

2026

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

ELEVENTH ASSEMBLY

**Territory Priority Project Declaration – Northside Hospital Project (Including
Early and Enabling Works) + Tabling Statement**

**Presented by
Chris Steel MLA
Minister for Planning and Sustainable Development
February 2026**

Mister Speaker, the Chief Minister and I have recently declared the Northside Hospital Project (including Early and Enabling Works) as a Territory Priority Project (TPP) under section 218 of the Planning Act 2023 (the Planning Act). Located at Block 4 Section 1 Bruce, the proposed development will deliver a new, purpose-built public hospital at the existing North Canberra Hospital campus.

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

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

The development proposal satisfies the relevant criteria contained in Planning Act, including that it:

- would achieve a major government policy outcome that is of significant benefit to the people of the ACT;
- would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone;
- is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and
- has been the subject of sufficient consultation.

In accordance with section 218(3)(b) of the Act, proposed TPP declarations are required to be released for public consultation for a minimum of 15 working days. The proposed TPP declaration proceeded to public consultation from 6 November 2025 to 27 November 2025.

A total of five (5) written comments were received during the consultation period. Comments were raised on the scope of works included in the proposed TPP declaration and the provision of parking, as well as the impacts of construction and development on surrounding bushland and hospital users.

As outlined in the tabled documents, the development proposal meets all the statutory criteria in the Planning Act – specifically, it will transform healthcare delivery for Canberra’s growing population. In turn this will help:

- meet the increased demand for health care services on the northside;
- expand hospital amenities and inpatient services offered at the North Canberra Hospital campus;
- provide state-of-the-art facilities for medical practise, teaching, training and research;
- improve car parking and public transport connections to the campus; and
- generate employment opportunities during construction and future operations.

The Territory Planning Authority also consulted with the Conservator of Flora and Fauna and the ACT Heritage Council. They advised that while the project may have impacts on protected matters, protected trees and Aboriginal places, these impacts could be appropriately considered through other statutory planning processes, including subsequent environmental impact assessments and development applications.

Comments received during the consultation period have been considered prior to the Chief Minister and I making this TPP declaration. Public comments received have been provided in the tabled documents.

We are now presenting the TPP declaration to the Legislative Assembly, in accordance with section 219 of the Planning Act.

The TPP declaration commences only after the declaration is approved by the Legislative Assembly or, should no decision to reject the declaration be made, two sitting days after it is presented.

Following this, the TPP declaration will be notified on the Territory Planning Authority's website. A development application for the development proposal can only be submitted after the declaration commences.

Territory Priority Project Declaration and Statement of Reasons

Northside Hospital Project (including Early and Enabling Works)

Background

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

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

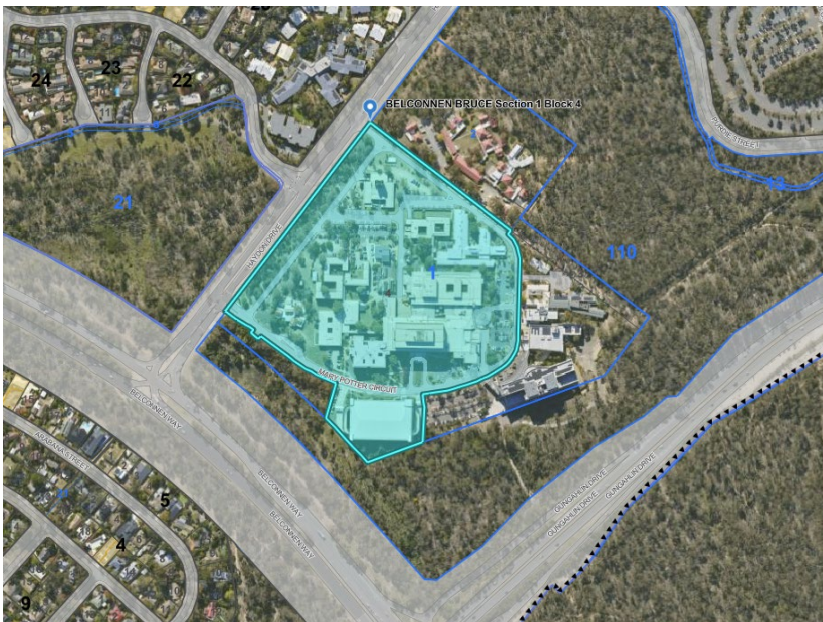


Figure 1 – Location of proposed Northside Hospital Project

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

Territory Priority Project Declaration Process

The Northside Hospital Project (including Early and Enabling Works) has been identified as a Territory Priority Project (TPP) under section 218 of the *Planning Act 2023* (the Act).

Infrastructure Canberra (iCBR) on behalf of the ACT Government submitted a request for a TPP declaration to me as Minister for Planning and Sustainable Development on 30 September 2025.

The proposed TPP declaration proceeded to public consultation in accordance with s218(3)(b) of the Act from 6 November 2025 to 27 November 2025. A total of five (5) written comments were received during the consultation period and have been considered prior to this TPP declaration being made.

Further details about public consultation on this proposal are available [here](#).

Therefore, the proposal is considered to have met the requirement contained in s218(1)(d) of the Act (the proposal has been the subject of sufficient consultation under subsection (3)).

The Territory Planning Authority consulted with the Conservator of Flora and Fauna (the Conservator) and the ACT Heritage Council (the Heritage Council), in line with the requirements under s218 of the Act. Advice from both the Conservator and Heritage Council noted the project may have impacts on protected environmental matters, protected trees and Aboriginal places, but these impacts can be appropriately considered through other statutory processes, including the subsequent development application.

Assessment against TPP declaration criteria and statement of reasons

The proposal has been assessed against the TPP declaration criteria contained in s218(1) of the Act (Table 1) and I am satisfied that the Northside Hospital Project (including Early and Enabling Works):

- would achieve a major government policy outcome that is of significant benefit to the people of the ACT;
- would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone;
- is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and
- has been subject to sufficient consultation.

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

Criteria contained in s218(1) of the <i>Planning Act 2023</i>	Assessment and statement of reasons for making the declaration s219(b)
The proposal would achieve a major government policy outcome that is of significant benefit to the people of the ACT	The Northside Hospital Project represents an investment of more than \$1 billion and will be owned by the ACT Government and operated by Canberra Health Services. The project responds to Canberra’s growing and ageing population and the increasing demand for health care services on the northside.

	The proposal aligns with key ACT Government health policy objectives, including: • ACT Health Services Plan 2022–2030 • Canberra Health Services Strategic Plan 2024–2029 • ACT Health Infrastructure Plan • ACT Wellbeing Framework • iCBR infrastructure Strategic Plan 2025-27.
The proposal would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone	The Northside Hospital Project strongly aligns with the strategic directions contained in the ACT Planning Strategy, including: • Compact and Efficient City ○ Aligning health infrastructure with population growth across north Canberra • Diverse Canberra ○ Enhancing inclusive access to healthcare and supporting local employment opportunities • Sustainable and Resilient Territory ○ Strategic use of well-located urban land within close proximity to key active travel and public transport networks ○ Co-locating health services across North Canberra Hospital campus • Liveable Canberra ○ Increasing economic employment opportunities ○ Expanding support for physical and mental health services • Accessible Canberra ○ Strategically located health infrastructure to optimise accessibility and meet the needs of Canberra’s growing and aging population. Additionally, the Belconnen District Strategy identifies the northside hospital proposed at the existing hospital site in Bruce. The District Strategy recognises the importance of accessible health services, as well as the employment opportunities generated through healthcare across the district. Section 1 Block 4 Belconnen Bruce is zoned CF Community Facilities under the <i>Territory Plan 2023</i>. Hospital is a permissible use within the CF zone. The Belconnen District Policy identifies the following desired policy outcome for the district: Enhance accessibility and reduce travel times by public transport to jobs and services for residents in north and west Belconnen.
The proposal is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT	The new northside hospital represents an investment of more than \$1 billion and will be the largest single health infrastructure project to be delivered in the Territory’s history. The new northside hospital will be a state-of-the-art hospital, and will include: • new hospital amenities and inpatient services that reflect patient-centred care and family-centred care

	• state of-the-art facilities for medical practice, teaching, training and research • new Emergency Department with improved access for patients and visitors • improved car parking and public transport connections to help alleviate traffic pressures at the campus • creation of more jobs, during both the construction and future operations.
Has been the subject of sufficient consultation under subsection (3).	The proposed TPP declaration proceeded to public consultation in accordance with s218(3)(b) of the Act from 6 November 2025 to 27 November 2025. A total of five (5) written comments were received during the consultation period and have been considered prior to this TPP declaration being made.

Declaration

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

Therefore, under s218(1) of the Act, the Chief Minister and I declare that the proposed Northside Hospital Project development proposal is a TPP.

Next Steps

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

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

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

Chris Steel MLA
Minister for Planning and Sustainable Development
Click or tap to enter a date.

Andrew Barr MLA
Chief Minister
Click or tap to enter a date.

From: [REDACTED]
To: [Terrplan](#)
Subject: The Northside Hospital Project and Inner South Health Centre
Date: Friday, 7 November 2025 7:37:08 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear TERPLAN

Thank for submitting proposal and inviting public consultation.

With regard to the Northside Hospital Project and Inner South Health Centre citizens using and visiting both will be experiencing enough stress already due to medical and likely mental/emotional stress and and financial stress with medical costs.

Both buildings should provide ample car park spaces close by (not only for disabled but for all) , at no cost to the patients and their families and friends who visit and are most important support at times like these to the citizens needing use of the facilities.

Having another stress for needing to find a car park near by , then having to pay for that car park, places added stress and is not supporting citizens or showing humanity.

Kind regards

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: North Hospital priority planning - comments
Date: Saturday, 8 November 2025 12:43:34 PM

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To whom it may concern.

1. Govt should not be given priority planning processes. The same processes that apply to businesses/ rate payers should be applied. Anything else is corruption.
2. Proposal to upgrade North side hospital is ridiculous waste of tax payer money - not only is it a bandaid fix, it is inconvenience to all users during construction with little improvement long term. (Canberra hospital is perfect example - by the time it is finished - it has already outgrown community needs.

Solution - build a new hospital that will meet future needs without disrupting current services and rising lives during the prices.

[REDACTED]



Friends of Dryandra Woodland

E: friendsofdryandrawoodland@gmail.com

W: <https://sites.google.com/view/fodw-site/home>

24th November 2025

ACT Planning

Email: terrplan@act.gov.au

Dear madam/sir,

Submission on the Proposed Territory Priority Project Declaration for the Northside Hospital Project (including Early and Enabling Works)

1. In this submission Friends of Dryandra Woodland (FDW) supports the declaration for the Northside Hospital Project and asks for a number of measures to limit the impacts and improve the surrounding environment. The bush land setting of the hospital provides an exceptional opportunity to improve health through the environment for staff, patients and visitors.
2. FDW is the community organisation that undertakes volunteer work to restore the environment of Dryandra woodland, Bruce Ridge and O'Connor Ridge nature reserves. This includes the bush land surrounding the Northside Hospital precinct. We are the registered park care group for these lands with Urban Parks and Places and the Parks and Conservation Service (PCS).
3. We welcome the proposed redevelopment within Bruce Section 1 Block 2, but note that car parking and other developments have been informally proposed for Block 6 as well.
4. On block 2, we do not object to the placement of a car park on the footprint of the mental health facility but ask that: a) the intact bush land on this block is retained and incorporated into Bruce Ridge Nature Reserve, b) the car park forms the inner asset protection zone rather than the adjoining intact bush land, and c) the informal parking nearby on PCS managed land on block 3 is relocated to the new, formal car park.
5. Under its former owner, the hospital has had negative impacts of the surrounding bushland, including through weed invasion, unregulated parking and failure to revegetate disturbed lands surrounding the multi-story car park development.
6. Consequently, we ask the ACT Government to commit to the following measures to ensure an excellent development that enhances the surrounding bush land.
7. A weed control contractor should be engaged from the time the development works commence until five years after completion to control the serious environmental weeds that are inevitable with any earthworks in Canberra. Examples of the weeds needing control are African Lovegrass, Chilean Needlegrass, Serrated Tussock, St Johns Wort, Blackberry and Japanese Honeysuckle.
8. Landscaping of the redeveloped grounds should only use locally indigenous species. All bare ground should be revegetated to prevent weed invasion and erosion.

9. The inner asset protection zone for bush fire risk management for the hospital should remain within hospital grounds and not be located in Bruce Ridge Nature Reserve.

10. Our understanding is that the area of Bruce Ridge Nature Reserve west of Gungahlin Drive was de-zoned when that road was built over 20 years ago, and by oversight, was not reinstated (even though it continues to be managed by PCS). We ask the government to reinstate Bruce Ridge Nature Reserve west of Gungahlin Drive in the Territory Plan.

11. Further, we ask the government to consolidate conservation of the remaining bush land by formally incorporating five contiguous parcels of unleased or undeveloped bush land into Bruce Ridge Nature Reserve under the Territory Plan. These are detailed in the attached appendix. A number of these small parcels of land provide key public access to the Nature Reserve or form habitat corridors to adjoining parks at Flea Bog Flat and Gossan Hill. This land has been weeded by FDW and incorporation into the Nature Reserve would incur no significant cost to the government.

12. To improve health through the environment we ask the government to fund the Parks and Conservation Service to enhance management of the adjoining areas of Bruce Ridge Nature Reserve, including:

- a) Upgrading visitor facilities, especially walking tracks (e.g. reinstating the Calvary Veterans Walking Track) and picnic tables.;
- b) Installing signage;
- c) Upgrading drainage on management vehicle tracks;
- d) Stabilizing the small dam between Mary Potter Circuit and Belconnen Way;
- e) Controlling weeds, especially the Japanese Honeysuckle infestation between Mary Potter Circuit and Belconnen Way; and
- f) Revegetating degraded areas around car parking sites to reduce erosion and weed invasion.

13. To improve habitat connectivity, we ask for the installation of glider poles for arboreal wildlife crossing is considered across Haydon Drive from Bruce Ridge Nature Reserve to Flea Bog Flat, and also to Gossan Hill. Further, such poles should also be installed to enable arboreal wildlife to cross Gungahlin Drive between the eastern and western halves of Bruce Ridge Nature Reserve.

The measures we propose are very inexpensive in the context of a \$1 billion hospital redevelopment. There is a wonderful opportunity for the ACT Government to build an excellent hospital, improve the environment and health outcomes.

Yours sincerely



Appendix: Unleased or undeveloped bush land to be added to Bruce Ridge Nature Reserve

The areas of land are:

1. **Land adjacent to North Canberra Hospital in Bruce.** These forests form key habitat corridors linking Bruce Ridge to Gossan Hill and Flea Bog Flat, as recognised by the ACT Government's 'Connecting Nature, Connecting People' program maps. We have recorded a number of threatened species in these forests. There are two areas that should be reserved:
 - a. Bruce section 1, block 2. This narrow block south of Mary Potter Cct forms an important wildlife corridor along a streamline into the Flea Bog Flat wetland. It is currently leased to Calvary but is unable to be developed due to its narrow width and steep slope.
 - b. Bruce, section 1, block 6 (part). This area north of Mary Potter Cct, behind the mental health facility is intact forest habitat with extensive Gang Gang cockatoo nesting hollows.
2. **Land adjacent to Gungahlin Drive: O'Connor section 98 block 4 and section 99 block 3.** These two small blocks are classified as "EPSDD other" and is managed by PCS. These orphan blocks look to be an historical land tenure remnant following the construction of Gungahlin Drive. The land provides key public access to Bruce and O'Connor Ridges and should now be formally incorporated in Canberra Nature Park. This habitat has been weeded since 2022 by Friends of Dryandra Woodland.
3. **Kunzea woodland: O'Connor section 98, block 4.** This land is classified as "EPSDD other" and an old farm cottage on the north east corner of the land is rented via ACT Housing. The south western three quarters of this block managed by PCS provides key public access to Bruce Ridge Nature Park and should now be formally incorporated in the park. This regenerating box-gum woodland has been weeded since 2023 by Friends of Dryandra Woodland.
4. **Dryandra Woodland: O'Connor section 81, block 1.** Currently TCCS urban park land, this bush land has been restored since 2019 by Friends of Dryandra Woodland. An exceptional 1,035 species of flora and fauna have been recorded in this modest area of habitat. This land includes a section of the Canberra Centenary Trail. While TCCS would need to manage the North Canberra Dog Park, the remaining bush land should be incorporated into Bruce Ridge Nature Reserve,.

There are good reasons to formally reserve these small bushland block in Bruce Ridge Nature Reserve, namely:

1. Canberrans already regard these areas as park;
2. Three of these blocks provide important public access to park lands;
3. The bush land is important habitat for flora and fauna;
4. Two of the blocks are important habitat corridors linking sections of the greater Canberra Nature Park; and
5. The bush land is in good condition following volunteer weeding and rubbish removal, so that there is no added cost to the government of further reserving this public land.

South Bruce Residents Association



To terrplan@act.gov.au,

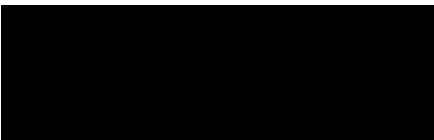
The South Bruce Residents Association (SBRA) represents the interests and views of residents living on Jaeger Cct, Bruce and adjoining cul-de-sacs. SBRA was incorporated in 2002 and has been active on issues impacting our local area including the establishment of Gossan Hill Nature Reserve, the realignment and signalling of the Haydon Drive/Jaeger Ct intersection and successfully advocating for the rezoning of Bruce Section 21 Block 4 from residential to urban open space.

The SBRA does not object to the proposal to declare the Northside Hospital Project (NHP) a Territory Priority Project under section 218(1)(a) to 9c).

SBRA is however concerned that insufficient allowance has been made for on-site parking during the construction and operational phases, with only an on-grade carpark to be built adjoining the proposed hospital building at some point during the Stage 1 build. The Government's website claims that the development will deliver "improved car parking and public transport connections to help alleviate traffic pressures at the campus" although information shared with SBRA indicated that additional parking was to be completed at a later stage. Parking is already at a premium for hospital staff and visitors, with staff needing to be bussed in from the CIT carpark. Parking has long been an issue at the Canberra Hospital, and the opportunity should not be missed to incorporate adequate parking at the earliest stages of the NHP design. SBRA seeks to avoid impacts on South Bruce, which was designed not to have street parking, Calvary Village aged care, and surrounding green spaces.

SBRA considers that the NHP proposal should also include the development of additional on-site parking and urges the Government to:

- complete a parking needs assessment for the Bruce hospital and health precinct looking at current and future needs;
- identify alternate sites for additional parking, other than the on-grade carpark adjoining the proposed hospital building, to be completed as part of the Stage 1 build;
- ensure development of Bruce Section 1 Block 2 is fast tracked so that this area can provide some parking during construction; and
- prepare a Temporary Traffic Management Plan, including a Construction Parking Plan, for the Northside Hospital Project.



Kind regards



Submission to Proposed Territory Priority Project Declaration – Northside Hospital Project (including Early and Enabling Works)

Public Transport Association of Canberra | 26/11/2025

Who we are

The Public Transport Association of Canberra (PTCBR) is a public transport users group with members from all sectors of the community. We want to help more people use public transport by working with government, industry and the community to help make a better transport system for Canberra and the surrounding region.

Our interest in this declaration

PTCBR strongly supports the completion of the missing link in the Belconnen Transitway, which will run past the Northside Hospital along Haydon Drive.¹ This transitway will provide the three rapid bus routes operating along this congested corridor with their own dedicated lanes and traffic signal priority, slashing journey times for the thousands of people who visit, work at, and transit by this critical health precinct every day.

We believe that this Territory Priority Project (TPP) Declaration provides a unique opportunity to fast-track the final stage of the Belconnen Transitway project and ensure it is designed and delivered as part of an integrated and accessible transport solution for this important community health hub.

Our recommendation

Recommendation: Expand the scope of enabling works captured by this TPP to encompass the Belconnen Transitway project

At the current rate of progress, the ACT Government will struggle to complete the Belconnen Transitway before October 2028, as required by a motion passed with

¹ <https://ptcbr.org/2023/09/06/its-time-to-complete-the-belconnen-transitway/>

tripartisan support in the ACT Legislative Assembly in November 2023,² and committed to by ACT Labor at the 2024 ACT election.³

To give this critical project the best chance of being delivered on time and on budget, PTCBR urges the ACT Government to include the Belconnen Transitway as an “enabling work” for the Northside Hospital Project. Such a move would be entirely consistent with the broader vision for the precinct outlined in the TPP, which includes “upgrades to the surrounding road network” and “improved access” to healthcare in Canberra’s north.⁴

To minimise the risk of further TPP declarations being required, PTCBR support a maximalist approach to the scope of this TPP. We therefore suggest an extent which encompasses the entire road reserve of Haydon Drive, from Battye Street up to and including its intersection with Belconnen Way. This boundary is illustrated in [Figure 1](#).



Figure 1: PTCBR’s recommended boundary for this TPP declaration

How to contact us

PTCBR’s point of contact for this submission is Ryan Hemsley, who can be reached at submissions@ptcbr.org.

² <https://ptcbr.org/2023/11/01/update-on-the-belconnen-transitway/>

³ <https://actlabor.org.au/media/gy0eingo/policy-announcement-transport-plan.pdf>

⁴ https://www.planning.act.gov.au/_data/assets/pdf_file/0010/2975914/proposed-tpp-declaration-northside-hospital-project.pdf