

**From:** [REDACTED]  
**To:** [Terrplan](#)  
**Subject:** RE: REQUEST FOR COMMENTS BY 24 OCTOBER 2025 - mandatory entity consultation - Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06) [SEC=OFFICIAL]  
**Date:** Wednesday, 8 October 2025 10:34:32 AM

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**OFFICIAL**



Dear Territory Plan Team

Thank you for the request for comments for Draft Major Plan Amendment 06 at Blocks 33 and 39 Section 78 Griffith. The site is within the Urban Areas of the National Capital Plan.

The proposed land use is not inconsistent with the National Capital Plan and the NCA has no objections with the proposed amendment.

Kind regards

[REDACTED] | Planning Officer  
National Capital Authority

 (02) 6272 2989 |  6273 4427

**National Capital Authority** | Treasury Building, King Edward Terrace, PARKES ACT 2600  
GPO Box 373, CANBERRA ACT 2601 |  [www.nca.gov.au](http://www.nca.gov.au) | Twitter: @NCA\_Media



## ACT Heritage Council

### HERITAGE ADVICE Under Part 10 of the *Heritage Act 2004*

ACTPLA Reference: DPA-06  
Heritage Reference: Griffith-S78-B33,  
34 & 39  
Contact Officer: [REDACTED]  
Received by Council: 7 October 2025  
Due date: 24 October 2025

**TO: Territory Plan Section**  
City and Environment Directorate  
[terrplan@act.gov.au](mailto:terrplan@act.gov.au)

Block:	Section:	Division / District:	Heritage Place:
33, 34 & 39	78	Griffith	None

Status of Place: No Registered Heritage Places  
Description of Works: Inner South Health Centre  
Council Advice provided by: Manager (Approvals and Advice)

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Pursuant to Part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- The proposed Territory Plan Variation **will not diminish the heritage significance** of a place or object.
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### Background:

On 7 October 2024, the Draft Plan Amendment 06 (DPA-06) for the Inner South Health Centre on Blocks 33, 34 and 39 Section 78 Griffith was referred to the ACT Heritage Council (the Council) for entity advice.

The DPA-06 proposes to amend the Territory Plan map by rezoning the subject blocks from PRZ1 and PRZ2 Zones to a Community Facility Zone. It is understood the rezoning is required to permit the development of a health facility on the site.

### Advice:

Following review of the ACT Heritage Register, and a delegate of the Council, I advise that the subject blocks are not currently nominated to or registered on the ACT Heritage Register, and do not contain any recorded heritage places or objects. There are also no nominated or registered heritage places in the immediate vicinity.

In this context, there are no current *Heritage Act 2004* provisions applicable to the site, and no heritage constraints associated with the proposed rezoning or resultant development to construct the health facility.

  
  
**Manager (Approvals and Advice) (as delegate for),  
ACT Heritage Council**

24 October 2025

**From:** [REDACTED]  
**To:** [Terrplan](#)  
**Cc:** [TCCS\\_DC\\_DevelopmentCoordination](#); [REDACTED];  
**Subject:** RE: REQUEST FOR COMMENTS BY 24 OCTOBER 2025 - mandatory entity consultation - Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06)  
**Date:** Friday, 24 October 2025 1:50:27 PM  
**Attachments:** [image002.png](#)  
[image003.jpg](#)

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OFFICIAL

Dear Territory Planning Authority,

*RE: REQUEST FOR COMMENTS BY 24 OCTOBER 2025 - mandatory entity consultation - Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06)*

Thank you for the opportunity to review the Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06) Section 78 Blocks 33,34 and 39 Griffith and provide our comments.

Please find the detailed feedback from TCCS division at CED outlined below:

A. **TRAFFIC**

Upon reviewing the Traffic Impact Assessment Report prepared by Quantum Traffic, dated 24/01/2025 for Blocks 33,34 & 39 Section 78 Griffith, we provide below comments:

1. The proposed health centre development at Blocks 33, 34 & 39 Section 78, Griffith includes 28 consulting suites. The consultant has assumed 23 practitioners (80% usage). Please provide supporting documentation to validate this assumption. Otherwise, traffic and parking assessments should be based on the full 28 practitioners.
2. The 28 consulting suits will generate traffic of 107 vph and 88 vph at AM and PM peak hours respectively. Traffic assessment indicates that all intersections near the site can accommodate the projected traffic and also have good performance of Level of Services A. Based on 4 spaces per practitioner, the development generates a parking demand of 112 spaces.
3. The consultant has conducted a parking survey, which indicates that the existing public carpark on site has nearly fully been occupied at parking peak hours. Therefore, this carpark is required to be retained. The consultant is required to demonstrate that the existing 56 carpark can be removed if not replaced/retained.
4. The project proposes to remove the existing public car park of 56 spaces on the site and will construct a new car park with 119 spaces. Therefore, the project has only constructed 63 parking spaces for the development use.
5. The project will generate 112 parking spaces but only provides 63 parking spaces on site, which is a shortfall of 49 parking spaces.
6. The parking survey indicates that about 147 spaces or 49% of capacity available withing 200-300 metres. It has been noted that the most 147 spaces are located on street for short stay parking and would be removed due to traffic congestion and future land development in this area.
7. The developer is required to provide parking spaces on site and may be allowed to use public carpark off site. The small amount of parking demand, say 10% or 11 cars to be allowed to park off site. This arrangement is fair for other developers/consultants to do project.  
The consultant is required to provide the shortfall of 38 (=49-11) parking spaces on site.

B. **TREES**

CED- Urban Treescapes do not have any major objections to the re-zoning of the subject site, however, the proponent needs to take into consideration the following advice:

8. The proponent will be required to prepare a Tree Management Plan.

9. For tree removal, the preferred offset planting ratio is 2:1, meaning two replacement trees should be planted for every tree removed. If the 2:1 replanting ratio cannot be achieved due to site constraints or other limitations, a 1:1 replanting ratio may be considered acceptable, provided the replacement trees are of advanced size to ensure immediate canopy contribution.
  10. Where neither replanting option is feasible, the proponent may be required to participate in the **Canopy Contribution Scheme** as per [Canopy contribution agreement - City Services](#).
- C. **WASTE**
11. The development needs to refer to the [Development Control Code for Best Practice Waste Management in the ACT 2019](#) (DCC) and [EAN24](#) ( or current code applicable at the time of development) to address waste collection requirements in accordance with CED requirements in addition to demonstration of compliance with all applicable legislations, standards and codes.
- D. **STORMWATER**
12. The development needs to comply with all applicable sections and requirements of MIS 08 for Stormwater.

**In summary, as per above, TCCS division at CED has no objection to this MPA, provided the applicant addresses above requirements and provides additional information for review especially for Traffic comments prior to providing in principle support.**

**The proponent is required to initiate pre-Development Application (pre-DA) meetings to facilitate consultation and discussion on key aspects of the proposal, such as traffic, tree, waste management, stormwater, active travel infrastructure, and any potential impacts on public assets to ensure that relevant issues are identified and appropriately considered early in the planning process.**

Should you require further information or have any questions please do not hesitate to contact us.

Thank you.

Kind Regards,

[Redacted Signature]

A/g Planning Coordinator | Development Assessment

Phone: [Redacted] | Email: [Redacted]

**Development Coordination Branch | City and Environment Directorate | ACT Government**

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

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**From:** [ConservatorFloraFauna](#)  
**To:** [Terrplan](#)  
**Cc:** [REDACTED]  
**Subject:** RE: REQUEST FOR COMMENTS BY 24 OCTOBER 2025 - mandatory entity consultation - Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06)  
**Date:** Monday, 27 October 2025 3:26:28 PM  
**Attachments:** [image001.jpg](#)

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OFFICIAL

Hi [REDACTED]

Apologies for the late reply. Thanks for the opportunity to comment on the Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06). Just confirming this is for Blocks 33, 39 and 34? 34 is not listed below but is shown in the figure.

Block 39 and 44 are PRZ1. We note one of the policy outcomes for PRZ1 is 'Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and ecological corridors, natural and cultural features, healthy natural waterways and landscape character.' Both blocks hold ecological values as foraging and potential nesting sites for threatened species. We believe with appropriate design of any future developments these values could be retained.

The Conservator notes there are ecological values on site, including mature trees which may provide nesting and foraging habitat for native species. More information is required regarding these trees to assess impacts. The Loss of Mature Native Trees has been declared a key threatening process under the *Nature Conservation Act 2014*. The [Loss of Mature Native Trees Action Plan](#) defines what constitutes a mature native tree and includes planted natives and natives that are not indigenous to the ACT (e.g. Blue Gum). Removal of mature native trees is a trigger for an EIS/ESO under the Act. ESO conditions may require compensatory plantings in addition to those required under the Urban Forest Bill.

Kind regards,

[REDACTED]  
**Conservation Officer | Office of the Conservator of Flora and Fauna**

Email: [REDACTED]

City and Environment Directorate | ACT Government

Level 2, 480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**From:** [REDACTED]  
**To:** [Terrplan](#)  
**Cc:** [EPAPlanningLiaison](#)  
**Subject:** REQUEST FOR COMMENTS BY 24 OCTOBER 2025 - mandatory entity consultation - Draft Major Plan Amendment 06 Inner South Health Centre (DPA-06)  
**Date:** Friday, 24 October 2025 4:47:35 PM

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OFFICIAL

Dear Territory Plan and Coordination Team,

Thank you for referring the below draft Major Plan Amendment for B033 B039 S078 Griffith - Inner South Health Centre to the Office of the Environment Protection Authority (EPA) for review.

EPA advises hazardous materials are located, or were located, on Block 39, associated with the operation, or former operation, of an ACT Parks Depot. This is likely to have included the storage and use of pesticides/herbicides and refuelling facilities for vehicles and equipment. Details of the current operational status of the Depot are not recorded by the EPA.

- An environmental assessment, in accordance with EPA endorsed guidelines, must be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the proposed and permitted uses.
- The consultant's assessment report into the site's suitability for the proposed and permitted uses from a contamination perspective and a letter of introduction from the land custodian and/or person/company responsible for commissioning the report detailing the purpose of the report and the action being requested from the EPA must be submitted to the EPA for review and endorsement by the EPA prior to the site being used for other purposes.

Additional advice may be provided at the DA stage.

For further information, please contact the EPA Planning Liaison Officer at [EPAPlanningLiaison@act.gov.au](mailto:EPAPlanningLiaison@act.gov.au).

Regards

[REDACTED] | A/g Senior Director | delegate, Environment Protection Authority

Phone: [REDACTED] | Email: [REDACTED]

Access Canberra | ACT Government Dickson Office Block  
480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 |  
[www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au)

We acknowledge the Traditional Custodians of the ACT. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.