

Mathew Hall
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Further Information Request - DA-202544507– Blocks 7 Section 16 Reid

An assessment of your development application (DA) has been undertaken and, in accordance with section 167 of the *Planning Act 2023* (the Act), the Territory Planning Authority requires further information to progress the assessment of your DA.

Further information is required on the following:

1. Residential Zones Policy - Assessment Outcome 19

Further information is required regarding Assessment Outcome 19 of the *Residential Zones Policy*. Please provide revised documentation and information demonstrating that sufficient Water Sensitive Urban Design (WSUD) measures are provided.

Note: there is a note on the site plan referencing the old 2008 Territory Plan WSUD requirements. If on-site water storage of water from roof harvesting is proposed, please show that on plans.

2. The Conservator of Flora and Fauna (Conservator)

To date the Conservator does not support the proposed development. Please address the matters in the below Conservator advice, liaise with the Conservator to obtain their support/approvals and submit to the planning authority. Alternatively, submit the required information to the Authority to be referred to the Conservator.

Conservator Advice to Authority:

Please ask the proponent to provide a TMP and planting schedule if any so the entities can assess this application.

3. The Act Heritage Council (the Council)

To date the Council does not support the proposed development. Please address the matters in the below advice from the Council, liaise with the Council to obtain their support/approvals and submit to the planning authority. Alternatively, submit the required information to the Authority to be referred to relevant entities.

The Council Advice to Authority:

Thank you for seeking ACT Heritage Council (Council) advice on DA202544507, which seeks approval for proposed internal alterations and a rear extension to the dwelling within Block 7 Section 16 Reid (55 Coranderrk Street).

55 Coranderrk Street is registered on the ACT Heritage Register as part of the Reid Housing Precinct (the Precinct) and also contains an identified original dwelling. The proposed works are therefore subject to *Heritage Act 2004* provisions, including the 'Specific Requirements for the Conservation of the Precinct' (the Guidelines).



Review of the proposed development identifies that further information is required to enable the Council to assess the proposal. Specifically, the application does not include the height of the tree proposed for removal, which is necessary for the Council to determine whether the proposal complies with Mandatory Requirement 2.2a of the Guidelines.

It is also noted that the replacement windows on the south-west elevation do not appear to follow the configurations and proportions of the other existing windows. In addition, no information has been provided about the existing windows on this façade to demonstrate compliance with Mandatory Requirement 3.1a of the Guidelines.

On this basis, and as a Council delegate, I advise that:

- Further information is needed to determine whether the development will diminish the heritage significance of a registered place.
- Approval of the application is not supported until further information is provided to and endorsed by the Council.

The further information requested by the Council at this time is:

1. Height of the tree proposed for removal in the middle of the block, to demonstrate compliance with Mandatory Requirement 2.2a; and
2. 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.

Further Council advice on DA202544507 will be provided following receipt and review of the above information.

Pursuant to section 192 of the Act, as a result of this request, the time to decide the DA has been paused.

On receipt of all of the information requested, the time to decide to DA will recommence.

If any amendments are made to the proposal in responding to the further information requested, the amended proposal is required to be submitted under section 168 of the Act. Please note, amending your application will result in the time to decide the DA to restart, pursuant to section 192 of the Act.

If the information requested is not provided within 18-months after the day of this request, your application will be taken to have been withdrawn.

Peter Daoud
Delegate of the Territory Planning Authority
City and Environment Directorate
30/10/2025