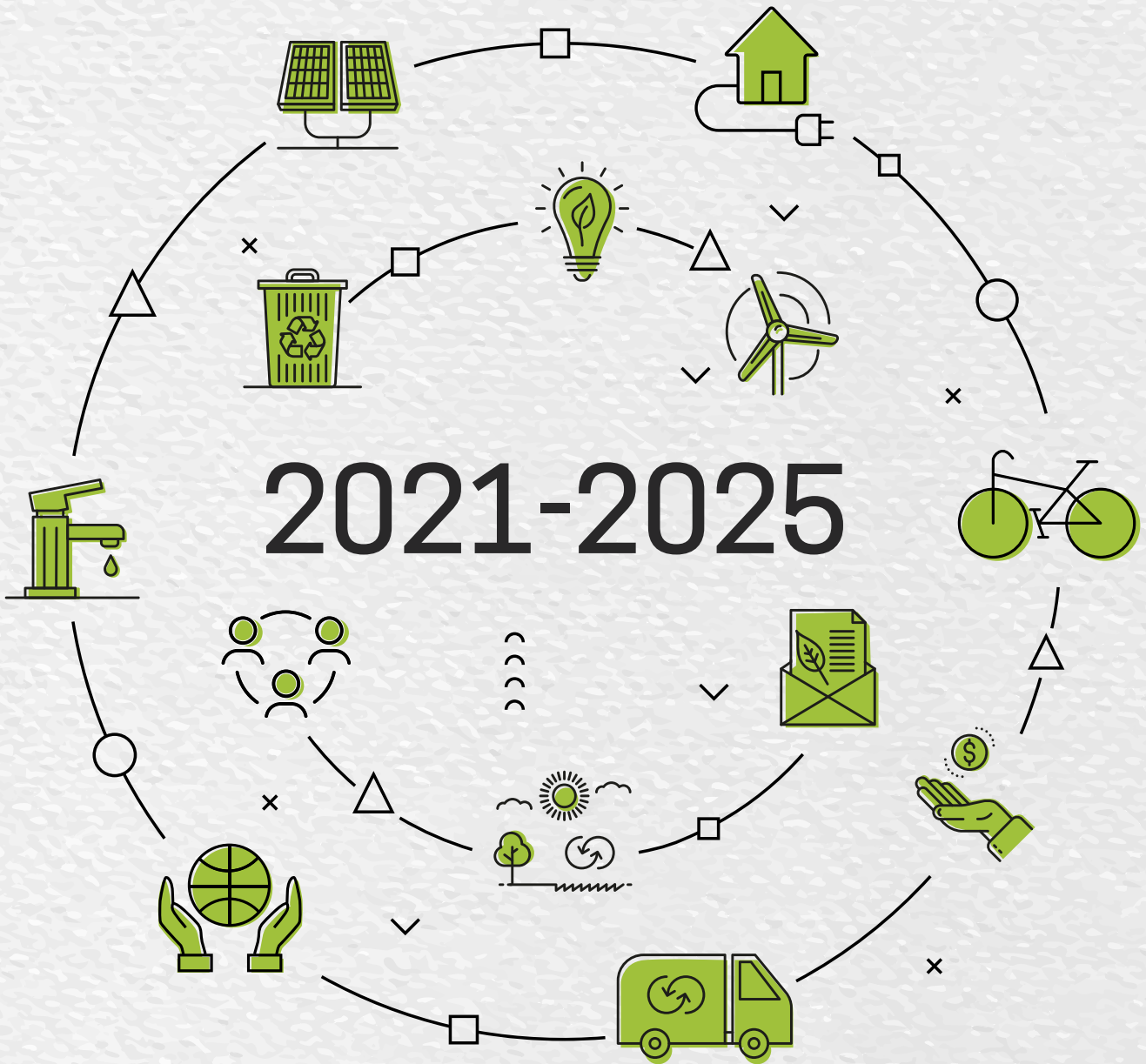




ACT
Government

Suburban Land
Agency

SUSTAINABILITY STRATEGY



Creating great places where communities thrive

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Acknowledgement of Country

The Australian Capital Territory (ACT) is Ngunnawal country. The ACT Government acknowledges the Ngunnawal people as the traditional custodians of the Canberra region. The region is a significant meeting place to the Ngunnawal and surrounding Aboriginal Nations who have gathered here for thousands of years.

The Suburban Land Agency acknowledges and respects Aboriginal and Torres Strait Islander people, their continuing culture and the contribution they make to the life of this city and this region.

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Why this Strategy is important

Sustainability is about taking care of the environment, as a healthy environment improves our quality of life. Put simply, if we sustain the environment, then it will sustain us.

Sustainability means using water and energy efficiently, protecting water quality and biodiversity, reducing waste, and using less polluting forms of transport.



This Strategy is designed to help Canberra become a sustainable city, while at the same time meeting our growing housing needs.

It provides a strategic framework for planning, decision-making and actions that will improve the environmental sustainability of our projects, and help us deal with the environmental challenges we all face.

Of course, we can't do this on our own, so we look forward to working with our entire community to create a more sustainable city. You can find more information about the Suburban Land Agency's work program, and how you can get involved, on the SLA website.

Recently established suburb, Taylor ▶





How this Strategy fits into Government planning for Canberra

The Strategy will enable the SLA to deliver on its requirements under the City Renewal Authority and Suburban Land Agency Act, embed sustainability into our core business, and contribute to the ambitions of the ACT Government.

Other ACT Government strategies that aim to make Canberra a great place to live are:

- **ACT Planning Strategy 2018**
- **ACT Climate Change Strategy 2019-25**
- **ACT Transport Strategy**
- **Canberra's Living Infrastructure Plan: Cooling the City.**

This Strategy also reflects the priorities in the Parliamentary & Governing Agreement of the 10th Legislative Assembly for the Australian Capital Territory.

What we do

The SLA is the ACT Government agency that delivers suburban and urban land for future development. We encourage and promote inclusive communities, and do this by delivering people-focussed residential estates and urban renewal projects that support:



- affordable living
- a safe and healthy population
- social inclusion
- housing choice
- environmental and social sustainability
- growth and diversification of the ACT economy.

Our role in the land release process

Each year, the ACT Government releases an Indicative Land Release Program (ILRP). The Program specifies Government land sales over the coming four years to meet the housing needs of our population.

The Environment, Planning and Sustainable Development Directorate (EPSDD) carries out early planning and develops a business case for the land in the ILRP.

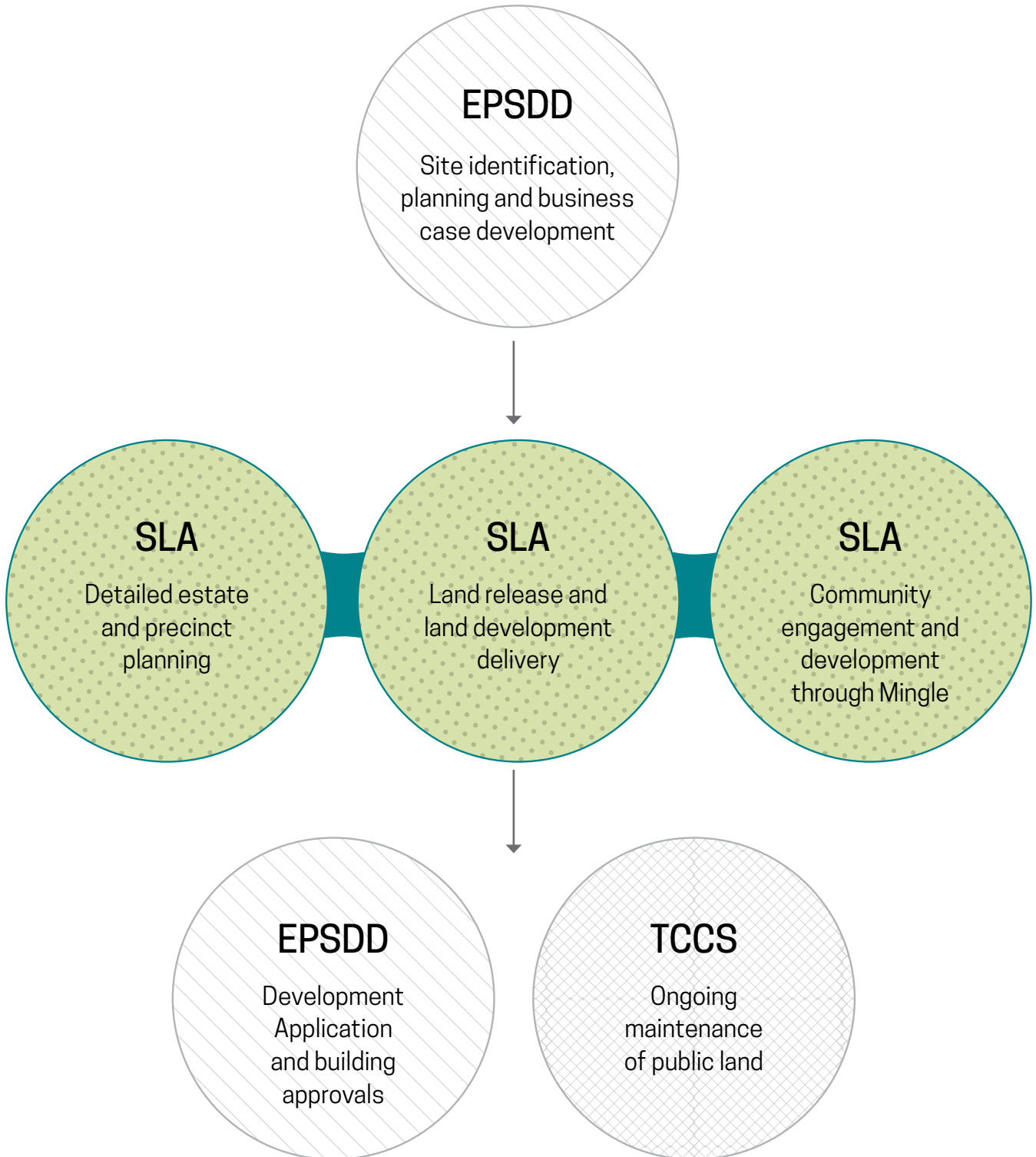
The SLA then plans the estates and precincts, builds infrastructure for the new

suburbs, sells parcels of land, and engages with communities of new suburbs through the Mingle program. Fifteen percent of these dwellings must be public, community and affordable homes.

Public land and municipal services in the new suburbs are managed by Transport Canberra and City Services (TCCS).

The roles of these Government agencies in the land release process are shown in the following diagram.

The land release process in the ACT



A young girl with blonde hair in a bun, wearing a pink t-shirt, is climbing a tree. She is looking to the right. In the background, another person with blonde hair, wearing a light blue t-shirt and a black headband, is also climbing the tree. The scene is outdoors with green foliage and a bright sky.

How we help to create sustainable suburbs

The SLA is committed to building smart, sustainable suburbs and urban renewal developments. We do this by designing new estates that support active lifestyles and a healthy environment, and by providing infrastructure like footpaths, bike paths, large canopy trees and playgrounds.

We work hand-in-hand with local residents in the design and development of sustainable places, and in creating a sense of community. We do this through our Mingle Team, which delivers a calendar of events, such as markets, cultural festivals and guided walks.

How we are preparing for climate change

Climate change is causing hotter, dryer summers and more extreme, damaging weather events, such as droughts, bushfires, hailstorms and floods.






We therefore need to prepare for these impacts, and build resilience in our community so that we can recover quickly. This means working together as a community to maintain high quality green spaces and support plants and animals stressed by extreme weather events.

The following table shows the projected effects of climate change in Canberra.



▲ Water Sensitive Urban Design, Taylor

Projected effects of climate change in Canberra

  	TEMPERATURE CHANGE	
	Maximum temperatures are projected to increase in the near future by 0.6 – 0.9°C	Maximum temperatures are projected to increase in the far future by 1.4 – 2.3°C
	Minimum temperatures are projected to increase in the near future by 0.4 – 0.7°C	Minimum temperatures are projected to increase in the far future by 1.4 – 2.3°C
	The number of hot days will increase	The number of cold nights will decrease
	RAINFALL CHANGE	
	Rainfall is projected to decrease in spring	Rainfall is projected to increase in summer and autumn
	FOREST FIRE DANGER INDEX (FFDI) CHANGES	
	Average fire weather is projected to increase in spring, summer and winter	The number of severe fire weather days is projected to increase in summer and spring

What sustainability means to us

Our goal is to strike a balance between environmental, social and cultural, and economic sustainability.

Environmental sustainability



The goal of environmental sustainability is to sustain a quality environment. Environmental sustainability therefore focuses on strategies to:

- reduce the impact of our activities on the natural environment and climate
- reduce our use of critical resources and maintain the quality of our surrounds
- adapt to a changing climate.

Social and cultural sustainability



The goal of social and cultural sustainability is to sustain a good quality of life, and to celebrate the history of Ngunnawal land, as well as the diversity of our communities. Social and cultural sustainability therefore focuses on strategies to:

- design the physical environment and social infrastructure to support social inclusion, community wellbeing, cultural connection to country, active lifestyles, diversity, and resilience.

Economic sustainability



The goal of economic sustainability is to sustain healthy, prosperous communities. Economic sustainability therefore focuses on strategies to:

- create prosperous centres where residents can access essential services, employment opportunities, and education
- attract businesses to our centres, create spaces for new opportunities, and build strong connections to other parts of the city.

Our vision for sustainability in Canberra

Our vision is to 'create great places where communities thrive'. We aim to make this vision a reality by focusing on four themes that incorporate all aspects of sustainability:

- resilient communities
- zero emissions suburbs
- responsible consumption and production
- healthy, prosperous and inclusive places.

Our vision for Canberra



Resilient communities

Climate change is already presenting numerous challenges through more intense and frequent weather events. Improving the resilience of our communities and our natural environment will help Canberra withstand these challenges and improve our ability to respond to change.



OBJECTIVES

- » **Care for our natural environment and bushland areas**
- » **Support the community to develop resilience and adapt to a changing climate**
- » **Create communities that support the wellbeing of all residents, including those of different ages, income levels and cultural backgrounds**



» PRIORITIES FOR THE NEXT FIVE YEARS

HEALTHY AND RESILIENT NATURAL ENVIRONMENT

- ▶ preserve and conserve the natural environment through design and development
- ▶ increase tree planting and green infrastructure through design and development
- ▶ deliver land in accordance with the requirements of Canberra's Living Infrastructure Plan: Cooling the City

ADAPTATION TO A CHANGING CLIMATE

- ▶ design new suburbs and land releases to reduce urban heat
- ▶ encourage the community to design homes and gardens for cool living
- ▶ strengthen community resilience to extreme weather and disasters

COMMUNITY RESILIENCE

- ▶ embed adaptation and resilience strategies into all precincts and increase community awareness of the strategies
- ▶ engage the community in the early design and development of significant sites
- ▶ support connected communities
- ▶ protect and enhance our parks and green spaces
- ▶ create and maintain a culture of high environmental performance

AGE-FRIENDLY SUBURBS

- ▶ design public spaces that are accessible to all ages and abilities
- ▶ demonstrate principles of universal design
- ▶ support all age groups to participate in their local community

HOUSING DIVERSITY AND CHOICE

- ▶ enable the development of different housing types in new communities
- ▶ deliver affordable housing in line with ACT Government policy and SLA strategic directions

CONNECTION TO NATURE

- ▶ support access to nature parks and reserves
- ▶ protect nature reserves and bushland adjacent to and within our developments
- ▶ encourage the community to care for nature parks and reserves
- ▶ protect wildlife through design and development
- ▶ encourage the community to preserve and enhance biodiversity

KEY PROJECTS

🔗 KENNY

The future suburb of Kenny will be close to the Gorooyaroo Nature Reserve, Mount Majura Nature Reserve and Crace Grasslands Nature Reserve. This will make the suburb an ideal location for a more environmentally sensitive design that offers a sympathetic interface with native bushland. The SLA will engage with experts in biodiversity research to enhance the local habitat, biodiversity and ecological communities in and around Kenny.

🔗 MOLONGLO RIVER CORRIDOR

The Molonglo River Corridor is a key environmental asset in the Molonglo Valley and borders a number of SLA suburbs. The SLA will continue to work with the ACT Government's Parks and Conservation Services to manage the edge effects and enhance recreational opportunities.

🔗 GINNINDERRY

Ginninderry's vision is to be a sustainable community of international significance in the Capital Region and prides itself on a triple-bottom-line approach to sustainability – where social, economic, and environmental impacts are considered in all decision making. This approach has led to Ginninderry securing a six star green star communities rating – world class.

🔗 SLA TREE CANOPY COVER FRAMEWORK

The SLA Tree Canopy Cover Framework guides the delivery of greener, more sustainable places in the ACT. It includes proposals for more tree canopy cover to increase shade, and permeable surfaces that provide more natural runoff when it rains.

🔗 SLA INNOVATION FRAMEWORK

Innovation is one of the SLA's core values. We will continue to adapt and respond to changing environmental and community needs as we develop new suburbs and sell ACT Government land.

Zero emissions suburbs

The ACT Government is proud to be the first Australian state or territory to achieve 100% renewable electricity.

In addition, the ACT has a target of achieving net zero emissions by 2045 at the latest. By net zero emissions we mean that we will achieve a balance between greenhouse gas emissions produced and greenhouse gas emissions taken out of the atmosphere. The SLA will help the ACT achieve this target.




OBJECTIVES

- » Work towards the creation of zero emissions suburbs and urban precincts
- » Support industry and residents to build sustainable homes
- » Support sustainable modes of transport



▲ 6 Star Green Star Community, Ginninderry



>> PRIORITIES FOR THE NEXT FIVE YEARS

ENERGY EFFICIENCY AND RENEWABLES

- ▶ maximise the solar orientation of housing blocks to increase the thermal efficiency of homes
- ▶ support industry to create low energy homes and buildings
- ▶ support the community to reduce energy use
- ▶ encourage the uptake of renewable energy in homes

ALL-ELECTRIC HOMES AND PRECINCTS

- ▶ establish net zero emissions targets for new suburbs
- ▶ develop all-electric estates and precincts
- ▶ support community and industry to build all-electric homes and buildings

TRANSPORT EMISSIONS

- ▶ design estates and precincts to provide easy access to public transport
- ▶ support the community to reduce transport emissions
- ▶ support the transition to electric transport
- ▶ encourage residents to walk and cycle, rather than use a car
- ▶ design 'walkable' estates and precincts that encourage walking and cycling
- ▶ develop urban renewal precincts within the existing urban footprint to reduce travel time and costs

CONSTRUCTION EMISSIONS

- ▶ measure emissions from construction sites
- ▶ set targets to reduce emissions from construction sites



KEY PROJECTS

▶ WHITLAM

The SLA will provide an energy rebate program to encourage residents to design highly efficient, all-electric homes in Whitlam that are more comfortable all year round and have a smaller energy footprint than would otherwise be the case.

▶ MOLONGLO GROUP CENTRE

The Molonglo Group Centre will be the first all-electric commercial centre in Canberra, with no new connections to the gas mains network. This will maximise the use of renewable energy.

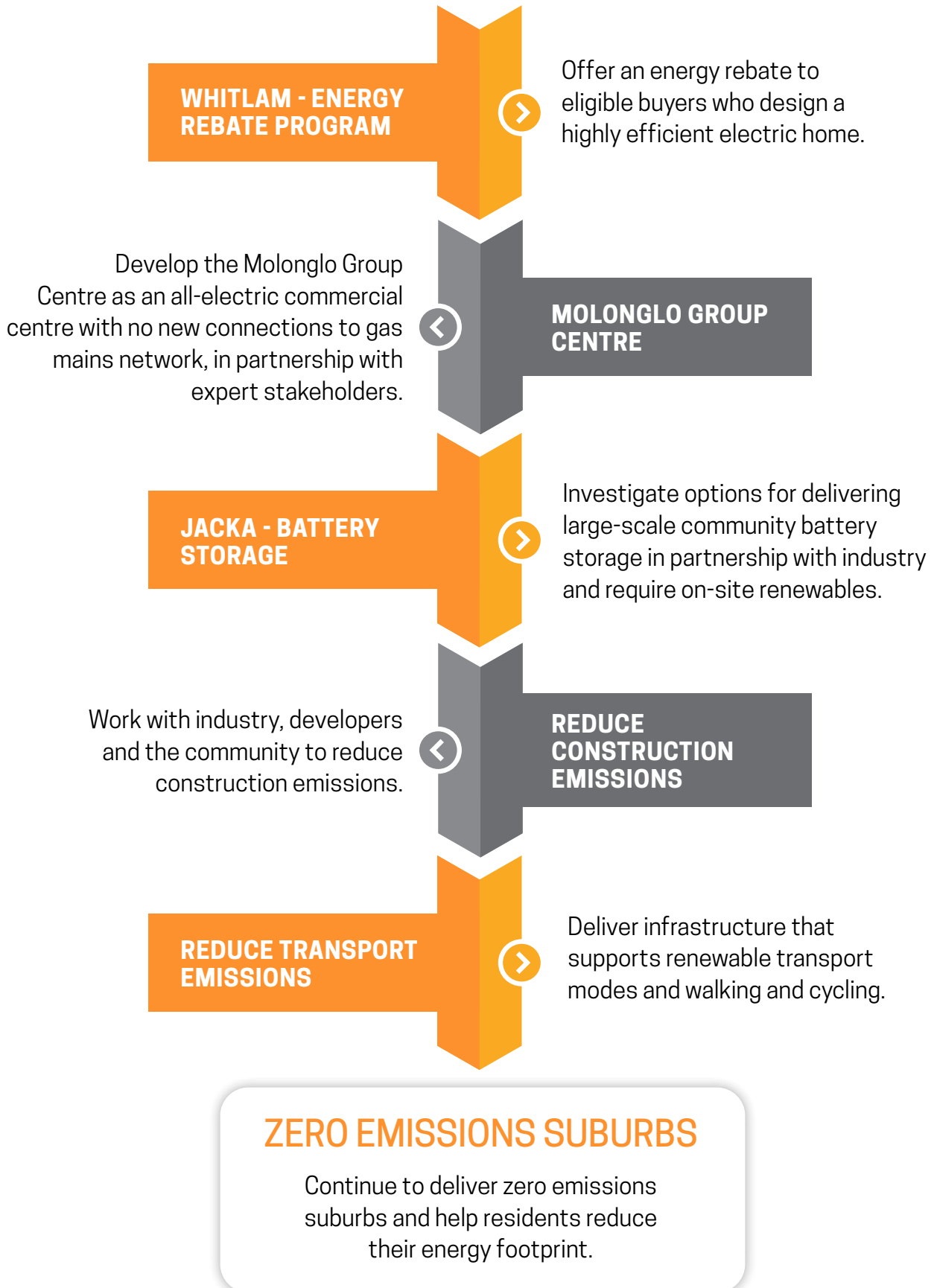
The project will also provide an opportunity to partner with experts to showcase highly efficient commercial building design.

▶ JACKA

In the design and development of the second stage of Jacka, the SLA will support on-site renewable energy sources and investigate large-scale battery storage to help cut energy bills and maximise the efficiency of renewable energy generation for residents.

Roadmap to zero emissions suburbs

These are the key steps the SLA will take to help create zero emissions suburbs and precincts.



Responsible consumption and production

Resources such as water, land and building materials are finite. The SLA will support the transition towards a more circular economy by designing out waste and pollution, keeping materials in use, and minimising impact on the natural environment.

By encouraging responsible design and practices, and accessibility to key services, we will help residents reduce their cost of living and create 'connected' communities.

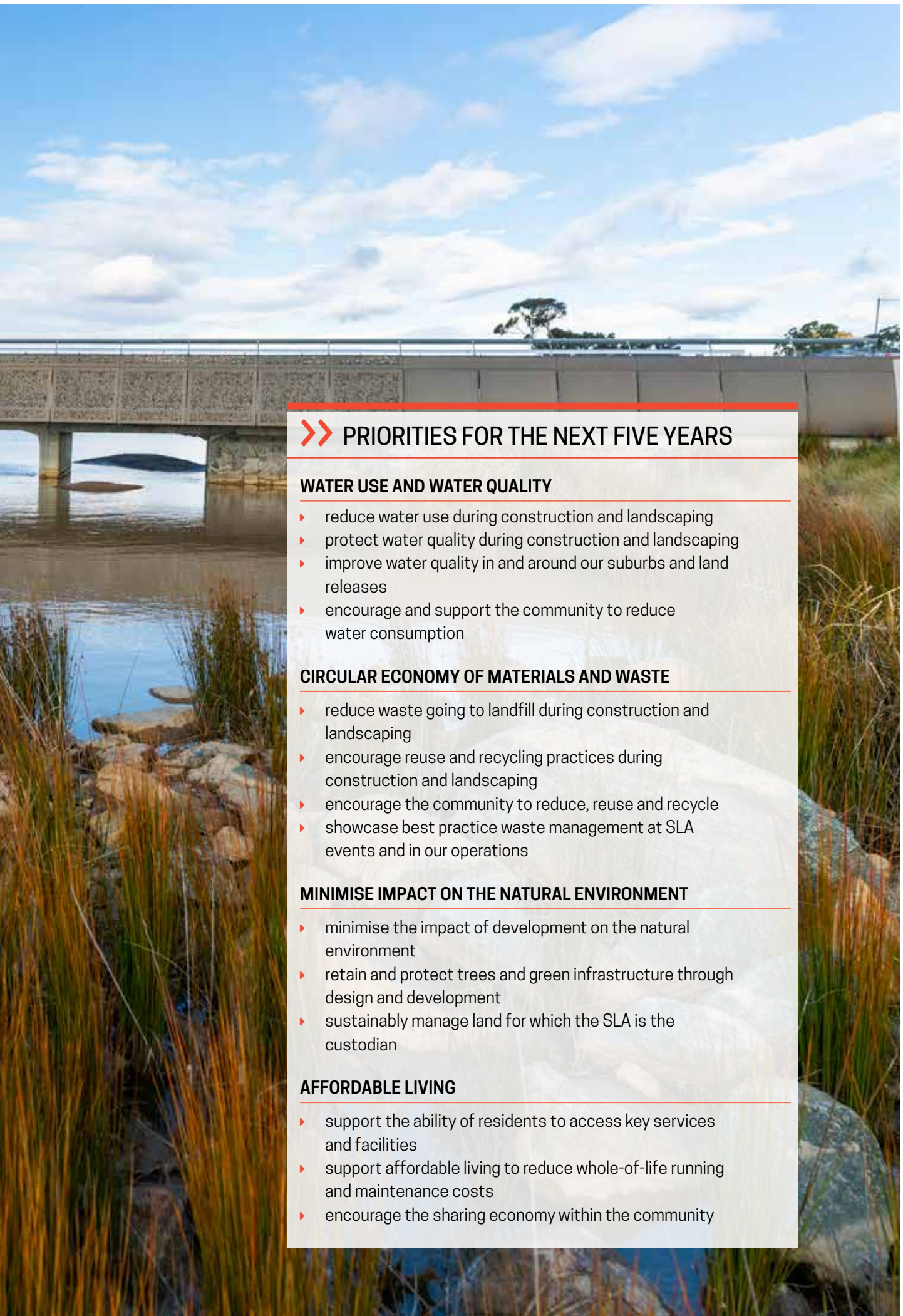


OBJECTIVES

- » **Minimise the use of natural resources and the generation of waste**
- » **Minimise disturbance of the natural environment**
- » **Support sharing environments that reuse materials and minimise the cost of living**



◀ Taylor under construction



>> PRIORITIES FOR THE NEXT FIVE YEARS

WATER USE AND WATER QUALITY

- ▶ reduce water use during construction and landscaping
- ▶ protect water quality during construction and landscaping
- ▶ improve water quality in and around our suburbs and land releases
- ▶ encourage and support the community to reduce water consumption

CIRCULAR ECONOMY OF MATERIALS AND WASTE

- ▶ reduce waste going to landfill during construction and landscaping
- ▶ encourage reuse and recycling practices during construction and landscaping
- ▶ encourage the community to reduce, reuse and recycle
- ▶ showcase best practice waste management at SLA events and in our operations

MINIMISE IMPACT ON THE NATURAL ENVIRONMENT

- ▶ minimise the impact of development on the natural environment
- ▶ retain and protect trees and green infrastructure through design and development
- ▶ sustainably manage land for which the SLA is the custodian

AFFORDABLE LIVING

- ▶ support the ability of residents to access key services and facilities
- ▶ support affordable living to reduce whole-of-life running and maintenance costs
- ▶ encourage the sharing economy within the community

KEY PROJECTS

➤ CIRCULAR ECONOMY

A circular economy is one which aims to eliminate waste through the continual reuse of resources. The SLA will work towards the creation of a circular economy in partnership with other Government agencies, industry, businesses and the community.

➤ COMMUNITY GARDENS

Community gardens are a great way for residents to grow food locally, appreciate the environment, and meet their neighbours. The SLA will continue

to support the development of community gardens in new suburbs and empower residents to bring their garden projects to life.

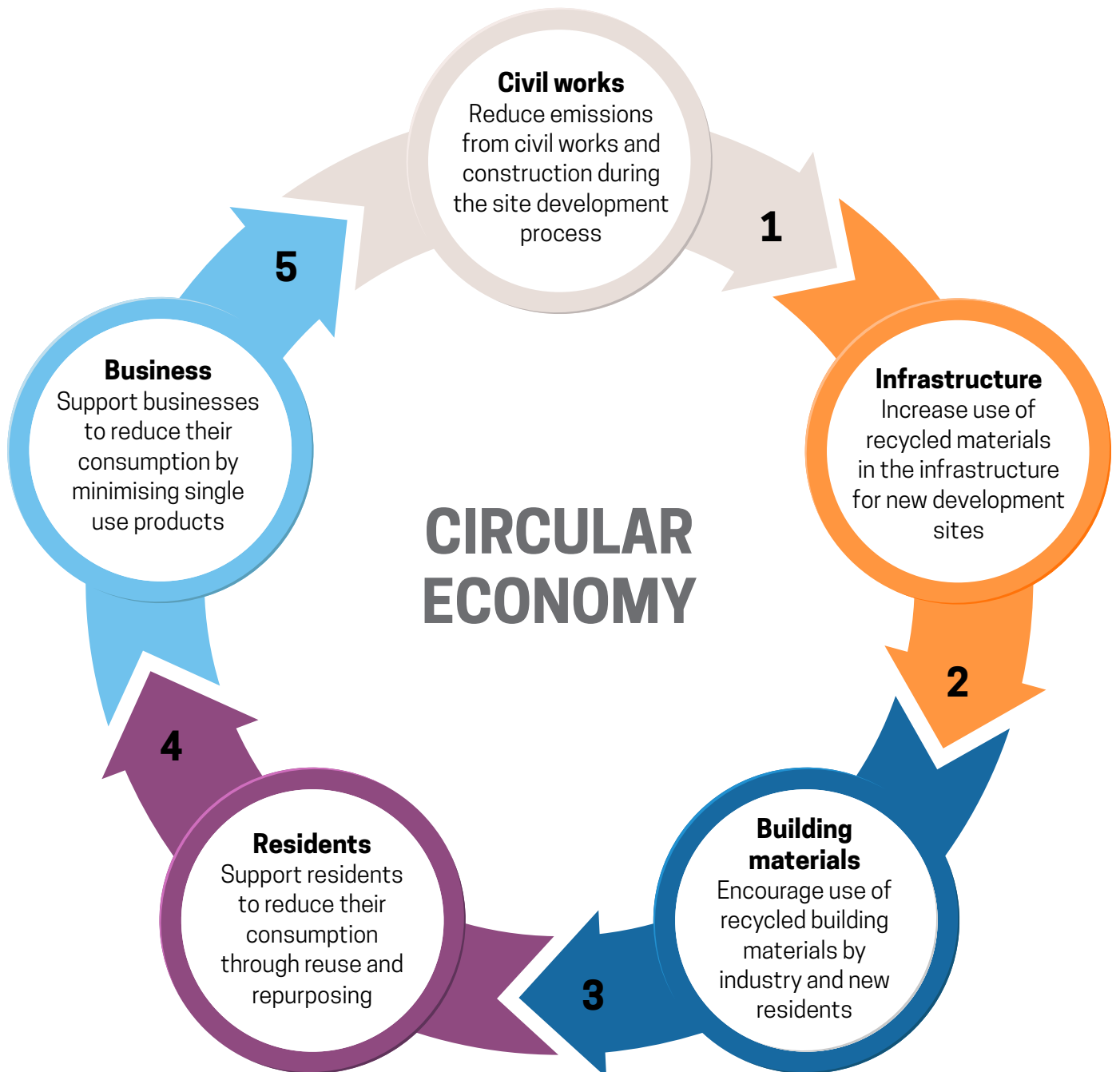
➤ EROSION AND SEDIMENT CONTROL

The SLA will trial the latest erosion and sediment control measures in new estates to help improve water quality and keep our landscapes looking beautiful and our ecosystems functioning effectively.



Five steps to a circular economy

There are five key steps we can take to reduce consumption and contribute towards a circular economy.



Healthy, prosperous and inclusive places

Healthy, prosperous and inclusive places support diverse communities and recognise the history of the Ngunnawal people; encourage healthy, active lifestyles; are well connected; and create local business opportunities.



OBJECTIVES

- » Focus on improving the health and wellbeing of communities through design, development and engagement
- » Encourage the development of great places with opportunities for growth
- » Support diverse communities that are well connected and which foster their own sense of identity



» PRIORITIES FOR THE NEXT FIVE YEARS

SOCIAL INCLUSION

- ▶ embrace diversity by including people of different genders, sexual identities, religious beliefs and cultural backgrounds in the design and development of land
- ▶ involve diverse communities in the design of new estates
- ▶ encourage and support community-led initiatives

COMMUNITY WELLBEING

- ▶ prevent crime through urban design, development, and community events
- ▶ create places that support community wellbeing

ACTIVE COMMUNITIES

- ▶ design infrastructure that supports the community's desire to walk and cycle in their neighbourhoods
- ▶ encourage physically active communities through events, education and urban design

PROSPEROUS CENTRES

- ▶ support local jobs and businesses
- ▶ create a diverse range of retail and commercial spaces
- ▶ design town centres that integrate with surrounding residential areas

CULTURAL CONNECTION TO COUNTRY

- ▶ celebrate social and cultural history
- ▶ educate SLA staff on Aboriginal history and culture, with a focus on the Ngunnawal people and land
- ▶ engage with local cultural groups, including Ngunnawal people, in developing site requirements

PLACEMAKING

- ▶ deliver community engagement activities that support placemaking and the activation of public spaces
- ▶ identify project-specific placemaking opportunities in greenfield and urban renewal sites
- ▶ recognise the existing place and heritage values of urban renewal sites
- ▶ develop placemaking measures to understand how we are using public spaces

KEY PROJECTS

▶ BELCONNEN TOWN CENTRE

The SLA will develop a place plan for the sale of several key sites in the Belconnen Town Centre that are subject to land release for redevelopment. The place plan will help to create great places that connect people in three adjoining precincts of the town centre.

rail and wider Gungahlin area. They will incorporate living infrastructure and street-level activation to create attractive, vibrant places for the community.

▶ GUNG AHLIN TOWN CENTRE

The last land releases in the Gungahlin Town Centre will be well connected by footpaths and cycle paths to the light

▶ KINGSTON ARTS PRECINCT

The SLA will work with partners from industry, the ACT Government and the community to develop a sustainable arts precinct in Kingston. The precinct will showcase the cultural history of this early Canberra landmark, demonstrate best practice sustainable building design, and create a welcoming cultural destination.

▶ PLACEMAKING

Placemaking is the process of creating quality places where people want to live, work, learn and play. It puts public spaces at the heart of the community and therefore helps to strengthen connections between people and the places they share. The SLA Placemaking Framework will outline how the SLA will incorporate placemaking into all of our work, so we can deliver our vision to 'create great places where communities thrive'.

▶ HOUSING AFFORDABILITY

The SLA Housing Affordability Strategic Action Plan sets out how we will work with other agencies in the ACT Government to improve housing affordability, social inclusion and housing choice.



Delivering the Strategy

This Strategy will be supported by:

- industry and community partnerships to make the best use of finite resources and avoid duplication of effort or missed opportunities
- strong sustainability leadership, including influence over decision-making processes with support from the SLA Investment Decision Framework
- an annual action plan that details the programs and resources required to implement the Strategy
- regular monitoring and evaluation to determine which actions are being successfully implemented, meeting their objectives and effectively engaging SLA staff and the community to advance sustainability
- an annual update on implementation of this Strategy at the end of each year to ensure this sustainability journey remains open and transparent to all involved.



▶
Remnant tree
protected in
Gungahlin







How you can help us make Canberra more sustainable

We'd love you to help us achieve our vision, and make Canberra more sustainable. Here's how...

Community

- check out the SLA website for more sustainable ideas for designing your home or garden
- come along to a Mingle event and meet some friendly locals who also want to get involved in their community

Industry

- check out the SLA website for the latest sustainable building initiatives in which you can be involved
- contact the SLA Sustainability Team to find out more about how you can showcase sustainable design to the community

Partners

- if you are a community organisation or business and have an idea for how you can partner with us to deliver more sustainable development, get in touch with the SLA Sustainability Team





▼ Crace Community Garden







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