



Environment and Planning Bulletin

July 2026

In this issue

News and events | Community engagement | Development applications



Message from Dave Peffer

Yuma

You will have all seen last month the ACT Government delivered the 2026-27 ACT Budget. The budget sets a clear direction to support a growing city while responding to cost-of-living pressures and the long-term challenges of housing supply and climate change.

For our City and Environment Directorate teams, this translates directly into the work we deliver every day for our community across the planning, transport, environment and city service spaces.

A strong focus of this Budget is delivering more homes for Canberrans. Our new investment in land release and enabling infrastructure will unlock thousands of additional dwellings over the coming decade. Missing Middle reforms that commenced earlier this week on 1 July will also play a critical role - supporting more diverse housing options in established suburbs, close to jobs, transport and services.

At the same time, continued funding for climate change and energy programs means that our teams can continue to support Canberrans to reduce emissions and ease cost of living pressures. Rebates for energy efficient upgrades will be extended, renters can continue accessing advice from experts on how to reduce energy costs, and low-interest loan caps has been expanded to \$20,000 to give households greater capacity to invest in sustainable upgrades or shift to zero emissions transport alternatives.

These initiatives will keep our teams busy in the years ahead, with a strong pipeline of work to keep Canberra liveable, sustainable and ready for the future.

Thank you for your continued engagement and partnership as we deliver these important reforms for the Canberra community.

Thanks,
Dave



Acknowledgement of Country

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

News and events

Missing Middle Housing Reform now formally accepted

Missing Middle Housing Reforms commenced on 1 July 2026, enabling more diverse homes such as duplexes, triplexes, townhouses, terrace homes and low-rise apartments, in established suburbs.

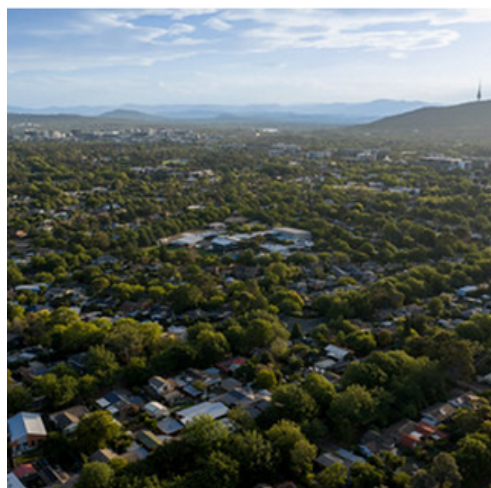
Updated planning rules simplify approvals and reduce development barriers. The reforms aim to deliver 30,000 new homes by 2030 and expand well-located housing across Canberra.

To support the introduction of these reforms a time-limited 50% Lease Variation Charge reduction to lower costs, and development of a Canberra House Pattern Book offering pre-approved missing middle housing designs to speed up, simplify and make construction more affordable for residents and developers locally, will be implemented.



Land release and investment to support Canberra's housing pipeline

The ACT Housing Supply and Land Release Program 2026–27 to 2030–31 outlines a forward pipeline to support housing supply across Canberra. The program identifies land releases to enable close to 26,000 new homes over five years, alongside sites for commercial, community and mixed-use development. Combined with planning reform and targeted investment, the approach supports delivery of 30,000 homes by 2030. The 2026–27 ACT Budget includes \$4.6 million over two years for planning reform, technical studies and precinct readiness, supporting delivery of new housing in both established areas and growth regions such as Molonglo and Macnamara, aligned with infrastructure planning for connected, well serviced communities.



Affordable Housing Project Fund supporting the delivery of community housing

The ACT Government's Affordable Housing Project Fund continues to support the delivery of well-located community housing across Canberra. In Ginninderry, Community Housing Canberra (CHC) has completed a build-to-rent-to-buy project in Strathnairn, delivering 22 homes to support pathways to ownership. In Phillip, a partnership with CHC and the Canberra Southern Cross Club is delivering a 140-unit development, with construction underway on 70 affordable rental homes targeting essential workers. In Belconnen, a project by Assemble and Housing Choices, has commenced construction and will deliver 315 social and affordable homes. In Turner, an additional project with CHC has been announced, with funding committed to support delivery. Together, these projects contribute the ACT Government's target to deliver 5,000 additional public, community and affordable homes by 2030.



News and events

ACT Budget invests in climate action and cost-of-living relief

The ACT Government's 2026–27 Budget includes a \$29.8 million package to drive climate action while easing cost-of-living pressures. Key measures include extended rebates under the Home Energy Support Program and increased loan caps of up to \$20,000 through the Sustainable Household Scheme to support energy efficient upgrades, electric vehicles, and, from September 2026, electric cargo bikes. Funding will boost community environmental projects, biodiversity, and water-efficiency upgrades, alongside stronger biosecurity preparedness. The Government is also investing over \$10 million to deliver a new Climate Change Strategy and Action Plan, supporting progress toward net zero emissions by 2045. For more information, read the [media release](#).



Timetables for July bus network improvements are here

Improvements to the bus network begin from Monday 20 July and have been made thanks to stabilised traffic conditions after a period of extensive monitoring and analysis of the road network. Improvements include:

- ✓ The return of Rapid 2 and Rapid 3 services to west Belconnen
- ✓ Increased frequency for Rapid 4 and 5 services to and from Canberra's south
- ✓ Increased frequency for Rapid 6 services to and from Woden
- ✓ Updates to selected local routes and school services.

For more information visit: www.transport.act.gov.au

Buses to replace light rail services in July 2026

A full light rail network shutdown is occurring on Saturday 4 July and Sunday 5 July (from first to last service) due to critical construction works for Light Rail Stage 2A.

Rail replacement bus services will operate from all stops between Alinga Street and Gungahlin Place in both directions.

Information on the rail replacement bus services including the bus stop locations and frequencies can be found on Transport Canberra website.



Engagements open for comment

Urban Forest and Planning Legislation Amendments



Key dates for 2026

Mark your calendars! Here are our confirmed dates for our 2026 face-to-face meetings.

- Thursday 27 August 2026
- Thursday 22 October 2026
- Thursday 17 December 2026

May development applications



47 Development
Applications (DAs)
Lodged



14 Development
Applications (DAs)
Single Residential



6 Development
Applications (DAs)
Secondary Residential



0 Development
Applications (DAs)
Community Facilities



1 Development
Application (DA)
Mixed Use

[Development
Applications](#)

[Major Plan
Amendments](#)

[Minor Plan
Amendments](#)

[Heritage - Provisional
Registrations](#)