

## 6.2 SUPPORTING LAND SUPPLY AND LAND RELEASE

---

The supply and release of land 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.

In the 2012-13 Budget Review, gross revenue from land sales was forecast to decrease by \$287.4 million compared to the estimates provided in the 2012-13 Budget. Adjustments were made to the anticipated timing of settlements which resulted in reductions in sales revenue over the following four years.

The four-year indicative Land Release Programs are intended to provide guidance on the Government's land release intentions and seek to balance economic, social, financial and environmental objectives, including:

- promoting the economic and social development of the Territory;
- meeting the demand for land in the Territory;
- establishing an appropriate inventory of serviced land;
- facilitating the provision of affordable housing; and
- achieving satisfactory returns from the sale of unleased Territory land.

The Indicative Residential Land Release Program includes a release target of 18,000 dwelling sites between 2013-14 and 2016-17. Of these, 4,800 dwelling sites are planned for release in 2013-14, 4,700 dwelling sites in 2014-15, 4,500 dwelling sites in 2015-16 and 4,000 dwelling sites in 2016-17. These targets aim to meet housing demand and establish an inventory of serviced land. Initiatives arising from the Government's Affordable Housing Action Plan are also taken into account in establishing the Program.

The 2013-14 residential land releases of 4,800 dwelling sites comprise 71 per cent infill sites and 29 per cent greenfield sites. These include 1,061 dwelling sites in Gungahlin, 1,752 in Belconnen, 1,146 in central Canberra, 350 in Molonglo and 456 in Tuggeranong.

The Indicative Commercial Land Release Program seeks to ensure that adequate and affordable commercial land is available to support the needs of a growing economy. The Commercial Program includes a target for the release of 370,440 square metres of commercial land over the next four years. Much of the commercial land allows mixed use development and it is anticipated to include a large proportion of apartments. In 2013-14 commercial land releases are planned to total 122,438 square metres.

The Indicative Industrial Land Release Program includes a release target of 240,000 square metres of industrial land over the next four years, of which the 2013-14 release is 45,642 square metres in Hume. This lower target reflects an expectation of reduced demand for industrial land in the near term.

The Indicative Community and Non-Urban Land Release Program identifies a range of community facility sites including aged care sites. The Program includes a target of 310,726 square metres of community and non-urban land over the four-year period. A number of these sites will be released through an expression of interest process rather than a traditional direct sale. In 2013-14 releases are planned to total 98,929 square metres.

To support the objectives of the Indicative Land Release Programs, the 2013-14 Budget includes \$28.5 million for Water Quality Control Ponds:

- Cravens Creek Pond (\$21 million) – a major part of the stormwater network supporting land development in Molonglo; and
- Horse Park Drive Pond (\$7.5 million) – supporting land development in north Gungahlin.

A range of feasibility studies and forward design projects are also funded in 2013-14 to support future land development in Molonglo, Gungahlin and West Belconnen, as well as within established areas to support urban intensification in Canberra's town centres.

A number of projects funded in the 2012-13 Budget will continue to be delivered throughout 2013-14, including:

- Horse Park Drive Extension from Burrumarra Avenue to Mirrabai Drive (\$11.5 million);
- Molonglo 2 – Uriarra Road Upgrade (\$17 million);
- Molonglo 2 – Sewer and Pedestrian Bridge over Molonglo River (\$12.4 million); and
- John Gorton Drive Extension to Molonglo 2 and Group Centre (\$65.1 million).

In addition to the capital investments being made by the Government in the 2013-14 Budget to support its land development activities, the Land Development Agency (LDA) is also budgeting for significant infrastructure works in its program. In 2013-14, the value of works to be funded by LDA is in the order of \$120 million.

The 2013-14 Budget maintains a strong focus on ensuring that urban developments are sustainable, with LDA continuing to incorporate the principles of environmentally sensitive development into its activities.

A summary of the Indicative Land Release Programs is set out in Table 6.2.1.

This program is reviewed six monthly and will be updated again in the 2013-14 Budget Review.

**Table 6.2.1  
Indicative Land Release Programs**

<b>Indicative Residential Land Release Program</b>				
	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
<b>Location</b>	<b>Number of Dwelling Sites</b>			
Gungahlin	1,061	1,188	1,057	1,100
Belconnen	1,752	700	950	500
Central Canberra	1,146	1,138	917	1,050
Molonglo	350	520	1,278	850
Woden and Weston	0	680	0	150
Tuggeranong	456	446	229	300
Other	35	28	69	50
<b>Total</b>	<b>4,800</b>	<b>4,700</b>	<b>4,500</b>	<b>4,000</b>

  

<b>Indicative Commercial Land Release Program (site area)</b>				
	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
<b>Location</b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>
Gungahlin	13,961	22,183	18,049	13,741
Belconnen	32,581	0	5,263	3,800
Central Canberra	29,627	46,272	23,153	42,171
Molonglo	8,150	0	0	0
Woden and Weston	10,391	23,780	6,547	0
Tuggeranong	27,728	17,624	15,419	10,000
<b>Total</b>	<b>122,438</b>	<b>109,859</b>	<b>68,431</b>	<b>69,712</b>

  

<b>Indicative Industrial Land Release Program (site area)</b>				
	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
<b>Location</b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>
Fyshwick	0	0	10,000	10,000
Hume	45,642	63,062	47,775	45,871
Symonston	0	0	10,000	7,650
<b>Total</b>	<b>45,642</b>	<b>63,062</b>	<b>67,775</b>	<b>63,521</b>

  

<b>Indicative Community and Non-Urban Land Release Program (site area)</b>				
	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
<b>Location</b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>
Gungahlin	62,064	10,000	5,554	10,395
Belconnen	3,865	0	45,082	3,000
Central Canberra	3,000	15,616	6,900	0
Molonglo	0	3,500	0	0
Woden and Weston	10,000	14,937	0	1,300
Tuggeranong	20,000	45,000	5,000	45,513
<b>Total</b>	<b>98,929</b>	<b>89,053</b>	<b>62,536</b>	<b>60,208</b>

