

5.3 SUPPORTING LAND SUPPLY AND LAND RELEASE

Land supply and release is a central part of the Government's economic and social strategy and supports the needs of a growing population, changing households and an expanding economy.

The Indicative Land Release Programs seek to weigh up economic, social, financial and environmental objectives.

The Programs also seek to meet demand while ensuring responsiveness of the planning and land supply system to changes in demand. Initiatives arising from the Affordable Housing Action Plan are also taken account of in the programs.

The four-year Residential Program includes a release target of 18,500 dwelling sites. Of these, 5,500 dwelling sites are programmed for release in 2011-12 and 5,000 in 2012-13. During 2013-14 and 2014-15 an annual target of 4,000 dwelling sites has been set. These targets are aimed at meeting demand, and to establish an inventory of serviced land.

The Indicative Commercial and Industrial Land Release Programs seek to ensure that adequate and affordable commercial and industrial land is available to support the needs of a growing economy. Both the Commercial and Industrial Programs incorporate release targets in excess of 100,000 square metres.

The Indicative Community and Non-Urban Land Release Program identifies a number of community facility sites, including aged care sites and surplus properties located on community facility land. A number of these sites will be released through an expression of interest process rather than a traditional direct sale.

The 2011-12 Budget makes significant capital investments to support the objectives of the Indicative Land Release Programs. The Budget provides an additional \$81 million over the next two years to the Sustainable and the Economic Development Directorates for a range of planning and infrastructure studies and new works.

Projects supporting significant developments across the Territory include:

- **John Gorton Drive Extension to Molonglo 2 and Group Centre (\$34 million)** – an extension of John Gorton Drive to provide arterial road access to the next development area in Molonglo and the proposed group centre;
- **Molonglo 2 – Water Supply, Trunk Sewer and Stormwater Infrastructure – Stage 1 (\$10 million)** – provides essential trunk infrastructure to facilitate the development of the next stage of development in Molonglo; and
- **Horse Park Drive Extension to Moncrieff Group Centre (\$24 million)** – an extension of Horse Park Drive from Amaroo to provide access to the new suburb of Moncrieff.

A number of projects funded in the 2010-11 Budget will continue to be delivered throughout 2011-12, including:

- North-South Arterial Road for Molonglo Suburbs (\$34 million);
- North Weston Pond and Bridge (\$40 million);
- Casey – Clarrie Hermes Drive Extension to the Barton Highway (\$21 million);
- Bonner – Western Distributor Road and Sewer (\$9 million);
- North Weston – Road Intersection Reconstruction (\$18 million);
- Coombs – Water Quality Control Ponds (\$17 million);
- Fyshwick – Intersection Upgrades – Gladstone Street, Section 26 (\$4 million); and
- Forde – Horse Park and Gundaroo Drives Intersection Upgrade (\$4 million).

In addition to the substantial capital investments being made by the Government in the 2011-12 Budget to support its land development activities, the Land Development Agency (LDA) is also budgeting for significant infrastructure works in its program. In 2011-12, the value of works to be funded by LDA is in the order of \$48 million.

In the 2010-11 Budget, the Government highlighted its strong focus on ensuring that urban developments are sustainable. Examples of how this was to be achieved included:

- minimising the impact on biodiversity through appropriate design and siting of estates and buildings;
- reducing greenhouse gas emissions by considering access to public transport facilities and providing for walking and cycling facilities;
- reducing emissions of greenhouse gases through energy efficiency measures and through use of renewable energy;
- mandatory minimum energy efficiency standards for housing;
- reducing potable water use and recycling water where appropriate;
- reducing stormwater run-off; and
- encouraging the use of sustainable building products.

These outcomes remain a strong focus of this year's land development program.

The Government's approach to the new developments in the Molonglo Valley reflects a strong commitment to sustainability. Molonglo will set a new benchmark in environmentally sustainable design and development. For example; the first suburbs in Molonglo, Wright and Coombs, have been accredited as Canberra's first certified EnviroDevelopment projects¹.

Wright has received accreditation in the Energy, Waste, Community and Ecosystems categories, placing it amongst the most sustainable developments in Australia.

1. EnviroDevelopment is an industry certification scheme led by the Urban Development Institute of Australia (UDIA). It recognises developments that go beyond the norm in incorporating sustainability features into design and delivery.

Wright will incorporate a wide range of sustainability initiatives including Solar Envelope Guidelines, which maximise solar access, recycling and re-use of green waste and the establishment of a dedicated Home Sustainability Advisor.

Similarly, Bonner, a suburb in Gungahlin still under development, features a number of sustainability initiatives including:

- water sensitive urban design, such as rain water tanks and re-use of run-off for watering playing fields;
- landscaping designs which provide a natural habitat for native animals; and
- solar orientated blocks.

Other Government initiatives include:

- working with the Commonwealth to address matters of national environmental significance in relation to the land release programs across residential, commercial, industrial and community facility land releases;
- minimising the environmental impacts of works during construction through the control of dust, noise, sediment and building waste;
- developing further water sensitive urban designs to reduce mains water usage, retain more stormwater on site and improve the quality of water that leaves sites;
- encouraging energy efficiency and the use of renewable energy by maximising solar orientation of blocks;
- developing pedestrian friendly designs with plantings for shady verges and open space links throughout suburbs; and
- implementing a cat containment policy in Bonner and Forde to help protect local wildlife.

These issues are discussed further in Chapter 8: *A Sustainable Territory*.

Indicative Land Release Programs are set out in the tables below.

**Table 5.3.1
Indicative Residential Land Release Program**

Location	2011-12	2012-13	2013-14	2014-15
Number of Dwelling Sites				
Gungahlin	1,261	1,450	1,400	1,050
Belconnen	560	750	200	200
Central Canberra	943	600	700	800
Molonglo	2,100	1,300	800	800
Woden and Weston	486	500	500	800
Tuggeranong	0	200	250	200
Other	150	200	150	150
Total	5,500	5,000	4,000	4,000

**Table 5.3.2
Indicative Commercial Land Release Program (site area)**

Location	2011-12 m²	2012-13 m²	2013-14 m²	2014-15 m²
Gungahlin	42,084	29,939	17,661	20,000
Belconnen	3,398	13,473	0	0
Central Canberra	50,236	37,167	23,367	0
Molonglo	0	0	5,000	0
Woden and Weston	5,440	8,724	3,030	53,915
Tuggeranong	9,703	4,151	11,480	5,740
Other	0	7,000	40,000	21,000
Total	110,861	100,454	100,538	100,655

**Table 5.3.3
Indicative Industrial Land Release Program (site area)**

Location	2011-12 m²	2012-13 m²	2013-14 m²	2014-15 m²
Fyshwick	0	27,000	38,000	44,000
Hume	100,708	55,632	37,326	40,224
Symonston	0	18,000	25,000	16,000
Total	100,708	100,632	100,326	100,224

**Table 5.3.4
Indicative Community and Non-Urban Land Release Program (site area)**

Location	2011-12 m²	2012-13 m²	2013-14 m²	2014-15 m²
Gungahlin	69,215	58,090	6,000	2,458
Belconnen	9,407	0	10,000	2,000
Central Canberra	18,598	1,579	15,362	0
Molonglo	0	0	0	0
Woden and Weston	5,747	0	5,000	0
Tuggeranong	3,842	0	0	34,417
Total	106,809	59,669	36,362	38,875