



Australian Capital Territory

Housing Supply and Land Release Program

2025-26 to 2029-30



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Acknowledgment to Country

Yuma

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

Naraganawaliyiri yarabindjula.

Hello

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

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

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

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Context and Vision

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

The importance of having a home cannot be underestimated. It provides the foundation for so many aspects of a person's life – for health, education, work, family and so much in between. The Government believes there is a moral and economic imperative to supply more homes and ensure that all Canberrans can afford housing in our city, whether it is to buy or rent.

Meeting this goal isn't just about providing new housing, it's about supporting more housing choice in new and existing suburbs in homes that people want to live in, where they want to live. Access to secure and sustainable housing, and well located homes close to shops, services and transport, help to foster a strong connection to community and is fundamental to the directions of the ACT Planning Strategy.

Delivering on this commitment whilst promoting diversity in housing mix and meeting the community's needs requires a range of strategies and action by all levels of government and the building and construction sector.

In the face of a national housing crisis, the ACT Government is working with the Australian Government to bolster the housing stock and improve housing access, choice, and affordability. The Housing Supply and Land Release Program brings together the actions that Government is taking to achieve this goal.

Yvette Berry MLA
Minister for Homes and New Suburbs

Chris Steel MLA
Minister for Planning and Sustainable Development

Importantly the Housing Supply and Land Release Program (HSLRP) has been expanded to reflect the broader efforts by the ACT Government to supply housing on both leased and unleased land, and housing delivered directly (eg. public housing) or enabled through partnerships with the private sector.

This reflects the reality over time that as easily developable Territory owned land becomes scarcer, there will be a greater reliance on land held by the private sector in the existing urban footprint for the supply of new homes. The Government will play an important role through the next stages planning reform to enable opportunities on leased land, in addition to continuing to release Territory-held land and building a pipeline of public homes.

The ACT Government recognises that building a new home has many steps and we are focused on changes to the early phases where it can have the most direct influence – through land release, and the planning and assessment phases. Ongoing work as part of the Government's Construction Productivity Agenda for the ACT aims to work with the construction sector streamline the planning and building approvals process and reduce or remove regulatory or other barriers to ensure that new homes can be built sooner.

These initiatives will enable tens of thousands of new homes for Canberrans over the next five years.

Housing Demand and Supply

Population growth is an important indicator of housing demand and plays a vital role in government's strategies. While not the only determinant, it informs the need for new dwellings and associated services such as education, healthcare, employment, recreational and other community needs and provision of associated infrastructure.

In the 12-months to the December 2024 quarter, the ABS reported the ACT's population grew by an additional 6,838 residents. Based on an average occupancy rate of 2.5 persons per dwelling, this represents demand for an additional 2,735 new homes. Over the same period, the ACT total dwelling stock increased by 3,900 new homes, enough to house around 9,750 people based on the aforementioned occupancy rate.

ABS data also shows the level of dwelling stock remains healthy in the ACT. The annual growth in dwelling stock of 2.0 per cent is above the ACT's population growth of 1.4 per cent (as of the December 2024 quarter); 4,336 new dwellings were completed over the 12-months to December 2024. Latest ABS data shows there were 2,240 new dwelling approvals over the 12-months to April 2025.

While there has been some slowdown in approvals and completions compared to the same period last year, there is strong planning activity in both greenfield areas and multi-unit development. As at the March quarter 2025, more than

250 developments applications were underway, seeking approval for low density houses/townhouses across the Territory to provide incremental density growth in some of our established suburbs. As of the same period, 16 development applications are underway seeking approval for high-density proposals, primarily in the City and Inner North district, with potential to add more than 3,000 new homes to our city.

Whilst there has been ongoing growth in housing stock overall, the Government understands that there is more to the demand/supply equation. The type of housing supplied matters as a greater diversity of housing stock provides choice. For example, there is a gap in the supply of homes between single, detached houses and high-rise apartments in the City and Town Centres. This gap is filled with 'missing middle' housing, including multi-occupancy housing, townhouses, terraces and low-rise apartments. The missing middle reforms, currently on public exhibition, will enable more of this style of housing across our RZ1 and RZ2 zones in the future, unlocking more housing choice in the places people want to live.

Whilst the Government is enabling the supply of 30,000 new homes, the delivery of the new homes is subject to market capacity and industry capability. The Government will monitor and report on housing supply and the achievement of targets under the National Housing Accord.

National Housing Accord

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

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

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

Our affordable housing commitment under the Accord is to fund 175 affordable homes in the ACT by 2029. We are on track to meet this commitment and are negotiating funding arrangements through the Affordable Housing Project Fund for hundreds of new affordable rental dwellings, with further opportunities to come. We expect that an additional 700 affordable homes in the ACT will be supported through Housing Australia's first round of funding for the HAFF, across multiple projects. At the time of publication, Housing Australia is currently negotiating with preferred proponents. The second round of funding through the HAFF will provide financial assistance to complement state and territory funding to expand social housing.



Enabling 30,000 New Homes by 2030

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



Facilitating more homes near transport routes and connections

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

The City and Gateway Urban Design Framework sets the vision and principles for development in the city centre and along the gateway corridor of Northbourne Avenue and the Federal Highway. The Light Rail Five Years On: Benefit Realisation Report 2024 noted the project stimulated residential development and re-development, and corresponding strong population growth, particularly along the Northbourne Avenue section. Work is now progressing with the Northern Gateway Project seeking to further the implementation of the City and Gateway Urban Design Framework along the corridor north of Antill and Mouat Streets.

The ACT Government has also commenced work on the Southern Gateway Planning and Design Framework, which will guide the growth and development of land adjacent to the Light Rail Stage 2B alignment and

the Rapid Bus corridor along Athllon Drive from Woden town centre to the southern extent of Torrens and Farrer. Whilst leveraging off and supporting the future light rail stages, urban development along this corridor will take account of the different needs of this area of Canberra, suited more to mid-rise development, while still providing a significant boost to the Territory's housing stock and delivering well located homes.

Facilitating more homes in commercial centres

The ACT Government is also working with landholders across the Territory to facilitate development propositions and proposals that seek to redevelop commercial facilities for the benefit of the broader community, as well as bolster housing supply. For example, the direct sale of land in Holt seeks to support the substantial modernisation of Kippax group centre. Plans for the centre will see an increase in retail space, provision of additional basement parking, new indoor and outdoor public spaces and importantly, provide approximately 168 new residential apartments including 12 affordable homes.

The Government is also committed to working with owners of existing commercial centres to explore more shop-top housing and other community facilities, while revitalising centres.

Enabling Missing-Middle housing

Missing-middle and low-rise housing options in our existing suburbs will increase housing supply, provide more housing choice, and support sustainable development by making Canberra compact and efficient. Missing-middle housing can also encourage a strong sense of community through proximity of homes, jobs and services, and the sharing of leisure spaces.

The recent release of the draft Missing-Middle Housing Design Guide, and associated proposed Territory Plan changes to RZ1 and RZ2, will support delivery of well-designed low-rise dwellings, focussing on multi-occupancy housing (such as dual- and tri-occupancy housing), townhouses, terraces, and apartment buildings up to three storeys.

The associated draft design guide demonstrates how the incorporation of more missing-middle housing choice can be delivered in a manner sensitive to existing neighbourhoods.

Following the successful finalisation of the missing-middle housing reforms, the ACT Government has committed to the

future development of a Pattern Book to represent missing middle typologies for use by industry. More information on the Pattern Book will be announced by government in due course.

The Suburban Land Agency is already delivering innovative, net zero missing-middle housing typologies through their house and land packages in the North Wright Sustainable Precinct.

These separately titled terrace homes demonstrate six different floorplans delivered on a small footprint, including 2 and 3 bedroom and dual key homes, demonstrating the flexibility and efficiency of sustainably designed missing-middle houses. Stage 1 construction of 23 entry-level sustainable homes is nearing completion. These homes will have up to 80% reduction in energy consumption compared to a typical 7 Star home. Stage 2 design is underway for 20 prefabricated homes that will be piloting Modern Methods of Construction and mass-timber panel systems for homes designed to 8 Star plus and Passivhaus Classic.

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

The Canberra community is looking for renewal at their local shops and the ACT Government is supporting this by encouraging investment in housing closer to shops and rapid transport connections.

Work is progressing on planning provisions to facilitate a renewing and maturing of our local and group centres into active multi-purpose hubs, supporting mixed-use developments and 'shop-top' or 'shop-adjacent' housing.

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

Offering diversity in housing choice, 'shop-top' and 'shop-adjacent' housing can be the catalyst for revitalising vacant, underutilised, or ageing commercial centres, bringing social vitality to the area, as well as enhancing safety and security, and contributing to the economic viability of Canberra's shopping precincts.

Territory Plan changes will be considered that could allow residential development in Commercial Zone 6 (CZ6). Whilst remaining mindful of maintaining existing community and leisure facilities, the ACT Government will look to support clubs in their planning and that could deliver new homes on appropriately located land across the Territory.





Indicative Land Release

Each year, alongside the budget, the ACT Government publishes a program showing the five-year plan for the release of Territory-owned land for a range of uses which meet the diverse needs of Canberra's growing population. This was previously the stand-alone publication known as the Indicative Land Release Program (ILRP). The ILRP now forms a subpart of this broader Housing Supply and Land Release Program.

The program remains aligned with the ACT Government's key strategies, including the [ACT's 2018 Planning Strategy](#), the [ACT Housing Strategy 2018 to 2028](#), and the [2023 District Strategies](#). The 2025-26 to 2029-30 program also responds to opportunities that can enable the delivery of 30,000 new homes by 2030, underpinned by the Minister for Planning's Statement of Priorities which focusses on boosting housing supply in well-connected areas, close to existing services, shops and transport connections.

The principles underpinning the program remain sound, and include:

- > delivering housing diversity and affordable housing 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 of at least 70 per cent of new housing within the existing urban footprint;

- > supporting the development of a sustainable and resilient city by promoting the efficient use of land and being responsive to change;
- > supporting a sustainable and competitive land development and construction industry to create jobs for Canberrans and attract investment into Canberra; and
- > achieving satisfactory returns to the Territory Budget.

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

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

Community, Affordable and Public Housing

Alongside increasing housing supply, targeted measures that address short-term housing affordability concerns for low-income households are needed. The ACT Government has committed to delivering 5,000 additional public, community, and affordable dwellings by the end of 2030 and has a range of measures in place to support delivery of these dwellings.

The Growing and Renewing Public Housing Program

The ACT Government is committed to ensuring every Canberran has a safe place to call home and public housing is available for those who need it. The ACT has the largest per capita investment in public housing in Australia. Housing ACT provides homes for low-income and disadvantaged people and families. We have more than 11,800 social housing properties, providing homes for more than 20,000 people (as of 31 December 2024).

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

Affordable Housing Project Fund

The 2025-26 ACT Budget provides an additional \$20 million for the Affordable Housing Project Fund, bringing the total funding to \$100 million. Since its announcement in the 2023-24 Budget, the Affordable Housing Project Fund has supported multiple projects, with the potential to deliver hundreds of new affordable rental homes managed by Community Housing Providers.

Information on Affordable Housing Project Fund projects is included in the Housing Budget Statement.

The Affordable Community Housing Land Tax Exemption Scheme

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

The 2025-26 ACT Budget increases the property cap for the Affordable Community Housing Land Tax Exemption Scheme from 250 to 1,000 properties. This will enable even more property owners and eligible tenants to benefit from the scheme.

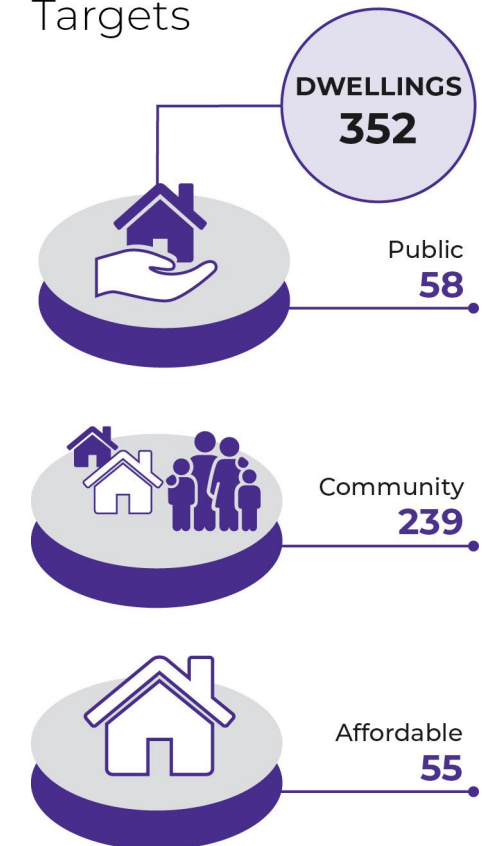
Releasing land for public, community and affordable housing

In addition to continuing to grow and renew our public housing stock, the ACT Government is working closely with the community housing sector to support the development of affordable rental stock for Canberrans by releasing a pipeline of land for community housing providers and co-leveraging funding initiatives, including the ACT Government's Affordable Housing Project Fund, the National Housing Accord and Housing Australia Future Fund.

Each year, the ACT Government dedicates at least 15 per cent of suitable annual residential land releases to public, community and affordable housing. In 2025-26, 20 per cent of suitable residential land in the indicative land release program is being released for community, public and affordable housing. These sites are spread across Belconnen, Coombs, Macnamara, Jacka and Civic, and will lead to the delivery of 58 public housing dwellings, 239 community housing dwellings, and 55 affordable housing dwellings.

In 2024-25, the Suburban Land Agency released two sites for community housing in Gungahlin and Moncrieff.

2025-26 ACT Housing Targets



Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

Build-to-Rent

Build-to-Rent is a housing model that offers housing for long-term rentals under single ownership, with high-quality common spaces and amenities for residents. Build-to-Rent aims to improve the rental market by delivering a large number of rental properties and more housing options. This in turn expands housing choice and access to high-quality dwellings, alongside increased rental security, for residents of the ACT.

The ACT's tax settings also make it a favourable jurisdiction for Build-to-Rent given the ACT has land tax and general rates with a fixed charge component levied per title, and Build-to-Rent developments can operate under a single title.

Incentives for Build-to-Rent projects with an affordable component

While Build-to-Rent developments are occurring in the ACT, they are typically aimed at middle to high income earners and do not directly increase the supply of affordable rental dwellings.

The ACT Government provides targeted tax concessions and exemptions for Build-to-Rent developments with a minimum component of 15 per cent affordable rental dwellings, to make these developments more commercially attractive for developers, and in turn increase the supply of affordable rental dwellings.

Through the Affordable Housing Project fund, eligible Build-to-Rent projects with at least 15 per cent affordable dwellings (and held for at least 15 years) can also apply for financial support for the affordable dwelling component.

Land release for Build-to-Rent projects with an affordable component

The ACT Government is also supporting the delivery of Build-to-Rent projects with an affordable rental component by releasing land specifically for this purpose.

In July 2024 the ACT Government exchanged contracts with Cedar Pacific on the first dedicated Build-to-Rent land release site in Canberra. The Build-to-Rent development in Turner (Block 3 Section 57 Turner) is close to Civic and light rail and will include at least 270 dwellings as a mandatory requirement.

Fifteen per cent of these dwellings will be affordable rentals, which means at least 40 properties will be rented to eligible tenants at less than 75 per cent of market rent and subsidised by the government.

Sites in the Gungahlin and Molonglo town centres are expected to be released in coming years for Build-to-Rent developments with an affordable rental component.





Private Sector Development

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

With land holdings across the Territory, the private sector is well placed to contribute to residential densification within the urban footprint with the provision of new homes in our established suburbs.

The ACT Government continues to enable private sector development through changes to planning provisions, improving assessment processes and investment in supporting infrastructure. Government and private sector partnerships will also continue to be explored where there is benefit to the Canberra community.

Historically, the private sector has contributed, on average, between 1,000 and 1,500 new dwellings per year to Canberra's existing housing stock - primarily multi-unit properties located in existing suburbs. Over five years this would generally add 5,000 - 7,500 new dwellings.

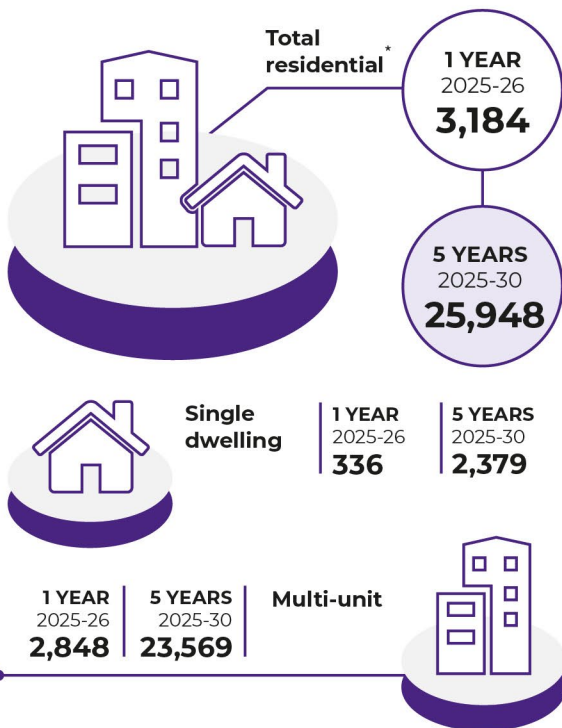
The coming five-year period is expected to provide more than these projections with a number of notable private sector projects in the planning pipeline and under construction. Based on current planning and construction activity, it is anticipated over 9,000 new dwellings could be realised over the next five years. This is addition to the nearly 26,000 new dwellings being enabled through the land release program and will significantly contribute to housing supply in the Territory. New planning reforms will contribute to further housing supply by enabling thousands of new homes for Canberrans over the next few years, subject to market capacity and industry capability.

The ACT Government is committed to supporting private sector development by working with developers and land holders and progressing applications as efficiently as possible, while requiring genuine community consultation and maintaining good planning principles for the benefit of current and future Canberrans. The ACT Government is also committed to feeding the supply pipeline to secure future development opportunities through land release.

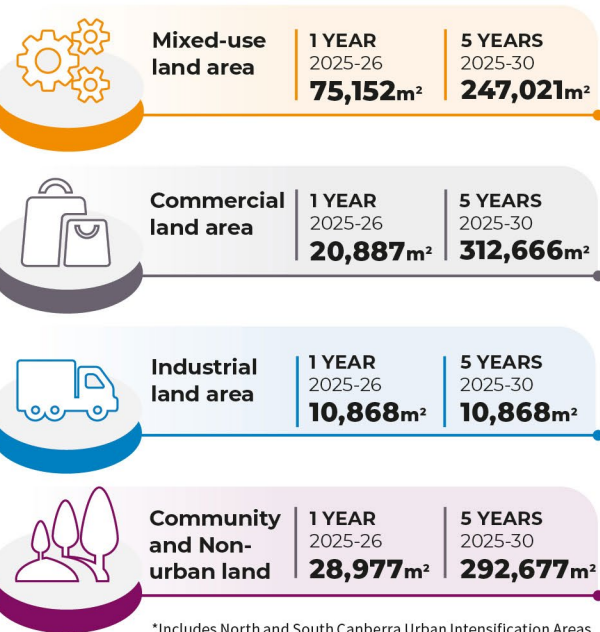
ACT

Indicative Land Release Program

Residential releases



Non-Residential releases



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

32%
ACT Government
greenfield releases

26%
Private sector infill
development

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

42%
ACT Government
infill releases

ACT
population
473,855

Estimated resident
population as at
30 June 2024



47,872
People

Forecast population
growth 2025-26 to
2029-30

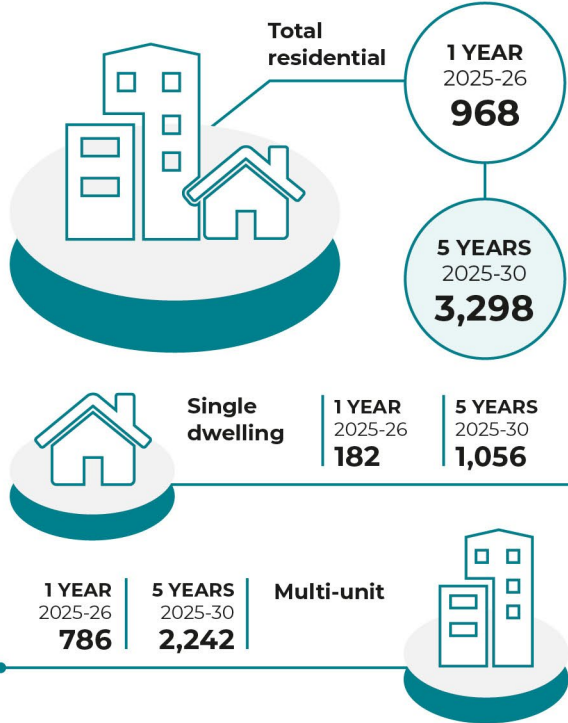
The forecast population growth for the ACT and its Districts from 2025-26 to 2029-30 is calculated by inflation 2023-24 (new base year) using the annual growth rates by District based on ACT Treasury's latest Population Projections released in February 2023 (<https://www.treasury.act.gov.au/snapshot/demography/act>). The actuals as at 30 June 2024 is sourced from the ABS Regional Population publication released on 27 March 2025. Urriarra-Namadgi's population is included in total ACT population but not reported separately as a district.

Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

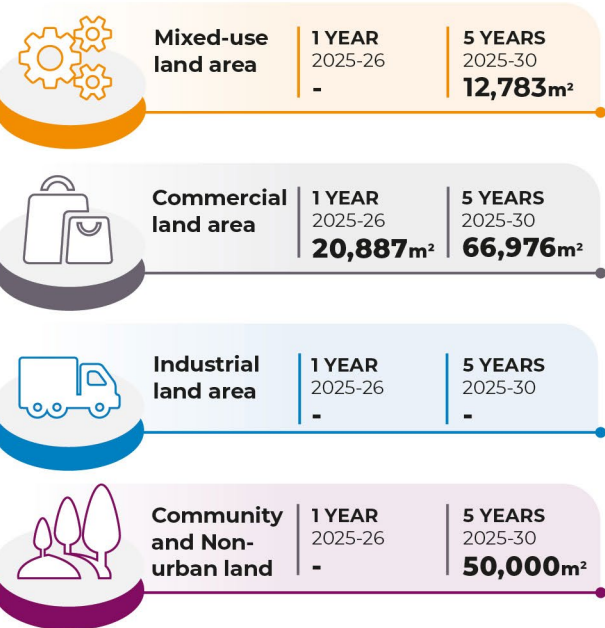
Belconnen

Indicative Land Release Program

Residential releases



Non-Residential releases



22.9%
of total ACT
population
as at June 2024

9,942
People

Forecast population
growth 2025-26 to
2029-30

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

Preliminary planning work has commenced for the town centre and several group centres to support the revitalisation of commercial centres and provision of new housing in and around key precincts.

The ACT Government is playing a key role in working with Woolworths and their direct sale proposal at the Hawker group centre, to facilitate opportunities for **mixed-use** development, meaningful community engagement and community benefits. This approach will apply to other direct sales proposals and major changes to the Territory Plan, through Major Plan Amendments, at select commercial centres as they arise to facilitate optimal outcomes for the community.

Urban infill will continue at the Kippax group centre to provide additional **residential** dwellings and commercial (retail) opportunities. Redevelopment of the group centre has been supported by Territory funded infrastructure, including the re-activation of new sportsgrounds, public realm upgrades, stormwater upgrades, and design for a new skate park. The local community will be appropriately consulted as detailed works progress.

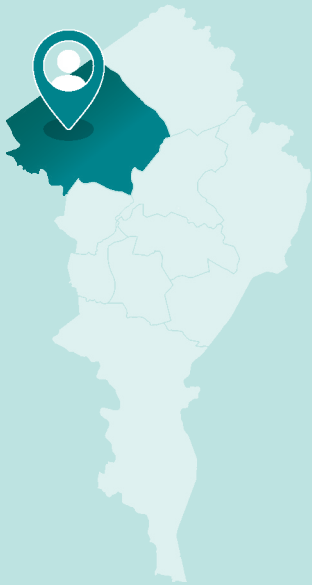
The Ginninderry Joint Venture continues to progress their plan to deliver homes over the next 30 years in West Belconnen. Land releases are planned for Macnamara across all five years of the program for **residential** development, including single dwellings and multi-unit dwellings. It is anticipated that sites will be released in Strathnairn to provide **commercial** offerings to the local community.

Within, and adjacent to the Belconnen town centre, the private sector is progressing investigations and planning to deliver substantial **residential** and **mixed-use** developments. Examples include Onderra on Aikman Drive, JW Land on Lathlain Street, and Morris Property Group site on Benjamin Way.

*ABS data on population by district is only available as at 30 June 2024 in its *Regional population* publication. The ACT population as at 30 June 2024 has been used to calculate the district population as a per cent of total ACT population, for all districts.

Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

Belconnen
population
108,483
Estimated resident
population as at
30 June 2024



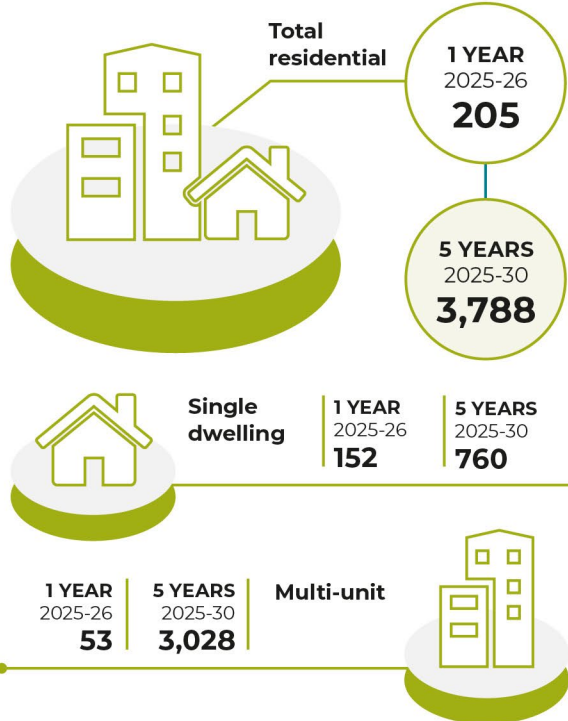
Infrastructure Projects Belconnen District

- > New Northside hospital
- > Duplication of Gundaroo Drive and William Hovell Drive
- > Strathnairn Early Childhood Education Centre and Primary School
- > Shopping centre improvements at Evatt, Kippax and Macquarie
- > Upgrades to Jamison enclosed oval

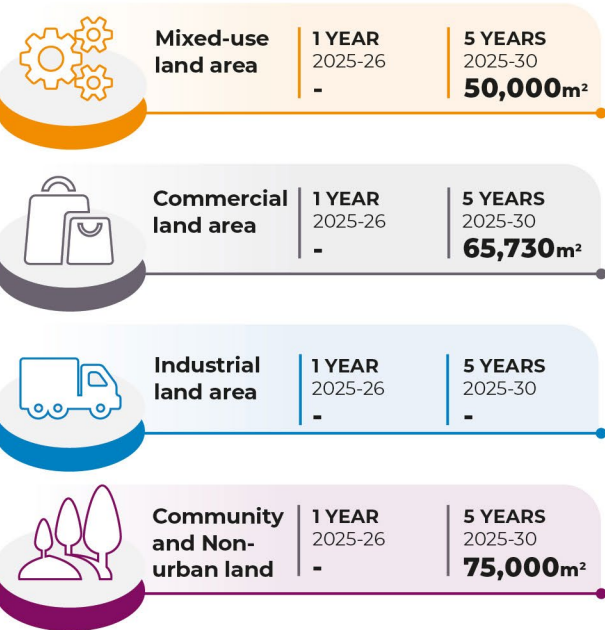
Gungahlin

Indicative Land Release Program

Residential releases



Non-Residential releases



19.5%
of total ACT
population
as at June 2024

6,652
People

Forecast population
growth 2025-26 to
2029-30

Over the next five years, sites will be released for **residential, mixed-use, commercial** and **community** use across the Gungahlin district, inline with change and greenfield areas identified in the Gungahlin District Strategy.

Land release in the new suburb of Kenny will commence with sites for **residential** use. Once completely developed, Kenny is set to supply **1,800 to 2,500** homes, over two stages.

Further sites will be released in Jacka for **residential** use, pending further environmental assessments.

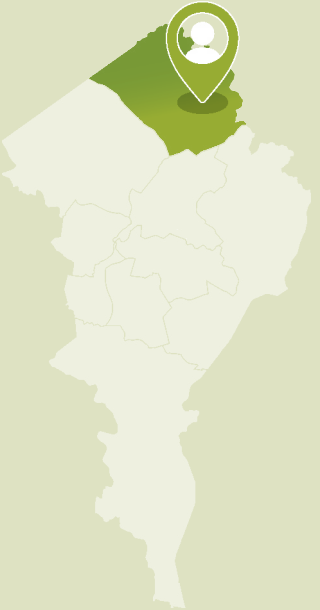
Land releases in the Gungahlin town centre in line with the Gungahlin Town Centre East Design and Place framework. This will include sites for a Build-to-Rent project, and land for **commercial** and **community** uses. To support the growing population of the district, construction of the new Gungahlin Community Centre is anticipated for completion in 2026. An Expression of Interest (EOI) process is also underway to determine the purchase of a 4,075m² site by a community organisation to provide a community activity centre or for religious associated use.

Private sector development will continue to play a key role over the next five years in supporting the growing population of Gungahlin, particularly within the Gungahlin town centre.

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Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

Gungahlin
population
92,178
Estimated resident
population as at
30 June 2024



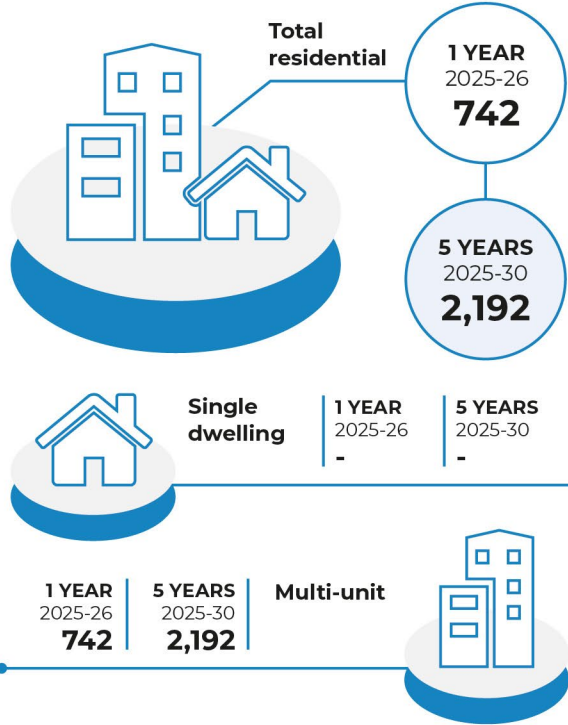
Infrastructure Projects Gungahlin

- > Second College for Gungahlin, located in Nicholls
- > North Gungahlin Health Centre
- > Gungahlin Community Centre
- > Gundaroo Drive duplication
- > Gungahlin Tennis Facility
- > Throsby District Playing Fields

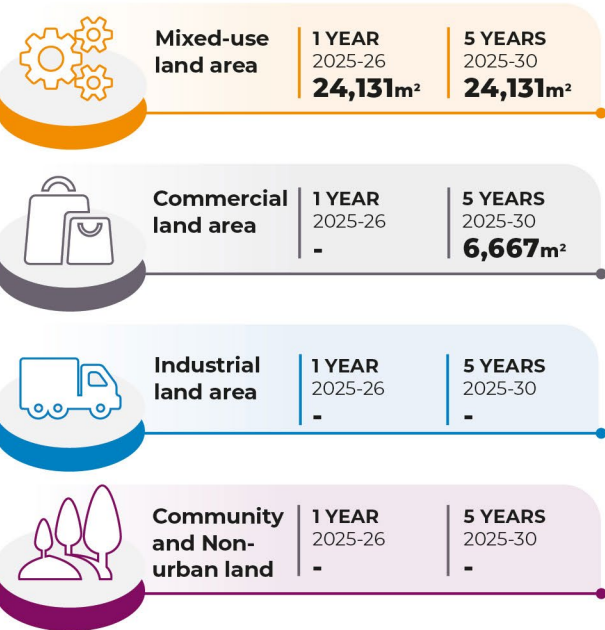
Inner North and City

Indicative Land Release Program

Residential releases



Non-Residential releases



14.0%

of total ACT population as at June 2024

11,953

People

Forecast population growth 2025-26 to 2029-30

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

The City Centre will see land released throughout the program to provide for a mix of uses in line with the City Plan and City Precinct Renewal Program, starting with the release of a site in the south-east of Civic which will supply a **mixed-use** development opportunity.

Planning work is continuing to realise the final portions of the 2018 City and Gateway Urban Design Framework, in particular, within remaining, key change areas along the corridor, north of Antill and Mouat Streets, as identified in the Inner North and City District strategy. This work will support greater urban development potential in areas close to light rail and new active travel connections between Inner North suburbs and the City.

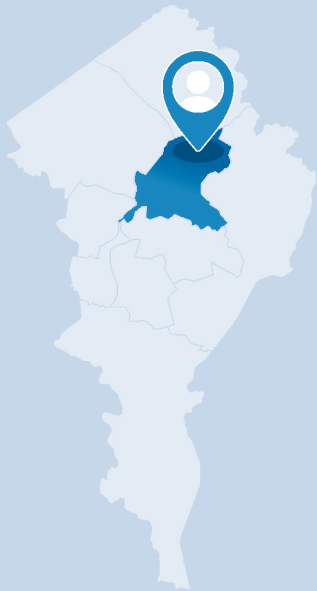
*ABS data on population by district is only available as at 30 June 2024 in its *Regional population* publication. The ACT population as at 30 June 2024 has been used to calculate the district population as a per cent of total ACT population, for all districts.

Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

Inner North and City population

66,338

Estimated resident population as at 30 June 2024



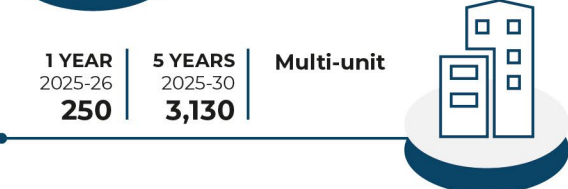
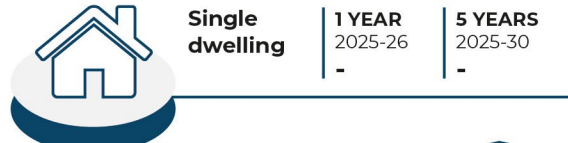
Infrastructure Projects Inner North and City

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

Inner South

Indicative Land Release Program

Residential releases



Non-Residential releases



7.1%
of total ACT
population
as at June 2024

3,463
People
Forecast population
growth 2025-26 to
2029-30

The Inner South will see continued **residential** and **mixed-use** sites released over the five-year land release program. Substantial urban infill opportunities exist at the Kingston Foreshore, Kingston Arts precinct and East Lake.

Land releases in the Inner South will realise around **3,130 residential dwellings** and will see a number of **mixed-use sites** released. Future development in the Inner South is captured in the Inner South District Strategy, with the 2024 East Lake Place Plan to guide urban renewal and regeneration in East Lake. This includes opportunities for **private sector developments** to contribute to new residential and commercial offerings in the district.

The extension of Canberra's light rail line through to Woden will unlock further urban development potential in areas of the Inner South along the corridor. Work is underway on the Southern Gateway Planning and Design Framework, which will establish an integrated land-use and transport plan. The outcomes of this work will identify key sites for land release and development opportunities, active travel upgrades to and from light rail stops; and opportunities to improve access to community and recreation facilities to support urban growth.

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

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Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

Inner South
population
33,697
Estimated resident
population as at
30 June 2024



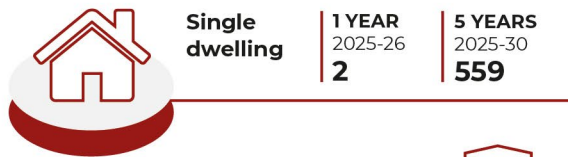
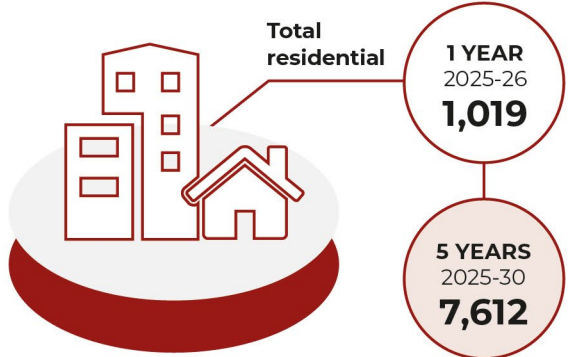
Infrastructure Projects Inner South

- > Light Rail to Woden
- > Inner South Health Centre
- > Narrabundah College Modernisation
- > Kingston Arts Precinct
- > Upgrades to Narrabundah shops

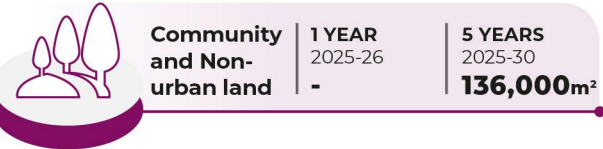
Molonglo Valley

Indicative Land Release Program

Residential releases



Non-Residential releases



3.4%
of total ACT
population
as at June 2024

14,887
People
Forecast population
growth 2025-26 to
2029-30

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

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

In the first year, the Suburban Land Agency will release two of the innovative homes in Stage 1 of the North Wright Compact Housing project to a community housing provider.

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

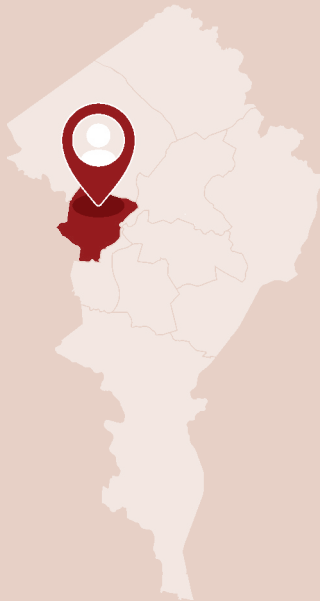
Substantial land releases will occur throughout the district over the next five years to accommodate population growth. Sites for **residential** use will continue to be released in Whitlam, including for single-dwellings and multi-units, and sites for **residential** use will also be provided in Coombs.

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

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Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

Molonglo Valley
population
16,026
Estimated resident
population as at
30 June 2024



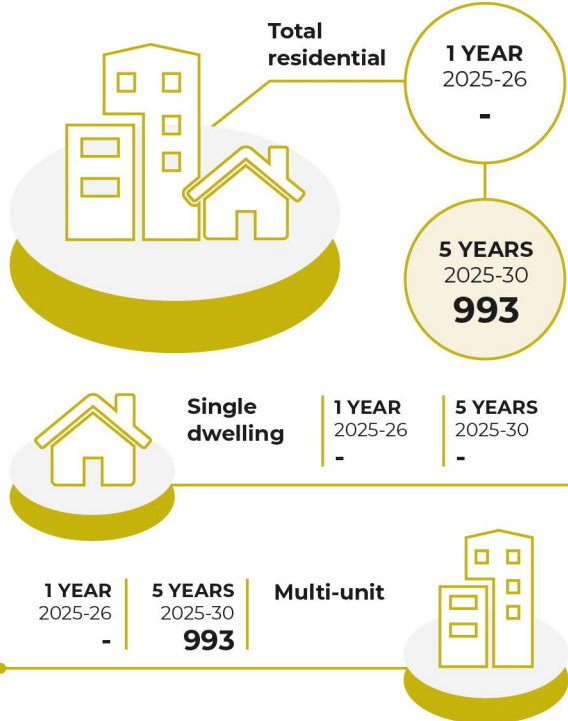
Infrastructure Projects Molonglo Valley

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

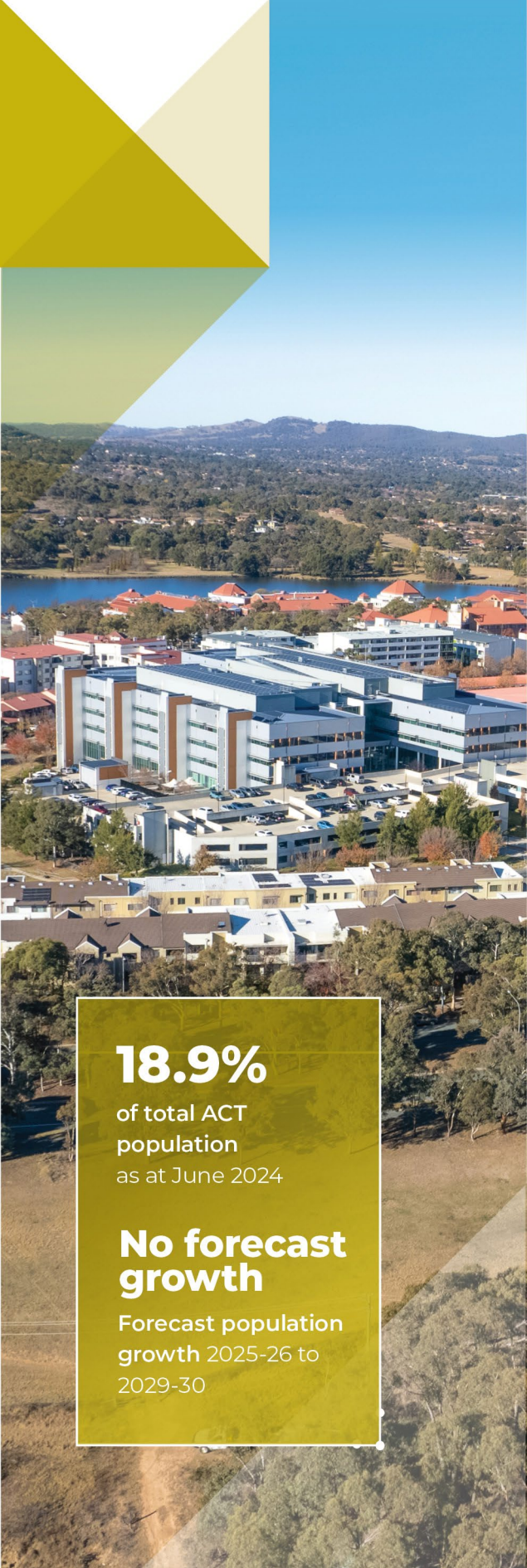
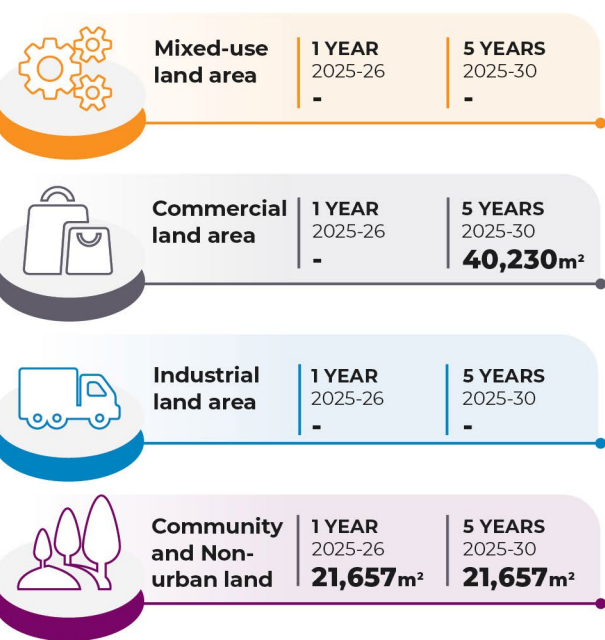
Tuggeranong

Indicative Land Release Program

Residential releases



Non-Residential releases



18.9%
of total ACT
population
as at June 2024

**No forecast
growth**
Forecast population
growth 2025-26 to
2029-30

The Tuggeranong district will see land released for **commercial, community** and **mixed-use** sites over the next five years. The first year will see the release of land for community uses, in Gowrie and Richardson, and a site in Williamsdale for **non-urban** use.

The project population of Tuggeranong is not expected to grow in the coming years, however, the ACT Government will continue to explore opportunities identified at key sites and changes areas as set in the Tuggeranong District Strategy.

This includes opportunities for growth and renewal in a number of local and group centres through the district, including mixed-use development and shop-top housing, with a particular focus on underutilised land. Following planning changes and community consultation, these centres could see the release of **commercial, residential** and/or **community** land to revitalise these centres as important community hubs.

With further planning in and around these important commercial centres, private sector development is expected to continue in the district.

Pending the outcomes of the Missing Middle housing reforms, there is also potential for private homeowners to redevelop their sites to provide for more diversity of medium-density housing types across the district, including dual occupancies, townhouses, row houses and low-rise multi-unit homes.

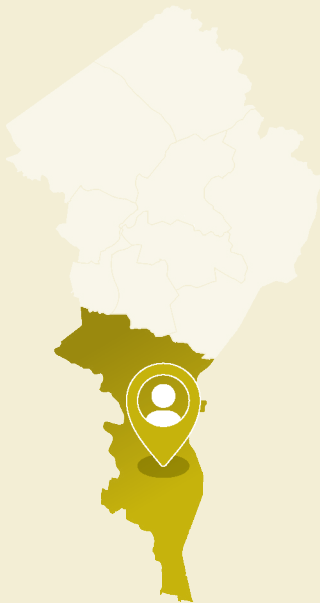
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Tuggeranong
population

89,340

Estimated resident
population as at
30 June 2024



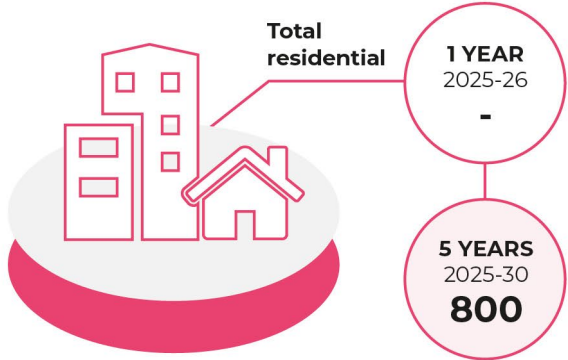
Infrastructure Projects Tuggeranong

- > South Tuggeranong Health Centre
- > Southside Hydrotherapy pool
- > Sulwood Drive upgrade
- > Monaro Highway upgrade
- > Athllon Drive duplication
- > Upgrades to Lanyon Homestead
- > Shop upgrades at Calwell group centre and Lanyon Marketplace
- > Upgrades to Point Hut Pond playground and District Playing Fields in Gordon

Weston Creek

Indicative Land Release Program

Residential releases



Non-Residential releases



5.2%
of total ACT
population
as at June 2024

123
People
Forecast population
growth 2025-26 to
2029-30

The Weston Creek district will see **residential** and **community** use sites released over the next five years, starting with a **community** use site in Chapman programmed for release in 2025-26.

Weston Creek is expected to maintain its largely suburban character, with opportunities for medium-density housing types in appropriate locations, particularly along public transport corridors and around group and local centres.

The Government will to explore opportunities identified in the Weston Creek District Strategy to ensure that new housing and a mix of uses is well-located and fosters a strong and vibrant community.

A large proportion of land in Weston Creek is zoned mainly for low density single-dwelling residential (RZ1) with some low-to-medium density residential (RZ2). As the housing stock in Weston Creek ages, there is potential for private homeowners to redevelop their sites. There is opportunity for this re-development to provide for more diversity of medium-density housing types, such as dual occupancies, townhouses, row houses and low-rise multi-unit homes, following completion of the Missing Middle housing reforms.

The ACT Government will continue planning, site investigations and due diligence in North Weston ahead of the release of land for **residential** use from 2028-29.

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Weston Creek
population

24,724

Estimated resident
population as at
30 June 2024



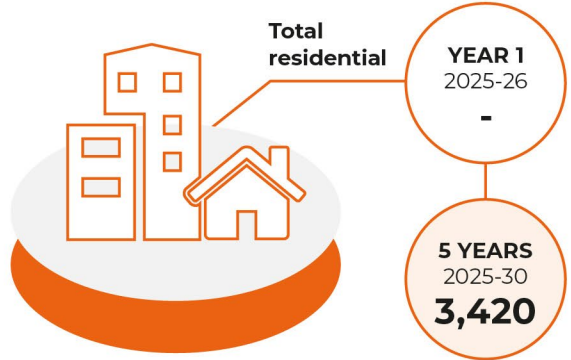
Infrastructure Projects Weston creek

- > Footpath improvements across Weston Creek
- > Lighting upgrades at Waramanga Oval and across the district
- > Stromlo to Cotter Mountain Bike Trail
- > Light Rail to Woden

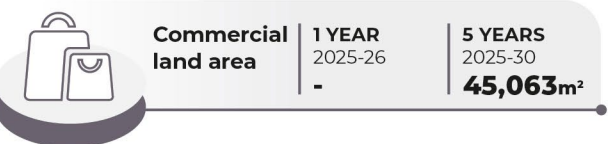
Woden Valley

Indicative Land Release Program

Residential releases



Non-Residential releases



8.5%
of total ACT
population
as at June 2024

1,197
People

Forecast population
growth 2025-26 to
2029-30

The Woden Valley district will see **residential, commercial, community** and **mixed-use** sites released over the next five years, starting with a community use site in Isaacs programmed for release in 2025-26.

Major infrastructure investment in the Woden district will continue to drive development activity over the coming years. Transformation of the Woden Town Centre into a prominent community hub is being led by the construction of the new Woden CIT Campus and Public Transport Interchange on Callam Street. Woden CIT will support up to 6,500 students each year from when it opens mid-2025, and more than 10,000 commuters are expected to move through the interchange daily when it opens later in the year. Taking advantage of this investment, land will be released within the town centre to support new dwellings.

The extension of Canberra’s light rail line through to Woden will further revitalise the Town Centre and unlock a mix of new housing opportunities along the City to Woden corridor. Work is underway on the Southern Gateway Planning and Design Framework, which will establish an integrated land-use and transport plan, the blueprint for urban regeneration along the southern corridor.

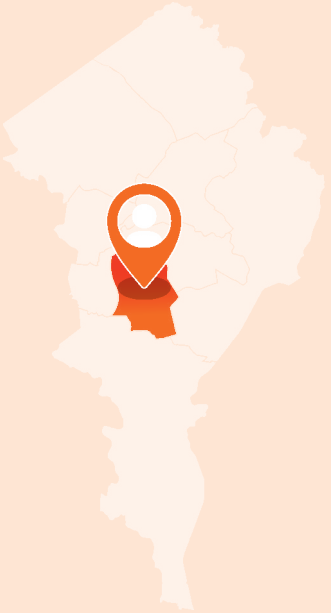
The Government is continuing detailed planning and further community consultation to inform the future release of land in North Curtin.

Private sector development will continue to shape the district, with urban infill concentrated within the Woden Town Centre and along rapid transport routes in addition to missing middle opportunities.

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Woden Valley
population
40,436
Estimated resident
population as at
30 June 2024



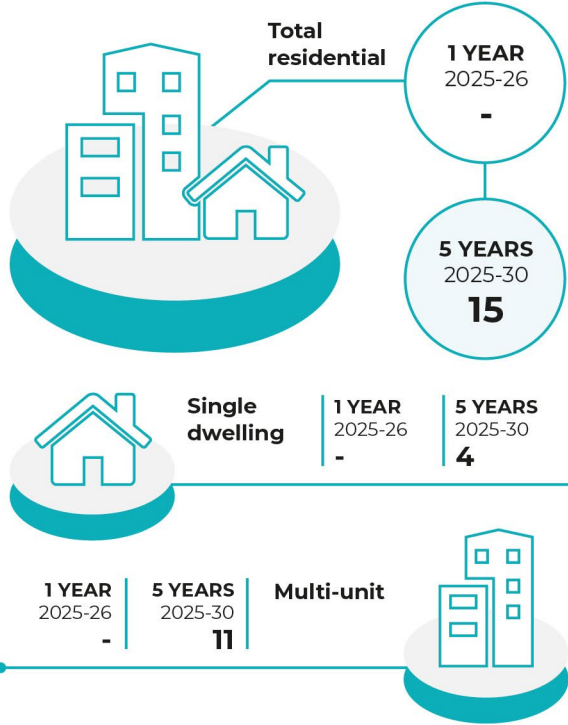
Infrastructure Projects Woden Valley

- > Light Rail to Woden
- > CIT Woden Campus
- > Woden Transport Interchange
- > Garran Primary School expansion and modernisation
- > Athllon Drive duplication
- > Phillip District Enclosed Oval

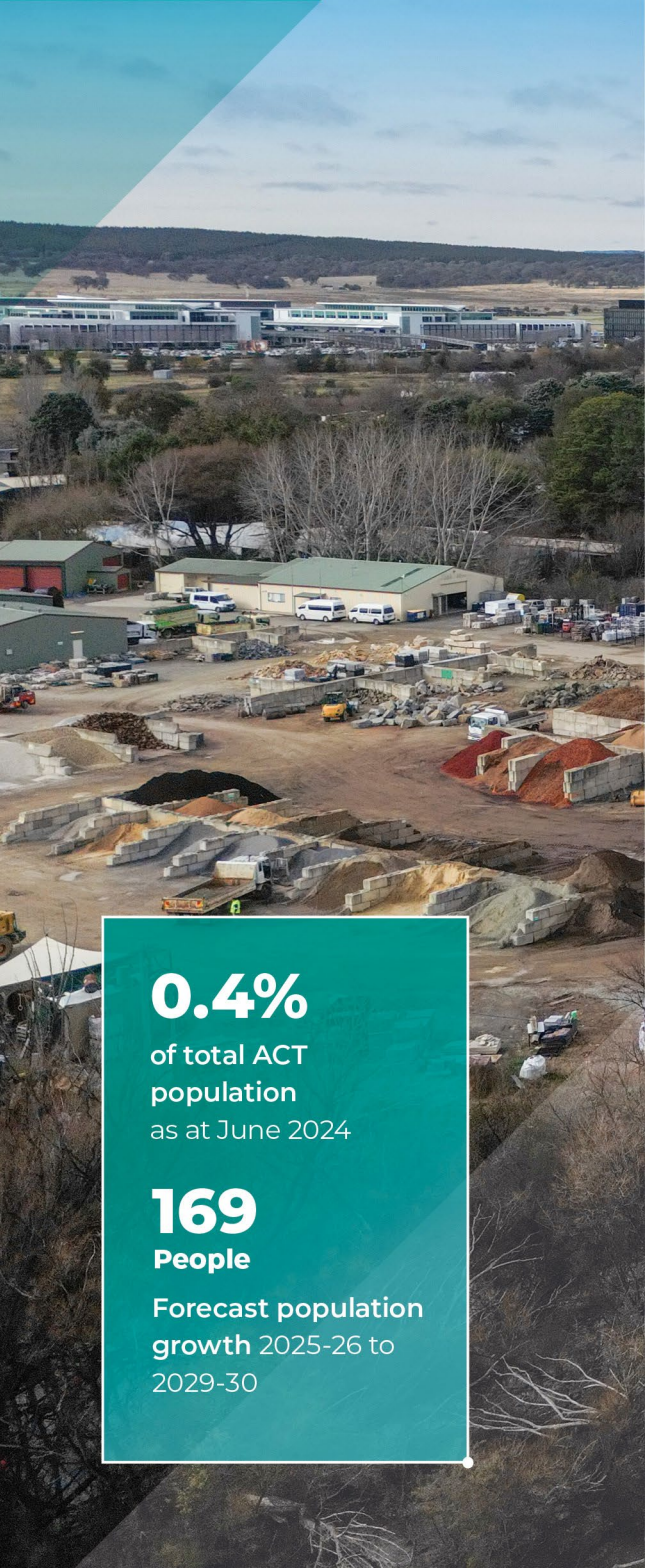
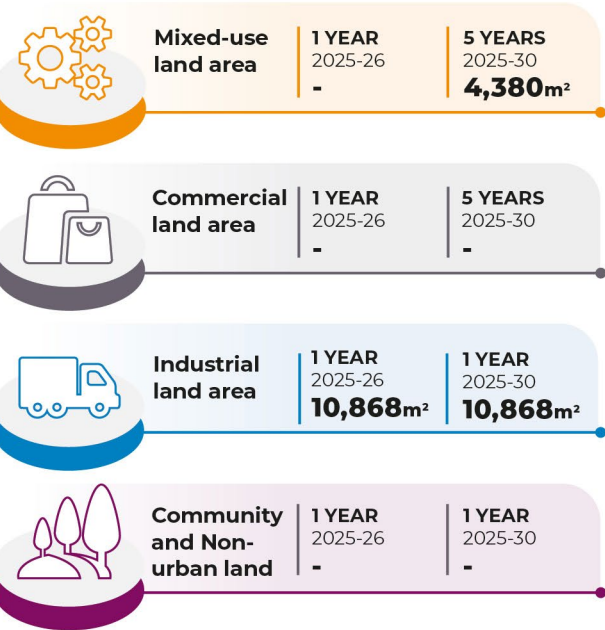
East Canberra

Indicative Land Release Program

Residential releases



Non-Residential releases



0.4%
of total ACT
population
as at June 2024

169
People

Forecast population
growth 2025-26 to
2029-30

East Canberra will continue to play an important role in principally being an **employment** and **industrial** area and supporting the economic growth of the Territory. Just over one-hectare of land in Hume will be released to market for **industrial** use in 2025-26.

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

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

East Canberra will play a lesser role in providing land for residential use. A small number of sites will be released in Oaks Estate for **mixed-use** and **residential** use.

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Dwelling yields are calculated based on ACT Government land release only, and exclude dwelling yields attributable to other factors such as private sector development or planning reforms.

East Canberra
population

2,009

Estimated resident
population as at
30 June 2024



Infrastructure Projects East Canberra

- > Beltana Road Upgrade
Pialligo



Future Land and Development Opportunities

The ACT Government recognises that preparing land for future development has a long lead time – often well beyond the five years covered in the Housing Supply and Land Release Program.

Strategic planning and intensive land assessments begin well in advance of land appearing on the 5-year program of proposed releases.

The District Strategies provide a strategic tool identifying land for further investigation and potential development, whether by ACT Government, Commonwealth Government or private developers.

The ACT Government will continue to invest time and resources to determine the suitability of land for future development – considering environmental and ecological values, contamination, infrastructure needs, geo-technical and topographical constraints, and community needs. This work informs decisions about the best use of land, whether that be for residential, or the other essential land uses that make for a vibrant and viable city and cohesive community:

> **employment land** - commercial, industrial and retail uses that provide jobs for the people of Canberra.

> **community land** – providing the all-important social facilities that bring communities together – education and childcare facilities, health and aged care, places of worship, sporting facilities, social clubs and recreational centres

> **infrastructure and transport** - land needed for the essential infrastructure that keeps our city working.

> **urban open space** - providing the much-loved spaces Canberrans use daily to recreate.

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

Ginninderry Joint Venture is continuing to progress its 30-year development plan in the north of the ACT, which will ultimately deliver around 11,500 homes, with 6,500 of those in the ACT.

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

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

Appendix Indicative Land Release tables by year



Indicative Land Release Program for 2025–26








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*	38 & 39	51	500		18,175			CZ1 Commercial, CZ2 Business
	2	151						
Belconnen	45	54	60		2,712			CZ2 Business
Macnamara			408					Residential
Gungahlin								
Jacka			205					Residential
Inner North And City								
City	1	116	742	24,131				Designated
Inner South								
Kingston	Pt 15	49	250	35,929				CZ5, Mixed Use
Molonglo Valley								
Coombs*	2	36	80	2,832				CZ4, Local Centre
Wright*	1	39	239	12,260				CZ5, Mixed Use, Residential
		53 & 54						
Molonglo			700					Residential,
Tuggeranong								
Gowrie	1	228					2,330	Community
Gowrie*	4	291					1,692	Community
Richardson	5	477					6,700	Community
Williamsdale	1405						10,935	NUZ2 Rural
Weston Creek								
Chapman	3	12					1,676	Community
Woden								
Isaacs	13	501					5,644	Community
East Canberra								
Hume	2	8				10,868		IZ2 Mixed-use Industrial
2025–26 TOTAL			3,184	75,152	20,887	10,868	28,977	

* Denotes site to be re-released.






Indicative Land Release Program for 2026–27

						
Suburb	Residential dwellings (number)	Mixed-use land area (m²)	Commercial land area (m²)	Industrial land area (m²)	Community and non-urban land area (m²)	Zoning
Belconnen	707	-	22,213	-	-	Residential/ Commercial
Gungahlin	925	10,000	20,730	-	10,000	Residential/ Mixed-use/ Commercial/ Community
Inner North and City	1,150	-	-	-	-	Residential/ Designated/ TBC
Inner South	500	30,648	-	-	-	Residential/ Mixed-use
Molonglo Valley	632	10,181	-	-	93,000	Residential/ Mixed-use/ Community (Public School - High and College)
Tuggeranong	254	-	11,483	-	-	Residential/ Commercial
Weston Creek	-	-	-	-	-	
Woden Valley	800	-	6,859	-	-	Residential/ Commercial
East Canberra	15	4,380	-	-	-	Residential/ Mixed-use
2025-26 TOTAL	4,983	55,209	61,285	-	103,000	






Indicative Land Release Program for 2027–28

						
Suburb	Residential dwellings (number)	Mixed-use land area (m²)	Commercial land area (m²)	Industrial land area (m²)	Community and non-urban land area (m²)	Zoning
Belconnen	400	-	15,130	-	50,000	Residential/ Commercial/ Community (Public School - Primary)
Gungahlin	956	10,000	10,000	-	10,000	Residential/ Mixed-use/ Commercial/ Community
Inner North and City	-	-	6,667	-	-	Commercial
Inner South	667	4,982	-	-	-	Residential/ Mixed-use
Molonglo Valley	2,211	-	8,000	-	43,000	Residential/Mixed-use/ Commercial/ Community (Public School - Primary)
Tuggeranong	617	-	22,157	-	-	Residential/ Commercial
Weston Creek	-	-	-	-	-	
Woden Valley	1,340	-	33,004	-	2,700	Residential/ Commercial/ TBC
East Canberra	-	-	-	-	-	
2026-27 TOTAL	6,191	14,982	94,958	-	105,700	






Indicative Land Release Program for 2028–29

						
Suburb	Residential dwellings (number)	Mixed-use land area (m²)	Commercial land area (m²)	Industrial land area (m²)	Community and non-urban land area (m²)	Zoning
Belconnen	1,023	12,783	8,746	-	-	Residential/ Mixed-use/ Commercial
Gungahlin	852	20,000	25,000	-	45,000	Residential/ Mixed-use/ Commercial/ Community
Inner North and City	-	-	-	-	-	-
Inner South	513	28,895	-	-	-	Residential/ Mixed-use
Molonglo Valley	2,000	10,000	20,000	-	-	Residential/ Mixed-use/ Commercial/TBC
Tuggeranong	-	-	-	-	-	-
Weston Creek	400	-	-	-	-	Residential
Woden Valley	980	-	5,200	-	-	Residential/ Mixed-use/ Commercial/TBC
East Canberra	-	-	-	-	-	-
2027-28 TOTAL	5,768	71,678	58,946	-	45,000	

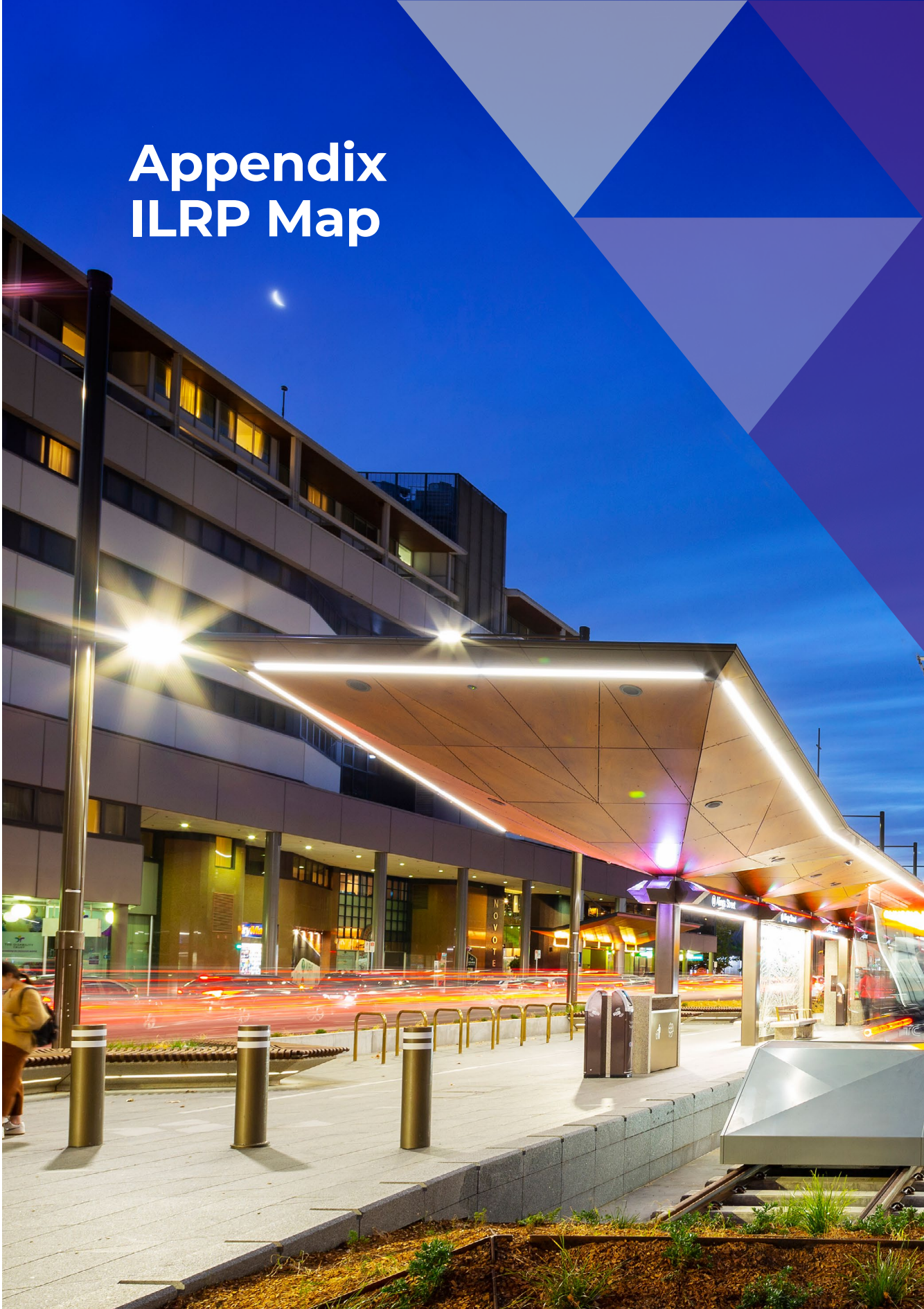
Indicative Land Release Program for 2029–30

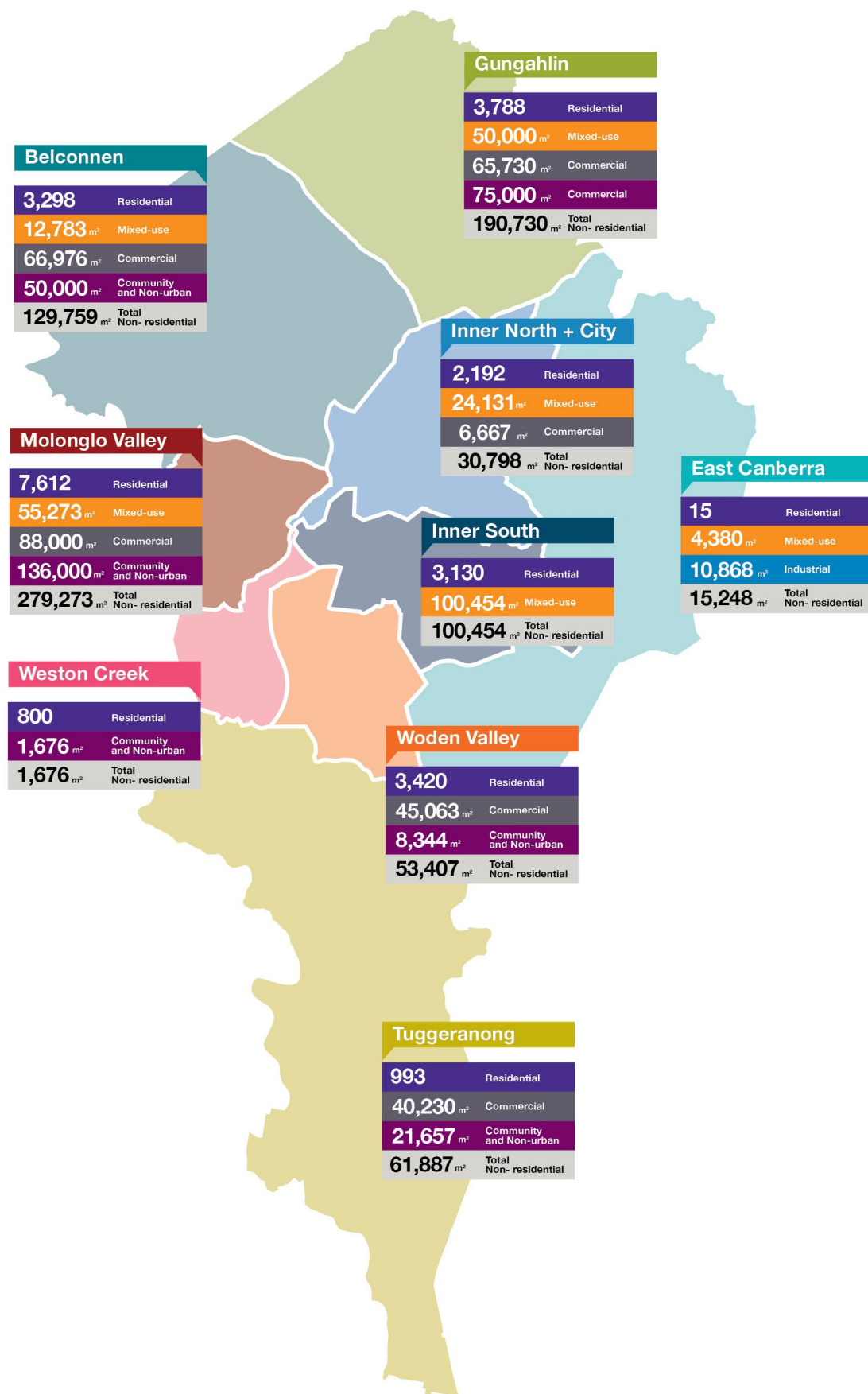
						
Suburb	Residential dwellings (number)	Mixed-use land area (m²)	Commercial land area (m²)	Industrial land area (m²)	Community and non-urban land area (m²)	Zoning
Belconnen	200	-	-	-	-	Residential
Gungahlin	850	10,000	10,000	-	10,000	Residential/ Mixed-use/ Commercial/ Community/TBC
Inner North and City	300	-	-	-	-	Designated
Inner South	1,200	-	-	-	-	Residential/ TBC
Molonglo Valley	1,750	20,000	60,000	-	-	Residential/ Mixed-use/ Commercial
Tuggeranong	122	-	6,590	-	-	Residential/ Commercial
Weston Creek	400	-	-	-	-	Residential
Woden Valley	300	-	-	-	-	Residential/TBC
East Canberra	-	-	-	-	-	-
Urban Intensification Areas	700	-	-	-	-	Residential/TBC
2028-29 TOTAL	5,822	30,000	76,590	-	10,000	

5-year Indicative Land Release Program for 2025-26 to 2029-30

Suburb	 Residential dwellings (number)	 Mixed-use land area (m²)	 Commercial land area (m²)	 Industrial land area (m²)	 Community and non-urban land area (m²)
Belconnen	3,298	12,783	66,976	-	50,000
Gungahlin	3,788	50,000	65,730	-	75,000
Inner North and City	2,192	24,131	6,667	-	-
Inner South	3,130	100,454	-	-	-
Molonglo Valley	7,612	55,273	88,000	-	136,000
Tuggeranong	993	-	40,230	-	21,657
Weston Creek	800	-	-	-	1,676
Woden Valley	3,420	-	45,063	-	8,344
East Canberra	15	4,380	-	10,868	-
Urban Intensification Areas	700	-	-	-	-
5-YEAR TOTAL	25,948	247,021	312,666	10,868	292,677

Appendix
ILRP Map





Residential Dwellings (Number)



Mixed-use land releases (m²)



Commercial land releases (m²)



Industrial land releases (m²)



Community and non-urban land releases (m²)



Total non-residential land releases (m²)



Australian Capital Territory

Housing Supply and Land Release Program

2025-26 to 2029-30