

HERITAGE IMPACT & CHARACTER STATEMENTS

PROPOSED RESIDENCE (new build) amended 8/26

Site, (lot 15) 112b Helena Street, Guildford



Name	New build residence on vacant site (Lot 15)
Address	112b Helena Street Guildford
Date	10 August 2026
Prepared by	Heritage Intelligence (WA)
Prepared for	Plunkett Homes
Heritage Listings	112b (lot 15) Helena Street Guildford is a vacant site that is not recognised in any heritage records or listings by the Heritage Council, City of Swan, or in the inHerit database. The vacant site at 112b Helena Street Guildford is located within the boundary of the Guildford Historic Town. Guildford Historic Town: Heritage Council: Register of Heritage Places. Heritage Council's InHerit database No.P2915 City of Swan: Town Planning Scheme 9 (TPS 9) Guildford Heritage Area Policy POL- LP – 1.16 Guildford-Mandoon Heritage Area: Policy Statements (Part A) Character Statements (Part B) 112b Helena Street Guildford is a vacant site within the Central Character Area as referenced in: Character Statements (Part B).

The Federation Queen Anne residence at 112a Helena Street that originally encompassed Lot 15 that is now the site of 112b, is not recognised in any Heritage Lists.

Statement of Significance Guildford Historic Town: no mention of 112a or 112b Helena Street.

Heritage Council Assessment Helena Street: Central Character Area (extract):

Helena Street is one of the two major parallel east-west roads on the original 1829 town plan, and is a wide street running east-west from East Street to the intersection of Hill and Market streets.

Houses are generally set back from the street on various sized blocks, some of which are one hectare lots, with houses on the southern side having views of the floodplains and river.

Spring Reserve is located on the western end of the northern side of Helena Street.

Guildford Primary School, a Victorian brick and iron school complex from 1870, is located at no. 125 Helena Street, on the western corner of Johnson Street, overlooking the riverine floodplain.

Helena Street is a wide, imposing street with substantial grassed verges and footpaths to either side of the street, with many large houses on either side. There are mature trees on both verges. Most houses have fences, predominantly timber picket, but also brick, and metal railings.

Streetscape character- Central Character Area- Helena Street (extract)

This incorporates the northern side of Helena Street, between Hubert Street and Market Street, as well as Guildford Primary School. This section of Helena Street is primarily represented by the Gold Boom/Federation and Inter-War Eras of development. There are 1 Convict Era, 5 Federation era, and 6 Inter-War Era buildings remaining.

Helena Street is a long street, and residential buildings exhibit consistent street setbacks within blocks on the street. Buildings are sited perpendicular to the street, with setbacks to side and rear boundaries. Buildings on corner lots with major cross streets (Johnson Street, Market Street), are sited to address the north-south street.

Residential buildings are of various sizes, proportionate to their lot size, and present as single storey to the street. Buildings exhibit traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development.

Residential buildings incorporate verandahs, predominantly asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally extensions of the main roof of the dwelling at a lower pitch.

Windows are vertically oriented and composed rhythmically across the façade revealing greater complexity in internal floor plans. Vertical windows are occasionally arranged adjacently to create wider openings. Roof materials are galvanized iron or red clay tile. Primary building material is red brick.

Residential buildings are large, highly articulated and modestly detailed. Facades are generally asymmetrical, and a number of dwellings are accessed from the secondary street while addressing Helena Street through façade treatments, articulation and architectural detailing. Facades broken into bays reflecting more complex floor plans and mitigating

Dwellings are often sited to one side of a large lot, allowing the building to address the street, secondary street (if applicable) and the garden to the side, through similar detailing and façade treatments to all facades.

Helena Street is wide, with 10m-11m wide grassed verges, low mature street trees on the northern side and remnant large mature trees on the southern side. The portion of the street west of Johnson

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Street contains more densely planted street trees in the verge in front of Guildford Primary School, transitioning to the rural character of the river at its western extent.

Lots are rectangular and aligned perpendicular to the street and exhibit inconsistent size and frontage width due to various stages of residential subdivision.

As Helena Street was one of the original gazetted streets in Guildford, the later development of new cross streets has also altered the original lots, and a number of dwellings span multiple lots.

Residential car parking is generally provided to the rear of the dwelling or fronting secondary streets, within garages or outbuildings. Otherwise, it is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive.

Views of the floodplain to the south are provided along the length of the street between Johnson Street and Hubert Street, and to the east at Hill Street, retaining a significant landscape connection for the town.

The context

The site at 112b (lot 15) Helena Street is located on the north side of Helena Street, on the east side of Stephen Street at the roundabout intersection of Hill and Market Street, opposite Guildford Primary School that is located on the south side of Helena Street.

The subject lot 15 (112 b Helena Street) was formerly part of the 3 lots (15, 16 and 17) that formed the site of the Federation residence on the immediate east side, now addressed as 112a Helena Street (lots 16,17). The Contributory Federation Queen Anne residence at 112a has recently been extensively restored. On the east side of 112a is an expansive Contributory Interwar residence that also spans three lots: 18, 19 and 20. The two residences are complementary on the expansive three lots each that span between Stephen and Ethel streets making a considerable contribution to the streetscape character. The subject vacant site (lot 15) on the west side of 112a Helena Street, has a greater setback from the Helena Street frontage that allows the 112a residence to address the corner of Helena and Stephen streets as was the architectural intention where a mature tree is located within the truncated corner.

In Stephen Street, the secondary frontage to the subject lot 15, there is a new build two-storey residence. residence with a second storey. The residence on the west side of Stephen Street, at the Market Street corner, is a non-contributory residence with a high dark brick fence around both street frontages of that place. Diagonal, across to Market Street is number 9 that is a double lot with a Hill Street secondary frontage to the number 11. The residence at 9 Market Street is a contributory Interwar residence that presents to a high standard, as for the interwar at 110 Helena Street

There are views from the subject site, looking west down Hill Street, to the riverine floodplains of Kings Market Reserve.

The proposal

The proposal is to construct a two-storey brick residence with a setback second storey. The hipped roof features gables to the primary Helena Street frontage and over the veranda on the secondary Stephen Street frontage.

The proposed residence has a symmetrical two-room frontage with central double entry doors under a separate full-width front veranda, supported by square timber posts.

The proposed setback is a considerable distance (almost 15 metres) on the boundary adjoining Lot 16 on the Helena Street front boundary in consideration of the corner streetscape value of 112a Helena Street. The west boundary 9-metre setback from the Helena Street truncation has the mature tree retained within that space.

The Helena Street front boundary and return along the length of the secondary boundary in Stephen Street, except for the proposed vehicle access at the furthest north on that secondary frontage, will be fenced with a 0.9-metre-high spaced timber picket fence.

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Policy

POL- LP-1.16 Guildford-Mandoon Heritage Area: Policy Statements (Part A) & Character Statements (Part B)

INTENT: New buildings have the capacity to contribute to the streetscape and to complement the historic built environment. New buildings in the Guildford Heritage Area shall respect their historic context and respond to the context of their Character Statement in scale, form, siting, materiality and colours.

8.4.1 Siting

INTENT: A critical factor that influences character is the siting of a new building in relation to lot boundaries, particularly street and side lot boundaries. Maintain the predominant setbacks in the street to reinforce its character.

M8.4.1.1 Buildings, front doors and pedestrian access shall be orientated to face the primary street.

M8.4.1.2 Development in a residential typology area shall respect the predominant setback of the Contributory Places on either side of the subject place and overall alignment of the streetscape. New development shall not protrude into the front setback area and is not to be built up to side boundaries.

The siting of new built form matches the prevailing setbacks of Contributory Places in the streetscape. This includes both primary street setback and side boundary setbacks.

C8.4.2.1 Development respects the predominant scale (height, bulk, density and pattern of arrangement) that is characteristic of Guildford Heritage Area and does not have an adverse visual impact on it.

C8.4.2.3 New buildings are not direct copies of heritage-built form and are visually distinguishable from them while being respectful of their heritage context. New design is distinguishable from Contributory Places to ensure that the authenticity of Contributory Places is not diminished by replication.

Distinction may be subtle or obvious, while still reflecting the predominant scale, patterns and proportions of surrounding Contributory Places.

C8.4.2.4 New buildings reinforce existing spatial and visual characteristics of the streetscape in which they are located. Development on larger lots is designed to respect the traditional urban grain and rhythm of the streetscape character of the area including breaking up large frontages vertically, so they read as separate buildings.

Policy response

The proposal for a new build residence at 112b Helena Street is mostly compliant with the Policy requirements within the challenge of a constrained site located at the roundabout junction of 4 streets, opposite a school.

The proposed residence is respectful of the scale, volume and materiality and the general arrangement of its major elements and proportions of the street frontage, with a substantial setback that serves to highlight the neighbouring contributory Federation residence at 112a Helena Street.

The proposed new build matches the height of the adjacent new build at the north of the subject site. It does not dominate the height or scale of the Stephen Street residence on the north side, or the residence on the east side at 112a Helena Street.

The rectangular form with pitched roof and front gable and a full width front veranda is respectful and responsive to the Contributory places in the surrounding context. The proposed residence makes a well-considered response to the cohesiveness of the streetscape, by setting back from the dominant contributory Federation residence at 112a Helena Street.

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With respect, the proposed residence does not copy or mimic existing residences, it is visually distinguishable in the heritage context of contributory places to ensure that appreciation of those contributory places is not diminished. The distinction within the prevailing streetscape character is achieved with the setback of the primary street frontage, and the scale, form, materiality and colour that informs proposed residence.

The proposed location of the driveway cross over and garage at the northwest corner of the site is determined by the narrow Helena Street frontage, proximity to the roundabout, and the primary school preschool facility where parents park to drop and pickup their children at a busy roundabout. The garage at the north end of the one-way (to the south) Stephen Street provides appropriate access, to the road junction roundabout.

Character Impact Statement

The proposed residence makes a well-considered response to a limited site impacted by the southwest truncation at the roundabout juncture of Helena, Stephen, Market and Hill streets. The rectangular form, and modest scale with setback frontage, and second storey setback on the Helena Street frontage, serves to minimise its presence with the emphasises on the aesthetic character of the contributory buildings in the streetscape context.

Views of the Federation residence at 112a Helena Street are retained by the deep setback of the proposed new build. The restoration of that place and clearing of the front and west side setback including the setback of lot 15, reveals the architectural aesthetic making a significant contribution to the Central Character Area that dominates the streetscape context.

Heritage Impact Statement

The scale, form and fabric of the proposed residence at 112b Helena Street and particularly the deep setback from Helena Street, reveals the architectural intentions of the corner detail of the existing Federation residence at 112a, and same roof levels as the new build on the north side of the proposal, make a positive aesthetic contribution to the streetscape and the Central Character Area with a respectful proposal that responds to, and serves to highlight the considerable cultural heritage significance of the existing contributory places in a responsive manner without mimicry.

The hipped corrugated roof, gables, front veranda, vertical formed windows and the materiality, make a significant contribution in a responsive and modest manner, to emphasise the significance of the neighbouring contributory Federation residence at 112a Helena Street, thereby enhancing the aesthetic character of the Helena Street streetscape, and south end of the Stephen Street context, where are no contributory places, except 9 Market Street, and the roundabout area.

The streetscape context and Central Character Area, by way of appropriate alignment and setbacks of the proposed residence, and the street frontage form and articulation are substantiated in response to the policies. The design considerations have a positive impact on the Stephen Street streetscape aesthetic, with no adverse visual impact on the cultural heritage significance of 112a Helena Street.

The enhancement of the streetscape views for the aesthetic appreciation of the contributory building at 112a Helena Street makes a considerable contribution to the Central Character Area and the Guildford Historic Town.

Recommendation

It is recommended that the City of Swan support the proposed residence on the site of 112b Helena Street Guildford. It is compliant with policies and makes a contribution to the Helena and Stephen streets streetscape with a considered response that highlights the significance of the adjoining contributory place at 112a Helena Street.

References

DA Plans and elevations

Site photographs (hereunder): January 2023, November 2025.



Screenshot 2025 showing the site prior to any development. Stephen Street (left) and Helena Street (right).



Screenshot 2025 showing the site prior to any development Market Street (left) and Helena Street (foreground).



January 2023: Front (south) elevation of 112a Helena Street.

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January 2023: View north in Stephn Street showing the west boundary of the proposed new build (fence line) and the tree; and, view of the southwest front corner of the residence at 112a Helena Street.



November 2025: South (front) elevation of residence at 112a Helena Street.



November 2025: View to northeast showing the Helena Street frontage of the subject site, and 112a

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November 2025: Views to northeast showing the Helena Street frontage of the subject site, and 112a residence.



November 2025: View to northeast in Stephen Street showing the secondary frontage of the subject site.

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November 2025: Views to northeast in Stephen Street showing the secondary frontage of the subject site.



November 2025: View north in Market Street (left) and Stephen Street (right) around corner property.

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November 2025: Views north in Market Street (left) and Stephen Street (right) Market Street corner and frontage; and view to northwest showing roundabout entry of Market Street (right).



November 2025: Roundabout view looking west to Hill Street, southwest to school, and west in Helena Street.

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November 2025: Views from the roundabout looking southeast to school, and east in Helena Street.



November 2025: View of the school directly south of the subject site.

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November 2025: Helena Street views of 110 and 112a (right to left) and northwest corner view of residence at 110 Helena Street on the west corner of Ethel Street.

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