



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.

Northbourne Ave/Henty St (B10 S8) Braddon	DA202240185	RECONSIDERATION OF REFUSAL (six buildings up to 9 storeys containing 602 residential apartments, 128 serviced apartments, 2 basement levels, verge crossing, tree removal, landscaping & associated works). RECONSIDERATION PROPOSAL – MIXED USE DEVELOPMENT & SUBDIVISION. Proposed construction of 6 buildings up to 9 storeys over 3 basement levels comprising 582 residential units, 100 hotel rooms, hotel amenities including wellness centre, coworking space, cinema, sauna, dining facilities, wine cellar & level 8 terrace accommodation, signage, tree removal, landscaping and associated works. SUBDIVISION of land as per submitted subdivision plans.
Block 14 Section 132 Casey	DA202241107	RECONSIDERATION. Proposed construction of mixed use development comprising of up to eight storeys in height, ground floor commercial tenancies with upper floor residential units of approximately 143 dwellings, 2 levels of basement carparking and internal driveways, tiered communal open space and landscaping, waste enclosures, services, utilities and associated works.
Felstead Vista/Holborow Ave (B3 S80) Denman	DA202442853	LEASE VARIATION. Proposed subdivision into 2 blocks; one containing the car park and the other to be surrendered to the Territory. The proposal also includes the variation of the lease over the car park to include public access rights over the site.
1 Moncrieff Street (B32 S6) Dickson	DA202442923	MULTI UNIT DEVELOPMENT (3 NEW DWELLINGS) – LEASE VARIATION. Proposed demolition of existing dwelling; construction of 3 new three storey dwellings, basement parking, tree removal, landscaping and associated works. Lease variation to specify a max of 3 dwellings.
151 Canberra Avenue (B6 S7) Fyshwick	DA202342480	COMMERCIAL – 3 NEW BUILDINGS. Proposed demolition of 2 existing structures and removal of trees; construction of 3 new commercial buildings for shop and restaurant use, associated car parking, signage, landscaping and associated works.
14 Rusden Street (B3 S24) Garran	DA202342519	RESIDENTIAL AGED CARE. Proposed construction of new residential care building, signage, car parking, driveway/verge crossing, tree removal, landscaping and associated works.
Block 3 Section 14 Jacka	DA201936527	AMENDMENT (S197K) TO APPROVED DA (ESTATE DEVELOPMENT PLAN – JACKA 2, STAGE 1). Proposed amendment is to remove 1 additional tree, amend block details plan to revise block dimensions and areas for 6 blocks, amendments to services and easements following detailed design review, revisions to landscaping along the common boundary with Block 795, inclusion of 6 additional blocks (Blocks a-c Section J and Blocks a-c Section K) as micro-lots with proposed planning controls to inform future development.
Osburn Dr/Clode Cres/Chalmers Pl (B1 S82) Macgregor	DA202341792	MIXED USE DEVELOPMENT – 21 NEW DWELLINGS – LEASE VARIATION. Proposed demolition of existing building and 7 underground storage tanks; construction of mixed use development comprising commercial and residential units, works on existing driveway verge crossing, signage, landscaping and associated works. Lease variation to remove use of service station, the requirement to maintain these facilities, restriction on basement car parking and add multi unit housing (21 units) and commercial office use (6 units) as permissible uses.
20 Kunzea Street (B4 S97) O'Connor	DA202342653	COMMERCIAL – NEW BUILDING. Proposed demolition of existing restaurant; construction of new two storey restaurant building, alterations to existing pavement and road, landscaping and associated works.
2908 Boboyan Road (B12) Rendezvous Creek	DA202442973	PUBLIC WORKS. Proposed construction of new remote area power supply servicing Gudgenby Cottage; works consist of ground mounted 10kV solar photovoltaic array, lithium-iron-phosphate batteries, inverters, underground low voltage cable and conduit, diesel generator and fuel tank, landscaping and associated works.

GENERAL NEWS

NEW

- **ACT Heritage – Provisional Registration Listing – Early Kingston Shops (Blocks 1,3-10 & 23-24 Section 21 and part road verge).** The early Kingston Shops have been provisionally registered on the ACT Heritage register for their role in supporting the early Canberra community as the new capital was being established. **Comments close Monday 1 July 2024.** Further details can be found at [Early Kingston Shops - Environment, Planning and Sustainable Development Directorate - Environment \(act.gov.au\)](#) or [Heritage \(Decision about Provisional Registration of Early Kingston Shops, Kingston\) Notice 2024 | Notifiable instruments \(act.gov.au\)](#)
- **ACT Heritage – Provisional Registration Listing – West Portal Cafeteria (Block 15 Section 3 Parkes).** The West Portal Cafeteria has been provisionally registered on the ACT Heritage register for its role in supporting the early Canberra community as the new capital was being established. **Comments close Monday 1 July 2024.** Further details can be found at [West Portal Cafeteria - Environment, Planning and Sustainable Development Directorate - Environment \(act.gov.au\)](#) or [Heritage \(Decision about Provisional Registration of West Portal Cafeteria, Parkes\) Notice 2024 | Notifiable instruments \(act.gov.au\)](#)
- **ACT Planning System Governance Review.** The final report on the ACT planning system governance report has been released. The report has made 7 findings and 8 recommendations. The full report can be found at [ACT Planning System Governance Review - Final Report](#)
- **ACAT Decisions**
 - COLLETT & ORS v ACT PLANNING AND LAND AUTHORITY [2024] ACAT 39. ADMINISTRATIVE REVIEW – Review of decision to approve development proposal for construction of crematorium adjacent to Callum Brae Nature Reserve – where issue arose whether the development will have, or is likely to have, a significant impact on the Swift Parrot – where the Swift Parrot is listed as ‘critically endangered under the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth) – where the Minister with responsibility under the EPBC Act previously determined that the development proposal was not a ‘controlled action’ because it was unlikely to have any significant impacts on any protected matters, including Swift Parrots – where subsequent events, including the sighting of large numbers of Swift Parrots in the Callum Brae Nature Reserve in May 2021, potentially call that decision into question – where the Tribunal is satisfied that the issue is real and not merely colourable – where the Tribunal does not have jurisdiction to decide the issue – where the respondent (with the support of all parties) sought an order that the Tribunal direct the respondent to refer the matter to the Commonwealth Department of Climate Change, Energy, the Environment and Water for consideration – interlocutory application granted – proceeding adjourned until further order [COLLETT & ORS v ACT PLANNING AND LAND AUTHORITY - ACAT](#)
 - PIALLIGO RESIDENTS ASSOCIATION v ACT PLANNING AND LAND AUTHORITY [2024] ACAT 41. ADMINISTRATIVE REVIEW – Application for review of development application for retrospective approval – decision under review set aside and substituted by a decision to refuse approval – whether approval exempts decision from third-party review – whether development application is exempt from third-party review under item 10 in schedule 3, part 3.2 of the Planning and Development Act 2007 – application for summary dismissal – whether land was used for ‘broadacre farming’ – definition of ‘broadacre farming’ under the Crown lease [PIALLIGO RESIDENTS ASSOCIATION v ACT PLANNING AND LAND AUTHORITY \(Administrative Review\) \[2024\] ACAT 41 - ACAT](#)

CONTINUING

- **Review of the Nature Conservation Act.** The ACT Government is conducting a 10-year review of the *Nature Conservation Act 2014*. **Comments close Monday 1 July 2024.** Further details can be found at [Review of the Nature Conservation Act | 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

- **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 [Works Approval – Public Consultation on WA-001007 Scrivener Dam Dissipator Strengthening Project \(Permanent Works\) | National Capital Authority \(nca.gov.au\)](#)
- **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 \(nca.gov.au\)](#)

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

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 \(nsw.gov.au\)](#)

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>

16 Waterloo Street, Queanbeyan East (Lot 59 DP14190)	DA.2024.0068	Proposed demolition of existing dwellings; construction of multi dwelling housing comprising of 8 two storey townhouses and strata subdivision.
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NEW

No new items

CONTINUING

- **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/>

No new DAs

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>

20-30 Ridge Street, Goulburn (Lot 1 DP815061)	DA/0340/2324	Proposed 2 lot Torrens title subdivision
69-73 George Street, Marulan (Lot 1 DP1268661)	DA/0304/2324	Proposed new single storey 76 place childcare centre with carpark and associated landscaping

NEW

No new items

CONTINUING

No continuing items

SLA & CRA COMMERCIAL, INDUSTRIAL & MULTI-UNIT SALES

- Lawson – Mixed Use Site**
Tenders close 2pm Thursday 22 August 2024.
 Blocks a & b Section AD; site area: 19,648m²; CZ5; 1,500m² commercial GFA; 700m² supermarket space; 138 dwellings (16 affordable, 5 community). Specialist dementia care village. Further details can be found at [Lawson | Suburban Land Agency \(act.gov.au\)](#)
- Jacka Local Centre**
Tenders close 2pm Tuesday 3 September 2024.
 Block 1 Section 39; site area: 8,270m²; CZ4. 700m²-1,500m² commercial/retail space 55 dwellings (11 affordable). Further details can be found at [Jacka Commercial Land \(act.gov.au\)](#)
- Neu Village Curtin**
Tenders close 2pm Thursday 5 September 2024.
 Block 14 Section 99; site area: 2.245ha; CFZ. Specialist dementia care village. Further details can be found at [Neu Village Curtin | Suburban Land Agency \(act.gov.au\)](#)
- 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
 - 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 \(act.gov.au\)](#)

 - 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 \(act.gov.au\)](#)
- 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 \(act.gov.au\)](#)

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.

2024 Tenpin Bowling National Disability Championships NDC - Tenpin Bowling Australia	5 – 15 June 2024 Greenway
Gardens of Academe Australian National Botanic Gardens (parksaustralia.gov.au)	5 – 30 June 2024 Australian Botanic Gardens
Futures Exhibition Futures: Mapping the Terrain of Creative Inquiry School of Art & Design (anu.edu.au)	6 June – 5 July 2024 ANU School of Art & Design Gallery
Canberra Potters' Student Teacher Exhibition 2024 Student Teacher Exhibition - Canberra Potters	6 June – 7 July 2024 Canberra Potters, Watson
Wednesday Lunchtime Concert: The Exquisite Hour Wesley Music Centre canberra music venue (wesleymusiccanberra.org)	12 June 2024 Wesley Music Centre, Forrest
Casper Pizza & Pyjama Screening PIZZA & PYJAMA SCREENING: CASPER National Film and Sound Archive (nfsa.gov.au)	14 June 2024 National Film and Sound Archive of Australia
NRL Raiders vs Cowboys Round 15: Raiders v Cowboys Raiders	GIO Stadium
Introduction to Large Format Photography Workshop Introduction to Large Format Photography Workshop – photo access	15 – 16 June 2024 PhotoAccess, Griffith
Flight Club + Discussion with Andrew Hutchinson and Kaya Wilson Book Club at the NFSA BOOK CLUB: FIGHT CLUB + Discussion National Film and Sound Archive (nfsa.gov.au)	16 June 2024 National Film and Sound Archive of Australia
Centenary of Style Walking Tour hyatt.com/en-US/hotel/australia/hyatt-hotel-canberra-a-park-hyatt-hotel/canbe/news-events	18 June 2024 Hyatt Hotel Canberra
ANU Community Music Centre Jazz Junction Community Music Centre Events Calendar School of Music (anu.edu.au)	ANU School of Music
C41 Colour Film Developing Workshop C41 Colour Processing Workshop – photo access	20 June 2024 PhotoAccess, Griffith
Digital Photography Basics One Day Workshop Digital Photography Fundamentals – One Day Workshop – photo access	22 June 2024 PhotoAccess, Griffith
Sri Chinmoy "Tuggeranong Trot" Trail Runs Sri Chinmoy Canberra Trail Series - Sri Chinmoy Marathon Team (srichinmoyraces.org)	23 June 2024 Pine Island North Picnic Area
State of Origin Game 2 State of Origin Game 2 @ Onyx Lounge Events Canberra	26 June 2024 Onyx Lounge, Casino Canberra
Wednesday Lunchtime Concert: Mozart in Winter Wesley Music Centre canberra music venue (wesleymusiccanberra.org)	Wesley Music Centre, Forrest
Handmade Market Canberra – Winter Handmade Canberra	29 – 30 June 2024 EPIC
2024 Christmas in July 2024 Christmas in July - Queanbeyan-Palerang (nsw.gov.au)	6 July 2024 Queanbeyan

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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