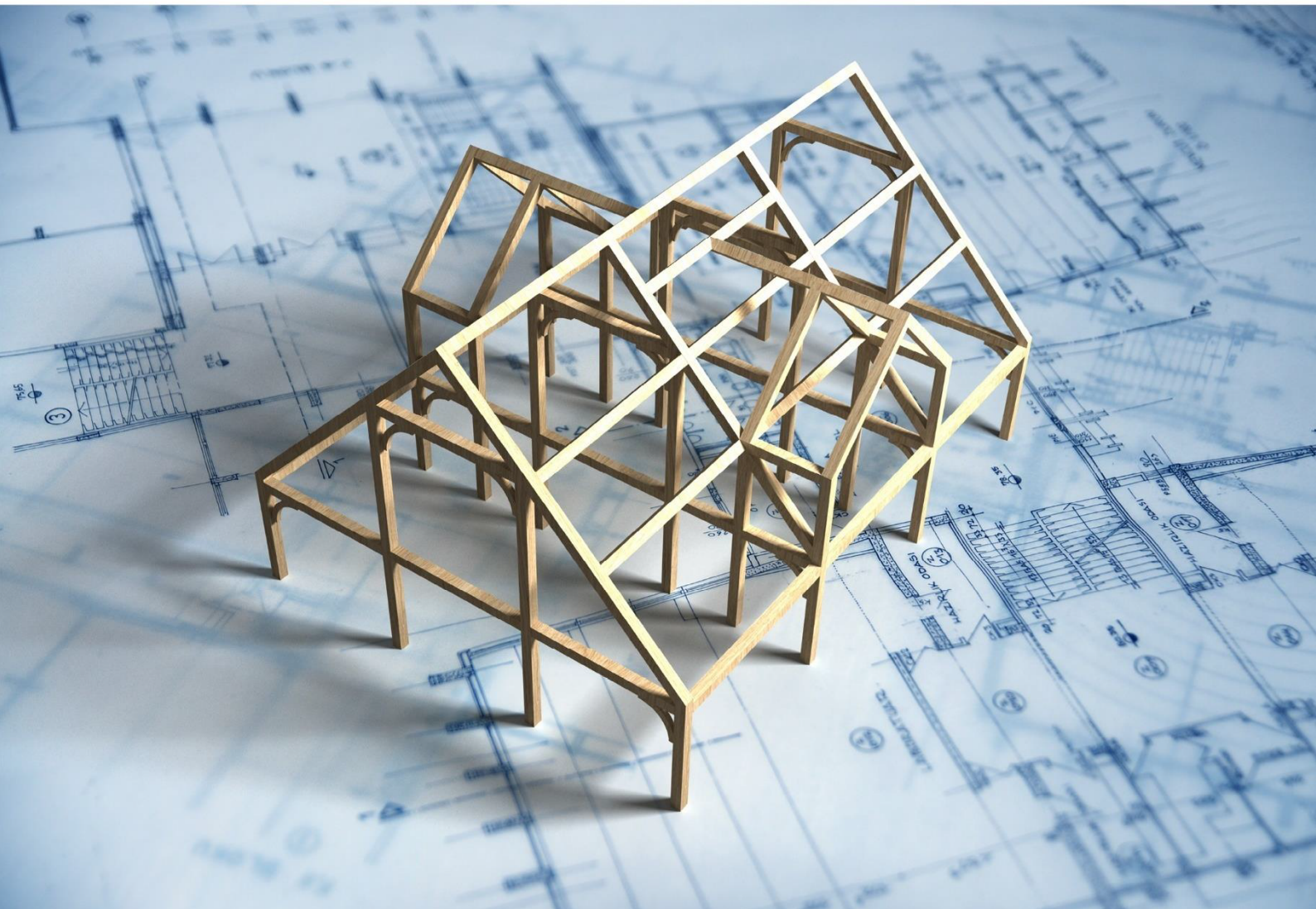


# National Planning Reform Blueprint

Australian Capital Territory (ACT)

March 2025 progress report



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## Note:

- Measures 2 to 6 are 'Ongoing' - Partially delivered. Updates are provided in this report.
- Measures 1, 7 and 8 are 'In progress' – All except 1.3 are to be addressed by non-planning related Ministerial Councils. Updates are provided at the end of this report.
- Measures 9 and 10 are 'Complete' – No further updates are required.
- Input was prepared in November 2024, with updates to March 2025 provided where available.



## 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.

### How the ACT's strategic plan(s) will deliver on housing supply targets

#### 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, including:

- a joint venture between Canberra PCYC, CHC and the Snow Foundation to deliver a Build-to-Rent project in Turner, including 45 affordable rentals;
- a Marymead Catholic Care Canberra and Goulburn Build-to-Rent development in Curtin, of which all 54 units will be affordable rentals;
- a CHC Australia and Canberra Southern Cross Club 140-unit Build-to-Rent project in Phillip, which will include 70 affordable rental units; and
- the Government's \$4.5 million contribution to the Ginninderry Women's Housing Initiative, a Build-to-Rent-to-Buy pilot program.

In addition to the Affordable Housing Project Fund, the ACT Government is continuing to a range of other initiatives which support increased supply of affordable housing, including the Affordable Community Housing Land Tax Exemption Scheme, release of land for community and affordable housing, and release of Build-to-Rent sites with affordable rental requirements.

# 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 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 Southeast and Tablelands Region of NSW, and considers regional employment, housing and infrastructure in its strategic planning and decision-making. The ACT Government is working with NSW and councils to better align planning objectives in the region.

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 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 2024-25 to 2028-29 includes a snapshot of residential land releases from 2024 to 2029 of 21,422 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 per cent 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 ACT Planning Strategy 2018, 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 includes:

- 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

A 5 Year Snapshot, highlighting achievements to date, as part of the ACT Housing Strategy, was published in June 2024.

The ACT Government is progressing actions for increased housing under the ACT District Strategies endorsed by Government in November 2023. This work includes considering the feasibility of existing residential zones (eg, RZ2 zone); investigating areas for potential future infill and considering ways to facilitate major redevelopment and urban improvement projects.

**Thoroughbred Park:** Thoroughbred Park Site is Identified as a 'Category 2 Change Area' (development within a 10-year timeframe) and 'Key Site' in the Inner North District Strategy 2023. The Territory Planning Authority has received and is currently considering a proponent-led application for a Major Plan Amendment which proposes to rezone this 21-hectare site from the existing NUZ1 Broadacre zone to CZ5, CZ3, and PRZ1 zones with a future urban area (FUA) overlay. If approved, this would enable the development of approximately 3,200 dwellings on the site.

**City and Gateway North (Northbourne Avenue Corridor- Downer / Watson):** Northbourne Ave corridor is designated as a 'Category 2 Change Area' (development within a 10-year timeframe) under the Inner North District Strategy. The Northbourne Avenue corridor represents significant potential for increased housing density. The ACT Government is progressing detailed planning across this corridor, focusing on strategic areas in Downer and Watson. Key areas along Light Rail Stage 1, especially near rapid transit and commercial centres, currently lack sufficient housing and could benefit from intensified residential development.

In line with the Minister for Planning's Statement of Planning Priorities and 2023 District Strategies, the ACT Government is undertaking planning and financial feasibility work to explore more housing at commercial centres. The outcomes of this work will inform potential sites that could be released for housing and other uses in the ACT's Indicative Land Release Program – subsequent to potential amendments under the Territory Plan.

## 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.

District Strategies are a new element of the ACT planning system and will guide future growth across each of the nine districts of Canberra up to and beyond 2050. Integrated infrastructure planning is an important element along with supporting infrastructure required to deliver on these strategies.

### Update

The ACT Government and utility companies are undertaking a program of infrastructure capacity studies for each urban district, commencing with Woden (Southern Gateway), Belconnen and Inner North and City. These will identify infrastructure network capacity issues and upgrade priorities for development to 2050 as identified in the District Strategies and other planning and development proposals.

## Affordable housing

### Context

Delivery against the ACT's affordable rental targets under the National Housing 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 Government is participating in Round Two of the Housing Australia Future Fund Facility and will continue to liaise with Housing Australia for future rounds to ensure that 1,200 social and affordable dwellings are supported in the ACT. The ACT Government will continue to work with successful proponents from earlier rounds where appropriate.

# Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction's share of housing supply targets agreed by National Cabinet.

## Summary of planning reforms

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

On 27 November 2023, the ACT introduced a [new planning system](#). The new planning system comprises:

1. 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.
  - a. 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.
2. [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.
3. 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.

Summary of expected impact on planning frameworks to facilitate jurisdiction's share of the National Cabinet agreed housing supply targets

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.

**Note:** Refer also Measure 2 and Measure 5 for updates about the ACT's progress against national housing supply targets.

# Summary of land release reforms

## Context

The ACT Government publishes the Indicative Land Release Program (ILRP) alongside the ACT Budget each year. The ILRP identifies ACT Government land which may be released over a five-year cycle, for a range of uses, to support a growing and changing population. The five-year program for the release of Territory owned land is underpinned by the ACT Government's strategic priorities, including the ACT's 2018 Planning Strategy, the 2018 Housing Strategy, and the 2023 District Strategies. The recently released Minister for Planning's Statement of Priorities for 2024-25 also provides focused guidance for planning to support future land release and development. The annual review of the ACT Government's ILRP presents an opportunity to reaffirm the Government's policy settings and strategies for the growth of the city.

The ACT Housing Strategy 2018 currently specifies that 15 per cent of government residential land released 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. A 5 Year Snapshot, highlighting achievements to date, as part of the ACT Housing Strategy, was published in June 2024.

## Update

The land release reforms project is complete and changes are being implemented. A new governance structure aims to improve whole-of-government consideration on land supply and release processes and decisions. Focus is also on developing a long-term and medium-term pipeline of land (for a variety of uses).

A framework for consideration of government land requests and use is also underway.

## Other reforms e.g. to increase density

Refer to Measure 5

# 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.

## Key findings from a development ready land stocktake

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 sourced 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 five years

### Context and update

The five-year Indicative Land Release Program (2024-25 to 2028-29) includes residential land releases to support approximately 21,422 dwellings (delivering a range of housing typologies).

The residential program for the first year of the program (2024-25) proposes land release to support 5,107 dwellings.

Note that if larger sites are released on an englobo basis (e.g. 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 1,000 to 1,500 dwellings annually – largely infill developments. This number is expected to grow over the coming years. Collectively, the ACT Government land releases and the private sector can support the delivery of around 4,000 to 5,000 dwellings annually.

The [June 2024 ACT Land and Property Report](#) (published in December 2024) indicates that 1,380 new dwellings were approved, and 1,726 new dwellings were completed in the six months to June 2024. The multi-units in planning and development pipeline includes 18,459 units across 410 sites, with 4,679 units under construction and 1,964 units completed as at June 2024.

The ACT greenfield dwelling pipeline indicates 8,660 dwelling sites are release ready in the planners' pipeline, 4,712 dwelling sites are in the developers' pipeline and 2,990 dwelling sites are in the builders' pipeline as of June 2024.

## 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 grow the supply of affordable rental properties in Canberra and strengthen the community housing sector. 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.

The 2024-25 ACT Budget included an extra \$20 million for the Fund, taking the total invested in the Fund to \$80 million to support more Build-to-Rent projects.

In November 2024, the ACT Government, through the Suburban Land Agency (SLA) and Treasury, opened a process which combines a community housing land offering (for Block 4 Section 23 Moncrieff and/or Block 4 Section 235 Gungahlin) with options for financial assistance through the Affordable Housing Project Fund. The process closed on 21 January 2025.

# 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.

## Zoning, planning and other amendments to support dense, well-located housing

### ACT's summary of zoning, planning, and amendments to promote high and medium density housing in well-located Areas

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

- Creating new sub-elements of housing, such as build-to-rent, community housing and co-housing.
- 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.
- Multi-unit housing in RZ2 zones are able to have more dwellings as part of the development.
- Allowing apartments (limited to two storeys) in RZ2 zones, rather than only townhouses.
- Removing mandatory plot ratio (floor space ratio) for multi-unit developments.
- Community housing (affordable rentals) are able to be constructed in Community Facility Zones when associated with a place of worship or supportive housing.
- Introduction of several design guides, including a Housing Design Guide that promotes and facilitates well designed multi-unit development proposals.
- Development of a missing middle housing design guide is under way to support the delivery of missing middle housing typologies, such as multi-occupancy, townhouses, terraces and apartment buildings up to three storeys in height. This work will facilitate an amendment to the ACT Territory Plan in future to enable these changes in planning statute.

The District Strategies contain implementation pathways and actions to inform more detailed planning for housing. These actions are proposed as ongoing work requiring budget support to implement. This includes:

- 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 and what is needed to deliver change.
- Investigate planning and design provisions that encourage supply of affordable housing.

Summary of reforms to non-planning barriers which prevent a diversity of housing stock.

- 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 800m<sup>2</sup>.
- 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.
- 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.

## ACT progress against housing supply targets

### Housing Delivery and Stock Initiatives

- The initiative aims to encourage uptake of more diverse ways to deliver greater housing and rental stock across the territory.
- A greater supply of blocks has been established to 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).
- New zoning regulations increase dwelling supply, with a particular focus on two-level townhouse and apartment developments.

### Residential Development Outcomes

- The changes are expected to deliver more single-level dwellings that are more suitable for residents to age in place.
- Removal of restrictive size requirements for multi-unit developments provides greater flexibility and makes redevelopment more viable.
- Community organizations are now able to diversify their offerings while contributing to the supply of affordable rentals. Restrictions on where community housing is permitted helps preserve land for other community uses. Exemptions can be implemented on a case-by-case basis.

## Strategic Planning

More detailed planning will provide opportunities for greater housing supply and diversity in the best locations across the nine districts of the ACT.

Refer to Measure 2 for further information regarding the District Strategies Implementation.

# 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.

## Identifying barriers in development approvals

### Reforms to development approval pathways

**Territory Priority Projects:** The Minister for Planning and Sustainable Development 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](#).

- 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.

#### ***Planning (Territory Priority Project) Amendment Bill:***

The ACT Government introduced a Bill into the ACT Legislative Assembly in February 2025. This bill amends the Act to provide that a development proposal related to a public health facility and a development proposal related to public housing are captured under the meaning of a *territory priority project* (as per section 216). This effectively establishes a development proposal relating to a public health facility, and to public housing, as distinct categories under section 216 of the Act, as is currently the case for a proposal related to light rail.

The effect being, these development proposals will not need to be 'declared' as TPPs under section 218 of the Act, given they are proposals of significance and benefit to the Canberra community.

**Subdividing:** Allowing R22 to R25 zoned blocks to be subdivided without being required to construct the new dwellings first. Refer to Measure 5 for further information.

**Build-to-rent:** Permitting build-to-rent and community housing in all residential zones. Refer to Measure 5 for further information.

**Existing pathways (exemptions):** Development Approval (DA) exemptions for single dwelling housing. Refer to Measure 5 for further information.

### Existing development approvals which have not been acted upon and identify key barriers to the delivery of approved housing

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.

A Housing Coordinator General role has been established and coordinates programs and initiatives and consultation with the housing, development and community sector.

The *Planning Act 2023* includes provisions to extend the expiry 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.

## Reforms to social and affordable housing approval pathways

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.

## Key barriers to the timely issuing of development approvals

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 e.g., 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 to identify gaps and improve housing delivery

The ACT is continuing to support sharing of data, where available, across jurisdictions. This includes through reporting on the National Agreement on Social Housing and Homelessness, Report on Government Services, and Housing Support Program Priority Works stream.

## ACT's position on the phased introduction of inclusionary zoning and other specialist housing in development

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, and 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 lead 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 report to Planning Ministers 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 per cent of their income on housing costs, and that household falls within the lowest 40 per cent of household incomes (see definition of housing stress below).

- Community housing:

Housing for people on low incomes provided by registered Community Housing Providers (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 rent), others are set at a proportion of market-based rental rates (affordable rent).

- 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. The ACT continues to input to these interjurisdictional discussions, along with reporting under other interjurisdictional arrangements such as the National Agreement on Social Housing and Homelessness and the Housing Support Program Priority Works Stream.

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

- EPSDD is a member of the Interjurisdictional Working Group (IWG) on the National Urban Policy Framework. 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 this work

**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 housing design guide which will identify opportunities for further planning reform to support the delivery of missing middle housing typologies, such as multi-occupancy, townhouses, terraces and apartment buildings up to three storeys in height.

### 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.
- As a principle, current policy and legislative approaches seek to support the identification and remediation of defects at the earliest possible point and at the lowest cost to industry and the consumer.
- The ACT Government has committed in this Assembly to establishing “an expert team of publicly funded building certifiers within the ACT Public Service, operating on a fee for service competitive model, to help break the perceived over-reliance between developers and private 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.