**Directorate: Environment Planning and Sustainable Development**

**18/028 - 2018-19 to 2021-22 Indicative Land Release Program and 2018-19 Housing Targets**

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| **Summary of Impacts** |
| * The 2018-19 to 2021-22 indicative land release program sets out the program of releases for residential, commercial, mixed use, industrial and community land over the next four years. * Land release remains an important source of revenue for the Territory and aims to stimulate investment to diversify the Territory economy. * Land release implements the Government’s strategic planning strategy for sustainable growth to create a more compact, efficient city. * Land release delivers housing choice and diversity including affordable housing to meet the housing needs of all Canberrans to build an inclusive community. |

*Key to impacts: Red – negative, Blue – neutral and Green – positive.*

**Social**

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| **Housing** | * Government land releases have identified housing targets for affordable, community and public housing. |
| **Access to services** | * The community and mixed use land release programs aim to provide for the establishment of a range of facilities, services based on needs and opportunities for social interaction to ensure social equity across Canberra. |

**Economic**

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| **ACT Government Budget** | * Land sales revenue is an important contribution to the ACT Government Budget and the high overall level of land release will support revenue outcomes. |
| **Employment** | * Land release will support employment and activity across a number of industries that rely on housing and building construction. |
| **Investment and economic growth** | * Government land release aims to meet demand for land across all sectors and stimulate investment to diversify the Territory economy. |
| **Competition** | * Government land release aims to support the operation of a competitive development and construction industry, and commercially competitive centres across Canberra. |

**Environmental**

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| **Biodiversity** | * Land release and greenfield expansion is required to meet population growth and will be done in an environmentally sustainable manner consistent with Commonwealth and Territory environmental approvals which require actions to avoid, mitigate and offset impacts. |
| **Natural resources** | * Land release to meet population growth will lead to construction that will consume resources and generate emissions. |