



ACT
Government

**Territory
Planning
Authority**

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 06

Inner South Health Centre

Blocks 33 and 39
Section 78 Griffith

October 2025

This draft major plan amendment was prepared
under division 5.2.3 of the *Planning Act 2023*

Contents

| | | |
|------------|---|-----------|
| 1.0 | INTRODUCTION | 1 |
| 1.1 | Outline of the process | 1 |
| 1.2 | The National Capital Plan..... | 1 |
| 1.3 | Summary of the proposal | 1 |
| 1.4 | Site description | 2 |
| 2.0 | REASONS FOR THE DRAFT PLAN AMENDMENT..... | 3 |
| 2.1 | Amendment to the Territory Plan Map..... | 4 |
| 2.2 | Amendment to Territory Plan policies, design guides and specifications..... | 6 |
| 2.3 | Justification against the Act..... | 6 |
| 3.0 | CONSULTATION WITH THE PUBLIC AND GOVERNMENT ENTITIES..... | 8 |
| 3.1 | Entity comments..... | 8 |
| 3.2 | Public consultation period | 8 |
| 3.3 | Requirements for written comments..... | 8 |
| 3.4 | How to submit written comments..... | 8 |
| 3.5 | Public release of written comments | 8 |
| 3.6 | Consultation Report | 9 |
| 4.0 | INTERIM EFFECT..... | 9 |
| 5.0 | DRAFT MAJOR PLAN AMENDMENT 06 | 10 |
| 5.1 | Amendment to the Territory Plan map | 10 |
| | INTERPRETATION SERVICE | 11 |

1.0 INTRODUCTION

1.1 Outline of the process

Draft plan amendment 06 (DPA-06) to the Territory Plan is an authority-initiated major plan amendment (MPA).

The supporting report, prepared on behalf of the Territory Planning Authority, pursuant to section 61 of the Act, to support the MPA is available on the [Major plan amendments](#) page on the [Planning website](#).

Under section 63 of the Planning Act 2023 (the Act) the Territory Planning Authority (the Authority) is making DPA-06 available for public comment.

For more information about the content of the Territory Plan and the major plan amendment processes please refer to the [Territory Plan page](#) on the Planning website.

1.2 The National Capital Plan

The Commonwealth Australian Capital Territory (Planning and Land Management) Act 1988 (ACT PALM Act) established the National Capital Authority, which is required to prepare and administer a National Capital Plan (NCP) and to keep it under constant review and propose amendments as necessary.

The NCP is required to make sure Canberra and the Territory are planned and developed in accordance with their national significance. Additionally, the ACT PALM Act requires that the Territory Plan is not inconsistent with the NCP.

1.3 Summary of the proposal

DPA-06 proposes to amend the Territory Plan map to:

- rezone Block 33 Section 78 from PRZ1 Urban Open Space Zone and PRZ2 Restricted Access Recreation Zone to Community Facility Zone (CFZ)
- Rezone Block 39 Section 78 from PRZ1 Urban Open Space Zone to CFZ

A rezoning to CFZ is required for blocks 33 and 39 to permit *health facility* (as defined in the [Territory Plan](#)) for the entire subject site. *Health facility* is not permitted on PRZ1 and PRZ2 zoned land. Block 34 Section 78 Griffith (which forms part of the health centre site) is already zoned CFZ.

The zoning change will enable the development of the Inner South Health Centre on this site. The health centre is part of the Government's commitment to delivering four new health centres in the community in locations that are easily accessible and provide a range of health-related services and functions.

1.4 Site description

The site for the health centre is located adjacent to the Griffith local centre, on the corner of Throsby Crescent and Throsby Lane on Blocks 33, 34 and 39 Section 78 Griffith.

The health centre will be located on a parcel of land that includes a portion of a local park known as Throsby Park (which contains the Griffith Shops Playground that is proposed to be relocated as part of a separate development application to accommodate the proposed health facility) and part of the shops' overflow car parking area. The Griffith Shops is located west of the site, with residential properties located north, east, and south of the site.

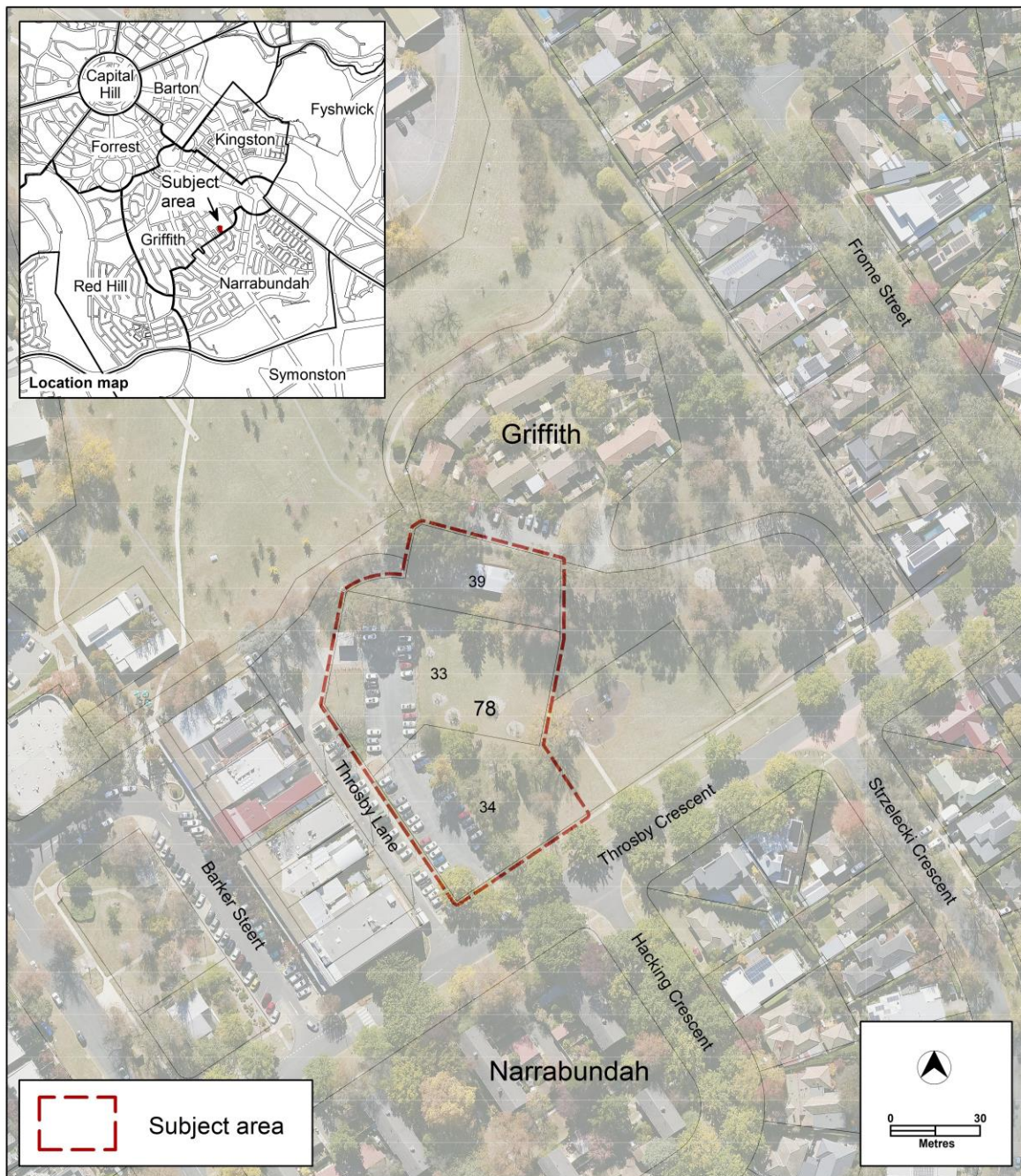


Figure 1 – Location Map

2.0 REASONS FOR THE DRAFT PLAN AMENDMENT

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

More details about the health centre are contained in the supporting report.

In order to deliver the Inner South Health Centre on the subject site, a rezoning is required for Blocks 33 and 39 Section 78 Griffith through the preparation of a major amendment to the Territory Plan. The rezoning will enable the development of the Inner South Health Centre at the proposed location within the Community Facility zone.

2.1 Amendment to the Territory Plan Map

The existing Territory Plan zoning for Blocks 33 and 39 Section 78 Griffith is shown in Figure 2.

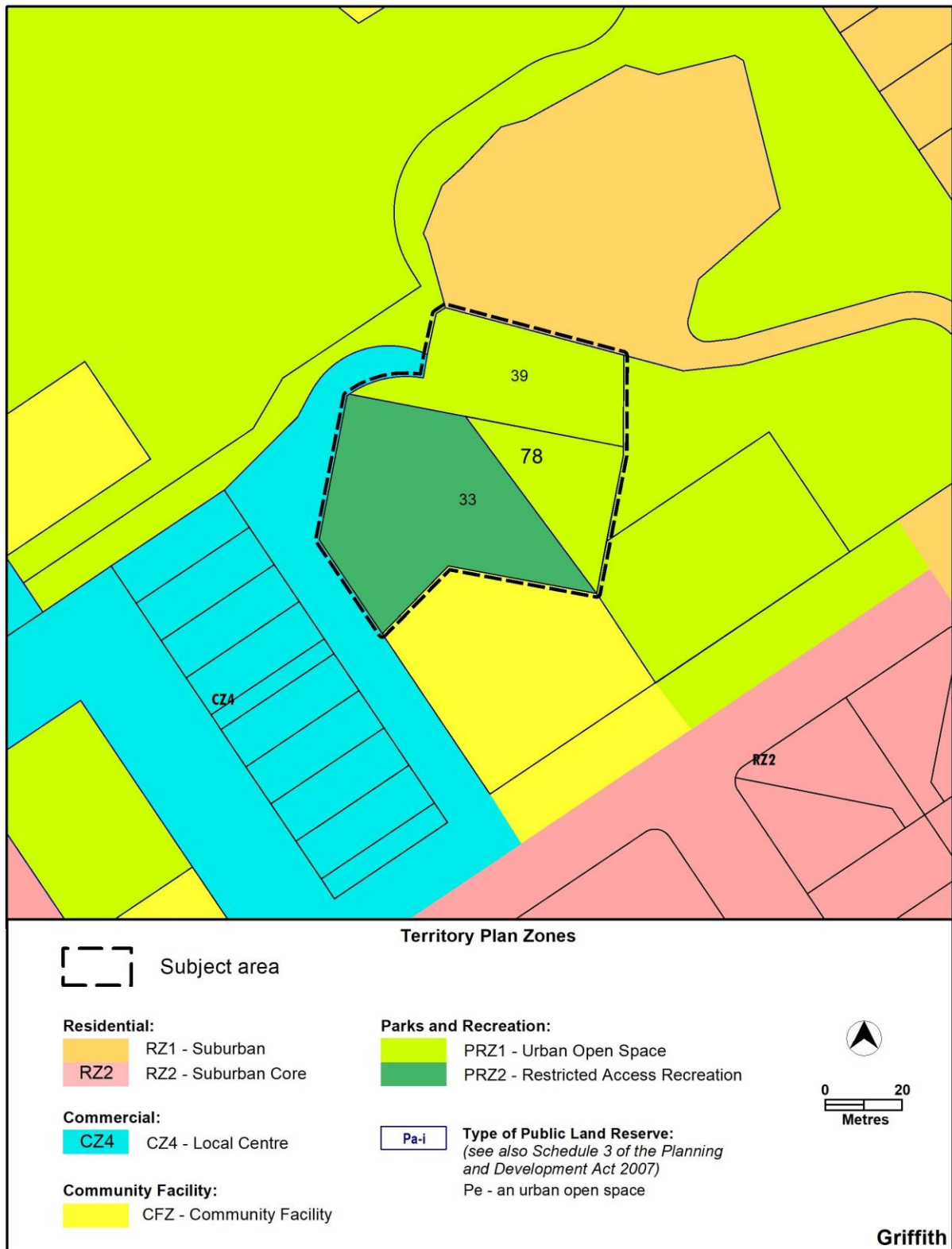


Figure 2 – Existing Territory Plan Map

The proposed rezoning is shown in Figure 3.

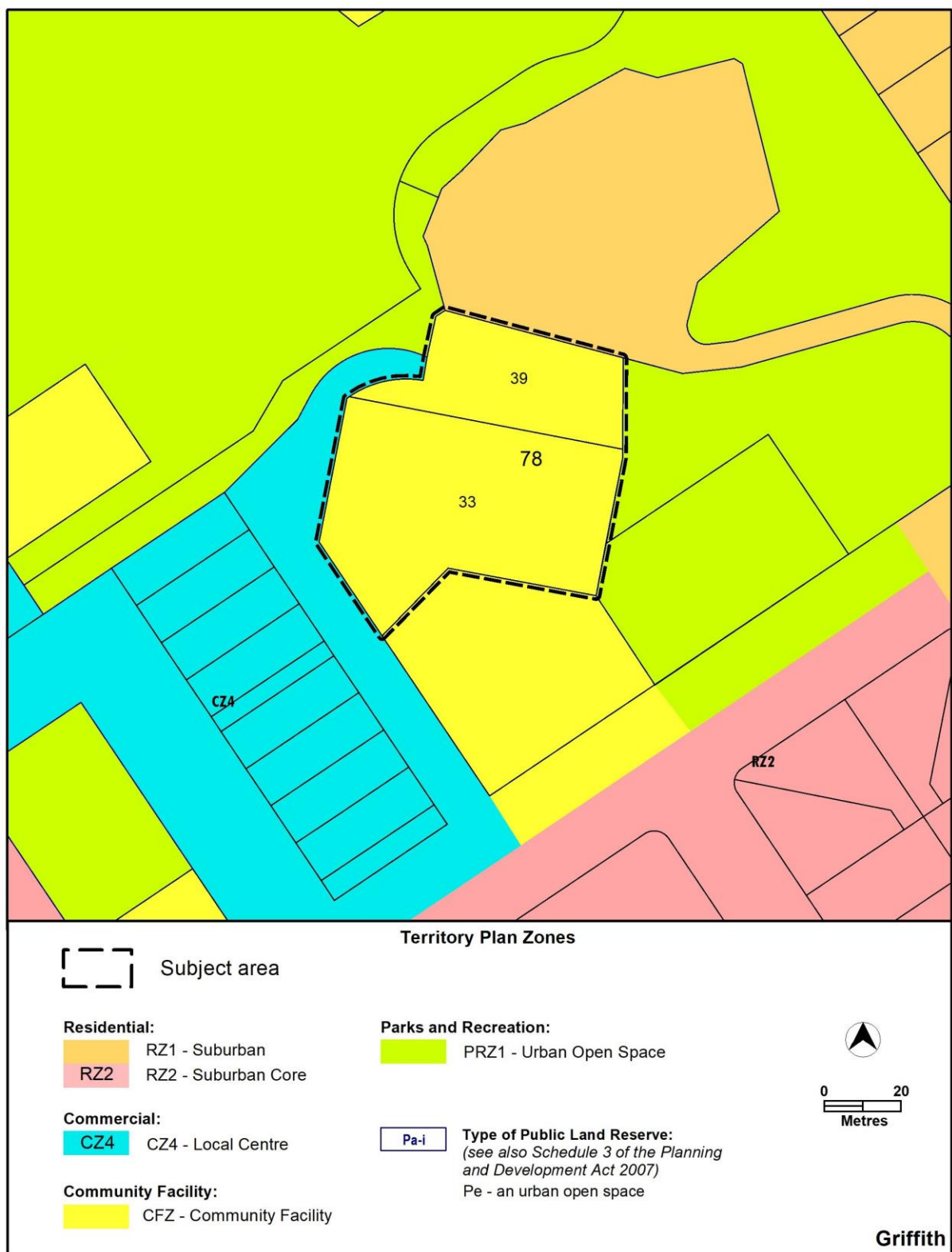


Figure 3 – Proposed Territory Plan Map

2.2 Amendment to Territory Plan policies, design guides and specifications

No changes are being made to the Territory Plan policies, design guides and specifications.

Detailed design considerations including car parking provision will be addressed at development application stage.

2.3 Justification against the Act

A supporting report has been prepared for DPA-06 and is available on the [Planning website](#).

The supporting report outlines:

- the need for the proposed amendment.
- the positive and negative impacts of the proposed amendment.
- how the proposed amendment would give effect to the planning strategy and any relevant district strategy.
- how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies.
- any consultation undertaken including with required entities who may have an interest in the proposed amendment.

The ACT Planning Strategy

The proposed changes contained in DPA-06 align with the five (5) themes of the ACT Planning Strategy, which are:

- compact and efficient city
- diverse Canberra
- sustainable and resilient Territory
- liveable Canberra
- accessible Canberra.

The proposed rezoning of the site to Community Facility Zone would facilitate the delivery of health care services to the local community.

DPA-06 is aligned with the directions set out in the ACT Planning Strategy 2018. The supporting report for the MPA provides further details of how the amendment is consistent with the planning strategy.

The relevant district strategy

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The districts strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support commercial areas.

The proposal is consistent with the Inner South District Strategy.

The supporting report provides further details of how the proposal is aligned with the five big drivers in the district strategy.

Any current or proposed amendments of, or of policies in, the Territory Plan

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired policy outcomes that are important to a district or zone and include assessment outcomes and key assessment requirements that must be met by proposed development. Therefore, an application to amend these existing or proposed policies should be carefully considered.

The proposal is consistent with the relevant policy outcomes in the Inner South District Policy and Community Facility Policy.

The statement of planning priorities

The relevant minister responsible for planning can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The proposal is not inconsistent with the 2024-2025 Statement of Planning Priorities.

Anything else the territory planning authority considers relevant to the amendment

No further specific matters were considered to be relevant to the amendment.

3.0 CONSULTATION WITH THE PUBLIC AND GOVERNMENT ENTITIES

3.1 Entity comments

Consultation with government entities, including mandatory referral entities under Section 62 of the Act, will be undertaken simultaneously.

3.2 Public consultation period

Written comments are invited from the public on DPA-06 between 7 October 2025 and 19 November 2025.

3.3 Requirements for written comments

Comments need to include your name and reference to DPA-06. The Authority may contact you in relation to your comments to request further information. Please include your contact details, including an email address and/or telephone number.

3.4 How to submit written comments

Written comments can be submitted by:

- Completing the smartform at <https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1316>
- email to terrplan@act.gov.au
- mail to GPO Box 158, Canberra ACT 2601
- hand deliver to Access Canberra Building Services Shopfront at 8 Darling Street, Mitchell ACT 2911

Where comments are mailed or hand delivered to the addresses above they should be made to the attention of the Territory Plan & Coordination Section, City and Environment Directorate

3.5 Public release of written comments

Written comments received on this DPA will be published on the Authority's website for at least 30 working days, starting no later than 10 working days after the consultation period finishes.

Your personal information will be managed in accordance with the Information *Privacy Act 2014* and the EPSDD Information Privacy Policy (the latter is viewable on the CED website). Unless requested otherwise:

- names and contact details of individuals making written submissions will not be published.
- contact information of business or community, industry, political and interest groups making written submission may be published.

You may request part of your submission to be excluded from public release under section 502 of the Act.

3.6 Consultation Report

Entity comments and community comments will be considered, and a summary of matters raised and responses to those matters will be detailed in a consultation report. This report will also indicate if any change were made to DPA-06 given to the Minister for Planning and Sustainable Development.

These documents will be published on the [Planning website](#) when they are provided to the Minister.

4.0 INTERIM EFFECT

Section 64 of the Act does not apply to DPA-06 which means it does not have interim effect. This means that the provisions of the current Territory Plan continue to apply.

5.0 DRAFT MAJOR PLAN AMENDMENT 06

DPA-06 is proposing to amend the Territory Plan in the following ways:

5.1 Amendment to the Territory Plan map

The parts of the Territory Plan map that will be varied are shown in Figure 4 below.

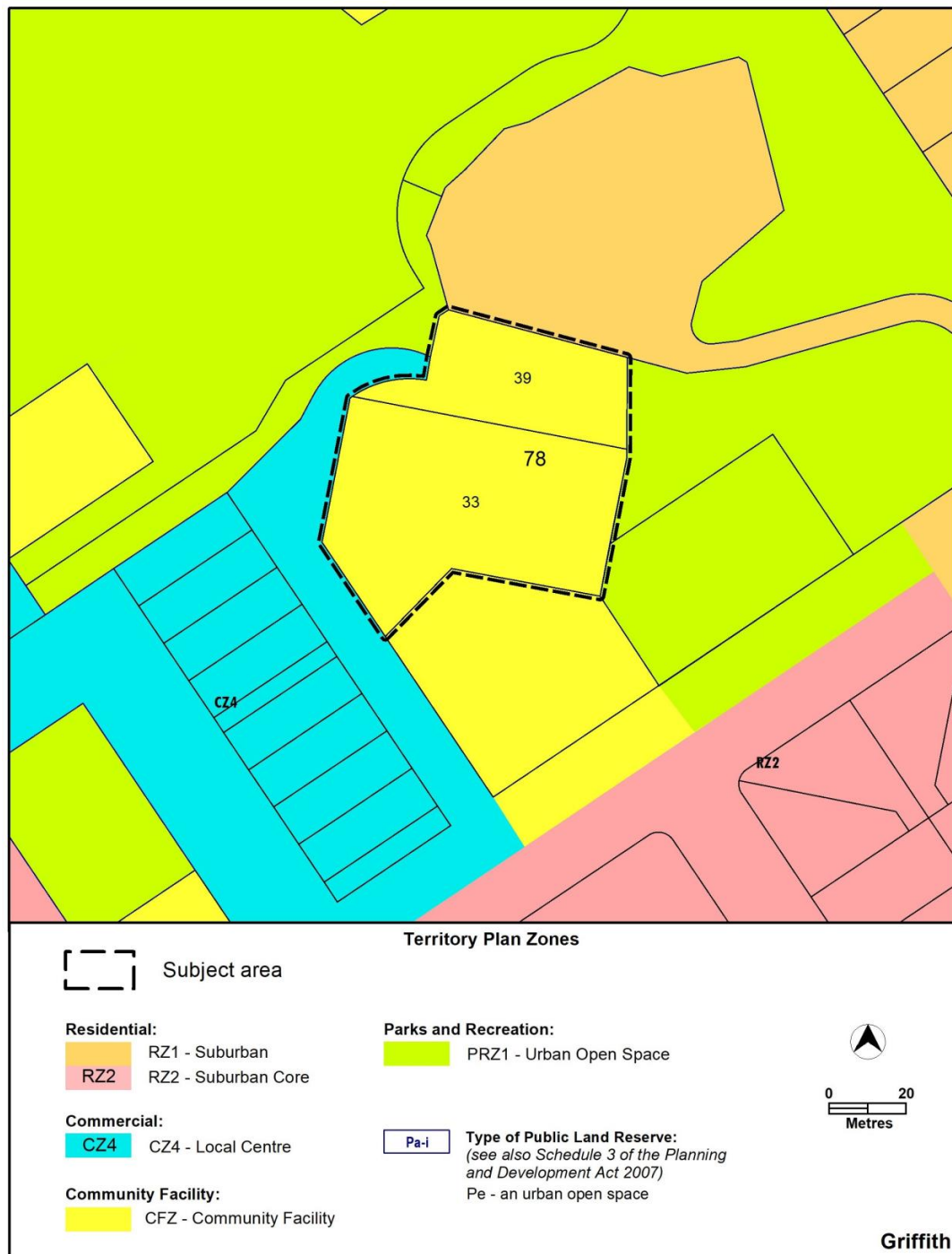


Figure 4 Proposed Territory Plan Map

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

| LANGUAGE | DETAILS |
|--|---|
| English | If you need an interpreter please call: 13 14 50 |
| Mandarin (Simplified Chinese) / 简体中文 | 如果您需要翻译，请致电：13 14 50 |
| Arabic / العربية | إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50 |
| Cantonese (Traditional Chinese) / 繁體中文 | 如果你需要傳譯員，請致電：13 14 50 |
| Vietnamese / Tiếng Việt | Nếu bạn cần thông dịch viên, xin gọi: 13 14 50 |
| Korean / 한국어 | 통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50 |
| Spanish / Español | Si necesita un intérprete, llame al 13 14 50 |
| Persian (Farsi) / فارسی | اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50 |
| Dari / دری | اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید. |
| Punjabi / ਪੰਜਾਬੀ | ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਵਿਸ਼ਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50 |
| Tamil / தமிழ் | உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும் |
| Greek / Ελληνικά | Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50 |
| Italian / Italiano | Se hai bisogno di un interprete, chiama: 13 14 50 |
| Hazaragi / هزاره گی | اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید. |
| Thai / ภาษาไทย | หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50 |
| Karen / ကညီကျိင် | ဖဲနမ့ၢ်လိာ်ဘၣ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးဘၣ်-၁၃၁ ၄၅၀ တက့ၢ်. |

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week