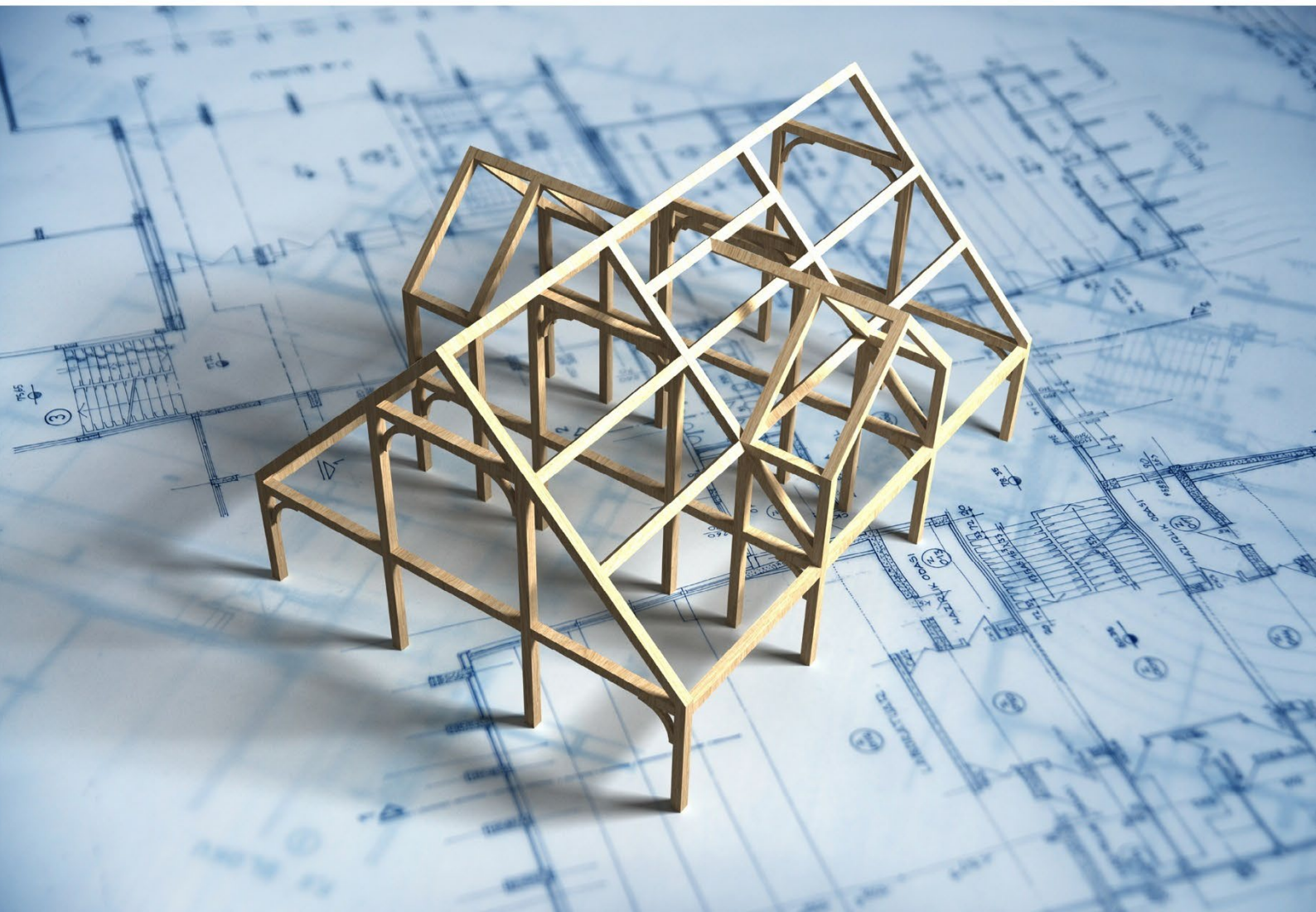


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National Planning Reform Blueprint

Australian Capital Territory (ACT)
September 2025 Progress Report



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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 (the Accord) included an initial target to deliver one million new, well-located homes across Australia over 5 years from mid-2024. This was increased in August 2023 to 1.2 million new well-located homes over 5 years from mid-2024. The Accord does not have annual targets, however on average, the target implies 1,053 homes are needed to be built each quarter (4,211 homes annually) to meet the ACT's population share of 21,057 homes¹.

Key roles for the states and territories under the Accord are 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 directly facilitated by the ACT Government and 175 dwellings will be directly facilitated by the Commonwealth. 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

In the first year since the Accord commenced in July 2024, the ACT outperformed all other Australian jurisdictions in terms of new dwelling completions. 4,109² new homes were completed in this period—a shortfall of 102 new homes compared to the ACT's implied quarterly target (noting completions are expected to fluctuate quarter-to-quarter based on a range of delivery-related factors).

¹ For a given state, the share of the National Housing Accord target is apportioned based on each state or territory population as a share of the national total as derived from the December 2022 ABS population data. This has been divided by 20 quarters (as per the five-year period of the National Housing Accord) to determine an average quarterly target.

² Based on ABS Building Activity publication, June Quarter 2025, released on 15 October 2025.

The ACT Government is on track for directly facilitating 175 affordable homes by 2028-29. The \$100 million Affordable Housing Project Fund is being used, in part, to finance delivery of these dwellings. Hundreds of affordable rental dwellings are proposed to be supported through the Affordable Housing Project Fund.

Planning and housing supply in the ACT

Context

Planning in the ACT is administered under the [Planning Act 2023](#). Development in the Central National Area, areas of high diplomatic core use, and other identified locations across Canberra, must also consider and respond to the requirements of the National Capital Plan administered by the Commonwealth National Capital Authority. Noting 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 monitored in surrounding local councils outside of the ACT. The ACT is 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 for 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% of new housing to be within the existing urban footprint and 30% in greenfield precincts, indicating that greenfield growth will be limited into the future.

By 2050, the ACT's population is projected to reach almost 700,000 people and 100,000 new homes are expected to be required to support this growth. The ACT planning system, which includes the ACT's [district strategies](#), sets out where and how much housing can be accommodated in the most suitable locations across the city. The district strategies include analysis of capacity under current planning provisions and identify areas where changes could occur to enable 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 identified key sites and change areas.

The ACT Planning Strategy and district strategies indicate areas where infrastructure and investment will be required to support and facilitate growth, including housing. The ACT Government is undertaking a range of technical studies to better understand the infrastructure capacity within each district to inform policy and funding positions to support the government's 70% infill commitment.

The ACT Housing Strategy sets out that housing targets will be established annually for affordable, community and public housing.

Update

In October 2025, the Minister for Planning and Sustainable Development released the [Minister's Statement of Planning Priorities 2025-2028](#). There are 10 key priorities focused on throughout the statement, including:

- plan for more housing near high frequency public transport stops
- plan for more housing near commercial centres, reinvigorating shops
- enable diverse housing choices including 'missing middle' housing
- support the delivery of social and affordable housing
- prepare the housing supply and land release pipeline

- plan Canberra’s future employment areas
- support community needs across the ACT
- protect the environment and enhance the city’s landscape
- ensure design quality and productivity
- administration and delivery of priorities.

The ACT Government plans to release land over the next 5 years (2025-26 to 2029-30) to support 25,948 new homes which will include a mix of market, community, public and affordable housing. In addition to these releases, based on current planning and construction activity, it is anticipated over 9,500 new dwellings from private sector projects in the planning pipeline and under construction could be realised over the next 5 years.

In 2025-26, 20% of suitable residential land in the Housing Supply and Land Release Program is being allocated for community, public and affordable housing.

The Housing Supply and Land Release Program 2025-26 to 2029-30 was published in June 2025, with the Indicative Land Release Program forming a subpart of a broader consideration. The Indicative Land Release Program includes a snapshot of residential land releases over the 5-year period.

The ACT is currently progressing a range of planning initiatives that will contribute to meeting national housing supply targets under the National Planning Reform Blueprint.

Specific measures include a range of broad and site-specific planning reforms, including;

- **Missing Middle Housing Reforms** via proposed Major Plan Amendment (DPA-04) to the Territory Plan:
 - Proposes changes to the planning system to remove planning barriers to make it easier to build more medium-density homes in existing suburbs, giving Canberrans more housing choice and helping to meet the city’s growing demand for housing.
 - The proposed changes, which include introduction of a new Missing Middle Housing Design Guide, will enable more opportunities to develop missing middle dwellings in existing residential areas, predominantly in lower order residential zones that comprise the majority of residential zoned land within the territory.
 - Missing middle housing includes typologies like town houses, terrace homes and low-rise apartments.
 - Future Missing Middle Housing Reforms phases will consider areas for potential zoning uplift, responding to locational suitability and feasibility.
- The following **location-specific planning reforms** will be achieved by rezoning sites and through associated planning provisions, increasing the availability of highly suitable land that can effectively contribute to housing supply:
 - **Thoroughbred Park Precinct** via proposed Major Plan Amendment (DPA-08) to the Territory Plan. This is a well located site of approximately 100 hectares, proposed as a mixed-use residential precinct. If approved, DPA-08 would allow staged redevelopment of the Precinct over 10-20 years, with an anticipated housing supply contribution of approximately **5,700-6,200 dwellings**.
 - **Northern Gateway** via proposed Major Plan Amendment (DPA-09) to the Territory Plan. It proposes to rezone parts of 2 long-established centrally located suburbs to a mix of higher order residential zones to enable these suburbs to contribute to housing supply. If approved, DPA-09 is anticipated to enable up to approximately **1,000 new dwellings (net)** across Watson and Downer.

- **Ainslie Football Club** via completed Major Plan Amendment MPA-02 to the Territory Plan. The MPA-02 amends the Territory Plan by rezoning part of the subject area enabling higher density residential and commercial mixed use development adjacent the Ainslie Football Club and associated sportsground. Where developed in alignment with the proponent's master plan, DPA-02 is anticipated to contribute approximately **320 dwellings** to Canberra's housing supply.

Southern Gateway Planning and Design Framework will set the strategic direction for the land adjoining the proposed Light Rail Stage 2B corridor from the Parliamentary Triangle to Woden town centre and the rapid bus corridor extending further south along Athlon Drive to the southern edges of Torrens and Farrer. The Framework will identify opportunities to increase housing along the corridor and will recommend Major Plan Amendments to support residential uplift and renewal in the corridor.

Links with infrastructure pipelines

Context

The ACT is one of Australia's fastest growing jurisdictions and is expected to reach over half a million residents by 2027. As Canberra's population grows, the government will continue to 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 more than 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's planning system and will guide future growth across each of the 9 districts of Canberra to 2050 and beyond. Integrated infrastructure planning is an important element along with supporting infrastructure required to deliver on these strategies.

Update

The ACT Government is undertaking a range of technical studies to better understand the infrastructure capacity within each district to inform policy and funding positions to support the 70% infill commitment. These studies engage closely with trunk utility providers and territory agencies responsible for the transport and traffic movement network, including active and public transport and freight movement.

Affordable housing

Context

The ACT Government is delivering more housing to meet the needs of a growing city, increasing supply, access and choice for Canberrans. These initiatives will help Government work towards its commitment to enable 30,000 more homes, including delivering 5,000 additional public, community and affordable rental dwellings in Canberra by the end of 2030.

The ACT Government is working closely with the community housing sector to support the development of social and affordable housing for Canberrans by releasing a pipeline of land for community housing providers and co-leveraging funding initiatives, including the ACT Government's Affordable Housing Project Fund, the National Housing Accord and Housing Australia Future Fund.

Update

The 2025-26 Budget provides an additional \$20 million for the Affordable Housing Project Fund, bringing the total funding to \$100 million. Over 800 new affordable rental homes will be supported through the Affordable Housing Project Fund pipeline.

Through the 2025-26 Budget, the government will also provide funding to support the construction stage of the My Home project in Curtin. The ACT Government also offers a land tax exemption for homeowners who rent their properties at an affordable rate (75% or less of market rent) to eligible households via a community housing provider. As part of the 2025-26 Budget, the property cap has been increased from 250 to 1,000 properties, and the government has plans to further promote the scheme. There are more than 250 properties actively participating in the scheme.

Housing Australia Future Fund

Context

Under the Housing Australia Future Fund (HAFF), 1,200 social and affordable dwellings will be delivered in the ACT over the 5 years of the Accord (2024 to 2029).

Update

Round One of the Housing Australia Future Fund Facility (HAFFF) is supporting 809 social and affordable dwellings in the ACT.

The ACT Government is also engaging with the Commonwealth Government and has entered into contracts with Housing Australia to deliver 85 homes as part of Round Two of the HAFFF. In the 2025-26 Budget, \$75 million will be invested in this program, fully subscribing to the territory's dwelling allocation under the program.

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 (for example, 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 includes the following elements:

- The [Planning Act 2023](#) sets out the planning approval process and pathways. The new Act is focused on good planning and development outcomes, including consideration of the surrounding community and impacts on wellbeing, health, recreation and the environment.

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.
- [District strategies](#) embed a strategic (district level) planning approach that 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](#) is the statutory plan that sets out zoning and planning requirements and facilitates the spatially-led and outcomes focused objectives of the new planning system.

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

The 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, while protecting suburb character and amenity for existing residents. (*Refer to Measure 5 for details of zoning changes.*)

The Housing Design Guide assists with achieving consistent standards for the quality and amenity of new residential development by articulating ways developers can incorporate good design into denser housing developments. This includes elements like apartment size and layout, ceiling heights, solar access, natural ventilation and private open spaces like balconies.

Update

To respond to Missing Middle Housing Reforms, which includes introduction of a new Missing Middle Housing Design Guide, the government will adjust the scope of the Housing Design Guide to avoid duplication of design guidance, including:

- Development will be required to consider and provide a design response to the Housing Design Guide where the development is a residential or mixed-use development of 4 or more storeys and provides more than one residential dwelling.
- Secondary residences and extensions and alterations to multi-unit housing (of no more than 50% increase in floor area) will be excluded from the Housing Design Guide.

(Refer to Measures 2 and 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 5-year cycle, for a range of uses, to support a growing and changing population.

The 5-year program for the release of territory-owned land is underpinned by the ACT Government's strategic priorities, including the ACT Planning Strategy 2018, district strategies and the ACT Housing Strategy 2018 to 2028, which sets out that housing targets will be established annually for affordable, community and public housing. The Minister for Planning and Sustainable Development's [Statement of Planning Priorities 2025-2028](#) 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

Update

The ACT Government plans to release land over the next 5 years (2025-26 to 2029-30) to support 25,948 new homes which will include a mix of market, community, public and affordable housing. In addition to these releases, based on current planning and construction activity, it is anticipated over 9,500 new dwellings from private sector projects in the planning pipeline and under construction could be realised over the next 5 years.

In 2025-26, 20% of suitable residential land in the Housing Supply and Land Release Program is being allocated for community, public and affordable housing.

The Housing Supply and Land Release Program 2025-26 to 2029-30 published on June 2025, includes ILRP. The program includes housing targets for 2025-26, representing 20% of suitable residential land for community, public and affordable housing.

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 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 [Housing Supply and Land Release Program](#), which accompanies the ACT 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 5-year Housing Supply and Release Program (2025-26 to 2029-30) includes residential land releases to support approximately 25,948 new dwellings (delivering a range of housing typologies). The residential program for the first year of the program (2025-26) proposes land release to support 3,184 new dwellings.

Note that if larger sites are released on an englobo basis (for example, Molonglo greenfield areas), this may require a developer to install essential infrastructure to support the development.

Historical data shows that the private sector generally delivers 1,000 to 1,500 dwellings annually, which are largely infill developments. This number is expected to grow over the coming years.

The [December 2024 ACT Land and Property Report](#) (published in June 2025) indicated that 808 new dwellings were approved, and 2,613 new dwellings were completed in the 6 months to December 2024. The multi-units in planning and development pipeline included 18,260 units across 415 sites, with 4,238 units under construction and 1,294 units completed as of December 2024.

The ACT greenfield dwelling pipeline indicates 9,560 dwelling sites were release ready in the planners' pipeline, 4,127 dwelling sites were in the developers' pipeline and 4,395 dwelling sites were in the builders' pipeline as of December 2024.

Affordable/community housing sites

The ACT Government is working closely with the community housing sector to support the development of social and affordable housing for Canberrans by releasing a pipeline of land for community housing providers and co-leveraging funding initiatives, including the ACT Government's Affordable Housing Project Fund, the National Housing Accord and Housing Australia Future Fund.

Land Release

The 2025-26 Budget provides an additional \$20 million for the Affordable Housing Project Fund, bringing the total funding to \$100 million. Over 800 new affordable rental homes will be supported through the Affordable Housing Project Fund pipeline.

Land that has been released to market and supported with financial assistance to facilitate affordable homes through the Affordable Housing Project Fund includes:

- 22 build-to-rent-to-buy homes through the Ginninderry Women's Housing Initiative.
- 34 affordable rental homes in Taylor, being developed by CHC Australia.
- 15 affordable rental homes in Taylor, being developed by Housing Plus.
- SEARMS, an Aboriginal Community-Controlled Organisation, to develop affordable housing in Gungahlin.

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 changes that aim to increase housing supply, density and choice, whilst protecting suburb character and amenity for residents in existing suburbs. They include:

Territory Plan – 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.
- Refer Measure 2 for the draft Missing Middle Housing Design Guide and draft Major Plan Amendment.

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.
- Further work for the investigation of 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 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.
- The ACT Government introduced 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 organisations 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 ACT's 9 districts.

Refer to Measure 2 for further information regarding the implementation of district strategies.

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.

- 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.
- More information is available here: [Territory Priority Projects](#).

Planning (Territory Priority Project) Amendment Bill:

The ACT Government introduced a Bill into the ACT Legislative Assembly in February 2025, which was passed by the Legislative Assembly on 3 December 2025. The Bill amended the Planning Act 2023 to provide that a development proposal related to a public or community housing facility is captured under the meaning of a *territory priority project* (as per section 216).

This effectively establishes development proposals relating to public housing or community 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 RZ2 to RZ5 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 7 years.

Reforms to social and affordable housing approval pathways

The reforms mentioned above in relation to Territory Priority Projects and Build-to-rent (*refer to 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, referrals to other entities have been flagged as a barrier in that this can take time (beyond the statutory timeframe) and raises matters that conflict with others and require resolution, like environmental considerations, conditions and timing for utility provision. Consultation with key stakeholders, like the Conservator of Flora and Fauna, ACT Heritage, utilities and the community have the potential to delay development approvals.

The ACT is undertaking projects to streamline development assessment and planning processes to effectively deliver shovel-ready decisions to enable accelerated housing delivery to meet the aspirational targets of the National Housing Accord.

Work has already been completed to document an end-to-end planning and development system process map, capturing everything from pre-development application, to sale, or use-of a new development. This has facilitated key observations around opportunities to establish a high-level system to track and manage the decision processes while ensuring that statutory decision makers maintain their independence. Work is also progressing to improve coordination of tasks across teams.

A first tranche of reforms is currently being progressed with implementation anticipated over the coming months.

As part of this review project, options are being explored for streamlined asset acceptance, unit titling and approvals for environmental management on building sites.

A risk-based approach is being used to drive simpler approvals for low-risk proposals, while increasing internal coordination and redirecting resources away from low-risk assessments to the more complex assessment proposals.

The creation of the City and Environment Directorate further demonstrates the government's commitment to lasting reform. By bringing together planning, environment and city services functions, the ACT Government is better positioned to coordinate approvals, manage referrals and provide clearer pathways for applicants. This is a structural reform that strengthens service provision for both industry and the community.

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 Government has previously considered the potential to introduce inclusionary zoning and considered that the current planning system includes mechanisms that achieve the same objectives. However, this may be reconsidered as further reforms to the ACT planning system are identified.

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. This includes 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 Housing Supply and 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.