

**STANDING COMMITTEE ON CLIMATE CHANGE,
ENVIRONMENT AND WATER**

**INQUIRY INTO THE ECOLOGICAL CARRYING CAPACITY
OF THE ACT AND REGION**

HEARING ON FRIDAY 1 JULY 2011

Hansard Transcript of Evidence, 1 July 2011, Standing Committee on Climate Change, Environment and Water, Inquiry into ecological carrying capacity of the ACT and region, p.70:
<http://www.hansard.act.gov.au/hansard/2009/comms/climate21.pdf>

MR SESELJA: But in terms of how you define the parameters and what is infill and what is not—

Ms Williamson: It is the 7.5 kilometres.

MR SESELJA: Okay. So that fifty-fifty has been achieved in recent years; is that right? Do we have exact numbers on that? Do we keep track of those?

Mr Corbell: The government does keep a tally of those to the greatest extent possible. Obviously dwellings released by the private sector are driven by private redevelopment decisions of leased land and private property, but we do have analysis of that.

MR SESELJA: Is that analysis publicly available?

Ms Williamson: Yes, that is publicly available because we do that through the development approvals assessment. That is how we measure those things, and that is how we did that in terms of the evaluation.

MR SESELJA: I am talking about a consolidation, without someone going to every development application and figuring it out. Are those consolidated figures available anywhere?

Mr Corbell: I think it is included in land release. It is part of the government's analysis contained in the government's land release.

MR SESELJA: That is forward planning though, isn't it?

Mr Corbell: Yes, that is a forward planning document; nevertheless it has regard to previous activity. I can clarify that for the committee.

MR SESELJA: Yes, it might be helpful for the committee, if it is in a document that is available, if we are able to be pointed to where in that document, if it is on the website somewhere. It would be great if we could get that.

Mr Corbell: Sure, I can clarify that.

Mr Corbell - The answer to the Member's question is as follows:

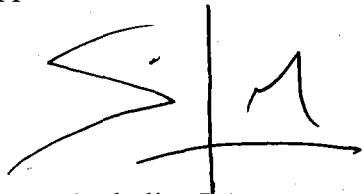
A review of the Development Applications assessed for the calendar years 2009, 2010 and 2011 indicate the following data:

- Approximately 1845 dwelling sites were approved in suburbs within 7.5kms of the city. Those suburbs included: Ainslie, Aranda, Braddon, Dickson, Downer, Campbell, Cook, Curtin, Forrest, Garran, Giralang, Griffith, Kaleen, Lyneham, Kingston, Macquarie, Narrabundah, O'Connor, Phillip, Red Hill, Reid, Turner, Watson and Yarralumla.
- Approximately 5150 dwelling sites were approved in Bonner, Casey, Crace, Forde, Franklin, McGregor and Weston Creek.

The difference in figures reflects a number of factors related to planning for new suburbs. Planning for new suburbs can occur concurrently and over an extended period of time and can result in multiple suburbs being assessed for approval at one time. In the time period this data relates to, the Government's accelerated land release program brought a significant number of estates forward.

It is important to note that these figures relate to development approvals only. Figures more specifically on land release can be found through the Economic Development Directorate at < www.lda.act.gov.au/?/home/about/reports >

Approved for circulation to the Member and incorporation in Hansard.

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Simon Corbell MLA

Minister for the Environment and Sustainable Development

15.3.12
Date:.....

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Hansard Transcript of Evidence, 1 July 2011, Standing Committee on Climate Change, Environment and Water, Inquiry into ecological carrying capacity of the ACT and region, p.78:
<http://www.hansard.act.gov.au/hansard/2009/comms/climate21.pdf>

MR SESELJA: Are there any live proposals that you are aware of for subdivisions just over the border? There has been some talk in the past that there were moves around Dunlop and just over the border from there for some developments in New South Wales. Is there anything that the government is aware of in terms of proposals like that?

Mr Corbell: Yes, I am aware of proposals from private companies in relation to cross-border development. There is a proposal which has been advocated by private landholders in relation to development that spans the border in the west Belconnen area.

MS SESELJA: What is your awareness of the status of that? Is that something on which the ACT government has had discussions with either some of the councils or the New South Wales government? If so, how progressed are those proposals?

Mr Corbell: There have been a range of discussions and negotiations between the government and the parties involved who own the land on the other side of the border who have advanced this development proposal. There have, as a consequence, also been discussions between the government and the local government area that has jurisdiction in the New South Wales portion of the development. Those are matters that the government is keeping under consideration at this time. No decision has been made and no agreement has been given in relation to the proposal, but there is a proposal from a development proponent.

MR SESELJA: In terms of the ACT government's role in any such proposal, is it primarily around water? Is it around—

Mr Corbell: No.

MR SESELJA: What would the ACT government have to tick off on or do you have any ability to prevent those kinds of developments from going ahead if you do form the view that they are not in the best interests of the ACT?

Mr Corbell: The proposal is a contiguous proposal, so it is a proposal that involves development both within the territory and over the border. The proposal from the development proponent is for a genuine cross-border development that would occur both on the territory side of the border and on the New South Wales side of the border. That proposal has raised a broad range of issues, particularly at a fundamentally practical level, around service delivery. For example, it is entirely contiguous, so for people living in this area there would be no difference in terms of the physical area as to whether they were in New South Wales or the ACT.

THE CHAIR: Because the access will also be through the ACT?

Mr Corbell: The access would be through the ACT to the New South Wales portion. Therefore this raises questions about service delivery, waste services and municipal services. There are also more fundamental issues like emergency services provision and policing. These are very real issues and the government is very conscious of the complexities of these issues. I have to stress that this is a proposal from a private developer. We have been open to a discussion with that developer about their proposal but no decision has been made and no agreement has been given in relation to that proposal at this time.

MR SESELJA: Are we talking standard residential?

Mr Corbell: Yes.

MR SESELJA: If so, how many blocks or residences approximately are being considered as part of this proposal?

Mr Corbell: I cannot recall the proposed yield. But we are talking about a standard residential suburban development.

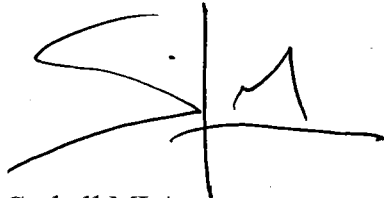
MR SESELJA: Are you able to provide that on notice in terms of the potential scale of this proposed development?

Mr Corbell: Yes, I am.

Mr Corbell - The answer to the Member's question is as follows:

The proposal that the Government saw had an indicative yield of 4500 dwelling sites. However that proposal was not sufficiently developed to a stage where any potential yield could be considered or confirmed. Any potential urban yield from the land would only be known after substantial planning, environmental and feasibility analyses were carried out by the proponent and assessed under relevant ACT, NSW and Commonwealth legislation.

Approved for circulation to the Member and incorporation in Hansard.

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Simon Corbell MLA

Minister for the Environment and Sustainable Development

15.3.12
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