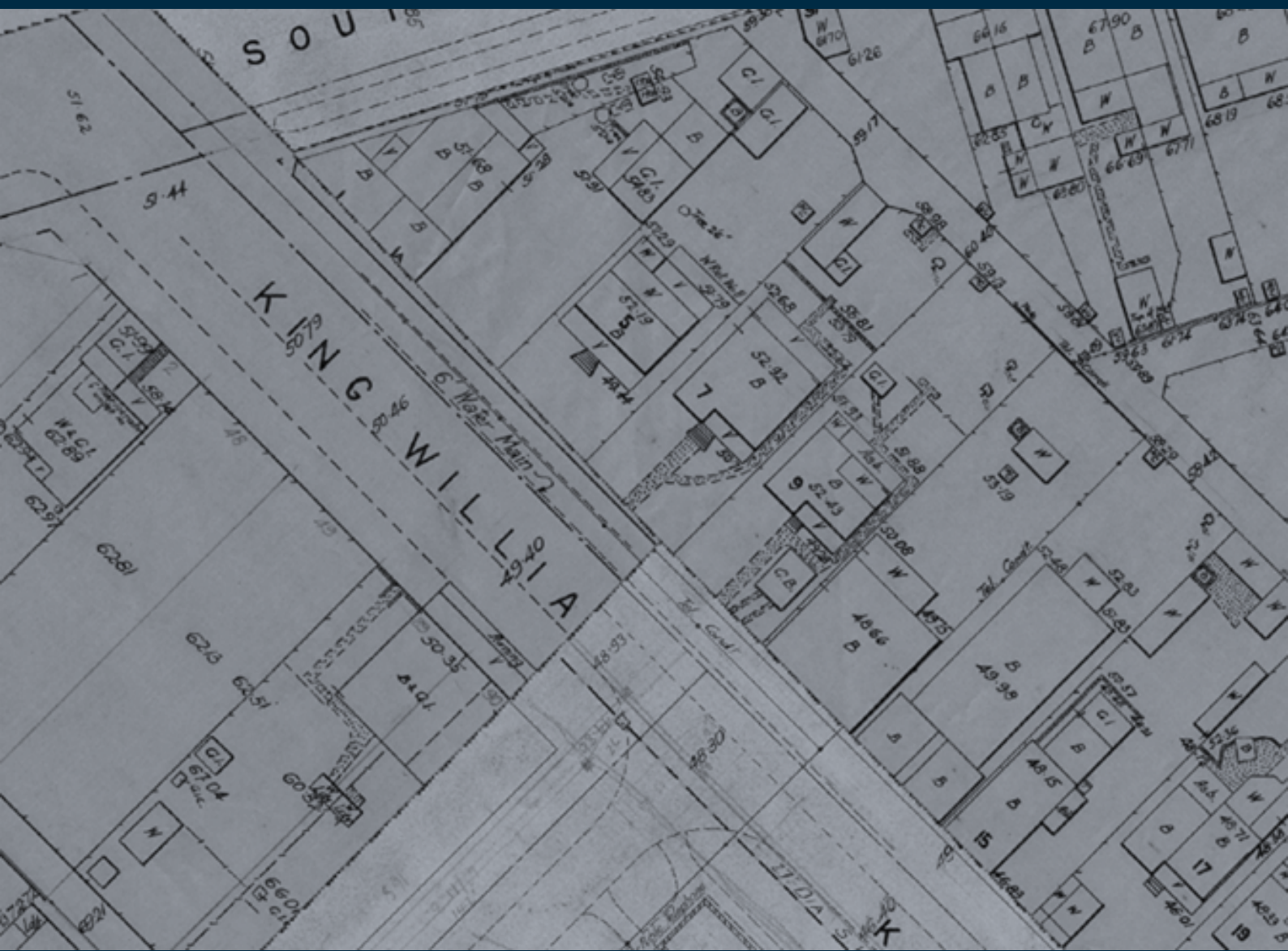


# Heritage Impact Statement

## King William Street

May 2026

Prepared for: Community Housing Limited



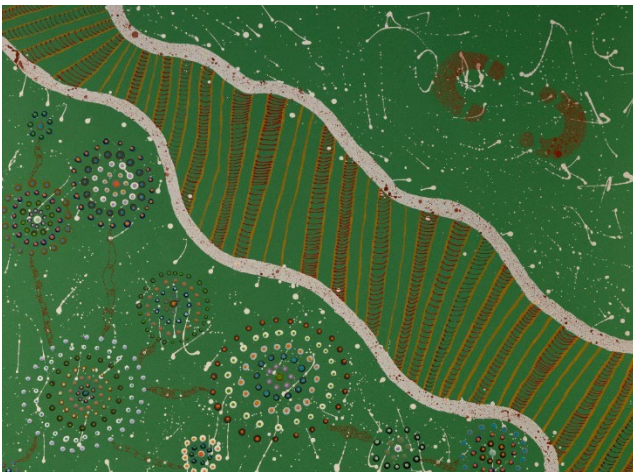
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Project Code	P0064838
Report Number	FINAL_01 April 2026 FINAL_02 May 2026

## Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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# Executive Summary

Urbis has been engaged by Community Housing Limited to prepare this Heritage Impact Statement (HIS) for the proposed redevelopment of 7–11 King William Street, Bayswater (hereafter referred to as 'the site' or 'the subject site'). The purpose of this HIS is to assess the potential impacts of the proposed development on the cultural heritage significance of the site and the surrounding heritage context.

The subject site is included on the City of Bayswater Local Heritage Survey and within the METRONET East Bayswater *Historic Town Centre Heritage Area*. The site comprises *Commercial Premises* at 9 King William Street (Place No. 49) and *McLeish's Grain Store (fmr)* at 11 King William Street (Place No. 51), with No. 11 also identified as a contributory place within the heritage area.

This Heritage Impact Statement accompanies the Development Application seeking approval for the demolition of the existing buildings and the construction of a 9-storey mixed-use development providing affordable community housing, with active ground floor commercial or community uses addressing King William Street. The HIS has been prepared in accordance with the Heritage Council of Western Australia guidelines, the Burra Charter, and the METRONET East Bayswater Project Area Design Guidelines.

The assessment finds that the existing buildings at 9 and 11 King William Street are in poor condition and retain low levels of integrity and authenticity due to extensive alteration and deterioration. As a result, they no longer clearly demonstrate the heritage values attributed to them in earlier assessments and do not make a meaningful contribution to the identified heritage significance of the heritage area. The heritage significance of the Bayswater Town Centre is expressed collectively through the commercial character of the streetscape, particularly through more intact early to mid 20<sup>th</sup> century commercial buildings elsewhere along King William Street, which will be retained.

Key mitigation and heritage response measures include:

- **Archival recording and interpretation:**

Archival recording of the existing buildings will be undertaken prior to demolition in accordance with Heritage Council of Western Australia guidelines. Interpretive material within the new development will acknowledge the site's historical associations and contribute to public understanding of the area's evolution.

- **High-quality contemporary infill development:**

The proposed development adopts a noticeably contemporary architectural approach that responds to the established scale, rhythm and commercial character of King William Street without replicating historic styles. Fine-grain articulation, active ground-floor uses and a clearly defined street edge reinforce the historic town centre character.

- **Repairing the streetscape**

The new development repairs an anomaly in the streetscape by removing the street setback, restoring a continuous street edge that is more typical of mid-20th-century commercial main street character. This reinforces the prevailing streetscape character and enhances active street frontages.

A detailed assessment of heritage impacts is provided in Section 6.

In summary, while the proposed redevelopment will involve the removal of some historic fabric, when considered holistically it is assessed to result in minimal adverse impact on the heritage significance of the subject sites or the Bayswater Town Centre Heritage Area. On this basis, the proposed development is considered acceptable and can be supported from a heritage perspective..

# 1 Introduction

## 1.1 Background

Urbis have been engaged by Community Housing Limited to provide a Heritage Impact Statement (HIS) for the proposed redevelopment of 7-11 King William Street, Bayswater (hereafter referred to as 'the site' or 'the subject site'). This Heritage Impact Statement (HIS) will assess the potential impacts of the proposed works on the cultural heritage significance of the place and heritage area.

The site has been recognised as a place of cultural heritage value through its inclusion on the City of Bayswater Local Heritage Survey and the METRONET East Bayswater Heritage Inventory, where it is identified as Place No. 49, *Commercial Premises, 9 King William Street*, and Place No. 51, *McLeish's Grain Store (fmr)*. The site is also located within the METRONET East Bayswater Historic Town Centre Heritage Area (Place No. 47).

The proposed development designed by Rothelowman Architects, in consultation with the heritage architecture team at Urbis proposed the demolition of the sites existing structures and construction of a 9 storey affordable community housing facility with the provision for community or retail-based functions on the ground floor.

## 1.2 Site Location

The subject site is located at 7-11 King William Street Bayswater. The extent of the site subject to this HIS is illustrated below.



Figure 1 – Location plan showing location of the subject site within the context

Source: Urbis 2025

## 1.3 Methodology & Relevant Documentation

This Heritage Impact Statement has been prepared in accordance with the HCWA Guidelines and utilises the statements of significance prepared by the Heritage Council of WAS (HCWA). The philosophy and process adopted is guided by The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013.

The proposed works have been assessed in accordance with the guiding document prepared by the Department of Planning, Lands and Heritage (DPLH) entitled Heritage Impact Statement – A Guide (HCWA, 2012) to address the following questions:

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

The following documents have informed the preparation of this Heritage Impact Statement:

- Development WA, Metronet East Bayswater Project Area Design Guidelines, 2021
- City of Bayswater, Local Heritage Survey, 2020 (Metronet East Bayswater Heritage Inventory)

## 1.4 Author Identification

This report has been prepared by Wade Goldwyer (Consultant) and Isabella Bellotti (Senior Heritage Consultant). Marc Beattie (Director, Heritage) has reviewed and endorsed the report.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2 Site Context

### 2.1 Location and Setting

King William Street forms the historic and commercial core of the Bayswater town centre. The street is characterised by a largely intact group of early commercial buildings, predominantly dating from the mid-Federation period, which together create a coherent and legible streetscape. While many premises have undergone alteration, sufficient original fabric and classical detailing remains to clearly express the historic commercial character of the street. A mix of single and double storey buildings produces an undulating roofline, reinforced by widespread use of parapet walls, contributing to visual interest and a strong sense of continuity along the street.

Most commercial buildings along King William Street are constructed to a nil setback, directly addressing the footpath and reinforcing the traditional town centre form. This consistency is interrupted in places by former residential buildings adapted for commercial use, where original setbacks have been retained and are now expressed through parking areas, gardens or alfresco dining spaces. These variations are limited in extent and do not detract from the overall cohesion of the streetscape. Commercial development on both sides of the wide street creates a sense of enclosure, moderated by the modest building heights, generous street planting and surrounding greenery, which together balance the built form and contribute positively to the setting of 7–11 King William Street.



Figure 2 Intersection of King William Street and Whatley Crescent looking east from the Bayswater Train station underpass

Source: Urbis 2026



Figure 3 existing condition of neighbouring contributory heritage building no13 & 15 King William Street located east of the subject site.

Source: Urbis 2026

### 2.2 Description of Fabric

#### 2.2.1 9 King William Street

The property at 9 King William Street comprises a modest single-storey brick building set on a raised plinth, with a corrugated metal roof combining hipped and gabled elements. Two brick chimneys penetrate the roof, one located on each side of the building.

A painted brick wing projects from the left side of the facade and incorporates two sash windows, with a gabled end above featuring a collar tie and a decorative turned timber finial. To the right, a bullnose verandah extending across part of the frontage has been enclosed and adapted to form a shopfront with full-height glazed windows. A small area of exposed face brickwork is visible above this former verandah.

Access is provided via a timber ramp with a simple timber balustrade leading to the verandah area. The building is set back from the street with minimal landscaping and a paved footpath along the frontage. Views of the building are partly obscured by the adjacent structure.

The building is in poor condition overall. A number of original decorative elements are missing, and the remaining timber fabric shows clear signs of deterioration. The masonry plinth is significantly affected by rising damp, evident in widespread moisture staining and material degradation at the base of the walls.

Internally the building is of a residential character with little to no contributory architectural features to the surrounding commercial precinct.



Figure 4 9 King William Street existing condition of south elevation  
Source: Urbis 2026



Figure 5 9 King William Street poor condition of entry ramp to verandah  
Source: Urbis 2026



Figure 6 North (rear) elevation of 9 King William Street  
Source: Urbis 2026

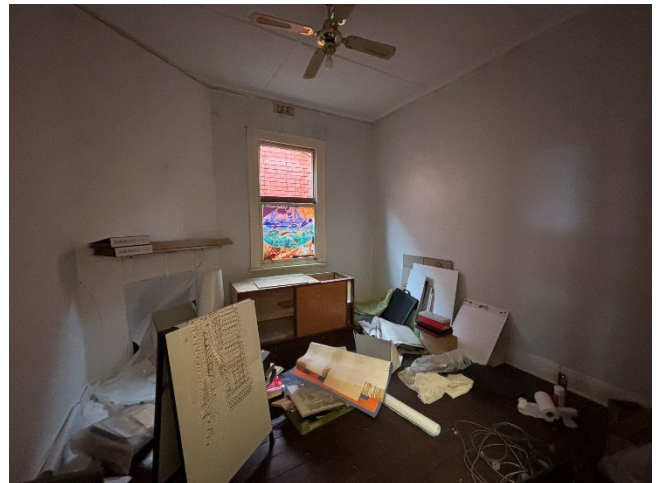


Figure 7 Interior condition of 9 King William Street  
Source: Urbis 2026

## 2.2.2 11 King William Street

The building comprises two adjoining single-storey retail tenancies constructed in brick, with a rendered street facade. It is built to the street alignment, directly abutting the footpath.

The right-hand shop has a restrained frontage, featuring a glazed sliding entry door with fanlights. The left-hand shop presents a glazed double entry door with sidelights, along with a timber-framed sash window positioned to its left.

A small courtyard is located on the western side of the building, defined by a face-brick pier and panel fence. This space, originally forming part of the neighbouring property's front garden, is now used for outdoor dining and is accessed from the left tenancy via double doors with sidelights.

The roof is corrugated metal, with a gabled form to the left side. While the gable is screened from the street by a parapet, the parapet itself extends across the full width of the frontage, incorporating a gabled feature above the left shop entrance.

The building is in poor condition, with evidence of rising and falling damp affecting the external rendered masonry. Internally, damp-related deterioration has resulted in failed ceiling and wall finishes.

To the rear of the building is a contemporary outdoor shelter structure, which is in a dilapidated state and set within overgrown rear garden areas.



Figure 8 11 King William Street existing condition of south elevation  
Source: Urbis 2026



Figure 9 11 King William Street north (rear) elevation with shelter structure and overgrown gardens.  
Source: Urbis 2026



Figure 10 11 King Willim Street intrior condition substantial water damage to ceilings to the eastern shopfront  
Source: Urbis 2026



Figure 11 11 King William Street west shop front interior condition, no remnant heritage fabric remains internally  
Source: Urbis 2026



## 3.2 History of Bayswater Town Centre

European settlement of Western Australia commenced in 1829, accompanied by early land surveys undertaken by Surveyor General John Septimus Roe. These surveys established long, narrow “ribbon grants” extending from the Swan River.<sup>3</sup> Land within what is now the Bayswater town centre, including King William Street, formed part of a ribbon grant allocated to Robert Thomton. Early occupation of the area was limited, as many original grantees moved on to pastoral land or sought employment opportunities in Perth and Fremantle.<sup>4</sup>

Bayswater emerged as a recognisable town centre in the late 1890s, driven by the establishment of key civic and transport infrastructure. The opening of the local school in 1894, followed by the railway station in 1896 and the post office in 1898, anchored the settlement and encouraged development.<sup>5</sup> Commercial activity concentrated along the railway line, reflecting strong government investment in transport infrastructure. The construction of the railway subway in 1910 further reinforced the linear commercial form of the centre, with shops extending eastwards along the rail corridor, including into King William Street.<sup>6</sup>

Development during the inter-war period was modest, with many earlier buildings adapted or extended rather than replaced. New commercial premises were constructed along Whatley Crescent during the 1920s, contributing to the gradual consolidation of the town centre.<sup>7</sup> Following World War II, population growth increased demand for local retail and services.<sup>8</sup> Post-war shop groups, including development at the corner of Whatley Crescent and King William Street, reflect mid-20<sup>th</sup> century commercial design and scale.

The streetscape of King William Street illustrates this layered development history. Commercial buildings are generally constructed with nil setback, creating a consistent and defined street edge.<sup>9</sup> This pattern is interrupted between Nos. 5 and 9 King William Street, where former residential buildings retain deeper setbacks. No. 9 remains a Federation-era residence with a retained garden setback<sup>10</sup>, while No. 11 resumes the commercial nil-setback pattern, reinforcing the historic commercial character of the street.<sup>11</sup> Later commercial use of No. 11 has extended into the setback of No. 9, accommodating outdoor dining from the late 1990s and demonstrating the adaptive evolution of the town centre.

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<sup>3</sup> City of Bayswater, 2020. Local Heritage Survey – Thematic History & Framework, p. 11

<sup>4</sup> City of Bayswater, 2020. Local Heritage Survey – Thematic History & Framework, p. 11

<sup>5</sup> City of Bayswater, 2020. Local Heritage Survey, p. 186

<sup>6</sup> City of Bayswater, 2020. Local Heritage Survey, p. 186

<sup>7</sup> City of Bayswater, 2020. Local Heritage Survey, p. 186

<sup>8</sup> City of Bayswater, 2020. Local Heritage Survey, p. 186

<sup>9</sup> City of Bayswater, 2020. Local Heritage Survey, p. 185

<sup>10</sup> City of Bayswater, 2020. Local Heritage Survey, p. 185

<sup>11</sup> City of Bayswater, 2020. Local Heritage Survey, p. 185

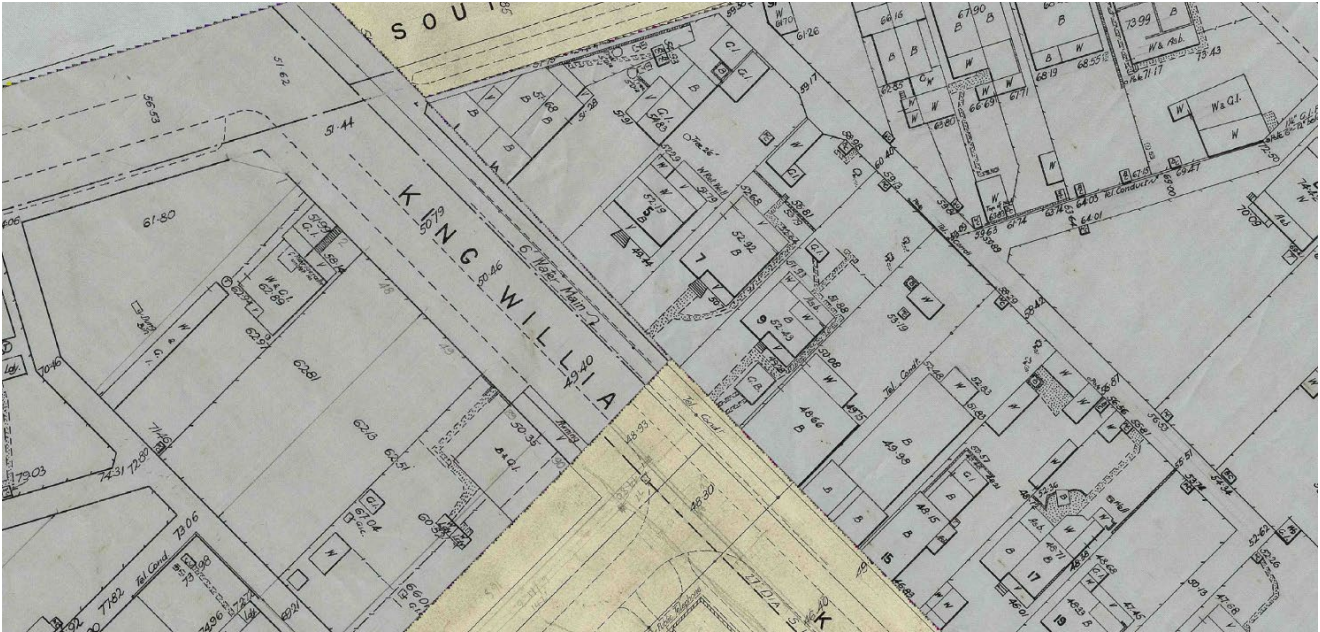


Figure 13 – Metro Map showing the streetscape of the subject sites (red outline), dated 1938.

Source: SRO, Perth Metro Maps, <https://mapping.sro.wa.gov.au/#/map>



Figure 14 – Aerial showing the post war commercial development along King William St, dated 1965,

Source: City of Bayswater, Intramaps, <https://bayswater.spatial.tlcloud.com/spatial/intramaps/?configId=359e0f03-92e0-4309-9024-f199f434a742&project=Public>



Figure 15 - Aerial, dated 2025.

Source: City of Bayswater, Intramaps, <https://bayswater.spatial.tlcloud.com/spatial/intramaps/?configId=359e0f03-92e0-4309-9024-f199f434a742&project=Public>

### 3.2.1 9 King William Street

- Subdivision approved in 1904 as part of the Hamilton Estate.<sup>12</sup>
- One of a pair of houses constructed c. 1905, likely as speculative or rental housing.<sup>13</sup>
- Long-term residential occupation from circa 1913 to the 1960s by the Barnes family.<sup>14</sup>
- Garage added to the front of the lot in 1928, reflecting increased vehicle ownership.<sup>15</sup> Figure 16 shows garage in 1939. The garage was demolished sometime between 1974–1979 (Figure 17 and Figure 18).
- An outdoor dining area was established in the late 1990s in a front section of the subject site which then became part of the adjoining property at No. 11. After this the subject site lost its residential setting front setback
- Roof replaced between 1995 and 2000 (By the year 2000 the rear of the house had been extended particularly towards the northern corner towards the original outdoor shed, which is currently being used as a toilet facility. During these renovations it was also likely that the front verandah was infilled.
- By the early 2000s the use of the subject site changes from residential to commercial space. Figure 19 shows the building being used by 'Fragrant Homes' in 2002.
- The finials of the house were removed between September 2021 and November 2023 (see Figure 20 and Figure 21). By 2023 the subject site is no longer occupied, as indicated by the degradation of the property (including removal of the lawn and 'no parking' sign).

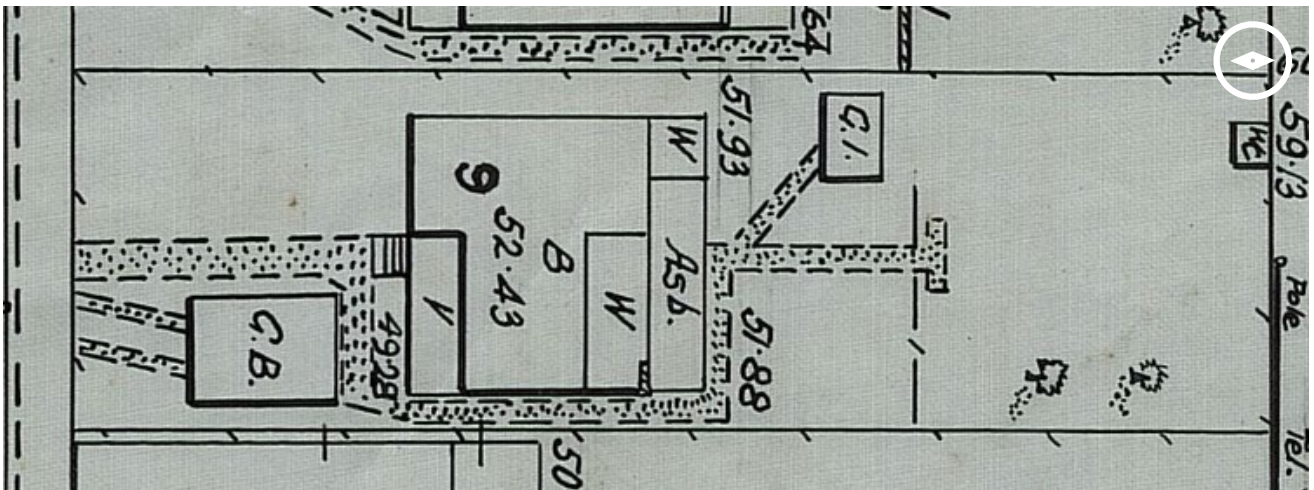


Figure 16 – Metro Map showing 9 King William Street, dated 1938.

Source: SRO, Perth Metro Maps, <https://mapping.sro.wa.gov.au/#/map>

<sup>12</sup> City of Bayswater, 2020. Local Heritage Survey, p. 193

<sup>13</sup> City of Bayswater, 2020. Local Heritage Survey, p. 193

<sup>14</sup> City of Bayswater, 2020. Local Heritage Survey, p. 193

<sup>15</sup> City of Bayswater, 2020. Local Heritage Survey, p. 193

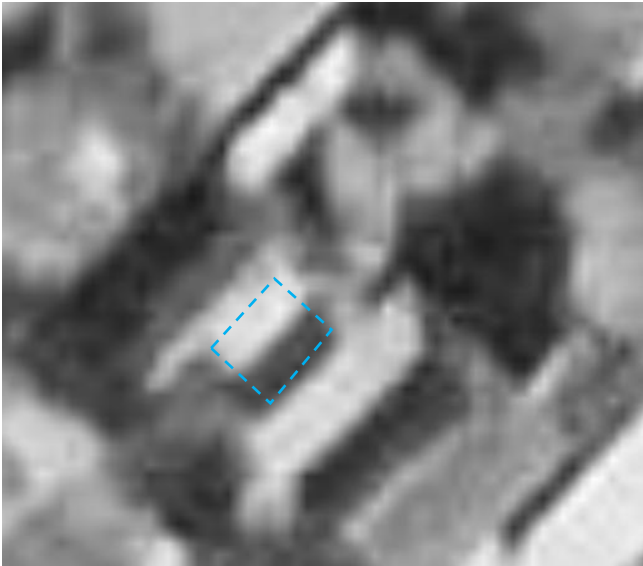


Figure 17 – Aerial prior to removal of the garage (outlined in blue), dated 1974.

Source: Landgate Map Viewer Plus, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



Figure 18 – Aerial taken after removal of the garage, dated 1979.

Source: Landgate Map Viewer Plus, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



Figure 19 – The subject site being used as a commercial premises, dated 2002.

Source: cotality, 2025, <https://rpp.corelogic.com.au>



Figure 20 – Photo showing the finials, dated September 2021.

Source: Google Streetview, 2021



Figure 21 – Photo taken after removal of the finials, dated November 2023.

Source: Google Streetview, 2023

### 3.2.2 11 King William Street

- Constructed in two stages reflecting commercial growth:
  - Northern section built in c. 1905 as a general store for Robert McLeish (1867–1959).<sup>16</sup>
  - Southern section added c. 1923 during a period of town expansion.<sup>17</sup>
- Continuous commercial use throughout the 20<sup>th</sup> century.
- Later adapted for a range of commercial purposes.
- Between 1983–1985 the roof of the main building was replaced (see *Figure 23* and *Figure 24*).
- By 1995 a small red fabric awning was added to the northern shopfront (*Figure 25*). Outdoor dining area established in the late 1990s, incorporating part of the adjoining property at No. 9.<sup>18</sup> *Figure 25* and *Figure 26* show the addition of the outdoor dining area (blue roof). By the early 2000s the rear section of the building was extended.
- The building illustrates the transition of King William Street from mixed residential use to a predominantly commercial centre.
- By 2000 the small red awning at the shopfront was replaced with a larger fabric awning, which was removed in 2015 (see *Figure 27* and *Figure 28*). The lower to mid-section of the shopfront was also repainted white.
- THAT Food Company occupied the subject site since at least the early 2000s. The subject site ceased operations by 2020 (see *Figure 29* and *Figure 30*).

<sup>16</sup> City of Bayswater, 2020. Local Heritage Survey, p. 199

<sup>17</sup> City of Bayswater, 2020. Local Heritage Survey, p. 199

<sup>18</sup> City of Bayswater, 2020. Local Heritage Survey, p. 199

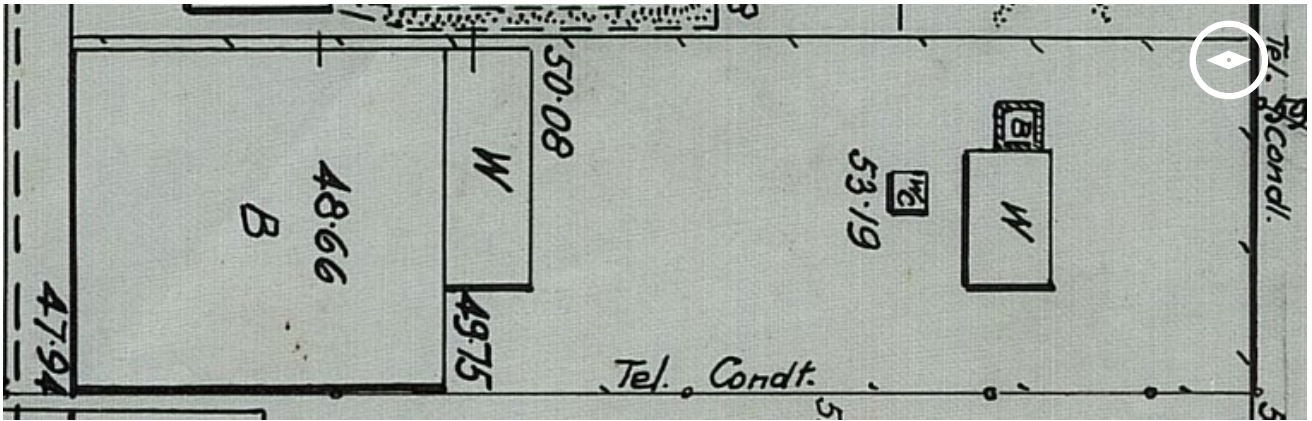


Figure 22 – Metro Map showing 11 King William Street, dated 1938.  
 Source: SRO, Perth Metro Maps, <https://mapping.sro.wa.gov.au/#/map>



Figure 23 – Prior to roof replacement, dated 1983.  
 Source: Landgate Map Viewer Plus, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



Figure 24 – After roof replacement, dated 1985.  
 Source: Landgate Map Viewer Plus, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



Figure 25 – Prior to the construction of the outdoor seating area, dated 1995. At this time a small red awning was added to the shopfront.  
 Source: Landgate Map Viewer Plus, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



Figure 26 – After to the construction of the outdoor seating area, dated 2000. Note the rear extension.  
 Source: Landgate Map Viewer Plus, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



Figure 27 – Fabric awning prior to removal, dated February 2015.  
 Source: Google Streetview, 2015



Figure 28 – Fabric awning after removal and new paint to the lower-mid section of the shopfront, dated November 2015.  
 Source: Google Streetview, 2015



Figure 29 – The subject site in use by THAT Food Company, dated 2018.  
 Source: Google Streetview, 2018



Figure 30 – The subject site after closure, dated 2020. Note the closed doors and boarded window.  
 Source: Google Streetview, 2020

# 4 Heritage Significance

## 4.1 Heritage Listings

### 4.1.1 Historic Heritage Listings

Heritage Places are those places listed in the METRONET East Bayswater Heritage Inventory, as outlined under clause 2.3 of the Metronet East Bayswater Project Area Design Guidelines and are identified as places which contribute towards the local cultural heritage significance and sense of place of Bayswater.

Contributory Places are places identified in addition to Heritage Places as contributing to the heritage significance, aesthetic cohesiveness and strong, identifiable commercial character of the Town Centre streetscape.

The subject site contains the following heritage listed places.

Table 1: Applicable heritage listings

No.	Place or Item	Management Category	City of Bayswater Heritage List	METRONET East Historic Town Centre Area Contributory place
<b>METRONET East Bayswater Heritage Inventory</b>				
<b>No.47</b>	<i>Bayswater Town Centre, Bayswater (Heritage Area)</i>	<i>Heritage Area</i>	Yes	Yes
<b>No.49</b>	<i>Commercial Premises, 9 King William Street, Bayswater</i>	<i>Category 3 Some/Moderate Significance Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item</i>	Yes	No
<b>No: 51</b>	<i>McLeish's Grain Store (fmr), Bayswater</i>	<i>Category 3 Some/Moderate Significance Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item</i>	Yes	Yes

Source: HCWA InHerit database

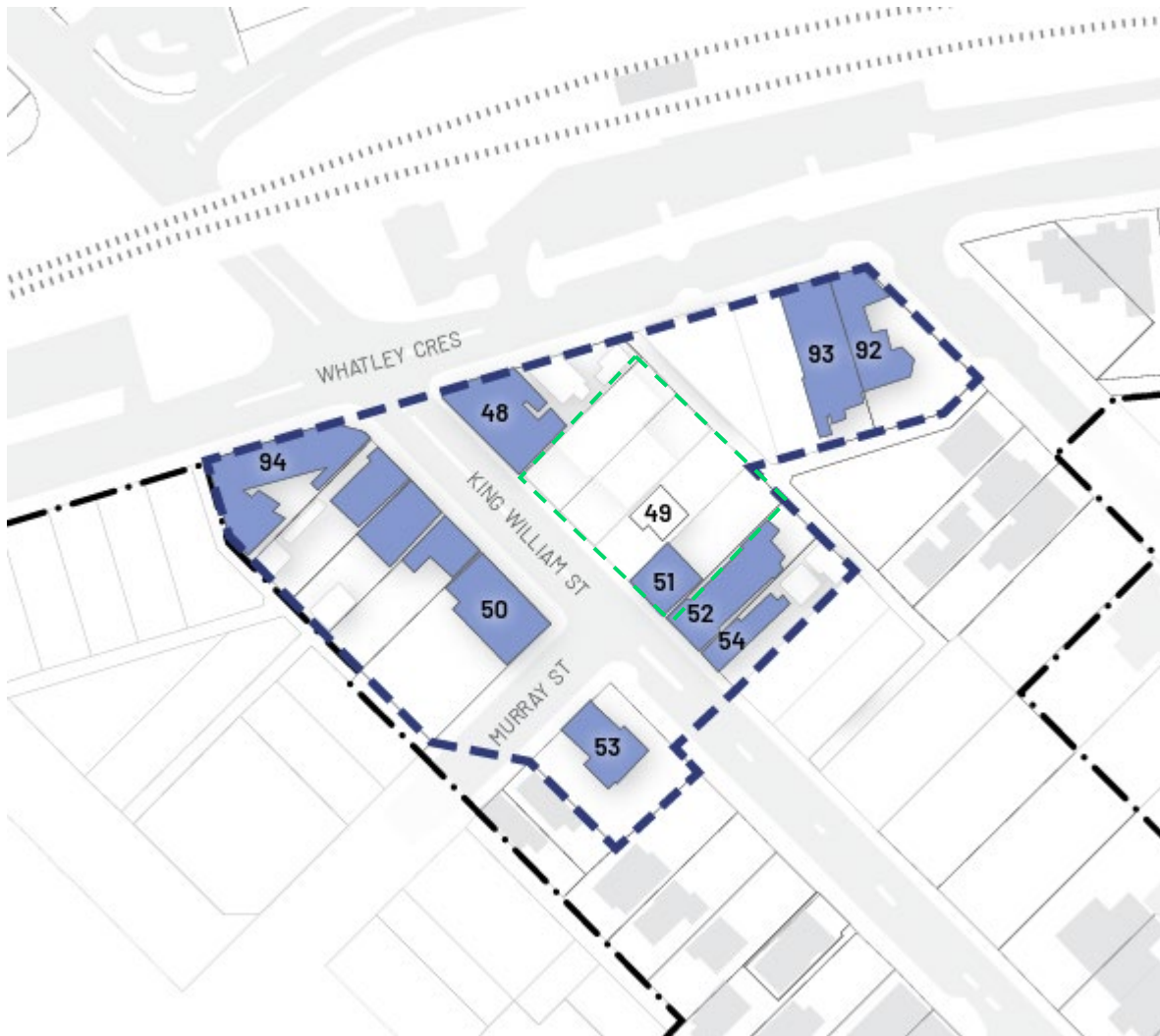


Figure 31 subject sites heritage listings shown within the METRONET East Bayswater historic town centre area plan  
 Source: DevelopmentWA, METRONET East Bayswater Project Area Design Guidelines

## 4.2 Heritage Assessment

### 4.2.1 Statement of Significance

The subject sites three (3) heritage places hold the following Statements of Significance, which is a concise summary of the heritage places values. The following Statement of Significance's have been taken from the METRONET East Bayswater Heritage Inventory (City of Bayswater Local Heritage Survey 2020)

#### 4.2.1.1 Baywater Town Centre, Bayswater (Heritage Area)

*The Bayswater Town Centre an area located on King William Street between Halliday Park to the north, Bert Wright Park to the south and extending along Whatley Crescent; east to Hamilton Street and west to the property at 91 Whatley Crescent have the following values.*

##### *Aesthetic Value*

- *As an aesthetically pleasing and cohesive streetscape with a strong identifiable character that is largely consistent in form and scale.*
- *For its collection of good examples of commercial premises that collectively illustrate Federation, Inter War and Post World War Two style and detail.*

##### *Historic Value*

- *As a good representative collection of buildings that illustrate the scale and form of commercial premises in the 20th century, which often included residential premises.*

- *For the evidence it provides about the evolution of the town centre and district in key periods.*
- *For its demonstration of the changing methods of retailing from the small corner shops within walking distance of most homes to the provision of more specialist stores.*
- *For its association with some key individuals who helped to establish and shape the community.*

#### *Social Value*

- *The town centre is valued by the community for the ongoing provision of commercial services since the early 20th century.*

#### *Representativeness*

- *As a good representative collection of early to mid 20th century commercial premises that developed within walking distance of transport.*

#### *Physical Form in the Public Realm*

- *The commercial premises, which (with the exception of some later developments) were predominantly developed in the period from 1900 to the 1930s and have retained their external form and most of the detail above the ground level façade. The defined period and nature of development has resulted in a consistent scale and form which is enlivened by a diversity of individual details in a cohesive streetscape.*

#### **4.2.1.2 Commercial Premises, 9 King William Street, Bayswater**

- *The place has aesthetic value for its remaining form and detail demonstrating the Federation period.*
- *The place has aesthetic value as a landmark on King William Street which has been largely unchanged since 1905.*
- *The place has historic value for its association with the establishment and development of Bayswater in the 1900s.*
- *The place has social value to the community for its demonstration of the type of residences available in small communities in the early 20th century.*

#### **4.2.1.3 McLeish's Grain Store (fmr), Bayswater**

- *The place has some aesthetic value for its form and remnant elements of the two periods in which it was constructed*
- *The place has historic value for its association with key periods of development in the Bayswater town centre, the 1900s and 1920s and is closely linked to the former McLeish Store located at 10-12 King William Street*
- *The place has historic value for its association with Robert McLeish and the McLeish family who were prominent members of the Bayswater community in the first half of the 20th century.*
- *The place has social value to the community for the provision of commercial services at this site since c1905.*

## 4.2.2 Assessment of Significance

Below is an assessment of the subject sites current Statements of Significance, based on the *Guidelines for Assessment of Local Heritage Places by the Heritage Council WA (2022)*. Each place has also been assessed for their level of contribution to the values of the wider *Bayswater Town Centre Heritage Area* as well as reviewed against their individual statement of significance.

Table 2: Assessment of Significance

Statement of Significance	Assessment
<b>Commercial Premises, 9 King William Street, Bayswater</b>	
<i>The place has aesthetic value for its remaining form and detail demonstrating the Federation period.</i>	<p>The place's aesthetic value has been compromised by its deteriorated condition and the loss of fine Federation-period architectural detailing, which has weakened its original character and presentation. The removal of its residential setting, along with alterations to the front setback and the introduction of new built form on the adjoining property, has further diminished the place's ability to clearly demonstrate Federation-era residential architecture and its intended streetscape context.</p> <p>The aesthetic value of the place is tied to its residential character which is inconsistent with its commercial setting as part of the Bayswater Town Centre Heritage Area.</p>
<i>The place has aesthetic value as a landmark on King William Street which has been largely unchanged since 1905.</i>	<p>9 King William Street has undergone a series of alterations since 1905 that have reduced its landmark value. The place has lost its original residential setting and now sits within the Bayswater Town Centre Heritage Area, which is predominantly characterised by commercial development. Early structures within the front setback have been removed, along with historic residential landscaping, diminishing the site's legibility and interpretation as a residential property.</p> <p>Although a building has remained on the allotment since 1905, the place is now atypical within its commercial context. Its deeper residential setback positions the building behind the largely consistent commercial streetscape, reducing its visual prominence and further limiting its landmark role within the street and wider Heritage Area.</p>
<i>The place has historic value for its association with the establishment and development of Bayswater in the 1900s.</i>	<p>The loss of the place's original intended residential use, together with the removal of its surrounding residential context, has weakened its ability to demonstrate its historic association with the early establishment and development of Bayswater in the 1900s. While the building remains physical evidence of this formative period, its location within a now predominantly commercial area reduces the clarity with which it illustrates early residential patterns, lifestyles and land use that characterised Bayswater's early development. As a result, the place's historic value is diminished through reduced legibility rather than a complete loss of significance.</p>
<i>The place has social value to the community for its demonstration of the type of residences available in small communities in the early 20th century.</i>	<p>There is no available evidence to support the place having social value to the community for demonstrating early 20th-century residential types. No records, community associations, oral histories or documented use have been identified that indicate the place is recognised or valued by the community for this reason. In the absence of demonstrable community attachment or recognition, the place cannot be reasonably attributed social significance on this basis.</p>

### McLeish's Grain Store (fmr), Bayswater

*The place has some aesthetic value for its form and remnant elements of the two periods in which it was constructed*

The aesthetic value of the place is limited to the surviving parapet form and a single timber-framed sash window. The remaining fabric is either not intact or in poor condition and does not contribute positively to the building's commercial presentation or overall streetscape value.

*The place has historic value for its association with key periods of development in the Bayswater town centre, the 1900s and 1920s and is closely linked to the former McLeish Store located at 10-12 King William Street*

The places association with the commercial development of the Bayswater Town centre has been eroded by alterations to its original heritage fabric and the poor condition of fabric which remains. Its associations with the McLeish Store across the road is historical only and not tied to any physical heritage fabric on the site.

*The place has historic value for its association with Robert McLeish and the McLeish family who were prominent members of the Bayswater community in the first half of the 20th century.*

Historical associations with McLeish family are not tied to any extant physical heritage fabric and can be readily interpreted without the building.

*The place has social value to the community for the provision of commercial services at this site since c1905.*

The building has not been used for commercial purposes since c2019 no longer providing commercial services to the community. Nor is it a rare or intact example of its type within the locality.

### Baywater Town Centre Heritage Area

*The Bayswater Town Centre an area located on King William Street between Halliday Park to the north, Bert Wright Park to the south and extending along Whatley Crescent; east to Hamilton Street and west to the property at 91 Whatley Crescent have the following values.*

#### *Aesthetic Value*

*As an aesthetically pleasing and cohesive streetscape with a strong identifiable character that is largely consistent in form and scale.*

9 King William Street displays an atypical residential character that contrasts with the predominantly commercial development along the street. Its substantial setback interrupts the otherwise continuous commercial street wall and does not contribute to the identified aesthetic significance of the heritage area.

The facade of 11 King William Street is considered contributory to the heritage area due to its single-storey commercial scale and pedimented parapet. However, all but one of the original openings have been adversely altered, and the building no longer clearly reads as a commercial premises. As a result, its contribution to the consistent commercial streetscape character has been significantly reduced.

*For its collection of good examples of commercial premises that collectively illustrate Federation, Inter War and Post World War Two style and detail.*

9 King William Street does not meet this value because it is a residence rather than a commercial premises. As such, it does not form part of the collection of commercial buildings that illustrate Federation, Inter War or Post World War Two commercial styles and detailing. Regardless of its age or architectural qualities, its residential use, scale and presentation mean it does not demonstrate the characteristics associated with historic commercial development along the street. Consequently, it does not contribute to the collective understanding of the area's commercial heritage that this value seeks to recognise.

11 King William Street does not meet this value because it no longer clearly demonstrates the architectural qualities that define Federation, Inter War or Post World War Two commercial premises. While the building retains a single-storey form and a pedimented parapet, the extensive alteration of original openings has removed key elements

that would allow its age, style and commercial function to be readily understood. As a result, the facade lacks the characteristic detailing, proportions and intact shopfront elements that collectively illustrate these historical commercial styles within the heritage area. This limits its ability to contribute meaningfully to the representative collection of commercial premises referenced in this value

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*Historic Value*

*As a good representative collection of buildings that illustrate the scale and form of commercial premises in the 20th century, which often included residential premises.*

9 King William Street does not demonstrate this historic value because it was constructed and functioned primarily as a residence rather than a commercial premises. While the broader historic pattern acknowledges that some 20th-century commercial buildings incorporated residential accommodation, this value relates to buildings where residential use was integrated within a clearly legible commercial form. No. 9 retains a predominantly residential scale, layout and presentation, including a setback from the street that differs from the established commercial pattern of King William Street. Subsequent commercial use and physical alterations have further reduced its ability to illustrate either early residential living within a commercial context or the scale and form of 20th-century commercial premises.

11 King William Street does not fully demonstrate this historic value due to the loss of physical integrity and legibility of its original commercial form. Although historically constructed and used as a commercial premises, extensive alteration to the façade, including the modification of original openings and shopfront elements, has diminished its ability to clearly express the scale, form and functional characteristics of 20th-century commercial development. As a result, the building no longer provides a readily interpretable example of a commercial premises of this period, nor does it clearly illustrate the common relationship between commercial and associated residential uses referenced in this value.

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*For the evidence it provides about the evolution of the town centre and district in key periods.*

9 King William Street does not provide exceptional evidence of the town centre's evolution, as it was constructed and functioned primarily as a residence. This pattern of early residential development is common within Bayswater and does not represent a key phase or transition in the commercial growth of the town centre. Later commercial adaptation was limited and does not clearly illustrate broader development trends.

11 King William Street does not contribute exceptional evidence of the town centre's evolution due to the loss of integrity and legibility of its historic fabric. Although historically associated with early commercial development, extensive alterations have obscured the building's original form and staged growth, limiting its ability to clearly demonstrate key periods of commercial change within the town centre.

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*For its demonstration of the changing methods of retailing from the small corner shops within walking distance of most homes to the provision of more specialist stores.*

9 King William Street does not demonstrate this value, as it was constructed and used primarily as a residence and was not an early retail premises. Later commercial use was limited and occurred well after the key periods of retail transition, offering no clear evidence of changing retail practices.

Although historically used as a shop, 11 King William Street does not clearly demonstrate changing retail methods due

to extensive alteration and loss of original shopfront and internal fabric. These changes limit the ability to interpret how retailing operated or evolved at the site, with this value more clearly expressed elsewhere in the town centre.

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*For its association with some key individuals who helped to establish and shape the community.*

9 King William Street has no demonstrated association with any key individuals who played a significant role in establishing or shaping the Bayswater community. While the place was occupied by private residents, including the Barnes family, there is no evidence that these occupants held a broader civic, social or commercial influence within the district. As such, any associations are domestic and personal in nature and do not rise to the level required to support this value.

Although 11 King William Street is historically linked to Robert McLeish, this association is largely intangible and is no longer clearly expressed in the surviving fabric of the building. Extensive alteration and loss of original form have reduced its ability to physically demonstrate that association. The McLeish family's contribution to the development of Bayswater is more clearly, directly and intactly represented by other buildings within the heritage area, particularly McLeish's Store (fmr) at 10 King William Street, which retains stronger physical and interpretive links to the family's commercial activities.

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#### *Social Value*

*The town centre is valued by the community for the ongoing provision of commercial services since the early 20th century.*

9 King William Street does not demonstrate this social value, as it did not provide ongoing commercial services during the early or mid-20th century. Its primary function as a residence means it was not part of the long-term provision of retail or commercial activity valued by the community. Later and short-term commercial use does not establish sustained community reliance or attachment to the place for commercial services.

While 11 King William Street historically accommodated commercial uses, it does not currently demonstrate this social value due to the cessation of commercial operations and the absence of evidence of contemporary community attachment. The value of ongoing commercial provision is more strongly represented by other premises within the town centre that continue to operate or retain a clearer continuity of use and community association.

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#### *Representativeness*

*As a good representative collection of early to mid 20th century commercial premises that developed within walking distance of transport.*

9 King William Street does not meet this value as it was constructed as a residence rather than a commercial premises. While it is located within walking distance of transport, it does not demonstrate the form, function or streetscape characteristics of early to mid-20th-century commercial development. Its residential scale and setback distinguish it from the representative collection of shops that define this value within the town centre.

Although originally developed as a commercial premises, 11 King William Street does not clearly represent this value due to the loss of integrity and legibility of its early to mid-20th-century commercial fabric. Alterations to the façade and shopfront, along with poor condition, limit its ability to demonstrate the characteristic form and presentation of commercial premises associated with transport-oriented town centre development. More intact examples elsewhere in the heritage area better represent this value.

### *Physical Form in the Public Realm*

*The commercial premises, which (with the exception of some later developments) were predominantly developed in the period from 1900 to the 1930s and have retained their external form and most of the detail above the ground level façade. The defined period and nature of development has resulted in a consistent scale and form which is enlivened by a diversity of individual details in a cohesive streetscape.*

9 King William Street does not demonstrate this value as it was not developed as a commercial premises and does not exhibit the external form or façade detailing characteristic of early 20th-century commercial buildings. Its residential scale, setback and altered presentation interrupt the otherwise consistent commercial street wall and do not contribute to the cohesive scale, form or architectural rhythm that defines the streetscape.

While 11 King William Street dates from the early 20th century and retains a basic commercial scale, it does not fully demonstrate this value due to the loss of original façade detailing above ground level. Extensive alteration to shopfront openings and finishes has diminished the diversity of intact individual details that contribute to the cohesive streetscape. As a result, the building makes a limited contribution to the consistent scale and form described in this value.

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## 4.2.3 Condition, Integrity and Authenticity

Condition, Authenticity, and Integrity are aspects about the physical evidence of a place to understand its cultural significance and define the level of categorisation. The Heritage Council defines these terms as follows:

- **Integrity:** *Explains the extent to which the fabric is in its original state.*
- **Authenticity:** *Explains the extent to which the original intention is evident, and the compatibility of current use.*
- **Condition:** *Helps to determine if a place is a good, fine, or excellent example of its type.*

### 4.2.3.1 Commercial Premises, 9 King William Street, Bayswater

- **Integrity:** *Moderate*

The place retains aspects of its original interior layout and some associated outbuildings, which supports its heritage integrity. However, the loss of fine architectural detailing, including finials and original verandah posts and balustrades, and the infilling of the verandah has reduced the completeness of the original design and presentation.

- **Authenticity:** *Low*

The authenticity of the place has been substantially reduced by its long-term commercial use and surrounding commercial context. The loss of its residential setting and the removal of internal and external fittings associated with domestic use have obscured the original purpose and intent of the place as a private residence.

- **Condition:** *Fair-Poor*

The fair to poor physical condition of the building further diminishes its heritage value. Missing decorative elements, deteriorated timber fabric, and significant rising damp affecting the masonry plinth compromise both the building's material integrity and its ability to clearly demonstrate its original design and function.

### 4.2.3.2 McLeish's Grain Store (fmr), Bayswater

- **Integrity:** *Low*

The integrity of the place is low due to substantial internal alteration, with little original heritage fabric remaining. The survival of only the front masonry wall and parapet, along with a single early timber-framed sash window, means the building retains a very limited representation of its original form and fabric.

- **Authenticity:** *Low*

Authenticity has been significantly diminished by the loss of original internal fabric and the introduction of contemporary doors and windows to the front façade. These changes make it difficult to interpret the building's original commercial function and character as a grain store.

▪ **Condition:** *Poor*

The poor condition of the building further reduces its heritage value. Ongoing water ingress and damage from rising and falling damp are adversely affecting the remaining fabric and accelerating deterioration of the place.

## 4.2.4 Rarity and Representativeness

### 4.2.4.1 Commercial Premises, 9 King William Street, Bayswater

The place is not a rare example of a Federation Bungalow built in 1905. The City of Bayswater Local Heritage Survey (METRONET East Heritage Inventory) includes at least 10 comparable dwellings of a similar age, scale and residential character, most of which are consistently graded Category 3 in the City of Bayswater LHS. These include:

- LGI#1 Almondbury Street, Bayswater (Cat 3)
- LGI#11 14 Burnside Street, Bayswater (Cat 3)
- LGI#18 24 Coode Street, Bayswater (Cat 3)
- LGI#19 Burnside Residence (fmr), Bayswater (Cat 3)
- LGI# 20 Residence, 34 Coode Street, Bayswater
- LGI#40 Residence, 10 Hamilton Street, Bayswater (Cat 3)
- LGI#58 96-100 Leake Street, Bayswater (Cat 3)
- LGI#106 Residence, 7 Central Avenue, Maylands (Cat 3)
- LGI#115 112 Coode Street, Maylands (Cat 3)
- LGI#246 120 Whatley Crescent, Maylands (Cat 3)

The prevalence of residential properties of a similar age and style within Bayswater and the adjoining suburb of Maylands demonstrates that this building type is well represented within the local heritage context. Comparable dwellings of similar heritage significance are generally in a much better condition, retain a higher level of original fabric, and continue to be used for their intended residential purpose within residential context. As a result, these places demonstrate a higher degree of integrity and authenticity than 9 King William Street. In this context, the subject place cannot be considered rare, nor does it represent a strong or intact example of its building type within the City.

### 4.2.4.2 McLeish's Grain Store (fmr), Bayswater

*McLeish's Grain Store (fmr)* is not a rare example of an early 20<sup>th</sup> century commercial building within Bayswater and the broader Maylands commercial precincts. The City of Bayswater Local Heritage Survey (METRONET East Heritage Inventory) includes a substantial number of comparable shops and commercial premises of a similar age, function and scale, demonstrating that this building type is well represented locally.

Comparable places include:

- LGI#12 Shop and Premises, 42 Eighth Avenue, Maylands (Cat 2)
- LGI#52 Marshall Buildings (fmr), Bayswater (Cat 2)
- LGI#54 Emberson's Butcher Shop (fmr), Bayswater (Cat 2)
- LGI#130 Commercial Premises, 58 Eighth Avenue, Maylands (Cat 3)
- LGI#135 Shop and Premises, 69 Eighth Avenue, Maylands (Cat 2)
- LGI#168 Commercial Premises, 187 Guildford Road, Maylands (Cat 3)
- LGI#176 Central Building, Maylands (Cat 2)
- LGI#50 McLeish's Store (fmr), Bayswater (Cat 2)
- LGI#205 Commercial Premises (fmr), 174 and 174a Peninsula Road, Maylands (Cat 3)
- LGI#206 Three Shops & Dwellings, 211 Railway Parade, Maylands (Cat 2)
- LGI#255 Shop and Residence, 170 Whatley Crescent, Maylands (Cat 3)

The Local Heritage Survey also identifies a concentration of commercial premises along Whatley Crescent that are graded Category 1, reflecting a higher level of architectural consistency, intactness and overall streetscape value:

- LGI#256 Three Commercial Premises, 178–182 Whatley Crescent, Maylands (Cat 1)
- LGI#259 Pair Commercial Premises, 192–194 Whatley Crescent, Maylands (Cat 1)
- LGI#260 Commercial Premises, 196 Whatley Crescent, Maylands (Cat 1)
- LGI#261 Three Commercial Premises, 198–202 Whatley Crescent, Maylands (Cat 1)
- LGI#262 Commercial Premises, 204 Whatley Crescent, Maylands (Cat 1)
- LGI#263 Pair Commercial Premises, 206A–206B Whatley Crescent, Maylands (Cat 1)
- LGI#264 Commercial Premises, 208 Whatley Crescent, Maylands (Cat 1)

The presence of numerous commercial buildings of similar age and function indicates that *McLeish's Grain Store* forms part of a broader and well-represented class of early commercial development in the area. While it contributes to an understanding of local commercial history, it is not an exemplar of its type, lacks stylistic qualities nor essential to the representation of 20<sup>th</sup> century commercial buildings in the Bayswater Town Centre Heritage Area or the wider locality.

### 4.2.5 Conclusion

The assessment of significance undertaken for this Heritage Impact Statement concludes that both places do not retain the level of cultural heritage significance or value attributed to them in earlier assessments. For 9 and 11 King William Street, poor condition, loss of integrity and diminished legibility of original form and function have substantially reduced their ability to demonstrate the identified heritage values. In addition, several claimed values cannot be substantiated through available documentary evidence or are more clearly and intactly represented by other places within the Bayswater Town Centre Heritage Area. When considered against comparable listings in the Local Heritage Survey, both places demonstrate a lower level of significance and contribution. Accordingly, they are more appropriately assessed as non-contributory elements within the heritage area.

## 4.3 Graded Zones & Elements of Significance

Grading of the cultural heritage significance of each element and architectural component is based on its contribution to *Bayswater Town Centre Heritage Area*. The following gradings and definitions have been determined based on the *HCWA Guidelines for Local Heritage Surveys*.

Table 3 – Definitions of Heritage Significance Gradings

Level of Significance to the Local Area	Description
Exceptional	Essential to the heritage of the locality. Rare or outstanding example.
Considerable	Very important to the heritage of the locality.
Some/moderate	Contributes to the heritage of the locality.
Little	Has elements or values worth noting for community interest but otherwise makes little contribution.
None	No contribution to the heritage of the locality excluded from the LHS

Table 4 – Esplanade Hotel Zones and Elements of Significance

Heritage Significance	Zone or element
Exceptional	▪ Nil
Considerable	▪ Nil
Some/moderate	▪ Nil
Little	▪ 9 King William Street ▪ 11 King William Street
None	▪ 7 King William Street

# 5 The Proposal

## 5.1 Proposed Works

The proposal seeks to demolish all the existing structures located on the subject site and construct a new 9 storey mixed used residential and commercial premise as affordable housing under the federal governments HAFF program. The proposed development comprises a nine-storey mixed-use residential and commercial building. The ground and lower levels accommodate commercial and shared amenity uses, with residential apartments located above and plant room on the rooftop level.

Table 5: Proposed Works

Proposed Works	Comments
<b>Demolish</b>	<p>It is proposed to demolish all existing structures on the subject site. Nos. 9–11 King William Street are currently included on the City of Bayswater Local Heritage Survey, with No. 11 identified as a contributory place within the Historic Town Centre sub-precinct.</p> <p>Urbis’ assessment of significance in section 4 of this report found that 9 and 11 King William Street no longer demonstrate sufficient cultural heritage significance due to poor condition, loss of integrity and limited supporting evidence, with their values better represented elsewhere in locale. As a result, both are considered non-contributory elements within the heritage area and have been graded as little significance.</p>
<b>Construct</b>	<ul style="list-style-type: none"> <li>▪ Construction of a 9-storey mixed-use building comprising ground-level communal and service areas, residential apartments above, and a rooftop level plant room.</li> <li>▪ The ground floor includes a residential lobby, locker storage and building services, together with an active street facing interface comprising a small retail tenancy and an alfresco dining area with a modest communal amenity space addressing King William Street.</li> <li>▪ The alfresco area is partially covered and incorporates a linear skylight and garden canopy to allow daylight penetration and soften the built form. The ground floor façade is expressed in masonry veneer with varied bond patterns and textured finishes.</li> <li>▪ Vehicular access to the Level 1 car park is provided via the rear R.O.W. from the northeast elevation, with staircase access connecting King William Street to the R.O.W. along the northwest boundary.</li> <li>▪ Provision of 24 car parking bays, including 1 ACROD bay, and an additional 3 motorcycle bays.</li> <li>▪ The Level 1 façade is distinguished using bronze finished concrete liner cladding, with window and opening locations offset from levels above to create visual variation. A perforated infill treatment is provided at the southwest corner to add visual interest and permeability.</li> <li>▪ The second floor introduces a landscaped podium along the southern boundary, contributing to the softening of the building edge and assisting the transition between the podium and upper residential levels.</li> <li>▪ Levels 3 to 8 comprise typical residential floor plans, expressed predominantly in white metallic cladding. Perforated screens are incorporated around the central lift and stair core to allow ventilation and form a breezeway through the centre of the building.</li> <li>▪ Setbacks are varied across the development, including nil setback at ground level to parts of the southwest and southeast boundaries, minor setbacks to the northeast boundary, increased setbacks at Level 1 and above, and a consistent 3 metre setback to all boundaries at Levels 2 to 8, with the exception of the southeast boundary at level 2 where the podium element is located on the boundary.</li> </ul>





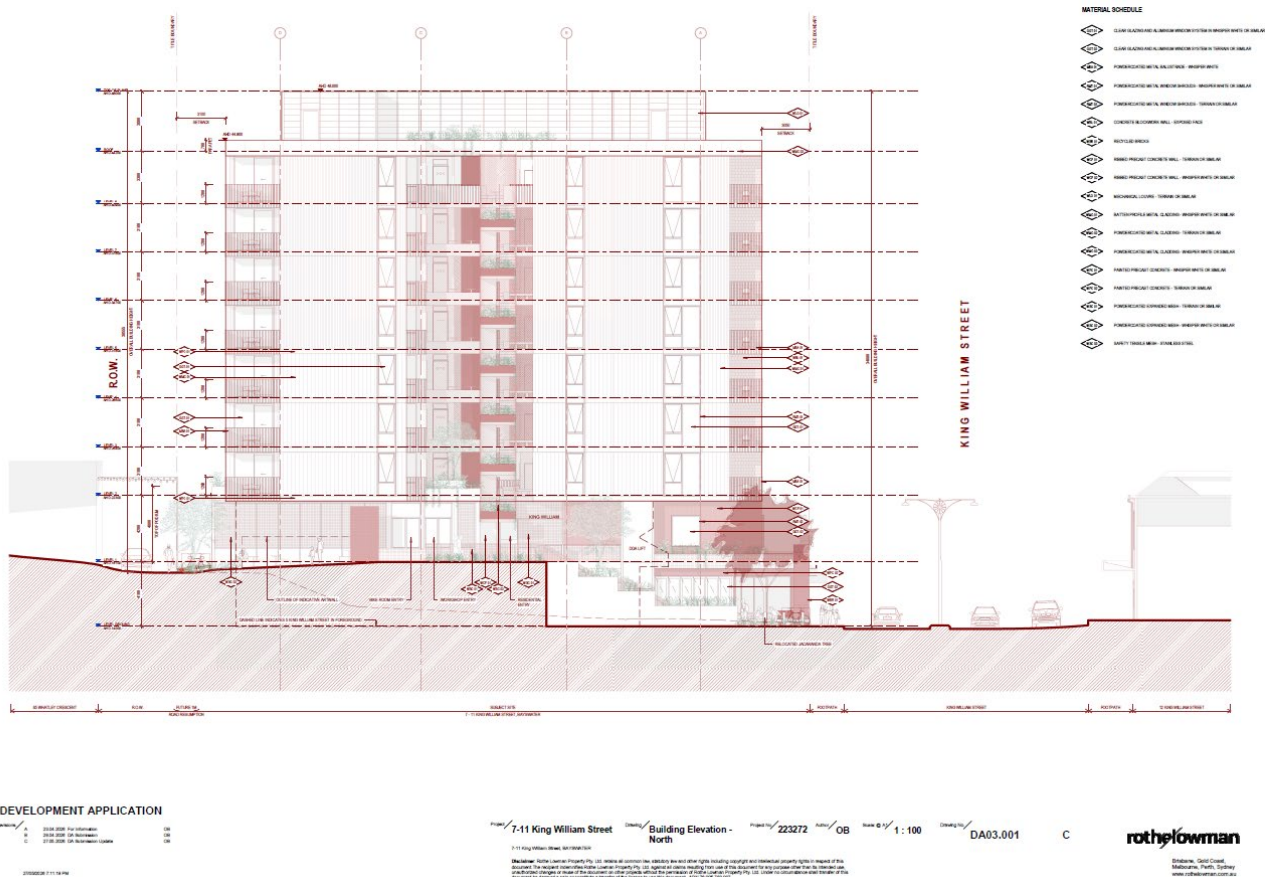


Figure 1 North Elevation  
 Source: Rothelowman 27.05.2026



Figure 2 West Elevation  
 Source: Rothelowman 27.05.2026



Figure 3 King William Street Renders  
Source: Rothelowman 27.05.2026

# 6 Assessment of Heritage Impact

The following impact assessment has assessed the potential heritage impacts of the proposed works utilising the HCWA’s ‘Statement of Heritage Impact’ assessment guidelines and well as the relevant heritage policy outlined in the Metronet East Baywater Project Area Design Guidelines.

## 6.1 Assessment against Statement of Significance

Table 6: Impact assessment against Statement of Significance

Statement of Significance	Impact	Mitigation
<b>Commercial Premises, 9 King William Street, Bayswater</b>		
<i>The place has aesthetic value for its remaining form and detail demonstrating the Federation period.</i>	<b>Moderate Impact</b>	<p>Demolition will result in the loss of the remaining Federation-era fabric and form. While some elements of the original building are still evident, their aesthetic value has been substantially reduced by poor condition, loss of fine detailing, verandah infill, long-term commercial adaptation and the removal of the original residential setting. The building’s ability to clearly demonstrate Federation-period residential architecture within the predominantly commercial streetscape of King William Street is limited.</p> <p>These impacts can be mitigated by undertaking an archival recording of the building prior to demolition, including photographic documentation and measured drawings in accordance with HCWA guidelines.</p> <p>Interpretive material also is also proposed to be incorporated into the new development to acknowledge the former Federation-era residence and its role in the early development of Bayswater.</p>
<i>The place has aesthetic value as a landmark on King William Street which has been largely unchanged since 1905.</i>	<b>Minor Impact</b>	<p>The demolition of 9 King William Street will result in a minor impact on the place’s claimed landmark value within King William Street. While a building has occupied the site since 1905, there is limited evidence that the place functions as a landmark in the contemporary streetscape. Cumulative alterations, loss of original detailing, long-term commercial adaptation and the removal of its residential garden setting have substantially reduced its visibility, prominence and legibility. The building’s recessed setback behind the prevailing commercial street wall further limits its ability to act as a point of visual reference or orientation within the town centre. In this context, the place’s landmark status is not clearly justified. Archival recording and interpretive measures will ensure the historical presence of the building is appropriately documented,</p> <p>The proposed mixed-use residential development is designed to deliver a more legible, active and cohesive street frontage that supports the ongoing role of King William Street as the social and commercial focus of the town centre. The building is brought forward to a nil setback to repair and reinforce the established street wall, improving streetscape clarity and continuity. A clearly defined, street-facing ground floor incorporating a small retail tenancy, alfresco dining and a modest communal amenity space is provided as a contemporary interpretation of traditional commercial streetscape typologies, encouraging pedestrian activity along King William Street.</p>

The built form responds carefully to its context by conforming to the established height datums of surrounding contributory heritage places and drawing on traditional commercial forms, including a pronounced and articulated parapet. Fine-grain articulation and a high-quality street interface further reflect the established rhythm and scale of King William Street, ensuring the development integrates with and enhances the existing commercial character of the streetscape.

<p><i>The place has historic value for its association with the establishment and development of Bayswater in the 1900s.</i></p>	<p><b>Minor Impact</b> Demolition of 9 King William Street</p>	<p>The demolition of 9 King William Street will have a minor impact on the place's historic value associated with the establishment and early development of Bayswater in the 1900s. While the building dates from this formative period, its ability to clearly demonstrate this association has been reduced by the loss of its original residential setting, extensive alteration and long-term commercial use, which have diminished the legibility of its early domestic function. The place does not represent a key phase in the commercial or civic development of the town centre, and early residential development of this type is well represented elsewhere within Bayswater in more intact examples. The impact will be mitigated through archival recording of the place prior to demolition and the inclusion of interpretive material within the new development, ensuring the site's historical associations are appropriately documented and communicated.</p>
	<p><b>No discernible impact</b> Construction of the mixed used development</p>	<p>The construction of the proposed new mixed use residential development will have no adverse impact on the historical value of the place. These can still be readily interpreted on the site through the salvage of original materials and didactic signage and wayfinding.</p>
<p><i>The place has social value to the community for its demonstration of the type of residences available in small communities in the early 20th century.</i></p>	<p><b>Minor Impact</b></p>	<p>The demolition of 9 King William Street will have a minor impact on the place's claimed social value relating to the demonstration of residential types in small communities in the early 20th century. While the building was originally constructed as a dwelling, there is no evidence of contemporary community attachment, recognition or ongoing social association with the place for this reason. Long-term commercial use, loss of residential setting and diminished legibility of its domestic character have further reduced its capacity to communicate this value to the community. Comparable and more intact examples of early 20th-century residences are well represented elsewhere within Bayswater and continue to demonstrate this aspect of social history.</p>
	<p><b>Positive Impact</b></p>	<p>Archival recording and interpretive material will ensure the former residential use of the site is documented and acknowledged, while the proposed redevelopment will deliver clear social benefit through the provision of affordable housing and active ground-floor uses that support the contemporary community.</p>
<p><b>McLeish's Grain Store (fmr), Bayswater</b></p>		
<p><i>The place has some aesthetic value for its form and remnant elements of the two periods in which it was constructed</i></p>	<p><b>Moderate Impact</b></p>	<p>The demolition of McLeish's Grain Store (fmr) will have a moderate impact on the place's limited aesthetic value associated with its form and remnant elements from the two periods of construction. This value is primarily expressed through the surviving parapet form and original masonry, which provide some visual reference to the</p>

building's early commercial origins. However, extensive alteration, loss of original openings and poor condition have substantially reduced the integrity and clarity of this value. Mitigation will be achieved through archival recording of the building prior to demolition, together with the salvage and reuse of original bricks within the new development and a design response that interprets the former store's commercial character, scale and rhythm at street level.

<p><i>The place has historic value for its association with key periods of development in the Bayswater town centre, the 1900s and 1920s and is closely linked to the former McLeish Store located at 10-12 King William Street</i></p>	<p><b>Minor Impact</b></p>	<p>Demolition will result in a minor impact on the place's historic association with key periods of development in the Bayswater town centre during the 1900s and 1920s. While the building originates from these periods, extensive alteration and loss of original fabric have diminished its capacity to clearly demonstrate this association. The historic relationship with the former McLeish Store at 10-12 King William Street is now largely contextual rather than physically expressed. This aspect of Bayswater's commercial evolution is more clearly and intactly represented elsewhere within the town centre.</p> <p>Mitigation will include archival documentation, interpretive material within the new development, and a design response that reflects the commercial form and rhythm of early shopfront development, supported by the reuse of salvaged original brickwork where feasible.</p>
<p><i>The place has historic value for its association with Robert McLeish and the McLeish family who were prominent members of the Bayswater community in the first half of the 20th century.</i></p>	<p><b>No discernible impact</b></p>	<p>The demolition of the former grain store will have a negligible impact on its historic association with Robert McLeish and the McLeish family. Although the association is historically documented, it is no longer strongly expressed in the surviving physical fabric of the building due to extensive alteration. The McLeish family's contribution to Bayswater is more clearly demonstrated by other, more intact places within the town centre.</p> <p>Mitigation of the proposed demolition and new development will be provided through archival recording and interpretation within the new development, with the reuse of original materials assisting in maintaining a tangible reference to the site's historic associations.</p>
<p><i>The place has social value to the community for the provision of commercial services at this site since c1905.</i></p>	<p><b>No discernible impact</b></p>	<p>Demolition will have a negligible impact on the place's claimed social value associated with the provision of commercial services. The building has not operated as a commercial premises for several years, and there is no evidence of contemporary community attachment or reliance on the site for social or commercial activity. The value of long-term commercial provision is more strongly and actively demonstrated by other premises within the Bayswater town centre. Interpretation of the site's former use and the reuse of original bricks within the new development will acknowledge the site's commercial history, while the proposal will deliver contemporary social benefit through active ground-floor uses that support the ongoing vitality of King William Street.</p>

**Baywater Town Centre Heritage Area**

*The Bayswater Town Centre an area located on King William Street between Halliday Park to the north, Bert Wright Park to the south and extending along Whatley Crescent; east to Hamilton Street and west to the property at 91 Whatley Crescent have the following values.*

<p><i>Aesthetic Value</i></p> <p><i>As an aesthetically pleasing and cohesive streetscape with a strong identifiable character that is largely consistent in form and scale.</i></p>	<p><b>Minor Impact</b></p>	<p>The proposed demolition and redevelopment will have a minor impact on the aesthetic value of the Bayswater Town Centre Heritage Area as an aesthetically pleasing and cohesive streetscape with a strong and identifiable character. The existing buildings at 9–11 King William Street do not strongly contribute to this value due to their compromised integrity, altered facades and, in the case of No. 9, its atypical residential form and recessed setback, which interrupts the otherwise consistent commercial street wall.</p> <p>The new development will mitigate this impact through a high-quality architectural response that reinstates a clear and active street edge, reflects the fine-grain rhythm of traditional shopfronts, and interprets the established scale and proportions of King William Street at lower levels, thereby reinforcing overall streetscape cohesion.</p>
<p><i>For its collection of good examples of commercial premises that collectively illustrate Federation, Inter War and Post World War Two style and detail.</i></p>	<p><b>Minor Impact</b></p>	<p>The proposal will result in a minor impact on the heritage area's value as a collection of commercial premises illustrating Federation, Inter War and Post World War Two styles and detail. While 11 King William Street retains limited evidence of early commercial form, extensive alteration has reduced its ability to clearly express these stylistic characteristics, and 9 King William Street does not form part of the historic collection of commercial buildings.</p> <p>Mitigation will be achieved through a contemporary design approach that interprets the commercial character, vertical articulation and materiality of historic shopfront development, including the reuse of salvaged original bricks, ensuring the redevelopment responds to and reinforces the legibility of historic commercial development within the heritage area without replicating historic styles.</p>
<p><i>Historic Value</i></p> <p><i>As a good representative collection of buildings that illustrate the scale and form of commercial premises in the 20th century, which often included residential premises.</i></p>	<p><b>No discernible impact</b></p>	<p>The proposed demolition and redevelopment will have no impact on the heritage area's value as a representative collection of buildings illustrating the scale and form of 20th-century commercial premises. The buildings at 9–11 King William Street do not make a meaningful contribution to this value due to their altered condition, loss of legibility and, in the case of No. 9, its residential form and setback which do not reflect historic commercial development patterns. The defining characteristics of this value are more clearly and intactly expressed by other commercial premises within the heritage area, which will be retained.</p>
<p><i>For the evidence it provides about the evolution of the town centre and district in key periods.</i></p>	<p><b>No discernible impact</b></p>	<p>The proposal will have no impact on the heritage area's ability to demonstrate the evolution of the Bayswater town centre and district in key periods. The subject buildings do not provide exceptional or clearly legible evidence of these transitions due to extensive alteration and diminished integrity. Key phases of development, including early commercial consolidation and post-war growth, remain well represented elsewhere within the heritage area through more intact and interpretable buildings and urban patterns.</p>
<p><i>For its demonstration of the changing methods of retailing from the small corner shops within walking distance of most homes to the provision of more specialist stores.</i></p>	<p><b>No discernible impact</b></p>	<p>The proposed demolition and redevelopment will have no impact on the heritage area's value for demonstrating changing methods of retailing from small, walkable corner shops to more specialised retail formats. Neither 9 nor 11 King William Street clearly expresses this value due to the loss of original shopfront fabric, internal layouts and</p>

functional legibility. This aspect of Bayswater’s commercial history continues to be clearly demonstrated by other premises within the town centre that retain stronger physical and operational links to historic retail practices.

<p><i>For its association with some key individuals who helped to establish and shape the community.</i></p>	<p><b>Minor Impact</b></p>	<p>The proposal will result in a minor impact on the heritage area’s value for its association with key individuals who helped to establish and shape the Bayswater community. While 11 King William Street has a historical association with the McLeish family, this association is now weakly expressed in the surviving fabric and is more clearly and intactly represented by other buildings within the heritage area. Mitigation will be provided through archival documentation and interpretive material within the new development, ensuring that this historical association is acknowledged while allowing the town centre to continue to evolve in response to contemporary community needs.</p>
<p><i>Social Value</i> <i>The town centre is valued by the community for the ongoing provision of commercial services since the early 20th century.</i></p>	<p><b>No discernible impact</b></p>	<p>The proposed demolition and redevelopment will have no impact on the Bayswater Town Centre Heritage Area’s social value associated with the ongoing provision of commercial services since the early 20th century. The subject buildings do not currently provide commercial services, and there is no evidence of contemporary community reliance or attachment to these specific premises for this purpose. This social value is more strongly expressed by the broader town centre as a whole, including numerous active and continuously operating commercial premises that remain.</p> <p>The proposal will support the continuation of this value through the delivery of an active street-facing ground floor incorporating a small retail tenancy, alfresco dining and communal amenity space, reinforcing King William Street’s role as a social and commercial destination.</p>
<p><i>Representativeness</i> <i>As a good representative collection of early to mid 20th century commercial premises that developed within walking distance of transport.</i></p>	<p><b>No discernible impact</b></p>	<p>The buildings at 9–11 King William Street do not meaningfully demonstrate this value due to their altered condition, loss of original shopfront fabric and, in the case of No. 9, its residential form and setback which are not characteristic of historic commercial development. More intact and legible examples of this value are well represented elsewhere within the heritage area and will be retained. The proposal will not diminish the ability of the town centre to be understood as a transport-oriented commercial precinct.</p> <p>The proposed 9 storey mixed-use residential development will not impact the representative value of the Bayswater Town Centre Heritage Area, as this value is expressed collectively across the precinct rather than through the subject site alone.</p> <p>While the proposed development introduces a taller contemporary built form, it does not remove or alter the buildings that best demonstrate the representative characteristics of the precinct. At street level, the new development will provide active commercial uses, fine-grain articulation and a clearly defined frontage that responds to the established rhythm of King William Street, ensuring continuity of commercial function within the town centre. The height of the building is resolved above the lower street interface and does not diminish the ability of the heritage precinct to be understood or appreciated as a transport-oriented commercial centre. As a result, the</p>

representative value of the precinct as a whole will be maintained, with the new development contributing to the ongoing evolution of the town centre without eroding its heritage understanding.

*Physical Form in the Public Realm*

*The commercial premises, which (with the exception of some later developments) were predominantly developed in the period from 1900 to the 1930s and have retained their external form and most of the detail above the ground level façade. The defined period and nature of development has resulted in a consistent scale and form which is enlivened by a diversity of individual details in a cohesive streetscape.*

The proposed demolition and redevelopment will have no impact on the Bayswater Town Centre Heritage Area's value relating to the physical form of commercial premises in the public realm. The existing buildings at 9–11 King William Street do not meaningfully contribute to this value due to their altered condition, loss of original façade detailing above ground level and, in the case of No. 9, its residential scale and recessed setback, which interrupts rather than reinforces the consistent commercial street wall characteristic of the heritage area.

The new 9 storey mixed-use development will not diminish the ability of the heritage area to be understood as a cohesive early 20th-century commercial streetscape. The defining elements of this value are expressed by the broader collection of intact commercial buildings dating from the 1900s to the 1930s, which will be retained. At street level, the new development will re-establish a clearly defined and active street edge, incorporate fine-grain articulation and materials that respond to the established rhythm of shopfront development, and reinforce pedestrian engagement with the public realm. Upper levels will be visually recessive from the street and read as contemporary additions, ensuring the consistent scale and form of the historic streetscape remains legible. As a result, both the demolition and the new development will not adversely affect the physical form of the heritage area in the public realm.

## 6.2 METRONET East Bayswater Project Area Design Guidelines

The following section provides an assessment of the proposed development against the relevant heritage objectives of the *METRONET East Bayswater Project Area Design Guidelines*.

Table 7: Impact assessment against the relevant objectives of *Metronet East Bayswater Project Area Design Guidelines*

Guidelines	Comment
<p>3.1.1 Heritage Places</p> <p><i>Heritage Places are those places listed in the Heritage Inventory as outlined under clause 2.3 and are identified as places which contribute towards the local cultural heritage significance and sense of place of Bayswater.</i></p> <p><i>Redevelopment of Heritage Places is to have regard to the management category and level of significance of the place as assigned by the inventory. New development will be sympathetic to heritage places to ensure the character and significance is maintained and enhanced, preserving the unique sense of place of Bayswater.</i></p>	<p>9 King William Street is graded as non-contributory to the heritage area, while 11 King William Street is identified as contributory.</p> <p>Demolition of a non-contributory place is consistent with its management category. In contrast, the contributory value of 11 King William Street is not reflected in its current grading within the heritage inventory.</p> <p>The impacts of the proposed demolition and the suitability of the new development have been previously discussed in Section 6.1 and, in general, are consistent with the relevant guidelines.</p>
<p><i>Objectives</i></p> <p><i>All development of or adjacent to heritage places, as defined in the METRONET East Bayswater Heritage Inventory, are to comply with the requirements of Development Policy 2 - Heritage Places. Unless agreed to</i></p>	<p>This HIS satisfy this objective.</p>

by the Authority prior to submission, based on the low impact nature of the proposal, development applications are required to be accompanied with a Heritage Impact Statement to demonstrate how the identified heritage significance and character is maintained and celebrated in accordance with applicable objectives.

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### 3.1.2 Bayswater Historic Commercial Town Centre – Contributory Places

Contributory Places, as identified in Figure 3, are places identified in addition to Heritage Places as contributing to the heritage significance, aesthetic cohesiveness and strong, identifiable commercial character of the Town Centre streetscape. The existing built form collectively illustrates Federation, Inter War and Post World War Two style and detailing that is also largely consistent in form and scale. The buildings hold historic value for the evidence it provides about the evolution of the town centre and the changing methods of retailing from small corner shops to the provision of more specialist stores.

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#### **Objectives**

**All development within the Historic Town Centre Area is to:**

*retain significant heritage fabric of places which contribute to the identified heritage significance of the place and area.*

The heritage assessment concludes that the existing buildings at 9 and 11 King William Street do not retain significant heritage fabric that meaningfully contributes to the identified heritage significance of the individual places or the Bayswater Town Centre Heritage Area. Both places are assessed as being of little significance due to poor condition, low integrity and diminished legibility. The heritage significance of the area is expressed collectively through more intact contributory buildings elsewhere along King William Street, which will be retained. Archival recording, material salvage and interpretive measures ensure that remaining heritage values are appropriately documented and acknowledged, while the new development reinforces the established commercial character and streetscape rhythm of the heritage area.

*complement and enhance the main architectural style, character and significance of the contributory places through its setting, location, bulk, form, height, materials and appearance. The original design intent of the contributory places should remain clearly discernible, with original detailing, materials and symmetry of the place to remain. In this regard, Figure 4 and Table 2 set out key characteristics that are to be included in new development.*

The proposed development complements and enhances the architectural style, character and significance of nearby contributory heritage places through a considered response to setting, bulk, form, height, materials and overall appearance.

A lower-scale, finely articulated podium aligns with established street height datums and reinforces the traditional commercial pattern of the streetscape, ensuring that the original design intent, symmetry and detailing of contributory places remain clearly discernible. Higher-scale elements are set back from the street to reduce visual prominence and protect the primacy of heritage buildings.

The use of a complementary material palette, including brick and glazed shopfronts, along with elements such as parapets and awnings, reflects the key characteristics identified in Figure 4 and Table 2 and supports a coherent and authentic streetscape outcome.

*integrate new development in a manner that respects and promotes the original building stock whilst allowing for high quality contemporary design. Imitative solutions are to be avoided to not diminish the strength and visual integrity of the original building stock.*

The podium scale, articulation and material palette draw from the established commercial typologies of the streetscape without directly replicating heritage buildings, ensuring the original building stock remains visually legible and prominent. Contemporary detailing and expression are

	<p>employed to avoid imitative solutions, reinforcing the strength and visual integrity of contributory heritage places while contributing positively to the evolving character of the area.</p>
<p><i>Where lot amalgamation occurs the original subdivision pattern is to be reflected in the new development design to ensure that the readability and rhythm of the original streetscape is evident in the urban grain.</i></p>	<p>The proposed development proposed two different architectural articulations of the King William Street façade to interpret the original subdivision of the site allowing the interpretation of the two properties.</p>
<p><i>Acceptable Outcomes</i></p> <p><i>Redevelopment of contributory places is to promote and facilitate appropriate and sensitive adaptive re-use of contributory heritage buildings and to ensure high quality architectural responses for additions and infill development, to allow ongoing use and enjoyment.</i></p>	<p>Adaptive reuse of the existing buildings at 9 and 11 King William Street is not considered suitable due to their poor physical condition, low integrity and limited retention of significant heritage fabric. Extensive alteration, loss of original form and ongoing deterioration mean the buildings no longer clearly demonstrate their historic commercial or residential functions, nor can they reasonably support ongoing use without substantial reconstruction. As a result, adaptive reuse would offer limited heritage conservation benefit.</p> <p>The proposal instead satisfies the intent of the objective through a high-quality contemporary infill development that reinforces the established commercial character of King William Street. The design provides a clearly defined and active street edge through a small retail tenancy, alfresco dining and communal amenity space at ground level, together with fine-grain articulation that reflects the established commercial rhythm of King William Street.</p>
<p><i>Redevelopment of contributory places will involve setting back development a minimum 3m behind the main building line in order to maintain the prominence of the original building.</i></p>	<p>N/A the contributory place is proposed to be demolished.</p>
<p><i>Built form shall be designed to complement existing development and incorporate vertical or horizontal elements which respond to the original architecture of the building</i></p>	<p>The proposed development aligns with the established streetscape height datum positively responding to adjacent heritage buildings in the streetscape.</p>
<p><b>3.3 Streetscape</b></p> <p><b>Objectives:</b></p>	
<p><i>Building design is to be of high quality, making a lasting contribution to the quality of the public realm and movement network. This is to be achieved through the implementation of an interesting and stimulating building facade which integrates with the street level, is safe, universally accessible, sustainable and contributes to way finding through the Project Area.</i></p>	<p>The proposed development complies with this objective by providing an activated ground-floor plane. An open street-facing façade addresses the streetscape, delivering publicly accessible space and visual permeability through a small retail tenancy and alfresco dining area, supported by communal amenity space at ground level. This design contributes to pedestrian interest and reinforces street-level activity.</p>
<p><i>New development will be respectful to the architectural, social or historic character and appearance of the streetscape and make a lasting contribution to enhance the coherence, character and attractiveness of the natural and built elements of the street it belongs to.</i></p>	<p>The proposed mixed-use development complies with this objective through a contemporary design that interprets the traditional commercial typologies of the wider streetscape and heritage area. This is achieved through a complementary material palette of red brick and glass, which reinterprets established forms in a modern manner and positively enhances the coherence and character of the streetscape.</p>

#### 4.2 King William Street Sub-Precinct Character Statement

*The King William Street Sub-Precinct the heart of the historic Bayswater town centre and is predominately characterised by small lots with fine grain shop frontages addressing King William Street and Whatley Crescent. This creates a village feel where human scale and street level integration that must be maintained in all developments.*

*Reflective of the small lots, topography and lower scale surrounding areas, developments will be lower in scale to larger sites immediately to the north of the train station but provide a distinct level of intensity and vibrancy to the surrounding residential Frame. The intersection of King William Street and Whatley Crescent forms the northern gateway to the Bayswater Historic Commercial Town Centre providing an opportunity for a design response that reflects the sites landmark status.*

The proposed development incorporates a podium with functional and vertical delineation along traditional lot boundaries that responds to the finer-grain character of the Bayswater Historic Commercial Town Centre. Higher-scale elements are set back from the streetscape to minimise visual prominence and to retain the primacy of the street and its landmark contributory heritage places.

*The sub-precinct abuts the Bayswater Character Protection Area to the south west and the Frame Precinct to the south east. New developments are to provide a sensitive transition to these areas in terms of scale and amenity.*

The proposed developments lower podium level provides a suitable transition in scale to the Bayswater Character Protection Areas to the south of the subject site with no adverse impact to any significance views and vistas.

*Active frontages along King William Street and Whatley Crescent are required to facilitate clustering of retail, dining and entertainment uses promoting an activated night time economy and maintaining the importance of King William Street and Whatley Crescent as the social heart of Bayswater.*

The proposed development will incorporate an active streetscape frontage comprising a small retail tenancy, alfresco dining and communal amenity space at ground level, supporting street level activity and social interaction.

*Development is to maintain and celebrate the existing historic character to retain an authentic sense of Bayswater. Fine grain detailing and articulation of buildings must be provided through design, materials and finishes to provide a rich and interesting pedestrian experience.*

The podium level of the proposed development is articulated to reference and interpret the historic commercial streetscape, maintaining and celebrating the existing character of Bayswater. This is achieved through the continuation of established height datums and the incorporation of fine-grain typological elements, including parapets, glazed shopfronts and awnings, expressed in traditional materials such as brick. Together, these design responses reinforce an authentic sense of place and provide a rich and engaging pedestrian experience.

*New development involving Heritage and Contributory Places is to be setback behind the main building line to retain and respect the prominence of the original building with the new additions to be designed and detailed to respond to but not reproduce the original architecture.*

N/A it is proposed to demolish the sites existing Heritage and Contributory places.

# 7 Conclusion

This Heritage Impact Statement has been prepared to assess the potential heritage impacts arising from the proposed redevelopment of 7–11 King William Street, Bayswater, in accordance with the Heritage Council of Western Australia guidelines, the Burra Charter, and the METRONET East Bayswater Project Area Design Guidelines.

The assessment has considered the heritage significance of the subject sites, including 9 King William Street and McLeish's Grain Store (fmr) at 11 King William Street, as well as their contribution to the Bayswater Town Centre Heritage Area. Detailed analysis has demonstrated that both buildings are in poor condition, retain low levels of integrity and authenticity, and no longer clearly express the heritage values attributed to them in earlier assessments. When considered against comparable places within the City of Bayswater Local Heritage Survey, their remaining heritage fabric and interpretive value are limited.

Section 6 of this report demonstrates that the proposed demolition of 9 and 11 King William Street will not result in unacceptable adverse impacts on the heritage significance of the subject sites or the Bayswater Town Centre Heritage Area. The assessment concludes that both buildings are of little heritage significance and do not make a meaningful contribution to the aesthetic, historic, social or representative values of the heritage area. In particular, the residential form and recessed setback of No. 9, together with the altered façade and poor condition of No. 11, weaken their ability to contribute to the cohesive commercial streetscape that defines King William Street. The heritage values of the Bayswater Town Centre are instead expressed collectively through a concentration of more intact early to mid 20<sup>th</sup> century commercial buildings elsewhere along the street, all of which will be retained.

Mitigation measures identified in Section 6, including archival recording, interpretation and the salvage and reuse of original materials where feasible, will ensure that the historical associations of the site are appropriately documented and acknowledged. The proposed 9 storey mixed-use development is assessed as a high-quality contemporary infill outcome that responds positively to the established character of King William Street. Through an active, street-facing ground floor incorporating a small retail tenancy, alfresco dining and communal amenity space, together with façade articulation, a reinstated street wall and a podium-based built form with upper levels set back, the proposal reinforces streetscape continuity, supports ongoing commercial and social activity, and allows the heritage values of the wider town centre to remain legible.

On this basis, the proposed redevelopment is considered to achieve a balance between heritage interpretation and urban renewal, supporting the continued evolution, use and enjoyment of the Bayswater Town Centre in a manner consistent with its identified heritage significance.

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