

Heritage Statement with Section 25 Criteria Assessment

Proposed Addition & Renovation – Single Residential Dwelling

Property Address: 55 Coranderrk Street, Reid ACT

Block & Section: Block 7 Section 16

Applicant: Matthew Hall for Build Professional Pty Ltd

Date: 12/09/2025

1. Introduction

This Heritage Statement supports a Development Application for proposed additions and renovations to the dwelling at 55 Coranderrk Street, Reid. The property is listed on the **ACT Heritage Register** as part of the Reid Housing Precinct.

The Statement summarises the heritage significance of the place, describes the proposed works, and assesses the proposal against the **Heritage Act 2004 (ACT), Section 25 Decision-Making Criteria**.

2. Heritage Significance

According to the ACT Heritage Register, the property is significant for:

- Conservation of canberra's early garden city planned housing precinct.
- Key heritage attributes include:
 - Original rendered façade & entry attributes and hipped roofline.
 - Use of traditional materials such as rendered brickwork, timber windows & terracotta tiles.
 - Contribution to the streetscape through consistent setbacks, garden setting and established vegetation.

3. Description of Proposed Works

- **Internal Renovations** – reconfiguration of internal spaces to improve amenity, solar access and better connection to the yard.
- **Rear Addition** – A sympathetic rear extension that provides additional living space. This addition will be visually recessive from the street frontage, set behind the principal roofline, and utilise complementary materials.
- **Conservation Works** – retention and repair of façade, roofline, and garden setting, and replacement of existing windows with new double glazing while retaining external heritage fabric with materials and colours consistent with heritage guidelines.

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4. Assessment Against Section 25 Criteria

Section 25 Criterion	Response to Proposal
(a) Retention of significant fabric	All significant heritage elements, including the front façade, roofline, and garden setting, will be retained. Removal is limited to non-significant fabric.
(b) Compatible use	The dwelling remains a single residential home, ensuring ongoing use consistent with its heritage character.
(c) Adaptation of fabric	Internal layout changes improve liveability without affecting external heritage values. Adaptations are limited and respectful.
(d) Compatibility of development	The rear addition is subservient in bulk, height, and scale. Roof pitch and form are sympathetic to the original architecture.
(e) Streetscape & setting	The addition is confined to the rear, ensuring no adverse impact on the established streetscape or garden setting.
(f) Contribution to heritage precinct	The proposal conserves the contribution of the dwelling to the broader heritage precinct, retaining consistency of form and character.
(g) Reversibility	The new works are designed to be distinguishable and reversible, ensuring that future removal would not damage significant heritage fabric.
(h) Conservation of setting & landscape	Mature vegetation, setbacks, and garden form will be retained and enhanced where appropriate.
(i) Materials & finishes	Proposed materials complement the existing building (e.g., matching brickwork & render) while being distinguishable as contemporary.
(j) Ongoing viability	Works improve functionality and amenity, ensuring the long-term sustainable use and conservation of the heritage dwelling.

5. Conclusion

The proposed additions and renovations at 55 Coranderrk Street Reid respect and conserve the heritage values of the property and its precinct. The project retains all significant fabric, introduces a sympathetic and subservient rear addition, and ensures ongoing residential use.

The proposal satisfies the **Heritage Act 2004, Section 25 Decision-Making Criteria** and will have **no adverse heritage effect**.

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