

HERITAGE IMPACT STATEMENT

PROPOSED CARWASH DEVELOPMENT; FEBRUARY 2026 NO.52 (Lot 12) JAMES STREET, GUILDFORD

The following information is provided in support of the submitted development application for a drive-through carwash facility, located at No.52 James Street, Guildford, having particular regard to the pro forma and all relevant requirements contained Heritage Council of WA (HCWA) "Heritage Impact Statement – A Guide, 2020". This is prescribed within the City of Swan's Heritage Area Policy Document "Guildford – Mandoon Heritage Area Policy (Part A)" at Pt.10.2; "Heritage Impact Statement".

Introduction

The proposed development embraces the removal of an existing caravan sales yard, including a transportable office structure, and construction of a drive-through carwash facility. The facility retains a substantially open and bitumenised site, however with a covered multi-bay, framed covered structure open at its ends for access and egress of vehicles and with a masonry frontage to James Street, containing windows and signage.

There are no significant or contributory heritage listed structures on or adjacent to the site, however the site falls within the "Guildford Historic Town" precinct.

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Date Prepared

24th February, 2026

Reasons for Heritage Impact Statement

The proposed development application requires the preparation of a Heritage Impact Statement, where the site is contained within the area of the "Guildford Historic Town" contained on the HCWA State Register of Heritage Places, and also within the City of Swan's "Guildford Heritage Area". Pt.10.2 of the City's "Guildford – Mandoon Heritage Area Policy (Part A)" at Pt.10.2; "Heritage Impact Statement" states;

"A Heritage Impact Statement is required to accompany all development applications relating to the following types of development...(iii) New

construction visible from the public realm (inclusive of the streetscape)...". Further;

"For all new infill development, the Heritage Impact Statement will undertake an assessment of the proposal's potential for impact against the overall significance of the Guildford Heritage Area. It will also consider the immediate streetscape context as defined in the Character Statement relating to the property and assess the appropriateness of the proposed development in that context."

Notwithstanding the relative isolation of the site relative to the South-East Area, defined in the Character Statement of the City's Policy (Part B), the site is highly visible from James Street at a prominent point along that major thoroughfare, and therefore the development will have some peripheral impact on the overall visual perception of the Town.

Heritage Listings

The site is contained within the perimeter of the "Guildford Historic Town (Mandoon)", listed on the HCWA State Register of Heritage Places; Data Base No. P2915, listed on 02/07/2019.

The site is contained as a Permanent Entry on the Register of the National Estate (entered 18/04/1989)

The site is Classified by the National Trust (classified 30/05/1984)

The site is contained within the City of Swan's "Guildford – Mandoon Heritage Area", adopted under the City's Local Planning Scheme No.17

Statement of Significance

Two separate Statements of Significance exist for the subject Heritage Area, contained respectively under the State Register of Heritage Places Register Entry for Place No. P2915, and the City's "Guildford – Mandoon Heritage Area Policy (Part A). These are expressed as follows:

HCWA State Register Entry

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 riverfront 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 Interwar 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 center (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 ribbons grants perpendicular to the banks of the Swan and Helena Rivers which are tangible evidence of agricultural land allocation envisaged 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 surrounding suburbs, as a result of its encirclement by 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 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 in 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.

City of Swan “Guildford – Mandoon Heritage Area”

Guildford Heritage Area is recognized locally for its significance for the following heritage values:

- *Guildford, also known as “Mandoon” or “Place of Many Trees”, which continues to be valued by Whadjuk Noongar people for its extensive tree canopy, alluvial wealth, and source of food present in the floodplains;*
- *It is one of the original three settlements of the Swan River Colony; surveyed by H.C. Sutherland in 1829;*
- *Guildford is a 19th century townsite in uniquely intact condition in the Western Australian context with its original rectilinear lot pattern and grid street layout still highly legible;*
- *Stirling Square is the oldest public park in Western Australia, originally planned in 1829;*
- *Guildford features distinct characteristics of historically significant periods of development, transport, global events, and major growth for Western Australia from its original settlement in the early 1800s to the present day;*
- *The evolution of housing needs and architectural styles during this time remains evident in the built form of Guildford from austere Colonial civic buildings to grandiose households of the Gold Boom era to modest simple cottages of the Inter-War era;*
- *The townsite is associated with early settlers of the Swan River Colony, including Governor James Stirling and pioneering post-colonisation families of the Swan District;*
- *Guildford is a rare example of a townsite nestled in the confluence of the Swan and Helena Rivers which has lent to its compact low-rise village scale;*
- *Guildford is accessible by three timber bridges that form a cohesive group built within a ten year period during the last phase of major timber bridge construction in WA, with a high level of original fabric which remains in all three locations and a land bridge dating from the mid 1800s to the mid 1900s, which are:*
 - *Barker’s Bridge over the Swan River (northern entrance)*

- *The Bassendean Bridge over the Swan River (western entrance); and*
- *The Johnson Road Bridge over the Helena River (southern entrance).*
- *The siting of Guildford as a rural inland port contained by the riverine environs is still reflected by its large ribbon allotments along the northern, western and southern boundaries of the townsite.*

Statement of Heritage Impact - Assessment

The following assessment / comments are provided in regard to the proposed development of the site contained in the subject Development Application presently submitted to Council. It assesses the impact of the proposed development on the heritage significance of the place having regard to all the listed headings and criteria contained in the HCWA Guideline “Heritage Impact Statement – A Guide, 2020”

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

- The proposed development is located on the main east-west road through Guildford, running parallel with the railway line and therefore creating a boulevard vista for the Town. This primary location provides significant opportunity for any premises located on this street generally and new developments have an opportunity to contribute to the enhancement and infilling of the Town and main streetscape as a result.
- The particular site has a considerable level of isolation, where the streetscape to the west is open with significant mature vegetation, principally historic Sugar Gums, and streetscape to the east comprised of larger scaled commercial premises set well back from the road with significant planted landscaping. Any development on the site will therefore be prominent in the streetscape, potentially creating some continuity along the north side of James Street in this location.
- The proposed development is relatively low-key in terms of scale and building form, comprising a single-storey masonry façade fronting James Street and a lightweight shed structure set beyond. This arrangement ensures the proposed development has only limited visual impact on the site and streetscape.
- Further to the above, the small scale of development allows the natural vegetation around the site to remain dominant as a primary streetscape element, identified as being significant to this locality in the South-East Precinct Character Statement.
- The simply detailed and fenestrated front masonry façade is in keeping with structures directly addressing the street, identified as appropriate in Part 8.4 “New Built Form” of the City’s Heritage Area Policy.
- Signage as indicated in the development application is simple and contained to the upper parapet facing the street, reflective of traditional commercial signage found throughout James Street.

- Most structures in this section of James Street, particularly to the southern side are of single-storey scale and form, with relatively small front setbacks, commonly behind masonry screen walls. The proposed development is consistent with this streetscape scale and form.
- The simple façade further reflects the general form of the commercial building set directly opposite.
- The simple, skillion-roofed shed form and materiality is reflective of commercial structures located in this particular section of James Street to the east, and also may be seen as interpretative of simple historic shed / warehouse / commercial structures found all along James Street. At the same time the proposed building form is clearly contemporary and not a mock-historic structure, appropriate to its clearly contemporary use. This contrasts with the mock-historic detailing to the front corner of the commercial structure directly opposite to the south side of James Street, contrary to the requirements of Pt.8.4 of the City's Heritage Area Policy.
- The building is sited proportionally between significant verge trees, which are all retained.
- The open frontage provides opportunity for increased vegetation, in conjunction with screen walls that may contribute to a more interactive streetscape (note the present application does not contain these elements, however is well capable of doing so if considered beneficial or desirable).
- The proposed development requires the removal of the present caravan sales yard with its ancillary transportable office structures. While the sales yard is presently relatively unobtrusive, an otherwise developed vehicle sales facility with advertising commonly associated with such facilities could have considerably greater adverse visual impact in the streetscape while remaining broadly consistent with the presently approved premises.
- The proposed use involves limited building structures and infrastructure, meaning that future uses that may provide greater visual contribution to the visual streetscape and activity on the street are not likely precluded by the presently proposed investment. More significant future development to this relatively prominent site in the longer term, not precluded by the present proposal might make considerable contribution to this predominant street and the Heritage Area as a whole.

The following aspects of the proposal could detrimentally impact on the heritage significance of the place or area, for the following reasons:

- Notwithstanding its relatively diminutive scale, the proposed building will present as a clearly visible, stand-alone structure in this portion of James Street, where the historic planted verge extends to the west and where larger scale commercial premises are set well back from the road to the east. There is potential for the structure to appear as an anomaly in this context, however simply reflecting the somewhat unique nature of the site and unavoidable consequence of any development greater than the presently open vehicle sales yard.
- In the above context, the proposed development will make only limited contribution to a built-up streetscape. James Street has a considerable mix of development types and building forms, however possesses a relatively

strong and continuous streetscape other than the immediate locality of this site. As noted under the previous heading however, the relatively simple scale of development and investment will not likely preclude potential future development that may make considerably greater visual contribution to the streetscape.

- The present application contains little on-site landscaping, also in conjunction with no screen walling to the James Street frontage. Possible inclusion of these elements in some combined form may assist the screening of vehicular activity and contribute more positively in enhancing the streetscape.
- The proposed shed form is somewhat amorphous and irregular in its set-out, where traditional warehouse / commercial buildings tend to otherwise possess clearer rectilinear forms. The building form is however appropriate to its clear contemporary use and avoids any mock-historic tendency as a result, consistent with the requirements of the City's Heritage Area Policy..

Conclusions:

- The proposed development is simple in nature, with limited impact on its site as a consequence. This is appropriate and likely fortuitous given the considerable isolation of the site to the north side of James Street in this location, particularly given the relative predominance of mature historic vegetation in the streetscape.
- The absence of any significant or contributory heritage structures in the close vicinity of the proposed development avoids any potential conflicts between the character of such places and the clearly contemporary, utilitarian structures proposed on the site.
- The site is located at the beginning of a considerable stretch of more recent commercial development to the east along the north side of James Street. The simple utilitarian form of the proposed development is not out of context in this regard as a result.
- The proposed development sits appropriately on its site, allowing retention of existing significant verge planting and opportunity for additional planting and screen walling to enhance the contribution of the premises to a built-up and landscaped streetscape.
- The proposed built form, with a masonry parapet frontage and steel framed / clad shed structure beyond is simple and loosely reflective of traditional commercial / warehouse / shed forms distributed right along James Street.
- The small street-front setback is also appropriate in this context.
- Careful consideration should be given to colors and signage applied to the development, to ensure that the premises is not overly intrusive in the streetscape. This may be dealt with by way of condition/s to the satisfaction of the City in any planning approval.
- Similar condition/s may be applied with respect to further soft and hard landscaping that may be considered desirable in enhancing the streetscape contribution of the proposed development.
- The relatively low scale of proposed development and investment provides opportunity for future development of the site in ways that may more

significantly enhance the built character and activity of James Street in this prominent location.

- The proposed development does not exacerbate any negative aspects of the present vehicle sales yard on this site. In this respect the application will not detract from the present level of visual amenity and heritage significance of the site as a consequence.
- In light of all the above considerations, it is felt the application can be supported relative to the retention, protection and enhancement of the identified heritage values of the subject Heritage Area.

References and Attachments

The following documents have been referenced / considered in the preparation of this Heritage Impact Statement

- Heritage Council of WA (HCWA) “Heritage Impact Statement – A Guide, 2020”
- City of Swan; Heritage Area Policy Document “Guildford – Mandoon Heritage Area Policy Statement (Part A)”, October 2022
- City of Swan; Heritage Area Policy Document “Guildford – Mandoon Heritage Area Character Statements (Part B)”, October 2022
- HCWA State Register of Heritage Places; Register Entry for Place No. P2915
- Development application and associated architectural drawings; “Proposed Carwash at 52 James Street, Guildford”, Sidi Constructions, dated 01/12/2025

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February, 2026

APPENDIX A

Photos of Premises as Existing (February, 2026)

APPENDIX B

Development Application / Architectural Drawings (December, 2025)