



Inquiry into DPA-04: Missing Middle Housing reform

Answer to question on notice

Asked by: Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: CED - Planning

Hearing: 12 February 2026

In relation to: CUMULATIVE IMPACTS OF DEVELOPMENT – TRAFFIC AND PARKING

Question received: 18 February 2026

Answer Due: 25 February 2026

JO CLAY MLA: Asked the Minister for Planning and Sustainable Development -

Traffic and parking are often significant issues generated by developments which impact on the surrounding community. Parking and traffic issues are assessed at the Development Application stage, including missing middle developments. This assesses individual projects but does not account for overall cumulative effects of other developments occurring in the area. How will these cumulative effects be determined and taken into account during the assessment of future missing middle housing developments?

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

The City and Environment Directorate (CED) monitors traffic flows and parking demand across suburbs and will continue this as missing middle housing developments progress. This monitoring will help ensure we have an accurate picture of how the transport network is performing over time and where pressure points may emerge.

Cumulative impacts are also considered as part of the development application (DA) process, with assessment outcomes supported by technical specifications which provide indicative parking rates. For larger developments where impacts may be more substantial, more detailed information is required, such as parking and traffic impact assessments and vehicle movement analysis, to ensure effects are properly understood. Assessment of these proposals also considers contextual factors, including proximity to public transport routes, which can reduce car dependency and thereby lower expected parking demand.

Developments that generate fewer than 20 vehicle trips per hour generally do not require a Transport Impact Assessment to be submitted as part of a development application as they are expected to have minimal and manageable impact on the transport network.

At the same time, CED recognises that multiple small developments can still create cumulative pressure on the transport network over time. To address this, CED can undertake precinct-wide or suburb-wide traffic studies to assess overall network performance, identify emerging constraints and determine whether upgrades or management measures are needed to support increased residential density. The results of this monitoring and these studies will feed directly into long-term strategic planning, helping guide future infrastructure programs and ensuring the transport network remains safe, efficient and accessible as new development continues.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

25/2/25

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