

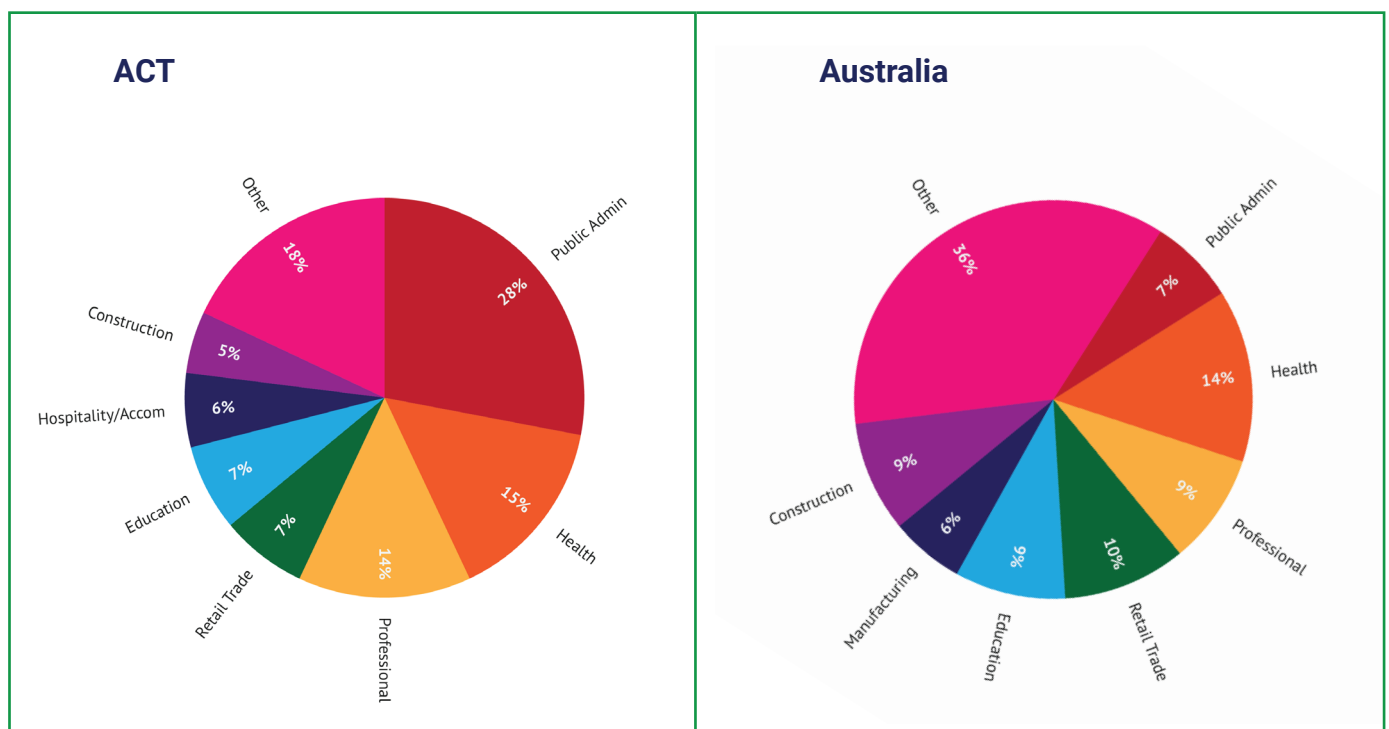
Planning for Growth:

Demand for employment land and urban services to meet the future needs of the Canberra Region

As Canberra's population grows, we need to plan for future industrial land supply, to provide for urban services and support employment other than office space.

The nature of Canberra's employment distribution – predominantly Public Administration and Safety and Professional Services – means there is less need for industrial land than most other cities around Australia, which have larger industries requiring industrial land such as Manufacturing, Wholesale Trade, Transport, Postal and Warehousing. ACT's industrial lands are predominantly for population serving purposes rather than goods and services for sale outside of the ACT.

Industry Mix of Job, ACT & Australia



Source: ABS, 2021

Canberra's industrial land supply

Overall, Canberra has just over 900 hectares of industrial land across Fyshwick, Hume, Mitchell, Symonston, Beard and Majura.

The ACT's Indicative Land Release Program shows around 92 hectares of new industrial land planned for release over the next four years. In the longer term, The ACT is investigating Eastern Broadacre lands for future industrial, employment and urban services use, which could yield 2,200 to 3,200 hectares of land suitable for urban development.

Canberra's growing population

Canberra's population is estimated at around 447,000 in 2021, an increase of over 100,000 people over the last twenty years. It is expected to increase by over 110,000, or by around a quarter by 2036, according to the Australian Bureau of Statistics projections (ABS, 2022).

To maintain Canberra's per-capita industrial land supply at current levels of at least 2 hectares per 1000 people, Canberra will need at least 330 hectares of industrial land supply by 2050.

While Queanbeyan is planning to release additional employment lands in South Jerrabomberra, this will not be enough to meet Canberra's growing industrial land needs.

Use for industrial land

Traditionally, industrial lands were used for factories, warehouses, manufacturing and businesses that were generally too noisy or smelly to be located near homes, office towers full of people or shops and restaurants that relied on a high level of amenity. These businesses do not need to be located close to where people live. Fyshwick, Mitchell and Hume have typically provided these industrial uses to Canberra. Now, industrial lands contain a mix of uses, with urban services able to best fulfil their purpose by locating close to the populations they serve. Generally, industrial land uses can be classified into two types:

- Urban services land to support the population and other industries
- External focused businesses – the employment generators of a city

Canberra's growing population

As the ACT grows and develops, the industrial land offer in Canberra will need to develop to responding to the growing and changing needs of the population. Sufficient land for services for Canberra residents will need to be available, along with employment lands for new and expanding businesses to provide jobs for Canberrans. Industrial lands will need not just to grow, but to adapt to the changing needs of the community and businesses. Some of the key issues that will be faced include:

- Ensuring urban services land remains accessible to populations and city centres
- Ensuring industrial lands can evolve to service the needs of the growth in online retail
- Sufficient supply of industrial lands to meet the needs of a growing population
- Additional industrial land supply to support the diversification of the ACT economy

Issues for discussion:

How can Canberra ensure that it has sufficient industrial and services land to meet population needs and support industry growth and economic diversification?

What share of employment lands should be located close to town centres, versus dedicated industrial precincts?

How can we ensure existing industrial and services lands maintain their character and use?