To the City of Swan

Character Impact Statement

Stephen Street is renowned for its Gold Boom/Federation and Inter-War era dwellings, which feature consistent street setbacks, modest single-storey buildings and articulated facades. The street's residential buildings are sited perpendicular to the street, with setbacks to side and rear boundaries, and modest gardens with limited tree canopy. The primary building materials are red brick and timber weatherboard, with simple and modest detailing consistent with the historic workers' cottages and homes of the area. Gardens are simple and symmetrically planned, and the overall streetscape is defined by its understated elegance and historical integrity.

Our proposed works comprise the installation of solar panels on existing roof surfaces and the replacement of polycarbonate roofing sheets to an existing rear veranda structure with Zincalume sheeting and guttering. The works do not involve any extension of the building footprint, alteration to the front façade, changes to the established setbacks or modification to the existing scale and form of the dwelling. The veranda structure is located to the rear of the property and is not visible from the public realm. Similarly, the proposed solar panels will be mounted on existing roof planes and will sit below the roof ridgeline, ensuring no visual impact when viewed from the street.

The proposed roofing replacement represents a modest upgrade to an existing structure and does not alter its appearance, dimensions or function. The replacement Zincalume sheeting is consistent with traditional corrugated metal roofing materials commonly found throughout Guildford and is considered more sympathetic to the heritage character of the area than the existing polycarbonate roofing it replaces. The works improve the longevity and functionality of the structure while maintaining its established form and character.

The proposed solar installation has been designed to utilise existing roof space without altering the architectural character of the dwelling. The panels are intended to improve the sustainability and energy efficiency of the home while respecting the heritage context of the property. No changes are proposed to windows, verandahs, fencing, landscaping, setbacks or other character-defining elements visible from Stephen Street.

We are mindful of the importance of preserving the character of Guildford and Stephen Street and have taken care to ensure that the proposed works are appropriate within this context. The development will not detract from the established streetscape character or heritage significance of the area. Rather, the proposal allows for the continued use and maintenance of the property while incorporating modern sustainability measures in a manner that is respectful of the existing built form and character of the streetscape.

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General

Document Set ID: 9450204
Version: 2, Version Date: 12/09/2026

We appreciate the opportunity to present this statement and trust that our application demonstrates our commitment to maintaining the integrity and character of Stephen Street while undertaking modest improvements to our property.

Yours sincerely
Jenni & Boyd Brown
14 Stephen Street, Guildford

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