

National Planning Reform Blueprint – ACT Round two reporting – September 2024

Status Update – Following round one reporting:

- Measures 9 and 10: ‘Complete’ – No further work required.
- Measures 2 – 6: ‘Ongoing’- Partially delivered. Updates provided below.
- Measures 1, 7, 8: ‘In progress’ – All except 1.3 to be addressed by non-planning related Ministerial Councils.

State and Territory templates for National Planning Reform Blueprint measures 2 to 6

Measure 2: Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction’s share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

Jurisdiction: Australian Capital Territory (ACT)

National Housing Supply Targets

Context

- The National Housing Accord included an initial target to deliver one million new, well-located homes across Australia over five years from mid-2024. This was increased in August 2023 to 1.2 million new well-located homes over five years from mid-2024. This equates to approximately 4,300 dwellings per year for the ACT, between 2024 and 2029.
- The key role for the States and Territories under the Accord is to facilitate delivery of 20,000 affordable dwellings in collaboration with the Commonwealth (10,000 to be delivered by the Commonwealth and 10,000 by the States/Territories), support the development of the Community Housing Sector, and progress land and zoning reforms.
- The ACT’s share of the 10,000 affordable dwellings under the Accord is 350 dwellings. Of this, 175 dwellings will be funded and delivered by the ACT Government, and 175 dwellings will be funded by the Commonwealth and delivered by the community housing sector. The ACT Government is working closely with the community housing sector to support them in accessing Commonwealth funding to deliver on their share of the commitment.

Update

- Details about plans for delivering against the ACT Government’s 175 dwelling allocation are detailed in the National Housing Accord [implementation schedule](#). The ACT Government is currently progressing several projects through the Affordable Housing Project Fund which contribute towards the National Housing Accord.

Planning and housing supply in the ACT

Context

- Planning in the ACT has to consider and work together with the National Capital Plan administered by the Commonwealth National Capital Authority. Noting that the ACT performs equivalent state and local government functions the following information represents planning for all of the ACT. Consideration of regional growth and development is also monitored in surrounding local councils outside of the ACT. The ACT is also closely connected to the South East and Tablelands Regional Plan and is important in considering regional employment, housing and infrastructure.
- In the ACT, planning for growth including residential development is set out in the [ACT Planning Strategy](#) (2018). The ACT Planning Strategy’s vision is to be a sustainable, competitive and equitable city that respects Canberra as a city in the landscape and the National Capital, while being responsive to the future and resilient to change. The Strategy includes a target for at least 70 per cent of new housing to be within the existing urban footprint indicating that greenfield growth will be limited into the future.
- Under the ACT Planning system the District Strategies ([District Strategies](#)) set out where and how much housing can be accommodated in the best locations across the city to meet the projected population of 695,000 people in the ACT with 100,000 new homes by 2050. The District Strategies have included analysis of current capacity (under planning provisions in place) and identify areas most suitable and where changes could occur to deliver future housing. As part of the implementation of the District Strategies, the ACT will continue to investigate opportunities and requirements to deliver housing supply and choice in the key sites and change areas identified in the strategies.
- Housing demand modelling in the District Strategies suggests that 100,000 additional dwellings in the ACT will be needed by about 2050. Consistent with the Planning Strategy and the ACT Housing Strategy, a target of 70 per cent of the new dwellings are to be delivered within the existing urban boundary and 30 per cent in greenfield precincts.
- In addition, the [Indicative Land Release Program 2023-24 to 2027-28](#) includes a snapshot of residential land releases from 2023 to 2028 of 16,935 dwellings, plus an estimated 1,000 to 1,500 dwellings per year on privately owned land.
- The Planning Strategy and District Strategies indicate areas where supporting infrastructure and investment will be required to support and facilitate growth including housing.
- The ACT Housing Strategy 2018 set a policy that 15% of government residential land release each year will be for affordable, community and public housing. These targets are set on particular release sites and indicated through the Indicative Land Release Program released annually.

Update

- The ACT Government publishes the Indicative Land Release Program (ILRP) each year alongside the annual ACT Budget. The ILRP identifies ACT Government land planned for release for a range of uses over the next five years.
- The ILRP for 2024-25 to 2028-29 targets the release of land to support 21,422 new homes:
 - In 2024-25, land is programmed for release to support 5,107 new dwellings.

- Residential releases in 2024-25 are primarily in new suburbs, classified as greenfield in line with the 2018 Planning Strategy, but within our known Canberra boundaries. Specifically in suburbs such as Macnamara (Ginninderry), Jacka (Gungahlin), Denman Prospect, Whitlam and Molonglo (Molonglo Valley).
- Over the five years of the program infill releases, along with anticipated private development, is expected to see around 65 per cent of new residential development within the urban footprint as defined in the 2018 Planning Strategy.
- It is anticipated that over the next five years, further private sector development will see more development within the urban footprint.
- This will help achieve the commitment in the ACT Planning Strategy 2018 to deliver at least 70 per cent of new housing within the existing urban footprint. This commitment is not ILRP specific and encompasses both Government and private development.

On 24 May 2024, the Minister for Planning released a Statement of Planning Priorities, which include:

- Planning for more housing in and around key precincts, shops and rapid transport connections
- Planning for the growth of Canberra's newest regions
- Outlining Canberra's future jobs and innovation precincts
- Supporting community needs across the ACT
- Territory Priority Projects
- Environmental Protection
- Design focus and implementing the New Planning System

Links with infrastructure pipelines

Context

- The Territory is one of the fastest growing jurisdictions and is expected to reach half a million residents by 2027. As Canberra's population grows, the government will invest in enabling infrastructure and seek to drive private sector investment into renewal precincts, as well as new housing and commercial and employment opportunities.
- The ACT [Infrastructure Plan](#) provides a framework for how the Government will renew established infrastructure and create new infrastructure to meet the needs of 500,000+ people. The ACT Infrastructure Plan Indicative Project Pipeline shows the timing and indicative costs of future works.

Update

- Nil

Affordable housing

Context

- Delivery against the ACT's affordable rental targets under the Accord, is being progressed as part of a collective response involving ACT Government agencies and community housing sector delivery partners.

Update

- Refer Measure 2 'Planning and housing supply' content (above) for information about the ACT's delivery against the National Housing Supply Targets. Including information about how the ACT will meet its 175 affordable dwelling commitment under the National Housing Accord.

Housing Australia Future Fund

Context

- The ACT will facilitate delivery under the Housing Australia Future Fund (HAFF) of 1,200 social and affordable dwellings over the five years of the Accord (2024 to 2029).

Update

- The ACT has worked with Housing Australia in relation to Round One and future rounds of the HAFF. The ACT will continue to work with project proponents (including Housing ACT, CHPs and other not-for-profit providers), Housing Australia and other financiers (where necessary) to help to develop the delivery models including commercial and funding/financing structures. This could include Housing Australia availability payments to Housing ACT to support whole of life costs associated with delivering additional public housing in the ACT.

Measure 3: Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction share of housing supply targets agreed by National Cabinet.		
Jurisdiction: ACT		
Summary of planning, zoning, land release and other reforms (e.g. to increase density) underway with a focus on those announced since 16 August 2023	Summary of expected impact on planning frameworks to facilitate jurisdiction’s share of the National Cabinet agreed housing supply targets*	Status e.g., announced, progressed or enacted
Planning and zoning reforms		
<p><u>Context</u></p> <p>On 27 November 2023, the ACT introduced a new planning system. The new planning system comprises:</p> <ul style="list-style-type: none"> The Planning Act 2023 sets out the planning approval process and pathways. The new Act is focussed on good planning and development outcomes, including consideration of the surrounding community and impacts on wellbeing, health, recreation and the environment. <p>Population projections show that Canberra needs 100,000 new homes by 2050. The new Act will support this growth while delivering better outcomes for people, by enabling Canberrans to live close to shops, transport, parks, and services. That will also be balanced with protecting the natural environment and supporting communities.</p>	<ol style="list-style-type: none"> The new Territory Plan establishes statutory settings which encourage and incentivise new housing supply, particularly in low-density residential suburbs, through relaxing planning restrictions which previously limited or hindered new supply in existing suburbs. These changes aim to increase supply, density and housing choice, whilst protecting suburb character and amenity for existing residents. Refer to Measure 5 for details of zoning changes. The housing design guide, in particular, will assist with achieving consistently, standards for the quality and amenity of new residential development though articulating ways developers can incorporate good design into denser housing developments. This includes elements such as apartment size and layout, ceiling heights, solar access, natural ventilation and private open spaces like balconies. 	<p>Summary of expected impacts - Items 1, 2 and 3: Enacted.</p> <p>Note: Refer also Measure 2 and Measure 5 for updates about the ACT’s progress against national housing supply targets.</p>

<ul style="list-style-type: none"> • District Strategies – embed a strategic (district level) approach which is responsive to the needs, qualities and attributes of individual districts. District strategies incorporate a specific focus on housing and responding to current and future needs and supporting infrastructure and land use requirements. • the Territory Plan – the statutory plan that sets out zoning and planning requirements and facilitates the spatially led and outcomes focussed objectives of the new system. 		
Land release reforms		
<p><u>Context</u></p> <p>The ACT Government releases an Indicative Land Release Program (ILRP) every year with the budget. The ILRP has 5 year forward program and is for Territory land.</p> <p>The ACT Housing Strategy 2018 specifies that 15% of government residential land release each year will be for affordable, community and public housing. These targets are set on particular release sites and indicated through the Indicative Land Release Program released annually.</p>	<p><u>Updates</u></p> <p>Consideration is underway within the ACT Government about changes to improve ACT land release and delivery processes.</p>	<p>Progressed – investigations are underway.</p>
Other reforms e.g. to increase density		
Refer Measure 5		

*This data should be provided where possible, noting the lagged impact on planning reforms on supply and the impact of other reforms and broader economic conditions

Measure 4: Planning Ministers will identify well-located ‘development ready’ land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic

To deliver on this request National Cabinet requested jurisdictions undertake a stock take of ‘development ready’ land in their jurisdiction be provided to the Planning Ministers Meeting in confidence with the outline to be reported to National Cabinet.

Jurisdiction: ACT

Jurisdictions to describe states and key findings from jurisdiction ‘stocktake’ of development ready land*. This should include (where possible) the location of the land and potential residential dwelling yield.

The ACT considers that ‘development ready’ land has infrastructure in place, and is subject to statutory planning, development application and building processes.

The following information is broken down into land that is ready to release (to sell) and sites we are aware that have a development application and/or building application process to be undertaken. Finer grain detail cannot be gathered at this point.

Land for release / sale

The following information is sources from the ACT Government [Indicative Land Release Program](#), which accompanies the Territory Budget annually. The Program is indicative in nature and identifies ACT Government land which may be released for a range of uses over the next 5 years.

Context and update

- The five-year Indicative Land Release Program (2023-24 to 2027-28) includes residential land releases to support approximately 16,935 dwellings (a range of typologies).
- The residential program for the first year of the program (2023-24) proposes land release to support 1,883 dwellings. This includes land releases to support 280 dwelling being carried over from the 2022-23 program – due to project delays.
- Note that if larger sites are released on an englobo basis (eg, Molonglo greenfield areas), this may require a developer to install essential infrastructure to support the development.
- Additionally historical data shows that the private sector generally delivers between 1,000 and 1,500 annually – largely infill development.
- Collectively ACT Government land releases and private sector delivery could account for almost 4000 dwellings annually.
- The [June 2023 ACT Land and Property Report](#) indicates that 1,169 new dwellings were approved, and 2,296 new dwellings were completed in the six months to June 2023. The multi-unit planning and development pipeline includes 16,082 units across 334 sites, with 5,956 units under construction and 1,699 units completed as at June 2023. The ACT greenfield dwelling pipeline includes 7,160 release ready dwelling sites in the planners’ pipeline, 4,590 sites in the developers’ pipeline and 4,114 in the builders’ pipeline.

Affordable/community housing sites

The ACT has developed a pipeline of current and potential community housing sites that could be made available to community housing providers to boost the supply of affordable rental dwellings under the National Housing Accord. Some of these sites are on the Indicative Land Release Program (discussed above), and other sites have already been released or are in private ownership.

Land Release

- The Affordable Housing Project Fund was established in 2023-24 to support shovel-ready projects on existing sites. Since it launched, the Fund has agreed to offer financial support for six projects with potential to deliver about 280 new affordable rentals for Canberrans in a range of locations.

*For the purpose of this report it is assumed that development ready means land with infrastructure that is ready to sell and/ or construct

Measure 5: Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Jurisdiction: ACT

Summary of zoning, planning and other amendments to promote high and medium density housing in well located* areas underway with a focus on those announced since 16 August 2023**

Expected impact on housing supply targets

Other comments

The ACT considers that identifying ‘well-located’ areas includes an assessment of need and amenities, including proximity to services such as schools, transport, employment centres, and public open space.

Context

In 2023, the new Territory Plan introduced the following changes. They aim to increase housing supply, density and choice, whilst protecting suburb character and amenity for residents in existing suburbs. They include:

Territory Plan – New residential zone provisions

ACT progress against housing supply targets

Creating new sub-elements of housing, such as build-to-rent, community housing and co-housing.

Encourage uptake of more diverse ways to deliver greater housing and rental stock.

Allowing a block in RZ2 (Suburban Core), RZ3 (Urban Residential), RZ4 (Medium Density Residential) and RZ5 (High Density Residential) to be subdivided without a requirement to construct a new dwelling first

Greater supply of blocks that will help deliver (primarily) more low-rise or small-scale townhouse and apartment developments

Change removes the upfront costs of subdividing a block (no longer mandating the cost of construction to be borne by the owner prior to the sale of a subdivided block) and provides opportunity for the purchaser of the new block to design a dwelling that meets their needs and preferences (rather than having that determined by the original owner).

Multi-unit housing in RZ2 zones are able to have more dwellings as part of the development	Increases dwelling supply, particularly two-level townhouse and apartment developments	
Allowing apartments (limited to two storeys) in RZ2 zones, rather than only townhouses	Expected to deliver more single level dwellings that are more suitable for residents to age in place	
Removing mandatory plot ratio (floor space ratio) for multi-unit developments	Removes the restrictive size requirements for multi-unit developments, providing greater flexibility and making redevelopment more viable.	
Community housing (affordable rentals) are able to be constructed in Community Facility Zones when associated with a place or worship or supportive housing.	Allows for community organisations to diversify their offerings whilst also contributing to the supply of affordable rentals	Restrictions on where community housing is permitted helps preserve land for other community uses.
Introduction of several design guides, including a Housing Design Guide that promotes and facilitates well designed multi-unit development proposals.		While this will not directly impact housing stock, it facilitates good design outcomes – supporting the initiatives above.
<p>The District Strategies contain implementation pathways and actions to inform more detailed planning for housing. These actions are proposed as ongoing work for budget support to implement. This includes:</p> <ul style="list-style-type: none"> • Progress investigations of key sites and short-, medium- and long-term change areas identified to help meet housing supply needs. • Investigate the RZ2 (Suburban Core Zone) to determine why the existing built form does not demonstrate the intended variation of housing typologies between RZ1 (Suburban Zone) and RZ2 zone. • Undertake further detailed analysis and modelling to identify future housing needs not able to be met by change areas across districts. • Investigate potential urban regeneration areas & what is needed to deliver change. • Investigate planning and design provisions that encourage supply of affordable housing. 	More detailed planning will provide opportunities for greater housing supply and diversity in the best locations across the nine districts of the ACT.	Investigations will be commencing to determine to undertake further detailed analysis and modelling to identify future housing needs not able to be met by change areas across districts and investigate potential urban regeneration areas and what is needed to deliver change. It is expected that this will inform future residential infill opportunities.

<p>The ACT Government has introduced a stamp duty exemption for dual occupancies on suburban residential blocks to encourage take-up of new provisions that allow for unit titling of a second dwelling on low density (RZ1) blocks over 800m².</p> <p>The Government is also introducing changes to the lease variation charge (LVC) – a windfall gains tax – to support the development of more dual occupancy homes in Canberra.</p> <p>Both the stamp duty exemption and LVC changes will encourage property owners to capitalise on the planning provisions that allow for more dual-occupancy homes in existing suburbs.</p>		

*The Council on Federal Financial Relations (Commonwealth and State and Territory Treasurers) have agreed that the national definition of a well-located home is a 'home that is close to work, schools, transport and other amenities and supports improved productivity and liveability', noting that states and territories will develop their own definitions and measurement approaches.

**Please indicate where these have already been reported as part of Measure 3.

***These may sit outside Planning Departments and require broader consultation

Measure 6: Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Jurisdiction: ACT

Summary of reforms underway with a focus on those announced since 16 August 2023*	Local Government area	Expected impact of reforms on rapid delivery of social and affordable housing	Other comments including benefit for specific cohorts
Reforms to development approval pathways			
<p>Territory Priority Projects: The Minister for Planning and Land Management and the Chief Minister are able to declare certain development proposals (including for social and public housing) as a Territory Priority Project. More information is available here: Territory Priority Projects.</p>	Not applicable	Removes third party appeal rights – often social and public housing developments are subject to heavy community scrutiny and appeals in the ACT Civil and Administrative Tribunal. Appeal timeframes can span up to and beyond three months.	
<p>Subdividing: Allowing RZ2 to RZ5 zoned blocks to be subdivided without being required to construct the new dwellings first.</p>	Not applicable	<p>Refer to Measure 5 for progress update against these items.</p>	
<p>Build-to-rent: Permitting build-to-rent and community housing in all residential zones.</p>	Not applicable.		
<p>Existing pathways (exemptions): Development Approval (DA) exemptions for single dwelling housing.</p>	Not applicable		
Existing development approvals which have not been acted upon and identify key barriers to the delivery of approved housing			
			The Planning Act 2023 includes provisions to extend the expiry

<p>Barriers include having the infrastructure in place to support new development, the capacity and ability of the development sector to deliver projects, financial modelling and the impact of interest rate rises, and the incentive to hold on to sites due to increasing land values.</p>		<p>Sites for community and affordable housing are largely being targeted for sites with infrastructure in place.</p> <p>A Housing Coordinator General role has been established and coordinates programs and initiatives and consultation with the housing, development and community sector.</p>	<p>timeframes for a development approval (the construction period). Section 211 of the Act allows the Authority to extend the construction period up to a total maximum of seven years.</p>
<p>Reforms to social and affordable housing approval pathways</p>			
<p>The reforms mentioned above in relation to Territory Priority Projects and Build-to-rent (refer Measure 5) will help improve the approval pathways for social and affordable housing.</p>			

*Please indicate where these have been reported under other measures

Measure 6 continued

Key barriers to the timely issuing of development approvals and identify jurisdiction-led reforms that address barriers.

As part of the development assessment process the referrals to other entities have been flagged as a barrier in that it can take time (beyond the statutory timeframe) and raises matters that conflict with others and require resolution eg, environmental considerations, conditions and timing for utility provision. Consultation with key stakeholders such as the Conservator of Flora and Fauna, ACT Heritage, utilities and the community has the potential to delay development approvals.

Initiatives to share planning data and analysis across jurisdictions to identify data gaps and opportunities and improve national visibility of factors that may be supporting and /or delaying delivery of housing*

The ACT is supporting a range of initiatives to share planning data and analysis across jurisdictions. For example:

- the ACT works with the NSW Government and provides input to the regional planning work (South East and Tablelands Regional Plan)
- the ACT is an active member of the Geospatial Council of Australia
- The ACT contributed to the Council of Capital City Lord Mayors submission to the National Housing and Homelessness Plan. The ACT is negotiating with states, territories and commonwealth on the National Housing and Homelessness Plan and the national agreement on social housing and homelessness, which includes a focus on data sharing and improvement.

Jurisdiction positions on the phased introduction of inclusionary zoning and planning to support permanent affordable, social and other specialist housing in developments, where appropriate and where such zoning and planning does not add to construction costs e.g., through the use of incentives such as density bonuses

Round one reporting content (retained below) provided the ACT's position on inclusionary zoning and planning incentives

The ACT planning system does not incorporate inclusionary zoning or incentives such as density bonuses. The ACT Government has previously considered the potential to introduce inclusionary zoning and concluded that the planning system includes several existing mechanisms that achieve the same objectives.

The ACT approach to planning for increased housing supply (including social and affordable housing), greater housing diversity, improved housing affordability is through embedding these priorities within the ACT's new planning system (through a combination of strategic planning (district strategies), statutory planning provisions, and design guides).

The ACT Government sets targets for public, community and affordable housing for government land releases, as part of development of the [Indicative Land Release Program](#). Developers who buy the land must construct some or all of the dwellings as public, community or affordable housing, and sell or transfer the dwellings to Housing ACT, community housing providers or low-income families.

Input on other measures

Measure 1: Planning Ministers will collaborate on a national vision for urban and regional planning policy, including identifying common policy approaches, definitions and data sources.

Actions:

To develop an agreed set of national definitions for key housing terms by 1 July 2024

- NSW is leading a process under the Housing and Homelessness Ministerial Council to develop a paper for the Council's next meeting on a **nationally consistent** approach to affordable housing, including a workplan and timetable.
- The ACT contributed to this paper in January 2024, providing input on the aims of affordable housing, eligibility, allocation, rent setting and other policy issues.
- It is understood that this work will form the basis of the National Planning Reform Blueprint report to planning ministers in February on progress of Measure 1.

In the ACT, the following definitions of key housing terms are included in the ACT Housing Strategy:

- Affordable housing:

Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs. It differs to social housing which is provided and/or managed by the government (public housing) or by a not-for-profit organisation (community housing). Housing is often defined as affordable when a household spends less than 30% of their income on housing costs, and that household falls within the lowest 40% of household incomes (see definition of housing stress below).

- Community housing:

Housing for people on low incomes provided by registered Community Housing Organisations (under the *Housing Assistance Act 2007*). Community housing is a subset of affordable housing as defined above. Community housing providers generally provide a mix of rental rates for different tenants - some rents are set at a proportion of the tenant's income (social), others are set at a proportion of market-based rental rates (affordable).

- Public housing:

Housing for people on low incomes provided by Housing ACT (under the *Housing Assistance Act 2007*).

- Social housing:

An umbrella term describing subsidised housing for people on low to moderate incomes including public, supported and community housing.

To develop a national data sharing agreement for population, housing and planning data by 1 July 2024

- Through involvement with the Housing and Homelessness Ministerial Council and associated interagency working groups, the Coordinator-General for Housing leads ACT Government’s work with other jurisdictions on ongoing strategic activities, including improving data sharing and developing common definitions in housing. Recent work includes consideration of the Housing and Homelessness Ministerial Council’s data projects on:
 - resources required to meet housing targets, such as labour supply, skills and materials, to identify pressure points and areas of collaboration to support delivering the governments’ housing commitments; and
 - exploring measure of rental burden, including how rental burdens differ by location, and the rationale for different methods of assessing rental burden across jurisdictions.
- The Commonwealth will consolidate and analyse this information, alongside other data and a literature review. A draft paper will be prepared in May 2024 for review by States and territories, with a report to the Ministerial Council in mid-2024 showing key findings and recommendations.

To participate in the development of the National Urban Policy Framework.

- EPSDD representatives are included as members in the Interjurisdictional Working Group (IWG). The IWG objectives are to enable whole-of-government planning input into the creation of the National Urban Policy (‘Policy’) and associated documents. Key inputs and deliverables from EPSDD as part of this working group include:
 - a) Creation of a shared vision for sustainable development;
 - b) Contribution to refining the content of the Policy; and
 - c) Contribution to the development of the State of Cities Report.
- Inputs on the shared vision for sustainable development were provided by EPSDD to the Commonwealth on 15 March and 05 April and draft vision supported by executive, as a member of the ACT Heads of Planning group, on 14 May 2024.
- Inputs into the refining the content of the Policy were provided on 15 March 2024.
- EPSDD continues to provide input into the development of the State of the Cities Report. This includes the review and preparation of comments to the draft Discussion Paper for 12 June 2024.

EPSDD, through the Heads of Planning group, has also been involved.

Measure 7: All levels of government will identify and rectify gaps in housing design guidance and building certification processes, to ensure the quality of new builds, particularly apartments.

Housing design guidance

- As part of the new ACT planning system that commenced on 27 November 2023, the ACT has developed [design guides](#), to indicate what is required to be considered in designing and assessing developments. They show examples and methods of good design and list the considerations for developments across Canberra.
- There are currently four design guides:
 - Housing design guide
 - Urban design guide

- City Centre urban design guide
 - Biodiversity sensitive urban design guide
- The [Housing Design Guide](#) outlines how good design can be addressed for denser housing developments. This includes elements such as apartment size and layout, ceiling heights, solar access, natural ventilation and private open spaces such as balconies.
- The ACT Government has commenced work on the development of a missing middle design guide which will identify opportunities for further planning reform to support the delivery of missing middle housing typologies.

Building Certification Services

- The ACT Government is committed to making sure those working in the building and construction industry are held accountable for their actions and supports a nationally consistent approach to regulation of the industry where it is appropriate for the ACT.
- Continual improvements to practitioner regulation in the ACT is intended to give greater protection to the community and to lift standards across the building and construction industry.
- Reforms to the building certification industry that have already been implemented in the ACT include the introduction of a code of practice for building certifiers, minimum documentation requirements for building approval applications, and increased auditing capacity of Access Canberra to investigate complaints and take regulatory action.
- Work continues to progress to strengthen building certification services in the ACT, including through new requirements for government inspection and verification at key stages of the documentation and construction process. These reforms are intended to support the role of private certifiers to identify defects at the earliest possible time, in both design and construction phases, so that they can be fixed before units are sold to consumers.
- The ACT Government has progressed work on a number of policy and legislative reforms under the Sustainable Building and Construction portfolio including:
 - responding to recommendations from the ACT Inquiry into Building Quality and recommendations from the Building Confidence Report;
 - introducing developer licensing and regulation to improve the accountability of property developers and reduce building defects in the building and construction industry;
 - adopting the 2022 edition of the National Construction Code; and
 - implementation of the Professional Engineers Registration Scheme.
- Future reform work includes:
 - policy work on the implementation of the building certifiers components of the National Registration Framework for building practitioners developed in response to the Building Confidence Report
 - review of the National model code of practice for building surveyors against the ACT Code of Practice to identify areas for improvement or national alignment
 - Consideration of National model guidance on evidence of experience for building surveyor registration.
 - Consideration of National model guidance on Building Surveyor integrity and their role in enforcement.
 - Consideration of training and development pathways for building surveyors to support growth in the industry, including consideration of recommendations from the National Building Confidence Report.
 - Consideration of additional mandatory stages of inspection of building work targeted to risk areas that must be undertaken by certifiers.

Measure 8: All levels of government will ensure the adequate resourcing of built environmental professionals, including planners, in local government required for housing delivery, particularly in rural and regional Australia.

This matter was to be referred from Commonwealth for consideration by national Skills Ministers.

EPSDD has regular meetings with the Planning Institute of Australia that has been undertaking work to examine barriers to growth in planning professionals (eg, limited university courses; negative community feedback and impact), retention of planning professionals and professional development areas.