



Missing Middle Housing Reform

Comparison table



ACT
Government

Comparison table RZ1

	<i>Current Territory Plan provision</i>	<i>Proposed Territory Plan provision</i>	<i>Reason for change</i>
Zone name:	RZ1 – Suburban Zone	RZ1 – Suburban Zone	
Policy Outcomes: (Residential Zones Policy)	<ol style="list-style-type: none"> 1. Achieve and/or maintain low density residential neighbourhoods in suburban areas. 2. Provide for a range of housing choices that meet changing household and community needs. 3. Limit the extent of change that can occur particularly with regard to the residential density and original pattern of subdivision. 4. Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties. 	<ol style="list-style-type: none"> 1. Provide for a range of housing choices in a suburban setting which is primarily low density and low rise. 2. Housing development meets changing household, and community needs and demonstrates good design outcomes. 3. Provide opportunities for redevelopment by enabling some change to residential density and subdivision pattern. 4. Development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties. 	These changes reflect that the main residential zone needs to provide a range of housing choices, that are low-rise. This will require some change within the RZ1 zone to housing density, whilst retaining the lower density character and valuing neighbourhood and landscape character.
Maximum height: (Residential Zones Policy)	2 storeys + attic	2 storeys + attic	No change.
Maximum site coverage: (Residential Zones Policy)	45% for MUH	45% for MUH	<p>No change</p> <p>This provision works closely with other important planning rules, such as setbacks, building envelopes and canopy cover requirements to limit the size and scale of development.</p>
Minimum block area for 2 dwellings: (Residential Zones Policy)	800m ² (or 600m ² for supportive/ community housing)	Minimum block area for 2 dwellings no longer specified.	<p>The minimum block area has been removed to enable more missing middle housing in RZ1. These provisions previously sought to limit density, which is now being relaxed.</p> <p>Other requirements, such as those relating to site coverage and living infrastructure, will provide limitations on the size of developments.</p>
Maximum dwellings: (Residential Zones Policy)	2	Appropriate number of dwellings is guided by site context and dwelling density targets in the Residential Zones Technical Specifications	<p>Dwelling densities have been developed and are located in the Residential Zones Technical Specification. These have been increased from the previous maximum to enable the delivery of missing middle housing.</p> <p>The dwelling density targets balance providing more housing with important amenity outcomes such as living infrastructure, private open space, on-site parking and suburban character.</p>

Current Territory Plan provision		Proposed Territory Plan provision	Reason for change
Zone name:	RZ1 – Suburban Zone	RZ1 – Suburban Zone	
Apartments (Residential Zones Policy)	No apartments permitted in RZ1	Apartments permitted in RZ1	Apartment developments are proposed to be allowed in RZ1. Apartment developments are limited to 2 storeys. This will allow walk-up apartments and manor house style developments (i.e. separate dwellings on the ground floor and upper floor).
Secondary residences (Residential Zones Policy)	<ul style="list-style-type: none"> > Associated with a single dwelling. > Maximum dwelling size of 90m² > Minimum block size – 500m² > 1 secondary residence per block 	<ul style="list-style-type: none"> > Associated with a single dwelling. > Maximum dwelling size of 90m² > 1 secondary residence per block 	<p>Removed minimum block size to allow secondary residences on smaller blocks, where all other requirements are met.</p> <p>Overall size and scale of secondary residence is primarily controlled by site coverage and other key outcomes such as planting areas, canopy coverage and other living infrastructure considerations.</p> <p>This has been relaxed to allow for different living arrangements on the same block (such as granny flats for multi-generational living). Other provisions allow for blocks to be subdivided to provide a separate dwelling.</p>
Co-housing (Residential Zones Policy)	Limited to blocks of 1,050m ² or more	Minimum block area removed	<p>To allow co-housing developments on all blocks, where all other requirements are met.</p> <p>Overall size and scale of co-housing is primarily controlled by site coverage and other key outcomes such as planting areas, canopy coverage and other living infrastructure considerations.</p> <p>This will contribute to the housing choice available to residents who may wish to live in this type of housing model.</p>
Car parking rates (Technical Specification)	<p>One parking space per single bedroom dwelling</p> <p>1.5 spaces per 2-bedroom dwelling</p> <p>2 parking spaces for each dwelling with 3 or more bedrooms</p> <p>1 visitor space per 4 dwellings</p>	<p>One parking space per dwelling</p> <p>Plus an additional 1 space per five 2-bedroom dwellings</p> <p>Plus an additional 1 space per three 3+ bedroom dwellings</p> <p>No requirement for on-site visitor parking</p>	<p>A reduction in minimum car parking rates intends to balance the desire to achieve more housing, achieve on-site amenity and limit unreasonable impacts to the street and neighbourhood.</p> <p>Car parking is considered through the development assessment process, with the acceptable rate of parking considered on a case-by-case basis, involving consideration of factors such as proximity to public transport and active travel corridors, and capacity of the existing street and parking network to support off-site car parking.</p> <p>It is also important to note that the provision of car parking is often driven by location, such as proximity to public transport routes, and market preferences.</p>

Current Territory Plan provision		Proposed Territory Plan provision	Reason for change
Zone name:	RZ1 – Suburban Zone	RZ1 – Suburban Zone	
Planting area (MUH) (Technical Specification)	35%	30%	A reduction in planting area for MUH is intended to be offset by an increase in canopy cover, to support Government's 30% canopy cover target.
Tree canopy coverage (MUH) (Technical Specification)	15%	20%	An increase in canopy cover is intended to be balanced by a decrease in planting area, to support Government's 30% canopy cover target.
Other Residential Zones Technical Specification changes	<ul style="list-style-type: none"> > Private open space for MUH – 40% of site > Principal private open space (at lower level) for MUH 28m²- 45m² minimum area and 5m- 6m minimum dimension > Building envelope – measurement taken from 3.5m above boundaries > Front setbacks for MUH – 6m > Side and rear setbacks for MUH – 3m-6m > Solar building envelope angle for MUH – 31° 	<ul style="list-style-type: none"> > Private open space for MUH – 30% of site > Principal private open space (at lower level) for MUH – 24m²-36m² minimum area and 4m-6m minimum dimension > Building envelope – measurement taken from 4m above boundaries > Front setbacks for MUH – 4m-6m > Side and rear setbacks for MUH – 0m-6m > Solar building envelope angle for MUH – 45° 	<p>Private open space requirements have reduced in site percentage however the quality of space that contributes to the private open space area has increased. This is intended to see improvements in usable, high amenity spaces for residents.</p> <p>Setbacks, building and solar envelopes have been modified to enable increased building area where impacts to neighbours is minimised. Solar access and privacy requirements for neighbours continue to apply.</p>
Subdivision: (Subdivision Policy)	Unit titling above 800m ² , max 120m ² for size of second dwelling Block subdivision not permitted	Unit titling above 600m ² , no maximum size limit for second or subsequent dwellings Block subdivision permitted where a dwelling has been lawfully constructed	<p>This is to allow subdivision of RZ1 blocks, but only where the blocks already contain a dwelling. This has been included to:</p> <ul style="list-style-type: none"> > Avoid land banking. > Disincentivise the creation of ad hoc mid-sized and compact single dwelling in favour of the creation of larger blocks for appropriate missing middle housing. <p>Site cover, setbacks, planting area and solar access requirements will control the overall size of additional dwellings.</p>
Consolidation: (Subdivision Policy)	2 blocks for supportive housing only	Permissible for all development that will result in more dwellings – the Subdivision Technical Specifications guide suitable consolidation outcomes. General limit of 2000m ² , 2500m ² for consolidations adjoining urban open space/community path network, and 3000m ² for end of section consolidations.	<p>Block consolidation will support efficient land use for missing middle developments and will support higher quality development outcomes. It will also enable the delivery of more housing and will also contribute to a range of missing middle outcomes.</p> <p>Limits on consolidation outcomes for RZ1 blocks are provided to limit over-development and to maintain the low-rise, lower density character of RZ1 areas compared to RZ2 outcomes.</p>

Comparison table RZ2

	<i>Current Territory Plan provision</i>	<i>Proposed Territory Plan provision</i>	<i>Reason for change</i>
Zone name:	RZ2 – Suburban Core Zone	RZ2 – Suburban Density Zone	
Policy Outcomes: (Residential Zones Policy)	<ol style="list-style-type: none"> Facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing. Provide for a range of housing choices where the housing is low rise and contains a mix of single dwelling and multi-unit housing. Provide opportunities for redevelopment by enabling a limited extent of change in density. 	<ol style="list-style-type: none"> Facilitate development or redevelopment of sites that are generally in reasonable proximity to local services and amenities. Achieve a mix of low and medium density housing in a manner that demonstrates good design outcomes. Provide for a range of housing choice that is primarily low-rise multi-unit housing or more compact single dwelling housing. Provide opportunities for redevelopment by enabling change, including to residential density and subdivision pattern. 	Name change and policy outcome changes are proposed to reflect the aim for more development and redevelopment opportunity and a greater mix of housing to be provided. It is noted that these will still be low rise (up to 3 storeys) and more compact single dwellings.
Maximum height: (Residential Zones Policy)	2 storeys + attic	Single dwellings / secondary residences: 2 storeys + attic Multi-unit housing: 3 storeys + attic	Building heights for multi-unit housing in RZ2 have been increased to better reflect the transition in scale between RZ1 and RZ3 zones. This change provides a relaxation of height restrictions for RZ2 development to allow more homes to be provided, however there are important requirements around setbacks, building envelopes and over-shadowing that must be met to limit impacts on neighbours.
Maximum site coverage: (Residential Zones Policy)	45% for MUH	45% for MUH	No change. This provision works closely with other important planning rules, such as setbacks, building envelopes and canopy cover requirements to limit the size and scale of development.
Minimum block area for 2 dwellings: (Residential Zones Policy)	700m ² (or 600m ² for multi-unit adaptable housing)	Minimum block area for 2 dwellings no longer specified	The minimum block area has been removed to enable the uptake of missing middle housing in RZ2. Other requirements, such as those relating to site coverage and living infrastructure, will provide limitations on the size of developments.

	<i>Current Territory Plan provision</i>	<i>Proposed Territory Plan provision</i>	<i>Reason for change</i>
Zone name:	RZ2 – Suburban Core Zone	RZ2 – Suburban Density Zone	
Maximum dwellings: (Residential Zones Policy)	1 additional for every 250m ² over the minimum	No maximum	To incentivise missing middle housing developments in RZ2, where they can be proposed and constructed to meet the other relevant Assessment Outcomes and guidance.
Subdivision: (Subdivision Policy)	Permitted	Permitted	No change
Consolidation: (Subdivision Policy)	Permitted	Permitted	No change
Other Residential Zones Technical Specification changes			
Car parking rates	Same as RZ1 information above	Same as RZ1 information above	
Planting area (MUH)			
Tree canopy coverage (MUH)			

Comparison table RZ3

	<i>Current Territory Plan provision</i>	<i>Proposed Territory Plan provision</i>	<i>Reason for change</i>
Zone name:	RZ3 – Urban Residential Zone	RZ3 – Residential Transition Zone	
Policy Outcomes: (Residential Zones Policy)	<ol style="list-style-type: none"> 1. Facilitate development or redevelopment of sites to achieve medium density housing. 2. Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing. 3. Provide opportunities for redevelopment by enabling changes to the residential density and original pattern of subdivision. 4. Provide opportunities for redevelopment by enabling change. 	<ol style="list-style-type: none"> 1. Facilitate urban development or redevelopment to achieve primarily medium density, low-mid rise housing within close proximity to local services and amenities in a manner that demonstrates good design outcomes. 2. Provide for a range of housing choices, which are predominately multi-unit housing of various dwelling types or more compact single dwelling housing. 3. Provide opportunities for redevelopment by enabling change, including to the residential density and the original pattern of subdivision. 	<p>Name change and policy outcome changes are proposed to align RZ3 to be the ‘transition’ residential zone between the suburban zones and the urban zones. This acknowledges that RZ3 may play a role in predominately accommodating more compact single dwellings (such as the case through Gungahlin), or as more of a medium density and mid-rise zone (as is the case in more of the established suburbs).</p>
Maximum height: (Residential Zones Policy)	10.5m	<p>Secondary residence: 2 storeys Single dwelling housing: 3 storeys Multi-unit housing: 4 storeys</p>	<p>The gradation of heights across the different housing typologies is designed to incentivise multi-unit housing redevelopment to provide more housing in an efficient manner in this zone.</p>

Comparison table RZ4

	<i>Current Territory Plan provision</i>	<i>Proposed Territory Plan provision</i>	<i>Reason for change</i>
Zone name:	RZ4 – Medium Density Residential Zone	RZ4 – Urban Residential Zone	
Policy Outcomes: (Residential Zones Policy)	<ol style="list-style-type: none"> 1. Facilitate development or redevelopment of sites to achieve a distinctively medium density housing character in a manner that demonstrates design excellence. 2. Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing. 3. Provide opportunities for redevelopment by enabling changes to residential density and the original pattern of subdivision. 4. Provide opportunities for redevelopment by enabling change. 	<ol style="list-style-type: none"> 1. Facilitate urban development or redevelopment of sites to achieve medium to high density, mid-rise housing in a manner that demonstrates good design outcomes. 2. Provide for a range of housing choices, which are predominately medium to high density multi-unit housing of various dwelling types. 3. Provide opportunities for redevelopment by enabling change, including to residential density and the original pattern of subdivision. 	Name change and policy outcome changes are proposed to reflect that RZ4 does not often contain housing that is of a density and height that would be considered 'medium density'. While these reforms will step RZ4 closer to medium density, this name change reflects that RZ4 is practically the start of the more 'urban' residential zones.
Maximum height: (Residential Zones Policy)	12.5m	Secondary residence: 2 storeys Single dwelling housing: 3 storeys Multi-unit housing: 6 storeys	The gradation of heights across the different housing typologies is designed to incentivise multi-unit housing redevelopment to provide more housing in an efficient manner in this zone.

Comparison table RZ5

	<i>Current Territory Plan provision</i>	<i>Proposed Territory Plan provision</i>	<i>Reason for change</i>
Zone name:	RZ5 – High Density Residential Zone	RZ5 – Urban Density Zone	
Policy Outcomes: (Residential Zones Policy)	<ol style="list-style-type: none"> Facilitate development or redevelopment of sites to achieve high density housing in a manner that demonstrates design excellence. Provide for the establishment and maintenance of residential areas where the housing is generally high density in character, particularly in areas with very good access to facilities and services and/or frequent public transport services. Provide for a range of housing choices where multi-unit housing, typically of a larger scale, are provided for a range of dwelling types. Provide opportunities for redevelopment by enabling changes to the original pattern of subdivision. Provide opportunities for redevelopment by enabling change. 	<ol style="list-style-type: none"> Facilitate urban development or redevelopment of sites to achieve high density, medium rise housing in a manner that demonstrates good design outcomes. Provide opportunities for the establishment and maintenance of residential housing that is generally high density. Provide housing in areas with very good access to facilities and services and/or frequent public transport services. Provide for a range of high density and larger scale housing choices of various dwelling types. Provide opportunities for redevelopment by enabling changes, including to the original pattern of subdivision. 	<p>Name change and policy outcome changes are proposed to reflect that RZ5 does not often contain housing that is of a density and height that would be considered 'high density' which are typically contained in the commercial zones, such as town centres, in the ACT.</p> <p>While these reforms will step RZ5 closer to high density, this name change reflects that RZ5 is just the densest of the residential zones, rather than always delivering high-density apartment tower style developments.</p>
Maximum height: (Residential Zones Policy)	21.5m	<p>Secondary residence: 2 storeys</p> <p>Single dwelling housing: 3 storeys</p> <p>Multi-unit housing: 7 storeys</p>	<p>The gradation of heights across the different housing typologies is designed to incentivise multi-unit housing redevelopment to provide more housing in an efficient manner in this zone.</p>

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