



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: DISTRICT STRATEGIES

Question received: 18 February 2026

Answer Due: 25 February 2026

Concerns were raised that the missing middle reforms were inconsistent with the District Strategies. The District Strategies acknowledge the need to increase housing densities within the districts – with a focus on key sites, change areas and potential urban regeneration areas. The wholesale upzoning that is proposed does not seem to be contemplated. Will the Government be amending the District Strategies, and if not, why not?

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

As noted in the response to QON01 of this Inquiry, for the Territory Plan to be amended (such as to rezone land), it cannot be inconsistent with the *Planning Strategy 2018* or the relevant district strategy.

The missing middle housing reforms help to implement the Vision of the ACT Planning Strategy (2018) of a sustainable, competitive and equitable city that respects Canberra as a city in the landscape and the National Capital, while being responsive to the future and resilient to change. It sets the Territory-wide direction for a compact and efficient and liveable city, with most new homes delivered within the existing urban footprint.

The District Strategies reflect the ACT Planning Strategy (2018) and are designed to guide how each district implements the strategy and accommodates change. DPA-04 is not in conflict with either the Planning Strategy or the District Strategies, therefore, there is no proposal to specifically amend the District Strategies to accommodate the missing middle housing reforms prior to the review of the ACT Planning Strategy.

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 grey rectangular background.

Date:

25/2/26

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