



Australian Government
National Capital Authority

CONSULTATION REPORT

National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification

November 2025

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1. Introduction

This report summarises the issues raised during the public consultation process undertaken by the National Capital Authority (NCA) on National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification (DA101).

The purpose of DA101 is to reinstate the intended locations of landmark buildings to a permitted building height of RL617 on the western side of the City Hill Precinct. Through the process of Amendment 100 to the Plan, the locations of these landmark buildings were inadvertently changed.

In October 2025, the NCA Board agreed to prepare a draft amendment to the National Capital Plan to revert landmark building locations on the western side of City Hill to their original locations prior to Amendment 100.

2. Consultation

2.1 Consultation activities

On 8 November 2025, the NCA released DA101 for public comment. The community engagement period ran for a period of 8 business days, concluding on 19 November 2025. DA101 was available on the NCA website during the consultation period.

Key activities during the consultation period of DA101 included:

- On 8 November 2025, content about DA101 was published on the NCA's website.
- On 8 November 2025, a notice was published in *The Canberra Times* ([Attachment B](#)).
- On 11 November 2025, the NCA referred DA101 to the ACT Government's Environment, Planning and Sustainable Development Directorate (EPSDD) in accordance with section 15(1) of the *Australian Capital Territory (Planning and Land Management) Act 1988*.
- On 12 November 2025, a notice was published on the *Federal Register of Legislation* ([Attachment A](#)).
- On 13 November 2025, the Office of Impact Analysis advised that detailed analysis is not required under the Australian Government's Impact Analysis Framework for DA101.
- On 19 November 2025, the NCA received correspondence from the Territory Planning Authority advising that they do not object to DA101.

2.2 Submissions

Three public submissions were received in response to DA101 in support of the proposed changes. Each of these submissions is detailed in [Attachment C](#).

3. Conclusion

On 8 November 2025, DA101 was released for public consultation. The public consultation period ran for 8 business days, concluding on 19 November 2025.

Three public submissions were received in response to DA101. The Territory planning authority supports DA101.

4. Attachments

- A. Notice of release of Draft Amendment 101 for public comment published in *The Canberra Times*
- B. Notice of release of Draft Amendment 101 for public comment published in the *Commonwealth Notices Gazette*
- C. Submissions

Attachment A: Notice of release of Draft Amendment 101 for public comment published on the Federal Register of Legislation



Australian Capital Territory (Planning and Land Management) Act 1988

National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification

The National Capital Authority (NCA) has released National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification (DA101) for public consultation. The draft amendment can be viewed on the NCA’s public consultation webpage.

The purpose of Draft Amendment 101 – City Hill Building Height Clarification (DA101) is to reinstate the intended locations of landmark buildings on the western side of the City Hill Precinct. Through the process of Amendment 100 to the Plan, the locations of these landmark buildings were inadvertently changed. DA101 proposes to revert the landmark buildings to their intended locations.

The NCA welcomes feedback on DA101 by close of business Wednesday 19 November 2025. Submissions can be made via email to DraftAmendment@nca.gov.au, by mail to GPO Box 373, Canberra ACT 2600, or hand delivered to the Treasury Building, King Edward Terrace, Parkes ACT 2600.

Please visit the NCA’s website at www.nca.gov.au for further information about DA101.

Enquiries regarding DA101 can be directed to DraftAmendment@nca.gov.au.

Attachment B: Notice of release of Draft Amendment 101 for public comment published in The Canberra Times



Australian Government
National Capital Authority

National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification

The National Capital Authority (NCA) has released National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification (DA101) for public consultation.

DA101 proposes to clarify permitted building heights for the City Hill Precinct.

The NCA welcomes any feedback by close of business Wednesday 19 November 2025.

Visit the NCA website for more information.

nca.gov nca.gov.au @nca_media

Find out more at: www.nca.gov.au



Attachment C: Submissions

No	Name	Comments
1	Ryan Hemsley	<p>I am writing to express my unconditional support for the changes proposed in National Capital Plan Draft Amendment 101 – City Hill Building Height Clarification.</p> <p>The errors introduced in Amendment 100 were highly regrettable, and it is incredibly pleasing to see them being rectified by this amendment.</p>
2	Capital Property Group	<p>We refer to the National Capital Plan Draft Amendment 101 (NCP Draft Amendment 101)– City Hill Building Height which proposes to relocate the RL 617 marker buildings and is current under public consultation on the National Capital Authority (NCA) website.</p> <p>A review of NCP Draft Amendment 101 indicated that the proposed relocation of the RL 617 marker building location to Block 40 Section 100 City (60 London Circuit) is consistent with the originally approved provisions of the NCP and Capital Property Group (CPG) as lessee and developer of this Block 40 Section 100 City are directly impacted by the NCP Draft Amendment 101.</p> <p>As the lessee and developer of Block 40 Section 100 City CPG provides our support for NCP Draft Amendment 101 and appreciates the efforts of the NCA to amend (correct) the provisions of the NCP.</p>
3	City and Environment Directorate	<p>Thank you for your letter to the Director-General and for the opportunity to comment on Draft Amendment 101 - City Hill Building Height Clarification (DA101). I note the purpose of DA101 is to reinstate the intended locations of landmark buildings on the western side of the City Hill Precinct (Sections 100 and 122 City) that were inadvertently changed during the process of Amendment 100 for Knowles Place.</p> <p>It is understood that prior to Amendment 100, landmark buildings of RL617 (approximately 14-18 storeys) for the University Avenue and London Circuit intersection were identified on the corners of Sections 100 and 122 City. The amended figure approved in Amendment 100 changed the sites for permitted RL617 building height near University Avenue to Blocks 1 and 4 Section 18 City. This unintentionally removed landmark buildings from Sections 100 and 122 City. The change proposed to be made via DA101 is in relation to Figure 42 of the National Capital Plan to revert the location of landmark buildings near the intersection of University Avenue and London Circuit to the previous indicative building form.</p>

		<p>Draft Amendment 101 is supported by the City and Environment Directorate as it provides clarity on the intended locations for landmark buildings within the City Hill Precinct and ensures consistency with the strategic vision for Canberra's city centre as a vibrant, well-connected, and sustainable city core. The locations for landmark elements on the western side of the City Hill Precinct represents a sensible approach noting the status of the existing cluster of buildings surrounding the public square of the Reserve Bank of Australia, ACT Supreme Court and City Centre Police Station.</p> <p>The draft amendment also aligns with the urban planning objectives of the ACT Government contained in the following documents:</p> <p><u>Inner North and City District Strategy:</u></p> <ul style="list-style-type: none"> • Reinforces the City Centre's role as Canberra's pre-eminent economic and cultural hub. • Supports mixed-use development and higher density in appropriate locations to accommodate growth while protecting amenity. • Promotes active travel and integration with future light rail corridors, which is consistent with concentrating landmark buildings near major avenues and transport nodes. <p><u>City Plan</u></p> <ul style="list-style-type: none"> • The City Plan sets a clear direction for intensification and urban renewal in the City Centre, including the need for well-designed taller buildings at strategic sites to create a dynamic skyline and support economic activity. • Landmark buildings at key intersections (e.g., Northbourne, Commonwealth, Constitution Avenues) are consistent with the City Plan's urban design principles for legibility and identity. <p><u>City and Gateway Urban Design Framework</u></p> <ul style="list-style-type: none"> • The Framework envisages a formal, structured approach to the city centre, with City Hill as a focal point. • Taller landmark buildings at gateway intersections reinforce the transition from the Northbourne Avenue corridor to the city core, supporting the symbolic and functional role of City Hill as a national and civic landmark.
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