



Inquiry into annual and financial reports 2024–25

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

In relation to: Territory Plan and Proponent initiated and Territory initiated amendments

Hearing: 12 November 2025

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Transcript provided: 18 November 2025

Answer Due: 25 November 2025

THE CHAIR: We applaud efficiency you have just got to do the work to make sure that that work is suitable for the purpose. This might be one to take on notice, can you tell me in recent times I do not know how far you want to go back, it is really up to you on the records, has there been any other development like this where it was initiated by industry, it was rejected by the planning authority and then the planning authority started its own process and took those. You do not need to answer off the top of your head; I would just love to know how often this sort of process happens.

Mr Green: I can certainly answer in the context of the new planning system and that this is the first time, and to reiterate the reasons for that is really about where the strategic planning is set through district strategies to consider this as a much broader precinct. So I do not—

THE CHAIR: I think it is excellent to take a precinct view. Were there any other—under the old system I understand it is a different system, but we still had proponent initiated and territory initiated. Are you able to check the records and see if in recent times that—

Mr Green: Not to my knowledge. It would be useful to understand the time period because what it will require is a review of every single file rather than—

THE CHAIR: What I would really like Mr Green is an answer on notice to say, ‘No, we believe this is the first time it has happened.’ In the last whatever time period you think or, ‘Yes, we have checked the record.’ I can give you a time frame but then I am telling you how much work to do. I do not know what is reasonable.

Mr Green: I can certainly look.

THE CHAIR: Like, surely somebody in the office knows if this has happened on major developments.

Mr Green: Yes, and we also want to be accurate with the information we provide.

THE CHAIR: 10 years.

Mr Green: So we can go back to maybe five years in the old planning system. Happy to take that on notice.

THE CHAIR: Do you want to try five years. Let us go for five years to the best knowledge of the authority has this happened before, just so we know how—if this is unique or if this is kind of normal business. Thank you.

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

In the past 5 years, there have been two amendments that have been subject to a change in the manner in which the draft plan amendment was initiated (which resulted in an expanded subject area). However, only one resulted in a proponent-initiated major plan amendment (MPA) being refused in favour of a broader Territory Planning Authority-initiated MPA.

These are Draft Major Plan Amendment 08 – Thoroughbred Park Precinct (DPA-08) and Draft Major Plan Amendment B – Section 19 Forrest (DPA-B).

DPA-08 – Thoroughbred Park Precinct

The Territory Planning Authority (the Authority) considered a proponent's application (2024-01) seeking to make amendments to the Territory Plan for only the Thoroughbred Park site (Block 9 Section 69 Lyneham). In considering the application, including the Inner North and City District Strategy which outlines the entire area bounded by Randwick Road, Flemington Road, the Barton Highway and the Federal Highways as a key site and change area, the Authority refused the Application 2024-01 in October 2025. Rather, the Authority initiated DPA-08.

Recognising the material submitted by the proponent in application 2024-01 provided necessary and useful information in outlining the potential impacts and considerations for DPA-08, the Authority formalised these as 'background papers', consistent with the definition in Section 55 of the *Planning Act 2023*.

DPA-B – Section 19 Forrest

In slightly different circumstances, two proponent-initiated amendments for DPA-B for Section 19 Forrest was supplemented with an additional Authority-initiated amendment to better reflect the strategic planning vision for the site.

Originally, DPA-B was a proponent-initiated DPA for Block 9 Section 19 Forrest only. This was released for public consultation in late 2024. During consultation, some comments indicated that a precinct approach for Section 19 Forrest would achieve better planning outcomes. In responding to community consultation comments and a second proponent-initiated application being lodged on neighbouring blocks, DPA-B was amended to capture all of the blocks in Section 19 Forrest that were identified as suitable for mixed use development as identified in the Inner South District Strategy (Blocks 5, 6, 9, 11 and 12).

The revised DPA-B comprised of the two proponent-initiated MPAs (for Blocks 5, 6, 9 and 11) and an Authority-initiated MPA component for Block 12.

Changes to how the amendments to the Territory Plan are initiated

Under the previous planning system, under the now repealed *Planning and Development Act 2007* (the P&D Act), the former planning and land authority (the Authority) was solely responsible for initiating draft variations to the Territory Plan. The P&D Act did not formally provide a pathway for a 'proponent-initiated' variation.

In practice, where proponents desired to initiate changes to the Territory Plan, there would be initial discussions where the Authority would provide a scoping document that outlined what needed to be considered in the preparation of a planning report. After the proponent prepared this report, it was provided to the Authority, who would review and then prepare the draft variation.

With this, the concept of refusing a proponent-initiated amendment to progress an Authority-initiated amendment was not possible in the previous planning system.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

21/11/25

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