

**2025**

**THE LEGISLATIVE ASSEMBLY FOR THE  
AUSTRALIAN CAPITAL TERRITORY**

**ELEVENTH ASSEMBLY**

**Planning and the "Missing Middle" Housing Reforms  
Response to Assembly Resolution of 5 February 2025  
pursuant to standing order 137A**

**Presented by  
Chris Steel MLA  
Minister for Planning and Sustainable Development  
June 2025**



**Chris Steel MLA**

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

All Members

ACT Legislative Assembly

Dear Members

I am writing to you to provide an update on the ACT Government's response to the Assembly Resolution of 5 February 2025 – Planning and missing middle housing reforms.

Part (3) of the Resolution, called on the Government to make a statement to the Legislative Assembly Statement by 4 March 2025. This has been addressed through my statement '*Planning and the "Missing Middle" Housing Reforms - Response to Assembly Resolution*' which was presented to Assembly on 4 March 2025.

Part (4) of the Resolution called on the ACT Government to:

*a) table in the Assembly by 24 June 2025 the:*

*(i) Urbis and Stewart report;*

*(ii) Purdon Planning report; and*

*(iii) SGS Economics and Planning report;*

*b) release the final MMDG and Territory Plan amendments by the end of 2025; and*

*c) table all reports and run public consultation on the MMDG prior to lodging any Major Plan variation.*

In response to parts (a)(i) and (ii) of the Resolution, I can confirm both the draft Missing Middle Housing Design Guide (MMHDG) (the 'Urbis and Stewart report') and Planning and Economic Feasibility Analysis – Integrating the Missing Middle in RZ1 and RZ2 (the 'Purdon Planning report') were published on 20 May 2025 to support public consultation on the Missing Middle Housing Reforms. The documents are available through the consultation webpage at [Your Say Missing Middle Housing Reforms](#). I will also be tabling these reports in the Legislative Assembly on 24 June 2025 during the sitting period.



In response to part (a)(iii) of the Resolution, SGS Economics and Planning were engaged to identify optimal locations for missing middle housing within the existing urban footprint (the 'SGS Economics and Planning Report'). The SGS Economics and Planning Report will not be tabled by 24 June 2025 as per the Assembly Resolution. As outlined in my statement of 4 March 2025 in response the Resolution, the report will inform future submissions to Cabinet for deliberation on further stages of planning reform. This report will remain Cabinet-in-confidence until such time it is considered, deliberated on, and associated decisions are made by Cabinet.

In response to parts (b) and (c) of the Resolution, I can confirm the proposed missing middle housing reforms were released for public consultation on 20 May 2025. This includes release of the draft MMHDG and proposed amendments to the Territory Plan, through a draft Major Plan Amendment. I consider it important to release these two documents together so community and industry can see how the work interacts, and how the MMHDG will work alongside the Territory Plan changes to support good housing design outcomes. I look forward to updating the Assembly in due course about this process and the feedback received which will help inform the next steps of the missing middle reform work.

Officials from the Environment, Planning and Sustainable Development Directorate have briefed Ms Jo Clay MLA about the proposed missing middle housing reforms and I look forward to updating my Assembly colleagues and the broader community on these important reforms as this significant work progresses.

Pursuant to standing order 137A, I would appreciate your assistance in providing a copy of this letter to each Member of the Legislative Assembly and I will also table a copy of this letter in the Assembly in the upcoming 24-26 June 2025 sitting alongside the reports.

Thank you for your assistance.

Yours sincerely



Chris Steel MLA  
Minister for Planning and Sustainable Development  
20 June 2025