

Planning Act 2023

Development Application

Application Number: **202544507S168B**

Type of Application

The type of application you are applying for is a S168 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
REID	16	7	

Street Address

55 CORANDERRK STREET, REID

Applicant Details

Salutation	First Name	Surname
None	Mathew	Hall

Postal Address 1

PO Box 521

Postal Address 2

Postal Address 3

Suburb	State/Territory	Postcode	Country
MAWSON	ACT	2607	Australia

Phone Number

62257228

Fax Number

Mobile Number

Email

service@buildprofessional.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

☒ Standard

Salutation	First Name	Surname	
<input type="text" value="None"/>	<input type="text" value="Joseph"/>	<input type="text" value="Ritchie"/>	
Postal Address 1		Postal Address 2	
<input type="text" value="55 Coranderrk Street"/>		<input type="text"/>	
Postal Address 3			
<input type="text"/>			
Suburb	State/Territory	Postcode	Country
<input type="text" value="Reid"/>	<input type="text" value="ACT"/>	<input type="text" value="2612"/>	<input type="text" value="Australia"/>
Phone Number	Fax Number	Mobile Number	
<input type="text" value="0438406627"/>	<input type="text"/>	<input type="text" value="0438406627"/>	
Email			
<input type="text" value="joe.ritchie5@gmail.com"/>			

Lessee Number: 2

Is the Lessee a

☒ Standard

Salutation	First Name	Surname	
<input type="text" value="None"/>	<input type="text" value="Vanessa Lauren Marie-Rochelle"/>	<input type="text" value="Higgins"/>	
Postal Address 1		Postal Address 2	
<input type="text" value="55 Coranderrk Street"/>		<input type="text"/>	
Postal Address 3			
<input type="text"/>			
Suburb	State/Territory	Postcode	Country
<input type="text" value="Reid"/>	<input type="text" value="ACT"/>	<input type="text" value="2612"/>	<input type="text" value="Australia"/>
Phone Number	Fax Number	Mobile Number	
<input type="text" value="0413758876"/>	<input type="text"/>	<input type="text" value="0413758876"/>	
Email			
<input type="text" value="vlmr@hotmail.com"/>			

Exclusion of Lessee Details

Any information provided as part of the application (including lessee names and contact details in this application form and in the submitted plans), will be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.

Has the lessee been advised on the access to information requirements under Chapter 14 of the Planning Act 2023?

☒ Yes

☐ No

Amendment Details

Fully describe the proposed amendments: (please clearly list all amendments)

1. Residential Zones Policy - Assessment Outcome 19 - We have outlined the proposed addition is less than 50% of the existing GFA - I have uploaded an revised site plan which bolds the fact the addition is less than 50% and have removed the previous notes regarding WSUD which were outdated. There is already a 10,000litre water tank on site.

2.The Conservator of Flora and Fauna (Conservator) - I have prepared a tree management plan (attached) which shows the existing trees and identifies the tree to be removed. I have identified the tree to be removed as 5.5M The surveyor hasn't labelled the tree height of the tree to be removed, because it was under size presumably however based on my photos it looks around 1.5 to 2M smaller than the existing tree labelled as 7M high closest to the garage see below.

3.The Act Heritage Council (the Council) southwest facing windows.

A) Based on the info I found requirement 2.2 is as follows.

Mandatory Requirements 2.2a Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority and only where in accordance with approval criteria included in relevant tree protection legislation operating in the Territory.

Tree management plan shows the tree to be removed which I have labeled as 5.5M high based on the existing tree reference. Based on the tree being under 6M high there shouldn't be any issue.

B) Details (e.g. photographs or drawings) of the existing windows on the south-west elevation that are proposed for replacement, to demonstrate the proposal complies with Mandatory Requirement 3.1a.

3.1A To conserve the unity of built form within the streetscape by ensuring that additions to existing dwellings and new dwellings that are visible from the street or adjacent public domain, reflect and complement the scale, form, and materials of the identified original dwellings in the street.

Photo provided. Renovations to this home were undertaken previously approx in the 90's and i dont believe the kitchen window is original. Regardless, the location of the window to the side and at the rear of the home does not impact the heritage values of the home from the visual perspective of the front of the home. The new design icorporates the kitchen and living area to be one internal open plan space and it would be unfavourable on the owners request to keep consistency of the aluminium windows to the rear of the home. I dont see any reason why this is in question.

Development Type

Do the proposed amendments change the type of development or works that were originally proposed?

- ☐ Yes
- ☒ No

Crown Lease - Proposed Use of Land

Are the proposed amendments consistent with all clauses in the current Crown Lease, or a proposed lease variation?

Yes

Note: If no, you may need to apply for a lease variation.

Note: Please answer not applicable only if the proposed works are contained wholly within unleased Territory Land.

General Requirements

After the proposed amendments, will the development approved be substantially the same as the development that was originally proposed?

- ☒ Yes
☐ No

Note: If the decision-maker is not satisfied that the amended development proposal is substantially the same as the original application, the amendments will not be accepted.

Guiding material on what is considered when determining if amendments are substantially the same as the original proposal is available in Advisory Note 03, from [here](#).

Were the amendments made in response to further information requested by the Territory Planning Authority?

- ☒ Yes
☐ No

What was the date of the further information request?

10/30/2025

Which elements of the further information request do the amendments respond to?

All elements

Which elements of the further information request do the amendments respond to?

All elements

Related Applications

Is this amended proposal related to another application or other matter that was not identified in the original application (for example, a pre-application meeting, an environmental impact statement, environmental significance opinion, major or minor plan variation or other DA)?

- ☐ Yes
☒ No

Territory Plan Policies and Specifications

Do the proposed amendments impact any additional Territory Plan policies (i.e. that were not identified in the original application)?

- ☐ Yes
☒ No

Development Height

Do the proposed amendments change the height of the proposal?

- ☐ Yes
☒ No

Trees

Do the proposed amendments change to the amount of trees for removal (i.e. in addition to/less than those indicated in the original DA)?

- ☐ Yes
☒ No

Do the proposed amendments impact any protected tree, declared sites or tree protection zones (i.e. in addition to/less than those indicated in the original DA)?

- ☐ Yes
☒ No

Note: Protected trees, declared sites, tree protection zones and other terms are defined in the Urban Forest Act 2023. If works proposed within a tree protection zone or proposed removal of any protected trees a Tree Management Plan may be required.

Environmental Considerations

Do the proposed amendments relate to any of the below (i.e. that was not identified in the original application) – please select all that apply:

- ☒ Heritage places or objects

Note: You can find information on public land, threatened and native species, heritage sites and bushfire prone land on [ACTmapi](#).

Note: The Register of Contaminated site is available online [here](#)

Note: Schedule 11 hazardous chemicals are outlined in the Work Health and Safety Regulation 2011. They include flammable gases, liquids or solids (e.g. petrol or diesel), and other toxic or unstable substances.

Parking

Do the proposed amendments change the parking arrangements proposed in the original application?

- ☐ Yes
☒ No

Servicing and Utilities

Do the amendments include changes to the utility connections and/or services?

- ☐ Yes
- ☒ No

Note: In accordance with the Climate Change and Greenhouse Gas Reduction Regulation 2010 (the CCGGR Regulation), a new connection to the gas network will not be available unless an exemption from the CCGGR Regulation is granted. An exemption must be granted prior to seeking Building Approval.

For more information about the Regulation and exemptions from the CCGGR Regulation, please visit the Everyday Climate Choices website: <https://www.climatechoices.act.gov.au/policy-programs/preventing-new-gas-network-connections>.

Entity Consultation

Has an entity provided written agreement to the proposed development?

- ☐ Yes
- ☒ No

Note: If yes, written agreement from entities is required to be provided with the application.

Exclusion from Public Inspection

Are you requesting an exclusion from public inspection for any or part of the application?

- ☐ Yes
- ☒ No

Note: Any information provided as part of the application (including lessee names and contact details in this application form and in the submitted plans), will be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.

Conflicts of Interest

Does the applicant or lessee have any association with a delegate of the territory planning authority or an entity likely to be consulted during the assessment process?

- ☐ Yes
- ☒ No

Applicant Declaration

In submitting this application, you declare the below to be true:

- I/we hereby apply to amend the existing DA outlined in this application form;
- I/we understand that an amendment to a DA will restart the timeframe to decide the application;
- I/we declare that this amendment application is accompanied by all of the required information

or documents that address the relevant Territory Plan Policies. This information outlines how the application meets mandatory requirements of the Territory Plan, and any other requirements of the Planning Act 2023;

- I/we have provided all relevant documentation in accordance with the minimum documentation requirements for lodgement of a Development Application (DA). Please note, if your amended application does not contain all the required documentation that your application is likely to experience delays and fees may apply;
- I/we understand that the information submitted will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the territory planning authority;
- I/we understand that the application will be considered as lodged once notified by the territory planning authority and the relevant application fees have been paid;
- I/we understand that the documentation provided through this electronic lodgement process, including the details in this application form, will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for inspection on the territory planning authority's website (including up to 5 years after a decision is made) unless exclusion has been approved;
- I/we declare that all the information given on this form and its attachments is true and complete.

If lodging on behalf of a lessee:

- I/we declare that I am the lessee for the block or the appointed applicant whose signature appears in the letter of authorisation to act on behalf of the lessee. I, as the lessee or appointed applicant, am authorised to pay all application fees, bond and securities, liaise with the territory planning authority when required, alter and amend or provide further information as necessary and receive any communications relating to this development application;

If lodging on behalf of a company, organisation or Government agency:

- I/we declare that I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency;
- I declare that I am the person shown in this form as the Applicant, and by submitting this application form, I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations:

☒ Accept

Acceptance Date

11/13/2025

Privacy Notice

The personal information on this form is provided to the City and Environment Directorate (CED) to enable the

processing of your application. The collection of personal information is authorised by the Planning Act 2023. If all or some of the personal information is not collected CED cannot process your application.

The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet.

The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement - related activities conducted by, or on behalf of, an enforcement body.

[CED's Information Privacy Policy](#) contains information about how you may access or seek to correct your personal information held by CED, and how you may complain about an alleged breach of the Territory Privacy Principles.