



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: CONSOLIDATION OF BLOCKS OF LAND

Question received: 18 February 2026

Answer Due: 25 February 2026

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

The Missing Middle housing initiatives allow for consolidation of blocks but only up to 2,000m² and 3,000m² as identified in the Residential Zones Specifications.

(1) How were these sizes established, and what issues were taken into account?

(2) Given the Technical Specifications are non-mandatory can you confirm that, provided the outcomes are met, consolidations of less than 2000m² and consolidations in excess of 3000m² might be permitted?

(3) If officers approve DAs with consolidations less than 2000m² or more than 3000m², what will they consider in making those decisions?

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

Technical Specifications in the planning system are non-mandatory guidance on how the relevant Assessment Outcome in the Territory Plan could be met. There is flexibility in how the Assessment Outcome can be met.

In this instance, the Subdivision Policy (Assessment Outcome 2) outlines that *“New blocks are appropriately located and are of a size and configuration that can accommodate the intended use for the site (for example an appropriately sized and configured site for a single dwelling)”*. This outcome is ultimately what must be met for a development to be approved. To outline how this could be achieved, there are several Technical Specifications to be considered, including:

- Minimum residential block sizes

- Outlining slope limits for certain blocks
- The proposed block consolidation limits for RZ1 – which varies between 2,000m², 2,500m² and 3,000m² depending on the block's location.

(1) The proposed block consolidation limits for RZ1 sites are intended to provide consolidation opportunities while managing the magnitude of change within RZ1 zoned areas – and to align it with the Policy Outcomes for RZ1 areas.

In developing the specification, consideration was also given to typical existing block sizes in established suburbs (which most commonly vary between 500m² - 1,000m²), managing impacts on neighbours, and ensuring the size limit responds to the opportunities offered by available consolidation configurations. Specifically:

- End of section: Larger consolidation limits of up to 3000m² are proposed for end-of-section blocks as this configuration will have fewer adjacent neighbouring blocks and have opportunities for additional vehicular access points (from 3 street frontages) to facilitate efficient vehicle movements and waste collection.
- Adjacent to an urban open space or the community path system: Slightly increased consolidation limits of 2500m² apply as this configuration provides opportunities for the built form to address public open space and path networks. This configuration will have less neighbours compared to mid-section blocks (which will minimise the potential impacts), and incentivises greater passive surveillance and additional pedestrian activity in the open spaces.
- Other RZ1 blocks: This will apply to all remaining cases including mid-section consolidations. These have been limited to 2000m² as they have the most neighbours and are most likely to have the greatest impact to adjacent blocks. The lower maximum consolidation limit will assist to effectively manage these impacts and the development intensity in RZ1, as compared to RZ2 areas.

Notably, these limits do not apply to other residential zones, including RZ2. This is aligned with the greater degree of change envisaged for the RZ2 zone, as articulated in the relevant Policy Outcomes for the zone (i.e. 'Providing opportunities for redevelopment by enabling change, including to residential density and subdivision pattern').

(2) Yes, provided Assessment Outcomes and Assessment Requirements in the Territory Plan are met.

(3) As outlined above, officers will consider matters such as:

- a. Block access and vehicle arrangements
- b. Resulting block size and configuration
- c. Interactions with surrounding context, including neighbouring blocks and the streetscape

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- d. The provision and/or availability of urban open space
- e. Urban heat island effects, stormwater management opportunities, and water sensitive urban design.
- f. Potential cut and fill of the site (i.e. the slope of the site)
- g. Any existing vegetation and landscaping
- h. Environmental risks, such as heritage, bushfire, flooding, etc.
- i. The transport network, opportunities for waste collection.
- j. Applicable design guidance from the Missing Middle Housing Design Guide.

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