

Proposed Development at
No.88 Terrace Road, Guildford
Heritage Impact Statement

Prepared for Lyn O'Brien
May 2026 | Job No: L26-002

Issue	Date	Status	Prepared by	Distribution
1	22 April 2026	Draft	DAR Studio	Lyn O'Brien
2	27 May 2026	Final	DAR Studio	Lyn O'Brien

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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 development at 88 Terrace Road, Guildford. The proposal involves a selection of repair works including like-for-like replacement of roof and rainwater goods, like-for-like repairs to weatherboard cladding, repainting, and replacement of skylight window and non-original front door. Other works include removal of dangerous and intrusive elements such as non-operational chimney, non-original brick dwarf wall from the front verandah and non-original brick boundary wall, and removal of select trees. New works include construction of a new vehicular garage to the rear of the lot, and new timber picket front to the street front. No works are proposed to the interior of the existing Inter-War residence.

The property 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 on the site.

1.2 Methodology

This HIS has been prepared to examine 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 of Heritage Places (2019), and also the Guildford-Mandoon Heritage Area Policy Statements. The 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).

This assessment has been made against the following:

- Feature Survey, by TC Surveys, dated March 2026.
- Building Report, by Building Inspection Experts, dated 20 December 2025.
- Arboricultural Report Tree Inspection & Risk Assessment, by Branch Arboriculture, dated 09 March 2026.
- Paint Colour Analysis, by DAR Studio, dated February 2026.
- Garage 3D View, Elevations and Floor Plan, by Outdoor World Bunbury.
- Architectural drawings prepared by Luiz Aguiar Design & Services, dated 07 April 2026:
 - ◊ A100 | Location and Site Plan
 - ◊ A300 | Existing Conditions South-East and South-West Elevations

- Architectural drawings prepared by Luiz Aguiar Design & Services, dated 07 April 202 (cont’):
 - ◊ A301 | Existing Conditions North-East and North-West Elevations
 - ◊ A400 | Existing Conditions Roof Plan
 - ◊ A500 Rev 2 | Location and Site Plan
 - ◊ A600 | Proposed Restoration South-East and South-West Elevations
 - ◊ A501 Rev 2 | Proposed Restoration North-East and North-West Elevations

1.3 Subject Site

The subject site is located at Lot 18 (No.88) Terrace Road, Guildford. Refer to Figure 1 below for Location Plan.

1.4 References

For this assessment, reference has also been made to the following:

- Heritage Council of Western Australia, State Register of Heritage Places: Assessment Documentation for P2915 *Guildford Historic Town* (2019).
- Relevant policies in the Guildford-Mandoon Heritage Area Policy Statements.
- Site visit undertaken in February 2026 to assess the subject site and immediate context.

1.5 Author

Preparation of this document has been undertaken by:

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

2. Background Information

2.1 Heritage Listing

The following summarises the statutory heritage listings relevant to No.88 Terrace Road, Guildford:

Register / Listing	Name	Date
WA State Register of Heritage Places	<i>Guildford Historic Town</i> (Ref: P2915).	Registered: 02 July 2019
City of Swan's Heritage List (Local Planning Scheme No.17)	Guildford-Mandoon Heritage Area. Subject property is a Contributory Place.	October 2022

Note: The subject property is not heritage listed as an individual place.

2.2 Statement of Significance

The Heritage Council of Western Australia have prepared the following statement of significance taken from the State Register Entry for *Guildford Historic Town*:

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;

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.

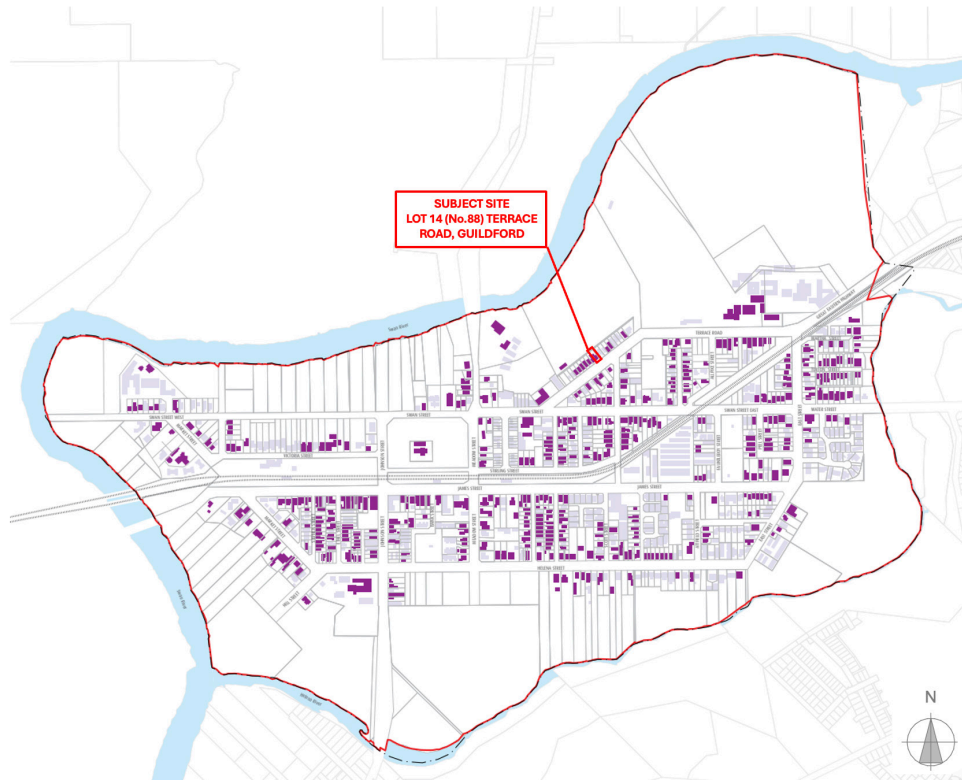


Figure 2. Map showing boundary of Guildford Historic Town State Heritage Curtilage with Contributory Places shown in purple. Subject site highlighted in red (diagram sourced from Guildford-Mandoon Heritage Area Policy Statement Part A, with annotations by DAR Studio).



Figure 3. Primary street view of existing residence (DAR Studio, February 2026).

2.3 Brief History

Terrace Road was part of the original 1829 layout for the Guildford Townsite, and became one of the town's earliest business districts with commercial buildings towards the western end. The eastern end became bookended by Guildford Grammar School.

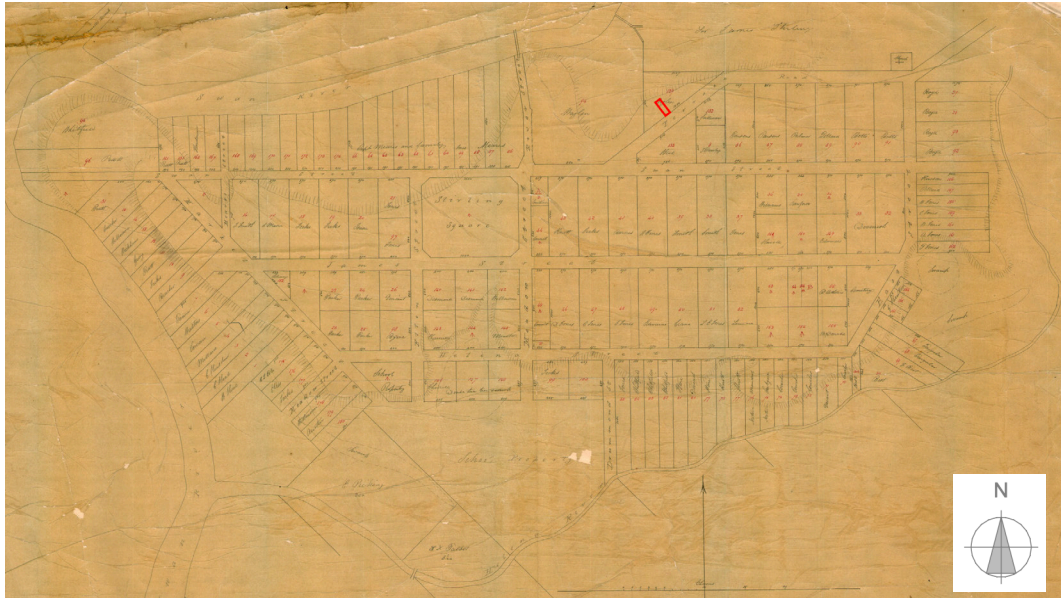


Figure 4. Early plan of Guildford showing approximate location of No.88 Terrace Road (Guildford 17A. Plan of the townsite of Guildford. Digital copy sourced from State Records Office Western Australia ref. AU WA S235-cons3868 170).

During the 1890s, land on the northern side of Terrace Road (backing onto the floodplain/Swan River) was subdivided into residential lots. A range of residential buildings developed, generally single-storey in form, and predominantly dating to the Gold Boom/Federation period (1880-1920s).

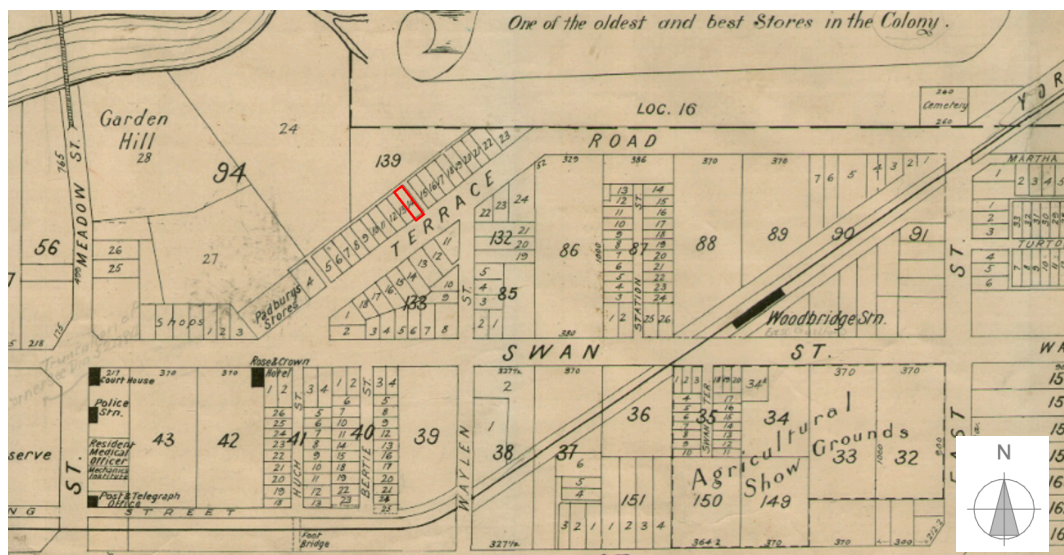


Figure 5. 1902 plan of Guildford showing approximate location of No.88 Terrace Road (Guildford 17/7A. Town of Guildford. Published by Owtram & Purkiss. Digital copy sourced from State Records Office Western Australia ref. AU WA S235-cons3868 177).

The dwelling at No.88 Terrace Road was built in the 1930s, and first appeared in the WA Post Office Directories in 1937. A Metropolitan Water Supply and Sewerage map from 1938 show the newly-built residence in a row of similar-sized houses on the northern side of Terrace Road (Figure 6). The house is marked as being weatherboard construction, with verandahs to the front and rear, and weatherboard garage to the rear. The front boundary of the lot was not marked with a wall.

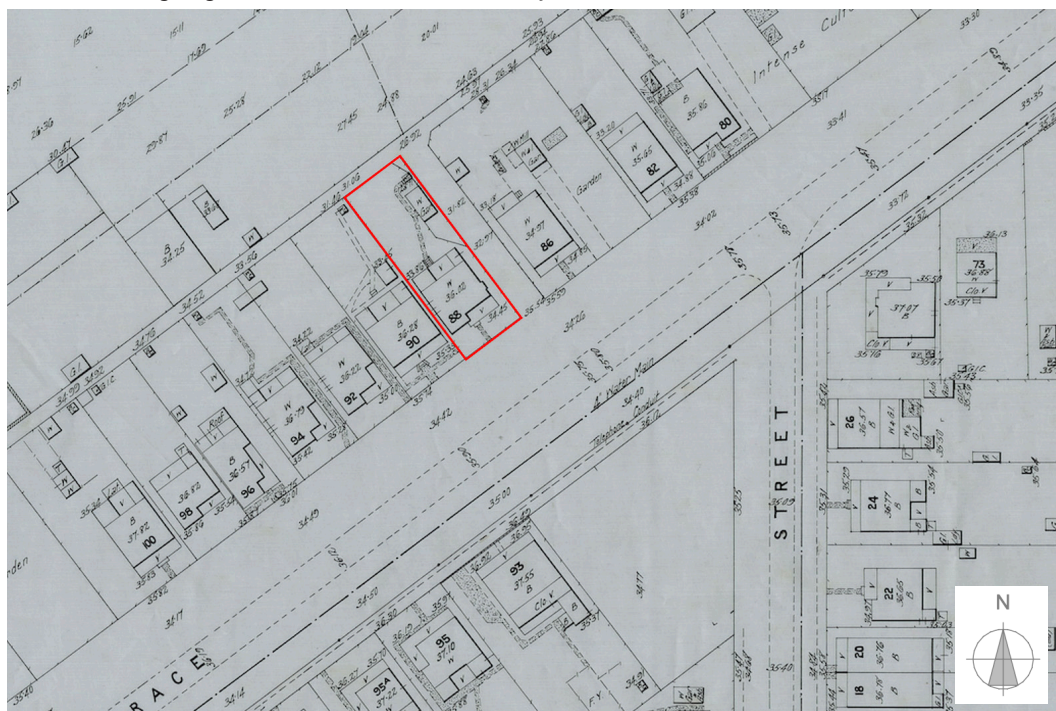


Figure 6. 1938 plan showing newly-built No.88 Terrace Road highlighted in red (Metropolitan Sewerage Guildford Municipality Plan. Digital copy sourced from State Records Office Western Australia RetroMaps).



Figure 7. 1965 aerial photograph showing residence and detached garage to the rear (Landgate Historic Aerial Photograph).

The single-storey residence was extended to the rear (north-west) in the 1970s/80s, and later a room was built in the attic/roof space (date unclear).

In 2026, the property continues to be used as a residence.



Figure 8. 1985 aerial photograph showing extension to the rear (Landgate Historic Aerial Photograph).



Figure 9. 2025 aerial photograph (Landgate Historic Aerial Photograph).

2.4 Physical Description

The physical description provides an overview of the site, setting and building, with particular focus on those elements being affected by the proposed development.

Site and Setting

The below section has been extracted from the physical description section of the State Register of Heritage Places Assessment Documentation for *Guildford Historic Town*:

Terrace Road extends in a north-easterly direction from Swan Street to Great Eastern Highway, and is one of Guildford's earliest business districts. The street is divided by a wide central median strip planted with mature London Plane trees (*Platanus x acerifolia*). The western end of the road includes a range of buildings dating from the 1860s, including a group of double-storey commercial buildings in Victorian Regency and Federation Free Classical styles ('Padbury's Stores & Residence'). There is also a large contemporary three-storey brick and iron mixed use commercial/residential building.

The streetscape includes a Victorian Georgian bakery dating from the 1870s (now a residence), and residential stock predominantly single-storey in form, built close to the lot line on narrow lots. This includes Victorian Georgian, Federation Queen Anne and Inter-War cottages, with some late twentieth-century dwellings designed to reference the heritage housing stock.

The eastern part of Terrace Road includes Guildford Grammar School. A section of Terrace Road on the northern side has uninterrupted views of the Swan River and floodplains.

Terrace Road is wide, with a grassed median strip and grassed verges and footpaths to both sides of the street. Street tree plantings become larger in the vicinity of Guildford Grammar School, forming an impressive leafy canopy over the street during spring and summer. Closer to the town centre, where the scale of buildings diminishes and there are no open spaces, the road has a more picturesque feel than the grander streetscape in the vicinity of the school.

External

The dwelling at No.88 Terrace Road is a single-storey weatherboard residence, with rendered brick entry porch, topped with a corrugated metal roof. The house extends the entire width of the lot, with no vehicular access to the rear within the lot boundary. A brick paved pathway leads to the central entrance, with the remainder of the front garden area being sparsely landscaped. The rear garden is similarly sparsely landscaped, with areas of brick paving and some large trees of varying health. The dwelling is sited adjacent to a privately owned laneway.

Roof and Rainwater Goods

The residence currently has a complex roof form, covered with corrugated metal sheeting. Evidence suggests that the roof was originally metal, though this has been replaced, expanded and altered over time. Areas of the roof are noted as being in poor condition, including gutters, valleys, and flashings that are causing water ingress into the house and need replacing. Downpipes are metal, in poor condition, or completely missing and disconnected. All downpipes require replacement.

Weatherboard Cladding

The original section of the residence is clad with horizontal weatherboards, with fibre cement boards used in the later (rear) addition. The original weatherboards are in varying condition, with areas to the front (south), and either side (west and east) noted as being in poor condition owing to water damage, and require replacement. Gaps and holes are noted in some weatherboards which require fixing.

Investigation was undertaken to confirm the probable original colour scheme for the residence, and help provide an appropriate colour scheme for future conservation and repainting.

Skylight Window

On the upper level, a non-original skylight window with multi-coloured glass is built into the complex roof form facing Terrace Road. The framing and glass require replacement to stop water ingress.

Chimney

The residence incorporates a rendered brick chimney located to its eastern side. The chimney has detached from the building with a lean greater than 100mm, and is unstable and unsafe. Evidence suggests that the chimney is original to the building, however its integrity is low having been significantly altered, and is no longer operational. The chimney has been removed above the roof level, and internally the mantelpiece and hearth has been entirely removed, with the original opening no longer evident, having been covered with painted timber panels.

Front Elevation, Front Verandah

The front elevation includes a non-original front door, and an asymmetrical verandah, which has been altered from original with a brick entry porch and dwarf wall. At one point the front verandah was fully enclosed with cladding, but this has been removed.

Boundary Wall

The front boundary of the lot incorporates a tall curved rendered brick wall towards the western side, with woodchips covering the ground on either side of a central brick path, and three small- to medium-sized trees. The brick wall is not original, and partly blocks the primary elevation from street view.

A similar, lower height brick wall, partly rendered and partly exposed brick, extends around to the rear and side (east) of the lot.

Trees

A Jacaranda Tree is located to the east of the building, approximately 9m in height, and 4-5m canopy spread. Roots of the tree have caused issues with the residence, including cracking to the brick footings and adjacent chimney, causing the wall to subside and interior ceiling to sag. Some large trees are sited to the rear of the lot boundary, of which two (Red Flowering Gum and one Rottneest tea tree) are recommended for removal by an arborist, owing to poor health and structure.

Interior

No works are proposed to the interior of the residence as part of this DA, although it is noted that structural issues caused by the Jacaranda tree, the detached chimney, and roof/rainwater goods are causing cracking and water damage to the interior.

2.5 Photographs



Figure 10. Front view of residence, showing non-original brick front wall (proposed for removal) and sparse landscaping (DAR Studio, February 2026).



Figure 11. Front view of residence, hidden behind landscaping. Note, privately owned laneway to the right (DAR Studio, February 2026).



Figure 12. Side (north-east) elevation of residence, showing complex roof form, front verandah (dwarf wall proposed for removal), chimney (proposed for removal), and skylight above (proposed replacement) (DAR Studio, February 2026).



Figure 13. Detail of chimney detached from the house (DAR Studio, February 2026).



Figure 14. Detail of chimney detached from the house (DAR Studio, February 2026).



Figure 15. Significant detachment of chimney (DAR Studio, February 2026).



Figure 16. Detail showing chimney removed above roof line (DAR Studio, February 2026).



Figure 17. Interior, showing location of removed fireplace and mantle, closed with vertical timber boarding (DAR Studio, February 2026).



Figure 18. Front verandah showing non-original brick dwarf wall proposed for removal (DAR Studio, February 2026).



Figure 19. Side (north-east) elevation of residence, showing proximity of Jacaranda tree, causing damage to residence. Damaged weatherboard cladding proposed for replacement. Note disconnected downpipe (DAR Studio, February 2026).



Figure 20. Side (south-west) elevation showing mis-matched and damaged cladding proposed for repair and replacement (DAR Studio, February 2026).



Figure 21. Rear of property, showing brick walling, proposed for removal (DAR Studio, February 2026).



Figure 22. Side (north-east) of property, showing rendered brick wall, proposed for removal (DAR Studio, February 2026).

3. Proposal

Overview

The proposal development includes a range of works to repair and conserve the residence, including:

- Replacement of roof and rainwater goods, in like-for-like corrugated metal, with no alteration to the existing roof form.
- Replacement to weatherboard cladding. Cladding front brick porch in weatherboard.
- Repainting of weatherboards to original colour scheme (cream), as evidenced by Paint Colour Analysis.
- Replacement of front elevation skylight window with cathedral glass.
- Replacement of non-original front door with hardwood timber door, painted green with cathedral glazing panel, consistent with the Policy.
- Removal of the non-operational, unstable and unsafe, chimney.
- Removal of non-original brick dwarf wall from the front verandah, reinstatement of timber columns, returning the street front elevation to its original aesthetic.
- Removal of trees, owing to poor health and structure (Red Flowering Gum and one Rottnest tea tree) and avoiding further damage to the residence (Jacaranda).
- Removal of front/side/rear brick boundary wall. New timber picket fencing to street front, consistent with the Policy.
- Removal and relaying of existing brick paving in rear garden.
- Installation of single garage to the rear of the lot, with access provided off adjacent laneway.

No works are proposed to the interior of the residence.

4. Heritage Impact Assessment

The following tables provide an assessment of the heritage impact of the proposal on the cultural heritage values of the place outlined in the Heritage Council's Statement of Significance for the *Guildford Historic Town* (2019).

Further analysis has been provided for the proposal, considering the key guiding document of the City of Swan's 'Guildford-Mandoon Heritage Area - Policy Statement (Part A)' as well as an assessment of the impact of the proposal on the Streetscape Character Statement relevant to Terrace Road, 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	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - The subject site includes a 1930s residence, which represents the 'Inter-War' period of Guildford's development. The proposal includes the retention of this residence, which enables its continued contribution to this heritage value.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - This historic value concerns the historic development of Guildford, which will not be impacted by the proposal.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - Terrace Road was part of the original 1829 town plan for Guildford. The land was originally a larger agricultural lot, later subdivided and redeveloped as housing in the Gold Boom/Federation period (1980s-1920s). The proposal is contained within the existing lot, and as such does not impact this value.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - This value concerns the remnant long, narrow ribbon grants. The subject site is not one of these lots. This value will not be impacted by the proposal.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - The subject site is located far enough away from the public square so this value will not be impacted by the proposal.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - The proposal is contained within the existing lot, and as such does not impact this heritage value.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - The proposal includes the retention of the existing single-storey Inter-War style residence.	N/A
Positive Impact - The proposal includes the removal of the non-original brick wall to the front, side (north-east), and rear (north), and replacement with timber post fence.	The replacement fencing aligns with Guildford-Mandoon Heritage Area Policy (Part A) and character of the area. It improves permeability, and enables the residence to provide an improved the contribution to the streetscape.
Minor Impact - The proposal includes the removal of the existing chimney. The chimney has detached from the building with a lean greater than 100mm, and is unstable and unsafe. It is no longer operational, and has been removed above the roof level, and internally the mantelpiece and hearth has been entirely removed, with the original opening no longer evident, having been covered with painted timber panels. As the chimney has some aesthetic and historic value, being an original element of the house and visible from the public realm, its removal will have some minor heritage impact.	Considering that the chimney has no functional purpose, as the internal fireplace and fabric above roof level has been removed, and it has detached from the building causing safety concern, removal of the remaining fabric is considered acceptable. Its removal will improve the overall condition and long-term conservation of the building.

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No ground breaking activity is proposed.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - No original or early plantings have been identified at the subject site.	N/A

Heritage Value	
<i>The place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well-renowned Government and private architects.</i>	
Potential Heritage Impact	Mitigation
No Discernible Impact - These are historic values which will not be impacted by the proposal.	N/A

Heritage Value	
<i>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.</i>	
Potential Heritage Impact	Mitigation
No Discernible 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.	N/A

4.2 Evaluation Against Guildford-Mandoon Heritage Area Policy Statement (Part A)

The following table provides an assessment of the impact of the proposal on relevant policy statements outlined in the City of Swan's Heritage Area Policy Statement (Part A).

Roof and Rainwater Goods

Policy Statement	
<i>Where roof cladding requires replacement, new material will match the original based on physical or documentary evidence. Where original roofing material is unknown, the relevant Character Statement for the subject place will inform the most appropriate materiality selection. In most cases this will be corrugated galvanised iron or terracotta tiles. Gutters and downpipes match the original style of the building. Typically, original rainwater goods will be ogee, round, or half round profile.</i>	
Evaluation/Potential Heritage Impact	Commentary/Mitigation
Positive impact - Repair and replacement of roof and rainwater goods will be in like-for-like materials, with no alteration to the existing roof form. Areas of the roof are noted as being in poor condition, including gutters, valleys and flashings, that are causing water ingress into the house and need replacing. Downpipes are metal, in poor condition, or completely missing and disconnected. All downpipes require replacement.	Evidence suggests that the roof was originally metal, though this has been replaced, expanded and altered over time. Like-for-like repair and replacement is consistent with the Policy.

Chimney

Policy Statement	
<i>Chimneys, inclusive of pots and other original elements are retained, with missing or damaged chimneys designed to match the original.</i>	
Evaluation/Potential Heritage Impact	Commentary/Mitigation
Minor Heritage Impact - The proposal includes the removal of the existing chimney. It has detached from the building with a lean greater than 100mm, and is unstable and unsafe. The chimney is no longer operational, and has been removed above roof level. Internally, the mantelpiece and hearth have been entirely removed, with the original opening no longer evident, having been covered with painted timber panels. As the chimney has some aesthetic and historic value, being an original element of the house and visible from the public realm, its removal will have some minor heritage impact.	Considering that the chimney has no functional purpose, and it has detached from the building causing safety concerns, removal of the remaining fabric is considered acceptable. Retaining the remaining chimney fabric for purely aesthetic purposes as it has no function is not considered a positive heritage outcome. Its removal will improve the overall condition, longevity, and safety of the building.

Weatherboard Cladding, Paint Colour

Policy Statement	
<i>Conservation works to Contributory Places are essential for protecting a place and ensuring its long-term survival and ongoing contribution to the significance of the Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction of Contributory Places and elements with the appropriate conservation approach for individual buildings based on an understanding of the significance of that place. In particular, conservation and repairs are undertaken 'like-for-like' in terms of appearance and functionality.</i>	
Evaluation/Potential Heritage Impact	Commentary/Mitigation
Positive impact - Like-for-like replacement of original weatherboard cladding is a positive heritage and conservation outcome for the building. The original weatherboards are in varying condition, with areas to the front (south), and either side (west and east) noted as being in poor condition owing to water damage, and require replacement. Gaps and holes are noted in some weatherboards which require fixing. The proposal includes cladding the brick entry porch in weatherboards, which will promote a consistent aesthetic and character.	Replacement cladding will be like-for-like to closely match original width and profile.
Positive impact - Repainting the house to original colour scheme (cream) is a positive heritage outcome for the building.	The choice of colour scheme (cream) is evidenced by paint scrapes and paint colour analysis undertaken at the building.

Skylight Window

Policy Statement	
<i>Conservation works to Contributory Places are essential for protecting a place and ensuring its long-term survival and ongoing contribution to the significance of the Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction of Contributory Places and elements with the appropriate conservation approach for individual buildings based on an understanding of the significance of that place.</i> <i>Window types, grouping, sizes, materiality, detailing and fixtures are retained or restored to their original or most significant appearance. Original glazing is retained unless there is unavoidable need for replacement. Replacement glass should match original and be non-reflective.</i>	
Evaluation/Potential Heritage Impact	Commentary/Mitigation
Positive impact - Repair and replacement of multi-coloured glass in the non-original skylight window with cathedral glass will be a positive outcome.	The skylight window built into the complex roof form facing Terrace Road is not original to the house. Replacing the glass with cathedral glass will be more modest and have less heritage impact than the existing multi-coloured glass.

Front Verandah

Policy Statement

Conservation works to Contributory Places are essential for protecting a place and ensuring its long-term survival and ongoing contribution to the significance of the Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction of Contributory Places and elements with the appropriate conservation approach for individual buildings based on an understanding of the significance of that place.

Evaluation/Potential Heritage Impact

Positive impact - Removal of non-original brick dwarf wall from the front verandah and reinstatement of timber columns is a positive heritage and conservation outcome.

Commentary/Mitigation

The proposal will remove non-significant fabric and return the street front elevation to its original aesthetic.

Front Door

Policy Statement

Conservation works to Contributory Places are essential for protecting a place and ensuring its long-term survival and ongoing contribution to the significance of the Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction of Contributory Places and elements with the appropriate conservation approach for individual buildings based on an understanding of the significance of that place.

Works should retain, conserve and restore façade elements including original openings and joinery to doors and windows. Doors should be retained or restored to original arrangement and appearance.

Evaluation/Potential Heritage Impact

Positive impact - Removal of non-original front door, and replacement with hardwood timber door, painted green with cathedral glazing panel, is a positive heritage and conservation outcome.

Commentary/Mitigation

The proposal will remove non-significant fabric and return the street front elevation to a more appropriate heritage aesthetic, which is consistent with the Policy.

Boundary Wall

Policy Statement

The treatment of front/street setback areas has a significant impact on the streetscape. Retaining uniformity in the scale and proportions of front fences and gates and walls will allow visual transparency between the Contributory Places and the streetscape which is critical in maintaining the character of Guildford Heritage Area.

Evaluation/Potential Heritage Impact

Positive impact - The proposal includes the removal of the non-original brick wall to the street front. It will be replaced with a new white timber picket fence.

The front boundary currently incorporates a tall curved rendered brick that is not original, and does not adhere to the styles of fences and walls set out in the Policy.

Commentary/Mitigation

The proposed timber post fence improves permeability, and enhances heritage significance through the improved aesthetic contribution of the residence to the streetscape.

Jacaranda tree, Other trees**Policy Statement**

Private Gardens - Traditional tree plantings include olive, jacaranda, flooded gum, fruit trees, and flame trees in larger gardens, and in small gardens fruit trees including mulberry, almond and citrus, together with crepe myrtle.

Note: A tree may be considered a 'Protected Tree' under the City's POL-LP-1.18 Tree Protection and Management – if it exceeds 4m in height; trunk diameter of 160mm @ 1m from ground level; or has a canopy of 4m+. Removal of a Protected Tree may be acceptable due to possible safety risk and structural damage associated with retaining the tree.

Evaluation/Potential Heritage Impact	Commentary/Mitigation
The Jacaranda tree proposed for removal is considered as 'early mature'. Its roots have caused cracking to the brick footings and adjacent chimney, and subsequently caused the wall to subside and interior ceiling to sag. Positive impact - Removal will avoid further damage to the building, which provides a more valuable contribution to the heritage value of Guildford and the Terrace Road streetscape.	Removal of the tree is necessary to protect and conserve the heritage residence, and mitigate any further damage to the residence. In addition, its removal will enhance views towards the house and from Terrace Road towards the undeveloped floodplain to the north.
Other trees to the rear of the site - one Red Flowing Gum and one Rottneest Tea Tree - are proposed for removal, owing to poor health and structure. Positive impact - Removal will avoid future risk.	Removal is recommended by an arborist report.

Garage**Policy Statement**

Most of Guildford Heritage Area's historic development was completed before the motor vehicle came into common usage. As a result, many developments were not designed to accommodate the parking and garaging of vehicles. The introduction of garages and carports can become a dominant and discordant feature in the streetscape and must be carefully sited and designed to avoid negative impacts.

Evaluation/Potential Heritage Impact	Commentary/Mitigation
No impact - The proposal includes a new garage located to the rear of the property, utilising an adjacent laneway for access. The garage does not impact views towards house.	The new proposed garage provides private parking for the subject site that is otherwise lacking. With no other place to locate the garage other than in front of the residence, which would obscure views of the house from the public realm, siting the garage to the rear of the lot is consistent with the Policy and preferred.

Garden Paving (Rear of Property), Archaeology

Policy Statement

There is a high likelihood that archaeology will be uncovered during new development or work that involves altering a Contributory Place. Any works proposed for sites identified as having archaeological significance have demonstrable measures in place to protect potential archaeology from damage during development.

Evaluation/Potential Heritage Impact

The subject site is considered to have a moderate potential for archaeology.

No ground breaking activity is proposed. Brick paving to the rear of the property will be removed and relaid.

Commentary/Mitigation

N/A

4.3 Evaluation Against Guildford-Mandoon Heritage Area Policy Statement (Part B) - Character Impact Assessment

The following table provides an assessment of the impact of the proposal on the Streetscape Character Statement relevant to Terrace Road, as outlined in the City of Swan's 'Guildford-Mandoon Heritage Area Character Statements (Part B)'.

Character Statement	Applicant Response
<i>Residential buildings exhibit relatively consistent street setbacks and are sited perpendicular to the street, with setbacks to both side and rear boundaries. Dwellings on the southern side of the street are on wider lots and exhibit larger setbacks to all boundaries.</i>	No impact - The proposal retains the Inter-War era residence, including existing street setback.
<i>Non-residential buildings exhibit a nil setback to the street boundary, and are generally built up to side boundaries as well, creating a continuous urban wall.</i>	N/A
<i>Residential buildings are modestly sized and generally present as single-storey to the street with traditional plate heights, steeply pitched roofs and articulation consistent with the Gold Boom/Federation Era of development.</i>	No impact - The proposal retains the Inter-War era residence, including existing street setback. The roof repair and replacements will not alter the existing form.
<i>Non-residential buildings are large, a minimum of two-storey, with consistent plate heights to the first storey, and generally occupy the entire lot frontage the full height of the building.</i>	N/A
<i>Residential buildings incorporate verandahs, either the full width of the façade or asymmetrically in the bungalow style, supported on square or turned timber posts. Non-residential buildings generally do not incorporate verandahs, but offer covered entryways or awnings over the footpath.</i>	Positive impact - The proposal removes the non-original brick dwarf wall from the front verandah and reinstatement of timber columns, returning the street front elevation to its original aesthetic.
<i>Windows are vertically oriented and arranged symmetrically across the façade.</i>	No impact - No alterations to existing windows are proposed. Positive impact - The replacement of the existing non-original skylight window with cathedral glazing will have a positive impact.
<i>Roof materials are predominantly galvanized iron.</i>	No impact - Roof repairs and replacement will be in like-for-like corrugated metal sheet material.
<i>Residential building materials are red brick, with a number including rendered or painted finishes to the street façade. Timber weatherboard is also common.</i>	No impact - Repairs and replacement to timber cladding will be like-for-like horizontal boards.

Character Statement	Applicant Response
<i>Non-residential buildings are primarily white painted face brick or render. Contemporary mixed-use building on the street is red brick.</i>	Positive impact - The proposal includes repainting the house to original colour scheme (cream), as evidenced by paint colour analysis.
<i>Early non-residential buildings are highly detailed for the Convict Era, and include recessed entryways (ingoes) with timber or iron framed windows with rendered or iron stall risers, articulated feature molding at first floor plate height and top of parapet, and feature render banding over arched window lintels. Doors include fanlights and feature render or decorative iron surrounds.</i>	N/A
<i>Residential buildings are simple and modestly detailed, consistent with their era of development. Asymmetrical façades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common.</i>	Positive impact - The proposal removes the non-original brick dwarf wall from the front verandah and reinstatement of timber columns, returning the street front elevation to its original aesthetic. Positive impact - The proposal also includes the removal of the non-original brick wall to the street front, and its replacement with timber post fence. This improves permeability, and enables the residence to provide an improved contribution to the streetscape.
<i>Terrace Road is a wide street with planted median strip including London Plane trees. Verges are grassed and the southern side near Swan Street includes some large mature Sugar Gums. Verge trees for the remainder of the street are low and regularly planted until Waylen Street.</i>	N/A
<i>Non-residential buildings include active land uses such as cafes and shops, and incorporate al fresco seating in the verge which further activates the street.</i>	N/A
<i>Gardens are simple and symmetrically planned, incorporating grassed areas, generally with central brick paved pathway and some formal plantings. Some large trees in rear gardens are visible from the public realm. Lots on the north side of the street overlook the Swan River floodplain. The vacant lot at no. 91 includes a very thickly planted private garden which extends into the verge, and is a pleasing landscape feature unique to this area.</i>	N/A/No impact - The landscaping to the front of the residence is not proposed for alteration, although the removal of the non-original brick front wall will allow for future landscape improvements.

Character Statement	Applicant Response
<i>Front fences are predominantly timber picket, with very few variations.</i>	Positive impact - The proposal involves the removal of the non-original brick wall to the street front, and its replacement with timber post fence, in alignment with the Guildford-Mandon Heritage Area Policy (Part A) .
<i>Residential lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from their late 19th century subdivision. There are Federation era buildings located on a very large floodplain allotment behind the lots on the northern side of the street, which was a former dairy farm. This lot has been retained and the floodplain remains undeveloped, preserving the subdivision pattern and floodplain character of the street.</i>	No impact - The proposal does not impact the rectangular lot aligned perpendicular to the street.
<i>Residential car parking is generally incorporated within traditional site planning of lots: in front of or to the side of the building, either covered or uncovered, but visually recessive. Crossovers are single-width.</i>	Positive impact - The proposal includes a new vehicular garage sited to the rear of the property lot. It provides modern private parking without obscuring views towards the house.
<i>Non-residential car-parking is provided in a large surface car park, screened from the street by a rendered masonry wall, or to the rear and below buildings. Terrace Road incorporates marked on-street parallel parking bays.</i>	N/A
<i>The mature formal plantings, narrow street with planted median and Convict Era commercial buildings provide significant views within Terrace road. Views to the north from dwellings over the undeveloped floodplain are also significant.</i>	Positive impact -The Jacaranda tree proposed for removal is considered as 'early mature', and its roots cause cracking and subsequent issues to the residence. Removal will avoid further damage to the building, which provides a more valuable contribution to the heritage value of Guildford and the Terrace Road streetscape. Positive impact - Furthermore, its removal will enhance - by removing obstruction - views from Terrace Road towards the undeveloped floodplain to the north.

5. Conclusion

This assessment concludes that the proposed development will have some heritage impact, although predominantly will be a positive outcome for the residence and the precinctual character of Guildford Historic Town.

Overall, the proposal provides critical repair works to the building's roof, rainwater goods and weatherboard cladding, undertaken in like-for-like materials as consistent with the existing character and in alignment with the City's Guildford-Mandoon Heritage Area Policy. Removal of the chimney and Jacaranda tree are significant for safety and structural reasons, and are acceptable to enable the long-term conservation of the residence. Removal of the non-original brick boundary wall, particularly to the lot front, and dwarf wall from the front verandah, returns the street front elevation to its original aesthetic, which is a positive heritage outcome. Repainting the house to its original colour scheme, cladding the front brick porch, replacing the non-original front door, and replacing the skylight window are all positive heritage outcomes for the building. Replacement of the front wall with a timber post fence improves permeability and enables the residence to provide an improved contribution to the streetscape. Locating a new vehicular garage to the rear of the property both enables private parking for the residence, and does not obscure views towards the house.

Overall, the proposal enables the retention and conservation of the original heritage residence, with works resulting in improved condition and appearance. The property will continue to contribute value to Terrace Road and Guildford Historic Town more generally, and we commend this proposal to the City of Swan.



TIMELESS PLACES BY DESIGN

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