

7.2 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.

The four-year Indicative Land Release Programs are intended to provide guidance on the Government's land release intentions and seek to weigh up 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 19,500 dwelling sites between 2012-13 and 2015-16. Of these, 5,000 dwelling sites are programmed for release in each of the first three years and 4,500 dwelling sites in 2015-16. These targets are aimed at meeting housing demand and establishing 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 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 these programs incorporate release targets in the order of 400,000 square metres over the next four years.

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

The 2012-13 Budget makes significant capital investments to support the objectives of the Indicative Land Release Programs. Projects supporting significant developments across the Territory include:

- **Horse Park Drive Extension from Burrumarra Avenue to Mirrabei Drive (\$11.5 million)** – an extension of Horse Park Drive to link the eastern and western sections and to facilitate future land releases in Moncrieff;
- **Molonglo 2 – Uriarra Road Upgrades (\$17 million)** – provides access to land releases in Molonglo 2; and
- **Molonglo 2 – Sewer and Pedestrian Bridge over Molonglo River (\$12.4 million)** – provides a sewer connection for land releases in Molonglo 2 and a pedestrian bridge over the Molonglo River.

A number of projects funded in the 2011-12 Budget will continue to be delivered throughout 2012-13, including:

- John Gorton Drive Extension to Molonglo 2 and Group Centre (\$72 million);
- Horse Park Drive Extension to Moncrieff Group Centre (\$24 million); and
- Molonglo 2 – Water Supply, Trunk Sewer and Stormwater Infrastructure – Stage 1 (\$10 million).

In addition to the substantial capital investments being made by the Government in the 2012-13 Budget to support its land development activities, the Land Development Agency (LDA) is also budgeting for significant infrastructure works in its program. In 2012-13, the value of works to be funded by LDA is in the order of \$81 million.

The 2012-13 Budget maintains a strong focus on ensuring that urban developments are sustainable. Over the last year, the LDA has continued to incorporate the principles of environmentally sensitive development into its activities. This includes developments in the residential, commercial, industrial and community sectors.

The LDA has achieved recertification under the Urban Development Institute of Australia's (UDIA) EnviroDevelopment Program¹ for Wright and Coombs. The LDA received accreditation in the elements of Energy, Waste, Community and Ecosystems placing them amongst the most sustainable developments in Australia. Wright and Coombs are also the largest projects in Australia to date to earn EnviroDevelopment status. Multi-unit developments in the suburbs are required to meet a 7 star energy rating and to include water efficient fixtures and fittings.

A summary of the Indicative Land Release Programs are set out in table 7.2.1.

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.

**Table 7.2.1
Indicative Residential Land Release Program**

	2012-13	2013-14	2014-15	2015-16
Location	Number of Dwelling Sites			
Gungahlin	497	1,670	1,350	1,400
Belconnen	1,850	290	500	450
Central Canberra	853	548	560	1,050
Molonglo	950	1,325	1,540	500
Woden and Weston	300	750	500	600
Tuggeranong	200	210	200	100
Other	350	207	350	400
Total	5,000	5,000	5,000	4,500

Indicative Commercial Land Release Program (site area)

	2012-13	2013-14	2014-15	2015-16
Location	m²	m²	m²	m²
Gungahlin	23,775	5,000	10,000	0
Belconnen	25,412	12,375	11,131	16,910
Central Canberra	35,849	43,522	16,724	56,400
Molonglo	0	8,150	0	0
Woden and Weston	2,500	22,937	30,000	17,859
Tuggeranong	12,500	9,000	32,600	10,450
Total	100,036	100,984	100,455	101,619

Indicative Industrial Land Release Program (site area)

	2012-13	2013-14	2014-15	2015-16
Location	m²	m²	m²	m²
Fyshwick	0	0	30,000	38,000
Hume	102,110	91,099	60,371	36,420
Symonston	0	12,000	10,000	20,000
Total	102,110	103,099	100,371	94,420

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

	2012-13	2013-14	2014-15	2015-16
Location	m²	m²	m²	m²
Central Canberra	16,180	0	0	14,522
Gungahlin	63,115	13,953	16,750	5,554
Tuggeranong	7,744	41,897	5,000	5,000
Molonglo	0	0	3,500	0
Woden and Weston	0	0	14,938	0
Belconnen	0	0	0	5,000
Total	87,039	55,850	40,188	30,076

