



Welcome to this week's edition of the Knight Frank Town Planning update, a snapshot of the planning news for Canberra and surrounding NSW (Goulburn Mulwaree Council, Queanbeyan Palerang Regional Council and Yass Valley Council).

## ACT

### Development Applications

#### New DAs this week include:

This section provides newly publicly notified DAs that have occurred during the week. Further information can be obtained from [Browse DAs - Environment, Planning and Sustainable Development Directorate - Planning \(act.gov.au\)](#)

Please press Ctrl and F5 to refresh the DA page if required.

2 Ryan Street (Block 0 Section 12) Curtin	DA202342643	RESIDENTIAL – DUAL OCCUPANCY – LEASE VARIATION. Proposed demolition of existing dwelling and swimming pool; construction of 2 new attached two storey dwellings with garage and carport, tree removal, courtyard wall, landscaping and associated works. Lease variation to specify a max of 2 dwellings.
9 Gooreen Street (B5 S30) Reid	DA202442775	EASEMENT WORKS. Proposed stormwater main realignment and creation of new 3.5m wide stormwater and sewer shared services easement for Units 1 & 2 and associated works.

## In other news

### General

#### NEW

No new items

#### CONTINUING

- City Hill Park Ideas Exhibition.** The ACT Government is seeking community input on how to transform City Hill Park to become a vibrant natural hub in the city centre. **Comment close Monday 25 March 2024.** Further details can be found at [City Hill park ideas exhibition | YourSay ACT](#)
- Canberra Civic and Cultural District.** The ACT Government is seeking community input to create a vision for the Civic and Cultural District to shape Canberra's position as Australia's arts capital. **Comments close Monday 25 March 2024.** Further details can be found at [Canberra Civic and Cultural District | YourSay ACT](#)
- Minor Amendment to Territory Plan MA2024-d – Clarification of Assessment Requirements.** Clarification of assessment requirements in district polices, residential zones policy, subdivision policy and dictionary clarification. The proposed amendments include:
  - Amend all the district policies to clarify that where development is proposed on identified surface car park sites in the town and group centres, car parking allocation provides for the development and makes a substantial contribution to the long term parking supply for the town or group centre.
  - Amend Assessment Requirement 1 in the Residential Zones Policy about site coverage for single dwellings to add a note to clarify that single dwelling includes all associated Class 10 buildings.
  - Amend Assessment Requirements 2 & 3 in the Residential Zones Policy to clarify that site coverage for multi unit housing in the RZ1-RZ5 zones is calculated on the original block area where the block is to be subdivided under the *Planning Act 2023*.
  - Amend Assessment Requirement 14 in the Subdivision Policy to clarify that DAs for multi unit housing (including dual occupancy development), on blocks considered to be non-standard blocks in the RZ1 zone under the previous Territory Plan, that were approved, lodged or substantially submitted before 17/11/2023, these developments can still be unit titled.
  - Amend definition of Industrial Trades in Part G Dictionary to include plant and equipment hire as an example use.**Comments close COB Thursday 4 April 2024.** Further details can be found at [Minor Amendment to the Territory Plan - MA2024-d \(act.gov.au\)](#)
- Major Amendment to Territory Plan – Draft Plan Amendment A East Lake – The Causeway Area (DPA-A).** DPA-A proposes zones and planning provisions to deliver urban intensification and regeneration of The Causeway Area and enable additional housing supply in the inner south. **Comments close COB Friday 5 April 2024.** Further details can be found at [Draft Plan Amendment to the Territory Plan - East Lake - The Causeway Area - Attachment B \(act.gov.au\)](#) and [DS4 Inner South Technical Specification - For consultation - East Lake additions - February 2024 \(act.gov.au\)](#)
- Draft Plan Amendment A East Lake – The Causeway Area (DPA-A).** DPA-A proposes zones and planning provisions to deliver urban intensification and regeneration of The Causeway Area and enable additional housing supply in the inner south. The amendment will enable the development of a range of housing typologies, new community facilities and open spaces which will attract a diverse and active community. The proposed provisions in DPA-A value the existing community facilities by integrating Cargill's Cottage and the heritage listed Causeway Hall as part of the area and provide a sensitive interface with the Jerrabomberra Wetlands. **Comments close Friday 5 April 2024.** Further details can be found at [Major plan amendments - Environment, Planning and Sustainable Development Directorate - Planning \(act.gov.au\)](#)
- Revitalisation of Dickson Shops.** The ACT Government is seeking community input on the proposed upgrade designs for the Dickson Shops. Community **drop-in sessions** will be held at the Dickson Library on **Thursday 4 April 2024 (10am - 12pm)** and **Saturday 13 April 2024 (10am - 12pm)**. **Comments close 5pm Tuesday 23 April 2024.** Further details can be found at [Revitalisation of Dickson Shops | YourSay ACT](#)
- ACT Legislative Assembly**
  - The Standing Committee on Planning, Transport and City Services have released their report on the inquiry into the Territory Plan and other associated documents. A total of 30 recommendations have been made. The report can be found at [Inquiry-into-the-Territory-Plan-and-other-associated-documents-report-CURRENT-version.pdf \(act.gov.au\)](#)

NCA

**NEW**

No new items

**CONTINUING**

No continuing items

NSW

**STATEWIDE**

**State Significant Applications**

**New SSAs this week include:**

Further information can be obtained from <https://www.planningportal.nsw.gov.au/major-projects>

No new SSAs

**NEW**

- **Explanation of Intended Effect – Improving Planning Processes to Deliver Infrastructure Faster.** The NSW Government have released the Explanation of Intended Effect which outlines proposed changes to state environmental planning policies State Environmental Planning Policy (Transport and Infrastructure) 2021, State environmental Planning Policy (Precincts – Western Parkland City) 2021 and State Environmental Planning Policy (Planning Systems) 2021. **Comments close 11:59pm Tuesday 16 April 2024.** Further details can be found at [Explanation of intended effect – improving planning processes to deliver infrastructure faster | Planning Portal - Department of Planning Housing and Infrastructure \(nsw.gov.au\)](#)
- **Synthetic Turf in Public Open Space Guidelines.** The NSW Government have released the draft Synthetic Turf in public open space guidelines for decision-makers. The guidelines will help decision-makers, planners and sports field managers who may be considering synthetic turf as an alternative to natural grass. **Comments close Monday 29 April 2024.** Further details can be found at [Synthetic Turf in Public Open Space Guidelines | Planning Portal - Department of Planning Housing and Infrastructure \(nsw.gov.au\)](#)

**CONTINUING**

No continuing items



**Development Applications**

**New DAs this week include:**

Further information can be obtained from

<https://services.qprc.nsw.gov.au/T1PRProd/WebApps/eProperty/P1/PublicNotices/AllPublicNotices.aspx?r=P1.WEBGUEST&f=P1.ESB.PUBNOTAL.ENQ>

No new DAs

**NEW**

- **Draft Cemeteries Strategy.** The QPRC have released the draft Cemeteries Strategy with key areas focusing on sustainability and viability, management and operational systems, master planning for current and future capacity and stakeholder engagement and historic value. **Comments close 4:30pm Thursday 11 April 2024.** Further details can be found at [Draft Cemeteries Strategy | Your Voice QPRC \(nsw.gov.au\)](#)
- **Naming Queanbeyan Civic and Cultural Precinct.** The QPRC are seeking community feedback on proposed First Nations names for Council's new office and the surrounding public spaces. **Comments close COB Friday 12 April 2024.** Further details can be found at [Naming Queanbeyan Civic and Cultural Precinct | Your Voice QPRC \(nsw.gov.au\)](#)

**CONTINUING**

- **Draft Compliance and Enforcement Policy.** The draft policy provides guidance on the role of private certifiers and councillors in compliance and enforcement. QPRC are seeking community feedback on the draft policy. **Comments close COB Thursday 28 March 2024.** Further details can be found at [Draft Compliance and Enforcement Policy | Your Voice QPRC \(nsw.gov.au\)](#)



**Development Applications**

**New DAs this week include:**

Further information can be obtained from <https://www.yassvalley.nsw.gov.au/our-council/public-consultation/development-applications/>

No new DAs

**NEW**

- **Yass Valley Development Control Plan.** YVC have released the Yass Valley Development Control Plan which gives effect to the aims and objectives of the Yass Valley LEP2013. An **information session** will be held on **Wednesday 27 March 2024** (5pm, Council Chambers). **Comments close 5pm Monday 29 April 2024.** Further details can be found at [Yass Valley Development Control Plan Yass Valley Council \(nsw.gov.au\)](#)

**CONTINUING**

No continuing items



**Development Applications**

**New DAs this week include:**

Further information can be obtained from <https://www.goulburn.nsw.gov.au/Development/Development-Applications-on-exhibition>

61 Sydney Road, Goulburn (Lot 5 DP793066)	DA/0279/2324	Proposed demolition of existing motel.
3436 Braidwood Road, Lake Bathurst (Lot 1 DP843767)	DA/0227/2324	Proposed extension of existing cemetery.

**NEW**

No new items

**CONTINUING**

- **Goulburn Roundhouse Contaminated Land Management Project.** NSW EPA have identified the Goulburn Roundhouse as being significantly contaminated due to its historical usage. The site is currently in the remediation planning phase to develop a strategy to remediate the site. Further details can be found at [Goulburn Roundhouse Contaminated Land Management Project Goulburn Mulwaree Council \(nsw.gov.au\)](#)

**Suburban Land Agency & City Renewal Authority – Commercial, Industrial and Multi Unit**

- **Jacka – Packaged Lot and Multi Unit Development**  
**For sale over the counter.** Further details can be found at [Jacka | Commercial \(act.gov.au\)](https://www.act.gov.au/jacka-commercial)
  - Packaged Lot 2: 4 blocks in Stage 1B. Price \$1,498,000
    - Block g Section K; site area: 289m<sup>2</sup>; RZ4
    - Block h Section K; site area: 179m<sup>2</sup>; RZ4
    - Block i Section K; site area: 179m<sup>2</sup>; RZ4
    - Block j Section K; site area: 179m<sup>2</sup>; RZ4.
  - Packaged Lot 3: 2 blocks in Stage 1B. Price \$754,000
    - Block k Section K; site area: 209m<sup>2</sup>; RZ4
    - Block l Section K; site area: 209m<sup>2</sup>; RZ4.
  - Packaged Lot 4: 5 blocks in Stage 1B. Price \$1,823,000
    - Block m Section K; site area: 179m<sup>2</sup>; RZ4
    - Block n Section K; site area: 179m<sup>2</sup>; RZ4
    - Block o Section K; site area: 179m<sup>2</sup>; RZ4
    - Block p Section K; site area: 179m<sup>2</sup>; RZ4
    - Block q Section K; site area: 269m<sup>2</sup>; RZ4.
  - Packaged Lot 7: 4 blocks in Stage 1B. Price \$1,553,000
    - Block a Section L; site area: 260m<sup>2</sup>; RZ4
    - Block b Section L; site area: 179m<sup>2</sup>; RZ4
    - Block c Section L; site area: 179m<sup>2</sup>; RZ4
    - Block d Section L; site area: 269m<sup>2</sup>; RZ4.
  - Packaged Lot 8: 4 blocks in Stage 1B. Price \$1,553,000
    - Block e Section L; site area: 269m<sup>2</sup>; RZ4
    - Block f Section L; site area: 179m<sup>2</sup>; RZ4
    - Block g Section L; site area: 179m<sup>2</sup>; RZ4
    - Block h Section L; site area: 260m<sup>2</sup>; RZ4.
  - Packaged Lot 9: 8 blocks in Stage 1A. Price \$3,425,000
    - Block a Section N; site area: 551m<sup>2</sup>; RZ4
    - Block b Section N; site area: 195m<sup>2</sup>; RZ4
    - Block c Section N; site area: 195m<sup>2</sup>; RZ4
    - Block d Section N; site area: 305m<sup>2</sup>; RZ4
    - Block e Section N; site area: 200m<sup>2</sup>; RZ4
    - Block f Section N; site area: 180m<sup>2</sup>; RZ4
    - Block g Section N; site area: 180m<sup>2</sup>; RZ4
    - Block h Section N; site area: 331m<sup>2</sup>; RZ4.
  - Packaged Lot 10: 4 blocks in Stage 1A. Price \$1,655,000
    - Block a Section Q; site area: 360m<sup>2</sup>; RZ4
    - Block b Section Q; site area: 180m<sup>2</sup>; RZ4
    - Block c Section Q; site area: 180m<sup>2</sup>; RZ4
    - Block d Section Q; site area: 270m<sup>2</sup>; RZ4.
  - Packaged Lot 11: 3 blocks in Stage 1A. Price \$1,195,000
    - Block e Section Q; site area: 270m<sup>2</sup>; RZ4
    - Block f Section Q; site area: 168m<sup>2</sup>; RZ4
    - Block g Section Q; site area: 277m<sup>2</sup>; RZ4.
  - Packaged Lot 12: 5 blocks in Stage 1A. Price \$1,958,000
    - Block b Section S; site area: 240m<sup>2</sup>; RZ4
    - Block c Section S; site area: 291m<sup>2</sup>; RZ4
    - Block d Section S; site area: 180m<sup>2</sup>; RZ4
    - Block e Section S; site area: 180m<sup>2</sup>; RZ4.
    - Block f Section S; site area: 240m<sup>2</sup>; RZ4.
  - Packaged Lot 13: 4 blocks in Stage 1A. Price \$1,479,000
    - Block g Section S; site area: 240m<sup>2</sup>; RZ4
    - Block h Section S; site area: 180m<sup>2</sup>; RZ4
    - Block i Section S; site area: 180m<sup>2</sup>; RZ4
    - Block j Section S; site area: 180m<sup>2</sup>; RZ4.
  - Multi Unit: Block h Section Q; site area: 502m<sup>2</sup>; RZ4; price: \$720,000.
  - Multi Unit: Block a Section S; site area: 501m<sup>2</sup>; RZ4; price: \$720,000.
- **Whitlam – Packaged Lot**  
**For sale over the counter.** Further details can be found at [Land sales \(act.gov.au\)](https://www.act.gov.au/land-sales)
  - Packaged Lot 1: 4 blocks in Stage 3A. Price: \$2,903,000
    - Block 4 Section 92; site area: 641m<sup>2</sup>; RZ1
    - Block 5 Section 92; site area: 636m<sup>2</sup>; RZ1
    - Block 18 Section 92; site area: 450m<sup>2</sup>; RZ1
    - Block 19 Section 92; site area: 450m<sup>2</sup>; RZ1.
  - Packaged Lot 2: 4 blocks in Stage 3A. Price: \$2,912,000
    - Block 6 Section 92; site area: 648m<sup>2</sup>; RZ1
    - Block 7 Section 92; site area: 671m<sup>2</sup>; RZ1
    - Block 16 Section 92; site area: 450m<sup>2</sup>; RZ1
    - Block 17 Section 92; site area: 450m<sup>2</sup>; RZ1.
  - Packaged Lot 3: 4 blocks in Stage 3A. Price: \$2,971,000
    - Block 8 Section 92; site area: 694m<sup>2</sup>; RZ1
    - Block 9 Section 92; site area: 717m<sup>2</sup>; RZ1
    - Block 14 Section 92; site area: 450m<sup>2</sup>; RZ1
    - Block 15 Section 92; site area: 450m<sup>2</sup>; RZ1



**Suburban Land Agency & City Renewal Authority – Residential Sales**

- [Jacka – Single Residential Land](#)  
**For sale over the counter.**  
Blocks within Whitlam have been released for sale over the counter. Further details can be found at [Land sales \(act.gov.au\)](#)
- [Whitlam – Single Residential Land](#)  
**For sale over the counter.**  
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**- Events -**

For more events go to [www.events.act.gov.au](#) or [www.visitcanberra.com.au](#)  
Please contact the host of these events to confirm they are proceeding as planned.

Safeguard Global ACT Brumbies vs Moana Pasifika <a href="#">ACT Brumbies   Brumbies</a>	22 March 2024 GIO Stadium
Holi and Harmony Day Canberra <a href="#">Holi and Harmony Day Canberra   Events Canberra</a>	23 March 2024 Stage 88
The Faithful Shepherd – Music for Easter <a href="#">The Faithful Shepherd - Music for Easter Tickets, St Paul's Anglican Church, Manuka   TryBooking Australia</a>	St Paul's Anglican Church, Manuka
The Name's Bond: The Music of 007 <a href="#">The Name's Bond   The Music of 007 (smoothops.com.au)</a>	Canberra Southern Cross Club
MarchMingle <a href="#">MarchMingle - Communities at Work (commsatwork.org)</a>	23-24 March 2024 Lennox Gardens & Albert Hall
Australian Yarn Show 2024 <a href="#">Australian Yarn Show 2024   Events Canberra</a>	Rydes Canberra
A-league Women: Canberra United vs Wellington Phoenix FC <a href="#">Canberra United FC   Official Canberra United Home Page</a>	24 March 2024 McKellar
Reuben Tsang <a href="#">Reuben Tsang (sydneyoperahouse.com)</a>	25 March 2024 Wesley Music Centre, Forrest
The Godfather I NFSA Easter Eggs Film Series <a href="#">THE GODFATHER   National Film and Sound Archive (nfsa.gov.au)</a>	28 March 2024 National Film and Sound Archive of Australia
Gladys Knight <a href="#">Gladys Knight Farewell Tour 2024 - National Convention Centre Canberra (nccc.com.au)</a>	Royal Theatre (National Convention Centre)
National Folk Festival <a href="#">National Folk Festival</a>	28 March – 1 April 2024 Various
Good Friday Racing – Canberra Southern Cross Club I Tuggeranong Cup Race Day <a href="#">Upcoming Race Days and Events - Thoroughbred Park</a>	29 March 2024 Thoroughbred Park
Canberra Steam Train Rides <a href="#">Canberra Steam Train Rides   The Picnic Train</a>	Canberra Railway Station
2024 Paddle Australia Canoe Polo National Championships <a href="#">2024 Paddle Australia Canoe Polo National Championships   Events Canberra</a>	29-31 March 2024 Burley Griffin Canoe Club, Campbell
The Great Treat Hunt I Paws Party <a href="#">The Great Treat Hunt   Paws Party   Events Canberra</a>	30 March 2024 Haig Park
In Conversation with Diana Chan, Masterchef Winner 2017 I Dahlicious Festival <a href="#">Events - bisonhome</a>	The Commons, Pialligo
Meet the Easter Bunny <a href="#">Easter Market at the Old Bus Depot - Old Bus Depot Market (obdm.com.au)</a>	31 March 2024 Old Bus Depot Markets

Should you have any queries regarding the above please feel free to contact our office on 02 6230 7855 or via email below:

- Sales & Leasing

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[www.knightfranktownplanning.com.au](http://www.knightfranktownplanning.com.au)

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