



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.

Swanson Court/Chandler St/Cohen St (B17 S152) Belconnen	DA202241094	FURTHER INFORMATION – RECONSIDERATION – MIXED USE & LEASE VARIATION. Proposed demolition of existing surface car park and associated infrastructure; construction of mixed use development comprising of 19, 20 and 24 storeys in height with sleeved above ground and podium parking, basement parking including 168 public car spaces comprising 495 residential units, 292 commercial accommodation units and commercial tenancies; new verge crossings, driveways, landscaping and associated works. Lease variation to subdivide the site as per the plans provided.
Block 1 Section 65 Strathnairn	DA202443039	MULTI UNIT DEVELOPMENT – 24 NEW DWELLINGS – LEASE VARIATION. Proposed construction of new multi unit development consisting of 24 townhouses, driveway/verge crossing, utilities, car parking, tree removal, landscaping and associated works. Lease variation to specify a max of 24 dwellings.
Steve Irwin Avenue (B25 S38) Wright	DA202442967	LEASE VARIATION. Proposed variation to add multi-unit housing to purpose clause.

## GENERAL NEWS

### NEW

- **Webinar: Understanding the Impacts of Invasive Species in the ACT.** The ACT Government has commissioned an assessment of the impact of the invasive species in the ACT to prioritise those causing the most harm. The assessment will provide the government with a priority list of invasive plant, animal and disease species in the ACT based on those of highest impact. To learn more about the assessment process, an [online information](#) session will be held on **Friday 28 June 2024 at 12:30pm**. Further details can be found at [Microsoft Virtual Events Powered by Teams](#)
- **2024-25 Updates to Stamp Duty Concessions and Exemptions.** The ACT Government has extended a range of stamp duty concessions and exemptions from **1 July 2024**. Changes have been made to the Home Buyer Concession Scheme, Off-the plan unit titled apartments and townhouses, RZ1 unit duty exemption scheme, Disability duty concession scheme and the Pensioner duty concession scheme. Further details can be found at [Budget delivers significant stamp duty cuts - Our Canberra \(act.gov.au\)](#)
- **Minor Amendment to Territory Plan MA2024-i** – Various changes to zone and district policies and dictionary definitions. Proposed changes include:
  - Amend the land use tables in various district policies to include 'early childhood education and care' as an additional assessable development on PRZ2 Restricted Access Recreation zoned blocks where already permitted in the lease.
  - Amend Assessment Requirement 2 in the Belconnen District Policy to include the previous provision allowing plant room elements set back a minimum of 3m from the building façade of the floor immediately below to be excluded from the number of storeys.
  - Amend the Inner South District Policy to remove the mandatory Assessment Requirement 7 for maximum number of storeys.
  - Amend Assessment Requirement 24 in the Woden District Policy to reinstate the provision for plant room to be excluded from the number of storeys where set back a minimum of 3m from the building façade of the floor immediately below.
  - Amend Assessment Requirement 33 in the Woden District Policy relating to the Phillip pool site to include a provision allowing an additional 3m to be added to the height limit for the building containing the Phillip pool facility.
  - Amend Assessment Requirement 1 in the Residential Zones Policy to clarify the site coverage requirements for single dwellings on subdivided blocks in the RZ2 to RZ5 zones.
  - Amend Assessment Requirement 22 in the Residential Zones Policy to clarify that the provision also relates to new additions or alterations to a dwelling.
  - Amend Assessment Requirement 23 in the Residential Zones Policy to clarify that it relates to housing density by adding a heading for the assessment requirement under the Control column.

- Amend the Non-Urban Zones Policy and Commercial Zones Policy to permit 'data centre' in the NUZ1 Broadacre Zone and CZ3 Services Zone respectively.
- Amend Assessment Requirements in the Gungahlin District Policy to allow community housing on Block 4 Section 23 Moncrieff and Block 4 Section 235 Gungahlin as a standalone use.
- Amend the definition of 'community use' to clarify that 'veterinary clinic' is a form of community use by including it in the definition.
- amend the definition of 'datum ground level' to require that determination of datum ground level is in accordance with the Surveyor-General Guideline No. 3: Estate Development Plans and Datum Ground Level'.

**Comments close COB Monday 15 July 2024.** Further details can be found at [MA2024-i – Various changes to zone and district policies and dictionary definitions \(act.gov.au\)](#)

- **Strategic Bushfire Management Plan.** The ACT Government have released the Strategic Bushfire Management Plan for community feedback. The Plan sets out how to protect the ACT community from bushfires and reduce harm caused by bushfires. **Comments close Wednesday 31 July 2024.** Further details can be found at [Strategic Bushfire Management Plan | YourSay ACT](#)

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

- **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

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>

552 Larbert Road, Larbert (Lots 24, 25, 27 & 330 DP755945)	DA.2024.0047	Proposed extractive industry (quarry expansion).
1542 Collector Road, Currawang (Lot 3 DP1257878)	DA.2024.0010	Proposed construction of animal boarding, training establishment and veterinary hospital.

## NEW

No new items

## CONTINUING

No continuing items

# 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/>

737 Berrebangelo Road, Yass River (Lot 103 DP1298436)	DA240137	Proposed 2 lot rural subdivision.
--	----------	-----------------------------------

## 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>

No new DAs

## 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: 19,648m<sup>2</sup>; CZ5; 1,500m<sup>2</sup> commercial GFA; 700m<sup>2</sup> 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: 8,270m<sup>2</sup>; CZ4. 700m<sup>2</sup>-1,500m<sup>2</sup> 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: 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.landsales.gov.au)
  - 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

## 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.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.gov.au)

## SOCIAL & EVENTS

### - Events -

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

Gardens of Academe <a href="https://parksaustralia.gov.au">Australian National Botanic Gardens (parksaustralia.gov.au)</a>	5 – 30 June 2024 Australian Botanic Gardens
Futures Exhibition <a href="https://www.anu.edu.au/school-of-art-and-design">Futures: Mapping the Terrain of Creative Inquiry   School of Art &amp; Design (anu.edu.au)</a>	6 June – 5 July 2024 ANU School of Art & Design Gallery
Canberra Potters' Student   Teacher Exhibition <a href="#">2024 Student   Teacher Exhibition - Canberra Potters</a>	6 June – 7 July 2024 Canberra Potters, Watson
State of Origin   Game 2 <a href="#">State of Origin   Game 2 @ Onyx Lounge   Events Canberra</a>	26 June 2024 Onyx Lounge, Casino Canberra
Wednesday Lunchtime Concert: Mozart in Winter <a href="https://www.wesleymusiccanberra.org">Wesley Music Centre   canberra music venue (wesleymusiccanberra.org)</a>	Wesley Music Centre, Forrest
Handmade Market Canberra – Winter <a href="#">Handmade Canberra</a>	29 – 30 June 2024 EPIC
2024 Christmas in July <a href="#">2024 Christmas in July - Queanbeyan-Palerang (nsw.gov.au)</a>	6 July 2024 Queanbeyan
Queanbeyan NAIDOC Community Day <a href="#">Queanbeyan NAIDOC Community Day - Queanbeyan-Palerang (nsw.gov.au)</a>	8 July 2024 Queanbeyan
National Zoo & Aquarium Day Trip <a href="#">National Zoo &amp; Aquarium Day Trip - Queanbeyan-Palerang (nsw.gov.au)</a>	10 July 2024 Queanbeyan
Little Griffins – Free Fun for Your Little Ones: Last Friday of Every Month! <a href="#">Free Fun for Your Little Ones: Last Friday of Every Month!   National Capital Authority (nca.gov.au)</a>	26 July 2024 National Capital Exhibition



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

Nathan Dunn

 [Nathan.Dunn@au.knightfrank.com](mailto:Nathan.Dunn@au.knightfrank.com)

 [linkedin.com/in/nathan-dunn-85a68852](https://www.linkedin.com/in/nathan-dunn-85a68852)

 <https://www.instagram.com/knightfrankcanberra/>

- Valuations

Greg Cummins

 [Greg.cummins@au.knightfrank.com](mailto:Greg.cummins@au.knightfrank.com)

 <https://www.linkedin.com/company/knight-frank-valuation-advisory-canberra/>

<https://www.knightfrank.com.au/contact/canberra>

- Planning

Josh O'Connor

 [Joshua.Oconnor@au.knightfrank.com](mailto:Joshua.Oconnor@au.knightfrank.com)

 <https://www.linkedin.com/company/knight-frank-town-planning-canberra/>

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

 <https://www.instagram.com/knightfranktpcbr/>

Please note that all information contained within this email has been obtained from public websites and is a general reference source. No responsibility is accepted by Knight Frank Town Planning on the accuracy of any information contained herein or for any reliance placed on the information contained herein. If you do not wish to receive this planning update, please notify us by return email.