

7 August 2026

City of Swan
Planning Services
PO Box 196
Midland WA 6936

Re: Planning Policy Compliance Response
Proposed Rear Addition, Studio/Workshop and Alfresco
Lot 7 (No. 70) Swan Street, Guildford

Scope of this document: this is the applicant's clause-by-clause response to POL-LP-1.16 Part A and City of Swan Policy C-106. The heritage character and impact assessment for the place is provided separately in the Heritage Impact & Character Statements prepared by Heritage Intelligence (WA), which accompanies this application. This document does not duplicate that assessment.

Site

Lot 7 on Plan 632; No. 70 Swan Street, Guildford
Certificate of Title: Volume 1760 Folio 855
Registered proprietors: Guy Donald King and Sonja Victoria King (joint tenants)
Site area: 613 m²
Zoning: R5 under City of Swan Local Planning Scheme No. 17
Guildford-Mandoon Heritage Area — North East Character Area
Contributory Place — Gold Boom Federation (1882-1918)
Guildford Historic Town — Heritage Council Register of Heritage Places, InHerit No. P2915
Not listed on the City of Swan Local Government Inventory (2019)
Heritage Act 2018 notification O347233 registered on title

References

POL-LP-1.16 Guildford-Mandoon Heritage Area — Policy Statements (Part A)
POL-LP-1.16 Guildford-Mandoon Heritage Area — Character Statements (Part B)
City of Swan Policy C-106 — Local Planning Policy, Guildford Conservation Precinct
Heritage Impact & Character Statements, Heritage Intelligence (WA), L. Gray, 3 July 2026
Design Synergy drawings A 0.0 – A 3.1, Rev 0, dated 7 August 2026 (7 sheets)

Existing dwelling context

The residence at 70 Swan Street is an authentic Gold Boom Federation contributory place, located on the north side of Swan Street one lot west of the Waylen Street intersection. The style is typified by timber-framed painted weatherboard cladding, a corrugated roof, a half-timbered feature gable, and a front and side-return bullnose verandah with slender timber posts and decorative brackets.

The residence is set back behind a white picket fence to the front boundary, with a landscaped grassed area that highlights the dwelling. A driveway runs along the west side of the residence to an existing carport structure between the residence and the boundary fence.

The setback is consistent with the immediate context of the neighbouring residences at 68 and 72 Swan Street, and with the broader streetscape of Federation and Interwar residences. This portion of Swan Street

is wide, with broad verges, brick paved footpaths and mature street plantings which combine to create a sense of overall unity.

The place is not individually listed on the City of Swan Local Government Inventory, and the Heritage Council Register documentation for the Guildford Historic Town does not mention 70 Swan Street. Its heritage contribution is as a contributory place within the North East Character Area.

Proposed development

- Demolition of the existing timber-framed, cgi-clad shed at the rear of the site.
- A timber-framed and weatherboard-clad addition across the rear of the existing residence, incorporating an upper-level room set behind the existing roof line.
- A separate timber-framed and clad studio/workshop/office in the northwest (rear) corner of the site.
- An alfresco area linking the rear addition and the studio/workshop/office.
- Removal of a section of the original rear wall (timber-framed and clad) to form the addition.

The entire proposal sits behind the rear wall alignment of the original residence and is not visible from the primary street frontage. Constructions are timber-framed with painted timber weatherboards and a corrugated zincalume roof at the same pitch as the original residence.

Refer to Design Synergy drawings A 0.0 Cover Page, A 1.0 Site Plan, A 2.0 Existing Floor Plan, A 2.1 Proposed Ground Floor Plan, A 2.2 Proposed Upper Floor Plan, and A 3.0 and A 3.1 Elevations. Stormwater disposal is shown on A 1.0.

Character statement references and responses

POL-LP-1.16 Guildford-Mandoon Heritage Area | Part A

8.3 Alterations and Additions

Acceptable new alterations and additions do not visually intrude on Contributory Places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

Response: All works are located behind the rear wall alignment of the original residence and are not visible from Swan Street. Style, materiality and roof pitch match the existing contributory residence. There is no visual intrusion on the place or the streetscape.

C8.3.1

Additions respect the predominant scale (height, bulk, density and pattern of arrangement) of the existing building and do not have an adverse visual impact on it.

Response: The addition is subordinate to the original residence and located wholly to the rear. The upper-level room sits behind the existing roof line and does not increase the apparent scale of the dwelling as viewed from the street.

C8.3.2

Additions are compatible to the predominant form and character of the existing building, its streetscape context and the urban character in the surrounding area.

Response: Simple rectangular forms with a roof pitch matching the original residence. Painted timber weatherboard cladding, corrugated zincalume roofing, OG gutter and fascia profiles all match the existing dwelling, consistent with the Federation and Interwar character of Swan Street.

C8.3.3

Alterations and additions do not remove significant elements through partial demolition of the Contributory Place.

Response: Only a section of the original rear wall is removed to form the addition. This fabric is not visible from the street and does not contribute to the cultural heritage significance of the place, as confirmed by the Heritage Impact & Character Statements prepared by Heritage Intelligence (WA).

C8.3.4

Where proposing to remove structures or built form through demolition within a Contributory Place, refer to Policy Statement 8.1 — Demolition.

Response: The only structure proposed for demolition is a later timber-framed, cgi-clad shed at the rear of the site. It is not of the Federation period, makes no contribution to the significance of the place and is not visible from the primary street.

M8.3.1

Additions to existing buildings of a residential typology shall appear as single storey when viewed from the street, unless they are located in a streetscape which has a prevailing contributory two storey character.

Response: The upper-level room is contained behind the existing roof line and is detailed with the same cladding, pitch and gablet as the original roof. The dwelling continues to read as single storey from Swan Street.

M8.3.2

Additions to existing buildings of a residential typology are not to be located in the area visible from the Primary Street.

Response: No part of the proposal is located forward of, or visible from, the primary street frontage. The front façade, verandah, picket fence and front landscaped setting are unaltered.

C8.3.1.1 Ancillary Built Form

Ancillary built form including new sheds and outbuildings will be located to the rear of the lot. They will be comparatively small in scale and not be visible to the street. Where they are visible from the street they are to be built of traditional materials.

Response: The studio/workshop/office is located in the northwest (rear) corner of the site, is modest in scale and is not visible from Swan Street. It is nonetheless constructed of traditional materials — painted timber weatherboard and corrugated zincalume — matching the original residence.

City of Swan Policy C-106 | 5. Residential Development Design Guidelines

5.1 Scale or Size

Residential development shall respect the predominant scale (height, bulk, density and pattern of arrangement) that is characteristic of development in its context and shall not have an adverse visual impact on it.

Response: Addition located to the rear, presenting as single storey from the street. Bulk and height are subordinate to the original residence and consistent with the pattern of rear additions established within the precinct.

5.2 Form

Residential development shall be sympathetic to the predominant form of development in the context and, in the case of additions, to the existing building.

Response: Simple rectangular plan forms with a roof pitch matching the original residence. The addition presents a uniform building line to the rear, and roof form and gablet detailing are harmonious with the existing dwelling.

5.2.2 (a) General Form

New buildings, and additions to existing buildings, shall respond to and reinforce existing characteristics such as plate/wall height, ridge lines and parapet lines, roof slopes and eaves overhangs.

Response: Plate heights, ridge lines, roof slope and eaves overhang follow the original residence. The upper-level room is set behind the existing ridge so that the original roof form remains the dominant element.

5.2.2 (b) Windows

Windows shall have a vertical emphasis.

Response: Existing windows and doors to the front façade remain unchanged. New joinery to the rear addition and studio/workshop is timber-framed and painted, with proportions in keeping with heritage tradition. New openings are not visible from public view.

5.2.2 (c) Additions to Existing Buildings

(i) Additions shall not be more visually imposing than the original building. (ii) Front facades shall not be extended forward or laterally. (iii) Additions may take the form of rear wings or linked pavilions.

Response: The addition takes the form of a rear wing with a linked pavilion (studio/workshop/office) joined by an alfresco. The front façade is unaltered and is not extended forward or laterally. The addition is not more visually imposing than the original residence.

5.2.2 (d) & (e) Street Facing Facades

Street facing building facades shall be well articulated and detailed. Street facing facades which are symmetrical, with doors in central corridors, are encouraged.

Response: No change proposed to the street facing façade. The existing bullnose verandah, half-timbered feature gable, timber posts and decorative brackets are retained unaltered.

5.3 Siting

Residential development shall be sited in keeping with the predominant siting of development in the street; garages and carports shall be setback so as not to detract from the streetscape; external fixtures shall be sited to minimise adverse visual impact from the street.

Response: The addition conforms to R-Code setback requirements to front, side and rear, and is cohesive with the prevailing siting of neighbouring properties at 68 and 72 Swan Street. The lot frontage and existing front setback remain unchanged. No new garage or carport is proposed forward of the building line. External fixtures are located to the rear and are not visible from the street.

5.4 Materials and Colours

Materials shall be in keeping with or sympathetic to those historically prevalent in the area; colours shall be in keeping with those historically prevalent; materials and colours of additions shall match or be complementary to those used on the associated building. Limestone, tilt-up concrete and glass walling are unacceptable.

Response: Refer to the attached Materials & Colour Schedule. External walls to both the addition and the studio/workshop are painted timber weatherboard matching the existing profile. Roofing is corrugated zincalume (custom orb) at a pitch matching the existing. Gutters and fascia are OG profile to match existing. Windows and doors are timber-framed and painted. No limestone, tilt-up concrete or glass walling is proposed. Colours match the existing dwelling.

5.5 Detailing

Wherever possible the detailing of a building should be consistent with the style of the period of its construction. Traditional decorative details should not be copied on new buildings however may be reinterpreted. Guttering styles shall be appropriate to the style of the building. Acceptable downpipe profiles include round.

Response: Detailing of the addition is deliberately restrained and simplified so that the additions are sympathetic to, but visually distinguishable from, the original fabric — consistent with Part A. The decorative brackets, turned posts and half-timbered gable of the original residence are not copied. OG guttering matches the existing dwelling and downpipes are round.

Summary

The proposal is a restrained and practical rear addition to a well-maintained contributory Federation residence. All works sit behind the rear wall alignment of the original dwelling and none are visible from the primary street frontage. The character and presentation of the residence to Swan Street remain entirely unchanged.

Materials, colours, roof pitch and rainwater goods match the existing residence, and the detailing of the additions is simplified so as to be sympathetic to, but distinguishable from, the original fabric. The proposal is consistent with POL-LP-1.16 Part A (8.3, C8.3.1–C8.3.4, M8.3.1, M8.3.2 and C8.3.1.1), the North East Character Area statement in Part B, and the design guidelines of Policy C-106.

The accompanying Heritage Impact & Character Statements prepared by Heritage Intelligence (WA) assess the heritage character and impact of the proposal on the place, and recommend that the City support the application.

Should you have any queries in relation to this response or the planning application, please feel free to contact me directly on 0439 111 969.

Yours sincerely

Garreth Morris

Director

Design Synergy

Materials & Colour Schedule

Proposed rear addition, studio/workshop and alfresco — Lot 7 (No. 70) Swan Street, Guildford

Owners: Guy & Sonja King

Prepared by: Design Synergy

Element	Material / Profile	Colour / Finish
External walls — addition	Painted timber weatherboard to match existing profile	To match existing dwelling
External walls — studio/workshop	Painted timber weatherboard to match existing profile	To match existing dwelling
Roof	Corrugated zincalume (custom orb), pitch to match existing	Zincalume — to match existing
Gutters / fascia	OG gutter profile and fascia to match existing	To match existing
Windows & doors	Timber-framed, painted, proportions in keeping with heritage tradition	To match existing joinery palette
Alfresco	Timber-framed, roofing and rainwater goods to match main dwelling	To match existing
Fencing / other	No change to street-facing fencing	N/A

Note: All materials and colours selected to match the existing contributory residence.

PLANNING APPLICATION — HERITAGE AREA CHECKLIST

Lot 7 (No. 70) Swan Street, Guildford

Guildford–Mandoon Heritage Area · North East Character Area · Prepared 4 August 2026, updated 7 August 2026

Prefilled for transcription onto the City of Swan checklist form. Entries in red require action before lodgement.

Property address of land subject to this planning application

Lot 7 (No. 70) Swan Street, Guildford WA 6055 — Certificate of Title Volume 1760 Folio 855

Checklist items

#	Item	Applicant response
1	Completed Colour & Material Schedule Checklist	Included — see over. Materials & Colour Schedule also provided at 004.
2	Completed City of Swan Planning Application Form; OR MRS Form 1 where the application is to be determined by the WAPC	☒ City of Swan form prefilled 5 Aug 2026 — [awaiting owner and applicant signatures]. MRS Form 1 not expected to apply.
3	Current copy of the property's Certificate of Title	☒ Fresh Landgate search 4 August 2026 (order 70204675) — filed at 003
4	Three (3) copies of a Site Plan drawn to an appropriate scale	☒ A 1.0 — Site Plan (sheet 2 of 7)
5	Three (3) copies of a Floor Plan drawn to an appropriate scale	A 2.0 Existing Floor Plan (sheet 3), A 2.1 Proposed Ground Floor Plan (sheet 4), A 2.2 Proposed Upper Floor Plan (sheet 5)
6	Three (3) copies of an Elevation Plan drawn to an appropriate scale	A 3.0 Elevations (sheet 6), A 3.1 Elevations (sheet 7)
7	Three (3) copies of a Stormwater Drainage Layout Plan	☒ Stormwater drainage layout now shown on A 1.0 Site Plan (drawings Rev 0, 7 Aug 2026)

Note on item 7: stormwater drainage is shown on drawing A 1.0 Site Plan in the revised set (Rev 0, dated 7 August 2026), designed in accordance with the City of Swan's "Connecting to the City of Swan's Stormwater System" guidance and standard details STD 61 / STD 49s. Storage has been sized on the basis of 15mm per square metre of impervious area ($V = 0.0122 \times A_i$ for R25 or lower density coding), with a silt pit as the final pit before connection and a 90mm single residential connection.

Policy context

Field	Entry
Heritage area designation	Designated under clause 7.2 of City of Swan Local Planning Scheme No. 17
Applicable local planning policy	Guildford Conservation Precincts Policy (POL-C-106)
Heritage area policy	POL-LP-1.16 Guildford–Mandoon Heritage Area — Policy Statements (Part A) and Character Statements (Part B)
Character area	North East Character Area — Swan Street
Place status	Contributory place — Gold Boom Federation (1882–1918)
State Register of Heritage Places	Guildford Historic Town (InHerit P2915). 70 Swan Street is not individually registered.
Local Heritage List / Local Government Inventory (2019)	70 Swan Street is not listed
SPP 3.5 Historic Heritage Conservation	Applies by virtue of the property's location within a designated local heritage area

Zoning	R5 under Local Planning Scheme No. 17
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Colour & Material Schedule Checklist

Property address: Lot 7 (No. 70) Swan Street, Guildford

All materials and colours are selected to match the existing contributory residence. Colour samples to be attached as printouts from the respective manufacturers' pages where a proprietary colour is nominated.

Element	Material type	Company name & colour description	General colour description
External walls	Painted timber weatherboard	To match existing dwelling — [sample to be provided]	To match existing
Render 1	Not applicable	—	—
Render 2	Not applicable	—	—
Roof	Corrugated zincalume, custom orb profile, pitch to match existing	Zincalume — unpainted	Natural zincalume, to match existing
Garage door	Not applicable — no garage proposed	—	—
Front entrance door	Not applicable — front façade unaltered	—	—
Window frames	Timber-framed, painted	To match existing joinery palette — [sample to be provided]	To match existing
Brick paving	Not applicable	—	—
Decking	Not applicable	—	—
Gutter & fascia	OG gutter profile and fascia to match existing	To match existing — [sample to be provided]	To match existing
Downpipes & meter box	Round profile downpipes	To match existing — [sample to be provided]	To match existing
Verandah posts	Existing front and side-return bullnose verandah retained unaltered	—	Existing — no change
Barge, scribe & finials	Painted timber, simplified detailing to additions	To match existing — [sample to be provided]	To match existing
Roof gable lining	Painted timber	To match existing — [sample to be provided]	To match existing
Moulded bands and sills	Painted timber	To match existing — [sample to be provided]	To match existing

Note: the acoustic assessment (Herring Storer Acoustics, ref 36867 Rev 2, accepted 5 August 2026) nominates fibre cement cladding and monolithic glazing in its recommended construction build-ups. The materials scheduled above — painted timber weatherboard and timber-framed joinery — reflect the heritage match-existing approach and are the materials proposed. The acoustic build-ups will be reconciled to these materials prior to the building permit stage.