



Inquiry into annual and financial reports 2024–2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: 2024-2025 Annual Reports

Hearing: 12 November 2025
In relation to: Crown Lease Compliance
Question received: 20 November 2025
Answer Due: 27 November 2025

The Planning Act introduced a new controlled activity in Schedule 4 - where land is not used for a period of at least 1 year for the purpose for which the land was granted. The Planning Act commenced some 2 years ago.

1. How many times has Access Canberra used this provision?
2. Has Access Canberra developed any guidelines/policies for the implementation of this controlled activity and if so, are they publicly available?
3. In 2024-2025, out of the 938 complaints received, 752 (80%) were on lease compliance. Enforcement action was taken on 44. Of the 44 what action was taken?
4. Were all of the 752 complaints investigated and resolved?
5. Why were so many complaints lodged but so few enforced?

Mr Chris Steel MLA: The answer to the Member's question is as follows:

1. None.
2. No.

3. Please refer to the below table.

Enforcement action	Number
Show cause notice for controlled activity order	19
Controlled activity order	13
Infringement notice	10
Prohibition notice	2
Total	44

4. Yes.

5. There are a number of reasons why a complaint may be lodged, and regulatory action is not taken in response. These include but are not limited to:

- The complaint was not substantiated;
- Several complaints may be received about the issue on the same block. These are assessed in a single investigation; and
- The complaint may be resolved without the need for regulatory action, for example, through engagement and education.

Access Canberra's (AC) regulatory approach is based on the principles of engagement, education, and enforcement. Its efforts are targeted towards areas with the highest risk of harm, unsafe behaviour or misconduct:

- AC uses a risk-based framework to prioritise its activities, focusing on proactive engagement and education to support compliance among those AC regulates.
- AC responds to non-compliance in a proportionate manner, ensuring its actions are balanced and appropriate to the circumstances;
- AC is committed to applying the most suitable regulatory response based on the specific context, ensuring that interventions are tailored and effective.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

25/11/25

By the Minister for Planning and Sustainable Development, Mr Chris Steel