



Australian Government
National Capital Authority

CONSULTATION REPORT

CANBERRA
CENTRAL

NATIONAL CAPITAL PLAN DRAFT AMENDMENT 102
HUME CIRCLE PRECINCT

*Dhawura nguna,
dhawura Ngunnawal*
This Country is Ngunnawal Country

The NCA acknowledges the Ngunnawal people as traditional custodians of Canberra and recognises any other people or families with connection to the lands of the ACT, pays respect to their Elders, past and present, and recognises their long-standing connection to the land and the region.

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DA102 - HUME CIRCLE PRECINCT

INTRODUCTION

National Capital Plan Draft Amendment 102 – Hume Circle Precinct (DA102) was proposed to reflect the national significance of the area and to enable urban renewal of the Hume Circle Precinct.

The proposed changes to the National Capital Plan align with the Griffins’ original vision for Canberra, which envisaged Hume Circle as a major gateway and activity hub linking the city through scenic approach routes.

DA102 reflects a modern interpretation of the principles behind the Griffin Plan. Furthermore, the renewal opportunity responds to national housing supply targets and Commonwealth and ACT Government strategies for urban intensification in well-located areas close to transport and services.

HOW DID WE GET HERE

Concepts for the Hume Circle Precinct were borne from the earliest plans for Canberra, including the Griffins’ original vision. Hume Circle was proposed as a key gateway from the east, a place of lively urban form, framing the junction of the main avenues defining the eastern approach.

More recently, the NCA, ACT Government and landowners within the Hume Circle Precinct have contributed long term plans and proposals for development both in and around the precinct area. This includes the JEGA Consortium - a group of landowners from Sections 6 and 26 Fyshwick within the proposed Hume Circle Precinct (refer Figure 1 below).

The ACT Government has undertaken significant work through the East Lake Place Plan and at a more overarching level with the Inner South District Strategy. They have also been considering traffic and transport improvements at the Hume Circle roundabout.

With the establishment of the Hume Circle Precinct through DA102, the NCA will continue to work closely with ACT Government, future proponents and community and stakeholders to optimise the opportunities for well-planned, integrated urban renewal of this precinct over the next 10-20 plus years.

Understanding of the Hume Circle Precinct (to date)

- **1911, 1913 and 1918:** Griffin Plan
- **2020 - ongoing:** Planning and early design for improvements to the Hume Circle roundabout (ACT Government)
- **2023 - ongoing:** Discussions on potential development opportunities for blocks within Sections 6 and 26, Fyshwick (JEGA Consortium)
- **2024 - ongoing:** East Lake Place Plan (ACT Government)
- **2026 - ongoing:** National Capital Plan Draft Amendment 102 - Hume Circle Precinct

GRIFFIN PLAN

Hume Circle is identified in the original Griffin Plan for Canberra as a key gateway from the east; a meeting point for major roads which forms part of the city’s distinct circular and radial layout. The Griffin Plan envisioned places like this as lively urban centres however to date this remains unrealised at Hume Circle. Instead, over time the area has developed as a largely industrial precinct.

Whilst the Griffin Plan didn’t prescribe building heights or land uses in today’s terms, it did establish key principles forming the foundation for DA102:

- city structure based on geometry and clear view lines
- integration of urban form within the landscape
- activity concentrated at nodes/major circles;
- integration of transport, land use and civic identity.

The proposed Hume Circle Precinct Amendment aims to address this by making the area more connected and active with new housing, improved public spaces and a stronger sense of place, reflecting modern interpretations of the principles of the Griffin Plan.

ROAD IMPROVEMENTS: HUME CIRCLE

The ACT Government (supported with grant funding from the Commonwealth Government) has been undertaking planning and early design work to identify options for the intersection of Canberra Avenue, Wentworth Avenue and Sturt Avenue in Kingston (Hume Circle) to improve traffic flow and safety.

The ACT Government has been working with the NCA to ensure the design meets requirements of the National Capital Plan.

Through ACT Government and NCA collaboration, any future development proposed under DA102 will consider and respond to the identified need for improving safety and traffic flow while also meeting urban design requirements for the Hume Circle Precinct.

Similarly, as design work continues for the intersection improvements, it will consider the proposals for Hume Circle Precinct and requirements of the NCP Amendment. The ACT Government has recently indicated further design work is subject to the outcomes of the NCP Amendment.



JEGA CONSORTIUM

A group of landowners of blocks within Section 6 and Section 26 Fyshwick, JEGA Consortium has been in discussions with the NCA (and ACT Government) since September 2023 on the potential for development in this area to create a new, sustainable and connected community which restores key aspects of the Griffins’ vision.

Their proposal for development is located within the northern and eastern blocks of the Hume Circle Precinct and its approach from the south along Canberra Avenue. The opportunity for development in this area is also identified within the ACT Government’s East Lake Place Plan as a component of the Mildura Street precinct (refer Figure 1 below).

EAST LAKE PLACE PLAN

The East Lake Place Plan (the ELPP) prepared by the ACT Government was released publicly in February 2024 (following community consultation) and provides an urban design concept for a large area in Kingston and Fyshwick, with four separately identified precincts - one of which is the Mildura Street precinct. This precinct includes the eastern component of the proposed Hume Circle Precinct (refer Figure 1 below).

The ACT Government is currently undertaking the next stage of planning for another of the precincts in the ELPP - the Railway Precinct (supported with grant funding from the Commonwealth Government).

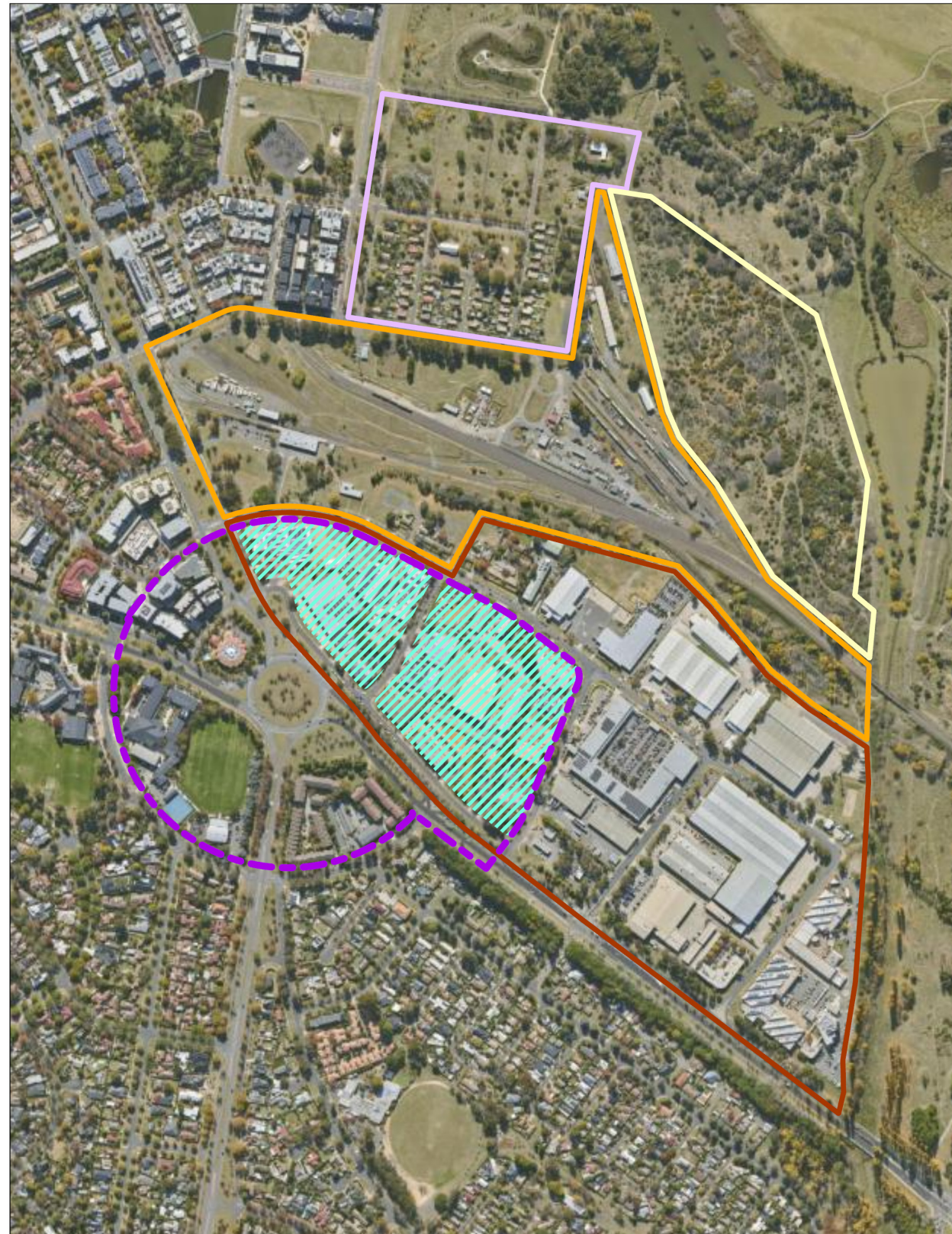
The ELPP notes urban areas around Hume Circle will become a new mixed-use precinct integrated with the surrounding area and notes recommendations including:

- the importance of celebrating history, particularly around the Hume Circle giving a nod to the Griffin Plan
- retaining and celebrating the Daily Farmers Co-operative and the Fyshwick Markets
- establishing east-west connections through a cycleway and potential long-term road extensions and future transport
- creating a destination through people-focused activity with connected public spaces and
- delivering diverse housing through retention of the industrial zone (managing buffer zones) and a mixed-use axis introducing residential developments with light industrial, technology and business enterprises.

Proposed building heights from the East Lake Place Plan

Area	Building Heights
East Lake: The Causeway	<ul style="list-style-type: none"> • Lower density: 2 storey types (Causeway Hall area) • 4 and 6 storey types on precinct edges
East Lake: Railway Precinct	<ul style="list-style-type: none"> • 4-6 storeys presenting a seamless interface with the Causeway Precinct • Strategic locations of up to 8 storeys • 6-8 storeys at transport hub
East Lake: Mildura Street Precinct	<ul style="list-style-type: none"> • 18 metres along Canberra Avenue and Hume Circle (equates to around 5-6 storeys dependent on use) and may increase toward railway transport hub.

The proposed Hume Circle Precinct considered this context and past work. Going forward with DA102, it will be important to integrate and coordinate the proposed precinct with the planned development for East Lake. This will involve ongoing collaboration with the ACT Government and the community to deliver high-quality, accessible and sustainable development in this area. a component of the Mildura Street precinct (refer Figure 1 below).



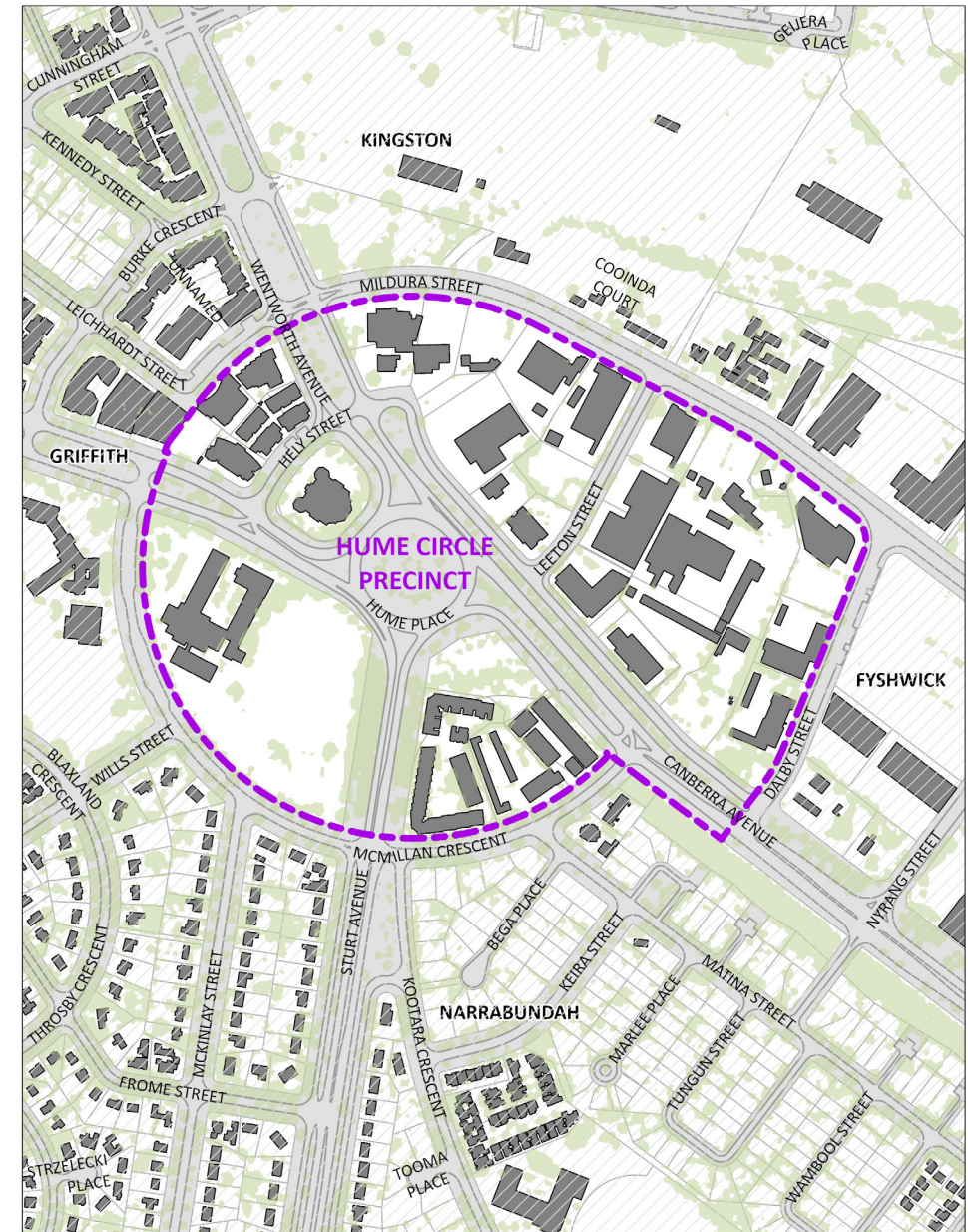
- Hume Circle Precinct
- Railway - ELPP Precinct
- Sections 6 & 26 Fyshwick (including Jega Consortium)
- Former Landfill - ELPP Precinct
- The Causeway - ELPP Precinct
- Mildura Street - ELPP Precinct

Figure 1 Hume Circle Precinct: overview of area and inter relationship with East Lake Place Plan

DA102 - HUME CIRCLE PRECINCT

DRAFT AMENDMENT 102: HUME CIRCLE PRECINCT

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



- Hume Circle Precinct
- Land Use Subject to Territory Plan
- Blocks

The purpose of Draft Amendment 102 – Hume Circle Precinct (DA102), as released in January 2026, was noted as - “to recognise the national significance of this entry area and enable planned urban renewal in a manner consistent with the Griffins’ Plan for Canberra and to improve housing supply supporting the national agenda”.

DA102 proposed the following changes to the NCP, as a first stage in reimagining this precinct:

- define the area proposed to be the Hume Circle Precinct
- establish the proposed Hume Circle Precinct as a Designated Area, reflecting it as an area of national significance
- outline objectives for the Hume Circle Precinct and define land uses in the precinct
- require that prior to any development proposals in the proposed precinct, Detailed Conditions of Planning Design and Development must be provided for approval of the NCA including public consultation.

DA102 was released for public consultation on 5 January 2026. The consultation period was initially advertised to close on 3 February 2026, however the closing date was extended to 17 February 2026 in response to requests from the community and stakeholders.

The purpose of the consultation period was to inform community and stakeholders of the proposal to bring the Hume Circle Precinct into the planning framework of the NCA and invite them to share their views.

The below table summarises feedback in relation to the four proposed changes in DA102 (that were identified for the consultation version), and sets out the NCA response to that feedback. It is acknowledged that more detailed feedback was received through the consultation process. Comments went to matters proposed as being for a later stage of the process for considering development proposals in the proposed Precinct, once it was approved for establishment within the National Capital Plan.

Later sections of this report comment on the analysis and consideration of these more detailed comments received through the consultation process.

Changes Proposed in DA102	Feedback	NCA Response
Define the area proposed to be the Hume Circle Precinct.	Support for the creation of a defined precinct around Hume Circle to enable a more strategic and coordinated approach to planning and renewal. Concerns about the proposed precinct boundary, particularly the inclusion of established residential areas within that boundary. Some submissions sought the exclusion of those areas from the precinct.	We acknowledge the support for the creation of the Hume Circle Precinct within the National Capital Plan. Reflecting the Griffins’ intent – including reinstating the geometry of the circle - is integral to the assessment of national significance. Changes have been made to DA102 to better recognise the existing features within the precinct – existing residential and education facilities, and heritage buildings – to recognise their character and identified benefits.
Establish the proposed Hume Circle Precinct as a Designated Area, reflecting it as an area of national significance.	Support for the establishment of the precinct as a Designated Area, noting the role of Hume Circle as a key approach route and the opportunity for NCA oversight to achieve high quality, well-planned urban and design outcomes. Some submissions querying the interpretation of the Griffin Plan with the level of density seen as inconsistent with the Griffin focus on urban development within the landscape.	We acknowledge the support for the establishment of the Hume Circle Precinct as a designated area and the role of the NCA as planning authority to facilitate the opportunity to reflect the national significance of the precinct as an entry gateway and reinstate the Griffin Plan geometry. DA102 embedded, through detailed conditions and a master planned precinct approach, the objectives and expectations of an exemplar urban renewal precinct. Changes have been made to DA102 to strengthen requirements in the Precinct Code that facilitate high quality urban development in areas of the precinct identified for potential renewal, while recognising the character of existing areas.

<p>Outline objectives for the Hume Circle Precinct and define land uses in the precinct</p>	<p>Submissions generally supported the intent to renew the precinct as a mixed-use precinct, recognising the opportunities for housing supply, economic activity and improved urban design outcomes.</p> <p>Opposition to the proposed scale and height of potential development with submissions calling for lower building heights and, in particular, protection of existing residential areas.</p> <p>Concern that it represented inconsistency with garden suburb principles and the loss of amenity, trees and solar access.</p>	<p>We acknowledge the widespread feedback received in relation to scale and height of potential development.</p> <p>Through DA102, there is potential to create a more connected and active urban precinct with new housing, improved public spaces and a strong sense of place; reflecting modern application of the Griffin Plan intent.</p> <p>DA102 has been revised to include more explicit detail within the Precinct Code on the objectives, principles and expectations of an exemplar urban renewal precinct. This should provide more information and assurance to community at this stage of the process.</p> <p>Building heights have been revisited in the revised DA102 to acknowledge the existing residential areas and in response to the comments on scale and density of potential development.</p>
<p>Require that prior to any development proposals in the proposed precinct, Detailed Conditions of Planning Design and Development must be provided for approval of the NCA including public consultation.</p>	<p>Strong support for the preparation of Detailed Conditions of Planning, Design and Development for any proposed development and for them to be subject to public consultation. Submissions called for greater clarity, transparency and enforceability and earlier preparation and engagement on key planning parameters.</p>	<p>We note the support for Detailed Conditions of Planning Design and Development to support any proposed development, and for public consultation as a requirement prior to approval.</p> <p>We acknowledge feedback calling for further detail at an early stage of the planning process.</p> <p>The revised DA102 includes explicit additional detail in the Precinct Code which clearly sets the principles and expectations of development quality in the Hume Circle Precinct. These principles will still be supplemented by development specific DCPDDs, which will be subject to consultation and NCA approval.</p> <p>A governance framework will be established to oversee the Hume Circle Precinct to provide assurance of collaboration between the NCA and ACT Government and ongoing engagement with community.</p>

CONSULTATION PROCESS

In December 2025 the National Capital Authority (NCA) Board agreed to release DA102 for public consultation.

The NCA undertook a public consultation process on DA102 from 5 January to 17 February 2026. This section of the report summarises the feedback received during the consultation period and responds to the key themes that emerged through the submissions.

ACT GOVERNMENT PETITION

On 5 February 2026, an e-Petition and associated paper petition were tabled in the ACT Legislative Assembly about DA102. These petitions called on the ACT Government to seek an extension of the consultation period for DA102 and call on the Commonwealth Minister to amend the proposal by excluding established low-rise residential complexes and their immediate surrounds.

Response to the petitions is a matter for the ACT Government. They can be viewed via these links:

- [Draft Amendment 102 - Hume Circle Precinct \(Staffordshire Terrace\) ACT Legislative Assembly](#)
- [Draft Amendment 102 - Hume Circle Precinct \(Staffordshire Terrace\) ACT Legislative Assembly](#)

SUBMISSIONS

The NCA received 94 public submissions in response to DA102, with submissions received from individuals, business, community groups and the ACT Government. All submissions the NCA were granted permission to make public are published on our website and can be viewed via this link

[National Capital Plan Draft Amendment 102 – Hume Circle Precinct | National Capital Authority.](#)

KEY INSIGHTS FROM THE COMMUNITY AND STAKEHOLDERS

Feedback received through submissions has been individually analysed and grouped into key themes and issues, which are addressed in the following table.

Key insights from submissions

This summary brings together the main messages shared by residents, local businesses and industry associations and community groups about the proposed changes around the Hume Circle Precinct.

PROPOSED KEY CHANGES TO DA102

Changes to the Precinct Code

1. Two new **Objectives** to emphasise the focus of the urban renewal opportunity
2. Clarify the **Land Use** to better recognise the exiting uses of certain areas and consistent with the particular focus of the urban renewal opportunity
3. **Building Height** changes
 - a. consistent with the changes to Land Use to better recognise existing uses and reflect current circumstances
 - b. consistent with the objective to reinforce the Griffin geometry and facilitate quality urban renewal
4. Add a section on **Indicative Urban Structure** to illustrate the opportunities for the future of the precinct consistent with the Objectives and potentially realisable, given certain conditions, over a long term
5. Add **more detail** in Detailed Conditions of Planning Design and Development to set clear principles and expectation for high quality development proposal as appropriate to the national significance of the Precinct
6. **Strengthen the requirements for development proposals**, including more items in the list of matters to be considered as part of their Detailed Conditions for the specific proposal

Changes to the Process

1. Governance and Consultation
2. High Quality Developments appropriate to a nationally significant Precinct

Theme and key stakeholders	Key issues raised – Negative	Key issues raised – Positive / Neutral	Considerations and proposed way forward
<p>Consultation process and governance</p> <ul style="list-style-type: none"> Existing residents Community associations Constituent representatives – Ministers, MLAs, Senators – ACT representatives 	<p>Consultation period too short and at a difficult time (holiday period).</p> <p>Not enough opportunity and insufficient detail/information for the community to understand and assess the proposals.</p> <p>Perception of decisions made before community involvement.</p> <p>Shift in planning control from ACT Government to NCA and the possible loss of ACT Government oversight and appeal mechanisms.</p>	<p>Endorsement of NCA as planning authority with potential to result in cohesive, well-coordinated planning and streamlined approval processes.</p>	<p>The NCA has considered:</p> <ul style="list-style-type: none"> how information is shared at the early stages of an amendment process and opportunities for more information being made available to give community more context and assurance; the importance of setting engagement timeframes to match the detail of the product/issue; and improving transparency on the joint planning works between NCA and ACT Government. <p>Proposed changes to process</p> <ul style="list-style-type: none"> Establish a Governance Steering Committee - ACT Government and NCA representation - to oversee the Hume Circle Precinct and facilitate integration and coordination of future work.
<p>Impact on existing residential properties and other property owners/lessees</p> <ul style="list-style-type: none"> Existing residents Other landowners / lessees Constituent representatives – Ministers, MLAs, Senators – ACT representatives 	<p>Uncertain impact of the changes on existing residents.</p> <ul style="list-style-type: none"> Concerns about displacement and loss of tenure security, uncertainty about the future of their apartment complexes and economic (property value) uncertainty. Existing residents commented on overshadowing, reduced sunlight and loss of views and amenity. <p>The existing educational facility sought comfort on the impacts of changed planning framework on their operations.</p>	<p>Existing landowners/lessees, generally of non- residential properties, supported the opportunity to revitalise the industrial site in the precinct and/or to optimise economic value of other sites.</p>	<p>The NCA has considered:</p> <ul style="list-style-type: none"> the particular impacts on existing residents, landowners and lessees from proposed DA102; and mechanisms to better reflect existing residential and other facilities/premises in the precinct, to provide certainty and preserve existing character and circumstances of those sites as appropriate <p>Proposed changes to DA102</p> <ul style="list-style-type: none"> The revised Precinct Code will clarify the expectations for existing low rise residential areas and the existing educational facility – to recognise their existing character and circumstances.
<p>Building heights and density</p> <ul style="list-style-type: none"> Existing residents Other landowners / lessees Industry associations 	<p>From existing residents in the proposed precinct and from residents from surrounding suburbs, strong views included:</p> <ul style="list-style-type: none"> the proposed 12–15 storey buildings are too tall for the Inner South; and the suggested scale is out of character with the area and would change the look and feel of the neighbourhood. <p>Existing residents from Section 84 (residential area between Canberra Av and Sturt Av) particularly, commented on overshadowing and reduced sunlight from 15 storey buildings to the north.</p>	<p>Support for renewing an ageing and underutilised area and the opportunity for well-located new housing.</p> <p>Importance of supporting new housing stock for a growing city</p> <p>Support for the objective to modernise industrial pockets and deliver a cohesive mixed-use urban precinct.</p>	<p>The NCA has considered :</p> <ul style="list-style-type: none"> mechanisms to recognise the existing residential area within the precinct and preserve the existing height and character in that area; the opportunity to set clearer expectations for density and scale of any proposed developments within the precinct; the balance between facilitating urban renewal and increased housing while having a scale and density of development that is appropriate to a nationally significant location; and maximum permissible building heights in the Hume Circle Precinct and integration with the East Lake Place Plan and the broader area. <p>Proposed changes to DA102</p> <ul style="list-style-type: none"> The revised Precinct Code includes changes to the provisions for Maximum Building Heights in those areas identified for potential urban renewal. The revised Precinct Code includes explicit provisions on the principles and expectations for quality urban development in the precinct – including requirements for building form, massing, separation, and diversity. (refer to Attachment A for a list of the matters that will be covered in the revised draft Precinct Code)

Theme and key stakeholders	Key issues raised – Negative	Key issues raised – Positive / Neutral	Considerations and proposed way forward
Solar access, overshadowing and climate impacts <ul style="list-style-type: none"> ● Existing residents 	<p>From existing residents (largely in Section 84 – area between Canberra Av and Sturt Av), feedback on the potential for overshadowing from tall buildings and the effects of loss of sunlight to courtyard and open space, reduced rooftop solar performance and increased heating costs.</p> <p>Perceived increase in urban heat from density of buildings.</p>		<p>The NCA has considered:</p> <ul style="list-style-type: none"> ● the importance of setting clear principles for the quality of new developments and urban design and capturing these in the Precinct Code to set expectations for developers and certainty for community; ● including provisions directly in the Hume Circle Precinct Code (as has been the practice for other Precinct Codes) to reflect requirements for Residential Apartments. (The NCA had proposed a separate Apartment General Code under the National Capital Plan, but to meet timing for DA102, these principles will be included in DA102) <p>Proposed changes to DA102</p> <ul style="list-style-type: none"> ● The revised Precinct Code includes explicit provisions on the principles and expectations for quality of urban development in the precinct – including requirements for solar access, building separation, green space and streetscape and landscaping. (refer to Attachment A for a list of the matters that will be covered in the revised draft Precinct Code)
Traffic and transport <ul style="list-style-type: none"> ● Local community and community associations ● Local schools ● Industry associations ● Constituent representatives – Ministers, MLAs, Senators – ACT representatives 	<p>The Hume Circle roundabout is already seen as busy and unsafe, especially for school students and elderly residents.</p> <p>New development would increase traffic, parking pressures, congestion and safety issues in the area.</p> <p>Concern added traffic will increase rat running through local streets.</p>	<p>Need for urban renewal proposals (such as the Hume Circle Precinct and East Lake Place Plan proposals) to be supported by integrated, long term transport planning that takes account of proposed increased population and traffic.</p>	<p>The NCA has considered:</p> <ul style="list-style-type: none"> ● mechanisms to continue work with the ACT Government on proposals to improve safety and traffic outcomes at the Hume Circle intersection – considering options in the context of the proposed Hume Circle Precinct; ● requiring any development proposal to provide traffic analysis reports based on proposed population and demographic changes in the precinct and to contribute to appropriate solutions to respond to these issues; and ● other opportunities for further analysis and development of plans for the evolution of traffic and transport management in this area. <p>Proposed changes to DA102</p> <ul style="list-style-type: none"> ● The revised draft Precinct Code includes a provision to require any development proposal – through development specific DCPDDs – to provide information on the impacts of the proposed development on the precinct, including transport analysis and traffic modelling, and considering surrounding network. <p>Proposed changes to process</p> <ul style="list-style-type: none"> ● Establish a Governance Steering Committee – ACT Government and NCA representation - to oversee the Hume Circle Precinct proposal and facilitate integration and coordination of works.

Theme and key stakeholders	Key issues raised – Negative	Key issues raised – Positive / Neutral	Considerations and proposed way forward
<p>Active travel, connectivity and public realm</p> <ul style="list-style-type: none"> Local community and community associations Industry associations 	<p>Hume Circle is seen as unsafe for pedestrians and cyclists, and many local residents want improvements here to be a priority.</p> <p>Identified safety risks for walkers and cyclists.</p> <p>Identified limited transport choices.</p> <p>A missed opportunity – the proposed amendment could do more to facilitate a people oriented precinct.</p>	<p>Strong support for tree lined streets, shaded paths and active travel friendly design in any future development.</p> <p>Strong support for better walking and cycling paths, safer crossings and more pleasant public spaces.</p> <p>Desire for walkable links between suburbs, schools, markets and lake.</p> <p>Separated cycleways and end of trip facilities.</p> <p>Support for aligning the precinct with future light rail, stronger bus links and multimodal travel.</p>	<p>The NCA acknowledges the importance of these issues and recognises the opportunity through well planned urban renewal, to provide for high quality public realm and well-connected active travel options within the precinct and broader area.</p> <p>The NCA has considered :</p> <ul style="list-style-type: none"> opportunities to provide clearer guidance in the Precinct Code on the expectations of proposed developments to contribute to the public realm and active transport infrastructure in the precinct; importance of continue consultation with community and stakeholders, including through the processes of approving development specific DCPDDs prior to any development works mechanisms to continue work with the ACT Government to ensure a coordinated approach to development in this precinct and integration with the East Lake Place Plan and surrounding areas; and options for further analysis into the precinct level design of well-connected active transport options, having regard for safety and accessibility. <p>Proposed changes to DA102</p> <ul style="list-style-type: none"> The revised Precinct Code includes provisions that require any development proposal – through development specific DCPDDs – to consider and provide information on active travel, connectivity and safety in their development and the precinct and considering surrounding networks. <p>Proposed changes to process</p> <ul style="list-style-type: none"> Establish a Governance Steering Committee – ACT Government and NCA representation - to oversee the Hume Circle Precinct proposal and facilitate integration and coordination of works.
<p>Environmental, landscape and heritage considerations</p> <ul style="list-style-type: none"> Local community and community associations Interested individuals 	<p>Local community value the mature trees, greenery and open spaces in the area and expressed concern about losing tree canopy, habitat and the neighbourhood’s green character.</p> <p>A view the proposal did not reflect intent of the Griffin Plan and was misaligned with Griffin’s landscape led principles.</p>		<p>The NCA has considered:</p> <ul style="list-style-type: none"> the opportunity to strengthen planning outcomes to respond to the intent of the Griffin Plan by strengthening the axis and view line principles and the focus on landscape-led principles within the proposed amendment. <p>Proposed changes to DA102</p> <ul style="list-style-type: none"> The revised Precinct Code includes explicit provisions on the principles and expectations for detailed conditions of planning, design and development in the precinct. (refer to Attachment A for a list of the matters that will be covered in the revised draft Precinct Code) <p>Proposed changes to process</p> <ul style="list-style-type: none"> Establish a Governance Steering Committee – ACT Government and NCA representation - to oversee the Hume Circle Precinct proposal and facilitate integration and coordination of works.

Theme and key stakeholders	Key issues raised – Negative	Key issues raised – Positive / Neutral	Considerations and proposed way forward
Economic and retail impacts <ul style="list-style-type: none"> • Business owners • Industry associations 	<p>Suggestion that new retail spaces in Hume Circle Precinct could take business away from existing local retail centres including Manuka and Kingston.</p> <p>Potential for retail oversupply and weakening of established centres.</p>	<p>Identified potential for new businesses to enter the area supported by proposals for urban development and population growth.</p>	<p>The NCA considered:</p> <ul style="list-style-type: none"> • Mechanisms to work with ACT Government and local business groups to develop a consistent approach to supporting local business and opportunity for continued growth. <p>Proposed changes to process</p> <ul style="list-style-type: none"> • Establish a Governance Steering Committee – ACT Government and NCA representation - to oversee the Hume Circle Precinct proposal and facilitate integration and coordination of works.
Infrastructure, utilities, social and community facilities <ul style="list-style-type: none"> • Local community and community associations • ACT Government • Constituent representatives – Ministers, MLAs, Senators – ACT representatives 	<p>Concern the proposal could create development on a scale that is then not supported by staged delivery of community facilities or needed infrastructure.</p> <p>Proper planning for schools, childcare, public transport, roads, utilities and emergency services should be undertaken before new housing is added.</p> <p>Concern new/updated infrastructure will lag behind development.</p>	<p>Recognition of the urgent need for more well located homes and the potential of this new precinct to provide that.</p> <p>Support for the opportunity of affordability and the benefits of high amenity that this inner south location (close to transport, employment and existing infrastructure) provides.</p>	<p>The NCA acknowledges the importance of infrastructure being available to support new urban developments and recognises the opportunity to facilitate this through long-term planning and appropriately staged urban renewal.</p> <p>The NCA considered:</p> <ul style="list-style-type: none"> • mechanisms to continue work with the ACT Government to ensure a coordinated approach to the urban growth in this precinct and proposed for East Lake and support integrated assessment of the community, social, transport and utility infrastructure needs to support this growth; • opportunities to provide clearer guidance in the draft amendment on the expectations of proposed developments to contribute to the infrastructure of the precinct and to establish clear staging of development plans which take account of infrastructure availability; • importance of continued consultation with community and stakeholders, including through the processes of approving development specific DCPDDs prior to any development works. <p>Proposed Changes to DA102</p> <ul style="list-style-type: none"> • The revised Precinct Code includes provisions that require any development proposal – through development specific DCPDDs – to consider and provide information on the staging of the proposed development and the contribution of the proposed development to infrastructure in the precinct. <p>Proposed changes to process</p> <ul style="list-style-type: none"> • Establish a Governance Steering Committee – ACT Government and NCA representation - to oversee the Hume Circle Precinct proposal and facilitate integration and coordination of works.

ATTACHMENT A

Additional Detail included in the Precinct Code

Detailed Conditions of Planning, Design and Development

General requirements under the DCPDDs for the Precinct have been added and are summarised below:

- High standards of urban design, landscape and sustainability in all new development
- Architecture should embrace contemporary styles, with engaging street-level design
- Public spaces should be designed to be safe, comfortable, pedestrian-scaled
- New development should respect and enhance the unique character of the Precinct
- The natural topography should be integrated with the built form to maintain the visual and symbolic links to key landmarks.

In the DCPDDs for the Precinct, provisions have been added in relation to the following specific matters:

- Building Height (was in previous DA 102)
- Building Form
- Landscape Structure and Network
- Movement and Circulation
- Streetscape Design
- Access and Parking
- Residential Apartment Design requirements
 - Solar access
 - Natural Ventilation
 - Ceiling Height
 - Apartment Size and Layout
 - Apartment Mix

Requirements for Development proposals

Additional items to be covered in development specific Detailed Conditions
(these items are additional to items covered in previous DA102)

- Street hierarchy and movement network
- Building height, massing and setbacks
- Apartment size and mix
- Housing diversity, including social and affordable housing
- Details for residential apartments, including solar access and ventilation
- Active frontages and streetscape activation
- Cultural considerations

Additional Consideration and Information to support development proposals

Development proposals to be supported by relevant studies and information addressing the impacts on and/or contribution to the Precinct and surrounding areas, including:

- expected increase in dwellings, population
- impact on social, community and utilities infrastructure
- transport analysis and traffic modelling
- integration of the development into the precinct and adjoining areas.

ATTACHMENT B

PROPOSED KEY CHANGES TO DA102

Changes to the Precinct Code

1. **Two new Objectives to emphasise the focus of the urban renewal opportunity**
 - Establish higher order land uses on land currently used for light industry and road reservation commensurate with the potential for urban renewal
 - Transform the existing traffic character of Hume Circle to a people focused and connected precinct
2. **Clarify the Land Use to better recognise the exiting uses of certain areas and consistent with the particular focus of the urban renewal opportunity**
 - Introduce Land Use B to recognise existing Educational Facilities
 - Introduce Land Use C to recognise existing low rise Residential
3. **Building Height changes**
 - a. consistent with the changes to Land Use to better recognise existing uses and reflect current circumstances
 - Change Maximum Building Height in existing low rise Residential to 3 storeys
 - b. consistent with the objective to reinforce the Griffin geometry and facilitate quality urban renewal
 - Reduce Maximum Building Heights in areas of potential urban renewal (to 8 and 12 storeys) with flexibility for select height up to 15 storeys for landmark sites/buildings
4. Add a section on **Indicative Urban Structure** to illustrate the opportunities for the future of the precinct consistent with the Objectives and potentially realisable, given certain conditions, over a long term
5. Add **more detail** in Detailed Conditions of Planning Design and Development to set clear principles and expectation for high quality development proposal as appropriate to the national significance of the Precinct
 - More detail in general expectation for development
 - Specific principles and expectations on issues such as building form, landscape structure, movement and circulation, streetscape design, access and parking, sustainability and environment
 - Explicit requirements for Residential Apartments including solar access, ventilation, apartment size and layout, apartment mix, open space

6. **Strengthen the requirements for development proposals**, including more items in the list of matters to be considered as part of their Detailed Conditions for the specific proposal
 - Added to the list of matters to be included are details on building height, massing, separation and setbacks, design quality for residential apartments, street hierarchy and movement networks
 - Required to include information and analysis on
 - Impacts on social, community and utility infrastructure utility,
 - Transport and traffic modelling
 - Integration with precinct and broader area

Changes to the Process

1. **Governance and Consultation**
 - Establish a Governance Steering Committee with NCA and ACT Govt representation to oversee the Hume Circle Precinct and facilitate integration and coordination of works
 - and ongoing consultation with stakeholders and community
2. **High Quality Developments appropriate to a nationally significant Precinct**
 - Requirement that development proposals and/or building designs may be referred to an independent Design Review panel

The National Capital Authority was established under the Australian Capital Territory (Planning and Land Management) Act 1988.

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