



Inquiry into Inquiry into DPA-B – Forrest Section 19 Blocks 5, 6, 9, 11 and 12

Answer to question on notice

Asked by: Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning and Sustainable Development - CED

Hearing: 18/12/2025

In relation to: Studies to determine suitability of land for development

Question received 18/12/2025

Answer Due: 12/01/2026

The Inner South District Strategy states that ‘a full investigation of planning, environmental, infrastructure and traffic issues should be undertaken (including transport planning and modelling)’ for Section 19 (pg 43).

- 1) A traffic impact assessment was provided for Block 9. Has a traffic impact assessment been done for the redevelopment of Blocks 5, 6, 11 and 12. If not why not?
- 2) Is this draft amendment now a Territory initiated amendment or a mix of both?
- 3) Has any background work been done on the site occupied by the Italian Cultural Centre which looks at how the site might be developed and what impact this might have on adjoining properties eg overshadowing and traffic? If not, why not?

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

- 1) The proponent for Block 9 Section 19 opted to provide a traffic impact assessment to support their proponent-initiated application for a Draft Major Plan Amendment. However, this is not a mandatory requirement.

A traffic impact assessment has not been completed for the proposed Draft Major Plan Amendment of Blocks 5, 6, 11 and 12 Section 19 Forrest. This would occur as part of the development assessment (DA) process for any potential future proposals when the final design and development proposal for each block is known. Under the proposed amendments, a broad mix of land uses may be proposed on the sites in the future which would result in variable

traffic impacts. For this reason, it is more effective to consider the specific traffic impacts during the DA process.

- 2) This Draft Major Plan Amendment is a mixture of both proponent and Authority-initiated changes.
 - Block 9 Section 19 – proponent-initiated (proponent 1)
 - Blocks 5, 6 and 11 Section 19 – proponent-initiated (proponent 2)
 - Block 12 Section 19 – Authority initiated.

Further detail on the background and reasons for this approach is outlined in section 3.3 of the DPA-B document, provided to the Standing Committee.

- 3) No. Specific development or design options have not been prepared for Block 12, which is currently occupied by the Italian Cultural Centre.

Block 12 was included in the Draft Major Plan Amendment (DPA) as it was identified as a part of the key site in the Inner South District Strategy. Additionally, when public comments were initially sought regarding changes for Block 9 in isolation, the community indicated that it wished to understand the comprehensive intentions across Section 19.

Following consultation of the DPA an additional specific Assessment Outcome has been proposed in the Inner South District Policy which requires development on Blocks 5, 6, 9, 11 and 12 Section 19 to consider noise and overlooking impacts to the adjoining community and recreational uses. This means that any development would need to consider potential impacts to the Italian Cultural Centre.

Impacts from any future development at this site, including potential overshadowing and traffic impacts and any other impacts to neighbours are all existing considerations within the Commercial Zones Policy. These must be met for a development to be approved in any commercial zone (including CZ5). These considerations in the Commercial Zones Policy are supported by detailed guidance outlined in the Housing Design Guide, Urban Design Guide and Commercial Zones Technical Specifications.

Similarly, as explained in the response to Q1 in relation to traffic, these impacts are more appropriately considered as part of a future DA where the final design and development proposal for the block is known.

Approved for circulation to the Standing Committee on Environment and Planning

Signature: 

Date: 12/1/25

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