

# MAJOR PLAN AMENDMENT

Inner South Health Centre

at

Block 34, 33 & 39, Section 78

GRIFFITH, ACT 2603

June 2025

Rev. A

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J24-01171 | Major Plan Amendment | Inner South Health Centre (Griffith)

Revision	Date	Author	Approved	Issue
A	2025.06.30	RN	KN	1.3

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- Attachment A: Traffic Impact Assessment – Quantum Traffic (2025)
- Attachment B: Inner South Health Centre, What we heard report – ACT Government (2024)

# Executive Summary

The ACT Government is committed to delivering new health centres in the community to provide more affordable, accessible health care to Canberrans closer to home. Community based care is focused on flexibility of infrastructure, to support changing models of care and technology requirements such as telehealth and virtual care.

The Inner South (Griffith) Health Centre project will offer a greater variety of community located services for people in the Inner South. Services will include chronic disease and post-acute care management as part of hospital avoidance and care closer to home.

The Inner South Health Centre (Griffith) is one of four new health centres the ACT Government has committed to building across the Territory. The Inner South Health Centre will be located on the corner of Throsby Crescent and Throsby Lane in Griffith, ACT 2603, Section 78, Blocks 33, 34 and 39. The site currently presents as a local park (Throsby Park) and designated car parking area with frontage onto Throsby Crescent. A retail precinct, Griffith Shops, is located west of the site, with residential properties located north, east, and south of the site.

In order to deliver the Inner South Health Centre on the subject site, a rezoning is required through a Major Territory Plan Amendment (MPA). This document is intended as supporting documentation providing key reasons and considerations for the rezoning as it relates to the ACT Planning Strategy, the Inner South District Strategy, the Territory Plan and relevant other key strategies and policies as they relate to delivery of a Health Facility in this location.

This supporting report addresses potential positive and negative impacts of the proposal including provision of community infrastructure, equitable and accessible provision of healthcare, local amenity, open space, traffic and parking. The report concludes that the proposal provides a high-level of net benefit to the community with minimal adverse impact to the local community.

# 1.0 Introduction

## 1.1. Authorisation & Consent

This application is lodged on behalf of the ACT Health Directorate as an Authority Lead proposal.

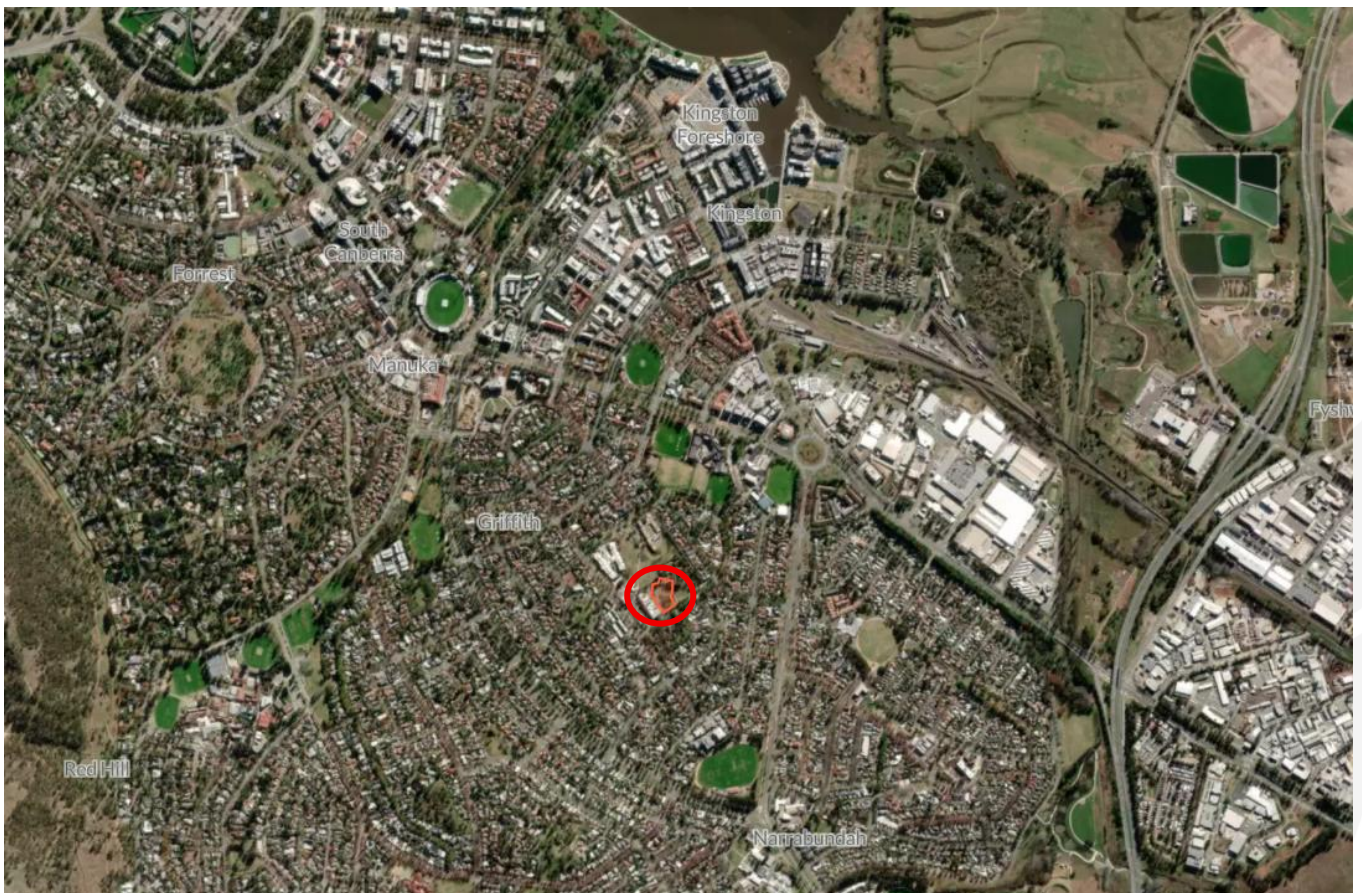
Lodged on behalf of:     Swarupa Lathi – Project Manager  
                                  Delivery of Health, Education, Justice  
                                  Infrastructure Canberra (iCBR)

**SPACELAB** has been authorised by the Directorate to submit this application as an Authority Lead Application.

## 1.2. Purpose

This report has been prepared by **SPACELAB** for the ACT Health Directorate in support of a Major Plan Amendment (MPA) to the *Territory Plan 2023* in accordance with *Part 5.2* of the *Planning Act 2023*. The MPA is proposed to allow for development of the Inner South Health Centre on part Block 34 and Blocks 33 and 39, Section 78 Griffith (the subject site).

*Figure 1: Site Location (South Canberra Context)*



SOURCE: LANDCHECKER (2025)

This MPA application is made under *Section 60* of the *Planning Act 2023* as an Authority initiated amendment requested by the ACT Health Directorate, Canberra Health Services and iCBR. *Section 61* of the *Territory Plan 2023* outlines that in the case of an Authority-initiated amendment, the authority must prepare a supporting report for the draft amendment.

This supporting report addresses the nature of the change and provides required information set out at *Section 55* of the *Planning Act 2023* as follows:

- a) *The need for the proposed amendment;*
- b) *The positive and negative impacts of the proposed amendment;*
- c) *A statement about how the proposed amendment would give effect to the planning strategy and-*
  - i. *Any relevant district strategy;*
  - ii. *For a supporting report prepared for a planning and response report – the proposed district strategy;*
- d) *A statement about how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies; and*
- e) *Any consultation undertaken by the interested person who proposed the amendment, including with relevant entities who may have an interest in the proposed amendment.*

This report provides detailed information relating to the recently completed 30% Preliminary Sketch Plan (PSP), prepared by May and Russell, in support of the proposal to demonstrate possible impacts. This design is subject to change through detailed design, however, demonstrates key elements of the design as part of the functional brief in the context of the subject site.

### 1.3. Background

This proposal is seeking to rezone part of the subject site to CFZ – Community Facility Zone from PRZ1 – Urban Open Space and PRZ2 – Restricted Access Recreation. CFZ – Community Facility Zone is required to permit *health facility* for the entirety of the subject site. *Health facility* is not permitted on PRZ1 and PRZ2 zoned land.

The ACT Government is committed to delivering new health centres in the community to provide more affordable, accessible health care to Canberrans closer to home. Community based care is focused on flexibility of infrastructure, to support changing models of care and technology requirements such as telehealth and virtual care. The ACT Labor Health Policy Position Statement 2024, indicated that the Inner South Health Centre would include design and delivery of multidisciplinary and specialist services, including public dental services.

The Inner South (Griffith) Health Centre project will offer a greater variety of community located services for people in the Inner South. Services will include oral health services, post-acute care management, rapid access clinics and chronic disease management services including:

- ACT Pathology collection services
- Chronic Disease Management – Consult and Treatment Rooms
  - Nursing
  - Podiatry
  - Nutrition
  - Physiotherapy
  - Rapid access clinics
- Dental services
  - Dental chairs
  - Special need dental chair
  - Bariatric dental chair
  - Dental laboratory
- BreastScreen ACT
- Various multidisciplinary group exercise and education programs, which may include cardiac, heart failure and pulmonary rehabilitation services.

The inclusion of dental services in the Inner South enhances accessibility for the community and helps alleviate pressure on other health centres. Demographic data shows that the highest number of eligible adult clients for oral health services are concentrated in the south of Canberra, underscoring the need for expanded services in this area. Furthermore, there is currently no dedicated, fit-for-purpose bariatric or special needs dental space in the Territory's existing health centres. Special Needs patients requiring dental examinations are currently booked as a surgical patient at The Canberra Hospital and undergo the examination under anaesthetic. This utilises precious operating theatre time and resources for a procedure commonly performed in the community.

The service profile ensures the facility meets community needs and reduces unnecessary hospital admissions.

The Inner South Health Centre (Griffith) is one of four new health centres the ACT Government has committed to building across the Territory.

The proposal has been the subject of detailed work undertaken on behalf of ACT Health over several years. This included detailed site identification, community engagement and culminated in a 30% Preliminary Sketch Plan (PSP) and functional brief for the facility. The 30% PSP has demonstrated that the proposal is accommodated on the subject site, and will have a positive impact on the locality, with minimal adverse impacts on the local community.

An indicative site plan for the 30% PSP is provided at Figure 2.

Figure 2: Griffith Health Centre Indicative Site Plan



SOURCE: MAY & RUSSELL (2025)

The site includes three separate blocks, part Block 34, and Blocks 33 and 39 Section 78 Griffith. The site is currently used as overflow parking for the Griffith local centre with an existing, partially abandoned depot building on Block 39.

Blocks 33 and 34 are subject to Executive Leases through the ACT Government City Presentation Group. Block 39 is subject to a current Private Lease.

The land is zoned CFZ, PRZ1 and PRZ2 and will require an MPA and subdivision design application to rezone and amalgamate the site for the proposed development.

## 1.4. Description of the Site

The following is a summary of key site features and should be read in conjunction with detailed technical studies as part of the broader Indesco analysis.

Cadastral Description	ACTMAPi describes the land as Blocks 33, 34 & 39 Section 78, Griffith.
Location	<p>The site is on Throsby Street between the Griffith Shops and Throsby Park (Griffith Shops Playground). To the North is Bishopsbourne Court and the office buildings of the community organisation Life Without Barriers. To the Northwest is the BaptistCare Griffith Centre Aged Care Home and Griffith Neighbourhood Centre.</p> <p>Sturt Avenue is 500m to the East and Captain Cook Crescent is less than 600m to the Southwest of the Subject Site.</p>
Site Area	<p>The site is multiple adjoining blocks with an irregularly shaped and is 9,175m<sup>2</sup> in area (ACTMAPi, 2025) (subject to detailed survey).</p> <p>Block 33 - 3,175m<sup>2</sup></p> <p>Block 34 - 4,615m<sup>2</sup></p> <p>Block 39 - 1,385m<sup>2</sup></p> <p>Total Site - 9,175m<sup>2</sup></p>
Site Dimensions	The site is a combination of multiple blocks and has an irregular shape, with a perimeter of approximately 455m. It is approximately 137m wide from east to west at its widest point. The site is approximately 125m long from north to south at the furthest points.
Current Use	Site is the current location of a carpark and urban open space connected to Throsby Park. At the north of the site is a shed which has been used in the past as privately leased storage yard, it is unclear on the current use of the shed.
Leases	<p>The site is a mix of Transport Canberra &amp; City Services (TCCS) and private lease blocks. Block 39 is private lease land while Blocks 33 and 34 are under the custodianship of TCCS and managed by the Government Agency.</p> <p>Block 33 - TCCS City Presentation</p> <p>Block 34 - TCCS City Presentation</p> <p>Block 39 - Lease Private</p>
Adjacent Land Uses	<p>Land uses adjacent directly adjacent to the site is Urban Open Space to the north and east, with a block of Suburban Residential to the north. Adjacent to the west across Throsby Lane is the commercial Local Centre land of the Griffith Shops. To the south across Throsby Crescent is blocks of Residential Suburban Core.</p> <p>North PRZ1 - Urban Open Space &amp; RZ1 - Suburban Residential</p> <p>East PRZ1 - Urban Open Space</p> <p>South RZ2 - Suburban Core</p> <p>West CZ4 - Local Centre</p>

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>100m      CFZ - Community Facilities

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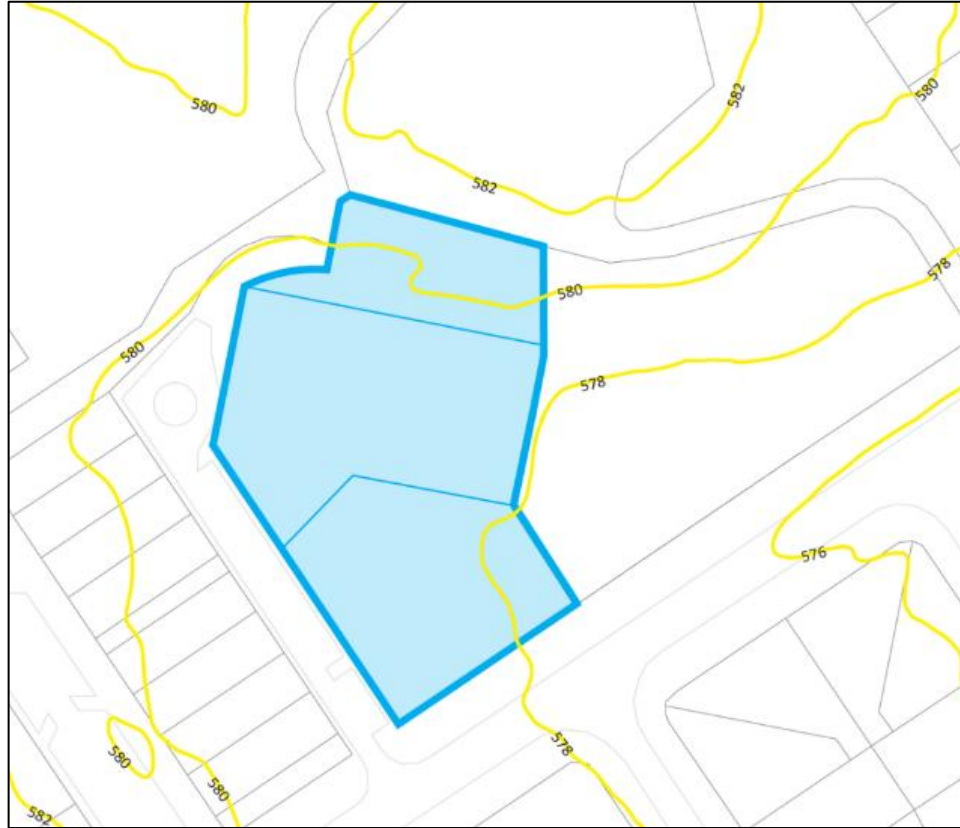
Existing Access

The site is accessible from Throsby Crescent and Throsby Lane.

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Site Topography

The site has a steady slope from the east to the west with approximately 4m difference across the site.



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Trees

The site is vegetated but has been heavily modified from its natural state. The site is identified as containing approximately 14 mature trees, with 6 street trees on the site's frontage to Throsby Crescent (ACTMAPi, 2025). A separate tree survey report is being prepared by **SPACELAB** separate to this Major Plan Amendment.

There is a group of Registered Trees along Frome Street to the northeast of the site. These *Ulmus parvifolia* (Chinese Elm) will not be impacted but rezoning or development of the site but is a consideration for site context in the local street frontages.

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Flora

ACTMAPi does show grassland overlay on the site and this will need to be considered within future development applications on the site. A percentage of the combined blocks is an existent carpark and does not contain any ecological or vegetation communities.

The site is unlikely to contain rare and protected plants due to the history of the suburb however this will be determined as part of separate studies during future development applications.

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Fauna

The ecological network is identified as moving through part of the site, with Superb Parrot identified as being in the area through ACTMAPi (2025). Confirmation of this status will form part of a separate ecological study.

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Heritage The site does not contain any listed places or objects protected under the *ACT Heritage Act 2004*.

Bushfire ACTMAPi does not show any bushfire prone or management areas on the site.

Noise Zone The site has split noise zones across the separate blocks.

Block 33	Block 34	Block 39
Zone E	Zone F	Zone G
– Day- 45 dB	– Highest noise level of adjacent zones	– Day- 45 dB
– Night- 35 dB		– Night- 35 dB
Zone G	Zone G	
– Day- 45 dB	– Day- 45 dB	
– Night- 35 dB	– Night- 35 dB	

Easements There is a sewer easement in the west corner of Block 39.

Contamination The site is not listed on the ACT Register of Contaminated sites.

Land Use Zoning The site has three different zonings across the three blocks.

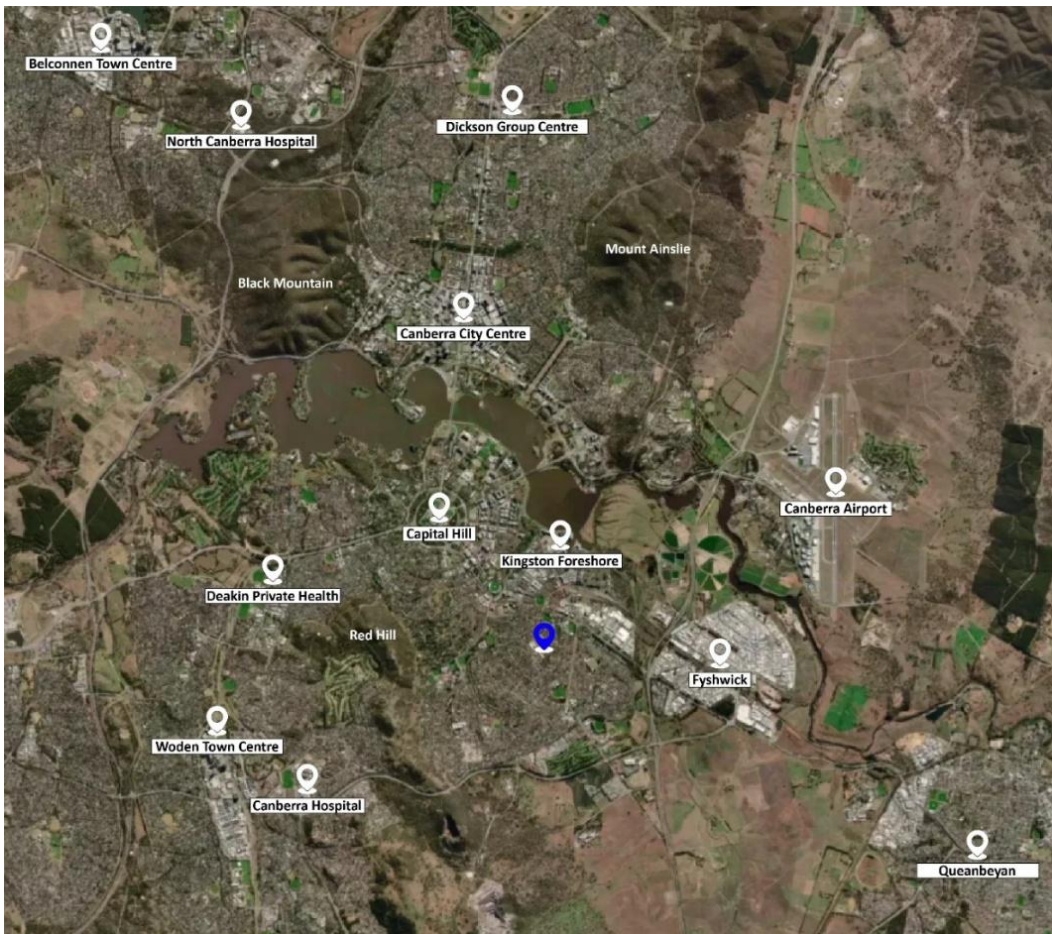
Block 33  
PRZ2: Restricted Access Recreation Zone  
PRZ1: Urban Open Space

Block 34  
CFZ: Community Facilities  
PRZ1: Urban Open Space+

Block 39  
PRZ1: Urban Open Space

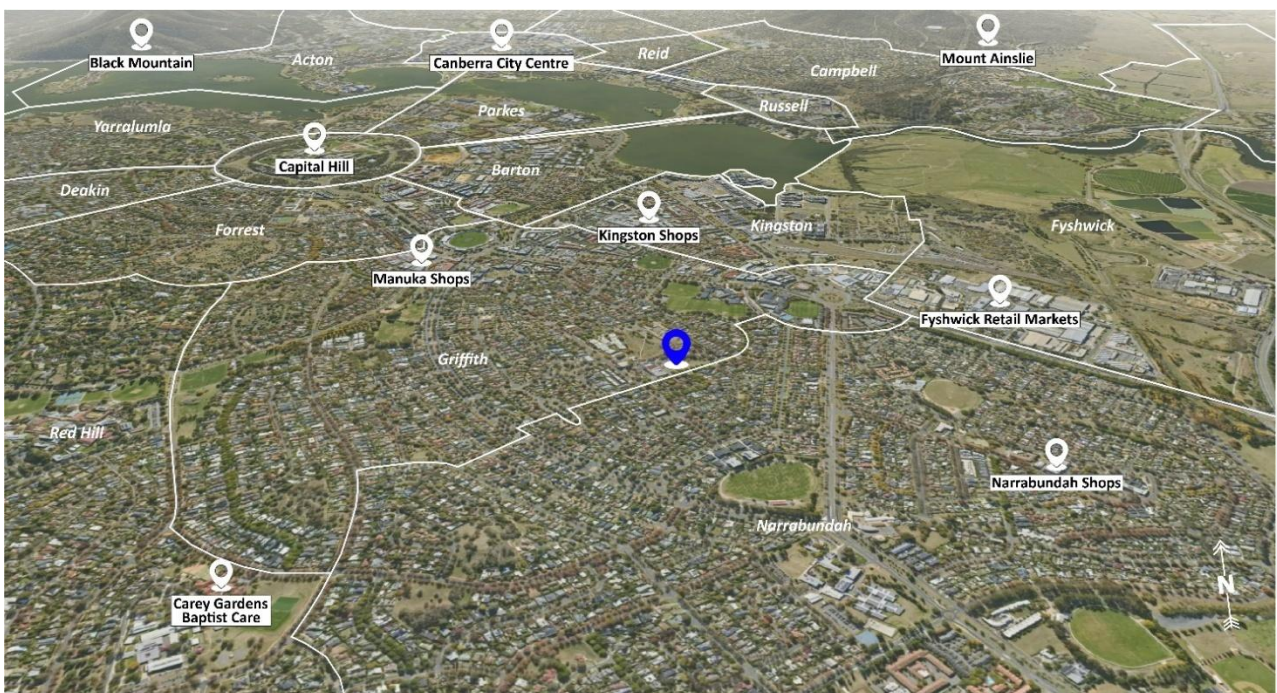


Figure 3: District Context



SOURCE: LANDCHECKER (2025)

Figure 4: Locality Context



SOURCE: LANDCHECKER (2025)

Figure 5: Site Context Map



SOURCE: LANDCHECKER (2025)

Figure 6: Site Plan



SOURCE: LANDCHECKER (2025)

## 2.0 Reason for the Proposal

The ACT Government is committed to delivering new health centres in the community to provide more affordable, accessible health care to Canberrans closer to home. Community based care is focused on flexibility of infrastructure to support changing models of care and technology requirements such as telehealth and virtual care.

Canberra Health Services (CHS) provides publicly funded acute, sub-acute, primary, and community-based health services to the ACT region, a catchment of approximately 695,000 people, and services the surrounding Southern NSW region which includes the Bega Valley, Bombala, Cooma-Monaro, Eurobodalla, Goulburn, Mulwaree, Palerang, Queanbeyan, Snowy River, Upper Lachlan Shire and the Yass Valley.

The Inner South Health Centre (Griffith) is one of four new health centres the ACT Government has committed to building across the Territory. The Inner South Health Centre will be located on the corner of Throsby Crescent in Griffith, ACT 2603, Section 78, Blocks 33, 34 and 39. The site currently presents as part of a local open space (Throsby Park) and designated car parking area with frontage onto Throsby Crescent. A retail precinct, Griffith Shops, is located west of the site, with residential properties located north, east, and south of the site.

The Inner South (Griffith) Health Centre project will offer a greater variety of community-based services for people in the Inner South. Services will include oral health services, post-acute care management, rapid access clinics and chronic disease management services.

The Service Delivery Model (SDM) at the Health Centre includes co-designed models and health pathways to connect care across territory health system, in particular rapid access clinics, post-acute care and chronic disease management.

The health centre objectives are to:

- Build capacity to meet the growing demand for healthcare services to support care closer to home.
- Provide timely, accessible, and safe access to care that is supportive of changing models of care and technology.
- Support opportunities for co-location of services to support an integrated and coordinated approach to care.
- Provide appropriate infrastructure and accommodation for the provision of care closer to home
- accessibility to timely care in the community to ensure care at the right time and location
- supporting Territory-wide and national initiatives for development of services focused on prevention, promotion and wellbeing as the foundations for reducing the risk and impact of disease burden and disability
- co-location of services to support an integrated and coordinated approach to care
- improve chronic disease management in the community
- relieve pressure on public hospital services by providing access to community-based services
- provide a safe and welcoming environment that accommodates the needs of a diverse community, including people from culturally and linguistically diverse backgrounds
- assist with consumer and family centred care, through a multidisciplinary and collaborative approach
- provide a population health approach to services tailored for specific population groups
- equitable access to health care services with a focus on priority, growing and vulnerable populations, and improving health outcomes

The benefits of the Inner South Health Centre in terms of expected service delivery, access and consumer outcomes must be measurable and can be determined as qualitatively or quantitatively.

### **Qualitative benefits**

Qualitative elements of the Inner South Health Centre will be measured through consumer satisfaction surveys, staff satisfaction, and consumer / consumer outcome measures. The other major source of qualitative feedback about the Inner South Health Centre will be through the existing consumer experience processes at CHS in the form of any specific compliments or complaints. Other qualitative benefits include, but are not limited to:

- A CHS service trusted by the community
- Reduction in consumer frustrations regarding wait times
- Improved efficiency in patient flow
- Health Centre workforce working towards a common goal of creating exceptional health care together
- Enhanced relationships between Health Centre staff and other CHS services
- Higher workforce morale across the wider Community Health Centre workforce

### **Quantitative benefits**

Quantitative benefits of the Inner South Health Centre will be demonstrated through the reduction of wait times for appointments at Community Health Centres or home-based visits. Other quantitative benefits include:

- Improved consumer wait times for appointments
- Efficient staff ratios and skill mix for high quality and safe service provision
- Increased staff sustainability, retention and training opportunities
- Enhanced consumer and staff safety

The site is situated along the Rapid Transit Route for the Inner South, connecting people through public transport to this key destination.

To enable redevelopment of the site to provide these community benefits, it is necessary to rezone part Block 34 and Blocks 33 and 39 Section 78 Griffith to a land use which can accommodate the proposed health facility use.

## 3.0 ACT Planning Context

Section 55 of the *Planning Act 2023* details key considerations to be included in a supporting report for an MPA. The Planning Authority must consider the following documents as part of an MPA:

- The Planning Strategy;
- The Planning Act 2023;
- Any relevant District Strategy;
- Any current or proposed amendments of the Territory Plan;
- The statement of planning outcomes; and
- Other Government Strategies.

The *Planning Act 2023* and the Territory Plan set out the main principles that govern planning in the ACT. These principles are outlined in the ACT Planning Strategy 2018 and the statement of Planning Priorities 2024-2025.

### 3.1. ACT Planning Strategy (2018)

The *ACT Planning Strategy 2018* outlines a comprehensive vision and framework to guide Canberra's growth and development through to 2045. It builds upon the 2012 Strategy, integrating updated demographic, environmental, and economic data, as well as extensive community engagement, to address emerging challenges and opportunities.

The Strategy guides statutory decision making regarding District Strategies under the *Planning Act 2023* and informs the creation and management of the *Territory Plan 2023*

The vision of the Strategy is to create a sustainable, competitive and equitable city that honours Canberra's unique identity as a city within the landscape and the National Capital, while being adaptable to future changes and resilient to challenges.

The Strategy contains five key themes intended to drive Territory Planning policy:

#### 3.1.1. Compact and Efficient City

This theme is focussed on urban intensification along key transport corridors. It looks at how we can better use existing urban land to improve accessibility to services and reduce expansion into greenfield areas.

Griffith is situated within an urban intensification locality.

*The proposal for the Inner South Health Centre closely aligns with this theme as it provides for a central health centre for the inner south, along an existing rapid transit route which provides improved access to residents of the Inner South to needed health services.*

*The proposal aligns with Direction 1.3 – Use infrastructure efficiently to support our growing community. The proposal aligns land use planning and infrastructure planning to support the growth of our city.*

### 3.1.2. Diverse Canberra

This theme supports inclusive communities with access to services and amenities.

*The proposal closely aligns with Direction 2.2 – Enhance the diversity and resilience of our centres to meet the needs of the community support economic viability and improved liveability. The Inner South Health Centre will support the needs of the local community with the provision of health services. The proposal will also improve the economic viability of the Griffith Local Centre with the inclusion of a new employment hub to the area.*

*Community Health Centres are committed to fostering an environment of inclusion, respect, and diversity. CHS recognises the uniqueness of every individual, regardless of their race, ethnicity, gender, age, sexual orientation, religion, disability, or socio-economic background and aims to adopt informed, flexible, and adaptive practices which foster a culture of respectful and therapeutic relationships. Community Health Centres provide timely, accessible, and appropriate health services to people in the community within a culturally safe environment.*

### 3.1.3. Sustainable and Resilient Territory

The goal of this theme is to integrate land use planning with environmental considerations to support a carbon-neutral future.

*The Inner South Health Centre will positively impact Canberra’s aspiration to become a compact and resilient city with the provision of health services close to where they are needed.*

*The proposal will not adversely impact the themes direction to protect biodiversity or habitat.*

*Rezoning a portion of PRZ1 and PRZ2 land to accommodate the proposal will be counter-balanced with inclusion of extensive landscaping and local native tree plantings which exceed the number of trees impacted by the proposal. The majority of mature trees on site will be retained through the proposal.*

### 3.1.4. Liveable Canberra

This theme aims to ensure access to quality public spaces, community facilities, and services.

*The proposal aligns closely with this theme as it provides social infrastructure to meet community needs. It ensures that residents of the Inner South will have good access to community health facilities.*

*Accessibility to timely care in the community will help ensure care at the right time and location. Supporting Territory-wide and national initiatives for development of services focused on prevention, promotion and wellbeing are the foundations for reducing the risk and impact of disease burden and disability to the community.*

### 3.1.5. Accessible Canberra

This theme aims to improve connectivity through integrated transport networks, including light rail and active travel options. Through this it intends to enhance accessibility to employment and services.

*The sites' location close to the Griffith Local Centre and connection to the Rapid Transit network make this an ideal location for an Inner South Health Facility. It means that Inner South residents can readily access health services in a convenient location.*

*The proposal integrates transport with land use appropriately to ensure all of our community has access to care.*

*A traffic Impact Assessment (TIA) prepared by Quantum Traffic demonstrates that the local street network and proposed parking for the proposal are appropriate to support the Inner South Health Centre. The TIA is summarised further in Section 4.2. The full report is available at Attachment A.*

*It closely aligns with Direction 5.1.4 – Plan and strategically locate community infrastructure, services and open space in order to optimise accessibility and meet the needs of a growing and changing population.*

### 3.1.6. Summary

As can be seen above, the Inner South Health Facility aligns with all of the key themes of the ACT Planning Strategy 2018. It will contribute to creation of a sustainable, competitive and equitable city.

## 3.2. Statement of Good Planning (2023)

The Statement of Good Planning is a foundational component of the ACT's *Planning Act 2023*. It outlines the core principles that guide land use, urban development, and community wellbeing across the Territory. These principles are embedded in the Territory Plan and are intended to ensure that planning decisions are people-focused, sustainable, and responsive to Canberra's evolving needs.

The statement is set out with ten planning principles in Part 2.2 of the *Planning Act 2023* which are detailed below:

#### 1. **Activation and Liveability:**

- a. *Planning and design should support diverse economic and social activities, including through promoting different but compatible uses for buildings and other areas;*
- b. *Urban areas should include a range of high-quality housing options with an emphasis on living affordability;*
- c. *Urban areas should be designed to promote active travel and convenient and efficient use of public transport;*
- d. *Districts should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities; and*
- e. *Policies should support and enhance the quality of life and wellbeing of residents.*

*The proposal aligns with this principle through the promotion of diverse community services and activities linked to promotion of active travel and public transport. The proposal is intended to improve the wellbeing of the Inner South community through the provision of health care closer to home in a non-hospital setting.*

*Overall the Inner South Health Centre will promote healthy lifestyles through provision of localised, contemporary care closely planned with Active Travel options.*

**2. Cultural Heritage Conservation:**

- a. *Planning and design should promote the unique cultural heritage of the ACT by acknowledging established heritage significance in design and placemaking; and*
- b. *Development should:*
  - i. *Respect local heritage; and*
  - ii. *Avoid direct impacts on heritage or, if a direct impact is unavoidable, ensure that the impact is justifiable and proportionate.*

The proposal avoids direct impacts on local heritage. The final design will incorporate designing for country principles.

**3. High Quality Design:**

- a. *Development should be focussed on people and designed to:*
  - i. *Reflect local setting and context; and*
  - ii. *Have a distinctive identity that responds to the existing character of its locality; and*
  - iii. *Effectively integrate built form, infrastructure and public spaces; and*
  - iv. *Provide appropriate solar access;*
- b. *Public spaces should be designed to be used, appropriately landscaped and vegetated, and should be designed to contribute to the urban forest; and*
- c. *Built form and public spaces should be designed to be inclusive and accessible to people with differing needs and capabilities, including through the serious consideration of universal design practices.*

The indicative design has considered the sites local context. The inclusion of additional landscaping through and around the facility will improve the public spaces surrounding it.

The Inner South Health Facility will include SDM and co-designed models to improve health pathways. The facility is specifically designed with contemporary health care in mind and will ensure that the facility remains at the forefront of health facility design for years to come.

**4. Housing Affordability:**

- a. *Planning strategies, plans and policies should support the delivery of reforms that improve housing access, affordability and choice;*
- b. *Planning strategies, plans and policies should support more housing options for people who have a low income;*
- c. *Planning strategies, plans and policies should ensure affordable housing is close to essential services, amenities and affordable transport options, including public and active transport; and*
- d. *Developments should be planned and designed to be well-connected and integrated with surrounding development in ways that facilitate the safe, secure and effective movement of people within and through them.*

Not applicable for this proposal.

**5. Integrated Delivery Principles:**

- a. *Policies relating to planning, including those arising outside the planning system, should be coordinated to efficiently and effectively achieve planning outcomes;*
- b. *Planning, design and development should promote integrated transport connections and equitable access to services and amenities;*

- c. *Infrastructure, public spaces and facilities should be planned to meet future needs and designed to be integrated with related development; and*
- d. *Built form should be durable, designed to be adaptive (including in relation to the reuse of buildings or parts of buildings) and compatible with surrounding public spaces.*

The proposal demonstrates coordination between the ACT Health Directorate and the Territory Plan to ensure delivery of Government priorities whilst implementing principles of good planning and alignment with relevant strategies.

The proposal integrates with the ACT Government’s commitment to contemporary healthcare pathways, and with the delivery of health services across the ACT. Provision of bariatric and oral health facilities in the Inner South Health Centre is proposed to meet an identified need through demographic analysis conducted by ACT Health.

The proposal has been designed to cater for the future needs of the community.

**6. Investment Facilitation:**

- a. *Planning and design should be undertaken with a view to strengthening the economic prosperity of the Territory and contributing to diversification of the economy, economic security and growth; and*
- b. *Planning outcomes should be achieved by facilitating coordinated approaches that promote public and private investment towards common goals.*

The proposal loosely aligns to this principle through attraction of additional activity to the Griffith Local Centre from the expected 50 employed staff and various clients attending the facility.

The facility includes accommodation for various services including;

- ACT Pathology collection services
- Chronic Disease Management – Consult and Treatment Rooms, and
- Dental services

**7. Long Term Focus:**

- a. *Policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations; and*
- b. *Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs.*

The proposal has been designed with a long-term focus towards an evolving delivery of health services to the ACT community. The facility is specifically tailored to meet the evolving needs of the local community which includes the provision of bariatric, physiotherapy and dental care, which have been specifically identified as a growing need for the Inner South.

The facility will have built-in flexibility to evolve with the community to provide further services as the need becomes apparent.

## **8. Natural Environment Conservation:**

- a. *Planning and design should promote healthy and resilient ecosystems by:*
  - i. *Avoiding or minimising loss of habitat and other key threatening processes for biodiversity; and*
  - ii. *Considering cumulative and incremental environmental impacts;*
- b. *Planning outcomes should support the operation of environmental laws applying in the ACT;*
- c. *Policies, planning and design should integrate and promote:*
  - i. *Nature-based solutions to climate change and water security; and*
  - ii. *The valuation and maintenance of the ecosystem services and amenity provided by a healthy natural environment; and*
- d. *Biodiversity connectivity and habitat values should be integrated across urban areas, including through appropriate planning for, and landscaping of, urban open space and travel corridors.*

The indicative proposal has been designed to minimise impacts to high-quality and large trees in the area. Low quality trees that will be removed will be replaced with local natives to promote habitat in an urban setting.

The proposal will result in a net increase in the number of local native trees to the area, which are intended to improve the visual aspect of the facility and to provide a calming environment for those visiting the centre. The additional trees are also intended to improve habitat for birds and other fauna moving through and nesting in the area.

## **9. Sustainability and Resilience Principles:**

- a. *Places should be planned, designed and developed to be sustainable and resilient;*
- b. *Effort should be focussed on adapting to the effects of climate change, including through mitigating the effects of urban heat, managing water supplies and achieving energy efficient urban environments; and*
- c. *Policies and practices should promote the use, reuse and renewal of sustainable resources, and minimise use of resources.*

The indicative proposal has been designed to achieve up to a 4 star Green Star Rating.

As well as this, the facility will be designed to be adaptable to changing needs of the community. This will reduce the needs for the building to be expanded or adapted in the future.

## **10. Urban Regeneration:**

- a. *Growth should be mostly within the existing urban footprint, or in areas close to the existing urban footprint, while maintaining environmental values; and*
- b. *Urban regeneration should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.*

This principle is not completely applicable to the proposal however the Inner South Health Centre does represent best use of underlying potential to infill land.

### **3.2.1. Summary**

As can be seen above, the proposal aligns with the ten (10) principles of Good Planning set out in the *Planning Act 2023*.

### 3.3. Statement of Planning Priorities 2024-2025

The ACT Minister for Planning’s Statement of Planning Priorities 2024–25 outlines the Government’s key planning objectives for the upcoming year, building upon the reforms introduced by the *Planning Act 2023* and the *Territory Plan 2023*. This statement serves as a strategic guide for the Environment, Planning and Sustainable Development Directorate (EPSDD) as it implements the new planning system.

The key planning priorities include (key elements in bold for emphasis):

- Plan for more housing in and around key precincts, shops and rapid transport connections;
- Enable diverse housing choices and increase the number of dwellings in the missing middle;
- Outline Canberra’s future job and innovation precincts;
- Support community needs across the ACT;
- Identify and commence planning for Territory Priority Projects;
- Provide for environmental protections; and
- Focus on design and implementation for the new planning system.

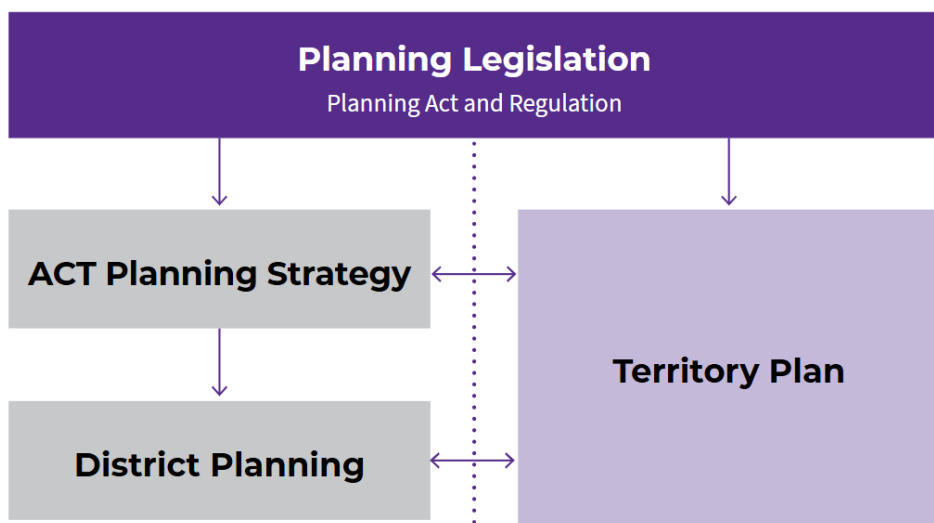
The planning priorities are intended to be complimentary to the existing Planning Strategy and specific actions under the District Strategies and other planning policies.

The statement of planning priorities is in keeping with the Inner South Health Facility proposal.

### 3.4. Inner South District Strategy

The *Planning Act 2023* enables the executive to make a plan for a district, known as a district strategy, which states the long-term planning goals for the district, consistent with the Planning Strategy. The strategies guide land use and development within a specific district of Canberra. In the case of the subject site, this is the Inner South District Strategy. The district strategies align with the ACT Planning Strategy and inform the *Territory Plan 2023* (See Figure 7).

Figure 7: District Strategies within the ACT Planning System

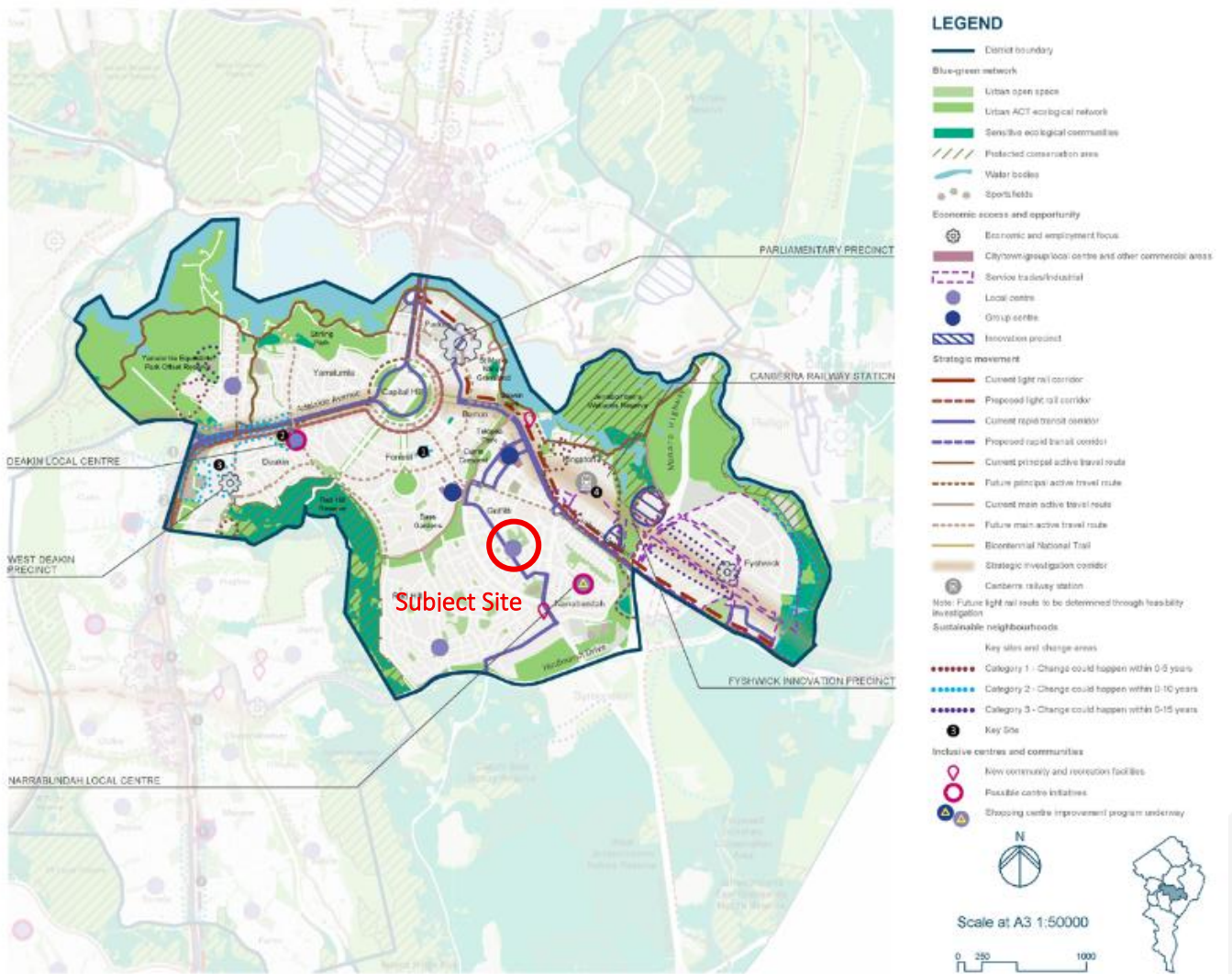


SOURCE: DISTRICT STRATEGIES 2023 (ACT GOVERNMENT)

The District Strategy outlines the long-term vision, priorities, and key planning directions tailored to the unique characteristics of the Inner South district. District Strategies inform updates to the Territory Plan and support place-based decision-making by identifying opportunities for housing, employment, infrastructure, environmental protection, and community facilities. They help ensure that growth is sustainable, coordinated, and aligned with broader Territory planning goals.

Figure 8 below shows the subject site in the context of the Inner South District Strategy.

Figure 8: Inner South District Strategy Context



SOURCE: BELCONNEN DISTRICT STRATEGY (2023)

The subject site is situated on an identified existing Rapid Transit Route and is just beyond the 800m catchments from Manuka and the Kingston Group Centre.

The site is not identified within one of the three change categories of the strategy, however, as is demonstrated below it does not limit the sites' ability to undergo change through an MPA.

A key consideration for assessment of an MPA is the proposals alignment with the five big drivers of the district strategy. See Figure 9 below.

Figure 9: Five Big Drivers of District Planning



SOURCE: INNER NORTH DISTRICT STRATEGY (2023)

The following sections detail the proposals alignment with the five big drivers of the Inner South District Strategy 2023.

### 3.4.1. Blue-green Network

This is a protected Network of natural and semi-natural areas vital in providing clean air, water and visual amenity to suburbs, serving as native plant and animal habitat and supporting liveability and community well-being. The network supports land uses that protect and enhance ecosystem function.

Figure 10 below shows the site in the context of the Blue-green Network of the Inner South District.

Figure 10: Excerpt from Blue Green Network Plan (Inner South District Strategy 2023)



SOURCE: INNER SOUTH DISTRICT STRATEGY 2023

As can be seen in the figure above, the subject site is not situated along the Blue-green Network, however, is situated partially within a patch of urban open space.

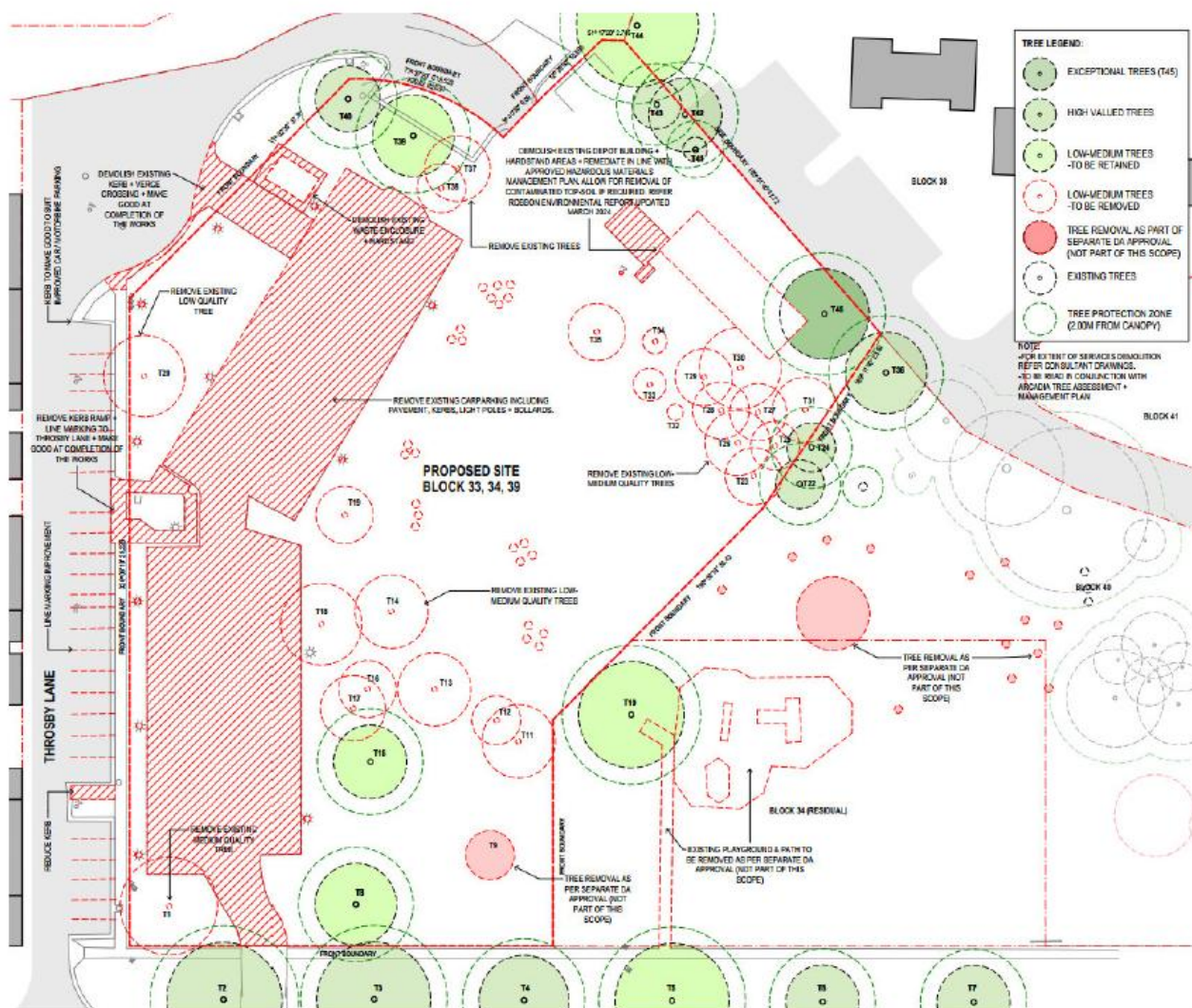
The proposal will result in the rezoning of 2,364m<sup>2</sup> of PR22 – Restricted Access Recreation and 4,647m<sup>2</sup> of PRZ1 – Urban Open Space.

The PR22 portion of the rezoning is taken up primarily by a surface car park, toilet block and several small, low-quality trees over a manicured grass setting.

The PRZ1 portion of land contains several high and exceptional value trees which have been identified to be retained as part of the proposal (see Figure 11).

The demolition plan shows several trees to be removed, which are intended to be replaced with additional plantings to create additional shade, visual amenity and potential avian habitat. Selections of trees will largely be local native species, with some non-local exotics to provide variety.

Figure 11: Indicative Demolition and Tree Removal/Protection Plan



SOURCE: MAY AND RUSSELL (2025)

Figure 2 of this document demonstrates a high-level of plantings around the proposed facility which will exceed the number of trees to be removed. These planted trees will be better suited to the sites context and are intended to improve the green connections around the Griffith Local Centre.

Figure 11 above also shows that the playground is to be relocated as part of a separate DA, the site for this playground does not form part of the proposed rezoned land.

*The proposal aligns with the blue green network driver of the district strategy.*

*The proposal is designed to minimise the loss of green space, and to augment any loss of trees with significant trees planted exceeding those impacted by the proposal. This will be balanced with the incorporation of understorey plantings where appropriate.*

### 3.4.2. Economic Access and Opportunity Across the City

While this driver focusses on identified group and town centres as employment hubs across the city, it is not seen to be a detriment to consideration of the Griffith Local Centre as a site for the Inner South Health Centre.

This driver seeks to protect the key centres and to improve economic opportunities in districts with a shortage of jobs. While the proposal is expected to employ approximately 50 staff, this is not seen to detract from the economic opportunities of Kingston and Manuka and is instead likely to be of overall benefit to both Group Centres and the Griffith Local Centre. The proposal will bring staff to the site which is just over 800m from each of the centres, thus providing the potential for greater patronage to these centres which otherwise would not have been realised.

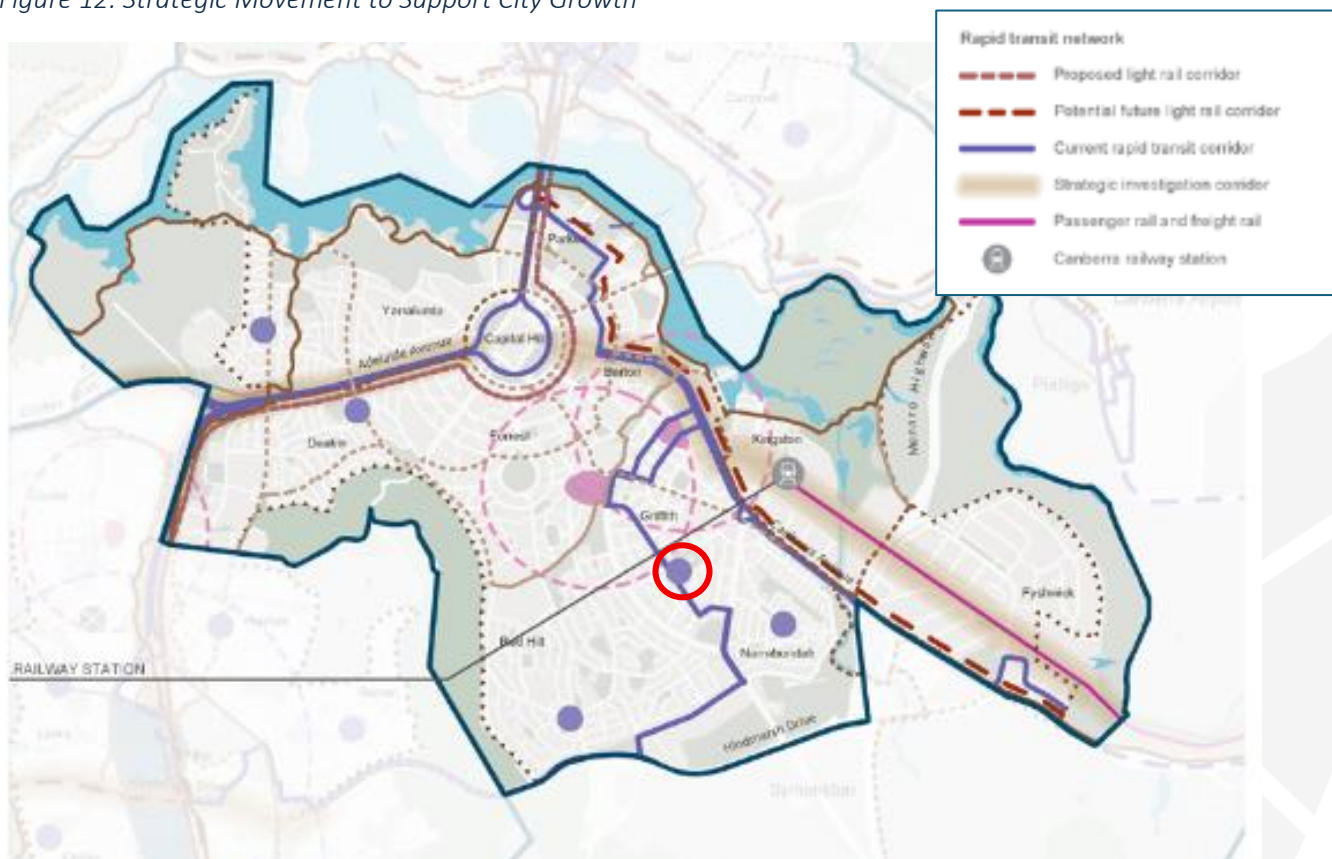
The improved patronage to the Griffith Local Centre is expected to greatly improve its economic viability.

*The proposal aligns with the economic access and opportunity big driver. The proposal will improve economic access and opportunity for the Inner South.*

### 3.4.3. Strategic Movement to Support City Growth

The intention of this driver as it relates to the proposed MPA is regarding land-use planning being informed by transport planning and the availability of transport options to get to services. The location of the proposed Inner South Health Centre has been informed by the sites location situated centrally, with access to the Rapid Transit Network which connects directly to the Griffith Local Centre (See Figure 12).

Figure 12: Strategic Movement to Support City Growth



SOURCE: INNER SOUTH DISTRICT STRATEGY (2023)

The proposed site integrates well with the existing Rapid Transit Network providing opportunity for all to access the facility, thus reducing reliance on motor vehicles and promoting more active transport.

The 30% PSP documentation includes a TIA prepared by Quantum Traffic (2025)(Attachment A). The TIA demonstrates that movement of vehicles and parking will be supported by the existing road network, and will not require augmentation as the post-development status of key nearby intersections will continue to provide a Level of Service A. This is the optimum level of service. The TIA is further summarised in Section 4.2 below.

*The proposal aligns closely with the strategic movement big driver through connection to the rapid transit network.*

*The TIA prepared for the 30% PSP demonstrates that connection through the existing street network is also considered appropriate and is in line with this driver.*

#### 3.4.4. Inclusive Centres and Communities

Group and local centres provide accessibility for active travel and walkable access to daily necessities for surrounding communities. The two targets relating to this big driver relate to greater activation of local centres and improved community wellbeing. This is refined by the direction to “Deliver new community infrastructure to meet district demand for facilities”.

The proposed location of the Inner South Health Centre closely aligns with this driver, its targets and its direction. It provides a new Community Facility to meet community needs, which will provide greater activation for the Griffith Local Centre through both employment and visitation to the area.

Community well-being is also expected to be improved through the facility. The redevelopment of a largely unused area to provide a much -needed community facility while improving the level of tree planting to the immediate area is seen as a net positive for the locality.

*The proposal aligns with the inclusive centres big driver through the delivery of an accessible community facility within the Griffith Local Centre and community hub.*

#### 3.4.5. Sustainable Neighbourhoods

This driver relates closely to the provision of new residential development and housing typologies. While not directly related, the proposed Inner South Health Centre will assist in meeting the key target of provision of more inclusive and fair communities through the provision of a community facility which is readily accessible to the local neighbourhoods nearby and within the broader district.

*The proposal does not conflict with the sustainable neighbourhoods big driver.*

### 3.5. Canberra Health Services Strategic Plan 2024-2029

The CHS Strategic Plan 2024-2029 sets out the path forward as an organisation for the next five years. It is values driven and outlines how CHS will deliver against their vision of 'creating exceptional health care together'.

Three strategic priorities were developed with a variety of partners, including consumer organisations, universities and patients. These priorities are to deliver World-Class care tailored to the population's needs. CHS want to be a great place to work, learn and teach. CHS also aim to build a strong research and innovation environment to improve care and health outcomes for our consumers.

Operational planning informs how CHS delivers services, so they appropriately reflect the needs of the population. Consumer experience will be improved through providing care that is inclusive and culturally safe, delivered to the highest standards and in a timely way - across CHS acute, planned and community portfolios.

Service planning: clearly define CHS' configuration and organisational profile to inform future planning for service delivery and confirm what services are provided where.

Timely care and patient flow: improve timeliness of care and flow in, through and out of CHS.

Inclusive and culturally safe care and work environments: ensure consumers, their families and carers can access the care they need and everyone feels safe, supported and respected.

### 3.6. ACT Health Directorate Strategic Plan 2020-2025

The ACT Health Directorate Strategic Plan 2020–2025 outlines the vision and priorities for the ACT's public health system over a five-year period. It aligns with the broader ACT Wellbeing Framework and the Accessible, Accountable, Sustainable: A Framework for the ACT Public Health System 2020–2030, aiming to enhance health outcomes through collaboration, innovation, and a person-centred approach.

The Strategic Plan outlines several objectives which includes **enhancing service access and integration**. The proposed Inner South Health Centre aligns directly with this objective providing a health centre which will connect care across territory health systems, in particular rapid access clinics, post-acute care and chronic disease management.

The Health Centre objectives are to:

- Build capacity to meet the growing demand for healthcare services to support care closer to home.
- Provide timely, accessible, and safe access to care that is supportive of changing models of care and technology.
- Support opportunities for co-location of services to support an integrated and coordinated approach to care.
- Improve chronic disease management in the community.
- Reduce Emergency Department (ED) presentations and avoidable hospital admissions.

The Inner South Health Centre project will offer a greater variety of community located services for people in the Inner South.

### **3.7. ACT Health Services Plan 2022-2030**

The ACT Health Services Plan 2022–2030 is a comprehensive roadmap designed to guide the development and delivery of publicly funded health services in the Australian Capital Territory over an eight-year period. It aligns with the overarching framework, Accessible, Accountable, Sustainable: A Framework for the ACT Public Health System 2020–2030, aiming to create a more integrated, person-centred, and sustainable health system.

Key to the roadmap is the future requirements for capital infrastructure, namely the provision of non-hospital based services, improved efficiency and reversal of patient flows. The proposal is in line with this plan and provides expanded community-based health infrastructure to respond to population growth.

### **3.8. ACT Infrastructure Plan – Health**

The ACT Infrastructure Plan Update – Health outlines the ACT Government's strategic approach to enhancing health infrastructure across Canberra, aiming to provide accessible, community-focused care and accommodate the city's growing population.

A key element of the plan is to deliver four new community health centres across the ACT. This is intended to establish additional health centres in suburban areas to improve access to primary healthcare services. The Griffith site is one of these four centres and will integrate care delivery, enhance accessibility and improve system resilience.

### **3.9. ACT Climate Change Strategy 2019-2025**

The Climate Strategy was introduced in 2019 and outlines a plan for the ACT to reduce emissions by 50%-60% below 1990 levels by 2025 and achieve net-zero emissions by 2045.

The Strategy identifies various methods to help the Territory achieve these goals including through building development. Energy efficiency measures will be considered and built into the design of the Inner South Health Centre where practicable at the design phase.

### **3.10. Transport for Canberra Policy 2012**

The Transport for Canberra Policy outlines the ACT Government's 20-year vision to develop a sustainable, integrated, and accessible transport system for Canberra. The proposal broadly aligns with the policy, taking advantage of the rapid transport network to enhance accessibility, improve connectivity to services and to increase the use of active travel and public transport for those accessing health services within area.

Further, the 30% PSP prepared for the site demonstrates that the local street network can readily accommodate the additional traffic from the proposal on completion.

## 4.0 Impact Assessment

This section of the report details both the positive and negative impacts of the proposal on the subject site and its surrounding uses. The section also details the suitability and capability of the subject site to support the proposed land use change to CFZ - Community Facility Zone.

The assessment of impacts gives reference to the 30% PSP design prepared by May & Russell (2025) on behalf of the ACT Health Directorate. It is important to note that the PSP does not represent the final design, rather it is an indicative design which has assisted in development of the layout of the facility and the functional brief.

Guidance for the MPA has set-out key considerations for an impact assessment as it relates to the proposed MPA. The impacts assessed include the following:

1. Pre-application considerations;
2. Physical environment and built form;
3. Natural environment;
4. Social and cultural environment; and
5. Economic environment.

The following sections provide an impact assessment against these elements.

### 4.1. Pre-application Considerations

The project has been the subject of extensive planning with relation to the nature of the facility, the functional brief for the delivery of care, and a full assessment for the preferred site to accommodate the Inner South Health Centre. The assessment of the appropriate site included investigation of two sites, the subject site and Section 41 near the Manuka Group Centre.

Due to constraints relating to the site at Section 41, the subject site at Section 78 was selected. These constraints included protected trees, parking constraints and infrastructure costs.

In selecting the proposed location, the ACT Health Directorate has considered key spatial elements relating to its proximity to the Griffith Local Centre, the Active Travel Route and its location amongst existing residential properties.

The 30% PSP process considered three design options for the facility, ultimately selecting a Health Centre located on a single level, with plant and staff areas permitted on a smaller second level. The decision process included consideration of key opportunities which included the following:

1. Architectural Integration and Visual Cohesion
  - a. Ensure visual coherence and harmony between the landscape design and new healthcare building;
  - b. Use of materials, colours and forms that complement the architectural style; and
  - c. Strategic planting and screening to enhance privacy.
2. Wellness-focussed Design
  - a. Design of outdoor spaces that promote health and well-being;
  - b. Encourage physical activity through landscape design; and
  - c. Integrate seating areas.

3. Functional Green Spaces
  - a. Integrate green spaces and planting beds with the carpark layout to soften the hardscape;
  - b. Designate areas for shade trees, seating areas and pedestrian pathways; and
  - c. Incorporate native and drought tolerant plantings to create a resilient landscape.
4. Integrate Stormwater Management
  - a. Incorporate permeable paving materials within the carpark design; and
  - b. Introduce bioswales.
5. Preserve and Showcase the Existing High-Quality Trees
  - a. Strategically position pathways, seating and gathering spaces to highlight and celebrate the existing high quality trees;
  - b. Establish Tree Protection Zones (TPZ); and
  - c. Include understorey plantings and edging to create inviting low-maintenance spaces.

The preferred option from the PSP is considered the best option for provision of contemporary healthcare models and pathways, while having a positive impact on the amenity of the local suburb of Griffith. The built-form will nestle in the landscaped setting, while parking and traffic consideration has demonstrated that there will not be an adverse impact on local residents.

## 4.2. Physical Environment and Built Form

The subject site is relatively flat, and contains an existing surface level car park, trees, a patch of grass and a semi-abandoned shed. The site itself is nestled amongst several mature trees both encircling the northern and eastern portions of the site, with some trees in the southern portion.

The local area is largely made up of low-rise and single storey developments situated in the heart of Griffith. The 30% PSP design has considered this and as a result has proposed a single storey health facility with minor second level for staff and plant and a surface car park. The indicative design sits within the existing landscape and is intended to compliment the Griffith Local Centre and surrounds.

Figure 13: 30% PSP Composite Streetscape Elevations



SOURCE: MAY AND RUSSELL (2025)

The existing car park was a key consideration both through community consultation and through the PSP process. Parking replacement has formed a key aspect of the functional brief, with 119 spaces planned for the development in a surface car park structure similar to the one currently on the subject site.

The location of the site is ideally located with a connection to the Rapid Transport route which serves Griffith. This means the site is ideally situated to improve access to the site through active transport and public transport modes.

A TIA (2025) was prepared by Quantum Traffic as part of 30% PSP documentation, it concludes that the development will have minimal traffic and parking impacts on the surrounding area. Traffic modelling based on comparable health facilities shows that projected traffic volumes and parking demands will be comfortably accommodated within the site. Nearby intersections on Throsby Crescent and Stuart Street will continue to operate at Level of Service A, indicating efficient performance with minimal traffic delays. Additionally, the development exceeds standards for accessible, electric vehicle (EV-ready), motorcycle, and bicycle parking, further supporting multi-modal access.

Importantly, the report reinforces that the existing local street network in Griffith is capable of absorbing the increased activity associated with the health centre without requiring road upgrades. Throsby Crescent functions well as a local collector street, and car parking surveys reveal consistently low occupancy of nearby on-street spaces, leaving ample capacity for overflow. The high-level of public transport and active travel routes to the site, enhance its accessibility without increasing car dependency. In the context of the ACT Government's broader healthcare infrastructure goals, this facility is appropriately located and scaled to serve community needs while preserving residential amenity for traffic and parking.

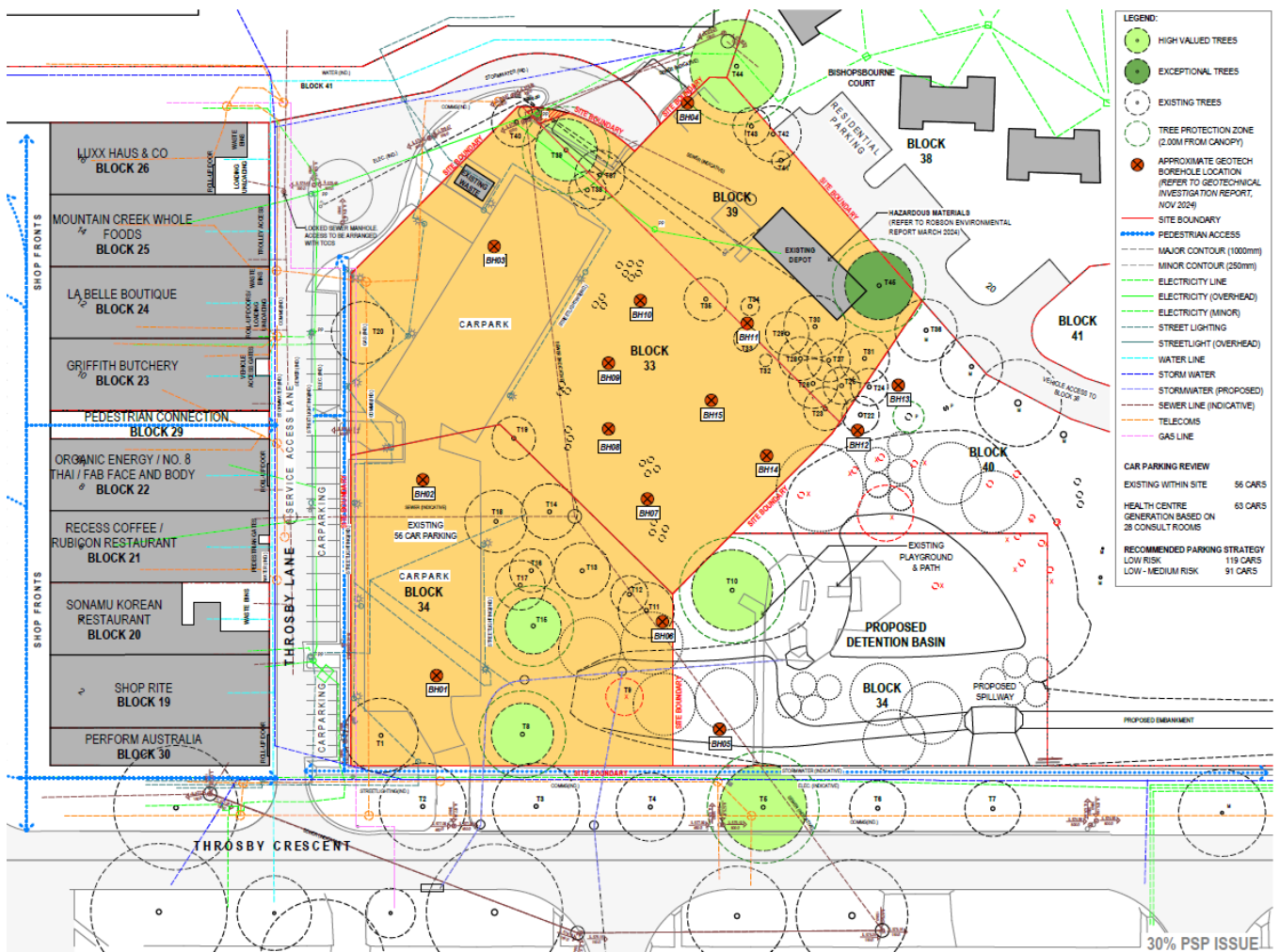
The full TIA report is available at Attachment A

Impacts on surrounding uses has been considered as part of the proposal. While the proposal will increase visitation to the Griffith Local Centre, this is seen as a positive impact given the local roads capacity is unlikely to be greatly impacted by the proposal, while there will be a much larger level of patronage to the Local Centre during facility operation hours.

Site analysis has included geotechnical analysis by Fortify. The analysis identified uncontrolled fill materials exceeding 0.6m, the site is designated as a Class "P" (problem) site in accordance with AS2870. The report recommends key methodologies related to excavations and use of controlled fill. A copy of the GeoTech report is available upon request.

A proposed detention basin on part of Block 34 has been approved through DA202241255 which also relocated the existing playground. The basin will attenuate peak waterflows through the site.

Figure 14: Site Analysis



SOURCE: MAY AND RUSSELL (2025)

Analysis of site servicing has identified that the site will support the proposal with minimal augmentation to the network.

### 4.3. Natural Environment

The site is currently an open parkland featuring an adjacent playground (relocated as part of separate process) with the Griffith shops and associated carpark located to the southwest. The site is located within an existing open parkland structure, however, is dominated by an existing surface level car park.

Figure 15: Griffith Neighbourhood Open Space System - Existing Context



SOURCE: MAY AND RUSSELL (2025)

The site's vegetation is characterised by a mix of mature native trees and deciduous trees. Native species primarily include various Eucalypts, while the deciduous trees include English Elms, Chinese Elms, and Quercus Oaks. There are also recent native plantings on site.

Figure 16: Site Photos



HIGH QUALITY EUCALYPT PROVIDING BOTH SHADE AND CHARACTER TO SITE



ZONES OF FILTERED CANOPY AND EXISTING UNUSED DWELLING



EXISTING PLAYGROUND ON SITE



NEWER NATIVE TREE PLANTING



QUERCUS SP. AVENUE TO THROSBY CRESCENT



HIGH QUALITY EUCALYPT PROVIDING BOTH SHADE AND CHARACTER TO SITE

SOURCE: MAY AND RUSSELL (2025)

The diversity in vegetation offers an opportunity to explore a planting palette that balances the sites functional needs with ecological benefits. A thoughtful approach to planting can enhance biodiversity, improve comfort for users and elevate the overall appeal of the site.

The proposed Inner South Health Centre design will seek to maintain all of the high-quality, large trees on site and compliment these with additional mixtures of plantings to promote biodiversity.

#### 4.4. Social and Cultural Environment

The loss of PRZ1 and PRZ2 land to accommodate the proposal has been considered as part of the analysis of the site. The proposal will result in the rezoning of 2,364m<sup>2</sup> of PRZ2 – Restricted Access Recreation, and 4,647m<sup>2</sup> of PRZ1 – Urban Open Space. The PRZ2 portion of the rezoning is taken up primarily by a surface car park, toilet block and several small, low-quality trees over a manicured grass setting.

The PRZ1 portion of land contains several high and exceptional value trees which have been identified to be retained as part of the proposal.

The policy outcomes for PRZ1 are as follows:

1. Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community.
2. 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.
3. Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with in a safe manner and interpret the natural environment.
4. Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres.
5. Promote development that does not unacceptably affect the landscape or scenic quality, ecological connectivity or cultural values of the area, adequacy of open space for other purposes, or users, access to open space, or amenity of adjoining residents.
6. Provide for integrated land and water planning and management.
7. Provide safe and convenient pedestrian and cycling access to urban open space to promote active living.

The change to the PRZ1 portion of the site is not seen to adversely impact the surrounding open spaces ability to achieve the above policy outcomes. While it does contribute to the open space and setting, it is believed that this element can largely be achieved through protection of the high-quality trees on site, and through the planting and distribution of more landscape surrounding the proposed Inner South Health Centre.

The policy outcomes for PRZ2 are as follows:

1. Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility.
2. Provide for a range of sport and recreation facilities and users, whether in public or private ownership that may be commercial in nature.
3. Safeguard the amenity of adjoining development so that it is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy, and outside lighting at night.
4. Promote design and landscaping of development that is compatible with the surrounding landscape.
5. Provide safe pedestrian and cycling access to recreation facilities to promote active living.

The PRZ2 portion of the site currently accommodates an overflow car park for the local centre and provision of grassed open space and some small trees. The proposed development will replace the existing carpark and provide extensive landscaping around the Health Centre. While the policy outcomes for CFZ – Zoning differ in scope to that of PRZ2, it is viewed that consideration for the proposed design will largely achieve the policy outcomes set-out in PRZ2 as follows;

- 1) Provision of parking to support the recreational needs of the community
- 2) Not applicable
- 3) Safeguard surrounding open space for the need to accommodate parking
- 4) Promotion of a landscape that is compatible with the surrounding landscape, and
- 5) Promotion of safe pedestrian and cycling through provision of End of Trip and bicycle storage.

The change to the zoning is considered reasonable, given it will achieve a major infrastructure and health outcome for the ACT, and is impacting land which is not achieving the objectives of their respective zones.

No cultural and heritage elements have been identified on the site.

The provision of a community facility in this location is assessed as a net positive for the community, with the provision of health care in a non-hospital environment being a key outcome to improve equity and accessibility of care for all Canberrans, and in the case of the proposal, for the Inner South.

## 4.5. Economic Environment

The proposal includes a significant investment in the local community. This will be seen through inclusion of around 50 staff in the locality. The proposal will bring staff to the site which is just over 800m from each of the centres, thus providing the potential for greater patronage to these centres which otherwise would not have been realised.

One key beneficiary of the proposal will be the Griffith Local Centre, which is expected to gain additional patronage from staff, patients and visitors attending the new Inner South Health Facility.

The proposal is not seen to adversely impact the centres hierarchy, as it is not competing directly with commercial interests of the surrounding Group Centres of Kingston and Manuka.

## 5.0 Consultation

The proposal has undergone significant consultation both with the community and with key government and non-government stakeholders over many years. This section outlines the extent of stakeholder engagement to date.

### 5.1. Public Consultation

Consultation on the project commenced in 2022 with the Designing ACT health services for a growing population engagement. This was followed by the 2023 release of the ACT Health Infrastructure Plan, the 2024 release of the business case development for a new Inner South Health Centre and site selection processes. The most recent consultation was run between July and August of 2024.

The timeline of consultation with the community is provided in Figure 17.

Figure 17: Consultation Timeline

### Timeline



SOURCE: HAVE YOUR SAY WEBSITE (2025)

Upon selection of the Griffith site for the new Inner South Health Centre in July 2024, community consultation was run between 1 July 2024 and 12 August 2024. The ACT Government engaged with the community through:

- Online surveys;
- Quick comment submissions;
- In-person pop-up events; and
- An information session.

These activities aimed to understand community priorities regarding:

- Preferred health services to be offered;
- Design considerations for the centre; and
- Site specific factors and concerns relating to the surrounding area.

Feedback highlighted a strong desire for services such as nurse-led walk-in clinics, pathology collection, physiotherapy, mental health support, and spaces for social engagement.

In September 2024, the ACT Government released the "What We Heard" report summarizing community feedback (See Attachment B).

Key insights included:

- Support for the new health centre: Many respondents welcomed the addition of a health facility in the Inner South.
- Location concerns: Some community members raised issues about the proposed site, particularly regarding its proximity to the Griffith Shops and potential impacts on parking and traffic.
- Service preferences: There was a strong interest in services that cater to chronic health conditions, preventive care, and community well-being.

The Preliminary Sketch Plan design and functional design brief have incorporated many of the services requested and have provided additional parking to ease stress on the provision of parking for the Griffith Local Centre.

## 5.2. Design User Group Meetings

The stakeholder consultation for the Inner South Health Centre was provided through two Design User Group (DUG) workshops which developed the following content.

### 5.2.1. Design User Group 1

This workshop introduced the scope of the project design study, current clinical services considered for the project, and service infrastructure requirements. A preliminary Functional Relationships Diagram (FRD) was used to workshop and refine the project Schedule of Accommodation and Brief requirements.

Design and siting opportunities were discussed, and several key constraints were identified:

- 1) The need to accommodate significant carparking on the site while allowing appropriate vehicular access from Throsby crescent.
- 2) The extent of existing and proposed in ground services, including that associated with the stormwater detention basin DA.

### 5.2.2. Design User Group 2

This meeting updated the Design User Group on revisions to the site master planning, brief development and schedule of accommodation based on feedback from DUG 1 and RFI responses. A number of site master plan strategies were discussed, with provision of car parking on the site identified as a major constraint on the design and function of the facility.

The workshop resulted in a concept being endorsed as the preferred site planning option to progress to the 30% PSP milestone. The flexibility of the design to achieve a full low-risk parking provision (119 spaces) was noted as preferable.

## 5.3. Territory Government Engagement

The proponent team met with the Territory Planning Authority team 30 May 2025 to discuss the proposal, and the proposed Authority Lead MPA.

No discussions have been held directly with TCCS, EVOEnergy, NBN, ICON Water or ACT Fire and Rescue at this stage. Engagement is intended to be through the MPA at a high-level, with a greater degree of engagement to occur as part of the detailed design phase of the proposal.

# 6.0 Proposal for Major Plan Amendment

## 6.1. The Proposal

This MPA proposes to rezone part of the subject site from PRZ1 – Urban Open Space and PRZ2 – Restricted Access Recreation to CFZ – Community Facilities Zone, enabling a Development Application to be lodged for the proposed Inner South Health Centre in Griffith.

The indicative development has considered the surrounding area and has worked to reduce any possible adverse impacts to the locality including pressure on carparking and impacts to existing trees. The intention for the development is to provide approximately 119 spaces, while minimising impacts to significant trees.

The loss of PRZ1 and PRZ2 land as part of the proposal is noted as a perceived impact, however it is noted that the land itself is not broadly used for the uses perceived for these zonings, rather the site is currently dedicated to parking and low-level landscaping. The nearby playground has been relocated as part of a separate Development Application and is not impacted by this proposal. The proposal will include an increase to the level of planting to the site, with the intention to reintroduce local natives to enhance habitat values for birdlife in an urban setting.

## 6.2. Proposed Amendments to the Territory Plan

This MPA proposes to rezone part of the site from PRZ1 and PRZ2 to CFZ. Figure 18 and Figure 19 below demonstrate the proposed change to the Territory Plan.

Figure 18: Existing Zoning (Territory Plan 2023)



SOURCE: ACTMAPi (2025)

Figure 19: Proposed Zoning (Territory Plan 2023)



SOURCE: ACTMAPi (2025)

The proposed rezoning is required to enable redevelopment of the site to permit the Inner South Health Centre in line with ACT Government policy for the delivery of 4 new Health Centres in the ACT. PRZ1 – Urban Open Space and PRZ2 – Restricted Access Recreation do not permit *health facility* as a permissible development in the Parks and Recreation Zones Policy of the *Territory Plan 2023*.

## 7.0 Conclusion

This supporting report has been prepared by **SPACELAB** on behalf of the ACT Health Directorate as part of an Authority Lead Major Territory Plan Amendment Application. The proposal seeks to rezone blocks 33 and 39 Section 78 Griffith to CFZ – Community Facilities Zone.

The proposed rezoning will benefit the local community through the provision of a new Inner South Health Centre which will provide a broad range of health services to the Inner South.

Assessment of the proposal against the relevant policies and strategies of the ACT Government have concluded that the proposal aligns with the key directions of the ACT Government, the Territory Plan and District Strategies. The proposal is also a key deliverable relating to the ACT Health Directorates strategy for delivery of health services to the ACT.

The site has been assessed as being appropriate for the proposal given its location close to the Griffith Local Centre, its connection to the Rapid transport Network and to Inner South Canberra whose population will benefit from the Health Centre being developed there. Further detailed design for the site will be assessed at detailed design phase as part of a future Development Application.

The potential adverse impacts of the change have been appropriately mitigated through the 30% PSP and functional design brief. As a result, the proposal represents a significant net benefit to the community in achievement of a key Government initiative for the provision of equitable and accessible healthcare to the Canberra community.

It is recommended that EPSDD support the proposed Major Territory Plan Amendment.

**SPACELAB**

June 2025



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