

**Minimbah Court Redevelopment FACT SHEET**  
**2 Schlich Street Section 59 Block 3 Yarralumla - DA 202443246**

[Development Application no. 202443246 - City and Environment Directorate - Planning](#)

Minimbah Court was constructed in the 1950's and has been considered a very good public housing development. Local residents became aware of the proposed redevelopment when the property was vacated and tenants relocated in 2020

The YRA sought to facilitate this engagement on the proposed development and in June 2021 approached the minister, and subsequently officials. Between 3 June 2021 and 6 December 2023 there were 30 pieces of correspondence on this matter. On each occasion the YRA was advised by the government that consultation would be through the standard pre-DA consultation process which would be triggered under the Planning and Development Act 2007.

The timing of this pre-DA consultation was initially advised as late 2021, then the first half of 2022, and then second half of 2022. The DA was finally lodged on 29 August 2024 after the new Planning Act 2023 came into force in which the opportunity for pre-DA consultation was replaced by a 21-day post-DA representation period.

Following approval of the DA two individual residents Mr Landau and Mr Hutchinson were advised that changes to the DA could only be pursued through ACAT. The ACAT process however tests the compliance of the proposed development with the legal framework and is not a forum for seeking "improvements" in design. ACAT decision was in favour of the development.

**Timeframes**

- Time elapsed from Minimbah Court being vacated to redevelopment DA being lodged is 4 years (2020 to 2024).
- Time elapsed from ACAT application for review of DA Decision being lodged to ACAT decision in favour of the development proposal is 5 months (28 November 2024 to 3 April 2025).
- Time after ACAT Decision on DA to commencement of works at Minimbah Court site was 12 months (3 April 2025 to 26 March 2026).



### **Chronology 2020-2026**

2020 The Minimbah Court property was vacated with residents being relocated by Government

2021-22 Squatters took up residence in a number of the Units, and this was reported to government authorities.

2020-2023 multiple emails (30) with Ministers, Housing Authority and Planning Authority – response advised there will be the standard pre-DA consultation process under the Planning and Development Act 2007.

20 June 2023 The new Planning Act 2003 comes into force with the pre-DA consultation being replaced by a 21-day post-DA representation period.

28 August 2024 DA 202443246 2 Schlich Street (Section 59 Block 3 Yarralumla) lodged.

10 September to 30 September Representation period on DA 202443246.

1 November 2024 DA 202443246 Decided Conditional approval.

28 November 2024 (approx.). ACAT Review application lodged by Landau and Hutchinson (must be lodged within 28 days of the DA Decision)

5 March 2025 ACAT Hearing for case AT 131/2024 Landau and Hutchinson

6 March 2025 ACAT submissions filed.

17 March 2025 ACAT Orders made.

3 April 2025 ACAT Decision published.

26 August 2025 DA 202443246-S305D Variation lodged, and Representation requirement waived.

19 November 2025 DA 202443246-S305D Variation Decided-Approved.

26 March 2026 Temporary fencing erected at Minimbah Court and Monarch Constructions advise demolition to start within 8 weeks.

### **Relevant Media coverage**

28 April 2025 [Yarralumla public housing to go ahead after ACAT upholds approval | Region Canberra](#) and 28 April 2026 [Berry urges inner Canberra residents to be more open to public housing | Region Canberra](#)

## KEY DOCUMENTS

# 2 SCHLICH STREET, YARRALUMLA

202443246

### Original application (Decided)

#### Proposal

PLANNING ACT 2023 - PROPOSAL FOR MULTI-UNIT HOUSING AND LEASE VARIATION - Demolition of the existing structures and supply easements, tree removal, construction of three two-storey residential buildings comprising 30 total dwellings, internal driveway and carports, landscaping, modification of driveway verge crossings and associated verge works, new service easements, substation and associated works. Lease variation to amend the purpose clause to permit residential use including multi-unit housing.

#### Details

District	CANBERRA CENTRAL
Suburb	YARRALUMLA
Section	59
Block	3
Organisation	Purdon Planning Pty Ltd
Applicant Name	Lachlan
Status	Decided
Lodgement Date	29/08/2024
Period for representation start date	10/09/2024
Period for representation end date	30/09/2024
Decision	Approval Conditional
Decision Date	01/11/2024
Application Amended	Yes

# ACT CIVIL & ADMINISTRATIVE TRIBUNAL

LANDAU v TERRITORY PLANNING AUTHORITY (Administrative Review)  
[2025] ACAT 19

AT 131/2024

**Catchwords:** **ADMINISTRATIVE REVIEW** – planning – social housing development – whether proposed development too dense – whether parking inadequate – whether removal of existing green space in proposed development should be rejected – whether development should be changed to create greater amenity for residents – whether amendment to Territory Plan was invalid, or should be disregarded, because it was not a minor plan amendment as claimed – whether tribunal has power to determine invalidity of amendment

**Legislation cited:** *ACT Civil and Administrative Tribunal Act 2008* ss 22P, 68 and Part 4A  
*Legislation Act 2001* s 43  
*Planning Act 2023* ss 10, 45, 48, 50, 51, 82, 83, 84, 85, 157, 166, 170, 172, 175, 180, 185, 186, 189, 190, 504, 506, 609, 610, Sch 5, Part 5.2, item 2

**Subordinate Legislation cited:** ACT Housing Design Guide  
ACT Urban Design Guide  
Planning (Miscellaneous) Minor Plan Amendment 2024 cl 4.14  
Planning (Residential Zones) Technical Specifications 2024 (No 3)  
Territory Plan 2023  
Territory Plan Amendment 2024

**Cases cited:** *Brudenall & Ors v Owners Corporation Unit Plan No 202*  
[2016] ACAT 101  
*Bushell v Repatriation Commission* [1992] HCA 47  
*Crook v ACT Firearms Registrar* [2016] ACAT 62  
*Minister for Immigration and Ethnic Affairs v Pochi* (1980) 31  
ALR 666  
*Peraic & Anor v ACT Planning and Land Authority & Anor*  
[2019] ACAT 118  
*SZBEL v Minister for Immigration and Multicultural and  
Indigenous Affairs* [2006] HCA 63

**List of**

**Texts/Papers cited:** The Territory Plan Explanatory Report

**Tribunal:** Presidential Member J Lucy  
Senior Member A Wilson

**Date of Orders:** 27 March 2025  
**Date of Reasons for Decision:** 27 March 2025  
**Date of Publication:** 3 April 2025

# 2 SCHLICH STREET, YARRALUMLA

202443246

Original application (Decided)	+
Amendment to approval - S205D (Decided)	-

## Proposal

PLANNING ACT 2023 - AMENDMENT TO APPROVED DA202443246 - S205D. Amendment to the development application for Demolition of the existing structures and supply easements, tree removal, construction of three two-storey residential buildings comprising 30 total dwellings, internal driveway and carports, landscaping, modification of driveway verge crossings and associated verge works, new service easements, substation and associated works. Lease variation to amend the purpose clause to permit residential use including multi-unit housing. - the amendment is to remove and relocate visitor car spaces and landscaping due to reinstated easement, relocate visitor bike parking, remove carport and relocate visitor car spaces, class 'C' adaptable standard removed from unit 1,2,5 and 6, basement/courtyard wall relocated, increased soft landscaping, motorcycle parking relocated, tenant accessible car spaces replaced with standard car parking spaces, revised landscaping, services and turn templates and carpark layout in response to architectural changes and associated works.

## Details

District	CANBERRA CENTRAL
Suburb	YARRALUMLA
Section	59
Block	3
Organisation	Purdon Planning Pty Ltd
Applicant Name	Lachlan
Status	Decided
Lodgement Date	26/08/2025
Amendment Version	S205D
Publicly Notified	No
Not notified reason	The proposed amendments make minor changes to the approved design and siting. It is considered that the amendments will do no more than minimally increase the adverse impact of the development otherwise than on the applicant, will do no more than minimally increase the environmental impact, and no essential design elements applies.

# NOTICE OF DECISION

Made under part 7.6 of the *Planning Act 2023*

<b>AMENDMENT TO DEVELOPMENT APPROVAL DETAILS</b>	
This Decision Notice relates to the proposed amendment of the below development application (DA)	
<b>Application number</b>	DA202443246-S205D
<b>Lodgement date</b>	26 August 2025
<b>Site Description</b>	Block 3 Section 59 Suburb Yarralumla
<b>Crown Lease</b>	Volume: 1612 Folio: 75
<b>Type of Development</b>	Residential – Multi Unit
<b>Proposal Amendments</b>	<ul style="list-style-type: none"> <li>A. remove and relocate visitor car spaces and landscaping due to reinstated easement,</li> <li>B. visitor bike parking relocated,</li> <li>C. remove carport and relocate visitor car spaces,</li> <li>D. class 'C' adaptable standard removed from unit 1,2,5 and 6,</li> <li>E. basement/courtyard wall relocated,</li> <li>F. increased soft landscaping,</li> <li>G. motorcycle parking relocated,</li> <li>H. tenant accessible car spaces replaced with standard car parking spaces,</li> <li>I. revised landscaping,</li> <li>J. services and turntemplates and carpark layout in response to architectural changes and associated works.</li> </ul>
<b>DECISION</b>	
The below is made pursuant to section 206 of the <i>Planning Act 2023</i> .	
<b>Decision</b>	<b>APPROVED SUBJECT TO CONDITIONS</b>
<b>Decision Date</b>	<b>19 November 2025</b>
<b>Reasons for the Decision and Considerations</b>	<p><b>PART 1: Application and Assessment Summary</b></p> <p><b>PART 2: Statutory Considerations:</b></p> <ul style="list-style-type: none"> <li>- Public notification and representations</li> <li>- Entity advice</li> <li>- The Territory Plan and Design Guides</li> <li>- Other Statutory Considerations</li> </ul>
<b>Conditions, Administrative Information and other Attachments</b>	<p><b>APPENDIX A: Conditions of approval and advisory notes</b></p> <p><b>APPENDIX B: Attachments of relevant entity advice</b></p> <p><b>APPENDIX C: Administrative Information</b></p>

## CONTACT / ENQUIRIES

DA Gateway team  
 Phone: (02) 6207 6383  
 Online Form:  
<https://services.accesscanberra.act.gov.au/s/forms/land-planning-and-building-enquiry>



**Fawzia Majid**  
 Delegate of the Territory planning authority



**Yvette Berry MLA**

Deputy Chief Minister  
Minister for Early Childhood Development  
Minister for Education and Youth Affairs  
Minister for Housing and Suburban Development  
Minister for Women  
Minister for the Prevention of Domestic and Family Violence  
Minister for Sport and Recreation

Member for Ginninderra

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**Mike Lewis**

Yarralumla Residents Association  
[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)

Dear Mr Lewis

Thank you for your email of 24 October 2022, regarding squatters observed and your request for an informal consultation regarding the proposed development of Minimbah Court, Yarralumla.

The *ACT Housing Strategy: Growing and Renewing Public Housing* program (The Program) sets a plan to guide the growth, renewal, and realignment of the Territory's public housing stock for the foreseeable future. Under the program, more than 1,000 aged and inefficient public housing dwellings will be renewed, which will also see the addition of at least 400 dwellings to the Government's public housing portfolio. This plan will deliver new modern homes that provide tenants with safe, affordable, and appropriate housing options, and contribute to building a progressive and inclusive city that supports vibrant local communities.

I understand that Tracey Robinson, from Housing ACT has been in touch with you to discuss your concerns and to advise Housing ACT raised a work order with Housing ACT's Total Facilities Manager, Programmed Facility Manager to have each unit at Minimbah Court, secured with boards to deter squatters from entering the vacant units. I encourage all members of the community to report suspicious or illegal behaviour to ACT Policing or Crime Stoppers.

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ACT Legislative Assembly London Circuit, GPO Box 1020, Canberra ACT 2601

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[@YvetteSBerry](https://twitter.com/YvetteSBerry)

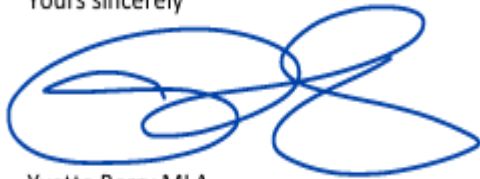
[YvetteSBerry](https://www.facebook.com/YvetteSBerry)

[Yvette\\_berry\\_mla](https://www.instagram.com/Yvette_berry_mla)

The proposed redevelopment will trigger mandatory Pre-Development Application consultation under the *Planning and Development Act 2007* and its regulations. As part of the consultation, you will have the opportunity to review the proposal for the site and provide feedback on the design for the project team to consider.

Thank you for raising this matter with me.

Yours sincerely

A handwritten signature in blue ink, consisting of several overlapping loops and curves, positioned to the right of the text 'Yours sincerely'.

Yvette Berry MLA  
Minister for Housing and Suburban Development

23 November 2022

**From:** BERRY <[BERRY@act.gov.au](mailto:BERRY@act.gov.au)>  
**Sent:** Wednesday, 16 June 2021 10:21  
**To:** Yarralumla Residents Assoc. <[Info@YarralumlaResidents.org.au](mailto:Info@YarralumlaResidents.org.au)>  
**Subject:** RE: Minimbah Court Yarralumla

Dear Mr Lewis,

Thank you for getting in contact with Minister Berry's office in relation to a potential redevelopment at Minimbah Court, Yarralumla.

Early design work is being done to determine a future design for any redevelopment on the site. This process also includes conversations with tenants about their future housing needs and where they can be best accommodated.

Once these early design are finalised, Housing ACT will consult broadly with the community as part of the Pre-DA consultation process. This is expected to occur within the coming months.

If you have any more questions, you can contact the Asset Planning team within Housing ACT at [housingactrenewal@act.gov.au](mailto:housingactrenewal@act.gov.au)

Kind regards,

**Thomas Rosser** | Adviser

Phone: +61 2 6205 2898 | Email:

[thomas.rosser@act.gov.au](mailto:thomas.rosser@act.gov.au)

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**Office of Yvette Berry MLA** | Member for Ginninderra  
Deputy Chief Minister

Minister for Early Childhood Development

Minister for Education and Youth Affairs

Minister for Housing and Suburban Development

Minister for the Prevention of Domestic and Family  
Violence

Minister for Women

Minister for Sport and Recreation

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**From:** Yarralumla Residents Assoc. <[Info@YarralumlaResidents.org.au](mailto:Info@YarralumlaResidents.org.au)>

**Sent:** Thursday, 3 June 2021 2:46 PM

**To:** BERRY <[BERRY@act.gov.au](mailto:BERRY@act.gov.au)>

**Cc:** YRA Committee <[Committee@YarralumlaResidents.org.au](mailto:Committee@YarralumlaResidents.org.au)>

**Subject:** Minimbah Court Yarralumla

**CAUTION:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Minister

We have had several enquiries from residents regarding the proposed redevelopment of Minimbah Court in Yarralumla.

In order that we can keep residents informed, I would be most grateful if you could provide me with the details of the redevelopment such as the scope and scale together with the expected timing.

Thank you for your assistance. Mike Lewis President