

CHAPTER 3

SUPPORTING LAND SUPPLY AND LAND RELEASE

3. SUPPORTING LAND SUPPLY AND LAND RELEASE

Land release plays a significant role in managing development in Canberra and supports the needs of a growing population, changing household composition, and an expanding economy. The Government's Land Supply Strategy seeks to balance economic, social, financial and environmental objectives. The Strategy is an integral part of the Affordable Housing Action Plan and seeks to balance demand and supply, and ensure responsiveness of the planning and land supply system to surges in demand.

The Strategy also seeks to ensure that adequate commercial and industrial land is supplied to the market to meet the needs of the growing market.

The 2008-09 Budget makes significant investments to support the objectives of the land supply strategy. The Budget provides an additional \$4.7 million over four years to the ACT Planning and Land Authority for a range of planning and infrastructure studies in addition to its base plan of works. The funding will also provide for a number of sustainability initiatives in new developments and support Government's Climate Change Strategy.

The *Building the Future* program augments the capital works program by \$200 million, principally to support trunk infrastructure in new developments over the next five years. The 2008-09 projects support developments in Crace, Casey, Bonner and Molonglo. Major projects include:

- arterial and collector roads, and intersections in Molonglo to link the first two suburbs planned to be released in 2008-09;
- extension of Horse Park Drive to Burrumarra Avenue in Gungahlin; and
- water quality and bridge infrastructure in North Weston.

In addition, the Land Development Agency is budgeting for significant infrastructure works to support its land supply program over the coming four years, which will deliver:

- an average of 3,300 residential dwelling sites per annum;
- an average of around 110,000 square metres of commercial land per annum; and
- industrial land in excess of an average of 100,000 square metres per annum.

Table 3.1
Indicative Residential Land Release

Location	2008-09	2009-10	2010-11	2011-12
Number of Dwelling Sites				
Gungahlin	2,617	982	750	1,100
Belconnen	0	500	430	600
Central Canberra	166	150	688	200
Molonglo	800	700	700	1100
Woden and Weston	475	100	100	100
Other	150	270	270	270
Total	4,208	2,702	2,938	3,370

Table 3.2
Indicative Commercial Land Release (Square Metres)

Location	2008-09 m²	2009-10 m²	2010-11 m²	2011-12 m²
Gungahlin	40,604	21,655	78,178	43,400
Belconnen		20,300	31,160	-
Central Canberra	62,323	56,796	39,024	15,040
Molonglo	-	-	-	3,000
Woden & Weston	-	10,754	2,704	3,226
Tuggeranong	-	-	9,921	-
Total	102,927	109,505	160,987	64,666

Table 3.3
Indicative Industrial Land Release (Square Metres)

Location	2008-09 m²	2009-10 m²	2010-11 m²	2011-12 m²
Fyshwick	90,234	20,188	72,000	103,000
Hume	22,802	69,630	33,130	-
Total	113,036	89,818	105,130	103,000