



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: EXEMPT DEVELOPMENTS

Question received: 18 February 2026

Answer Due: 25 February 2026

It is understood that the City and Environment Directorate is investigating possible exempt developments or accelerated assessment pathways for missing middle housing projects. Exempt developments only required approval by a building certifier.

Presently an exempt development cannot increase the number of dwellings on a block to 2 or more dwellings. There is no assessment against the outcomes that is necessary through the Development Application process.

New built forms will be introduced into established suburbs, so how can you be confident that the best possible design outcomes will be achieved through an exempt development process?

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

The City and Environment Directorate (CED) is investigating the possibility of an exempt development pathway for missing middle housing projects. This will be underpinned by the development of a Canberra House Pattern Book of pre-approved missing middle housing designs. Updates will be provided as these investigations are progressed and following consideration by Government.

Changes to exempt development criteria or accelerated pathways are outside the scope of the proposed amendments to the Territory Plan in Draft Plan Amendment 04 – Missing Middle Housing Reform (DPA-04).

OFFICIAL

Approved for circulation to the Standing Committee on Environment and Planning

Signature:

A handwritten signature in blue ink, appearing to be 'Chris Steel', written over a light blue grid background.

Date:

26/2/26

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