

Proposed Development at
No.11 Olive Street, Guildford
Heritage Impact Statement

Prepared for Sharna True
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1. Introduction

1.1 Purpose

This Heritage Impact Statement (HIS) has been prepared to form part of a Development Application to the City of Swan for proposed development at 11 Olive Street, Guildford. The proposal involves a new carport, shed, side fence, and inground swimming pool.

No works are proposed to the existing c1927 residence.

The property is located within the curtilage of *Guildford Historic Town*, which is recognised as a place of cultural heritage significance through inclusion on the Heritage Council of Western Australia's State Register of Heritage Places. *Guildford Historic Town* is also designated a Heritage Area (Guildford-Mandoon Heritage Area) under the City of Swan's Local Planning Scheme No.17. As such, Development Approval with accompanying Heritage Impact Statement is required for any development on the site.

1.2 Methodology

This HIS has been prepared to examine the potential for impact of the proposal on the cultural heritage values of *Guildford Historic Town*, as expressed in the Statements of Significance contained in the State Register of Heritage Places (2019), and also the Guildford-Mandoon Heritage Area Policy Statements. The HIS has been prepared in accordance with the requirements set out in the 'Heritage Impact Statement - A Guide', published by the Heritage Council of Western Australia (2020).

This assessment has been made against the following:

- Dwg No. 17121-FS-0 | Feature Survey Rev 0, BE Surveys, dated 18 February 2026.
- Dwg No. 17121-FS-2 | Feature Survey Rev 2, BE Surveys, dated 27 February 2026.
- Shed Plan and Elevations, Fair Dinkum Buildings Western Sheds (Job No. 10100 B Layout, no date).
- Carport Plan and Elevations, Smartkits Australia (no date).
- Buccaneer Pool Site Plan, dated 11 March 2026.
- Inground Fibreglass Pool, Aquatic Leisure Technologies, dated 26 July 2023.
- Advice and clarifications via email from Sharna True.

1.3 Subject Site

The subject site is located at Lot 22 (No.11) Olive Street, Guildford. Refer to Figure 1 for Location Plan.

1.4 References

For this assessment, reference has also been made to the following:

- Heritage Council of Western Australia, State Register of Heritage Places: Assessment Documentation for P2915 *Guildford Historic Town* (2019).
- Relevant policies in the Guildford-Mandoon Heritage Area Policy Statements.
- Site visit undertaken in May 2026 to assess the subject site and immediate context.

1.5 Author

Preparation of this document has been undertaken by:

- Nisar Dar | Director, Heritage Architect | BA(Hons) BArch | WA Reg No: 2988 | RAIA | M.ICOMOS
- Sian Ferraz | Principal Heritage Consultant, Historian | MA(Hons) GradCertArchCons | M.ICOMOS | M.PHA



Figure 1. Location plan of subject site (base aerial map by PlanWA 2026).

2. Background Information

2.1 Heritage Listing

The following summarises the statutory heritage listings relevant to No.11 Olive Street, Guildford:

Register / Listing	Name	Date
WA State Register of Heritage Places	<i>Guildford Historic Town</i> (Ref: P2915)	Registered: 02 July 2019
City of Swan's Heritage List (Local Planning Scheme No.17)	Guildford-Mandoon Heritage Area. Subject property is a Contributory Place.	October 2022

Note: The subject property is not heritage listed as an individual place.

2.2 Statement of Significance

The Heritage Council of Western Australia have prepared the following statement of significance taken from the State Register Entry for *Guildford Historic Town*:

Guildford Historic Town, established in 1829 on the confluence of the Swan and Helena Rivers on Whadjuk Noongar land whose people maintain a continuing cultural connection to the place, and comprising a central church square and a grid street pattern lined with mature street trees, a core of civic and commercial buildings with surrounding residential areas, and river front lots primarily developed in the Colonial, Convict, Gold Boom and Federation eras through to the Inter-War period, all encircled by openly wooded undeveloped riverine floodplain, has cultural heritage significance for the following reasons:

the highly authentic built fabric of the place illustrates at least five key periods in the State's history, with simple Georgian buildings of the foundation of the Colony, brick public buildings of the Convict era, imposing and opulent buildings of the Gold Boom, and fine examples of residential and civic buildings of the Federation and Inter-War periods, all of which together form a cohesive precinct;

as one of three towns established in 1829 in the Swan River Colony, including the seaport (Fremantle) and the administrative centre (Perth), Guildford was central to the agricultural and horticultural development of the Colony, as the first (and only) inland port in Western Australia, providing an essential transport node, firstly by river and then by rail, linking the Colony's seaport to the hinterland;

the place is an excellent representative example of a highly intact nineteenth-century town, designed on the regulated British colonial town planning model, that includes a purpose-designed public square containing the town's main church, and which retains its original grid street layout aligned to cardinal points and its public reserves;

the place contains remnant long, narrow ribbon grants perpendicular to the banks of the Swan and Helena Rivers which are tangible evidence of agricultural land allocation envisioned by the founders of the Swan River Colony to provide each settler with access to water and the richer alluvial soils;

the town plan of the place is notable for incorporating one of the earliest purpose-designed public squares in Australia, and is rare for remaining clearly evident;

the place is unique in the metropolitan area for retaining a strong sense of being a distinct town, separate from the surrounding suburbs, as a result of its encirclement by the openly wooded, undeveloped riverine floodplain along the banks of the Swan and Helena Rivers;

much of the place's character derives from its highly picturesque combination of low scale residential areas that have remained largely unchanged since the Inter-War period, and the variations between the wide streets with large lots, many with mature street trees and a variety of housing types from simple Colonial era cottages to the grander homes of the Gold Boom and Federation eras, and the narrower highly uniform streets of small-scale cottages on smaller lots;

the place has a high degree of potential to reveal archaeological evidence relating to the history and occupation of the area from its foundation to the early twentieth century, most notably for the early settlement period;

the place retains many original plantings, including a large number of mature Sugar Gums that were planted throughout Guildford from the late 1890s to early 1900s as part of a tree planting program, many of which comprise formal avenues;

the place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects; and,

the place is highly valued by the local and wider community, including the Whadjuk Noongar people who know it as Mandoon, and who maintain a continuing cultural connection to the place, members of the Swan Guildford Historical Society as evidenced by their work since 1962, and members of the Guildford Association since 1975, both of which were formed to preserve the history and character of the area, and by the classification of the place by the National Trust of Australia in 1984.

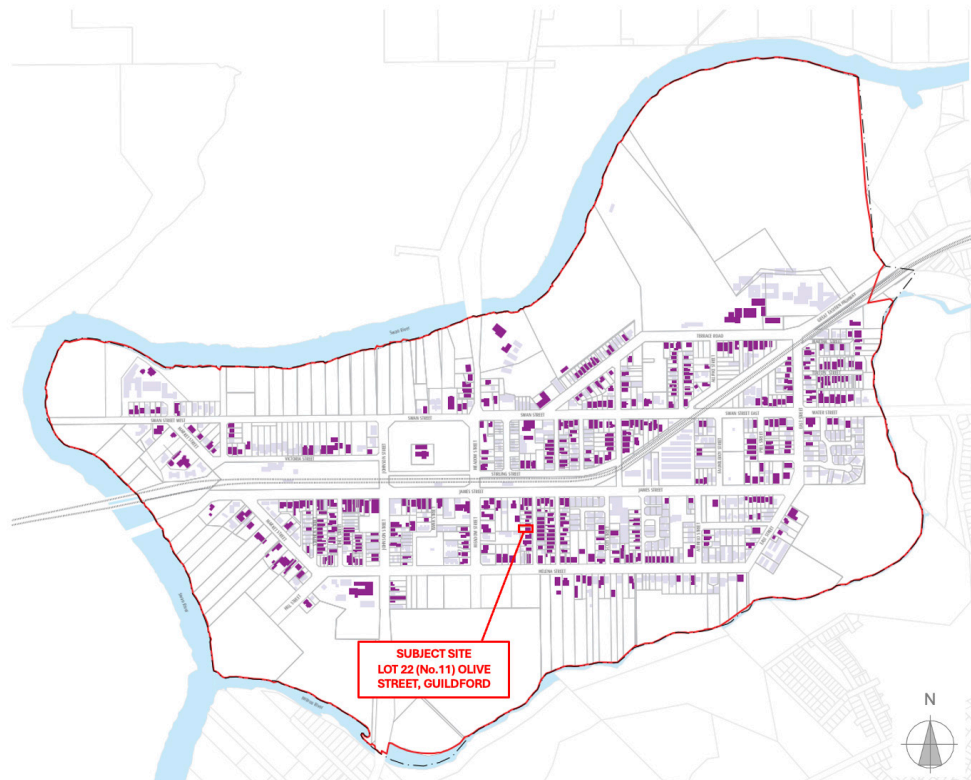


Figure 2. Map showing boundary of Guildford Historic Town State Heritage Curtilage with Contributory Places shown in purple. Subject site highlighted in red (diagram sourced from Guildford-Mandoon Heritage Area Policy Statement Part A, with annotations by DAR Studio).



Figure 3. Primary street view of subject site, and existing c1927 residence (DAR Studio, May 2026).

2.3 Brief History

Olive Street was not part of the original 1829 layout for the Guildford Townsite, but surveyed and formalised towards the end of the century. Both sides of Olive Street were subdivided into residential lots and houses built, predominantly in the first two decades of the Federation period (1900-1920s).

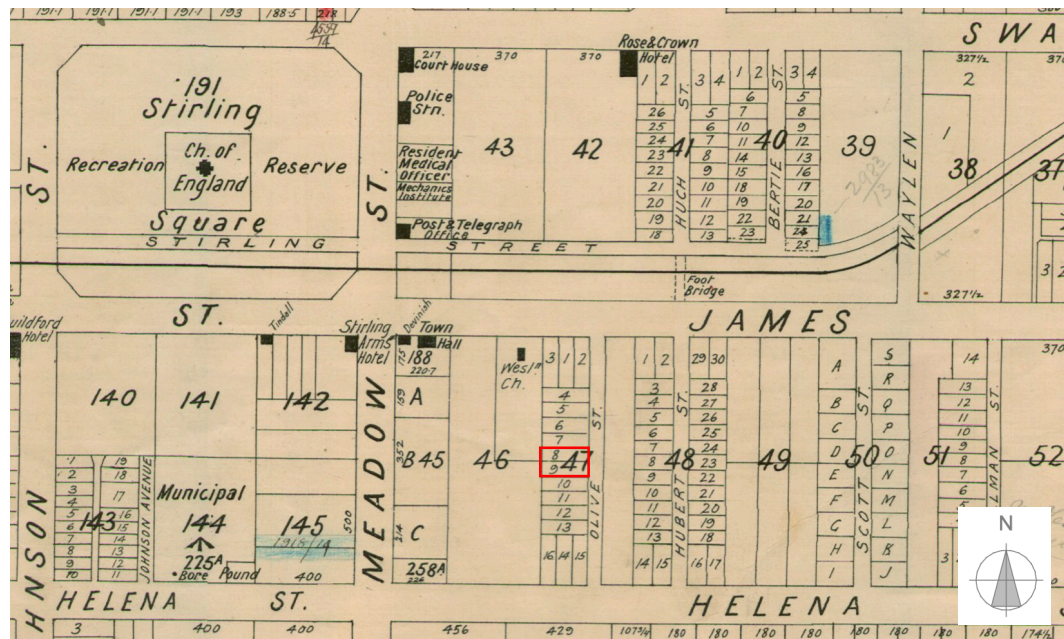


Figure 4. 1902 plan of Guildford showing location of No.11 Olive Street (Guildford 17/7A. Town of Guildford. Published by Owtam & Purkiss. Digital copy sourced from State Records Office Western Australia ref. AU WA S235-cons3868 177).

The dwelling at No.11 Olive Street first appeared in the WA Post Office Directories in 1927 as 'New House'. A Metropolitan Water Supply and Sewerage map from 1938 shows the weatherboard house on a generously sized lot, with a row of large olive trees to the rear (Figure 5).

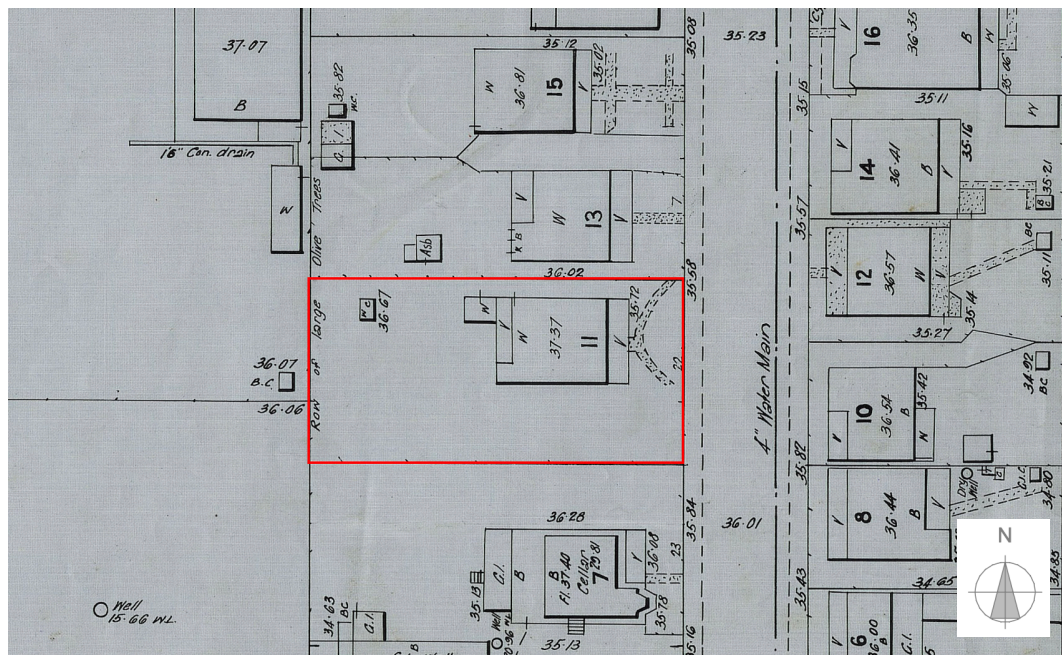


Figure 5. 1938 plan showing No.11 Olive Street highlighted in red (Metropolitan Sewerage Guildford Municipality Plan. Digital copy sourced from State Records Office Western Australia RetroMaps).

By the late 1950s, a shed had been added to the rear of the property (Figure 6). In 2020, the rear section of the house (lean-to/enclosed verandah) was demolished and rebuilt (Figures 7 and 8).

In 2026, the property continues to be used as a residence.



Figure 6. 1958 aerial photograph (Landgate Historic Aerial Photograph).



Figure 7. 2020 aerial photograph showing demolition (Landgate Historic Aerial Photograph).

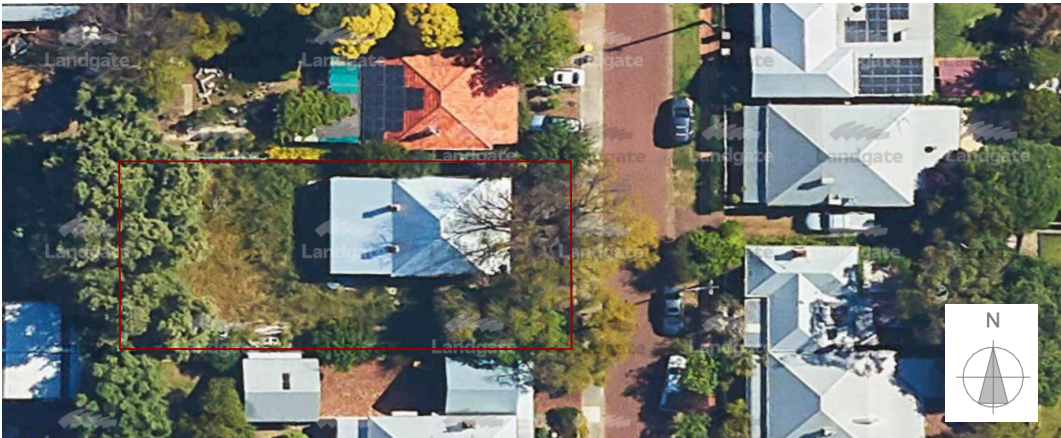


Figure 8. 2021 aerial photograph (Landgate Historic Aerial Photograph).

2.4 Physical Description

Context - Olive Street

The following has been extracted from the physical description section of the State Register of Heritage Places Assessment Documentation for *Guildford Historic Town*:

Olive Street runs north-south from James to Helena streets immediately east of Meadow Street. At both ends of the street dwellings address the intersecting street. Houses addressing Olive Street are generally on small lots and set close to the lot line. Most houses have street fences, predominantly timber picket fences, with some brick fences.

Dwellings are largely Federation Bungalows and Queen Anne cottages, with some Inter-War dwellings, including an Inter-War Functionalist influenced dwelling.

Olive Street is narrow, with a concrete footpath along the western side, and narrow grassed verge with brick paved footpath along the eastern side, with an intimate feeling created by the narrowness and houses built close to the lot line. There are small street trees on the eastern side, and some substantial garden trees along the western side.

Subject Site - 11 Olive Street

The dwelling at No.11 Olive Street is located to the north east corner of the lot, and presents as a simple, symmetrical weatherboard residence. A timber picket fence marks the front boundary of the lot, with two large trees to the front and southern sides of the lot. Otherwise the lot is sparsely landscaped, with an informal track running to the southern side of the house. A tall timber picket fence marks the rear (western) boundary of the lot, together with three large (presumably olive) trees.

The single-storey weatherboard residence includes a recently replaced (2020) rear section (not expanding the original footprint of the house) with verandah and timber deck. No works are proposed to the residence (exterior or interior) as part of this DA.

2.5 Photographs



Figure 9. Front view of residence (DAR Studio, May 2026).



Figure 10. Informal track to south of residence, showing location of proposed shed (far rear), side fence and carport (adjacent to house) (DAR Studio, May 2026).



Figure 11. South-west corner of subject site, showing location of proposed shed (DAR Studio, May 2026).



Figure 12. Rear of lot, showing proposed location of swimming pool (right) (DAR Studio, May 2026).

3. Proposal

Overview

The proposed development includes:

- Excavation and installation of new inground fibreglass swimming pool, to the north-east side of the lot.
- New shed, to the south-east corner of the lot.
- New cream colorbond carport, to the south of the existing residence. Set behind the front building line, open (i.e., not clad), with a Dutch gable end. It will utilise the existing informal vehicular track, not alter the existing front picket fence and mature trees, and not detract or obscure the residence.
- New cream colorbond side fence, to the rear (east) of the new carport, approx. 1.2m in height, providing security and privacy to the private residential garden and space behind.

No works are proposed to the exterior or interior of the existing c1927 residence.

4. Heritage Impact Assessment

The following table provides an assessment of the heritage impact of the proposal on the cultural heritage values of the place outlined in the Heritage Council's Statement of Significance for *Guildford Historic Town* (2019).

4.1 Evaluation Against Heritage Values of *Guildford Historic Town*

Heritage Value	
<i>The highly authentic built fabric of the place illustrates at least five key periods in the State's history, with simple Georgian buildings of the foundation of the Colony, brick public buildings of the Convict era, imposing and opulent buildings of the Gold Boom, and fine examples of residential and civic buildings of the Federation and Inter-War periods, all of which together form a cohesive precinct.</i>	
Potential Heritage Impact	Mitigation
No Impact - No.11 Olive Street is a c1927 dwelling that represents the 'Inter-War' period of Guildford's development. No works are proposed to the exterior or interior of the residence, which ensures its continued contribution to this heritage value.	N/A

Heritage Value	
<i>As one of three towns established in 1829 in the Swan River Colony, including the seaport (Fremantle) and the administrative centre (Perth), Guildford was central to the agricultural and horticultural development of the Colony, as the first (and only) inland port in Western Australia, providing an essential transport node, firstly by river and then by rail, linking the Colony's seaport to the hinterland.</i>	
Potential Heritage Impact	Mitigation
No Impact - This historic value will not be impacted by the proposal.	N/A

Heritage Value	
<i>The place is an excellent representative example of a highly intact nineteenth-century town, designed on the regulated British colonial town planning model, that includes a purpose-designed public square containing the town's main church, and which retains its original grid street layout aligned to cardinal points and its public reserves.</i>	
Potential Heritage Impact	Mitigation
No Impact - Olive Street was a later amendment to the original town plan for Guildford, and as such does not represent the original grid street layout. The proposal is contained within the existing lot, and as such does not impact this value.	N/A

Heritage Value	
<i>The place contains remnant long, narrow ribbon grants perpendicular to the banks of the Swan and Helena Rivers which are tangible evidence of agricultural land allocation envisioned by the founders of the Swan River Colony to provide each settler with access to water and the richer alluvial soils.</i>	
Potential Heritage Impact	Mitigation
No Impact - No.11 Olive Street is/was not a narrow ribbon grant, and as such does not represent this agricultural land allocation. This historic value will not be impacted by the proposal.	N/A

Heritage Value	
<i>The town plan of the place is notable for incorporating one of the earliest purpose-designed public squares in Australia, and is rare for remaining clearly evident.</i>	
Potential Heritage Impact	Mitigation
No Impact - The proposal at No.11 Olive Street does not impact Guildford's original public square (Stirling Square).	N/A

Heritage Value	
<i>The place is unique in the metropolitan area for retaining a strong sense of being a distinct town, separate from the surrounding suburbs, as a result of its encirclement by the openly wooded, undeveloped riverine floodplain along the banks of the Swan and Helena Rivers.</i>	
Potential Heritage Impact	Mitigation
No Impact - This value will not be impacted by the proposal.	N/A

Heritage Value	
<i>Much of the place's character derives from its highly picturesque combination of low scale residential areas that have remained largely unchanged since the Inter-War period, and the variations between the wide streets with large lots, many with mature street trees and a variety of housing types from simple Colonial era cottages to the grander homes of the Gold Boom and Federation eras, and the narrower highly uniform streets of small-scale cottages on smaller lots.</i>	
Potential Heritage Impact	Mitigation
No Impact - No works are proposed to the c1927 dwelling, which ensures its continued contribution to this heritage value.	N/A
No Impact - The proposed carport will be located to the side and setback behind the front of the building line, and will not detract or obscure the residence. The proposed side fence will screen the private residential garden and space behind, including new shed and swimming pool.	

Heritage Value	
<i>The place has a high degree of potential to reveal archaeological evidence relating to the history and occupation of the area from its foundation to the early twentieth century, most notably for the early settlement period.</i>	
Potential Heritage Impact	Mitigation
Low Potential Impact - The area proposed for excavation and installation of the swimming pool has never been occupied by a built structure, and has recently been cleared of landscaping, the likelihood for archaeological material to be revealed is low.	Refer to Archaeological Impact Statement in section 4.4.

Heritage Value	
<i>The place retains many original plantings, including a large number of mature Sugar Gums that were planted throughout Guildford from the late 1890s to early 1900s as part of a tree planting program, many of which comprise formal avenues.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - No original or early plantings have been identified at the subject site.	N/A

Heritage Value	
<i>The place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - This historic value will not be impacted by the proposal.	N/A

Heritage Value	
<i>The place is highly valued by the local and wider community, including the Whadjuk Noongar people who know it as Mandoon, and who maintain a continuing cultural connection to the place, members of the Swan Guildford Historical Society as evidenced by their work since 1962, and members of the Guildford Association since 1975, both of which were formed to preserve the history and character of the area, and by the classification of the place by the National Trust of Australia in 1984.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - The proposal does not impact on the ability for the local and wider community to appreciate the broader cultural heritage values of the town.	N/A

4.2 Evaluation Against Guildford-Mandoon Heritage Area Policy Statement (Part A)

The following table provides an assessment of the impact of the proposal on relevant policy statements outlined in the City of Swan's Heritage Area Policy Statement (Part A).

New Carport - Parking and Vehicle Access

Policy Statement	
<i>Most of Guildford Heritage Area's historic development was completed before the motor vehicle came into common usage. As a result, many developments were not designed to accommodate the parking and garaging of vehicles. The introduction of garages and carports must be carefully sited and designed to avoid negative impacts.</i> <i>Garages and carports are to be setback behind the front building line so as to not detract from the streetscape or appearance of the dwelling, or obscure views of dwelling from the street and vice versa.</i>	
Evaluation / Potential Heritage Impact	Commentary / Mitigation
No Heritage Impact - The proposed carport will be located behind the front building line, it will be open (i.e., not clad) and not detract or obscure the residence. It will utilise the existing informal vehicular track, and not alter the existing front picket fence and mature trees.	The proposed carport is consistent with the Heritage Area Policy.

New Shed - Ancillary Built Form

Policy Statement	
<i>New additions including sheds and outbuildings should not visually intrude on Contributory Places or the overall streetscape context of Guildford.</i> <i>All ancillary built form must be located behind the building line and not be visible from any street, be distinctly smaller in scale and freestanding.</i>	
Evaluation / Potential Heritage Impact	Commentary / Mitigation
No Heritage Impact - The new proposed shed is to be located to the rear of the lot. It will be freestanding, and not visible from the street.	The proposal is consistent with the Heritage Area Policy.

New Side Fence - Fence and Boundaries**Policy Statement**

The treatment of front/street setback areas has a significant impact on the streetscape.

Fences and gates within the front setback area enhance the character of the streetscape and do not have a discordant visual impact.

Evaluation / Potential Heritage Impact

No Heritage Impact - The new side fence screens the private residential garden and space, including new shed and swimming pool from being viewed from the public realm. It provides appropriate privacy and security.

Commentary / Mitigation

The Policy promotes the use of front boundary fences in keeping with the character and pattern of the streetscape. This Policy does not relate to side or rear fencing.

New Swimming Pool - Gardens and Landscapes, Archaeology**Policy Statement**

The landscape character of the Guildford Heritage Area plays an important role in its significance. New development works should not undertake significant excavation or filling of a site that alters natural site levels.

There is a high likelihood that archaeology will be uncovered during new development or work that involves altering a Contributory Place. Any works proposed for sites identified as having archaeological significance have demonstrable measures in place to protect potential archaeology from damage during development.

Evaluation / Potential Heritage Impact

The Heritage Area Policy identifies the subject site as having a moderate potential for archaeological significance.

Mitigation

Refer to Archaeological Impact Statement in section 4.4.

4.3 Evaluation Against Guildford-Mandon Heritage Area Policy Statement (Part B) - Character Impact Assessment

The following table provides an assessment of the impact of the proposal on the Streetscape Character Statement relevant to Olive Street, as outlined in the City of Swan's 'Guildford-Mandon Heritage Area Character Statements (Part B)'.

Character Statement	Applicant Response
<i>Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries.</i>	No impact - No works are proposed to the existing residential building.
<i>Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation Era of development.</i>	No impact - No works are proposed to the existing residential building.
<i>Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square or turned timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose.</i>	No impact - No works are proposed to the existing residential building.
<i>Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans.</i>	No impact - No works are proposed to the existing residential building.
<i>Roof materials are primarily galvanized iron, with some clay tile.</i>	No impact - No works are proposed to the existing residential building.
<i>Primary building material is red brick, with a predominance of white rendered or painted finishes. Timber weatherboard is also evident.</i>	No impact - No works are proposed to the existing residential building.
<i>Buildings are simple and modestly detailed, consistent with worker's cottages from the Gold Boom/Federation Era. Asymmetrical façades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. Some dwellings incorporate turned timber verandah posts and timber fretwork or iron lacework over verandahs.</i>	No impact - No works are proposed to the existing residential building.

Character Statement	Applicant Response
<i>Olive Street is narrow, with narrow 2.5m - 4m grassed verges and low, regularly planted street trees on the eastern side. The verge on the western side is only the width of the concrete footpath.</i>	N/A
<i>Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping.</i>	No impact - No works are proposed to the existing residential building or garden visible from the public realm.
<i>Front fences are predominantly timber picket, with a number of brick and iron fences. Dwellings at either end of the street addressing James Street and Helena Street exhibit differing fencing styles.</i>	No impact - No works are proposed to the front fence.
<i>Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision.</i>	No impact - No alteration to the lot is proposed.
<i>Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. Some recent additions of carports built up to the street boundary are intrusive.</i>	No Impact / Consistent with Policy - The proposed carport will be located behind the front building line, it will be open (i.e., not clad) and not detract or obscure the residence.
<i>Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views within Olive Street are significant for offering a highly intact and engaging early 20th century streetscape.</i>	No impact - No works are proposed to the front fence. No Impact / Consistent with Policy - The proposed carport will be open (i.e., not clad) to enable continued views of the residence. The proposed side fence provides appropriate privacy and security to the private residential garden and space behind.

4.4 Archaeological Impact Statement

Proposed ground disturbing works will take place within the north-western corner of the subject site to enable installation of a new swimming pool. This area has been mapped in the Guildford Heritage Area Local Planning Policy (Part A) as having moderate potential for historical archaeological significance.

Noting that the area proposed for excavation has never been occupied by a built structure, and has recently been cleared of landscaping, the likelihood for archaeological material to be revealed is low.

As such, it is considered that the works can proceed, noting that artefacts associated with the site's history may be uncovered during ground disturbing works.

5. Conclusion

This assessment concludes that the proposed development will have no heritage impact, with the existing contributory c1927 residence and its view from the public realm being unaffected.

The proposed carport will be set behind the front line of the house, and open (i.e., not clad) to enable continued views of the residence, which is consistent with the Heritage Area Policy. The new side fence provides privacy to the private residential garden and space behind, including the new proposed shed and swimming pool. The new shed to the rear of the lot will not be visible from the public realm. Noting recent previous clearing, the likelihood for archaeological material to be revealed during the excavation and installation of the new swimming pool is low.

Overall the proposal provides modern amenities to the existing residence. The property will continue to contribute value to Olive Street and Guildford Historic Town more generally, and we commend this proposal to the City of Swan.



TIMELESS PLACES BY DESIGN

Level 1, Unit 2, 7 Hector Street West,
Osborne Park, WA 6017
T. 0424 162 025 - **E.** mail@darstudio.com.au
www.darstudio.com.au