



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).

A.C.T. 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.

6 Watson Street (B4 S35) Turner	DA202342545	LEASE VARIATION. Proposed variation to remove the concessional status from the Crown lease.
6 Watson Street (B4 S35) Turner	DA202342541	DEMOLITION – LEASE VARIATION. Proposed demolition of existing building and associated works. Lease variation to allow for residential use limited to 45 multi-unit housing dwellings, supportive housing use limited to 10 dwellings with café, consulting room and common area uses ancillary to supportive housing and to remove 'club' as a use from the Crown lease.

GENERAL NEWS

NEW

No new items

CONTINUING

- **Review of Off-the-plan Property Contract Laws.** The ACT Government is reviewing whether current off-the-plan contract laws are effective for property buyers and sellers. **Comments close Monday 20 May 2024.** Further details can be found at [Review of off-the-plan property contract laws | YourSay ACT](#)
- **Minor Amendment to Territory Plan MA2024-h – Changes to the Belconnen District Policy.** The proposed amendments include reducing the area of the landfill clearance zone; and the Lower Molonglo water quality control centre clearance zone. **Comments close COB Friday 7 June 2024.** Further details can be found at [Minor amendment MA2024-h \(act.gov.au\)](#)
- **North Curtin Residential Area.** The ACT Government has commenced early planning for a new residential development at North Curtin. The Woden District Strategy identifies the site as a Change Area Category 2 (between 0-10 years) for urban intensification. This new neighbourhood will be located between Yarralumla and Curtin, alongside the future light rail to Woden. **Community Workshops** will be held **Tuesday 4 June 2024** (5:30-7:30pm Hughes Community Centre). **Pop-up Sessions** will be held **Tuesday 21 May 2024** (2:30-5:30pm Curtin Shops) and **Tuesday 28 May 2024** (3-5pm Yarralumla Shops). **Comments close Tuesday 11 June 2024.** Further details can be found at [North Curtin Residential Area | YourSay ACT](#)
- **Australian Building Codes Board – Various Consultations**
 - **National Construction Code 2025 – Public Comment Draft.** The ABCB has released the proposed changes to the next edition of the NCC. **Comments close Monday 1 July 2024.** Further details can be found at [National Construction Code 2025 Public Comment Draft - Australian Building Codes Board - Citizen Space \(abcb.gov.au\)](#)
 - **Consultation Impact Analysis: Adequacy of Female Public Sanitary Facilities.** The ABCB has received multiple proposals for change expressing concern about the adequacy of NCC provisions for female Sanitary facilities. Consequently, the ABCB is proposing deemed-to-satisfy provisions for the next edition of the NCC, which will increase the number of closet pans for female patrons in Class 9b buildings – single auditorium theatres and cinemas. **Comments close Monday 1 July 2024.** Further details can be found at [Consultation Impact Analysis: Adequacy of Female Public Sanitary Facilities - Australian Building Codes Board - Citizen Space \(abcb.gov.au\)](#)
 - **Consultation Regulation Impact Statement: Commercial Energy Efficiency Provisions.** The ABCB has been undertaking work to scope potential energy efficiency changes for commercial buildings in the next edition of the NCC. The proposed provisions are included in the NCC public comment draft. An in-depth analysis of the impacts (costs and benefits) of the proposed provisions is now open for public comment. **Comments close 11:59pm Monday 1 July 2024.** Further details can be found at [Consultation Regulation Impact Statement: Commercial energy efficiency provisions - Australian Building Codes Board - Citizen Space \(abcb.gov.au\)](#)

- **Consultation Impact Analysis: Condensation Mitigation Measures.** The ABCB has been undertaking further work on provisions to mitigate condensation risks. The proposed technical changes are in Part F8 (Volume One) and Part 10.8 (ABCB Housing Provisions) of the NCC public comment draft. These changes impact residential and residential-like buildings (Class 1, 2, 3, 4 and 9c buildings). The proposed changes include cavity-dependent vapour permeance requirements for external walls and expanded roof ventilation requirements to better align with practical design and construction practices in Australia. **Comments close 11:59pm Monday 1 July 2024.** Further details can be found at [Consultation Impact Analysis: Condensation mitigation measures - Australian Building Codes Board - Citizen Space \(abcb.gov.au\)](#)
- **Consultation Regulation Impact Statement: Waterproofing and Water Shedding Provisions.** About the consultation research has indicated that serious defects related to waterproofing are the most common defects in buildings compared to other areas, such as fire safety, building enclosures, structural integrity and key services. A lack of Deemed-to-Satisfy provisions is considered to have contributed to problems, including poor design and documentation, a hit-and-miss approach to performance solutions and sub-standard construction outcomes. In turn, these problems are contributing to waterproofing defects. **Comments close 11:59pm Monday 1 July 2024.** Further details can be found at [Consultation Regulation Impact Statement: Waterproofing and water shedding provisions - Australian Building Codes Board - Citizen Space \(abcb.gov.au\)](#)
- **All-gender Sanitary Facilities.** The ABCB has released a consultation on the potential inclusion of all-gender sanitary facility provisions in the National Construction Code. Suggested changes are a voluntary deemed-to-satisfy pathway in Section F, F4 Sanitary and Other Facilities and replacing and consistently using 'gender' instead of 'sex' and 'accessible' instead of 'unisex' throughout the NCC. **Comments close 11:59pm Monday 1 July 2024.** Further details can be found at [All-gender sanitary facilities - Australian Building Codes Board - Citizen Space \(abcb.gov.au\)](#)

NATIONAL CAPITAL AUTHORITY

NEW

No new items

CONTINUING

No continuing items

N.S.W. 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

- **Proposed Changes to Complying Development for Farm Buildings, Rural Sheds and Earthworks.** The NSW Government are proposing changes to align the Rural Housing Code with the Inland Code. The alignment of the 2 codes will make it easier for landowners and councils to understand the development standards and environmental requirements that apply for farm buildings, sheds and excavation on rural land. **Comments close 5pm Friday 14 June 2024.** Further details can be found at [Proposed changes to complying development for farm buildings, rural sheds and earthworks | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

CONTINUING

No continuing items

QUEANBEYAN-PALERANG

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>

138 Environa Drive, Environa
(Lot 2 DP1282459)

DA.2021.1153.C

Proposed modification includes lot reconfiguration from 46 lot titles and 1 community lot to 13 lots.

NEW

No new items

CONTINUING

- **Amendment Seniors Housing – Queanbeyan-Palerang Regional Environmental Plan 2022.** QPRC have prepared a planning proposal known as QPR-LEP2022 Amendment – Seniors Housing, Majara Street, Bungendore (Abbeyfield housing proposal). The intended outcome of the proposal is to contribute to the supply of land for seniors housing in Bungendore; identify a replacement site for the seniors housing that is permissible on 4-6 Majara Street Bungendore (Lots 13 & 14 DP1139067) and which has been compulsorily acquired by NSW Dept of Education; Enable land at Majara Street, Bungendore and north of Turallo Terrace to be used for seniors housing with development consent. The planning proposal seeks to amend the QPR LEP2022 by amending schedule 1 additional permitted uses by deleting reference to "use of land at 4-6 Majara Street, Bungendore" from the heading of Item 3 and replacing with "Use of certain land at Bungendore"; deleting reference to "Lots 13 & 14 DP1139067, 4-6 Majara Street, Bungendore" in Item 3(1) and replace with "the land shown edged in heavy black at Majara Street, Bungendore, identified as Item 9 on the additional permitted uses map"; and amend the additional permitted uses map to include land at Majara Street, Bungendore. **Comments due COB Monday 10 June 2024.** Further details can be found at [Amendment Seniors Housing - Queanbeyan-Palerang Regional Environmental Plan 2022 | Your Voice QPRC \(nsw.gov.au\)](#)
- **Amendment to Queanbeyan-Palerang Regional Local Environment Plan 2022 – Reclassification of 19 Gibraltar Street Bungendore from Community to Operational Land.** The QPRC has resolved to progress a planning proposal to reclassify 19 Gibraltar Street, Bungendore (Lot 8 Section 11 DP758183) from Council owned land to operational land under the *Local Government Act 1993*. The planning proposal objectives are to facilitate the construction of a QPRC building for Council functions on the land. **Comments due COB Monday 17 June 2024.** Further details can be found at [Reclassify 'Community Land' to 'Operational Land' at 19 Gibraltar Street, Bungendore | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

YASS VALLEY

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/>

103 Lute Street, Gundaroo DA240121 Proposed 2 lot subdivision and boundary adjustment.
(Lot 6 DP1263007 & Lot 2 DP1255555)

NEW

No new items

CONTINUING

No continuing items

GOULBURN - MULWAREE

Development Applications

New DAs this week include:

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

17 Patrick Place, Marulan DA/0269/2324 Proposed 7 lot Torrens title subdivision and new road.
(Lot 8 DP873286)

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 \(nsw.gov.au\)](https://www.goulburn.nsw.gov.au/Development/Development-Applications-on-exhibition)

SLA & CRA COMMERCIAL, INDUSTRIAL & MULTI-UNIT SALES

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/land-sales)

- Packaged Lot 2: 4 blocks in Stage 1B. Price \$1,498,000
 - Block g Section K; site area: 289m²; RZ4
 - Block h Section K; site area: 179m²; RZ4
 - Block i Section K; site area: 179m²; RZ4
 - Block j Section K; site area: 179m²; RZ4.
- Packaged Lot 3: 2 blocks in Stage 1B. Price \$754,000
 - Block k Section K; site area: 209m²; RZ4
 - Block l Section K; site area: 209m²; RZ4.
- Packaged Lot 4: 5 blocks in Stage 1B. Price \$1,823,000
 - Block m Section K; site area: 179m²; RZ4
 - Block n Section K; site area: 179m²; RZ4
 - Block o Section K; site area: 179m²; RZ4
 - Block p Section K; site area: 179m²; RZ4
 - Block q Section K; site area: 269m²; RZ4.
- Packaged Lot 7: 4 blocks in Stage 1B. Price \$1,553,000
 - Block a Section L; site area: 260m²; RZ4
 - Block b Section L; site area: 179m²; RZ4
 - Block c Section L; site area: 179m²; RZ4
 - Block d Section L; site area: 269m²; RZ4.
- Packaged Lot 8: 4 blocks in Stage 1B. Price \$1,553,000
 - Block e Section L; site area: 269m²; RZ4
 - Block f Section L; site area: 179m²; RZ4
 - Block g Section L; site area: 179m²; RZ4
 - Block h Section L; site area: 260m²; RZ4.
- Packaged Lot 9: 8 blocks in Stage 1A. Price \$3,425,000
 - Block a Section N; site area: 551m²; RZ4
 - Block b Section N; site area: 195m²; RZ4
 - Block c Section N; site area: 195m²; RZ4
 - Block d Section N; site area: 305m²; RZ4
 - Block e Section N; site area: 200m²; RZ4
 - Block f Section N; site area: 180m²; RZ4
 - Block g Section N; site area: 180m²; RZ4
 - Block h Section N; site area: 331m²; RZ4.
- Packaged Lot 10: 4 blocks in Stage 1A. Price \$1,655,000
 - Block a Section Q; site area: 360m²; RZ4
 - Block b Section Q; site area: 180m²; RZ4
 - Block c Section Q; site area: 180m²; RZ4
 - Block d Section Q; site area: 270m²; RZ4.
- Packaged Lot 11: 3 blocks in Stage 1A. Price \$1,195,000
 - Block e Section Q; site area: 270m²; RZ4
 - Block f Section Q; site area: 168m²; RZ4
 - Block g Section Q; site area: 277m²; RZ4.
- Packaged Lot 12: 5 blocks in Stage 1A. Price \$1,958,000
 - Block b Section S; site area: 240m²; RZ4
 - Block c Section S; site area: 291m²; RZ4
 - Block d Section S; site area: 180m²; RZ4
 - Block e Section S; site area: 180m²; RZ4.
 - Block f Section S; site area: 240m²; RZ4.
- Packaged Lot 13: 4 blocks in Stage 1A. Price \$1,479,000
 - Block g Section S; site area: 240m²; RZ4
 - Block h Section S; site area: 180m²; RZ4
 - Block i Section S; site area: 180m²; RZ4
 - Block j Section S; site area: 180m²; RZ4.
- Multi Unit: Block h Section Q; site area: 502m²; RZ4; price: \$720,000.
- Multi Unit: Block a Section S; site area: 501m²; 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: 641m²; RZ1
 - Block 5 Section 92; site area: 636m²; RZ1
 - Block 18 Section 92; site area: 450m²; RZ1
 - Block 19 Section 92; site area: 450m²; RZ1.
- Packaged Lot 2: 4 blocks in Stage 3A. Price: \$2,912,000
 - Block 6 Section 92; site area: 648m²; RZ1
 - Block 7 Section 92; site area: 671m²; RZ1
 - Block 16 Section 92; site area: 450m²; RZ1
 - Block 17 Section 92; site area: 450m²; RZ1.

- Packaged Lot 3: 4 blocks in Stage 3A. Price: \$2,971,000
 - Block 8 Section 92; site area: 694m²; RZ1
 - Block 9 Section 92; site area: 717m²; RZ1
 - Block 14 Section 92; site area: 450m²; RZ1
 - Block 15 Section 92; site area: 450m²; RZ1

SLA & CRA 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 \(act.gov.au\)](https://www.landsales.act.gov.au)
- **Whitlam – 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 \(act.gov.au\)](https://www.landsales.act.gov.au)

SOCIAL & EVENTS

- 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.

You be the Judge Law Week 2024 - Justice and Community Safety Directorate (act.gov.au)	20 May 2024 ACT Courts Building, Canberra
National Simultaneous Storytime 2024 at Libraries ACT Home - Libraries ACT	22 May 2024 Gungahlin
ACT Brumbies v Melbourne Rebels ACT Brumbies	24 May 2024 GIO Stadium
Whisky Live Australia – Canberra 2024 Canberra Whisky Live Australia	24-25 May 2024 UC
Matilda MATILDA National Film and Sound Archive (nfsa.gov.au)	25 May 2024 National Film and Sound Archive
Canberra Raiders v Roosters Round 12: Raiders v Roosters Raiders	GIO Stadium
Lightroom Basics Lightroom Basics - One Day Workshop Events Canberra	PhotoAccess, Griffith
Canberra Winter Gemcraft and Mineral Show Canberra Lapidary Club	25-26 May 2024 EPIC
Bricks at Woden School BRICKS @ The Woden School - Woden School	Deakin
Book Club at the NFSA – Little Women (2019) & Discussion BOOK CLUB: LITTLE WOMEN (2019) + Discussion National Film and Sound Archive (nfsa.gov.au)	26 May 2024 National Film and Sound Archive
Reconciliation Day 2024 Reconciliation Day Events Canberra	27 May 2024 Commonwealth Park
C41 Colour Film Developing Workshop C41 Colour Film Developing Workshop Events Canberra	29 May 2024 PhotoAccess, Griffith
The Art of Disruption The Art of Disruption – Rebus Theatre	30 May – 1 June 2024 ACT Hub, Kingston
Rosemary's Baby I Cult Classics with Venus Mantrap CULT CLASSICS: ROSEMARY'S BABY National Film and Sound Archive (nfsa.gov.au)	31 May 2024 National Film and Sound Archive

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
- Valuations
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