

CHAPTER 3

SUPPORTING LAND SUPPLY AND LAND RELEASE

3. SUPPORTING LAND SUPPLY AND LAND RELEASE

Land supply and release is an important 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 Program seeks to weigh up economic, social, financial and environmental objectives, which are intended to provide guidance on the Government's land release intentions.

The Indicative Residential Land Release Program also seeks to balance demand and supply, whilst ensuring responsiveness of the planning and land supply system to surges in demand. It also takes account of initiatives arising from the *Affordable Housing Action Plan*. The five-year Residential Program includes an average annual release of 3,150 dwelling sites. The new development in Molonglo remains a high priority and will provide an alternative development front to Gungahlin.

The Indicative Commercial and Industrial Land Release Programs seek to ensure that adequate commercial and industrial land is released to meet the needs of the market. The Commercial Program proposes an average annual release of around 85,000 square metres and the Industrial Program includes an average of around 100,000 square metres per annum.

The 2009-10 Budget makes significant capital investments to support the objectives of the Land Release Programs. The Budget provides an additional \$97.7 million over four years to the ACT Planning and Land Authority and to the Department of Territory and Municipal Services for a range of planning and infrastructure studies and new works.

Projects supporting development fronts in Gungahlin and Molonglo include:

- Casey – Clarrie Hermes Drive Extension to the Barton Highway – this new extension will provide direct access to the proposed suburb of Casey and other suburbs in North Gungahlin;
- Forde – Mulligans Flat Road Extension and Water Quality Control Ponds – this will provide an extension of Mulligans Flat Road from Jessie Street, Forde to the NSW border and access to areas in Bonner and Forde. It also includes three Water Quality Control Ponds;
- Bonner – Western Distributor Road and Sewer Extension – this will provide a distribution road between the suburbs of Bonner and Jacka, and a trunk sewer extension to service the suburb of Jacka; and
- Coombs and Wright – Water Supply – this project involves the construction of distribution water mains to service the potable water supply needs to land releases in the new suburbs of Coombs and Wright, within the new district of Molonglo.

In addition, the Land Development Agency is budgeting for significant infrastructure works to support its land supply program over the coming years. Indicative land release programs are set out in the tables below.

**Table 3.1
Indicative Residential Land Release**

Location	2009-10	2010-11	2011-12	2012-13	2013-14
	Number of Dwelling Sites				
Gungahlin	850	1,190	1,350	1,250	1,600
Belconnen	300	500	200	600	-
Central Canberra	764	450	735	100	100
Molonglo	800	780	800	1,300	700
Woden and Weston	100	220	100	100	100
Other	200	150	150	150	150
Total	3,014	3,290	3,335	3,500	2,650

**Table 3.2
Indicative Commercial Land Release**

Location	2009-10 m²	2010-11 m²	2011-12 m²	2012-13 m²	2013-14 m²
Gungahlin	-	42,670	13,400	18,000	5,000
Belconnen	45,643	21,575	14,439	-	-
Central Canberra	51,459	14,920	70,457	33,674	10,000
Molonglo	-	-	-	3,000	-
Woden and Weston	-	4,700	13,726	1,663	18,975
Tuggeranong	2,616	3,431	-	4,151	11,480
Other	-	-	2,000	-	20,000
Total	99,718	87,296	114,022	60,488	65,455

**Table 3.3
Indicative Industrial Land Release**

Location	2009-10 m²	2010-11 m²	2011-12 m²	2012-13 m²	2013-14 m²
Fyshwick	38,828	46,331	16,000	82,550	44,000
Hume	58,000	54,000	80,000	30,000	40,000
Symonston	-	-	-	-	16,000
Total	96,828	100,331	96,000	112,550	100,000