

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 <u>Browse DAs -</u> <u>Environment, Planning and Sustainable Development Directorate - Planning (act.gov.au)</u>

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bage if required.	
DA202342237	ESTATE DEVELOPMENT PLAN. Proposed new arterial road (Road 140) connecting Parkwood Road to Pro Hart Avenue through the Macnamara EDP Stage 2 area. The proposed road will consist of a dual carriageway separated by a 13m wide median, with a single traffic lane in each direction, street parking, off road pedestrian and separate cycle paths, works in north and south of road 2 and associated works. Proposed 450mm trunk watermain from O'Reilly Street to Parkwood Road intersection to provide potable water supply to the estate. Proposed 2.5m shared path from Parkwood Road intersection to existing path west of Spofforth Street.
DA202342496	INDUSTRIAL – NEW BUILDINGS. Proposed construction of 3 new single storey warehouse buildings, car parking, landscaping and associated works.
DA202442850	INDUSTRIAL – WAREHOUSE – LEASE VARIATION. Proposed construction of warehouse development with 67 units, associated driveway works and carparking and associated works. Lease variation to specify a max of 67 units.
DA202442800	MULTI UNIT DEVELOPMENT – 3 NEW DWELLINGS – LEASE VARIATION. Proposed demolition of existing dwelling, associated structures and tree removal; construction of 3 three storey dwellings with associated garages, landscaping and associated works. Lease variation to specify a max of 3 dwellings.
	DA202342496 DA202442850



NEW

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- **Approved Minor Amendment to Territory Plan MA2024-g Jacka Revisions**. **Commencement date: 24 May 2024**. Further details can be found at <u>Planning (Jacka Revisions) Minor Plan Amendment 2024 | Notifiable instruments (act.gov.au)</u>. Revisions include:
 - Changing the zone of Blocks 2 9 Section 32 Jacka from RZ1 to RZ4
 - Changing the zone of Block 1 Section 38 Jacka from RZ1 to RZ3
 - Characteristic and a Characteristic 27 and Black 20 Charles 24 had a free D71 to D77
 - Changing the zone of Block 1 Section 27 and Block 26 Section 24 Jacka from RZ1 to PRZ1
 - Place Blocks 2 & 3 Section 33 Jacka under FUA overlay and revert their zoning to PRZ1.
- **Casey Retail Precinct Traffic and Transport Study**. The ACT Government is undertaking a traffic and transport study into parking, access and safety issues in and around the Casey retail precinct. The study aims to identify the key traffic, transport, access, parking and safety issues experienced by locals and visitors to Casey Market Town and areas for future improvements. **Comments close Monday 10 June 2024**. Further details can be found at <u>Have your say on Casey retail precinct traffic study City Services (act.gov.au)</u>
- Review of the Nature Conservation Act. The ACT Government is conducting a 10-year review of the Nature Conservation Act 2014. An
 information session will be held on Thursday 6 June 2024. Comments close Monday 1 July 2024. Further details can be found at Review of the
 Nature Conservation Act | YourSay ACT

CONTINUING

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 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 <u>National Construction Code 2025 Public Comment Draft - Australian</u> 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 <u>Consultation Regulation Impact Statement: Commercial energy efficiency provisions Australian Building Codes Board Citizen Space (abcb.gov.au)</u>
 - 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 <u>All-gender sanitary facilities Australian Building Codes Board Citizen Space (abcb.gov.au)</u>



NEW

- Works Approval WA-001007 Scrivener Dam Dissipator Strengthening Project (Permanent Works). Proposal includes various works to strengthen the downstream structure of the dam to ensure the Dam's ongoing safe operation. Comments close 5pm Monday 17 June 2024. Further details can be found at <u>Works Approval Public Consultation on WA-001007 Scrivener Dam Dissipator Strengthening Project (Permanent Works) | National Capital Authority (nca.gov.au)</u>
- National Capital Plan Draft Amendment 99 Molonglo Valley Town Centre. Draft Amendment 99 proposes to amend the Plan by identifying a Town Centre at Molonglo. DA99 proposes to replace Figure 2 General Policy Plan Metropolitan Canberra with a new map which identifies a Town Centre at Molonglo; replacing Figure 10 Defined Activity Centres with a new figure which identifies a defined activity centre in the Molonglo Valley of a size comparable in size to other activity centres at Civic, Gungahlin, Belconnen, Woden and Tuggeranong; and revise relevant text to recognise a town centre at Molonglo. Comments close 5pm Tuesday 25 June 2024. Further details can be found at National Capital Plan Draft Amendment 99 Molonglo Valley Town Centre Public Consultation | National Capital Authority (nca.gov.au)

CONTINUING

No continuing items



 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 No new items

CONTINUING

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)



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

DA.2024.0138 14 Heazlett Street, Googong (Lot 1601 DP1266000)

Proposed demolition and construction of recreation facility (indoor) including 25m lap pool, children's wading pool, a two-court indoor sports hall, landscaping, signage and associated facilities

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)



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/ 22 O'Brien Street, Yass DA240125 (Lot A DP349083)

Proposed dual occupancy and 2 lot Torrens title subdivision including a Clause 4.6 variation request.

NEW

No new items

CONTINUING



Development Applications New DAs this week include:

Further information can be obtained from https://www.goulburn.nsw.gov.au/Development/Development-Applications-on-exhibition DA/0302/2324 14 George Street, Marulan Proposed installation of 5 water holding tank facilities. (Lot 2 DP1053945)

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)



Jacka - Packaged Lot and Multi Unit Development

For sale over the counter. Further details can be found at Jacka | Commercial (act.gov.au)

- Packaged Lot 2: 4 blocks in Stage 1B. Price \$1,498,000
 - Block g Section K; site area: 289m²; RZ4 0
 - Block h Section K; site area: 179m²; RZ4 0
 - 0 Block i Section K; site area: 179m²; RZ4
 - Block j Section K; site area: 179m²; RZ4. 0
- Packaged Lot 4: 5 blocks in Stage 1B. Price \$1,823,000
 - Block m Section K; site area: 179m²; RZ4 0
 - Block n Section K; site area: 179m²; RZ4 0
 - Block o Section K; site area: 179m²; RZ4 0
 - Block p Section K; site area: 179m²; RZ4 0
 - Block q Section K; site area: 269m²; RZ4. 0

- Packaged Lot 3: 2 blocks in Stage 1B. Price \$754,000
 - Block k Section K; site area: 209m²; RZ4 0
 - Block | Section K; site area: 209m²; RZ4. 0
- Packaged Lot 7: 4 blocks in Stage 1B. Price \$1,553,000
 - Block a Section L; site area: 260m²; RZ4 0
 - Block b Section L; site area: 179m²; RZ4 0
 - Block c Section L; site area: 179m²; RZ4 0
 - Block d Section L; site area: 269m²; RZ4. 0

- 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 10: 4 blocks in Stage 1A. Price \$1,655,000
 Block a Section Q; site area: 360m²; RZ4
 - Block a Section Q; site area: 360m²; RZ4
 Block b Section Q; site area: 180m²; 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 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.
- Multi Unit: Block h Section Q; site area: 502m²; RZ4; price: \$720,000.
- <u> Whitlam Packaged Lot</u>

For sale over the counter. Further details can be found at Land sales (act.gov.au)

- 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 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

- 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 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 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 a Section S; site area: 501m²; RZ4; price: \$720,000.
- 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.
- 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)

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)



- Events -

For more events go to <u>www.events.act.gov.au</u> or <u>www.visitcanberra.com.au</u> Please contact the host of these events to confirm they are proceeding as planned.

C41 Colour Film Developing Workshop <u>C41 Colour Film Developing Workshop | Events Canberra</u> The Art of Disruption <u>The Art of Disruption – Rebus Theatre</u> Rosemary's Baby I Cult Classics with Venus Mantrap <u>CULT CLASSICS: ROSEMARY'S BABY | National Film and Sound Archive (nfsa.gov</u> SENES Flamenco Trio (Concert + Show) <u>SENES Flamenco Trio (Concert + Show) | Events Canberra</u>

Marble & Grain and Canberra Distillery – Lunch & Gin Masterclass Marble & Grain and Canberra Distillery - Lunch & Gin Masterclass | Events Canberra

The Last Daughter I Reconciliation Week Screening

29 May 2024 PhotoAccess, Griffith 30 May – 1 June 2024 ACT Hub, Kingston 31 May 2024 National Film and Sound Archive 1 June 2024 Polish White Eagle Club, Turner

Braddon

National Film and Sound Archive of Australia

THE LAST DAUGHTER | National Film and Sound Archive (nfsa.gov.au)

Toomelah I Reconciliation Week Screening <u>TOOMELAH | National Film and Sound Archive (nfsa.gov.au)</u>

Care, Share, Repair – Transform Your Trash Care, Share, Repair - Transform Your Trash | Events Canberra

National Wine Experience – Exclusive Tasing Event <u>National Wine Show</u> Wetlands Narratives: From Lens to Screenprint Workshop <u>Wetlands Narratives: From lens to screenprint – photo access</u>

 Belonging: Stores from Far North Queensland Creative Workshops

 Belonging | National Museum of Australia (nma.gov.au)

 The Craft of Crime: In Conservation with Sulari Gentill and Chris Hammer

 The Craft of Crime: in conversation with Sulari Gentill & Chris Hammer | National Library of Australia (nla.gov.au)

State of Origin I Game 1

National Film and Sound Archive of Australia

SLA Display Village, Whitlam

Mitchell

1 – 2 June 2024 PhotoAccess, Griffith

National Museum of Australia

5 June 2024 National Library of Australia

Onyx Lounge, Casino Canberra

State of Origin | Game 1 @ Onyx Lounge | Events Canberra

Chappie + Panel I Science.Art.Film Series SCIENCE.ART.FILM.: CHAPPIE + PANEL National Film and Sound Archive (nfsa.gov.au)	National Film and Sound Archive
Wednesday Lunchtime Concert: Smokey Salons Wesley Music Centre canberra music venue (wesleymusiccanberra.org)	Wesley Music Centre, Forrest
	5 – 15 June 2024
2024 Tenpin Bowling National Disability Championships	
NDC - Tenpin Bowling Australia	Greenway
Gardens of Academe	5 – 30 June 2024
Australian National Botanic Gardens (parksaustralia.gov.au)	Australian Botanic Gardens
The Paperboy	6 June 2024
THE PAPERBOY National Film and Sound Archive (nfsa.gov.au)	National Film and Sound Archive of Australia
Futures Exhibition	6 June – 5 July 2024
Futures: Mapping the Terrain of Creative Inquiry School of Art & Design (anu.edu.au)	ANU School of Art & Design Gallery
Canberra Potters' Student I Teacher Exhibition	6 June – 7 July 2024
<u>2024 Student Teacher Exhibition - Canberra Potters</u>	Canberra Potters, Watson
Almost Famous + Karaoke	7 June 2024
ALMOST FAMOUS + KARAOKE National Film and Sound Archive (nfsa.gov.au)	National Film and Sound Archive of Australia
ANU Community Music Centre Chamber Musicale	Peter Karmel Building, ANU
Community Music Centre Events Calendar School of Music (anu.edu.au)	0.1
Geek Markets: Canberra	8 June 2024
Geek Markets	EPIC
Japanese Timber Spoon Making Workshop	Craft + Design Canberra, Canberra
<u> Craft + Design Canberra – Craft + Design Canberra (craftanddesigncanberra.org)</u>	
Rugby Quarter Finals I ACT Brumbies ACT Brumbies	GIO Stadium
Royal Canberra Poultry Show 2024	8 – 9 June 2024
Royal Canberra Poultry Show 2024 Events Canberra	EPIC
Kids in the Shed	9 June 2024
<u>Homepage - Old Bus Depot Market (obdm.com.au)</u>	Old Bus Depot Markets
Wednesday Lunchtime Concert: The Exquisite Hour	12 June 2024
Wesley Music Centre canberra music venue (wesleymusiccanberra.org)	Wesley Music Centre, Forrest
	14 June 2024
Casper I Pizza & Pyjama Screening PIZZA & PYJAMA SCREENING: CASPER National Film and Sound Archive (nfsa.gov.au)	National Film and Sound Archive of Australia
NRL I Raiders vs Cowboys	GIO Stadium
Round 15: Raiders v Cowboys Raiders	
Introduction to Large Format Photography Workshop	15 – 16 June 2024
Introduction to Large Format Photography Workshop – photo access	PhotoAccess, Griffith
Flight Club + Discussion with Andrew Hutchinson and Kaya Wilson I Book Club at the NFSA	16 June 2024
BOOK CLUB: FIGHT CLUB + Discussion National Film and Sound Archive (nfsa.gov.au)	National Film and Sound Archive of Australia
Centenary of Style Walking Tour	18 June 2024
hyatt.com/en-US/hotel/australia/hyatt-hotel-canberra-a-park-hyatt-hotel/canbe/news-events	Hyatt Hotel Canberra
ANU Community Music Centre Jazz Junction	ANU School of Music
Community Music Centre Events Calendar School of Music (anu.edu.au)	
C41 Colour Film Developing Workshop	20 June 2024
C41 Colour Processing Workshop – photo access	PhotoAccess, Griffith
Digital Photography Basics One Day Workshop	22 June 2024
Digital Photography Fundamentals – One Day Workshop – photo access	PhotoAccess, Griffith
Sri Chinmoy "Tuggeranong Trot" Trail Runs	23 June 2024
Sri Chinmoy Canberra Trail Series - Sri Chinmoy Marathon Team (srichinmoyraces.org)	Pine Island North Picnic Area
State of Origin I Game 2	26 June 2024
State of Origin Game 2 @ Onyx Lounge Events Canberra	Onyx Lounge, Casino Canberra
Wednesday Lunchtime Concert: Mozart in Winter	Wesley Music Centre, Forrest
Wesley Music Centre canberra music venue (wesleymusiccanberra.org)	
Handmade Market Canberra – Winter	29 – 30 June 2024
Handmade Canberra	EPIC
2024 Christmas in July	6 July 2024



• Sales & Leasing

Valuations

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

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