

Council: City of Swan
Department: Planning Services
From: Mike Bluntish
Date: 13th March 2026

Dear Planning Department,

RE: Development Application for Additions to Existing Residence and Ancillary Dwelling at 5 Water Street, Guildford

Introduction

Quality Design Solutions (QDS) is pleased to submit this Development Application on behalf of the property owner for proposed additions to the existing residence and ancillary dwelling located at 5 Water Street, Guildford within the City of Swan.

The property is located within the Guildford Heritage Area and contains a single-storey timber weatherboard and iron residence designed in the Federation architectural style. An ancillary dwelling (granny flat) is also located at the rear of the property. The proposal includes the addition of outdoor living areas, together with minor internal alterations to improve the functionality of the existing buildings.

Given the heritage context of the site, a Heritage and Character Impact Statement has been prepared and is submitted with this application. The report provides a detailed assessment of the proposed works and demonstrates that the development has been carefully designed to respect and respond to the heritage significance and established character of the area.

Project Overview

The subject site, 5 Water Street, Guildford, is a rectangular lot with its northern frontage addressing Water Street. The property is bounded by residential properties to the east and west.

The proposed development consists of:

- Addition of an alfresco to the main residence – 11.83m²
- Addition of a laundry and scullery to the main residence – 21.24m²
- Addition of a verandah to the existing granny flat – 17.04m²
- Minor internal alterations to both the main dwelling and the granny flat

Design and Heritage Considerations

The proposed works have been designed to ensure the heritage character of the site and the broader Guildford Heritage Area is maintained. The additions are modest in scale and positioned to remain visually subordinate to the original dwelling.

The proposal retains the prominence of the original Federation-style residence when viewed from Water Street and ensures the established streetscape character is preserved. Materials and built form have been selected to complement the existing building.

As outlined in the accompanying Heritage and Character Impact Statement, the development has been designed in a manner that respects the cultural heritage significance of the property and the surrounding heritage precinct.

Conclusion

On behalf of the property owner, Quality Design Solutions (QDS) respectfully submits this Development Application for the proposed additions and minor alterations to the existing residence and ancillary dwelling at 5 Water Street, Guildford.

The proposal provides improved outdoor living amenity while ensuring the heritage significance and character of the property and surrounding precinct are maintained. The design responds sensitively to the heritage context and is supported by the accompanying Heritage and Character Impact Statement.

We appreciate your consideration of this application and look forward to your favourable assessment.

Yours sincerely,

Mike Bluntish

Quality Design Solutions

