

No. 62 East Street, Guildford

Heritage Impact Statement

April 2026 | 675.002188.T0001



Cover Image: Vehicle access gate along Turton Street at No. 62 East Street (Element Advisory, 2026)

We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Document ID:					
Issue	Date	Status	Prepared by	Approved by	
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1. Introduction

1.1 Background

This Heritage Impact Statement (HIS) has been prepared by Element Advisory part of SLR (Element Advisory) on behalf of the landowner of Lot 3 (No. 62) East Street, Guildford (the subject site) to assess the heritage impact of an existing driveway gate subject of a retrospective planning application submission to the City of Swan (the City).

Guildford Historic Town (Mandoon) is on the State Register of Heritage Places (Place No. 02915) which is protected under the *Heritage Act 2018*. The place is designated as the Guildford Heritage Area under the City of Swan Local Planning Scheme. The town has cultural heritage significance as one of the rarest and most intact historic towns in Australia¹. House - No. 62 East Street, Guildford (Place No. 14731) is also listed on the City's Local Heritage List.

By virtue of its heritage status, proposals for development within Guildford require consideration of their potential to impact upon the cultural heritage values of the place as part of any development application (DA).

As the subject proposal relates to seeking retrospective approval for solid panels fitted to an existing driveway gate, this HIS will undertake an assessment of the proposal's potential for impact against the overall significance of the Guildford Heritage Area. It will also consider any pertinent policy statements relating to the works and the immediate streetscape context as defined in the East Character Precinct Statement to assess the appropriateness of the development in that context.

1.2 Subject Site

The subject site is defined as Lot 3 (No. 62) East Street, Guildford, as outlined in Figure 1 below. It is a regular, rectangular lot, running east-west and consists of an area of 593m². As a corner lot, East Street serves as the subject site's primary street along the western boundary, with Turton Street as a secondary street along the southern boundary, where pedestrian and vehicle access is provided to the subject site. Gibbons Avenue runs along the eastern boundary, with an additional pedestrian gate accessed from this street. Along the northern boundary, the subject site adjoins a residential property with a built form particularly characterised by an historic shopfront along East Street.

The house at the subject site is included as a contributory place within the Guildford Historic Town Site and as a Category 2 place on the City of Swan Local Heritage Survey (2022) and listed on the City of Swan Local Heritage List (2022). House – 62 East Street, Guildford (Place No. 14731) is described by the City as a:

“Large tuck-pointed brick & iron house with bullnose verandah and some original iron lacework. Other features include double hung sash windows and two chimneys with rendered corbelling.”

The house addresses East Street, with the frontage of the subject site defined by a fence consisting of red face brick piers, with solid wall to approximately 500mm in height and steel wrought iron style infill between the piers. Based on documentary evidence this wall appears to have been constructed in c.2003, replacing a low timber fence and cyclone wire gate along East Street and a timber picket fence along Turton Street. Low landscaping, lawn and few larger plantings, combined with the visually permeable nature of the current fencing, allows unobstructed views to the frontage of the

¹ Guildford-Mandoon Heritage Area Local Planning Policy, Policy Statements (Part A), (City of Swan, 2022)

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house from East Street across the primary street setback area. Along Turton Street, the secondary street, there is a comparable fence to the one along East Street, with generally unobstructed views to the house across the secondary street setback area of the property, owing to the form of landscape plantings along Turton Street. Approximately one third of the fence along Turton Street towards the rear of the subject site is solid red face brick wall, providing privacy for the rear garden. In 2023, a single storey extension was constructed at the rear of the house, replacing a smaller lean-to addition and an area of brick paving. Pedestrian access to the subject site is provided through a steel wrought iron style gate along Turton Street at the westernmost end of the fence, whilst vehicle access to a double carport at the rear of the site, is provided at the easternmost end of the fence. A gate serving this driveway is in a matching style to the visually permeable steel wrought iron style infill of the fencing, however the gate has been partially fitted with solid panels. These panels, fitted to the gate in 2019-20 are the subject of this HIS.



Figure 1. Site plan indicating the subject site (Nearmap with Element Advisory overlay, 2026)

1.3 Brief History

The following brief history has been compiled from the Guildford Heritage Area Local Planning Policy Part A (prepared by Element Advisory in conjunction with the City) and Character Statements Part B (prepared by the City in association with the Swan-Guildford Historical Society). It also incorporates historical data prepared by the Heritage Council of Western Australia (HCWA) for the Guildford Historic Town (Mandoon). Where sections have been drawn directly from the HCWA Assessment Documentation this is shown in italics, refer also to this document for a detailed history.

Further research into the history of the subject site, House – 62 East Street, Guildford (Place No. 14731) has not been undertaken as part of the preparation of this HIS beyond the reproduction of historical images and survey maps.

Noongar people living around the Swan Valley in the pre- and early contact period can broadly be described as comprising small family groups moving through the landscape in response to seasonal change, utilising a toolkit of wooden and flaked stone tools and grinding stones, notably of quartz, dolerite and chert. The artistic culture of the Noongar people was expressed in painted and engraved art in a wide variety of forms, relating to a complex spiritual worldview that incorporated a connection to the natural world, and the remembrance or ongoing influence of ancestral and spiritual figures. The Swan River itself, known to the Noongar as the Derbarl Yerrigan, was of central significance to these families as a source of food and water, location for trade and meetings, and as a home for the Waggy, the spiritual serpent associated with social law, new life and fresh water. Archaeological evidence for Aboriginal occupation of the Perth Metropolitan area at least 38,000 years before present has been found at Upper Swan, approximately 12 kilometres to the north of Guildford.

Established as one of the first three towns of the Swan River Colony in 1829 (Fremantle and Perth being the other two), Guildford, known as Mandoon to the Whadjuk Noongar, is a unique and highly picturesque town on the confluence of the Swan and Helena Rivers. Guildford retains its surrounding riverine environment and demonstrates colonial agricultural and town allotments, including one of the earliest central public squares in Australia². It has tangible evidence of at least five key periods of the State's history through its subdivision patterns, built form and archaeological potential. Guildford has cultural heritage significance as one of the rarest and most intact historic towns in Australia.³

The town was laid out using the grid pattern aligned to cardinal points common to British colonial administration, with amendments to accommodate the geographical constraints of the site. This alignment remains evident today. Working outwards from a central public square on which the main church is situated (St Matthews Church), the grid street pattern aligns with cardinal points in a north-south/east-west alignment for one to two blocks.

Construction of the Eastern Railway extension to Guildford occurred in 1881. At the time of settlement, Stirling Square (formerly Church Square) spanned between Swan Street in the north and Helena Street in the south, splitting what would become James Street in two (formerly East and West Church Streets). In the 1840s, Stirling Square was halved in size, East and West Church Streets (now known as James Street and Mangles Street) connected and the land south of James Street subdivided. The original location of the railway was aligned with this new commercial development on James Street, re-orienting the town from Meadow Street/Swan Street/ Terrace Road. The first major subdivision of the town for residential development since 1829 occurred in conjunction with the construction of the railway and in the years that followed whereby original town lots of approximately 2 acres were subdivided into, typically, 20 residential lots, giving rise to the subdivision pattern which still exists today. This precinct displays a mixed character of commercial main street and residential village. The dominant residential development period is the gold boom era, following the construction of

² Register of Heritage Places, Guildford Historic Town (Heritage Council of Western Australia, 2019)

³ Guildford-Mandoon Heritage Area Local Planning Policy, Policy Statements (Part A), (City of Swan, 2022)

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the railway. Lot sizes vary across the precinct, and larger lots, larger setbacks and larger dwellings are located on Helena St and Market Street.

The East Precinct incorporates East St, Water St and Helena St which all formed part of the original 1829 plan for Guildford. Turton St, Martha St and Almond St were the result of subdivision of ribbon allotments with Helena River frontage, formerly a dairy farm. Turton St was named after James Turton who operated brick works and clay pits in the area, utilising the iconic red clay soil which was used as the primary building material for much of the Guildford Historic Town. The area provided access across the Helena River at multiple points, the Water St crossing still in place today. This part of Guildford was important due to its proximity to Governor James Stirling's property "Woodbridge", and James Morrisson's "Bushmead" and "Water Hall". The prevailing 19th Century subdivision pattern has faced pressure from late 20th Century residential subdivision. This contains a variety of lot sizes and frontages, and a mixed character giving it a village context within a riverine setting.

Streets are aligned to cardinal points except where geographical constraints precluded this alignment, for example where East St deviates south of James Street to respect the river floodplain. Gum Grove, Chestnut Street and Claymore Close are an exception. Dwellings on corner lots are sited with their primary frontage to the east-west oriented street, however they address both street frontages through architectural detailing, landscape elements and uniform fencing. Gum Grove, Chestnut Street and Claymore Close are an exception. Lot sizes vary, however they are generally in accordance with the residential village context of 400-700m², with narrow frontages (10-15m) and small primary street setbacks (3-4m). Larger lots, larger setbacks and larger dwellings are located on Water St, East St south, and Helena St. Gum Grove, Chestnut Street and Claymore Close are an exception.

Martha Street, Almond Street and Turton Street exhibit narrow, grassed verges and low, mature street trees; Helena Street and Water Street exhibit similar character, but with wider verges, setbacks, larger street trees and larger private gardens. Helena St terminates at either end with views and access to the riverine floodplain.

Tree canopy is contributed to by retention of mature trees within private gardens; views of private landscape elements are permitted by low, visually permeable fencing. Gum Grove, Chestnut Street and Claymore Close exhibit grassed verges and a number of mature Jacaranda trees.

This area is primarily represented by the Gold Boom/Federation era, as well as a number of inter-war buildings. Turton Street is a highly intact example of residential village development from the gold boom period, and the north side of Water Street contains an intact group of large inter-war dwellings. Dwellings are detached, exhibiting side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk. Dwellings primarily present as single storey to the street with a minimum plate height of 3m and steeply pitched roofs. Primary building materials are red brick, painted or bagged brick finishes, or painted weatherboard. Red brick dwellings often include feature render detailing. Roofing material is galvanized iron or zincalume or clay tile. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are composed rhythmically and proportionally across the façade. Car parking is generally incorporated within traditional site planning of lots, ie. In front of or to the side of the dwelling, either covered or uncovered but subservient to the dwelling. Martha Street, Almond Street and Turton Street (north side) enjoy rear laneway access, and often utilise a rear garage. Gum Grove, Chestnut Street and Claymore Close are an exception.



Figure 2. Aerial photograph over Guildford, 1933, with the subject site at the centre of the image (Extract from SLWA 019529PD)

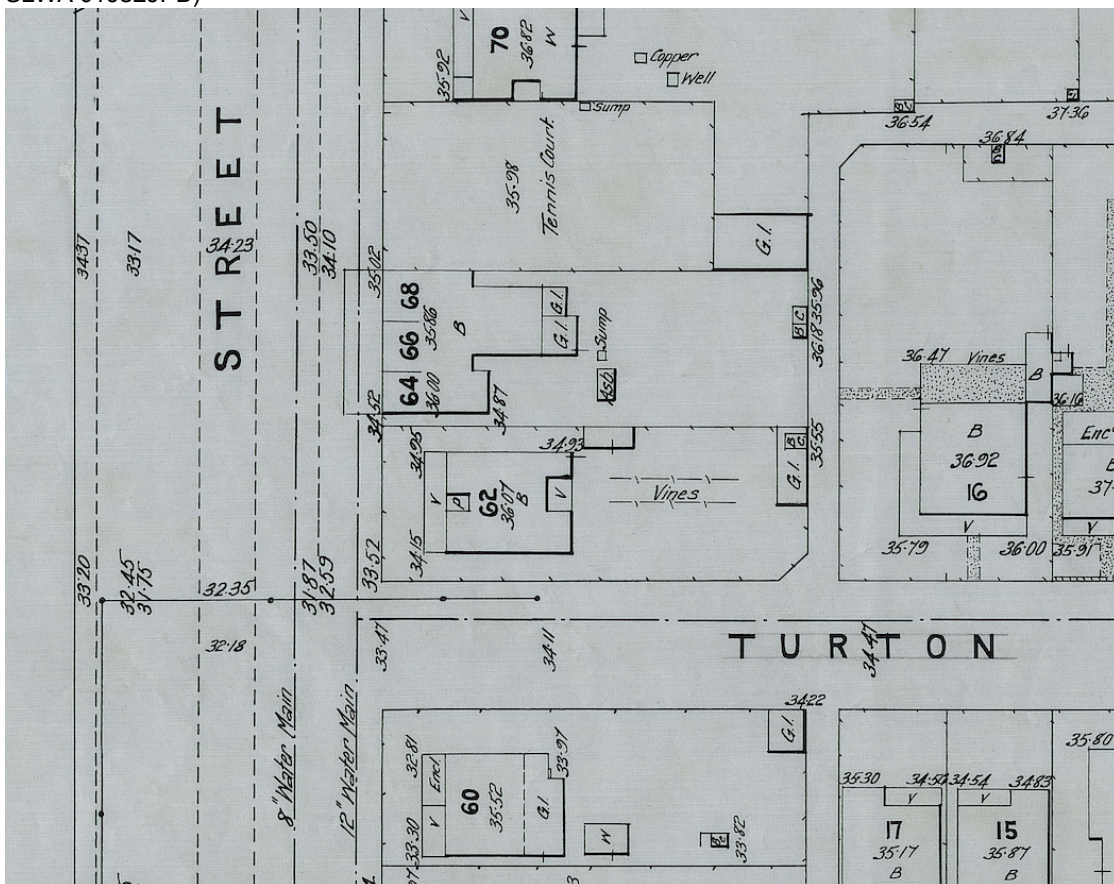


Figure 3. Metropolitan Water Supply & Sewerage survey map dated 1939, noting features of the subject site (Extract from SROWA Series 634 cons4156 3082)



Figure 4. Aerial imagery of No. 62 East Street, 1958, noting the shadow of non-permeable fencing along the southern boundary of the subject site to Turton Street. (Landgate)



Figure 5. Looking south across the rear of No. 62 East Street, 1976, noting the timber picket fencing along Turton Street (Extract from SLWA 361876PD)



Figure 6. No. 62 East Street, 2001, noting the previous fencing along East Street and Turton Street (Cotality)



Figure 7. Aerial imagery of No. 62 East Street, 2001-02, noting southern boundary fence along Turton Street prior to the installation of the existing wall and fence (Landgate)

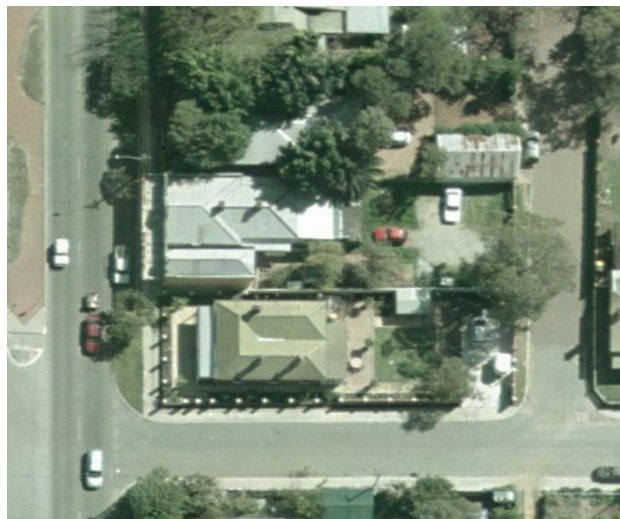


Figure 8. Aerial imagery of No. 62 East Street, 2003, noting the installation of the existing southern boundary fence along Turton Street (Landgate)

2. Heritage Status and Significance

2.1 Heritage Listings

Places of cultural heritage value in Western Australia are identified through a range of different heritage listings. Some of these listings give statutory protection to heritage places, through requirements for heritage-related approvals or referrals. Other listings are unofficial or quasi-official designations, often arising from local, community-based or thematic surveys.

Statutory Listings

Type	Responsible Organisation	Relevant Legislation	Status	Date of Listing
Guildford Historic Town (Place No. 02915) State Register of Heritage Places	Heritage Council (assisted by the Department of Planning, Lands and Heritage)	<i>Heritage Act 2018</i>	Registered	2 nd July 2019
Guildford Heritage Area (Place No. 02915) Local Heritage List	City of Swan	<i>Planning and Development Act (2005) City of Swan Local Planning Scheme 17 (LPS17)</i>	Adopted	Local Planning Policy: Guildford Conservation Precinct - 22 nd September 1992
House – 62 East Street, Guildford (Place No. 14731) Local Heritage List	City of Swan	<i>Planning and Development Act (2005) City of Swan Local Planning Scheme 17 (LPS17)</i>	Adopted	30 th August 2017

Non-Statutory Listings and Surveys

Type	Responsible Organisation	Relevant Legislation	Status	Date of Listing
House – 62 East Street, Guildford (Place No. 14731) Local Heritage Survey (Municipal Inventory)	City of Swan	Mandated under the <i>Heritage Act 2018</i> but controlled by Local Government	Adopted	10 th July 1996
Guildford Historic Town (Place No. 02915) Classified by the National Trust	National Trust of Western Australia	-	Classified	30 th May 1984
Guildford Historic Town (Place No. 02915) Register of the National Estate	-	-	Permanent	18 th April 1989

2.2 Statements of Significance

The following statement of significance has been extracted from the State Heritage Register Entry documentation for the Guildford Historic Town (Place No. 02915).

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 smallscale 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,

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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 1984.⁴

The following statement of significance has been extracted from the City of Swan Local Heritage List documentation for House – 62 East Street, Guildford (Place No. 14731).

The building is on a prominent corner location and forms part of the remnant stock which make up the historic town's fabric. The authenticity and intactness of the building are high and the therefore is a good example of a federation worker cottage.

⁴ Register Entry, Guildford Historic Town (Heritage Council of Western Australia, 2019), Accessed April 2026

3. Proposal

3.1 Discussion of the Proposal

The works at No. 62 East Street, Guildford, subject of this HIS, consist of the installation of black painted solid panels to an existing vehicle access gate, located along the secondary street frontage of the property, Turton Street. The gate was installed in c.2003, along with a fence and wall along Turton Street, East Street and Gibbons Street.

3.2 Works

- Please see photographs below of the vehicle access gate fitted with solid panels and the streetscape context in Turton Street.



Figure 9. Looking west along Turton Street.



Figure 10. Looking east along Turton Street.

(Element Advisory, 2026)



Figure 11. The fence and wall along Turton Street constructed in c.2003 which is to remain as existing, with views to the dwelling retained. (Element Advisory, 2026)



Figure 12. View looking north in Turton Street towards the existing solid wall forming the secondary street fence towards the rear of the lot. (Element Advisory, 2026)



Figure 13. View looking north in Turton Street towards the existing solid wall forming the secondary street fence towards the rear of the lot, with the vehicle access gate fitted with solid panels at the easternmost end of the secondary street fence. (Element Advisory, 2026)



Figure 14. View looking north in Turton Street towards the existing solid wall forming the secondary street fence towards the rear of the lot and the vehicle access gate in 2014, prior to being fitted with solid panels. Note that the addition of the panels in Figure 13 does not obstruct any significant sightlines to the dwelling or landscaping, and the form of the gate is unchanged. The solid panels are complementary to the existing portion of solid wall and also offer screening of parked vehicles and bins stored at the rear of the lot, which detract from the streetscape. (Google Maps, 2014)



Figure 15. Looking north-west in Turton Street, near the intersection of Gibbons Avenue, towards the subject site and showing the full secondary street fence, wall and vehicle access gate. It progresses from visually permeable where views of the dwelling contribute to the streetscape closer to East Street to a solid treatment at the rear of the lot. (Element Advisory, 2026)



Figure 16. Looking north-west in Turton Street, near the intersection of Gibbons Avenue, towards the subject site and showing the full secondary street fence, wall and vehicle access gate in 2014, prior to being fitted with solid panels. Note that the addition of the panels in Figure 15 does not obstruct any significant sightlines to the dwelling or landscaping. (Google Maps, 2014)

4. Assessment of Heritage Impact

This section addresses the potential heritage impacts to the Guildford Historic Town (Mandoon) and House – 62 East Street, Guildford against the proposed design. This includes an assessment against the following questions, which have been addressed separately in each table within this section:

- How will the proposal affect the significance of the subject site?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

To assist in assessing the potential heritage impact of a proposal, we have developed a robust, seven tier system based on the ICOMOS guidelines, with amendments to align the terminology of the ratings with those used by the Heritage Council of Western Australia.

Note: The Heritage Council considers whether a proposed action has either a Major, Moderate, Minor Impact or No Impact. It does not formally assess the Beneficial Ratings set out in the table below.

Rating	Impact Definition
Major Impact	The proposed action would involve permanent changes to, or destruction of an element of highly significant fabric or values. There would be a substantial adverse effect on the heritage value or integrity of the place. There would be a major reduction in the understanding of the heritage value of the place. The impact of the action could be reduced through appropriate mitigation measures but cannot be fully ameliorated.
Moderate Impact	The proposed action would involve permanent changes to, or destruction of an element of significant fabric or values. There would be a moderate reduction in the understanding of the heritage value of the place. The impact of the action could be reduced through appropriate mitigation measures.
Minor Impact	The proposal would have a temporary effect on and/or involve minor damage or changes to an element of significant fabric or values. There would be a minor or temporary reduction in the understanding of the element or the place.
Negligible or No Impact	The proposed action respects the heritage value and integrity of the element or the place. There is no change or impact as a result of the proposed action.
Minor Beneficial	The proposed action would have a minor temporary benefit on the heritage value or integrity of the element or place through conservation of its significant fabric or values. There would be a minor or temporary improvement in understanding the heritage value of the element or place.
Moderate Beneficial	The proposed action would enhance the heritage value or integrity of the element or place by improved conservation of significant fabric or values. There would be a moderate long-term improvement in understanding the heritage value of the place.
Major Beneficial	The proposed action would substantially enhance the heritage value or integrity of the element or place by improved conservation of highly significant fabric or values. There would be a major long-term improvement in understanding the heritage value of the place.

4.1 Heritage Impact Assessment

The assessment draws on the statements of significance as listed above.

Guildford Historic Town (Place No. 02915)

Significance	Potential Impact	Mitigation	Conservation Benefits
<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>	No impact The works do not alter contributory built fabric or changes to original buildings located on the subject site. The gate and associated fence along Turton Street were constructed in c.2003 and have no association with key periods in the State's history in relation to Guildford Historic Town.	Not applicable	Not applicable
<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>	No impact The works do not alter the function or appreciation of Guildford as a township or early inland port. Existing transport links and connections which demonstrate its role in the development of the colony will be maintained.	Not applicable	Not applicable
<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>	No impact The works do not result in any change altering an ability to appreciate the original layout or planning of the historic town.	Not applicable	Not applicable
<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>	No impact The subject site is not located in direct proximity to the river.	Not applicable	Not applicable

Significance	Potential Impact	Mitigation	Conservation Benefits
<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>	No impact The subject site is not located in direct proximity to the public square.	Not applicable	Not applicable
<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>	No impact The works do not alter the understanding of the place as a historic town, distinct from the surrounding suburbs.	Not applicable	Not applicable
<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>	No impact The proposal does not visually alter the historic residential character of the town. The additional solid panels fitted to the gate are of a scale and form which do not compromise the picturesque quality attributed to the residential area. The introduction of the panels to the gate which are not visually permeable, do not prevent views in the streetscape to any contributory feature at the subject site towards the picturesque quality of the surrounding residential area.	Not required	The solid infill panels are fitted to the gate along a fence which is the secondary street frontage of the subject site. The gate is located at the rear of the lot, servicing a double carport. The solid panels have been fitted to the gate to retain the design features and detail of the gate's materiality, along with visual permeability of the upper and lower portions of the gate. The solid infill panels further offer screening of intrusive elements, such as modern cars and hardstand into the picturesque residential area. The solid panels integrate well with the solid portions of brick wall fencing at the rear of the lot, as a continuation of largely non-visually permeable fencing.
<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>	No impact The high degree of potential to reveal archaeological evidence is not impacted by the works.	Not applicable	Not applicable
<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>	No impact No mature plantings are impacted by the works.	Not applicable	Not applicable

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<i>the place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects; and,</i>	No impact The works do not impact upon significant historical associations.	Not applicable	Not applicable
<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>	No impact The works are located within a private residential landholding. It does not seek any change with the potential to impact or reduce existing cultural, historical or social connections to the place.	Not applicable	Not applicable

House – 62 East Street, Guildford (Place No. 14731)

Significance	Potential Impact	Mitigation	Conservation Benefits
<i>The building is on a prominent corner location and forms part of the remnant stock which make up the historic town's fabric. The authenticity and intactness of the building are high and the therefore is a good example of a federation worker cottage.</i>	No impact The works do not alter built fabric which is authentic to the place as a good example of a Federation period worker's cottage. The gate and associated fence along Turton Street were constructed in c.2003 and the solid infill panels fitted to the gate have no impact on the intactness of the place. The gate is located at the rear of the lot along the secondary street frontage of the place. The solid infill panels to the gate do not compromise the prominence of the corner location or impact sightlines to the place which contribute towards its prominence or appreciation of authentic fabric in the streetscape.	Not applicable	The solid infill panels to the gate provide an appropriate continuation of the solid brick fencing along the secondary street frontage to Turton Street. The introduction of the solid panels to the gate serves to screen a double carport at the rear of the property, which has historically been a service area and private garden space, fenced from the public. In screening this space, and providing the gate opening in the solid portion of wall along Turton Street with a less visually permeable appearance, the prominence of the house is increased by the only visually permeable portions of boundary fencing allowing sightlines and views to the historic fabric of the house.

4.2 Assessment against the Guildford-Mandoon Heritage Area Local Planning Policy – Policy Statements (Part A)

This section considers the Design Guidance, Performance Criteria and Measures outlined in the Guildford-Mandoon Heritage Area Local Planning Policy (Part A), relevant to the works at the subject site. The relevant policy statements have been extracted from the Local Planning Policy and a discussion provided on the works at the subject site.

LPP Policy Guidance	Discussion on Impact
Design Guidance	
DG8.7.1 Height of Fencing a. Primary street fencing does not exceed 1200mm to ensure visual permeability. b. Secondary street fencing may be up to 1800mm to offer privacy. (Refer to Figure 29). Primary street fencing measures are applicable to the secondary street for 25% of the length of the boundary behind the primary building line.	There is no change to the existing secondary street fence along Turton Street. This fence constructed in c.2003 consists primarily of brick piers to approximately 1700mm high with infill of brick to 500mm high, with the remainder visually permeable steel wrought iron style fencing. Approximately one third of the fence along towards the rear of the subject site is solid brick wall, with the solid infill panels to the gate being a continuation of this non-visually permeable fencing. Based on the length of the boundary behind the primary building line, 34.6m, only 25% of the secondary street fence, 8.65m, is required to be as per primary street fencing requirements. Including the additional solid infill panels to the existing gate, 14.38m of the secondary street fencing remains visually permeable.
DG8.7.2 Style of Fencing a. Fences and gates within the front/street setback area reflect the prevailing character of the precinct and streetscape in which its located (refer to map 2 and appendix A). With reference to the relevant Character Precinct, timber picket, picket and pier, timber post and rail with chain mesh, may be appropriate. b. For properties with mature gardens to the street front, the retention of boundary hedges is an appropriate alternative to the introduction of new fencing. c. Solid metal panel fencing is inappropriate for front fencing and will not be supported but can be supported for dividing fencing.	The steel wrought iron fence panels are to be retained as existing, with no proposed impact to the Character Precinct. The additional solid infill panels fitted to the existing gate do not detract from the Character Precinct (see below assessment on Character Precinct). The solid panels are fixed to a gate at the rear of the property, associated with the secondary street, with no impact or change to the front fencing of the property.
DG8.7.3 Walls a. Brick walls of Flemish and English garden bond can be built up to a maximum of 1200mm to front boundary or 1800 for side and rear boundary. Refer to Figure 29 for details.	The existing walls associated with the fence constructed c.2003 are in standard stretcher bond brickwork, with no changes proposed to the brick sections of wall. No length of solid brick wall extends beyond 1800mm for the secondary or primary street boundary.
Performance Criteria	
C8.7.2 Boundary elements allow buildings and gardens to contribute to the streetscape. Fences and gates do not obstruct views to buildings and gardens and are visually permeable.	The sightlines and views to the historic fabric of the house is retained, with no obstruction to views of buildings or gardens. The solid panels fitted to the gate rather screen an area of hardstand and a double carport from visual intrusion into the streetscape.
Measures	

LPP Policy Guidance	Discussion on Impact
M8.7.2 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 primary street and 1800 mm to secondary streets. Refer to figure 29 for detail of how this is to be applied	The overall height of the fence and gate is not subject to change and will remain as existing.
M8.7.3 Finishes, materiality and construction of fences shall allow for visual permeability along the streetscape	The secondary street is not required to maintain more than 8.65m of fencing as visually permeable. Including the additional solid infill panels to the existing gate, 14.38m of the secondary street fencing remains visually permeable.
M8.7.4 Fence design shall be in keeping with the prevailing contributory streetscape context	The solid infill panels do not introduce new materiality, colour or increased scale into the streetscape context. The existing fence consists of red face brick and black painted steel wrought iron style infill panels. The additional black painted panels are fitted to the gate in a manner which retains the existing design and detail of the gate and some sense of visual permeability.

4.3 Assessment against the Guildford-Mandon Heritage Area – Character Precinct Statements (Part B)

This section considers the immediate streetscape context as defined in the Character Precinct Statement relating to the subject site and assesses the appropriateness of the proposed development in its context. The relevant policy statements have been extracted from the Guildford Heritage Area Local Planning Policy - Character Precinct Statements (Part B)

Character Precinct Statement	Discussion on Impact
HCWA Assessment (East Street)	
East Street extends north from the eastern end of James Street. East Street in this area appears to be a continuation of James Street, terminating at the intersection of Great Eastern Highway and Terrace Road. It is a main road with a dual carriageway, and central median strip planted in part with young gum trees. Houses are built on larger lots, generally close to the front lot line, many behind solid brick fences.	Though located at No. 62 East Street, the works are located along Turton Street, being the secondary street frontage of the property. No impact is proposed to the appearance of the place from East Street. The nature of the existing fence along East Street, and Turton Street, does not obscure views to the house.
The eastern side of East Street, north of Water Street, is lined with small single-storey dwellings, including Victorian Queen Anne, Georgian, and Federation Bungalow styles, some partially obscured by solid brick fences. A Victorian Regency style shop is located on the northeast corner of East and Swan streets. A box canopy cantilevers over the footpath.	Though located at No. 62 East Street, the works are located along Turton Street, being the secondary street frontage of the property. No impact is proposed to the appearance of the place from East Street. The nature of the existing fence along East Street, and Turton Street, does not obscure views to the house.
Streetscape Character (East Street)	
East Street was an original 1829 street and is unique for retaining some houses from the late 19th century. East Street (north) contains 1 convict building (Woodbridge Hotel), 4 Gold Boom/Federation era residential dwellings, and 6 Inter-War era residential dwellings on the eastern side of the street.	The Gold Boom/Federation era residential dwelling is retained, with no impact as a result of the works to the dwelling.
Buildings exhibit varying street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries with the exception of non-residential buildings which exhibit nil setbacks.	The setback of buildings at the subject site remain unchanged, with no impact from the works. The side setback area will retain the existing fence and plantings, which allow views to the house in the streetscape.

Character Precinct Statement	Discussion on Impact
Front fences are high, obscuring views of dwellings and private landscape elements. Red brick is common, as well as timber panel fencing and timber picket.	No change is proposed to the primary street fence along East Street. The additional infill panels to the gate along Turton Street do not introduce new materiality, colour and texture to the context of street facing fencing in the surrounding area.
Lots north of Water Street are rear loaded with laneways and therefore vehicular infrastructure is obscured. Lots south of water street are not rear loaded but vehicular infrastructure is visually recessive with single width cross overs and no garages or carports in the front setback.	No. 62 takes vehicle access from the secondary street, Turton Street, with a double carport located at the rear of the lot.
Residential buildings incorporate setbacks to side boundaries allowing views of significant tree canopy within the town, however the predominance of high solid fencing often obscures views of private landscaping elements.	The setback to the side boundary along Turton Street, and the nature of the existing fence allows views of tree canopy at the subject site in the streetscape. The additional solid panels fitted to the gate along Turton Street does not unduly obscure private landscaping elements.
HCWA Assessment (Turton Street)	
Turton Street runs east-west from the Helena River floodplain to East Street, and is a narrow street lined with single-storey Victorian Colonial, Federation Queen Anne and Federation Bungalow style dwellings. Houses are generally small but are interspersed with a few larger residences which are mostly built close to the lot line.	The property is located at No. 62 East Street, with East Street being the primary street and Turton Street as the secondary street frontage. As such, the main entrance and verandah of the house address East Street, with the side elevation of the house, rear garden and vehicle access and a carport extending along Turton Street. Fencing requirements for the subject site along Turton Street are in accordance with that of a secondary street, with no impact resulting from the additional solid infill panels to the gate to the overall character of Turton Street.
Turton Street is wide, with narrow concrete footpaths to either side. Many houses have mature trees in the front garden close to the fence. The street has a charming feel, with many early dwellings close to street, most behind timber picket fences, and front garden plantings instead of street trees.	As above.
Streetscape Character (Turton Street)	
Front fences are predominantly low permeable white timber picket or brick.	The additional infill panels to the gate along Turton Street do not introduce new materiality, colour and texture to the context of fencing presenting to Turton Street at the subject site. The additional black painted panels are fitted to the gate in a manner which retains the existing design and detail of the gate and some sense of visual permeability. The solid panels to the gate are appropriate in the context as forming part of the secondary street fence for the subject site.
Residential car parking is largely incorporated within the rear of the lots, with vehicular infrastructure visible from the streetscape either uncovered or covered by a carport but visually recessive. There are no garages and crossovers are single width, contributing to the intact nature of the street.	The solid infill panels are fitted to the gate along a fence which is the secondary street frontage of the subject site. The gate is located at the rear of the lot, serving a double carport and no change is proposed to vehicle parking or access to the property. The solid panels offer appropriate screening of intrusive elements, such as modern cars and hardstand into the streetscape of Turton Street, bearing no resemblance to a garage door and with the form of the existing gate maintained.

No. 62 East Street, Guildford
Heritage Impact Statement

Character Precinct Statement	Discussion on Impact
Residential buildings incorporate setbacks to side boundaries, and low visually permeable fencing allows views of landscaping elements in private gardens and significant tree canopy within the town	The setback of buildings at the subject site remains unchanged, with no impact from the works. The side setback area will retain the existing fence and plantings, which allow views to the house in the streetscape.

5. Conclusion

The works at No. 62 East Street, Guildford, subject of this HIS, consist of the installation of black painted solid panels to an existing vehicle access gate, located along the secondary street frontage of the property, Turton Street. The gate forms part of an existing wall and fence along Turton Street constructed in c.2003 and is not fabric associated with the significance of the 'Gold Boom/Federation period' dwelling at the subject site. Furthermore, the installation of the solid panels to the gate, which prior to their installation in 2019-20 was visually permeable, has not resulted in the obstruction of any significant views or sightlines to the dwelling from the surrounding streetscape context. The additional panels are fitted to the gate in a manner which retains the existing form and detail of the gate and some sense of visual permeability, with the panels not extending the full height of the gate and not altering the overall height to the existing fence or gate along Turton Street. The installation of the panels also does not introduce new or additional materiality or colours into the existing streetscape context.

This report has reviewed the proposal against the following considerations:

- Discussion of the works and review of relevant policy statements
- Assessment of impact against the statements of significance for the Guildford Historic Town (Mandoon) and House – 62 East Street, Guildford
- Review of relevant character statements for the area and contextual appropriateness of the design proposal.

Each of these review items have demonstrated that the works do not pose a risk of impact upon the cultural heritage significance of the Guildford Historic Town (Mandoon) or House – 62 East Street, Guildford and are appropriate in their siting, scale, design, and form for the subject site.

6. References

- Heritage Council of Western Australia, State Heritage Register, Guildford Historic Town (Place Number 02915)
<http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/18154dfe-0d3f-4b59-874f-5246f9dddedf>
- Heritage Council of Western Australia, inHerit Database, House – 62 East Street, Guildford
<https://inherit.dplh.wa.gov.au/Public/Inventory/Details/0e6ba665-c015-4640-8a02-e716fc7b95cf>
- Guildford-Mandoon Heritage Area Local Planning Policy, Policy Statements (Part A), City of Swan, 2022
- Guildford-Mandoon Heritage Area Local Planning Policy, Precinct Statements (Part B), City of Swan, 2022
- City of Swan Local Government Inventory (Local Heritage Survey), 2022
<https://www.swan.wa.gov.au/awcontent/Web/Documents/Services%20and%20Community/Online%20services/Rates/City-of-Swan-Local-Heritage-Survey-2022.pdf>
- Images:
 - o Google Maps, Streetview
 - o Landgate Map Viewer
 - o Nearmap
 - o State Records Office of Western Australia
 - o State Library of Western Australia
 - o Cotality