



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

SELECT COMMITTEE ON ESTIMATES 2023-2024

Mr Mark Parton MLA (Chair), Ms Jo Clay MLA (Deputy Chair),
Mr Michael Pettersson MLA

ANSWER TO QUESTION TAKEN ON NOTICE DURING PUBLIC HEARINGS

Asked by Ms Jo Clay MLA on 19 July 2023: Mr Ben Ponton took on notice the following question(s):

[Ref: Hansard Transcript 19 July 2023] [PAGE 69]]

In relation to: Infill Targets - Knock Down Rebuilds

MS CLAY: Thank you, Mr Ponton, and thank you, Chair. Yesterday, minister, we had a chat about 70/30 and the way that we are counting that. Can I just check, I think we heard that you are counting our 70 per cent infill development based on development approvals. Is that right? Is that the way that you are calculating that?

Mr Ponton: Building approvals.

MS CLAY: Building approvals. Based on building approvals. So, what happens when somebody does a knockdown/rebuild? Does that come up in your figures as one?

Mr Ponton: It would because the building approval, so if they knock down a single house and build a single house there would be a building approval for a single house.

MS CLAY: So, the target that at least 70 per cent of Canberra's infill development should be at the target that at least 70 per cent of Canberra's development should be infill within our existing footprint is actually about new development. If you are counting a knockdown/rebuild as a new development then you are actually not counting new developments. You are actually looking at renovations and all sorts of other things.

Do you understand what I am saying, a greenfield?

Mr Ponton: No, I see what you are saying. And my understanding is that that is filtered out but perhaps we could take that on notice unless one of my colleagues has the specific answer. So, we will take that on notice. But my understanding is that the data analysis, we work with the Australian Bureau of Statistics also in terms of building data and that is filtered out, Ms Clay. But let me take that on notice.


Mick Gentleman MLA: The answer to the Member's question is as follows: –

The Environment, Planning and Sustainable Development Directorate (EPSDD) monitors the Australian Bureau of Statistics (ABS) data on *Building Approvals by Small Area*, which includes data on building approvals by suburb on both ACT Government released land and privately owned land. The suburb level breakdown is used to identify the percentage of new housing within the ACT's existing urban footprint. The ABS data is available here:

<https://www.abs.gov.au/statistics/industry/building-and-construction/building-approvals-australia/latest-release>.

EPSDD, in line with the ABS data, recognises the building approval after a knock down and rebuild as an additional dwelling (or dwellings in the case of a duplex, townhouse, unit developments) in the overall dwelling count. Building approvals for renovations are filtered out and reported separately by the ABS.

Approved for circulation to the Select Committee on Estimates 2023-2024

Signature: 

Date: 20/7/2023

By the Minister for Planning and Land Management, Mick Gentleman MLA