



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 Jo Clay MLA on 18 July 2023: Ben Ponton took on notice the following question(s):

[Ref: Uncorrected Proof Transcript 18 July [PAGE 28]]

In relation to: Publication of Housing Development Data (Greenfield vs Infill)

Mr Ponton: So sorry, I might just start before Dr Brady answers. In relation to the Indicative Land Release Program that is the government contribution as part of our working. Looking at the Indicative Land Release Program we also analyse what the private sector is delivering through planning, changes or the existing planning system, so if you looked at the numbers in terms of what is being achieved overall in terms of public and private sector, and I think we do have the numbers and we have been achieving 70 per cent over that period of time.

MS CLAY: I would be grateful to see those numbers. We have looked, we have asked repeatedly in here and we have never had a clear answer, and the numbers that we are looking at show that we have only got about 57 per cent so we are miles off it.

Mr Ponton: Through the ILRP.

MS CLAY: Across our new dwellings, for all of our new dwellings, what we are looking at—so if you have a different set of numbers I would be really grateful to see them, and if they show that we have got 70 per cent that we are delivering with infill, that would be great.

THE CHAIR: So, Mr Ponton, are you taking that on notice?

Mr Ponton: Yes, I think we can take that on notice.

Dr Brady: Yes.

MS CLAY: Yes, and Chair, is it okay if I follow with this line a little longer?

THE CHAIR: Yes.

MS CLAY: We heard quite a few calls yesterday for greater transparency on this. Including from the MBA who suggested that we might report transparently on how much housing is being delivered infill versus Greenfields, so there is actually clearly quite a lot of industry confusion as well, so it would be great if you could take it on notice but also if you can take on notice when you come back, can you tell me what is the government commitment across the board. Not on the ILRP, not on public versus private, but PAGA commitment is that 70 per cent of Canberra's dwellings will be infill, so can you just confirm whether that is still the government commitment.

Dr Brady: I think the PAGA agreement says at least 70 per cent with the ambition to increase that share. So that is what we work towards. As Mr Ponton said, the land release program relates to government land. We track how much of that is released in greenfield and infill. The land and property reports which sort of lag six months, they also report on the amount of delivery, but we do keep track of the delivery, so we can again provide that on notice.

Mr Ponton: We will provide it on notice but I do have some data here. That in 2018-19 81 per cent was within the existing urban footprint; 78 per cent for 19-20; 69 per cent for 20-21; and 73 per cent for 21-22; and for 22-23 at January it was 65 per cent.

MS CLAY: Where do you report those numbers?

Mr Ponton: Presumably that is through the Land and Property report.

Dr Brady: Yes. some of it is in the land and property report, but we can provide it.

Mr Ponton: We will provide it, yes, we will provide that to you.

MS CLAY: We are looking at Census figures, so it would be great to get your set of figures and to know where they are transparently published.

Mr Ponton: So we use building approval data but we can get that information to you as I said. Those are to be useful to flag that amount.

MS CLAY: Yes. Then the other thing is if the commitment is at least 70 per cent, it would be good to see the budget papers amended so that the budget papers also say at least 70 per cent.

Mr Ponton: Reflect the paper. Yes, certainly.

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>.

Based on the most recent ABS data, year to date May 2022-23, 68 per cent of new housing was within the ACT's existing urban footprint.

While both the ACT Planning Strategy 2018 and the Parliamentary and Governing Agreement (PaGA) for the 10th ACT Legislative Assembly commit to supporting the delivery of 70 per cent of new housing within the existing urban footprint (noting the PaGA has an increased level of commitment), this commitment includes all residential development (not just ACT Government releases through the Indicative Land Release Program).

Six-monthly reporting on this commitment is also available in the ACT Land and Property Report available on the [ACT Government Planning website](#).

This report is retrospective and factual and does not include forecasts of future trends.

Table 1 below shows the relative breakdown of building approvals by financial year within the ACT's existing urban footprint since 2017-18.

Table 1 – Building approvals by financial year within the ACT's existing urban footprint

	Existing Urban Footprint (No. of dwellings)	Greenfield (No. of dwellings)	Total Approvals (No. of dwellings)	Percentage breakdown
2017-18	4,324	1,340	5,664	76/24
2018-19	5,147	1,240	6,387	81/19
2019-20	3,839	1,089	4,928	78/22
2020-21	3,508	1,570	5,078	69/31
2021-22	4,502	1,653	6,155	73/27
2022-23 (YTD May-23)	2,479	1,181	3,660	68/32

Source: ABS Building Approvals Publication, Data by Small Area.

Note the ACT's urban footprint changes over time.

EPSDD's strategic objective 1 will be amended accordingly to reflect the PaGA commitment.

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

Signature:



Date: 26/7/2023

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