Proposed New Boundary Fence at No.8 Wellman Street, Guildford

Heritage Impact Statement

Prepared for Vanessa Beros
August 2026 | Job No: L26-018

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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 new fencing at No.8 Wellman Street, Guildford.

The property, built in 2025, 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, including the construction of new boundary fencing.

1.2 Methodology

This 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). It examines the potential for impact of the proposal on the cultural heritage values of the *Guildford Historic Town*, as expressed in the Statements of Significance contained in the State Register Entry (2019) , and the Guildford-Mandoon Heritage Area Policy Statements (2022).

This assessment has been made against drawings prepared by Composite Engineering (4321-03-2026-028 Rev1), and photographs provided by the property owner.

1.3 Authors

Preparation of this document has been undertaken by:

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1.4 Subject Site

The subject site is located at Lot 120 (No.8) Wellman Street, Guildford, which is a short street running north-south from James Street to Helena Street, with the Helena River to the south of the street. Refer to Figure 1 for location plan.

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



Figure 2. Front corner view of residence, currently without boundary fencing (Vanessa Beros, July 2026).

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2. Background Information

2.1 Heritage Listing

The following summarises the statutory heritage listings relevant to No.8 Wellman Street, Guildford:

Register / Listing	Name	Date
WA State Register of Heritage Places	*Guildford Historic Town* (Ref: P2915)	Registered: 02 July 2019
City of Swan Heritage List (Local Planning Scheme No.17)	Guildford-Mandoon Heritage Area	2022

Note: The subject was built in 2025. It is not heritage listed as an individual place, and had not been constructed (i.e. the lot was vacant) when the Guildford-Mandoon Heritage Area Policy Statements were adopted (2022).

2.2 Heritage Council Statement of Significance (2019)

The Heritage Council of Western Australia prepared the following Statement of Significance for the inclusion of *Guildford Historic Town* in the State Register of Heritage Places:

> *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;*

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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.

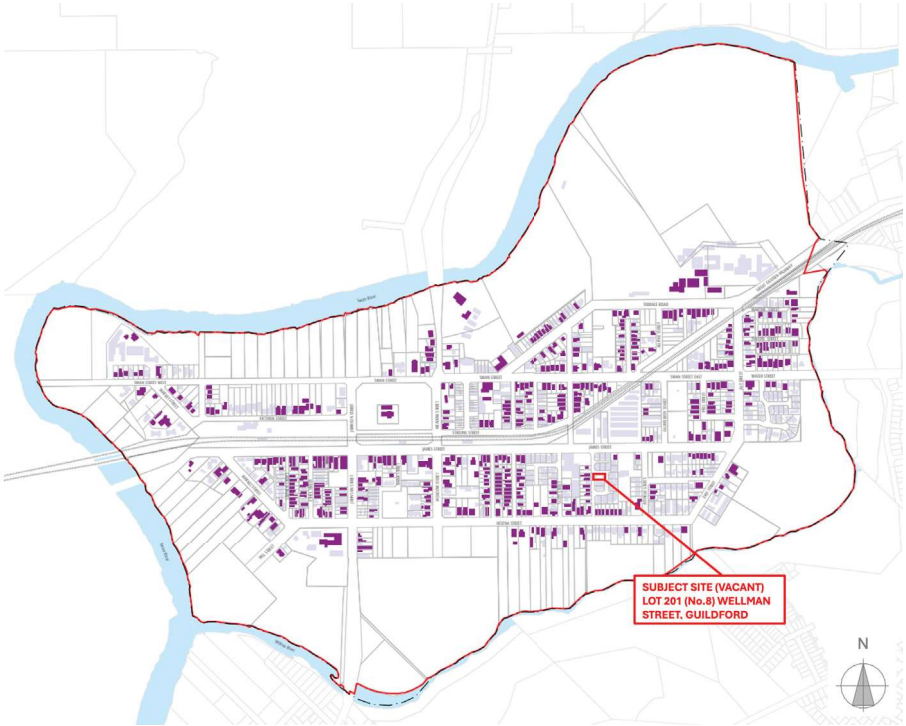


Figure 3. Map showing boundary of *Guildford Historic Town* State Heritage Curtilage with Contributory Places shown in purple. Subject site (vacant lot) highlighted in red (diagram sourced from Guildford-Mandoon Heritage Area Policy Statement Part A, with annotations by DAR Studio).

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2.3 Brief History

Wellman Street was created 1897, originally being a private street that was converted for public use and formalised in 1902.[1] The relatively narrow width of Wellman Street, in comparison to those originally set in 1829, clearly indicates it to be a later amendment to the original Guildford town layout.

On the eastern side of Wellman Street, where No.8 would later be constructed in 2025, a Saw Mill was located facing James Street. The Saw Mill, established in 1897, operated until 1975 when it was destroyed by fire.[2] The area continued to be used for storage of timber and other goods until the late-2000s. The former Saw Mill landholdings was subsequently subdivided and developed into an area of residential housing. No.8 Wellman Street was one of the final properties to be constructed in the area, and was complete in 2026.

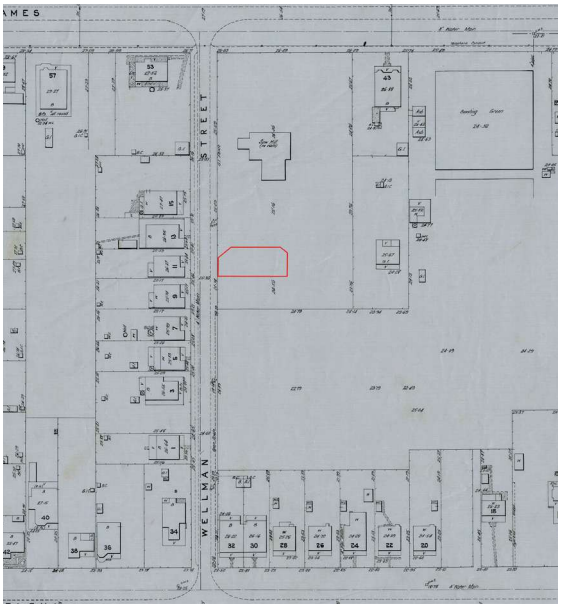


Figure 4. 1939 Plan of Guildford, with subject site highlighted in red (RetroMaps SROWA_s634_cons4156_item3091).



Figure 5. 1965 aerial showing Saw Mill complex, subject site highlighted in red (Landgate Historic Aerials, 1965).



Figure 6. 2007 aerial showing cleared site (Landgate Historic Aerials, 2007).



Figure 7. 2016 aerial showing residential development (Landgate Historic Aerials, 2016).

1 State Records Office Western Australia, Item 1900/07319 - Dedication of Private Street Guildford to Public use [Turton Street, Hugh Street, Wellman Street]., Guildford-Mandoon Heritage Area Character Statement Part B (2022).

2 Heritage Council of Western Australia, State Register of Heritage Places - Assessment Documentation for P2915 Guildford Historic Town (2019).

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2.4 Physical Description

Site and Setting[3]

Wellman Street runs north-south from James Street to Helena Street. It is a narrow red bitumen street, with narrow verges with brick paved footpaths and few street plantings, with the air of a quiet country town.

On the western side, a carpark occupies the northern portion, with the remainder of the street being comprising of a mix of weatherboard, and iron and brick houses largely in simple Federation Queen Anne styles, on small lots set close to the lot line (No.s 1, 5, 7, 11, 13 and 17).

The eastern side of the street (where No.8 Wellman Street is located) comprises new houses, with Tauman Loop and Brittain Mews leading off the eastern side of the street to new housing developments.

No.8 Wellman Street

No.8 Wellman Street is a single-storey cream coloured masonry residence, with corrugated iron roof. It includes an entrance portico facing Wellman Street, with white pillars, and gabled end incorporating white horizontal boards.

The residence is currently without landscaping or perimeter fencing, and three sides of the building can be seen from Wellman Street and Tauman Loop.



Figure 8. Front (west) elevation (Vanessa Beros, July 2026).



Figure 9. Side (north) elevation (Vanessa Beros, July 2026).



Figure 10. Rear (east) elevation (Vanessa Beros, July 2026).



Figure 11. Looking south down Wellman Street (Vanessa Beros, July 2026).

3 Description based on Heritage Council of Western Australia, State Register of Heritage Places - Assessment Documentation for P2915 Guildford Historic Town (2019).

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2.5 Photographs



Figure 12. Looking south down Wellman Street (Vanessa Beros, July 2026).



Figure 13. Looking into Tauman Loop, with front elevation to the right (Vanessa Beros, July 2026).



Figure 14. Looking east into Tauman Loop (Vanessa Beros, July 2026).



Figure 15. Looking east into Tauman Loop (Vanessa Beros, July 2026).



Figure 16. Looking north-west towards Wellman Street from rear of property (Vanessa Beros, July 2026).



Figure 17. Rear elevation (Vanessa Beros, July 2026).

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3. Proposal

Overview

- The proposal involves the erection of white aluminium 'Arrowhead' picket fencing to the front (Wellman Street), side and rear (Tauman Loop) of the property boundary.
- The new fence is in keeping with the predominant boundary treatment pattern of the area (Wellman Street and Tauman Loop) - which is a mix of timber pickets, timber pickets with brick piers, and aluminium picket with brick piers.
- Fence to the front (Wellman Street) will be 1200mm in height, with 1800mm to the side and rear.
- Fencing is required to provide appropriate privacy.

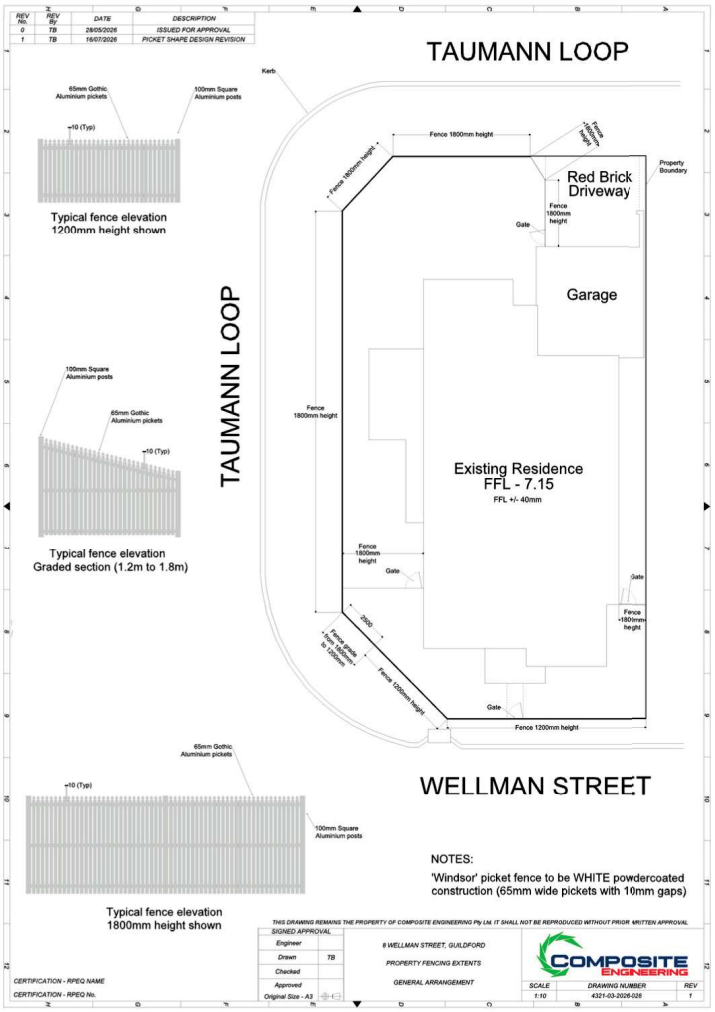


Figure 18. Drawing demonstrating proposal for new fencing (Vanessa Beros, July 2026).

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- There are no works to the 2025 residence.

4. Heritage Impact Assessment

The following section provides an assessment of the heritage impact of the proposal against:

- The cultural heritage values of the place outlined in the Heritage Council's Statement of Significance for the *Guildford Historic Town* (2019).
- Relevant policies within the City of Swan's Guildford-Mandoon Heritage Area - Policy Statement (Part A).
- The Streetscape Character Statement relevant to Wellman Street and Tauman Loop, as outlined in the City of Swan's Guildford-Mandoon Heritage Area Character Statements (Part B).

4.1 Evaluation Against Heritage Values of *Guildford Historic Town*

Heritage Value	Potential Heritage Impact & Mitigation
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.	**No Impact** - The subject site includes a 2025 residence, and does not demonstrate any of the historical periods listed by this value statement. **Positive Impact** - The proposed new fencing is white powdercoated aluminium 'Arrowhead' picket, which is in keeping with the predominant boundary treatment pattern of the area, and contributes to maintaining a cohesive precinctual character. **Mitigation** - N/A
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.	**No Impact** - This statement will not be impacted by the proposal. **Mitigation** - N/A
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.	**No Impact** - Wellman Street was a later amendment to the original town plan for Guildford, and as such does not demonstrate the original 1829 layout. The subject site was part of a recent subdivision (2000s) that enabled continued residential development within Guildford. **Mitigation** - N/A
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.	**No Impact** - This statement will not be impacted by the proposal. **Mitigation** - N/A

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Heritage Value	Potential Heritage Impact & Mitigation
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.	**No Impact** - This statement will not be impacted by the proposal. **Mitigation** - N/A
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.	**No Impact** - This statement will not be impacted by the proposal. **Mitigation** - N/A
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.	**No Impact** - This statement relates to the architectural character of Guildford. The proposed fencing is in keeping with the predominant boundary treatment pattern of the area, and contributes to this precinctual character. **Mitigation** - N/A
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 site is identified as having a moderate potential for archaeology to be uncovered during development (Guildford-Mandoon Heritage Area Policy Statement Part A). The subject area has been recently cleared (late 2000s) and new house built (2025). The potential for archaeology is considered very low. **No Impact -** The proposal does not include significant ground disturbance works. **Mitigation** - N/A
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.	**No Impact -** There are no significant plantings at the subject site. **Mitigation** - N/A
The place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects.	**No Impact -** This statement will not be impacted by the proposal. **Mitigation** - N/A
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.	**No 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. **Mitigation** - N/A

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4.2 Evaluation Against Relevant Guildford-Mandoon Heritage Area Statement Policies

Policy 8.7 Fences and Boundaries seek to reinforce that fences and gates within the front setback area enhance the character of the streetscape and do not have an adverse visual impact. Uniformity of scale and proportions, and providing visual transparency is considered critical to maintaining the character of the Guildford Heritage Area.

Policy Statement	Potential Heritage Impact & Mitigation
Fences where missing or damaged are to be based on the predominant boundary treatment pattern of the character area. *Fence heights are to be in keeping with the predominant pattern along the streetscape. In residential typology areas they shall not exceed 1200mm in height to the primary street and 1800 mm to other streets.* *Finishes, materiality and construction of fences shall be visually permeable within the streetscape and protect vehicular and cyclist sightlines.* *Fence design shall be in keeping with the prevailing contributory onsite built form and streetscape context.*	**Positive Impact** - The proposal complies with the policy statements. The proposed new fencing at No.8 Wellman Street is white powdercoated aluminium 'Arrowhead' picket, with 10mm gaps between the 65mm wide pickets. The fence will be 1200mm to the primary street front (Wellman) and 1800mm to the side and rear (Tauman Loop). This design is in keeping with the predominant boundary treatment pattern of the area. Front fences along Wellman Street and Tauman Loop are a mix of timber pickets, timber pickets with brick piers, and aluminium picket with brick piers. The subject site includes a 2025 residence, and does not demonstrate any of the periods listed as historically significant **Mitigation** - N/A

4.3 Evaluation Against Streetscape Character Statements

Character Statements provide a detailed understanding about the context and unique features that need to be considered when proposing development within Guildford Heritage Area.

Wellman Street

Character Statement	Applicant Response
Wellman Street was created in 1902 and retains 6 Federation Era dwellings and one Inter-War Era dwelling.	N/A - This statement does not apply to the proposal.
Residential buildings exhibit consistent street setback and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries.	N/A - This statement does not apply to the proposal.
Contributory 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.	N/A - The subject site is not a contributory place. This statement does not apply to the proposal.
Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose.	N/A - This statement does not apply to the proposal.
Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans.	N/A - This statement does not apply to the proposal.
Roof materials are primarily galvanized iron.	N/A - This statement does not apply to the proposal.

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Character Statement	Applicant Response
Primary building material is red brick, timber weatherboard is also evident.	N/A - This statement does not apply to the proposal.
Buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common.	N/A - This statement does not apply to the proposal.
Wellman Street is narrow, with narrow grassed 2m - 3m wide verges and limited street trees.	N/A - This statement does not apply to the proposal.
Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping.	N/A - This statement does not apply to the proposal.
Front fences are predominantly timber picket. Dwellings at the northern end of the street addressing Tauman Loop and Brittain Mews exhibit solid red brick fencing.	**Positive Impact** - The proposal complies with this statement. The proposed new fencing is white powdercoated aluminium 'Arrowhead' picket, which is in keeping with the predominant boundary treatment pattern of the area.
Lots are rectangular and aligned perpendicular to the street. Lots on the western side of the street exhibit consistent size and frontage width and are intact from the late 19th century subdivision. Lots on the eastern side of the street are larger with wider frontages and varying orientations.	N/A - This statement does not apply to the proposal.
Residential car parking in contributory buildings is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, generally uncovered. Garaging is provided at the rear of dwellings where site constraints allow. Crossovers are generally single width. Recent buildings on the eastern side of the street incorporate double garaging accessed from adjacent street frontages.	N/A - This statement does not apply to the proposal.
Non-contributory elements include buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including smooth render and white-spectrum face brick; grey-spectrum clay tile and red-spectrum metal sheet roofing; excessive hardscaping and loss of tree canopy associated with vehicle infrastructure and excessive site coverage; front fencing which exceeds 1.2m, which is not visually permeable; inconsistent lot sizes the result of later subdivision; a large, open, bituminised surface carpark fronting on the corner of James Street which severs the relationship between streetscape and built form.	N/A - This statement does not apply to the proposal.

Tauman Loop

Character Statement	Applicant Response
Tauman Loop was created in an early 21st century residential subdivision from a formerly commercial-industrial lot. It contains no contributory buildings and was not subdivided in any of the contributory periods. This street does not contribute to the State Heritage values of the Guildford Historic Town. New development should reference the overall character of the as outlined in the summary and be sympathetic to an established streetscape, the prevailing subdivision pattern and landscape character, and any adjacent contributory buildings. Overall Policy provisions shall prevail.	**Positive Impact** - The subject site includes a 2025 residence. The proposed new fencing references the predominant boundary treatment pattern of the area.

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5. Conclusion

This assessment concludes that the proposal has no impact on the cultural heritage values of *Guildford Historic Town*. It complies with the City of Swan's policies relating to fence design and height, and is in keeping with the predominant boundary treatment pattern of the area.

Overall the fencing will positively contribute to the streetscape character of Wellman Street and Tauman Loop, and provide the subject site appropriate privacy. Noting that the residence was built in 2025, the proposed fencing ensures that the overall character of the area is retained.

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Fence line of 4 Wellman Street Guildford (mirrored block to 8 Wellman Street)





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