



Inquiry into DPA-04: Missing Middle Housing reform

Answer to question on notice

Asked by: JO CLAY

Addressed to: Minister for Planning and Sustainable Development

Reference: CED - Planning

Hearing: 12 February 2026

In relation to: PLANNING CONTROLS – SOLAR BUILDING ENVELOPE

Question received: 18 February 2026

Answer Due: 25 February 2026

JO CLAY MLA: To ask the Minister for Planning and Sustainable Development -

The Residential Zone Technical Specifications (RZTS) establish a solar building envelope for both single dwellings and multi-unit housing. That solar envelope is 31 degrees for both residential and multi-unit housing in the existing RZTS.

In the draft RZTS that was issued as a result of the Missing Middle Housing Reforms, the solar envelope is set at 31 degrees for single dwelling housing and 45 degrees for multi-unit housing. Why has the solar envelope for multi-unit housing changed to 45 degrees?

CHRIS STEEL MLA: The answer to the Member's question is as follows:

Solar building envelope controls contained in the Residential Zones Technical Specification have been revised as part of the Missing Middle Housing Reforms to increase the solar building envelope for multi-unit housing from 31 degrees to 45 degrees. The 31 degree solar envelope requirement for other residential typologies has been retained. A key purpose of this change is to more equitably facilitate the siting of future multi-unit housing developments, while continuing to reasonably manage overshadowing and privacy impacts, while remaining consistent with the desired character of residential areas.

The planning provisions included in DPA-04 were design-led – they were informed through the development of the Missing Middle Housing Design Guide, which has been prepared in consultation with urban design consultancy Urbis.

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In preparing the draft of the MMHDG, Urbis also provided recommendations for supporting changes to the planning controls, based on their experience across Australia that could help support the delivery of missing middle housing. One of these recommendations was that the 31 degree solar envelope could be restrictive.

Research undertaken across other jurisdictions identified that solar controls are often based on the sun angle at the equinox (45 degrees) rather than at the winter solstice (31 degrees). In this context, this adjustment will support missing middle housing to more appropriately respond to the scale and siting characteristics of this development typology.

It should be noted that DPA-04 proposes to retain the current Residential Zones Technical Specifications upper-level side and rear setbacks. The setbacks work in conjunction with the solar envelope to manage and mitigate solar impact. To further strengthen solar protections for neighbours, new specifications have been introduced to manage impacts on adjoining properties, including for primary living spaces, principal private open space, and roof-mounted solar collectors.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

25 / 2 / 26

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