

Planning Proposal for Residential Use at 39B Gaze Road, Settlement Christmas Island.

Submitted on 08/06/2026

Location

39B Gaze Road, Settlement, is currently zoned commercial.

This refurbished property is in the Barracks. Although zoned commercial, only four properties out of a total of ten in the precinct are currently used for commercial purposes.

Owner/applicant

Claire Popham

Intended Use

The applicant has carried out improvements and made the property available for commercial use for the past 14 years, but it has attracted tenants only for short periods at time. In the past five years, it has been occupied for only 22 months (less than two years).

Refurbishment of the property has been carried out to make it suitable for residential use.

This has resulted in a great number of enquiries, indicating a chronic shortage of accommodation on the Island. In the meantime, there is an oversupply of commercial premises, evidenced by numerous premises in the Barracks, Temple Court, Poon Saan and Kampong either vacant or under-utilised for storage. In its own submissions to Federal Government, the Shire argues that the lack of affordable housing is a key factor limiting economic sustainability of the Island.

In the past, Council has understood the realities facing owners in the Barracks, having already granted formal approval for residential use in one other property.

Parking

The property has on-site parking at the rear as well as legal street parking in front.