



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

Answer to question on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning – City and Environment Development

Hearing: 24 July 2026

In relation to: Urban Growth Boundary

Question received: 3 August 2026

Answer Due: 10 August 2026

1) For each analysis undertaken or commissioned in relation to the proposed Urban Growth Boundary:

- a) what is its title, author, cost, commencement date, and actual or expected completion date;
- b) what are its terms of reference;
- c) does it model impacts on dwelling supply, land prices, house prices, apartment prices or rents;
- d) does it model distributional impacts by age, income, tenure or existing property ownership; and
- e) will the analysis and underlying modelling be publicly released before consultation on the boundary begins

2) For each Urban Growth Boundary option currently under consideration:

- a) how many additional dwellings could theoretically be accommodated inside the boundary;
- b) how many are considered commercially and practically deliverable by 2030, 2040 and 2050;
- c) how are these dwellings divided between detached houses, townhouses and apartments;
- d) what assumptions are made about redevelopment rates, dwelling yields, construction capacity and planning approvals; and
- e) in what year is greenfield capacity expected to be exhausted

3) Has the Government modelled housing supply and affordability under scenarios in which:

- a) all potentially developable Western Edge land is excluded from the boundary;
- b) some Western Edge land is retained for future urban development; and
- c) no Urban Growth Boundary is established

4) Has the Government estimated how many additional ACT households would live in Queanbeyan, Yass Valley or other surrounding NSW areas as a consequence of establishing the boundary? If so, please provide:

- a) projected household numbers by local government area;
- b) additional vehicle kilometres and commuting times;
- c) impacts on congestion and transport emissions; and
- d) any infrastructure or service costs transferred to NSW governments or residents.

5) Has the Government assessed the change in the value, resulting from the restriction of future greenfield supply, of:

- a) existing detached houses;
- b) undeveloped residential land; and
- c) blocks with redevelopment potential

6) For each year from 2018–19 to 2025–26:

- a) what proportion of completed dwellings was infill;
- b) how many infill dwellings were forecast and completed;
- c) what was the average period from initial development application to completion for infill apartments, townhouses and detached dwellings; and
- d) what evidence demonstrates that infill construction can replace the greenfield supply excluded by the UGB?

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

This request for information would require manual intervention by the City and Environment Directorate, representing an unreasonable diversion of resources.

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

Signature:



Date:

10/8/26

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