



Australian Government
National Capital Authority

Australian Capital Territory (Planning and Land Management) Act 1988

Draft Amendment 102

Hume Circle Precinct

January 2026

Introduction

The National Capital Authority (NCA) is established under the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act). The National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Act, the NCA is required to keep the Plan under constant review and to propose amendments to it where necessary. The object of the Plan is *‘to ensure that Canberra and the Territory are planned and developed in accordance with their national significance’*.

The Plan identifies matters of national significance in the planning and development of Canberra and the Territory. These are:

- The pre-eminence of the role of Canberra and the Territory as the centre of National Capital functions, and as the symbol of Australian national life and values.
- Conservation and enhancement of the landscape features which give the National Capital its character and setting, and which contribute to the integration of natural and urban environments.
- Respect for the key elements of the Griffins’ formally adopted plan for Canberra.
- Creation, conservation and enhancement of fitting sites, approaches and backdrops for national institutions and ceremonies as well as National Capital uses.
- The development of a city which both respects environmental values and reflects national concerns with the sustainability of Australia’s urban areas.

Within the framework of this legislative object or goal, key objectives of the Plan are to:

- Recognise the pre-eminence of the role of Canberra and the Territory as Australia’s National Capital.
- Further develop and enhance the Central National Area which includes the Parliamentary Zone and its setting and the main diplomatic sites and national institutions, as the heart of the National Capital.
- Emphasise the national significance of the main avenues and approach routes.
- Respect the geometry and intent of the Griffins’ formally adopted plan for Canberra.
- Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.
- Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra’s urban area.
- Provide a plan offering flexibility and choice to enable the Territory government properly to fulfil its functions.
- Support and promote environmentally responsible urban development practices.

The purpose of draft Amendment 102 – Hume Circle Precinct (DA102) is to enable the renewal of an existing urban area in a manner consistent with the Griffins’ Plan for Canberra and to improve housing supply supporting the national agenda.

DA102 to the Plan (set out in Part 2: National Capital Plan draft Amendment 102 – Hume Circle Precinct) has been prepared in accordance with section 23 of the Act.

Part 1: Context

1.1 Introduction

1.1.1 Canberra's role as the National Capital

Canberra is nationally significant as a major outcome and symbol of the Federation of Australia and home of Australia's democracy. The city was conceived as an ideal city, a National Capital worthy of the aspirations, passions, values and patriotism of the Federation movement for the fledgling Australian nation. It is a city which embodies the Australian spirit, and symbolises Australian life and achievement.

Canberra's function as the Seat of Government and as the nation's capital has been the basis for the establishment of Australia's principle government, judicial, cultural, scientific, educational, and military institutions. It has resulted in foreign governments establishing diplomatic missions and residences, and in an increasing number of national organisations and institutions seeking a presence in the capital.

Canberra's role and functioning as the National Capital remains a responsibility of the Australian Government. The Australian Government has a direct responsibility for locations and functions that reflect Canberra as the National Capital.

The National Capital Plan (the Plan), administered by the National Capital Authority (NCA), provides the strategy and blueprint giving effect to the Commonwealth's interest and intentions for planning, designing and developing Canberra and the Territory, and ensures that these interests and intentions are protected.

The Plan identifies a series of 'matters of national significance', being those matters critical to advancing aspects of Canberra and the Territory which are special to the character of the city and to its National Capital role. One such matter of national significance is to *respect the geometry and intent of the Griffins' formally adopted plan for Canberra* and within this, *an obligation to support and promote environmentally responsible urban development practices*.

The Hume Circle Precinct is consistent with these objectives.

1.1.2 Griffin vision

The Griffins' envisaged that Hume Circle would become a major gateway and activity hub, and to link the area to the city through a scenic rail approach route along The Causeway, with a vista to Mount Ainslie. Two rows of medium density mixed-used development encircling the railway station was also intended around Hume Circle, creating a gateway to the Parliamentary Zone.

There is opportunity to reestablish the original Griffin intent and to improve the urban density, land use and public domain surrounding Hume Circle. Draft Amendment 102 creates a planning and design framework that provides a memorable and distinctive sense of arrival for visitors as well as for people who pass through daily. As an approach route that leads into the National Capital, it serves as a symbolic gateway experience for those arriving at the city.

Hume Circle is situated at the junction between current-day Wentworth Avenue, Canberra Avenue and Sturt Avenue (refer Figure 1). In the Griffin Plan, Hume Circle is shown as Eastlake Circle, and the

intersecting roads as Interlake Avenue, Eastlake Avenue/Eastlake Esplanade, and Eastview Avenue respectively.



Figure 1: Extract from Griffin plans (Hume Circle referred to as 'Eastlake Circle')

1.2 The site

The area subject to DA102 is largely defined by the Griffin Plan for Hume Circle.

This includes land within the circle created by arcs of McMillan Crescent and Mildura Street. In recognition of the existing development and block subdivisions, land included as part of the Hume Circle renewal includes Section 6 and Section 26 Fyshwick but excludes Section 25 Griffith.



Figure 2: Area subject to DA102

In August 2023, National Cabinet agreement to a new national target to build 1.2 million new well-located homes over 5 years from 1 July 2024. National Cabinet also agreed to a National Planning Reform Blueprint with planning, zoning, land release and other measures to improve housing supply and affordability. The Blueprint includes:

- updating state, regional and local strategic plans to reflect housing supply targets.
- promoting medium and high-density housing in well-located areas close to existing public transport connections, amenities, and employment.
- streamlining approval pathways and prioritising planning amendments to support diverse housing across a range of area.

The ACT Government’s planning and sustainable development strategies have identified Canberra’s Inner South as appropriate for urban intensification and regeneration. This is based on the strategic location of this area; proximity to transport and services; existing land uses and infrastructure.

DA102 is located within the area identified by the ACT Government as being appropriate for urban redevelopment and is adjacent to the ACT Government’s East Lake urban renewal precinct.

1.4 Explanatory statement

A number of changes to the Plan are required in order to facilitate Hume Circle Precinct, as described below and set out in Part 2: National Capital Plan draft Amendment 102 – Hume Circle Precinct.

1.4.1 Designated Areas

The Plan identifies areas that have the special characteristics of the National Capital as ‘Designated Areas’. Within Designated Areas, the NCA has sole responsibility for determining detailed planning controls and for approving works.

A number of factors are relevant in determining whether a place or area has the special characteristics of the National Capital:

1. Canberra hosts a wide range of national functions – activities which occur in Canberra because it is the National Capital and which give Canberra a unique function within Australia.
2. The Griffins’ strong symbolic design for Canberra Central has given the National Capital a unique and memorable character.
3. Canberra’s landscape setting and layout within the Territory have given the Capital a garden city image of national and international significance.

DA102 reinstates part of the Griffins’ strong symbolic design for Canberra Central, which has given the National Capital a unique and memorable character, to expand this arrangement to include the Hume Circle Precinct. Figure 3 illustrates the area of land to be included within Designated Areas.

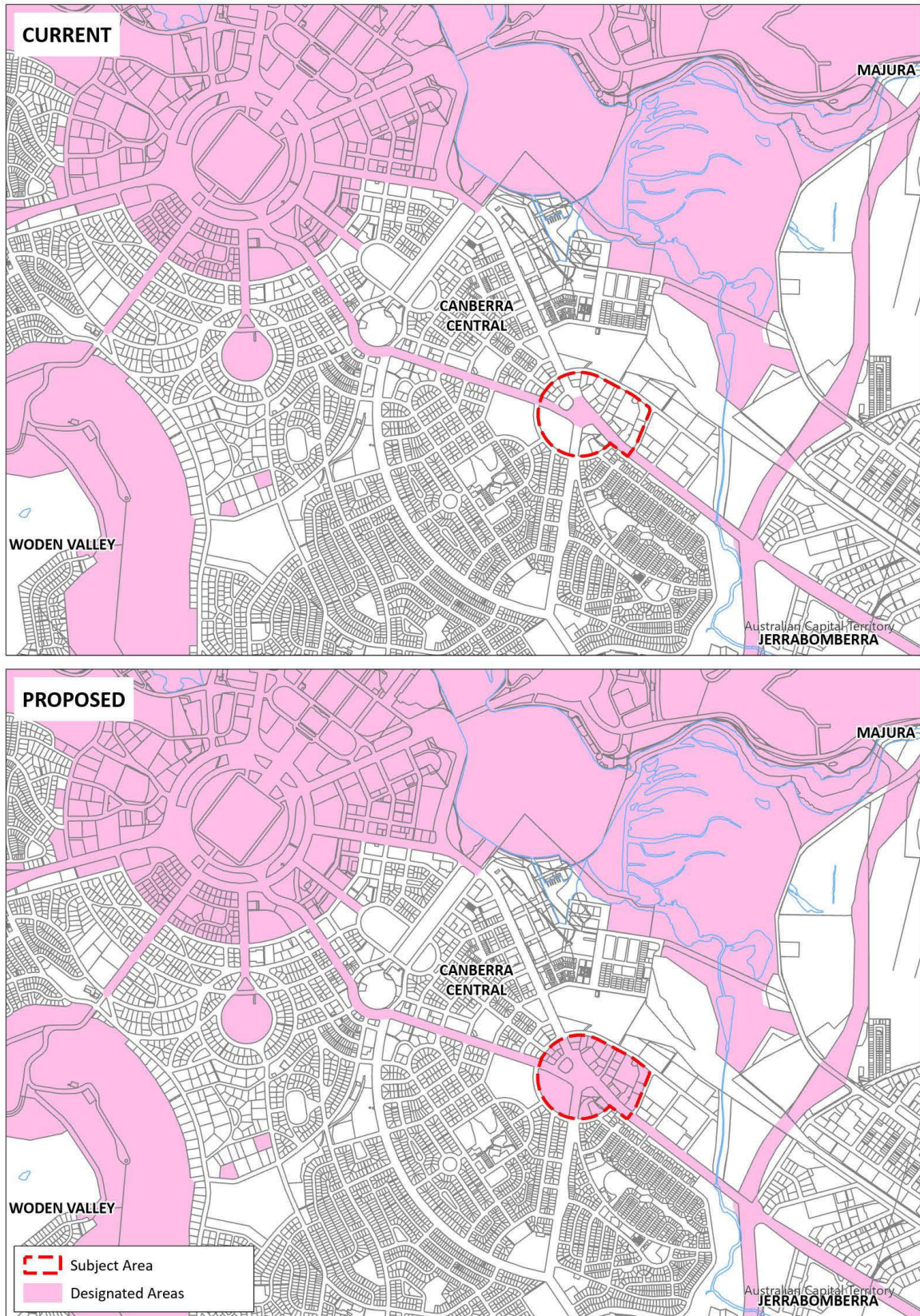


Figure 3: Proposed changes to Designated Areas

1.4.2 General Policy Plan – Metropolitan Canberra

The General Policy Plans of the Plan set the broad framework for land use in the ACT. They identify which areas are planned for urban development and which areas are not to be developed for urban use. Non-urban land is made up of several land use categories including Rural Areas, Broadacre Areas, and the National Capital Open Space System (River Corridors; Mountains and Bushland; Hills, Ridges and Buffers; Lake Burley Griffin).

The area subject to DA102 is currently within Urban Areas under the General Policy Plan – Metropolitan Canberra, therefore no change to the Metropolitan Policy Plan is required.

1.5 Draft amendment process

The process for making an amendment to the Plan is outlined in Figure 4.

Figure 4: Outline of the National Capital Plan draft amendment process

WHAT HAS BEEN DONE
Proposal by the NCA of a Draft Amendment to the Plan
▼
CURRENT STATUS
Public consultation on a Draft Amendment
▼
WHAT IS NEXT
Submission to Minister
Action by Minister
Parliamentary scrutiny
Expiration of disallowance period

1.9 Public consultation

The NCA welcomes written comments on DA102 from interested parties as part of the consultation process. All responses received will be considered before DA102 is submitted to the Minister for Regional Development, Local Government and Territories in accordance with the provisions of the Act.

Hard copies of DA102 are available on request by contacting:

National Capital Authority
Ground Floor, Treasury Building
King Edward Terrace
PARKES ACT 2600

02 6271 2888

Between 9am and 5pm Monday to Friday

Get involved

To obtain further information:

- Send your questions to draft.amendment@nca.gov.au. NCA officers will provide a written response, alternatively please indicate if would like an NCA officer to call you to discuss your questions.
- If you belong to a community organisation, please email draft.amendment@nca.gov.au to organise a meeting with NCA officers.

Submissions

Submissions to DA102 can be:

- emailed to draft.amendment@nca.gov.au
- mailed to Chief Planner, National Capital Authority, GPO Box 373, Canberra ACT 2601
- delivered to the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, Parkes ACT 2600.

Submissions are invited until close of business on 3 February 2026.

Permission to disclose name and address

The NCA seeks an open and transparent draft amendment process. Following public consultation on the draft amendment, the NCA will prepare a Consultation Report which will be published on the NCA website. This report will include a summary of each submission. The NCA intends to publish the name of each person making the submission but will not publish contact details (such as physical address, email or phone number).

If you have a concern about having your name published on the internet or wish to make a confidential submission, you must make this clear when submitting your comments. Say why you want your submission to be kept confidential.

Part 2: National Capital Plan Amendment 102 – Hume Circle Precinct

The National Capital Plan is amended by the following:

Part One – The National Significance of Canberra and the Territory

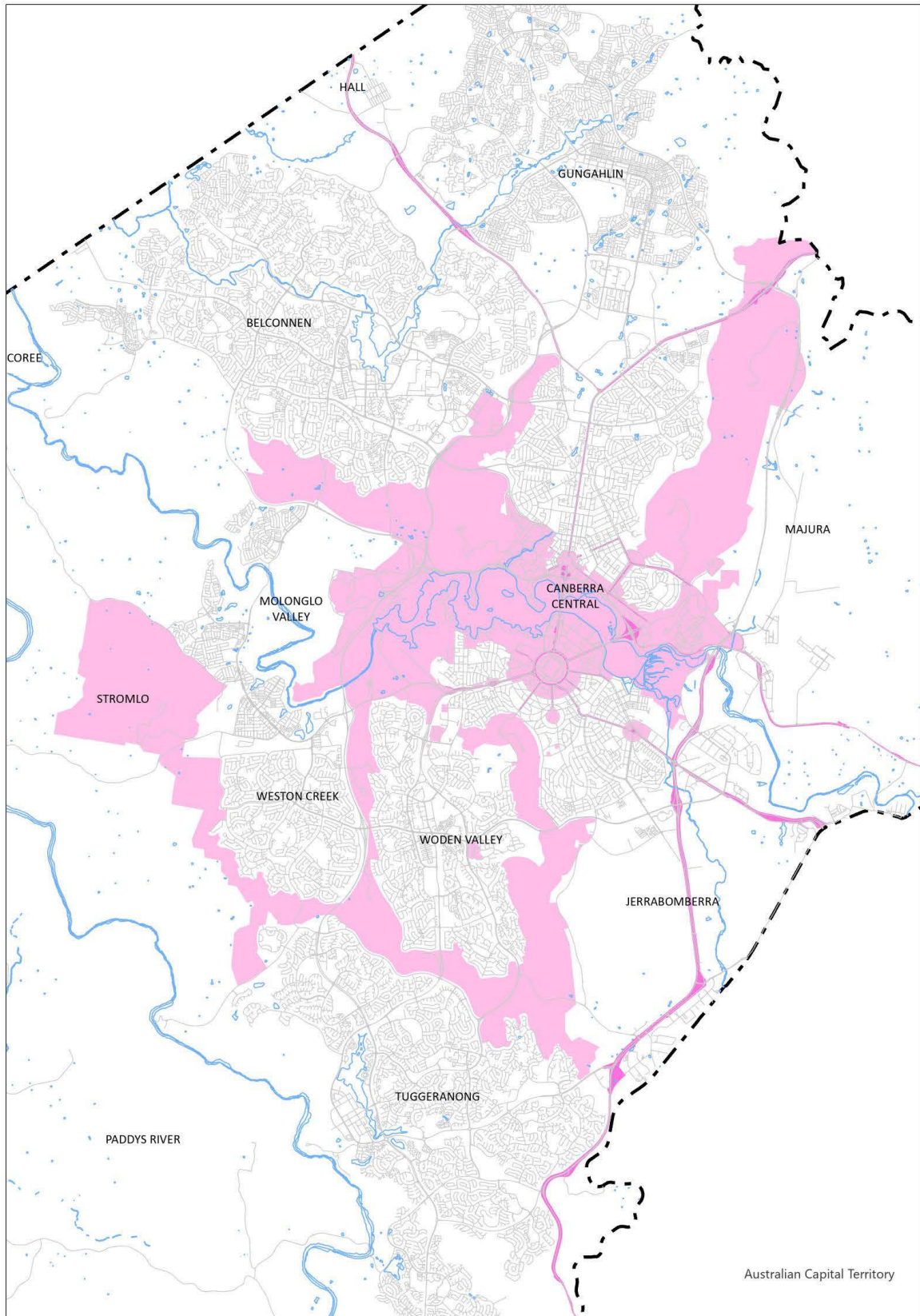
Section 1.2 Designated Areas

1. Delete paragraph 9 and replace with:

Designated Areas comprise:

- Lake Burley Griffin and its Foreshores
- the National Triangle and adjacent sites
- the balance of the Central National Area adjoining the Lake and the Triangle, and extending from the foot of Black Mountain to the airport, and including land around Hume Circle
- sites set aside solely for diplomatic use
- the Inner Hills which form the setting of the Central National Area
- the Main Avenues and Approach Routes between the ACT border and the Central National Area.

2. Delete Figure 1: Designated Areas and replace with the following:



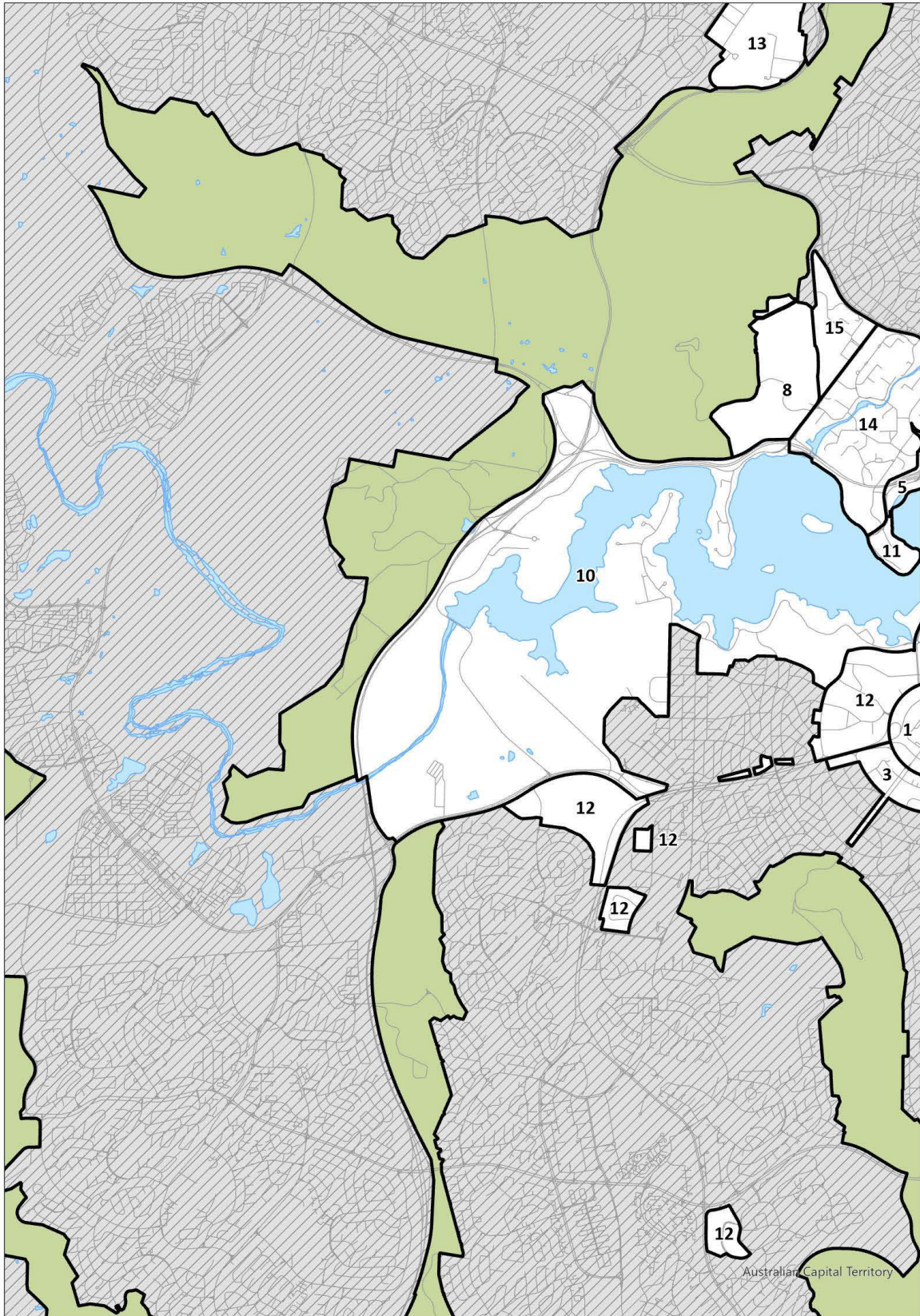
Part Four(A) – Principles and policies for Designated Areas and Special Requirements for National Land outside Designated Areas

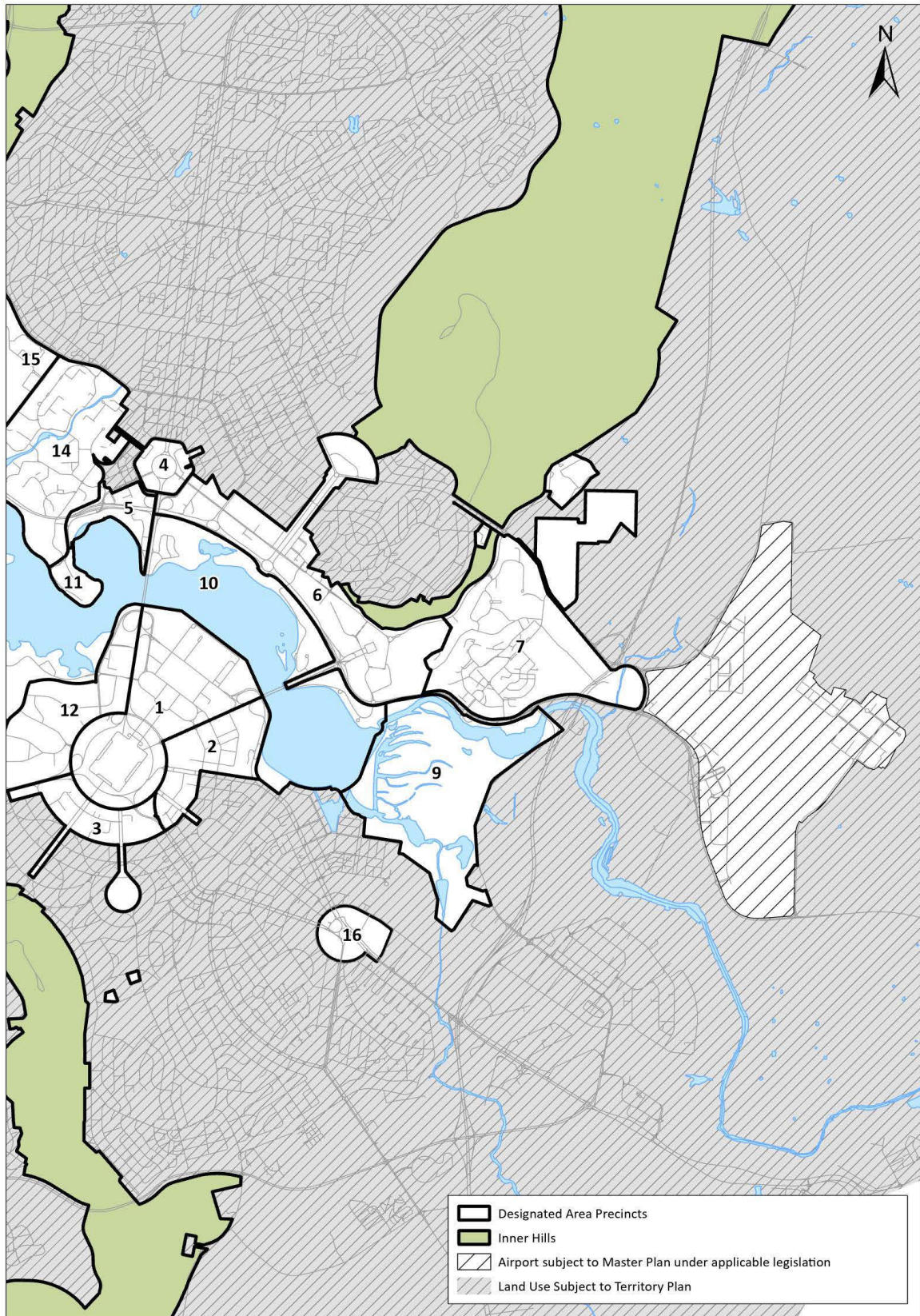
Section 4.0 Designated Areas

3. Delete paragraph 1 and replace with the following:

Figure 12 identifies each precinct within Designated Areas. Precincts numbered 1-16 and Canberra Airport form the Central National Area.

4. Delete Figure 12: Designated Areas precincts and replace with the following:





Section 4.1 The Central National Area

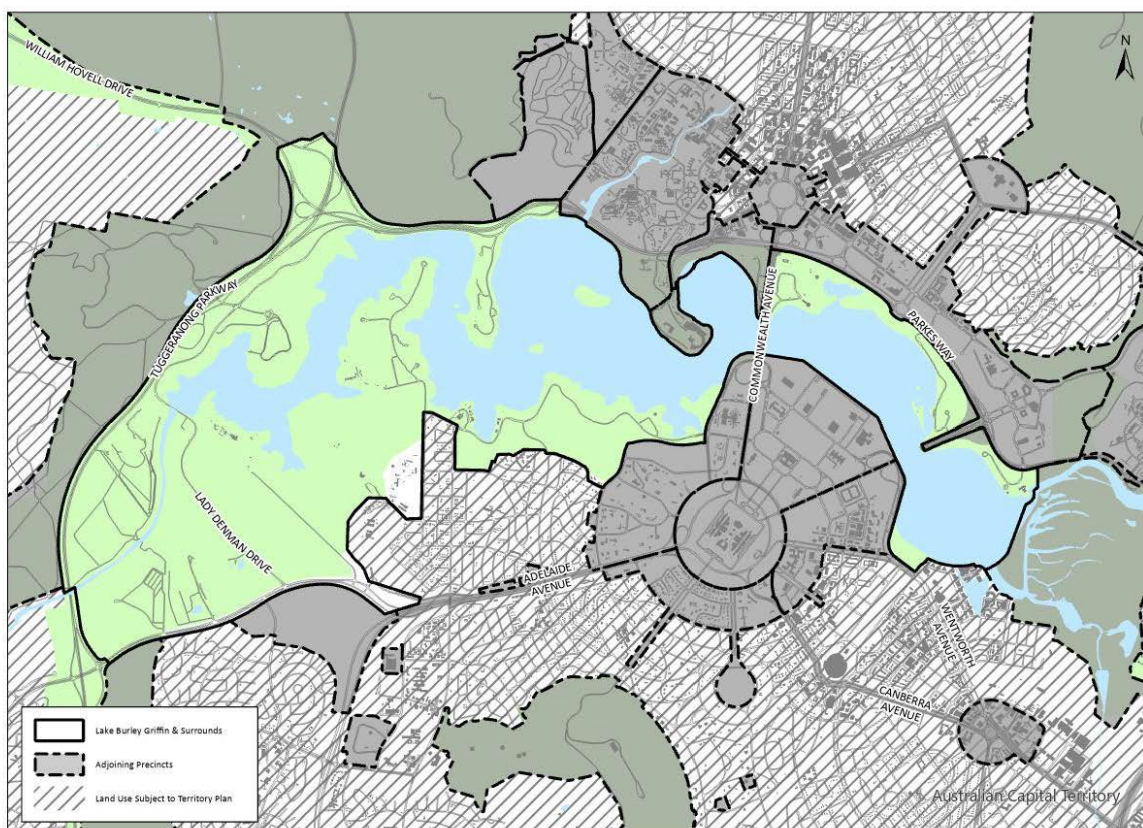
5. Delete paragraph 1 and replace with the following:

The Central National Area includes the following Precincts:

1. Parliamentary Zone
2. Barton
3. Deakin/Forrest Residential Area
4. City Hill
5. West Basin
6. Constitution Avenue and Anzac Parade
7. Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct
8. Australian National Botanic Gardens
9. Jerrabomberra Wetlands
10. Lake Burley Griffin and Foreshores
11. Acton Peninsula
12. Diplomatic Precinct (Yarralumla, Deakin, O'Malley and Curtin)
13. Australian Institute of Sport
14. Australian National University
15. CSIRO Black Mountain
16. Hume Circle
17. Canberra Airport (within the Central National Area however not within Designated Areas).

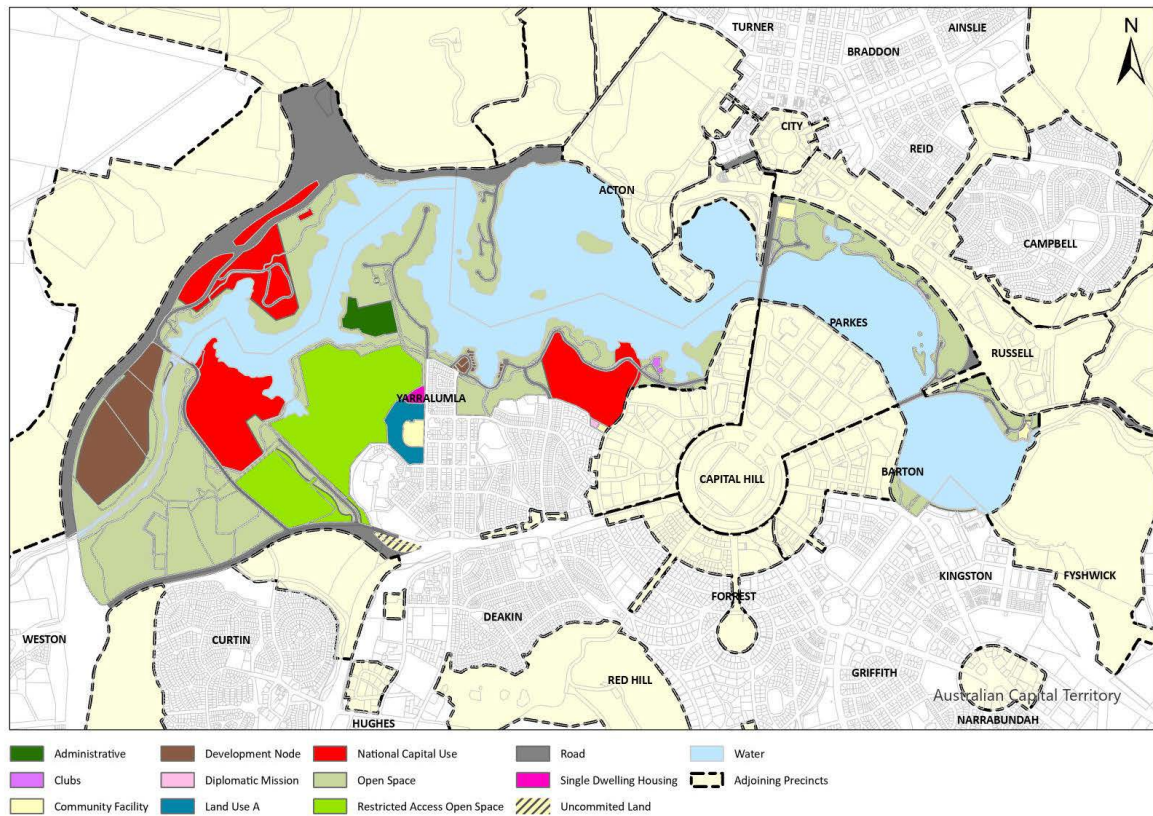
Section 4.12.1 Lake Burley Griffin and Foreshores Precinct Code

6. Delete Figure 113: Lake Burley Griffin and Foreshores Precinct location and replace with:



Section 4.12.4 Lake Burley Griffin and Foreshores Precinct Code

7. Delete Figure 114: Land use for Lake Burley Griffin and Foreshores Precinct and replace with the following:



8. Add a new Precinct Code:

4.19 Hume Circle Precinct Code

4.19.1 Precinct location

The Hume Circle Precinct is located at the junction of Canberra Avenue, Sturt Avenue and Wentworth Avenue. Broadly, the outer boundaries of the circle are formed by McMillan Crescent and extend to the southern boundary of Mildura Street and the western boundary of Dalby Street.

Figure 145 illustrates the location of the Hume Circle Precinct.

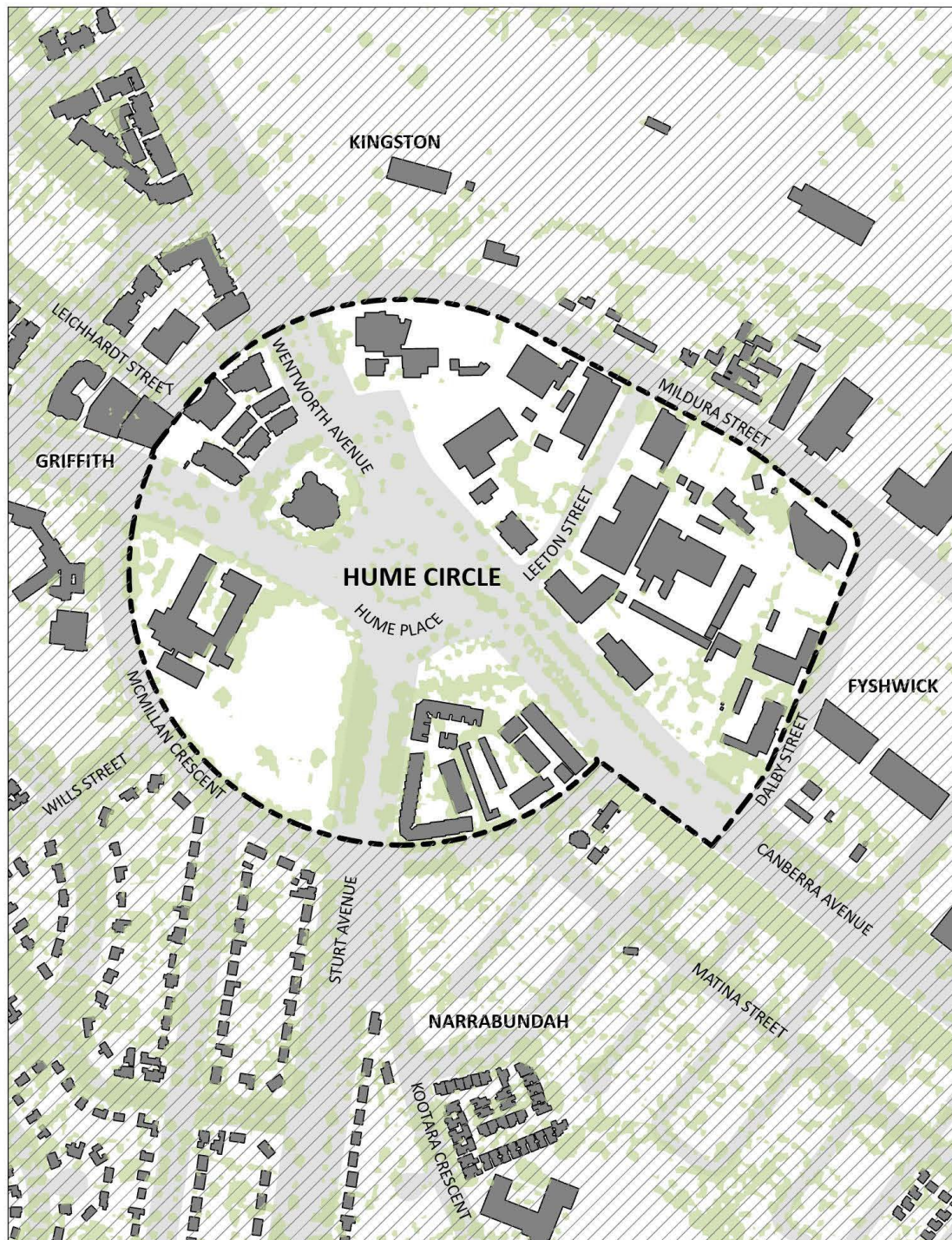


Figure 145: Hume Circle Precinct location

4.19.2 Background

The Griffins' plans for Canberra envisaged the main avenues and approach routes as axial lines and principal ordering elements of the city. The sequence of arrival to the National Capital and the Central National Area was consciously orchestrated in the Griffins' plans through a series of gateways and scenic approaches.

The junctions between the main avenues were planned to be important gateways to the National Capital marked by elegant nodes framed by mixed land use and higher-density urban form. Hume Circle is part of the major eastern approach route, and completes one corner of the triangle between Mount Ainslie, Capital Hill and Hume Circle.

Within the 1918 Griffin Plan, a circular street layout was adopted for the Hume Circle Precinct with surrounding blocks subdivided by a series of radial streets emanating from the centre of the Circle with urban density situated on land adjacent the Hume Circle circumference. By completing Hume Circle (through an extension of McMillan Crescent), establishing the radial geometry, and establishing a higher-density urban form, many aspects of the 1918 Griffin Plan can be retrieved in a modern context.

Urban renewal of the Hume Circle Precinct will provide an opportunity to revitalise, embed design excellence, and celebrate Canberra's unique landscape character while placing high value on human scale public places that prioritise pedestrians, cycling, and public transport. It will enable more people to live in proximity to employment hubs, social and cultural infrastructure, and sustainable public and active travel transport options.

Hume Circle will become a prominent and vibrant mixed-use precinct linking the central south-east to Parliament House via Canberra Avenue to Commonwealth Avenue into the city centre. This will be supported by an integrated greenspace network with broad tree-lined corridors that emphasise the radial axis from Hume Place and integrate outdoor dining and street parking to create active and attractive spaces. It will ensure a unified landscape and built form that responds to vision, place, community, character, and function.

There is a National Capital interest in ensuring that:

1. The Hume Circle Precinct is developed as a high-quality urban node.
2. Building massing and form reflect the Griffin geometry of and surrounding Hume Place and the Causeway.
3. The symbolic importance of Canberra Avenue as a Main Avenue and its function as a key access corridor to the city is protected and supported through high quality design in architecture, landscape, and public realm.

4.19.3 Objectives for the Hume Circle Precinct

1. Develop the Hume Circle Precinct as an exemplar of urban regeneration which will welcome visitors from the east and provide a gateway to the Central National Area.
2. Restore and emphasise the Griffins' vision by:
 - extending McMillan Crescent to complete this circle

- reinstating the intent of the radial geometry contemplated by the Griffin Plan including axial streets and a visual connection along the Causeway axis.
3. Showcase design excellence and sustainability in landscape, architecture, and the public realm.
 4. Realise the advantages of the location as a public transport and employment node at the intersection of significant main avenues.
 5. Optimise accessibility to surrounding public infrastructure, transport, employment and recreation areas afforded by the site's proximity to key centres such as Kingston, Manuka, Parliament, Airport, Fyshwick, Kingston Foreshore and Civic.
 6. Provide a mix of land-uses, open space and buildings to attract activity and investment.

4.19.4 Land use for the Hume Circle Precinct

Land use for the Hume Circle Precinct should be in accordance with Figure 146.

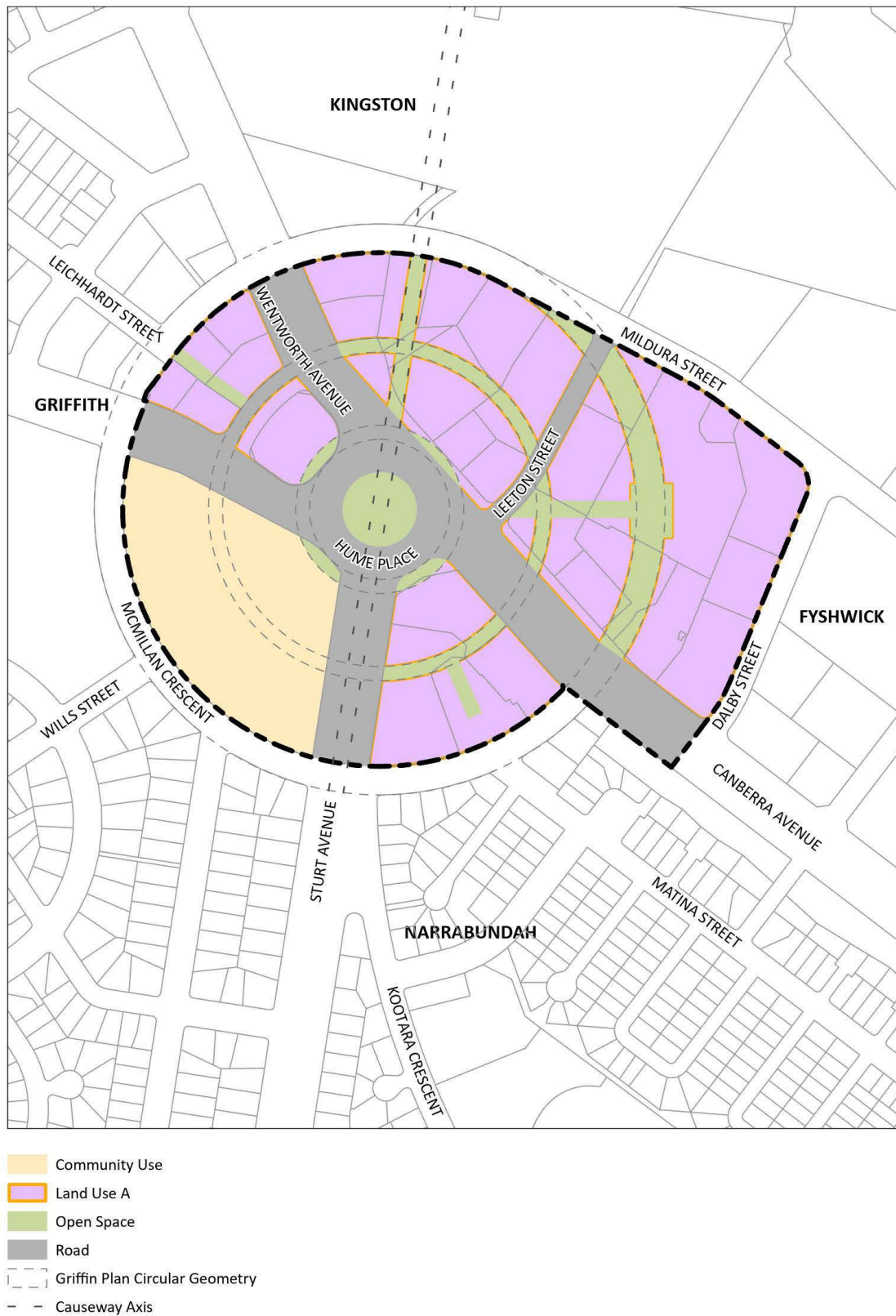


Figure 146: Land use for the Hume Circle Precinct

Permitted land uses for 'Land Use A' are:

- Administrative Use
- Aquatic recreation facility
- Bank
- Bar
- Café
- Car Park
- Child Care Centre
- Club
- Commercial Accommodation (limited to Hotel, Motel, and/or Serviced Apartment only)
- Community Facility
- Community Protection Facility
- Consulting Rooms
- Cooperative Society
- Cultural Facility
- Diplomatic Mission
- Education Establishment
- Health Centre
- Indoor Recreation Facility
- Landscape Buffer
- Office
- Open Space
- Park
- Pathway Corridor
- Personal Service Establishment
- Place of Assembly
- Public Utility
- Residential
- Restaurant
- Retail
- Road
- Social/Community Facility
- Social Housing
- Tourist Facility

4.19.5 Detailed conditions of planning, design and development

General

The primary radial and circular structuring geometry of the Hume Circle Precinct should be developed and maintained to reinforce the *Griffin Plan* including the creation of a visual connection along the original Causeway alignment.

The completed Circle will be publicly accessible and provide a pedestrian-prioritised connection from Canberra Avenue through to Mildura Street. The creation of a new east-west radial link emanating

from the centre of Hume Circle through Section 6 Fyshwick will be developed and function as a publicly accessible pedestrian-prioritised boulevard.

Canberra Avenue will be reinforced as an approach route from the east and Hume Circle reinforced as a gateway to the National Capital by establishing urban density around the Hume Circle.

Development of the Hume Circle Precinct will complement and be integrated with that in the broader East Lake area.

Building height

Maximum permitted building heights in the Hume Circle Precinct are shown in Figure 147 and must accord with the following principles:

- urban density and building heights up to a maximum height of RL617 are to be situated on land surrounding the completed Hume Circle (McMillan Crescent extension)
- building heights to the inner circle directly surrounding the Canberra Avenue, Wentworth Avenue, and Sturt Avenue intersection are permitted to 8 storeys to allow 'buildings within a landscape' to define the inner gateway experience
- 12 storey building heights (maximum) RL607 to Dalby Street are permitted
- building heights adjacent to heritage items (near the Dairy Site) appropriately respond to the heritage fabric and context of the site.

Where building height is permitted to RL617, no building elements or structures are to exceed this limit.

Where building heights are permitted to 8 storeys and 12 storeys, building elements above these limits are permitted to accommodate roof top plant and equipment. No habitable room is permitted above maximum prescribed height limits.

The circles identified as the 'Griffin Plan circular geometry' shown in Figures 146 and 147 are illustrative only, of the future potential to complete the circular geometry within the Hume Circle Precinct.

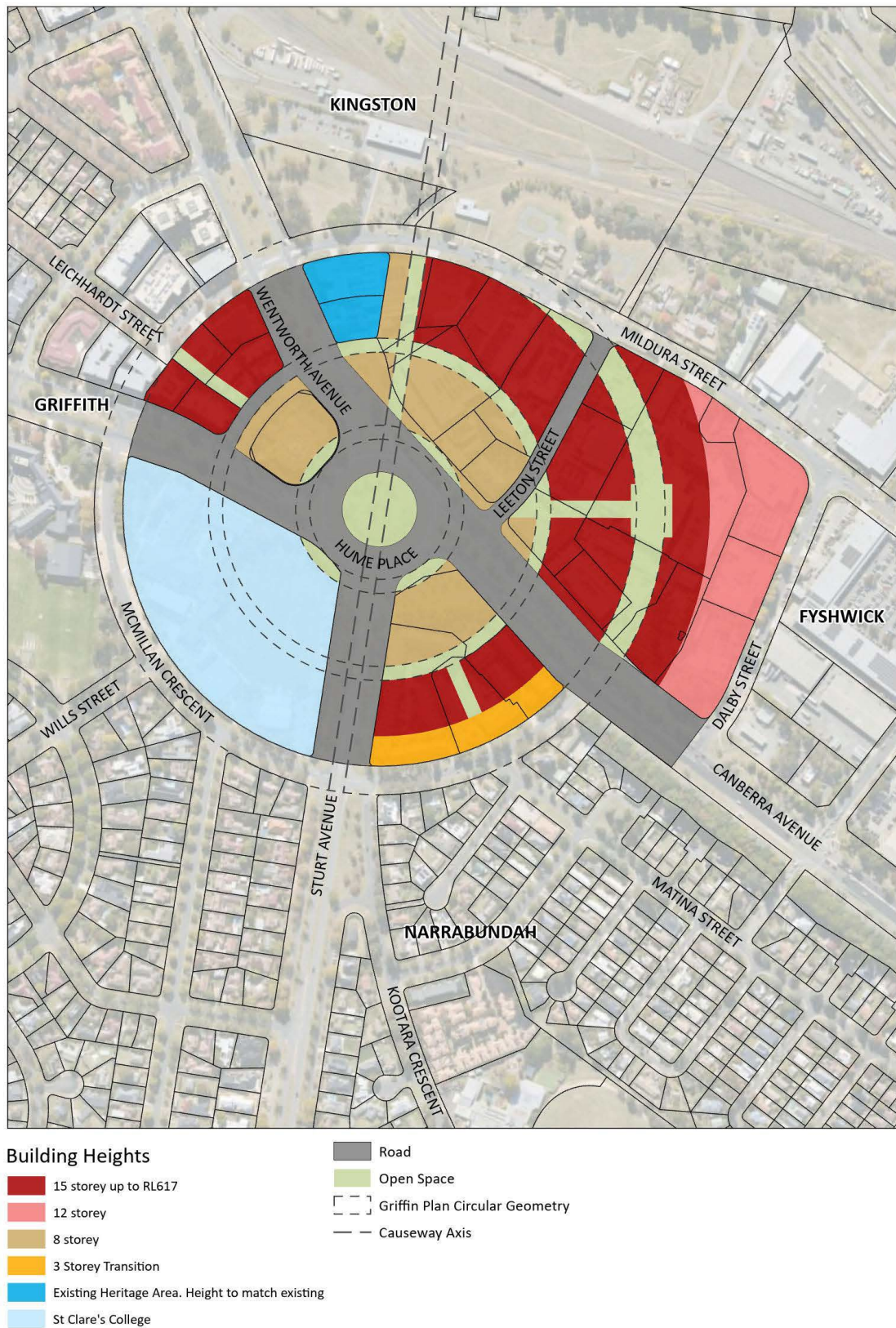


Figure 147: Hume Circle Precinct - Building height framework

Implementation

For development proposals in the Hume Circle Precinct, detailed conditions of planning design and development must be approved by the National Capital Authority prior to application for works approval. Any detailed conditions must address (at a minimum):

- land use
- built form
- architectural design
- subdivision and staging
- access, road layout and car parking arrangements
- public realm, including landscape structure, open space, deep root planting
- streetscape
- lighting
- design quality
- housing diversity, including social and affordable housing
- landscape requirements for development blocks
- heritage
- context to whole of the Hume Circle Precinct and adjoining areas
- social and utilities infrastructure.

Detailed conditions of planning, design and development will be subject to public consultation. Subsequent applications for works must demonstrate that proposals are not inconsistent with the detailed conditions.

Consequential changes

The draft Amendment will recognise consequential changes to page numbers, figure numbers and text references, and contents page.