



Inquiry into annual and financial reports 2024–25

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: CED

Hearing: 12 November 2025

In relation to: INCLUSIONARY ZONING

Question received: 20 November 2025

Answer Due: 27 November 2025

The Territory Plan contains no capacity to require the provision of community, public and affordable housing when blocks of private land are being developed. The ACT Greens have campaigned for the development of an inclusionary zoning provision in the Territory Plan. This was not supported by Labor Ministers in the 10th Assembly so it's great to see that the Minister for Planning's Statement of Planning intent addresses inclusionary zoning and the development of incentives for affordable and community housing in.

(1) Is public housing included?

(2) Is community housing included?

(3) What work has been done on developing an inclusionary zoning policy?

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

1. Supporting the delivery of social and affordable housing, which includes public and community housing, has long been and continues to be a commitment of the ACT Government. The ACT Government has committed to delivering 5,000 additional public, community and affordable dwellings by the end of 2030. This has been supported by at least 15% of annual residential land releases going to public, community and affordable housing.
2. My announcement in the Statement of Planning Priorities 2025-2028 to examine opportunities for inclusionary zoning reforms highlights more needs to be done to supplement this work. This includes legislative and policy changes to potentially incentivise or require the delivery of more public, community, social and affordable housing.

3. The ACT Government commenced work on this earlier this year through the tabling of the Planning (Territory Priority Projects) Bill 2025 (the Bill). The Bill seeks to recognise public housing as an automatic Territory Priority Project, thereby avoiding the need for time consuming declarations for every project and avoiding potential lengthy delays in third party appeals in the ACT Civil and Administrative Tribunal. The ACT Government have also committed to expanding this to capture community housing developments. This legislative reform will act as a significant incentive for housing providers as it will de-risk their project and overall delivery timeframes.

The ACT Government also remains committed to the National Housing Reform Blueprint, including proposed reforms to social and affordable housing approval pathways. The ACT Government continue to report twice per year to National Cabinet on the progress of this measure.

Other inclusionary zoning amendments to the Territory Plan are currently being considered, such as affordable housing density bonuses or requirements in precinct-scale developments. Detailed work on these changes will be undertaken and continue through 2026.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

25/11/25

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