



DPA-04 Missing Middle Housing Reform

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

In relation to: Status of Urbis and SGS reports

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THE CHAIR: Sure. There has been a bit of work on transport and the social infrastructure. The Urbis Report on Social Infrastructure at Intensification Locations is not yet out and that would, I think, help quite a lot. I think that has been with you for about a year. Is that going to be published?

Mr Steel: So there is some work that I alluded to before that is a separate piece of planning work really focused on shop-top, shop-adjacent development. So there are intensification areas where you might see a slightly higher medium rise density and then also the work around Transit Oriented Development. So that is still in development at the moment and for government consideration. But yes, I expect at some point that we would be able to make that available once it has been considered by government for the missing middle housing reforms. There was a range of supporting—

THE CHAIR: I might just go back to that one though, minister. I think that one has been under consideration by government for a year. When will that one be ready for publication?

Mr Steel: We might come back on notice.

Mr Bennett: That piece of work has been prepared to support this next round of planning reforms, as the minister is talking about. So I think the opportunity would be when that work is completed and government has finalised its position on that report, then it could be released with that.

Mr Steel: And I guess an example would be there are a range of supporting reports for this current missing middle housing reform that we are discussing today, and they have been published.

THE CHAIR: Yes. And Mr Bennett, were you talking about the SGS report on identifying the optimal locations, or were you talking about the Urbis report on the social infrastructure?

Mr Bennett: I was talking about the SGS report, yes.

THE CHAIR: You were? Excellent. So that report has been with the government for about a year and is not yet published and may be sometime?

Mr Bennett: That is informing this next round of work and we would look at including that with public consultation on that work.

THE CHAIR: So you would intend to publish it when you go out on consultation on the next round?

Mr Bennett: I think as the minister said, that is like what we have done for this round of reforms. And the example is the Purdon Planning report that had been commissioned in the early phases of this work that we released when we went out for public consultation on this. So we will share that information.

THE CHAIR: And the Urbis social infrastructure report, when would that be published? Which has also, I think, been with government for about a year under consideration.

Mr Engele: I mean, the community needs assessment, the work has been undertaken over the year, but we have not had a finalised report for a year.

THE CHAIR: The report is not yet finalised?

Mr Engele: I think we are working through the finalisation. Sorry, I would have to take that on notice, if it has been finalised. It would be—

THE CHAIR: It is a great answer. Can you take that on notice?

Mr Engele: Yes.

THE CHAIR: And come back on notice with the exact status of those two reports, when government would expect to publish them and, if they have been with government, how long they have been with government. That would be great, yes.

Mr Engele: Yes, we can do that.

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

In 2019, the ACT Government engaged Urbis to undertake a social infrastructure study for urban intensification localities in the ACT (the 2019 Urbis Study). The 2019 Urbis Study, was used to inform government policy making, including establishment of the 2023 district strategies.

The study is published on the City and Environment Directorate publications webpage ([ACT Social Infrastructure Study – Final Report](#)).

In 2024, the ACT Government engaged SGS Planning and Economics to undertake the 'ACT Community, Sport and Recreation Facilities Needs Assessment and Social Infrastructure Audit' (the 2025 SGS Study). The ACT Government received the final 2025 SGS Study in December 2025 and is currently considering the study's findings. It is expected the study will be published in the first half of 2026 following consideration by Government.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

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

3/3/26