

PROPOSED DEVELOPMENT APPLICATION

Proposed Carport and Outbuilding

No. 11 Olive St, Guildford



Contents

1.0 Development Overview	2
Introduction.....	2
Proposed Development.....	2
Planning Framework.....	4
2.0 Planning Assessment.....	5
Residential Design Codes.....	7
3.0 Conclusion	7

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1.0 Development Overview

Introduction

This report has been prepared by Forge Planning Pty Ltd on behalf of the landowners of 11 Olive St, Guildford. The development application proposes the retention of the existing dwelling onsite, and the construction of a carport, an in ground swimming pool and an outbuilding. The development application has been reviewed and assessed against the applicable planning framework.

This report provides full details of the proposed development, the development site, the development application performance against the planning framework which demonstrates the development application is suitable for approval.

Development Site

The development site is located at 11 Olive St, Guildford.

Abutting the site are single storey dwellings, that generally occupy large proportions of their respective lots.

The surrounding area is characterised predominantly by single-storey dwellings, typically finished in render with some examples of brick and weatherboard construction. Properties generally feature substantial landscaping.



Image Above: Aerial showing site and surrounds

Proposed Development

The development application proposes the retention of the existing dwelling onsite, and the addition of a carport, an in ground swimming pool and an outbuilding. The proposed development is

designed to maintain the prevailing streetscape character and complement the existing built form in the surrounding area.

The proposed design thoughtfully prioritises functionality, integrating a well-designed carport and complementary outbuilding that enhance everyday use and convenience without compromising the architectural quality of the residence. The swimming pool will not be visible from the street and unlikely have any amenity impacts at all to neighbours. Materials and construction methods will be selected with sustainability in mind, utilising durable, low-impact options to reduce environmental footprint while ensuring the structures are long-lasting and efficient.

The carport is proposed to be constructed with steel posts painted in a cream soft colour and an open gable roof made of corrugated colorbond. The pitch of the roof of the carport has been designed to be consistent with the pitch of the main dwelling to ensure the streetscape presentation is not impacted upon.

The outbuilding is proposed to be constructed with metal sheets. The setbacks proposed meet the deemed to comply requirements of the R-Codes, there is no overlooking resulting from the outbuilding, and the site is still well under its maximum site coverage allowance.

Given that the site abuts a State Registered heritage place (House at 7 Olive Street, Guildford, WA – Heritage Place No. 14328) and is located within the Guildford Historic Town (Mandoon) State Registered Place (Heritage Place No. 2915), the design has been carefully considered to respect and respond to the surrounding historic context. The scale, form and materials of the carport and outbuilding have been resolved to complement the existing streetscape and heritage character, ensuring a cohesive transition between new and existing elements.

The overall development also provides flexible housing outcomes that can support a range of occupants and lifestyles, contributing positively to diversity and affordability within the local community, while safeguarding the cultural and built heritage values of the Guildford Historic Town setting.

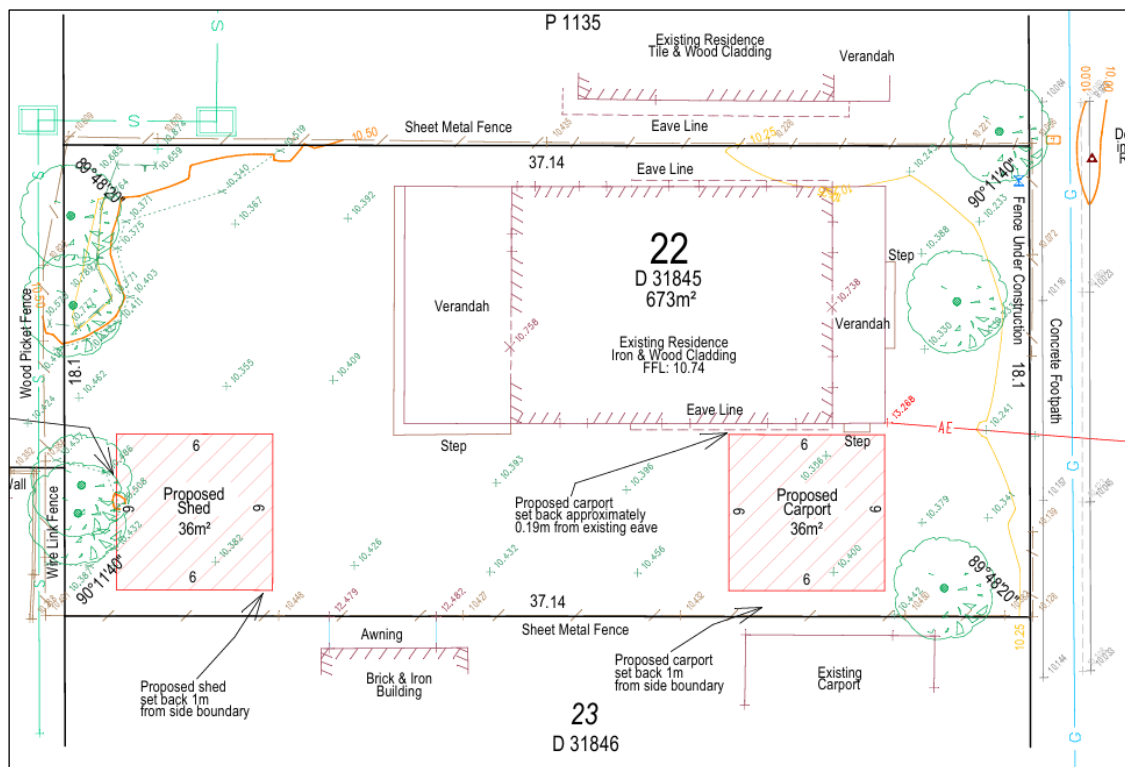


Image Above: Site Plan

Planning Framework

A summary of the statutory planning framework applicable to the development site is provided below:

Address	11 Olive Rd, Guildford
Lot Size	672m ²
Region Scheme Zoning	Urban
Local Government Area	City of Swan
Local Planning Scheme Zoning	Residential R5
Current Land Use	Residential
Proposed Land Use	Residential
Heritage Listed Site	2915 Guildford Historic Town Guildford Mandoon Heritage Area Policy
Bushfire Prone Area	Not identified
Special Control Area	Not applicable
Structure Plan	Not identified
Local Development Plan	Not Local Development Plan applicable
State Planning Policies	Residential Design Codes

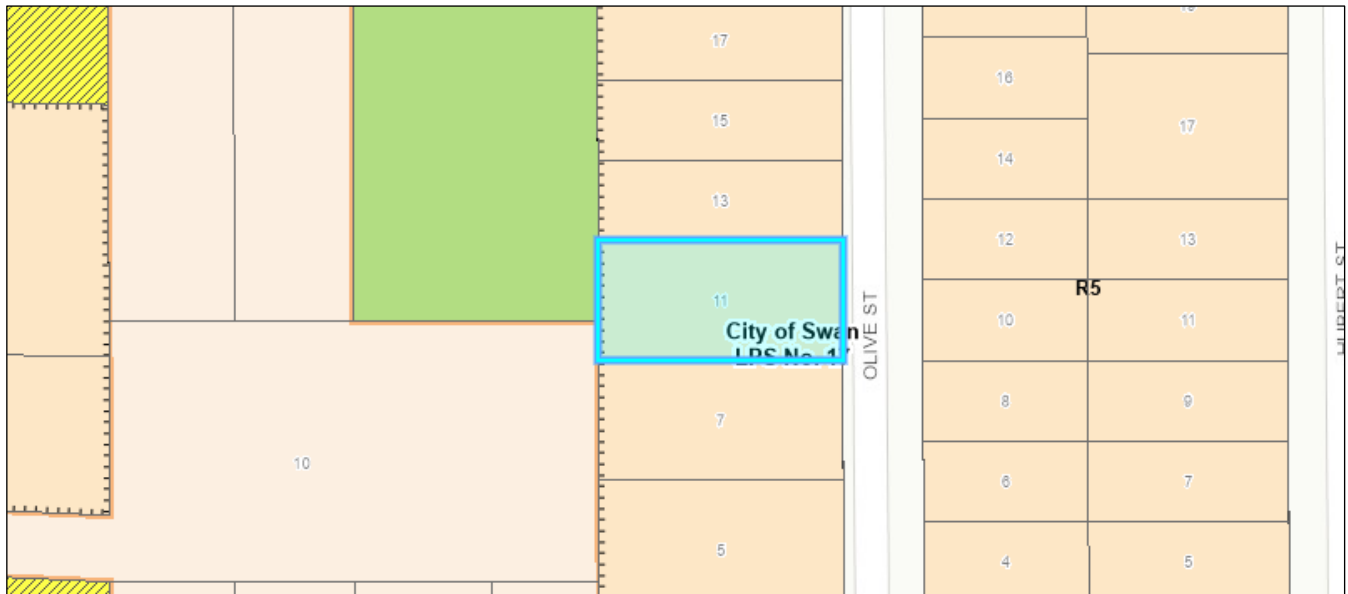


Image Above: Zoning Map

Planning Assessment

The above policies provide detailed guidance regarding development expectations within the Guildford area. An assessment of the proposal against the relevant criteria in Part A has been undertaken. In particular, Clause 8.3 Alterations and Additions and Clause 8.9 Parking and Vehicle Access are directly applicable to the proposed works.

Clause 8.3 – Alterations and Additions

The proposal comprises the addition of a carport and a detached outbuilding ancillary to the existing dwelling. The design has been carefully developed to ensure the scale, form and detailing are sympathetic to the established character of the Guildford Historic Town precinct.

The carport is positioned and designed to remain visually recessive within the streetscape. Its roof form, pitch and materials are complementary to the existing dwelling, ensuring a cohesive presentation. The structure avoids visually dominant bulk and maintains appropriate setbacks to preserve the spatial qualities of the site.

The proposed outbuilding is modest in scale and located to the rear of the lot to minimise visibility from the public realm. Its form and material palette draw from traditional outbuilding typologies common within Guildford, reinforcing the historic subdivision pattern and ancillary nature of such structures.

Importantly, the additions do not detract from the significance of adjoining or nearby heritage places. The works respect the prevailing built form, maintain established sightlines, and preserve the contributory elements of the existing dwelling and surrounding context.

Overall, the proposal represents a considered and contextually responsive alteration that enhances functionality while retaining the heritage character of the locality.

Clause 8.9 – Parking and Vehicle Access

The proposed carport provides compliant off-street parking in a manner that integrates sensitively with the established streetscape character.

Vehicle access utilises the existing crossover (or is positioned to minimise streetscape disruption), ensuring that the width and treatment do not dominate the frontage. The carport is designed as a lightweight, open structure to reduce bulk and maintain visual permeability, consistent with traditional parking structures within the Guildford area.

The location and design of the parking structure ensure that:

- The primary dwelling remains the dominant built form on the lot.
- Hardstand areas are minimised to reduce visual and environmental impact.
- Landscaping opportunities along the frontage are retained to soften the built form and maintain the established character of the street.

The proposal therefore achieves functional parking requirements without compromising heritage values or streetscape integrity.

Character Impact Statement

This development application is accompanied by a justification of the proposed works in the context of the Guildford Character Statement.

The Guildford Historic Town precinct is characterised by modestly scaled dwellings, traditional roof forms, articulated façades, verandahs, and ancillary outbuildings set to the rear of lots. The streetscape exhibits a consistent rhythm of setbacks, landscaped front gardens, and permeable fencing treatments.

The proposed carport and outbuilding have been designed with these identified elements and qualities in mind. Specifically:

- **Scale and Form:** Both structures are subordinate to the primary dwelling and reflect simple, traditional forms consistent with historic ancillary buildings.
- **Materials and Detailing:** Materials are selected to complement the existing dwelling and surrounding built fabric, avoiding contemporary finishes that would appear visually intrusive.
- **Siting:** The outbuilding is located toward the rear of the site, reinforcing the historic development pattern. The carport is carefully positioned to reduce visual prominence from the street.

- **Streetscape Contribution:** The proposal maintains established setbacks and retains opportunities for landscaping, ensuring the green, open character of the street is preserved.

In conclusion, the proposed works are respectful of the identified character elements of the Guildford area and will not adversely impact the heritage significance of the precinct. The development represents a balanced outcome that improves functionality while safeguarding the established historic character.

Residential Design Codes

The proposal has been designed in accordance with the deemed to comply provisions of the Residential Design Codes. It only requires development approval due to the land tenure consisting of survey strata.

In addition to meeting the deemed to comply requirements of the R-Codes, a review of the City's local planning policy ensures all relevant provisions are met and the proposed development is consistent with the surrounding context of the site.

2.0 Conclusion

Considering the development meets the deemed to comply provisions of the R-Codes, we respectfully request that the Shire of Mundaring supports and approves the development application.

If you have any queries or require further clarification or justification regarding the above matters to approve the application please contact the undersigned.

Yours sincerely,



Michael Clare

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