



Australian Government
National Capital Authority

Consultation Report

Works Approval No. WA-001559

Block 40 Section 100 City

Construction of a commercial building (north building),
basement parking and associated public realm works
(Stage 1)

27 August 2025

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Introduction

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) prepares and administers the National Capital Plan (NCP) to ensure Canberra and the Territory are planned and developed in accordance with their national significance.

The Plan sets out the broad planning framework for the Australian Capital Territory (ACT). Areas designated as having special characteristics of the National Capital are subject to detailed planning policies and guidelines.

Any buildings or structures, demolition, landscaping or excavation works in Designated Areas require the approval of the NCA. The NCA considers such proposals in the context of the relevant provisions of the Plan.

On 14 May 2025 an application for works approval was received by the NCA from Capital Property Group. The application is for Stage 1 construction of a commercial building (north building), basement parking and associated public realm works (including Knowles Place extension) on Block 40, Section 100, City (60 London Circuit).

This Consultation Report outlines the NCA's review of the key issues raised during the consultation period and consideration of the Works Approval application.

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the NCA prepares and administers the National Capital Plan (the Plan) to ensure Canberra, and the Territory are planned and developed in accordance with their national significance.

The Plan sets out the broad planning framework for the Australian Capital Territory (ACT). Areas designated as having special characteristics of the National Capital are subject to detailed planning policies and guidelines.

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Public Consultation requirements

1.1 National Capital Plan (NCP)

Under the NCP, requirements for public consultation apply to:

- Major developments proposed for Section 9 Barton;
- A landmark building to RL617 adjacent to Commonwealth Avenue (within the Constitution Avenue and Anzac Parade Precinct);
- Detailed plans for development at Academy Close, Campbell;
- High-impact telecommunications facilities;
- All residential proposals within the Deakin/Forrest Residential Area Precinct; and
- All residential and commercial development proposed for Section 5 Campbell.

This application was not required to be publicly notified by the National Capital Plan.

Public consultation was undertaken on the application as community interest has been demonstrated regarding proposals within the City Hill precinct.

1.2 Commitment to Community Engagement

The NCA's *Commitment to Community Engagement* guides the way in which the agency engages with the community to keep people informed about decisions that have already been made and to offer opportunities for input to decision-making. The NCA considers how best to approach public participation processes having regard to the training curriculum delivered by the International Association for Public Participation.

The *Commitment to Community Engagement* sets out the following engagement principles:

Intentional

- Be clear about what we are trying to achieve.
- Be clear about the scope for people to influence outcomes and where other processes have made recommendations and decisions.
- Be clear about limitations and constraints for community comment and involvement.

Inclusive

- Use a variety of methods allowing as many Australians as possible to participate if they wish.
- Proactively seek appropriate participants where there are missing voices.

Timely

- Allow sufficient time for the community to participate in consultation processes.
- Begin engagement at the earliest appropriate stage in the life of a project.

Feedback

- Let people know how their input and feedback was used.
- Meet or exceed all statutory engagement requirements.

The NCA assesses whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is made in relation to impacts on:

- public space and community amenity;
- environment, heritage, or landscape values;
- amenity of the locality in terms of materials, finishes, scale, massing, design, and quality; and
- consistency with an existing Heritage Management Plan.

When an application for works approval is lodged and consultation is required, consultation with the community and stakeholders may be undertaken by the applicant, the NCA, or both. Where consultation is undertaken by the applicant, the NCA may choose to stipulate specific requirements that the applicant is required to implement.

Summary of Public Consultation

2.1 The Public Consultation Process

Public consultation was undertaken on the application by the NCA between 12 July and 1 August 2025. Consultation took the form of:

- On Saturday 12 July 2025, the NCA published a public notice in The Canberra Times detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal.
- Between 12 July and 1 August 2025, the NCA published the proposal and plans on the NCA's website.

- Between 12 July and 1 August 2025, two A1 size signs were installed to the perimeter of the site at key junctions.

2.2 Submissions Received, Comments and Response

The NCA received a total of two submissions on the proposal. A range of issues were raised in the submissions to elements of the proposal.

Key issues raised in the submissions included:

- Privacy and Safety
- Traffic and Access
- Parking and Accessibility
- Overshadowing and Environmental Impact
- Construction Impacts
- Stormwater and Flooding
- Design and Civic Integrity
- Safety and Wayfinding

Emails of acknowledgment were sent to submitters advising them that their submission would be taken into consideration before a decision is made on the application. Key themes raised and NCA's response is outlined in Part 2.3 below.

2.3 Key Issues Raised

Issues raised in the submissions have been summarised below, with NCA consideration and comment.

Key Issue Raised	NCA Response
<u>Privacy and Safety</u> <ul style="list-style-type: none"> • The North Tower overlooks sensitive court areas, compromising privacy for vulnerable witnesses, children, and judicial officers. • Increased risk of surveillance, psychological harm, and breaches of privacy, human rights, and safety legislation. • Potential for heightened anxiety and security incidents within the Courts precinct. 	<p>The applicant has advised the proposed development has been carefully designed to respect the privacy and safety of court users, particularly vulnerable witnesses. There is no direct line of sight into sensitive internal court spaces, due to building separation, façade treatments, internal layouts, and landscaping.</p> <p>Passive surveillance principles have been incorporated to enhance public safety without active monitoring. The applicant maintains that visibility in public spaces does not constitute a breach of the Privacy Act 1988 and that the design complies with relevant legislation including the Work Health and Safety Act 2011, the Disability Discrimination Act 1992, and the Crimes (Offences Against Vulnerable People) Legislation Amendment Act 2020. The development does not interfere with judicial officer safety or operational security and that the public nature of the precinct remains unchanged.</p>
<u>Traffic and Access</u> <ul style="list-style-type: none"> • Significant increase in traffic volumes during peak hours may cause delays, congestion, and 	<p>In response to concerns about increased traffic volumes and access issues, the detailed Traffic Impact Assessment (TIA) concludes that the</p>

<p>access issues for court users and emergency vehicles.</p> <ul style="list-style-type: none"> • The proposed Left-In Left-Out (LILO) access to Northbourne Avenue is considered unsafe due to poor visibility and non-compliant design. • Closure of the right turn onto Edinburgh Avenue will further disrupt traffic flow and access to key facilities. 	<p>proposed basement car park and Knowles Place extension will not adversely affect court operations. The TIA confirms acceptable traffic flows and accessibility, with court users able to access public parking within the development.</p> <p>The proposal includes dual egress points from Knowles Place—towards Edinburgh Avenue and Northbourne Avenue—as a mitigation measure in case of traffic incidents. Additionally, a separate road safety report supports the safety and accessibility of the Left-In Left-Out (LILO) arrangement onto Northbourne Avenue, which has been reviewed and accepted by TCCS.</p>
<p><u>Parking and Accessibility</u></p> <ul style="list-style-type: none"> • Loss of seven critical DPP car parks, including those for vulnerable witnesses, with inadequate replacement. • Basement parking is insufficient for the increased demand from new tenants and public users. • Requests for reinstated, secure, and discounted parking for justice precinct staff and vulnerable users. 	<p>The applicant acknowledges the loss of seven DPP car parks and states that 280 paid public basement parking spaces have been allocated to offset this loss. Negotiations are ongoing with the applicant and DPP/ ACT Police regarding secure and discounted parking arrangements. Parking matters fall under the Deed and are not within the scope of the NCA or National Capital Plan (NCP). It is noted that the basement design includes accessible parking spaces and improves separation between vulnerable witnesses and general court users, enhancing safety and accessibility.</p>
<p><u>Overshadowing and Environmental Impact</u></p> <ul style="list-style-type: none"> • The height and bulk of the North Tower will overshadow the Courts building, reducing solar access and impacting energy efficiency. • Risk to Green Star rating and increased heating costs under PPP agreements. 	<p>To address concerns about overshadowing and energy efficiency, the applicant refers to a solar access and shadow analysis prepared by JPW Architects. The analysis shows that the proposed building does not cast shadows on the Courts building during mid-summer and only limited shadows during the equinox. In mid-winter, shadows are deemed acceptable and begin to clear by 10:30am. The building height complies with the requirements of the NCP, City Hill Precinct Code. The overshadowing impacts are considered reasonable context of the City Hill Precinct, and intended urban form, scale and massing.</p>
<p><u>Construction Impacts</u></p> <ul style="list-style-type: none"> • Dust and noise from construction are affecting building operations and maintenance costs. 	<p>The applicant acknowledges concerns about dust, noise, and disruption to court operations. They confirm that engagement with the Courts is ongoing regarding the acoustic report and</p>

<ul style="list-style-type: none"> • Lack of consultation on acoustic and construction management plans. • Concerns about disruption to court proceedings and potential legal consequences if noise interferes with hearings. 	<p>Construction Management Plan (CMP), which includes dust mitigation measures. These matters are managed under the Deed and are not part of the NCA or NCP approval process.</p>
<p><u>Stormwater and Flooding</u></p> <ul style="list-style-type: none"> • Existing flooding issues in the Courts and DPP buildings may be worsened by the development. • Request for assurance that stormwater management will improve current conditions. 	<p>In response to flooding concerns, the applicant confirms that all stormwater generated by the development will be managed within the site. The applicant has committed to ongoing engagement with the Courts on the stormwater system design to ensure it does not exacerbate existing issues and ideally improves current conditions. This matter is also managed under the Deed and falls outside the NCA's jurisdiction.</p>
<p><u>Design and Civic Integrity</u></p> <ul style="list-style-type: none"> • Courts request collaboration on future building designs and clarity on approval timelines. • Concerns about obstruction of views to City Hill and disruption of historic sightlines between Sydney and Melbourne Buildings. • Erosion of the civic character of the precinct in favour of commercial development. • Risk of setting a precedent for further high-rise buildings that undermine the Griffin masterplan. 	<p>The NCA considers the proposal is not inconsistent with the relevant planning provisions and objectives of the National Capital Plan (NCP). The development does not obstruct formally recognised view corridors to City Hill and maintains key sightlines.</p> <p>The proposal reinforces the City Centre's role as Canberra's main commercial hub by introducing a major office development that brings significant employment and daily activity to the City Hill Precinct.</p> <p>The design delivers high-quality architecture and public realm improvements that enhance accessibility, visual appeal, and environmental quality, consistent with the precinct's symbolic location in the National Triangle.</p> <p>The development encourages high levels of human activity through active frontages, pedestrian-friendly spaces, and integration with surrounding civic and commercial uses.</p> <p>The building meets high standards of urban design and sustainability, with a strong architectural identity and inclusive public spaces that reflect the character of the National Capital.</p> <p>The proposal integrates with the existing city structure through improved connections to Knowles Place, Vernon Circle, and London Circuit, supporting broader urban cohesion.</p>

	<p>The development includes commercial and retail uses and allows for future residential components, contributing to a diverse and active mixed-use precinct.</p> <p>The building's height and form are compliant with planning provisions of the NCP and contribute to the vitality of the Civic precinct. The building is located adjacent to City Hill Park and addresses Vernon Circle with a prominent civic frontage, aligning with the intent to position significant buildings around the park.</p>
<p><u>Safety and Wayfinding</u></p> <ul style="list-style-type: none"> Concerns about pedestrian safety near vulnerable witness car parks and vehicle movements. Need for traffic signage, line marking, and safety infrastructure to manage risks. Requests for clear wayfinding and priority access for judicial vehicles. 	<p>Knowles Place has been designed as a shared zone prioritising pedestrian safety. The basement design has been reviewed and accepted by the Deed manager team, and public car park access points are strategically located to improve safety for court users. Minor matters such as signage, line marking, and materials will be addressed through the Deed process. Overall, the development delivers a high-quality built form and urban design outcome.</p>

Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement'. The NCA has considered issues raised in the submissions as part of the assessment process.

The NCA has assessed the proposal as being not inconsistent with the provisions of the NCP and that the concerns of the community are considered to have been addressed.


The proposal is not inconsistent with the provisions of the NCP and is supported by the NCA.

On 22 August 2025 the NCA approved the proposal.

Attachment A

The Canberra Times Public Notice and Site Notice

14 THE CANBERRA TIMES Saturday July 12, 2025




Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation

Construction of a multistorey commercial building, basement parking and associated public realm works on Block 40 Section 100



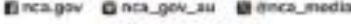
SUBJECT SITE

The National Capital Authority (NCA) has received a works approval application for the construction of a commercial building (north building), basement parking and associated public realm works to 60 London Circuit.

The plans and supporting documentation for the application can be viewed at the NCA's website at <https://www.nca.gov.au/planning/worksapproval/wa-under-consultation>.

Submissions can be made by:
Email to: waconsultation@nca.gov.au

The NCA welcomes feedback on this application by 5:00pm, Friday 1 August 2025.



www.nca.gov.au

005-403 5030

