

29/06/2026

**Planning Department
City of Swan**

2 Midland Square,
Midland, WA 6056

Application for Development Approval – Proposed Alterations and Additions to the existing single dwelling at 7 Turton Street, Guildford

I am pleased to submit this application for Development Approval for the above development. This application includes the following items:

1. Application for Development Approval Form
2. Metropolitan Region Scheme Form 1 – Application for Planning Approval
3. Letter of Compliance and Justification of Departures (below)
4. Current Certificate of Title and Deposit Plan
5. Contour and Feature Survey
6. Architectural drawings – 14 x A3 (DA.00-DA.13)
7. Heritage & Character Impact Statement
8. Technical Memo - Structural Assessment of Existing Subfloor

The proposed development includes the demolition of an existing lean-to structure (built c2015) containing the kitchen, living, laundry and bathroom spaces. A new rear addition is proposed to the rear of the primary dwelling (built c1900's) including a new kitchen, living, bedroom, ensuite, bathroom and laundry. Restorative works are proposed to the existing timber and weatherboard dwelling.

The proposed development satisfies all deemed-to-comply requirements of the *Guildford-Mandoon Heritage Area Local Planning Policy - Part A* (GHA LPP) and *Residential Design Codes - Volume 1, 2026 (R-Codes)*, except as outlined below where a proposed departure is justified against the relevant design principles.

5.1.3 Lot boundary setbacks

East Elevation/Boundary

A departure from the R-Codes deemed-to-comply requirements of C3.1 (i) is proposed for a 500mm setback in lieu of 1m to the 6900mm long portion of wall length (Ensuite & Main Bedroom). The adjoining site is lot 66 Turton Street, a Right of Way access lane. The setback requirement is based on Table 2a of the R-Codes and a proposed wall height of 3487mm is calculated in accordance with Figure Series 3 of the R-Codes.

The proposed departure is justified against the relevant design principles as follows:

Guildford-Mandoon Heritage Area Local Planning Policy

- The proposed set back is aligned to the existing setback of the Contributory Place in accordance with *GHA LPP C8.3.1*.

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P3.1

- The proposed development satisfies all deemed-to-comply requirements of C2.1 and C2.2 of Section 5.4.2 - Solar Access.
- The proposed development satisfies all deemed-to-comply requirements of C1.1 and C1.2 of Section 5.4.1 Visual Privacy.

West Elevation/Boundary

A departure from the R-Codes deemed-to-comply requirements of C3.1 (i) is proposed for a 1000mm setback in lieu of 1600mm to the 17000mm long portion of wall length (Bathroom, Laundry, Kitchen, Living & Dining). The adjacent property is 9 Turton Street. The setback requirement is based on Table 2a of the R-Codes and a proposed wall height of 3608mm is calculated in accordance with Figure Series 3 of the R-Codes.

The proposed departure is justified as follows:

Guildford-Mandoon Heritage Area Local Planning Policy

- The proposed set back is aligned to the existing setback of the Contributory Place.
- The proposed design takes the form of a linked pavilion (*GHA LPP DG8.3.2 (b)*) to separate the existing Contributory Place and proposed extension. As a result, the building program is primarily situated along the western edge of the new pavilion contributing to the increase in wall length.
- The proposed wall and plate height meets the requirements of *GHA LPP C8.3.1* as the proposed wall and gutter height match the existing contributory place.

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P3.1

- The proposed development satisfies all deemed-to-comply requirements of C2.1 and C2.2 of Section 5.4.2 - Solar Access. 0% of overshadowing occurs to the adjacent property at 12:00pm 21/06. Given the south facing orientation, the design situates the main program on the western boundary to maximise eastern light for the building

occupants through the skillion roof, highlight windows and outdoor living area on the east boundary.

- The proposed development satisfies all deemed-to-comply requirements of C1.1 and C1.2 of Section 5.4.1 Visual Privacy. The design takes the form of a linked pavilion and creates a small courtyard between the existing dwelling and the proposed addition. This courtyard improves the existing overlooking issues experienced between 9 Turton Street and 7 Turton Street (development site) at the existing kitchen-bedroom interface on the western boundary.
- The proposed development is primarily concealed by the east boundary wall of 9 Turton Street and the perceived bulk would be attributed to a visible portion of approximately 7950mm length of wall to a height of approximately 3600mm.

5.1.4 Open Space

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- The proposed development meets the existing contributory place and context for 50% open space.

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- The proposed development does not meet the R5 requirement for 70% open space. Refer above.

5.3.1 Outdoor Living Areas

A departure from the R-Codes deemed-to-comply requirements of C1.1 (iv) is proposed for an outdoor living space with a minimum dimension of 3.85m in lieu of 4m.

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- The proposed development satisfies all deemed-to-comply requirements of C2.1 and C2.2 of Section 5.4.2 - Solar Access. The proposed development maximises solar access gain by situating the main living areas to the western boundary with an eastern outdoor living area adjacent the Right of Way.
- The proposed outdoor living area:
 - Is of sufficient size and dimension to be functional and usable. The proposed area dimensions are 3.85x8.3m, total area of 32m².
 - Is capable of use with the adjacent primary living space.
 - Is sufficient in uncovered area to allow winter solar gain. The area is covered by an open pergola.
 - Is sufficient in uncovered area for landscaped elements.
 - Optimises the site constraints and orientation to enable northern/eastern aspects of the site.

Justification of Partial Demolition - Contributory Place

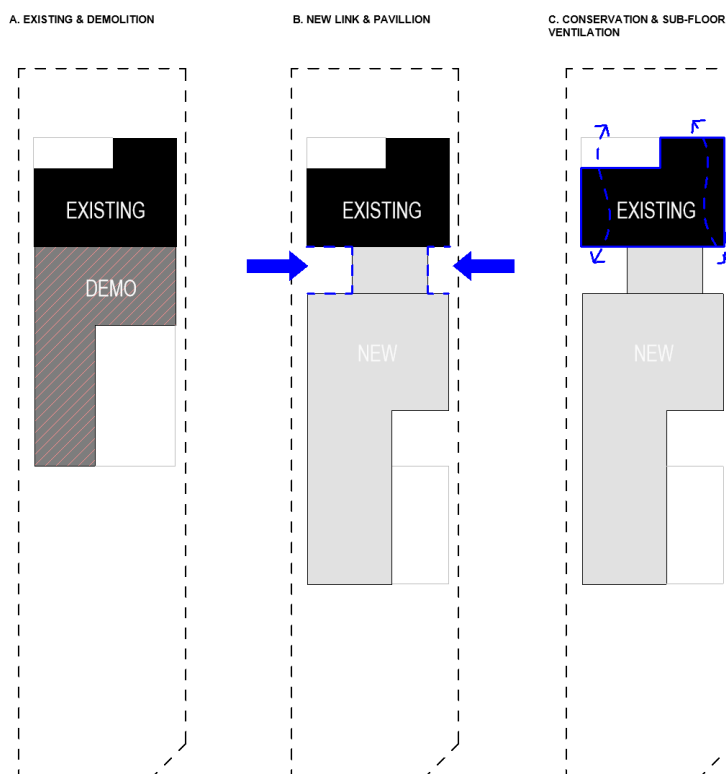
Guildford-Mandoon Heritage Area Local Planning Policy

The existing property was built c1900's and is a timber framed weatherboard workers cottage. The property is named as a Contributory Place in the *Guildford-Mandoon Heritage Area Local Planning Policy - Character Statements (Part B)*. In accordance with *Section 8.1*

of the *GHA LPP*, the demolition works are limited to a new (c2015) lean-to structure which has been substantially altered from the original contributory built form and as such is not considered contributory or a significant element. The proposed development retains the primary contributory built form volume under the full extent of the main roof form (DG8.1.1) and all elements for partial demolition are not visible from the street. The partial demolition has no adverse impact on the cultural heritage significance of the Heritage Area as outlined in *Attachment 7 - Heritage & Character Impact Statement* prepared by qualified heritage consultant - Hocking Heritage & Architecture. Further, in support of the demolition works, the lean-to has been assessed by a qualified structural engineer with key structural issues identified in *Attachment 8 - Technical Memo - Structural Assessment of Existing Subfloor*.

In accordance with *GHP LPP C8.1.5*, the partial demolition of the non-contributory lean-to structure contributes to the conservation of the existing Contributory built form. The existing cottage is built on timber stumps with timber joists and bearers in direct contact with the ground in some areas. The existing sub-floor does not meet the National Construction Code (NCC Part 3.4.1) for the minimum required distance between the underside of floor bearers and the natural ground level contributing to poor ventilation, damp and dry rot issues (refer Architectural Drawings - DA04 for existing condition photos). The proposed demolition of the existing lean-to structure allows for increased subfloor ventilation, of which, in conjunction with the proposed conservation works, promotes the enhancement and retention of the primary Contributory place (Figure 1).

Figure 1 - Design Strategy Diagrams



Bushfire Prone Area

The subject lot is under 1,100m² and located in a Bushfire Prone Area. Under these criteria, the development is exempt from the provisions of State Planning Policy 3.7.

I believe that the proposed development is of a high quality and that the above justifies the proposed departures. As such, I believe that Development Approval should be granted.