



# Inquiry into DPA-04: Missing Middle Housing reform

## Answer to question on notice

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Asked by: JO CLAY

Addressed to: Minister for Planning and Sustainable Development

Reference: CED - Planning

Hearing: 12 February 2026

In relation to: CHANGES TO TERRITORY PLAN

Question received: 18 February 2026

Answer Due: 25 February 2026

DPA-04 introduces a number of changes that have nothing to do with missing middle housing. The most prominent of these is that the Policy Outcomes are no longer required to be assessed instead they will inform the Assessment Outcomes and Assessment Requirements.

(1) Noting that the Territory Plan has been operational only since the end of 2023, and following four years of review, why has it been decided to change the role of the Policy Outcomes.

(2) Was this change as a result of work into the effectiveness of the planning system under the ACT Planning Evaluation Framework?

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

In the Territory Plan 2023, the outcomes and requirements a development need to satisfy in order to receive development approval are outlined across the District, Zone and Other Policies. Each Policy document includes Policy Outcomes, Assessment Outcomes and Assessment Requirements.

As noted in Part A of the current Territory Plan (i.e. currently in force), the Policy Outcomes inform the Assessment Outcomes for a zone or district, while the Assessment Outcomes are the primary assessment consideration for developments.

In other words, the Policy Outcomes set the high-level objectives that inform the rest of the document – they are not intended to be mandatory assessment items for every development proposal.

DPA-04 proposes to amend Part A to provide greater clarity regarding the role of the Policy Outcomes. The changes do not change the role the Policy Outcomes play but confirms that they inform the Assessment Outcomes and Assessment Requirements for a zone, district, subdivision or

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lease variation. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the Policy Outcomes. While Policy Outcomes can be considered in the assessment process, this will only be to help outline the intent of the Assessment Outcomes.

The proposed amendment to Part A has been informed by community and stakeholder feedback received during consultation on DPA-04 – it is not a result of evaluation through the ACT Planning Evaluation Framework. Consultation comments highlighted that the role of the Policy Outcomes was regularly misinterpreted or misunderstood. These changes seek to address this.

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