



Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning – City and Environment Directorate

Hearing: 24 July 2026

In relation to: Inclusionary Zoning

Question received: 03 August 2026

Answer Due: 10 August 2026

1. In the discussion on Draft Plan Amendment-08 (Thoroughbred Park Precinct) Directorate officials discussed the incorporation of inclusionary zoning into the DPA process and how that raised challenges that needed to be resolved. Can you provide more information about the challenges that need to be resolved?
2. Directorate officials indicated that there had been discussions with Canberra Racing Club (CRC) on the application of inclusionary zoning for their part of the site. What form of housing has been discussed with CRC - public, community or affordable?
3. Will the other lessees in the Thoroughbred Park Precinct be required to apply inclusionary zoning for development of their site and if so, what form of housing will they be required to provide - public, community or affordable?

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

1. The ACT Government is developing a new inclusionary zoning policy that will establish a replicable process for precinct scale redevelopments for residential use. The Thoroughbred Park Major Plan Amendment process and subsequent development applications for this site are intended to act as a pilot for the application of this policy. The City and Environment Directorate is working through how the inclusionary zoning framework can provide certainty to proponents as to the outcomes to be met, be flexible to respond to changing housing needs in precincts over the development timeframe and how the Territory Plan and supporting agreements can be used to document deliverables and provide an enforceable approach.
2. Similar to the requirements for housing targets under ACT Government land sales processes, inclusionary zoning could include public, community or affordable housing. The exact type and percentage will be determined as the redevelopment proposal progresses.

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3. While the final boundary of the Thoroughbred Park major plan amendment is yet to be determined, inclusionary zoning will apply at a precinct scale.

Approved for circulation to the Select Committee on Estimates 2026–2027

Signature: 

Date: 10/9/26

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