

Ms Jo Clay MLA
Chair
Standing Committee on Environment and Planning
ACT Legislative Assembly
LACommitteePTCS@parliament.act.gov.au

Dear Ms Clay

Referral of draft Major Plan Amendment 04 (DPA-04) Missing Middle Housing Reforms

Under section 70 of the *Planning Act 2023* (the Act) I am referring DPA-04 to the Standing Committee on Environment and Planning. The documents being referred are:

- draft Major Plan Amendment 04 ([Attachment A](#))
- supporting report and appendices ([Attachment B](#))
- consultation report and appendices ([Attachment C](#)).

DPA-04 was prepared by the Territory Planning Authority (the Authority) as an Authority-initiated major plan amendment to give effect to the Missing Middle Housing Reforms. DPA-04 proposes changes to the Territory Plan that relate to subdivision, consolidation and development in the residential zones (generally in the RZ1 and RZ2) across the Territory. The changes proposed in DPA-04 will remove barriers in the planning system and enable more housing options (including townhouses, terraces and duplexes) to be developed in existing residential areas.

The public consultation period for DPA-04 commenced on 20 May 2025 and concluded on 22 July 2025. Written submissions were accepted until 5 August 2025. During the consultation period:

- 539 people were engaged across 18 events held across Canberra, including pop-ups and community and industry workshops.
- Over 16,000 unique visitors came to the YourSay webpage.
- A total of 689 written submissions were received, including:
 - 74 long format submissions;
 - 68 written comments at events;
 - 398 survey responses; and
 - 149 quick comments.

The Authority has prepared a consultation report ([Attachment C](#)) summarising the issues and responding to the comments made. Feedback received during public consultation indicated strong support for increased housing diversity and support for in-fill development as an alternative to urban sprawl. Community concerns were raised in relation to subdivision and consolidation of blocks, solar access and privacy, parking, local character and the impact of fees and charges on project viability which have been responded to where relevant in the post-consultation version of DPA-04.

The Authority has made changes to DPA-04 following public consultation to respond to the matters raised, including through revisions to assessment outcomes, assessment requirements and technical specifications, where appropriate. Following consultation, the following key changes were made to the reform package:

- Allowing block subdivision in the RZ1 zone before a new dwelling has been lawfully constructed, provided the block is a minimum of 350m² and other associated controls regarding impacts to the streetscape are met.
- Adding further technical specifications to consider potential overshadowing impacts to neighbours, including to rooftop solar panels.
- Removal of a proposed 8m maximum building setback specification.
- Removal of a technical specification that specified building heights to transition RZ5 to other zones, noting this is already controlled by other considerations
- Allowing attics to be under roof with pitches of 45°.
- Edits to the technical specification to refer to a maximum dwelling density rather than a target density, to avoid confusion.
- Adding a technical specification to guide front fences for missing middle housing.
- Edits to the technical specifications to clarify 3.2m floor-to-floor heights only apply to larger scale multi-unit housing developments rather than missing middle typologies.
- Additional technical specifications to identify general requirements for blocks that are registered or provisionally register on the ACT Heritage Register.
- Part A and other administrative sections of the Territory Plan have been revised to confirm the purpose of the policy outcomes as objectives or a vision statement.

In accordance with section 71 of the Act, could the Committee please indicate within 15 working days, or earlier, whether it intends to conduct an inquiry into DPA-04.



Chris Steel MLA

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

Should the Committee decide to hold an inquiry, I request that the Committee consider the extensive community engagement undertaken and strongly consider a targeted scope of Inquiry and provide a report back at the earliest opportunity. This will allow these important reforms, which have strong community and industry support, to be passed and contribute to new housing being constructed in the ACT sooner.

Officers from the City and Environment Directorate can be made available for a briefing as required. Please contact my office at steel@act.gov.au to make the necessary arrangements.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Chris Steel".

Chris Steel MLA
Minister for Planning and Sustainable Development
28 October 2025

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