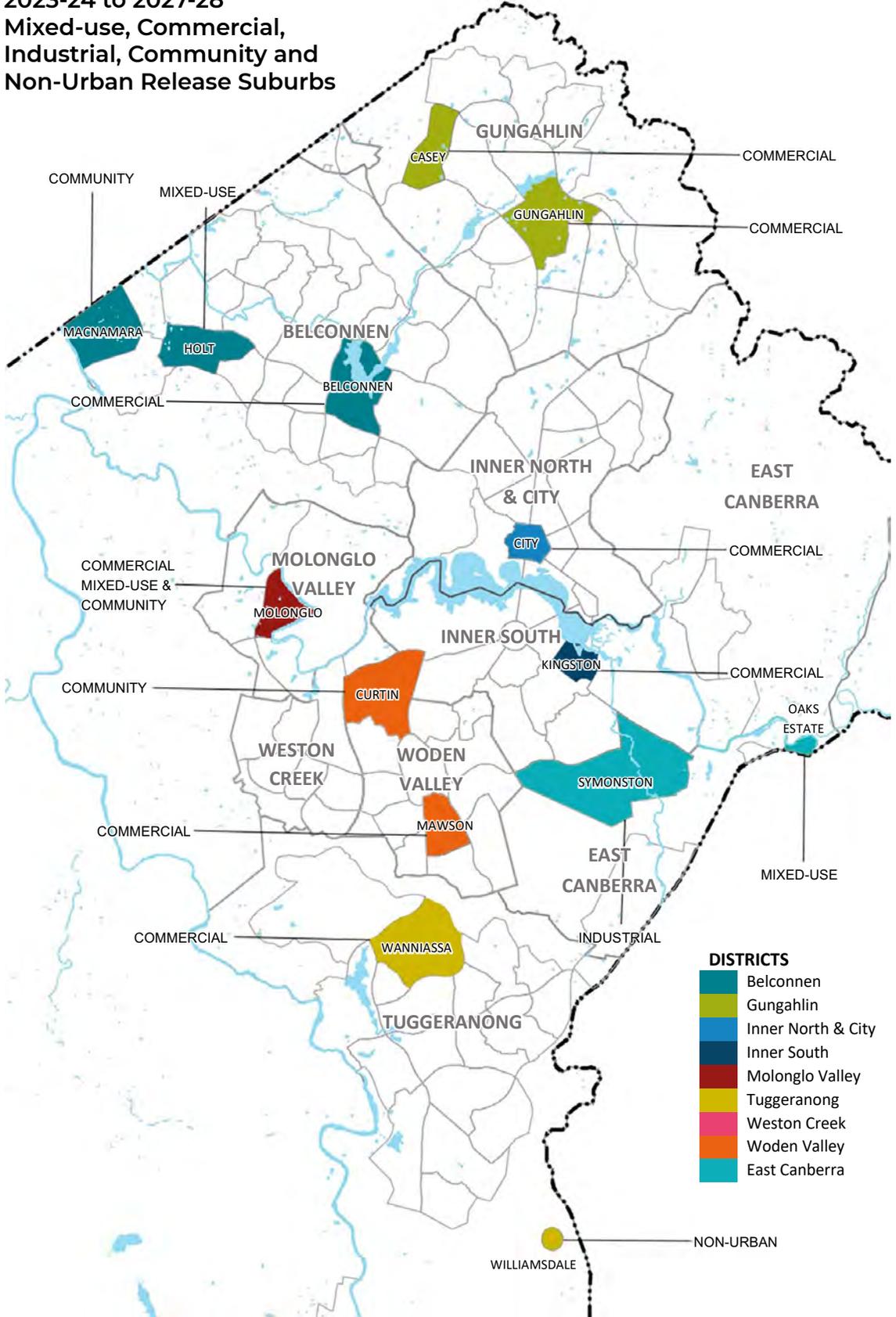
**2023-24 to 2027-28
Residential Release Suburbs**



DISTRICTS

	Belconnen
	Gungahlin
	Inner North & City
	Inner South
	Molonglo Valley
	Tuggeranong
	Weston Creek
	Woden Valley
	East Canberra

**2023-24 to 2027-28
Mixed-use, Commercial,
Industrial, Community and
Non-Urban Release Suburbs**









Australian Capital Territory

Indicative Land Release Program

2023-24 to
2027-28