



Australian Government
National Capital Authority

Consultation Report

Works Approval No. WA-001917

Block 40 Section 100 City

Construction of a mixed use commercial building
(West Building)

February 2026

Contents

Introduction	3
Public Consultation requirements	3
1.1 National Capital Plan (NCP)	3
1.2 Commitment to Community Engagement	4
Summary of Public Consultation	4
2.1 The public consultation process	4
2.2 Submissions Received, Comments and Response	5
2.3 Key Issues Raised and Response	5
Conclusion	13
Attachment A – The Canberra Times Public Notice and Site Notice	14

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 29 November 2025 an application for works approval was received by the NCA from Capital Property Group. The application is for Stage 3 construction of a mixed use commercial building (West Building), revised basement and public realm area, located on Block 40, Section 100, City (40 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.

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.

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 January and 2 February 2026. Consultation took the form of:

- On Monday 12 January 2026, 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 January and 2 February 2026, the NCA published the proposal and plans on the NCA's website.
- Between 12 January and 2 February 2026, 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 four submissions on the proposal (one was received late however has still be considered). A range of issues were raised in the submissions to elements of the proposal. Key issues raised in the submissions included:

- Building height, bulk and scale inconsistent with precinct character.
- Loss of visual amenity and outlook for nearby residences.
- Overshadowing of neighbouring buildings, including the Law Courts and Reserve Bank.
- Impacts on heritage values, particularly relating to the ACT Law Courts complex.
- Increased activity, traffic, congestion and service access pressures.-access pressures.
- Insufficient clarity regarding pedestrian access and movement around the site.
- Potential adverse wind impacts and lack of publicly available wind modelling.
- Inadequate public consultation and calls for further engagement.
- Preference for greater open space, landscaping, and community -focused design outcomes.

Key themes raised and the NCA’s response is outlined in Part 2.3 below.

2.3 Key Issues Raised

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

Key Issue Raised	NCA Response
<p><u>Building height, bulk and scale inconsistent with precinct character.</u></p> <p>Submitters argued that the proposal’s height, bulk and scale are out of character with the City Hill Precinct, describing the scheme as “somewhat squat and amorphous...with very high site coverage,” and a “big block slab” that feels overbearing at street level, particularly along Knowles Place.</p> <p>Submitters contend the RL617 cap produces a bulky outcome rather than slender landmark forms suited to this symbolic location, with one submitter stating the building “suffocates” the much smaller ACT Law Courts and Reserve Bank and creates a “claustrophobic” or “boxed-in” effect that diminishes their civic presence.</p> <p>Several near by residents emphasised that the site is not, in their view, a true gateway corner and that the landmark-scale massing is therefore unjustified and inconsistent with the intended character.</p> <p>Others urged design changes to address perceived dominance - such as reducing the height “to no higher than the LC complex” or adopting a stepped profile to soften the mass—arguing that without such measures the development would overwhelm adjacent buildings and erode the precinct’s human scale and visual legibility.</p>	<p>The NCA considers the proposed height and massing are consistent with the National Capital Plan (NCP) and the City Hill Precinct Code, which permit landmark buildings up to RL617 at designated locations along London Circuit. The West Building reaches RL616.97 within the identified landmark zone, and the bridge element outside that zone steps down to ~25 m, aligning with the general precinct scale.</p> <p>Setbacks and separation distances (most notably a 31.3 m separation across London Circuit to Capitol Residences) reflect the prevailing urban form on London Circuit. Collectively, these parameters ensure the built form reads as a landmark element within a planned family of taller corner buildings, rather than an anomaly in the precinct.</p> <p>Urban-design impacts have been considered through iterative design review and technical testing. The National Capital Design Review Panel reviewed the scheme twice, with subsequent refinements addressing panel feedback.</p> <p>Wind testing confirms that, with the specified awnings and evergreen planting, the pedestrian environment is suitable for intended uses.</p> <p>Shadow analysis shows no winter overshadowing of Capitol Residences and maintains sunlight access to key public areas, with any summer morning shadow to nearby residences being limited and transient.</p>

	<p>These outcomes, together with predominantly active frontages, generous ground-floor heights (exceeding 6.5 m on London Circuit) and upgraded public realm treatments, support a civic, human-scale experience at street level notwithstanding the landmark height.</p> <p>In terms of precinct character and heritage, the form reinforces the Griffin geometry of City Hill, Vernon Circle and London Circuit, retains view lines, and responds to adjacent civic buildings - including the Reserve Bank and Melbourne Building - through a disciplined façade strategy and a podium language that references nearby materials and proportions. A Heritage Impact Assessment found no adverse impact on adjacent heritage items (noting the ACT Magistrates Court is not heritage-listed). On this basis, the proposal is not inconsistent with the intended gateway/landmark role envisaged for this corner following Amendment 101's reinstatement of RL617 sites in Sections 100 and 122.</p> <p>Accordingly, while submitters perceive the building as visually dominant, the proposal complies with the NCP's quantitative controls and qualitative intent for City Hill: it locates height where it is expressly anticipated, manages bulk through stepping and articulation, protects key views and solar access, and delivers activated, high-quality public realm consistent with the precinct's civic character.</p>
--	--

<p><u>Loss of visual amenity and outlook for nearby residences.</u></p> <p>Submitters said the development would materially reduce the visual amenity and outlook of nearby residences - especially Capitol Residences - by replacing an open car-park frontage and long views with what one described as a “point-blank big box glass structure.”</p> <p>Residents emphasised that when they purchased, the opposite site’s use as a car park informed reasonable expectations about openness, sunlight and outlook, and they now fear a “significant adverse impact on residential amenity” from the loss of views, increased visual dominance and reduced daylight.</p> <p>Comments were made in relation to the specific views that would be lost - the Carillon, the Kings Bridge, the illuminated night skyline/Queanbeyan ridge curve, aircraft movements into Canberra Airport and broader lake/park vistas - arguing this erodes their sense of place and “community connection” to key landmarks.</p> <p>Some linked the loss of outlook and daylight to ongoing wellbeing, noting that diminished natural light and enclosure would affect comfort and mental health.</p> <p>Overall, the submissions characterise the change as a shift from open civic views to a close, bulky façade that would “overwhelm” apartments on the eastern side of Capitol Residences and “passively extinguish” valued day and night-time engagement with the city’s landmarks.</p>	<p>The concerns raised about loss of visual amenity and outlook for nearby residences have been carefully considered. While residents expressed that the transition from an open car-park to a commercial building would alter long-range views, the proposed development has been designed and assessed as consistent with the National Capital Plan (in particular, the City Hill Precinct Code). The building complies with the permitted RL617 height for the designated landmark corner, and the resulting separation distance across London Circuit - 31.3 metres between Capitol Residences and the West Building. The separation provides an appropriate and policy-aligned level of spatial separation for a dense city-centre environment.</p> <p>Solar access modelling demonstrates that Capitol Residences will experience very limited overshadowing, confined to a short period between 9–10 am in mid-summer, with no overshadowing at all during mid-winter. This confirms that natural light access for residents will be maintained and that the development will not result in the prolonged loss of daylight.</p> <p>In relation to visual dominance, the proposed building form, setbacks and height are compliant with the City Hill Precinct Code and consistent with the emerging built form along London Circuit, including other approved RL617 buildings within the same master-planned block. The proposal reinforces the intended urban character of the precinct, one that anticipates significant commercial intensity and landmark buildings at key corners, while maintaining important view corridors to City Hill and framing the broader Griffin geometry.</p> <p>The architectural design has undergone multiple rounds of National Capital Design Review Panel consideration and demonstrates a high standard of refinement in massing and façade articulation. These measures ensure that, while the development represents a change in outlook for some residences, it does so in a way that aligns with the planning framework, maintains high-quality urban design outcomes, and supports the City Centre’s role as the Territory’s primary commercial and civic precinct.</p>
---	---

<p><u>Overshadowing of neighbouring buildings, including the Law Courts and Reserve Bank.</u></p> <p>Submitters argued the proposal would cast significant shadow over neighbouring civic buildings, particularly the ACT Law Courts and the Reserve Bank, leading to a darker, less welcoming precinct and the loss of valued public amenity. Several described the courts being “boxed in” and “squeezed into hidden anonymity behind four suffocating big block piles,” warning that winter conditions would be especially poor and that “the enclosed precinct will never see sunlight during winter.”</p> <p>Others commented on the applicant’s own diagrams, noting that “on a particular June day...the proposed Landmark building benefits from solar access” while “the Law Courts and Reserve Bank are darkened by overshadowing from the proposed development,” and urged reducing building height to lessen the degree and extent of overshadowing.</p> <p>Overall, the tone was that the massing would “passively extinguish” day- and night-time engagement with these civic buildings and their surroundings, with submitters calling for changes to protect sunlight access across the courts precinct.</p>	<p>Overshadowing of neighbouring buildings have been carefully considered. Solar access modelling for the proposal demonstrates that the development maintains sunlight to key public spaces and generates only limited additional shadow on surrounding buildings across the day and year. For Capitol Residences, the modelling shows no winter overshadowing and only a short period of early-morning shadow in summer; for the Law Courts and the Reserve Bank, any additional shading is confined to parts of the day typical of a compact city-centre setting and is not of a magnitude that would unreasonably compromise their function or public interface.</p> <p>The building’s height and massing is compliant with National Capital Plan and City Hill Precinct Code for a landmark corner, with setbacks and separation distances that appropriately manage interface conditions. The scheme has also been through multiple rounds of design review, and incorporates measures, such as articulation, podium treatment, generous ground-floor heights and an upgraded public realm, to ensure a high-quality pedestrian environment notwithstanding the presence of a taller element.</p> <p>On this basis, while it is acknowledged that some additional shadow will occur at certain times, the extent and duration have been demonstrated to be acceptable for this strategic location and do not warrant changes to the compliant height and siting.</p>
--	--

<p><u>Impacts on heritage values, particularly relating to the ACT Law Courts complex.</u></p> <p>Submitters expressed that the proposal would erode the heritage setting and civic presence of the ACT Law Courts, saying the complex would be “squeezed into hidden anonymity behind four suffocating big block piles,” and that the development would “passively extinguish” public engagement with this “prized city asset.”</p> <p>Comments emphasised the Courts’ recognised architectural pedigree, citing awards such as “Building of the Year (1997), the Canberra Medallion (1997) and the BHP Steel Award (1997)”, and argued the new massing would diminish a landmark that has long contributed to the city’s cultural identity.</p> <p>Some commentary urged reductions in height and a stepped profile along Knowles Place to better respect the scale and prominence of the Law Courts and the adjacent Reserve Bank, contending that without such changes the proposal would undermine the precinct’s historic character and human-scaled civic realm.</p>	<p>The proposal has been designed to respect the civic and architectural context of the precinct through its podium proportioning, colonnade and material palette that relate to adjacent significant buildings, including the Reserve Bank and the Melbourne Building.</p> <p>A heritage assessment undertaken for the application found that the development will not have adverse heritage impacts on nearby listed places, and it is noted that the ACT Magistrates Court complex itself is not heritage-listed.</p> <p>The building sits within the landmark location identified for additional height and has been refined through independent design review to manage scale, articulation and public-realm quality at the Courts interface.</p> <p>View corridors and the broader Griffin geometry are maintained, and the public realm works along London Circuit and Knowles Place are aimed at strengthening the setting of nearby civic buildings rather than diminishing their prominence.</p> <p>On this basis, while the development will change the immediate context around the Courts, however, does so in a way that is consistent with the precinct’s heritage sensitivities and intended civic character compliant with the National Capital Plan.</p>
<p><u>Increased activity, traffic, congestion and service-access pressures.</u></p> <p>Submitters expressed concern that the proposed development would generate a substantial increase in local activity and movement, leading to greater traffic volumes, congestion and pressure on servicing arrangements in an already busy part of the city.</p> <p>Residents feared that the scale and intensity of the building would not be matched by adequate planning for vehicle access, loading, waste collection and pedestrian flows, with one noting that the increase in density “has not been adequately supported by corresponding planning for traffic management, pedestrian movement, servicing, and general infrastructure.”</p> <p>Others questions raised included how pedestrians from nearby apartments would safely cross tram tracks and navigate London Circuit, arguing that details of access routes were unclear or missing.</p> <p>Concerns were raised about potential queuing, conflicts with court-related traffic in Knowles Place, and increased pressure on the surrounding streets,</p>	<p>The concerns about increased activity, traffic, congestion and servicing pressures have been considered in light of the applicant’s technical assessments and the broader precinct-wide planning framework. A detailed Traffic Impact Assessment was prepared for the full masterplan and demonstrates that traffic generated by the development can be accommodated within the existing network, with any increases in delays confined to local movements and not affecting the wider Civic system.</p> <p>Vehicle access is consolidated to Knowles Place, avoiding new conflict points on London Circuit and Northbourne Avenue, and all servicing, loading, waste collection, and courier movements, occurs within the basement rather than in the public realm, which limits external impacts.</p> <p>Coordination with Transport Canberra and City Services confirms that the proposed arrangements are acceptable in principle and work in tandem with the Stage 2A Light Rail upgrades, which will deliver the pedestrian access improvements. The proposal strengthens public-realm connectivity, supports sustainable transport through high-quality end-of-trip</p>

<p>describing the cumulative effect as placing “undue pressure on the local environment” and reducing liveability for existing residents.</p>	<p>facilities, and meets all parking and access requirements under the National Capital Plan.</p> <p>While an increase in daily activity is expected given the site’s strategic city-centre location, the proposal demonstrates that these effects have been appropriately planned for and will not result in unreasonable impacts on residents or surrounding civic operations.</p>
---	--

<p><u>Insufficient clarity regarding pedestrian access and movement around the site.</u></p> <p>Submitters said the proposal lacks clear, practical information about how people will move to and through the precinct, especially between Capitol Residences at 39 London Circuit and the new building across London Circuit. Several asked how neighbours are expected to “cross the tram tracks & road to 40 London Circuit,” noting that street-level details for pedestrian access were “omitted” or insufficient, and expressing concern that safe, legible routes had not been demonstrated.</p> <p>Other comments raised concerns regarding increased activity the plans should better explain desire lines, connections into Knowles Place, and interfaces with light-rail works, arguing that without this clarity the precinct risks unsafe crossings, confusion, and conflict between pedestrians, service vehicles and court-related traffic.</p>	<p>The detailed pedestrian routes along London Circuit, including how people will cross the light rail alignment, are being delivered through the Stage 2A Light Rail public-realm works rather than this development, and those designs have already been coordinated with the proposed building interfaces.</p> <p>Within the site itself, the proposal provides a publicly accessible through-block link between London Circuit and Knowles Place, widened pavements, active frontages and a shared-zone treatment on Knowles Place to support safe and legible pedestrian movement. The proposal improves permeability and pedestrian amenity across the block and integrates with the surrounding civic network, including connections toward City Hill, the Courts precinct and the future light-rail stop.</p>
<p><u>Potential adverse wind impacts and lack of publicly available wind modelling.</u></p> <p>Submitters expressed concern that the development could create uncomfortable or unsafe wind conditions around the building, particularly at pedestrian level, and several noted that no wind-testing information was publicly available as part of the Works Approval documents.</p> <p>One submitter remarked that “the Westerly plan does not appear to include wind modelling,” and highlighted that Canberra has recently experienced adverse wind conditions around similar “big box” commercial developments, urging the NCA to “survey the experience of its residents, office workers and restaurant goers” to understand the real-world impacts.</p> <p>Other comments raised concerns regarding the height and bulk of the building, as well as the new link bridge, could amplify wind tunnelling or downdrafts, particularly along the laneway and main pedestrian routes.</p>	<p>Concerns raised about wind impacts and the availability of wind-testing information have been considered in the context of the applicant’s technical work and the outcomes of the design review process.</p> <p>A pedestrian wind tunnel study was undertaken by Windtech Consultants on 16 December 2024, with an addendum wind memo issued on 24 November 2025 to assess the updated scheme, including minor changes to the western building and the introduction of the Level 02–07 link bridge. The testing confirms that wind conditions around the building will be suitable for their intended uses, identifies localised risk areas at the north-eastern corner and beneath the bridge, and prescribes targeted mitigations—namely a continuous impermeable awning around the western, northern and eastern edges at Level 01 and densely foliating evergreen trees with interlocking canopies at both ends beneath the bridge—to manage down-washing and corner acceleration.</p> <p>These measures have been incorporated into the architectural and landscape plans, and the proposal satisfies the City Hill Precinct Code requirement for wind testing for developments above 25m. While submitters sought more publicly accessible information, the technical documentation has been reviewed and considered as part of the assessment, and wind conditions have been properly addressed and will not result in unreasonable impacts on surrounding public spaces.</p>

<p><u>Inadequate public consultation and calls for further engagement.</u></p> <p>Submitters argued that public consultation was inadequate in both timing and method, saying it occurred during the January holiday period when “many residents are generally away from Canberra,” and that directly affected neighbours - particularly Capitol Residences - were not engaged in any “belated consultation meetings” despite being those who “will have to live with consequences of this proposal.”</p> <p>Submitters asked the panel to “hold actual (not virtual) consultations with neighbours most directly affected,” and to provide clearer street-level information so residents could understand practical impacts before decisions were made.</p> <p>The overall sentiment was that meaningful engagement had not occurred, with one submitter describing the process as “definitely not community engagement,” and calling for further opportunities to meet, review detailed plans and discuss changes prior to approval</p>	<p>The National Capital Authority undertook public consultation for three weeks, including a published notice in the Canberra Times, on-site signage and display of documents on the website, in recognition of community interest in City Hill precinct proposals.</p> <p>The consultation undertaken for this application met the required process and was supplemented by extensive pre-lodgement engagement between the proponent, relevant ACT Government agencies and nearby stakeholders. In parallel, the proposal was reviewed twice by the National Capital Design Review Panel and refined in response to feedback.</p> <p>Detailed pedestrian access outcomes along London Circuit are expected to be delivered through the Stage 2A light-rail public-realm works, which continue to involve stakeholder coordination.</p>
<p><u>Preference for greater open space, landscaping, and community-focused design outcomes.</u></p> <p>Submitters expressed a preference for retaining the site as publicly accessible open space rather than accommodating another large commercial building, arguing that its proximity to heritage-significant buildings warrants a softer, community-focused outcome.</p> <p>One submission called for the area to be “designed as an open-space precinct by a landscape architect,” with native planting for walkers and relaxation, a playground to serve nearby apartments, and soil restoration to support biodiversity and canopy growth.</p> <p>Others emphasised keeping pedestrian views to City Hill as open as possible and replacing bulk built form with landscaping and people-oriented spaces, contending that such an approach would better reflect the civic character of the precinct and serve everyday community use.</p>	<p>The land is identified in the City Hill Precinct Code for urban development, with commercial and mixed-use outcomes expressly anticipated to reinforce the City Centre as the primary commercial heart of Canberra.</p> <p>The proposal delivers a coordinated public-realm and landscape strategy that significantly upgrades pedestrian areas around London Circuit and Knowles Place, introduces a new plaza and through-site link, and incorporates deep-soil planting, shade trees, garden beds and opportunities for outdoor dining and public art.</p> <p>These improvements complement the formal role of City Hill Park as the precinct’s primary open space and provide community-oriented amenity within a denser city-centre setting. On this basis, although the site cannot remain undeveloped as suggested, the proposal achieves a high standard of landscape and public-realm design that responds to the precinct’s civic character while meeting the intended land-use outcomes for this location.</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 10 February 2026 the NCA approved the proposal.

Attachment A

The Canberra Times Public Notice and Site Notice



Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation
Block 40 Section 100, City (40 London Circuit) Construction of a mixed use commercial building and public realm



The National Capital Authority (NCA) has received a works approval application for the construction of a multi-storey mixed-use building at 40 London Circuit, City (Block 40 Section 100 – west building). The proposal includes commercial office space, a café/restaurant and basement levels for parking and services. A Precinct Masterplan has been prepared by the applicant that sets out indicative development across the block. Please note this works approval application relates only to the western building, public realm and basement. The plans and supporting documentation for the application can be viewed on the NCA's website at <https://www.nca.gov.au/planning/works-approval/wa-under-consultation>. Submissions are to be made by email to: WAconsultation@nca.gov.au. The NCA welcomes feedback on this application by 5:00pm, Monday 2 February 2026. For further information, contact the NCA on (02) 6271 2888.

f nca.gov nca_gov_au @nca_media
www.nca.gov.au

0679MT_5875



Australian Government
National Capital Authority

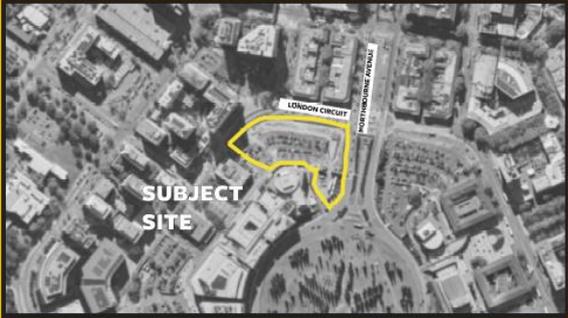
HAVE YOUR SAY

BLOCK 40 SECTION 100, CITY

40 LONDON CIRCUIT

CONSTRUCTION OF MIXED USE COMMERCIAL BUILDING AND PUBLIC REALM

The National Capital Authority (NCA) has received a works approval application for the construction of a multi-storey mixed-use building at 40 London Circuit, City (Block 40 Section 100 – west building). The proposal includes commercial office space, a café/restaurant and basement levels for parking and services. A Precinct Masterplan has been prepared by the applicant that sets out indicative development across the block. This works approval application relates to the western building, public realm and basement.



The plans and supporting documentation can be viewed on the NCA's website at <https://www.nca.gov.au/planning/works-approval/wa-under-consultation>. The NCA welcomes feedback on this application via email to: WAconsultation@nca.gov.au by 5:00pm Monday 2 February 2026.

Please contact the NCA for further information on (02) 6271 2888

www.nca.gov.au

