

# Territory Priority Project Declaration and Statement of Reasons

## Northside Hospital Project (including Early and Enabling Works)

### Background

On 30 September 2025, Infrastructure Canberra (iCBR,) on behalf of the ACT Government, submitted a request to me as Minister for Planning and Sustainable Development requesting the Northside Hospital Project (including Early and Enabling Works) (the proposal) to be declared a Territory Priority Project (TPP) under section 218 of the *Planning Act 2023* (the Act).

The Northside Hospital Project is a significant ACT Government commitment that will transform healthcare delivery for Canberra's growing population. The project will deliver a new, purpose-built public hospital at the existing North Canberra Hospital campus at Bruce Section 1 Block 4 ([Figure 1](#)).

The new hospital is targeted for completion by 2031 and will deliver significant benefits to the people of the ACT. It will provide expanded emergency, surgical, and inpatient services, improve access to care in Canberra's north, and support a broader vision for the precinct that includes upgrades to the surrounding road network and integration with the wider ACT health system.

In addition to the main hospital development, the project includes a series of enabling works essential to preparing the site. These works encompass the diversion and realignment of existing services infrastructure, the relocation of key facilities including the Child and Adolescent Mental Health Services (CAMHS), Alcohol and Other Drugs (AOD) services, and a childcare centre, as well as associated demolition. These preparatory activities are critical to ensuring a seamless transition to main works construction and minimising disruption to ongoing services.

Further information on the TPP process, including impacts on any future development application for the Northside Hospital Project development proposal, can be found on the ACT Planning website [here](#).



## Assessment against Territory Priority Project declaration criteria and statement of reasons

The proposal has been assessed against the TPP declaration criteria contained in s218(1) of the Act. Per s219(1(b) of the Act, the statement of reasons for making the declaration is presented in [Table 1](#).

**Table 1** – Assessment against TPP declaration criteria - s218(1); and statement of reasons for the declaration - s219(b) of the Act

<b>Criteria contained in s218(1) of the <i>Planning Act 2023</i></b>	<b>Assessment and statement of reasons for making the declaration s219(b)</b>
(a)(i) The proposal would achieve a major government policy outcome that is of significant benefit to the people of the ACT	<p>The Northside Hospital Project represents an investment of more than \$1 billion and will be owned by the ACT Government and operated by Canberra Health Services.</p> <p>The project responds to Canberra’s growing and ageing population and the increasing demand for health care services on the northside.</p> <p>The proposal aligns with key ACT Government health policy objectives, including:</p> <ul style="list-style-type: none"> <li>• ACT Health Services Plan 2022–2030</li> <li>• Canberra Health Services Strategic Plan 2024–2029</li> <li>• ACT Health Infrastructure Plan</li> <li>• ACT Wellbeing Framework</li> <li>• iCBR infrastructure Strategic Plan 2025-27.</li> </ul>
(a)(ii) The proposal would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone	<p>The Northside Hospital Project strongly aligns with the strategic directions contained in the ACT Planning Strategy, including:</p> <ul style="list-style-type: none"> <li>• Compact and Efficient City <ul style="list-style-type: none"> <li>○ Aligning health infrastructure with population growth across north Canberra</li> </ul> </li> <li>• Diverse Canberra <ul style="list-style-type: none"> <li>○ Enhancing inclusive access to healthcare and supporting local employment opportunities</li> </ul> </li> <li>• Sustainable and Resilient Territory <ul style="list-style-type: none"> <li>○ Strategic use of well-located urban land within close proximity to key active travel and public transport networks</li> <li>○ Co-locating health services across North Canberra Hospital campus</li> </ul> </li> <li>• Liveable Canberra <ul style="list-style-type: none"> <li>○ Increasing economic employment opportunities</li> <li>○ Expanding support for physical and mental health services</li> </ul> </li> <li>• Accessible Canberra</li> </ul>

	<ul style="list-style-type: none"> <li>○ Strategically located health infrastructure to optimise accessibility and meet the needs of Canberra’s growing and aging population.</li> </ul> <p>Additionally, the Belconnen District Strategy identifies the northside hospital proposed at the existing hospital site in Bruce. The District Strategy recognises the importance of accessible health services, as well as the employment opportunities generated through healthcare across the district.</p> <p>Section 1 Block 4 Belconnen Bruce is zoned CF Community Facilities under the <i>Territory Plan 2023</i>; Hospital is a permissible use within the CF zone.</p> <p>The Belconnen District Policy also identifies the following desired policy outcome for the district: Enhance accessibility and reduce travel times by public transport to jobs and services for residents in north and west Belconnen.</p>
<p>(a)(iii) The proposal is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT</p>	<p>The new northside hospital represents an investment of more than \$1 billion and will be the largest single health infrastructure project to be delivered in the Territory’s history.</p> <p>The new northside hospital will be a state-of-the-art hospital, and will include:</p> <ul style="list-style-type: none"> <li>• new hospital amenities and inpatient services that reflect patient-centred care and family-centred care</li> <li>• state-of-the-art facilities for medical practice, teaching, training and research</li> <li>• new Emergency Department with improved access for patients and visitors</li> <li>• improved car parking and public transport connections to help alleviate traffic pressures at the campus</li> <li>• creation of more jobs, during both the construction and future operations.</li> </ul>
<p>(b) Has been the subject of sufficient consultation under subsection s218(3).</p>	<p>In accordance with s218(3)(b) of the Act, the proposed TPP declaration proceeded to public consultation from 6 November 2025 to 27 November 2025.</p> <p>As the proposal does not require a major plan amendment to proceed, s(3)(b)(iii) of the Act does not apply.</p> <p>Further details about public consultation on this proposal are available <a href="#">here</a>.</p> <p>A total of five (5) written comments were received during the consultation period and have been considered prior to this TPP declaration being made.</p> <p>In December 2025, subsequent to the request for the TPP declaration being received, section 218 of the Act was amended by the <i>Planning (Territory Priority Projects) Amendment Act 2025</i>. The amendments introduced new requirements at s218(3A) to consult</p>

with the Conservator of Flora and Fauna (the Conservator) and the ACT Heritage Council (the Heritage Council) in certain cases.

The Territory Planning Authority consulted with both the Conservator and the Heritage Council on the proposed TPP declaration, in line with the requirements under s218 of the Act.

Comments from the Conservator advised there were no significant concerns regarding this project being declared a TPP, and noted:

- The significant amount of work that has been undertaken to date to minimise the development's impact on the significant environmental values that exist on and adjacent to the site.
- In the context of concern regarding the Minister's ability to approve a Development Application (DA) where it is contrary to the advice of the Conservator on a range of matters, other statutory processes (being the DA process) allow the Conservator to provide advice and negotiate with the project team on mitigating impacts.

Comments from the Heritage Council advised any impacts to an Aboriginal object or place do not need to be resolved at the TPP declaration stage and can be addressed prior the development application process, and noted:

- The proposed project area and its immediate surrounds does not contain any nominated or registered heritage places.
- The proposed project area and its immediate surrounds does contain three previously recorded Aboriginal places (HD1 – isolated artefact, HD2 – small artefact scatter, and HD3 – isolated artefact) which are protected by the *Heritage Act 2004*; only HD1 is located within an area that may be subject to heritage impacts during the proposed development.
- The Cultural Heritage Assessment (CHA) for the project, not yet formally submitted to the Council, has also recorded an additional Aboriginal heritage place consisting of a potential culturally modified tree which is not proposed to be impacted by the project.
- The Council will also likely impose operational heritage management conditions as part of any future development application referral.

Therefore, the proposal is considered to have been the subject of sufficient consultation under subsection s218(3) of the Act.

## Declaration as a Territory Priority Project

The Chief Minister and I are satisfied that the proposed Northside Hospital Project meets the criteria contained in s218(1) of the Act.

Therefore, under s218(1) of the Act, the Chief Minister and I jointly declare that the proposed Northside Hospital Project (including Early and Enabling Works) development proposal is a Territory Priority Project,



Chris Steel MLA  
Minister for Planning and Sustainable Development

19 February 2026



Andrew Barr MLA  
Chief Minister

20 February 2026

## Next Steps

I will present this TPP declaration to the Legislative Assembly. Following this, the Legislative Assembly may, within two (2) sitting days, approve or refuse the TPP declaration. If the Assembly does not pass a resolution in that timeframe, the declaration is taken to be approved.

The TPP declaration will commence only after it is approved by the Legislative Assembly and publicly notified. Subsequent DAs can only be submitted for the TPP after the declaration commences.