

# **ATTACHMENTS**

## **BRIEFING SESSION AGENDA**

### **26 OCTOBER 2021**

#### **Attachment No. 1**

Draft Local Heritage Survey

#### **Attachment No. 2**

Faulkner Way No. 50 - Site Photos and Development Plans

#### **Attachment No. 3**

Council Policy 4.6 – Circus

#### **Attachment No. 4**

- Existing Local Planning Policy No. 4 – Floodplain Management and Development
- Draft amended Local Planning Policy No. 4 - Floodplain Management and Development (as advertised)
- Schedule of Submissions
- Draft State Planning Policy 2.9 – Planning for Water
- Draft State Planning Policy 2.9 – Planning for Water Guidelines

#### **Attachment No. 5**

- Local Planning Policy 12 – Development within the Street Setback Area
- Draft Local Planning Policy 12 – Residential Development and Fences

#### **Attachment No. 6**

Draft Policy - Superannuation for Elected Members

#### **Attachment No. 7**

- Council Meeting Schedule Policy
- Draft Electronic Recording and Livestreaming of Council Meetings

# **ATTACHMENT NO. 1**



**DRAFT**

**Local Heritage Survey**

**October 2021**

## Contents

1.0	Introduction .....	3
1.1	Study Area.....	3
1.2	Acknowledgements .....	3
2.0	Heritage Framework .....	4
2.1	Heritage Act 2018.....	4
2.2	Aboriginal Heritage.....	4
2.2	Guidelines for Local Heritage Surveys .....	4
2.3	Local Heritage Surveys .....	4
2.3	Heritage List .....	5
2.4	Management Categories.....	5
2.5	Assessment Methodology .....	6
2.6	Place Record Forms .....	6
3.0	Thematic History .....	7
4.0	Place Index .....	30
4.1	Modifications to Places - 2017 Municipal Heritage Inventory .....	30
4.2	Current Place Index .....	32
5.0	Place Record Forms .....	45

## 1.0 Introduction

Heritage is important in understanding the story of both Western Australia and the local community - their history, identity and diversity. Heritage is wide ranging and consists of places such as culturally significant places, buildings, structures, gardens, landscapes and archaeological sites.

The *Heritage Act 2018* defines cultural heritage significance as:

*“aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia. Cultural heritage significance may be embodied in a place itself and in any of its fabric, setting, use, associations, meanings, records, related places and related objects. A place may have diverse values for different individuals or groups.”*

These values have been deemed by the Heritage Council of Western Australia and, in the preparation of a Local Heritage Survey, are used as assessment criteria to evaluate the importance of a place for the local government area.

The history and heritage of an area helps define its unique identity and create a meaningful sense of place. The Town of Bassendean recognises its rich history and is home to several significant places, 11 of which are on the State Register of Heritage Places.

### 1.1 Study Area

The Town of Bassendean (the Town) is located approximately 8km north-east of the Perth CBD. Covering an area of 10.3 square kilometers, the Town comprises three suburbs: Bassendean, Ashfield and Eden Hill.

The Town is bounded by the Swan River, the City of Swan to the north and the City of Bayswater to the west. It has a river frontage of 7 kilometres.

### 1.2 Acknowledgements

(to be determined).

## 2.0 Heritage Framework

### 2.1 Heritage Act 2018

The *Heritage Act 2018* requires each local government to identify places of cultural heritage significance in a LHS.

Section (104) of Heritage Act 2018 states that:

*“The purposes of a local heritage survey by a local government include –*

- (a) identifying and recording places that are, or may become, of cultural heritage significance in its district; and*
- (b) assisting the local government in making and implementing decisions that are in harmony with cultural heritage values; and*
- (c) providing a cultural and historical record of its district; and*
- (d) providing an accessible public record of places of cultural heritage significance to its district; and*
- (e) assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.”*

### 2.2 Aboriginal Heritage

Aboriginal heritage sites are not included in LHS as these are administered under the *Aboriginal Heritage Act 1972* and require both specialist archaeological and anthropological skills and cultural sensitivity which may preclude the disclosure of information to the public.

The Department of Aboriginal Affairs and the application of the *Aboriginal Heritage Act 1972* will ensure that significant aspects of Aboriginal history and culture, relating to the period before European settlement, are recorded and preserved.

### 2.2 Guidelines for Local Heritage Surveys

This LHS was prepared having regard to the Guidelines for Local Heritage Surveys, which was released by the Department of Planning, Lands and Heritage (DPLH) in July 2019 to assist local governments in the preparation of a LHS.

### 2.3 Local Heritage Surveys

LHS (formerly Local Heritage Inventories or Municipal Heritage Inventories) identify and record places that are, or that might become, of cultural heritage significance.

The *Heritage Act 2018* requires each local government to identify places of cultural heritage significance in a LHS. The LHS is compiled to “tell the stories” of the district, rather than serve as an instrument for control of development, however, it is used to inform other planning instruments such as the Town’s Heritage List or local planning policies for heritage protection.

A LHS provides recognition of a place’s importance to the local community. Places entered in the LHS generally do not have legal protection unless they are also listed in the Town’s Heritage List under the Local Planning Scheme, and/or have been separately entered in the State Register of Heritage Places.

## 2.3 Heritage List

A Heritage List is a list of places compiled under the Town's Local Planning Scheme for which development approval will be required for all demolition, alterations or other development affecting the cultural heritage significance of the place. Heritage Lists must be compiled with regard to the LHS, but do not necessarily include all places in the LHS.

## 2.4 Management Categories

Some places are more important to the community than others, and some buildings and structures have been lost over time, with only the site remaining. Management Categories recognise the varying degrees of importance and intactness of heritage places and provide recommendations to the Town as to the kind of care that should be taken for each place if the cultural heritage values are to be retained.

The inclusion or exclusion of places in the LHS should be on the basis of cultural heritage significance as identified through a recognised assessment process, including factors relevant to cultural heritage significance as developed at the National Heritage Convention (HERCON) in Canberra, 1998; or the criteria defined under the Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter criteria), and be guided by the thematic history of the district.

Each place in the LHS is provided a Management Category as follows:

Management Category	Level of Significance	Description	Desired Outcome
1	Exceptional Significance	Essential to the heritage of the locality. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places.	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place)
2	Considerable Significance	Very important to the heritage of the locality. High degree of integrity/authenticity	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
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.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.
4	Little significance or Historic Site	Contributes to the understanding of the history of the Town of Bassendean.	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

## 2.5 Assessment Methodology

The assessment methodology for places included in the LHS include:

- (i) The previous assessment undertaken for places contained within the Town of Bassendean Municipal Heritage Inventory 2017, which was overseen by Stephen Carrick Architects (qualified heritage consultants);
- (ii) Factors relevant to cultural heritage significance as developed at the National Heritage Convention (HERCON) in Canberra, 1998;
- (iii) The criteria defined under the Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter criteria);
- (iv) The thematic history of the district.

## 2.6 Place Record Forms

Place Record Forms have been compiled for each place within the LHS, which contain certain information about each place demonstrating its heritage significance in accordance with the Guidelines for Local Heritage Surveys. The Place Record Forms are contained in Section 5.0.

## 3.0 Thematic History

### Purpose

The thematic history of the Town has been prepared to provide context for the LHS and an understanding of the cultural heritage significance of places within the Town of Bassendean.

### Aboriginal land

Long before Captain James Stirling first sailed up river past what is now Bassendean, several Noongar families called this area home. For more than 45,000 years, Noongar people had developed and sustained a rich, complex culture and religion, and skillfully looked after their Boodja (country).

All this was to change profoundly when in March 1827 Lieutenant James Stirling carried out his first survey of the country on either side of the river which Noongar people knew as Derbal Yerrigan but named the 'Black Swan' River by Dutch explorer William de Vlamingh in 1697. Stirling labelled the Bassendean area as 'the rich and romantic country', but met with a very upset group of warriors on the left bank of the river near what is now Belmont, who made threatening gestures to Stirling's boats. This made it extremely unlikely that Stirling shortly afterwards pulled into the narrow strip of land at the foot of the Success Hill scarp to fill his water barrels at the spring.

The occupation of the Swan River Colony in 1829 by British migrants deprived Noongar people of the rights to their land, an action that was, even at the time, acknowledged. Captain Charles Fremantle wrote:

*"We take possession of their Country, occupy the most fertile parts which they are in the habit of resorting to for nourishment, destroy their fishing & Kangaroo, & almost drive them to starvation."*

Many early colonists understood Aboriginal land tenure and who owned and were responsible for which tracts of land. Also known were areas of common ground, such as that around Success Hill, which were considered particularly significant. These meeting places were important neutral grounds where surrounding Noongar groups could come together, usually in late Spring when food and game were abundant. They gathered for important religious ceremonies as well as for practical purposes such as resolving disputes, arranging marriages, or deciding on hunting and gathering activities to sustain their families over the coming seasons.

To Noongar people the Derbal Yerrigan was especially sacred with the twists and curves of the river being formed by the great spirit Waughal as it travelled from the hinterland to the sea. Bennett's Brook bend, below Success Hill, which became popularly known locally as 'Devil's Elbow', was out of bounds, or 'winarch' to Aboriginal people and there are several accounts of how Noongar youngsters refused to swim there out of respect and fear of the water spirit who lived beneath the surface.

When Aboriginal people resisted the occupation of their land, they were severely punished. As James Henty wrote in a letter back to England soon after arriving here in October 1829.

The natives have been during the last week in many places, and they have been getting quite familiar and in many places too much so. C L's [Colonel Latour] men have written down for arms and ammunition to defend themselves from them.

Relationships between the colonists and Noongars worsened, exacerbated by the rapid depletion of vital traditional food sources. Jane Dodds, who with her husband James, built and ran the Cleikum Inn in West Guildford in 1830, witnessed the effects of the settlers' depredation at first hand.

The erringo root [a type of yam] was boiled as potatoes and the thistle cut up in vinegar as salad, and so eagerly were these ingredients sought for by every class of persons that our supply failed long before [our] vegetables were produced.

Given the rising tensions, it was not long before official reprisals were carried out against Noongar land owners. Jane Dodds' teenaged son, Tom, acquired a collection of weapons and a kangaroo skin cloak which Jane sent to friends in England, commenting ominously; 'the natives never part with them but with life'. She went on to recount how Aboriginal families were massacred after stealing sheep belonging to Peter Broun.

[T]he sequel is dreadful to contemplate; they were followed and the soldiers and others fell in with them about midnight, it was supposed that their number exceeded two hundred men, women, and children, ... [They] fired into the midst of the thickest groups, killing some and wounding many.

Eventually, Noongar people were pushed to the fringes of settlements. In Bassendean, despite their displacement, several families continued to maintain links with their traditional lands, such as the areas in and around Success Hill.

### The first colonists

After his 1827 voyage, Stirling returned to England to sing the praises of the Swan River area as a desirable British colony. He had named many of the places along the river bank after influential men in England as well as his companions on the voyage. The area now containing Bassendean he hailed as ideal for a British colony. Stirling persuaded Sir George Murray, Secretary of State for the Colonies, to sanction a settlement on the Swan River and to appoint Stirling himself as governor with rights to large land grants.

In an inauspicious beginning, the *Parmelia*, was damaged when it landed at Garden Island on 1 June 1829 where Lieutenant Governor Stirling and his party, which included his young wife, Ellen, and their two children, made their home for several weeks. Also on the *Parmelia* were Colonial Secretary, Peter Broun, (known at that time as Brown), his wife Caroline, and their son and daughter.

Land grants, many of them designated as 'ribbon grants' because they were surveyed to allow as many as possible to take advantage of the rich river land, were allocated from 1829. The township of Guildford was gazetted in December 1829 and its satellite hamlet of West Guildford across the river was laid out early in 1831. Before then more than 3000 acres (approximately 1215 hectares) of rich alluvial land was set aside in November 1829 as a government farm under the control of James Drummond, Superintendent of Government Gardens who abandoned the reserve after a quarrel with Stirling. The reserve was then divided into two large blocks (Locations S and Q1) and five smaller ones and granted to settlers, including Francis Byrne and the Henty brothers.

James Henty with his younger brothers, John and Stephen, arrived on the Caroline on 12 October 1829 to take possession of the family's land grants on the Swan. James was granted Location S, a 1455 acre (around 590 hectare) parcel of land on the river which he named 'Stoke Farm'. William Dyer, a wheelwright and carpenter, who was a young bonded servant of the Henty brothers described building a large homestead and sowing wheat and maize, as well as tobacco which thrived in the swampy places. The Henty brothers left Western Australia to join the rest of the family in Launceston, Tasmania at the end of 1831. The move saddened Dyer and he wrote wistfully to his father, 'I do not like this town so well as I did Swan River'.

Peter Broun acquired Stoke Farm and renamed it 'Bassendean' in 1832 after his family's estate in Berwickshire, England. The Brouns lived at Bassendean for only another two years before moving back to Perth and leasing the property to David and Marian Patterson. The Hon Peter Broun died in Perth at the age of 49 on 5 November 1846 and Caroline and the younger children sailed on the Hindoo back to England. Unfortunately, the ship caught fire and sank, and although no harm came to Caroline and her children, Peter Broun's papers and private journal were destroyed.

James and Jane Dodds and their young family arrived on the Rockingham in May 1830 and built the 'Cleikum Inn' on the bank of the Swan the following year. They also set up the horse-drawn public ferry which, before the first traffic bridge was built in 1885, served as the only method of crossing that section of the river into Guildford.

From 1831 to the turn of the century, many of the West Guildford lots changed hands. By the late 1830s William Tanner had acquired a large proportion of the land which was to become the Town of Bassendean and in 1841 sold some of it to Edward Hamersley who named his properties 'Pyrton' and 'Lockeridge'.

### Convicts and Pensioner Guards

After successful lobbying of the British government by some wealthy landowners keen on a supply of plentiful cheap labour, the first convict ship, the Scindian, docked at Fremantle on 1 June 1850, 21 years after the Swan River Settlement's founding as a free colony. Over the next 18 years, 9,676 British male criminals arrived and their enforced labour did much to change the shape of their reluctantly adopted country.

The convict establishment was initially overseen by military and marine soldiers as well as members of the Enrolled Pensioner Force, who were retired good-conduct servicemen of the British Army, the Royal Marines, or the East India Company. These men were entitled to a small pension and acted not only as guards of convicts on board ships sailing to the Swan River Settlement, but when in the colony provided a militia which could be gathered at short notice if required. On signing up for duty the Pensioners were entitled to free passage for themselves and their families, and on top of what they earned for their pension, were free to seek paid work. Initially they were not to be granted land so as to encourage them to help supply the demand for labour, rather than aspire to be settlers, but within a month of the first convict ship the Scindian arriving, the policy was reversed. Governor Charles Fitzgerald was instructed to establish Pensioner 'villages' with blocks of land sufficient for the families to support themselves. One of these was established on a few of the two acre (half hectare) town lots at West Guildford. Pensioner Guards could apply for a block and after seven years working and maintaining their grants, they could claim ownership.

Lieutenant Edmund DuCane of the Royal Engineers was recruited from England in 1851 to assist the Comptroller-General of Convicts, Captain Edmund Henderson, and was given charge of the Guildford convict hiring depot. DuCane, whose responsibilities included overseeing public works, assigned a party of convicts to work on building two-roomed dwellings in West Guildford for Pensioner Guards and their families. In 1855 DuCane reported that bricks were being made and shingles split for 12 cottages, but convict labour was in demand elsewhere and by the middle of 1856 only four houses were under construction. It was not until December that they were completed.

The little cottage at 1 Surrey Street is the only extant free standing two-roomed Pensioner Guard cottage remaining of the 80 or so built in the metropolitan area, and is the oldest building in Bassendean.

The first occupants were John Law Davies, a former private in the East India Company, and his wife Amelia, who he had married in July 1856, and on 28 November 1864 the title was transferred to Davis for an annual peppercorn rent. John and Amelia raised seven children and after John died in July 1870, Amelia married John Bates in 1873 and had a further two children. Amelia continued to live in the cottage until 1893 when it was sold to Edmund Brockman and the adjacent house built.

Several other Pensioner Guard families made West Guildford their home. Among them were Thomas and Elizabeth Young, James and Ann Clinton, and John and Eliza Hyland. Thomas, James, and John died at relatively young ages leaving their widows and children to carry on as best they could. Some of them worked in the big houses in Guildford or took in laundry and most struggled to make ends meet. Eliza Hyland's son, also named John, recounted an incident which happened when he was a little boy and was waiting with his mother to catch the ferry to Guildford. Young John fell into the river and the ferryman, whose name Hyland said was Williams, dived in to rescue him. Eliza had no time to take her son home as she very likely depended on her work to support them, so the ferryman dried John off and looked after him for the rest of that day. For his kindness the convict was reportedly granted a remission of his sentence.

John Law Davies' eldest daughter Amelia married William the son of Thomas and Elizabeth Young, thereby knitting together the strands of the little Pensioner Guard community in West Guildford.

### The Convicts

Convicts built the cottages and operated the ferry. At the expiry of their sentences or after receiving their Tickets-of-Leave or Conditional Pardons, some of them continued to live in West Guildford. John Picken, convicted for forging a marriage licence, worked as a cobbler and amassed enough money to purchase the block owned by Pensioner Guard Henry Chartres, but lived there for less than a year before returning to England. The most prominent ex-convict resident of West Guildford was Malachai Meagher, a qualified engineer, who aged 22 was convicted of forgery and sent to Western Australia in 1859. Meagher received his ticket-of-leave not long after he arrived in the colony, became a successful landowner, a shrewd businessman, and licensee of the Stirling Arms in Guildford. In 1862 he married Caroline, the only daughter of George Stubberfield, owner of the Guildford Hotel. Meagher leased the Bassendean Estate, then owned by the Clune brothers, and made it his family home. An energetic member of the community, he was elected to the Guildford Municipal Council before becoming a foundation member and chairman of the Swan Road Board. He was possessed a good deal of personal magnetism and Gaelic charm which he employed in improving services to West Guildford, including collecting subscriptions for a bridge to be built between the townships which was ultimately successful in 1885. Malachai Meagher died at his son's property in Bridgetown in 1906 and was survived by eight children and several grandchildren.

West Guildford residents had reason to be unhappy with the lack of action by the Guildford Town Trust toward supplying needed services to the little hamlet over the river. In 1880 the Swan Road Board decided to discontinue the ferry service even though the rail bridge over the Swan River had not yet been built. This decision was compounded when residents learned that, despite assurances, the railway bridge built in 1881 did not provide for wheeled traffic and had no proper footpath. It was not until 1885 that a separate traffic bridge was built alongside it.

Rail transport opened the district up to visitors and when Herbert Parry had the Lockeridge Hotel in River Road built in 1896, it was to capitalise on the allure of the riverside spaces for day-trippers, boating parties, and weekend guests. Sunday trains from Perth made an informal stop at a point just below the hotel to allow patrons and picnickers to alight.

Despite initial difficulties, West Guildford continued to grow steadily, if slowly, until the 1890s when the discovery of gold spurred a rapid influx of people and the Western Australian population grew four-fold from less than 49,000 people in 1890 to almost 200,000 in under a decade. The effect was felt in all sectors of society and manifested itself in a critical demand for housing, public works, transport, health services, and education. Developers made fortunes in buying and subdividing suburban land. In West Guildford syndicates of influential men in business, politics, medicine, the civil service, and the law, had by 1899 purchased most of the large pieces of land north and south of the rail line as investment speculations. Subdivision advertisements made much of the advantages of the district.

[It is] a most desirable place for a home where the business man, fagged and worried with cares can breathe pure and revivifying air, and recuperate his exhausted energies...

Several West Guildford blocks were bought by high ranking civil servants and businessmen who built large houses in or close to North Road. These included the homes of George Tuthill Wood who was a magistrate, Charles Wicks a master builder, John Tregurtha Short the Commissioner of Railways, and Cyril Jackson who was recruited from England in 1897 with a comprehensive agenda to reform the State's education system.

These new residents quickly became impatient with the lack of action by the Guildford Town Trust and the Swan Road Board to provide much needed amenities in their little township. After a strong campaign spearheaded by Cyril Jackson, the West Guildford Road Board was gazetted and the first meeting held on 12 July 1901 in the billiard room of Jackson's imposing river-side house. Although boasting only 180 residents in 34 houses, West Guildford was well and truly on the map. By the following year the infant Board had persuaded the State Government to shift the alignment of the main road from Perth to Guildford from a position roughly parallel to the railway line, to deviate through the township giving it an awkward dog-leg configuration, but encouraging housing development. Trees were planted on verges along North Road and Surrey Street, including a stand of English oak trees, of which only two remain.

To cater for the increased population in Perth metropolitan and suburban areas, rail transport became a vital service. The railway workshops at Fremantle could no longer cope with the work piling up, but could not easily extend operations where they were. The decision was made to shift to a large site in Midland Junction where a running shed was built in 1897. By 1904 the Midland Railway Workshops were in full operation and workers who continued to live in and near Fremantle made the daily journey to and from their homes on a special train, the 'rattler'. Some employees decided to move closer to Midland and developers, particularly of land north of the rail line, increasingly pitched their sales at the 'railway men' in the hopes they would choose housing lots in West Guildford.

The new residents, many of them ardent unionists, soon took a proprietary interest in their suburb and pushed for practical improvements, most urgently, a railway station and a primary school. John Hyland, son of the Pensioner Guard, was elected to the Road Board in 1902. He was a railway linesmen and one of the leaders of the working class men who came to dominate the Road Board by 1910, ending the influence of senior civil servants, men of business, and self-described gentlemen.

In the decade between 1904 and 1914 the population of West Guildford multiplied five-fold from 485 residents to well over 2,000, most of them young. Improved community facilities were sorely needed and in 1912 a new Roads Board building incorporating a town hall was constructed.

## Schools

The earliest school building in the district was the private Guildford Girls High School which had been established in the former Lockeridge Hotel in 1904 to accommodate the daughters of farmers, pastoralists, and wealthy families of Guildford. The first purpose built state school for the district's children was the two-roomed West Road primary school (now Bassendean Primary School) which was sited on swampy land donated by two of the largest landholders in the district, Stephen Parker and Dr Daniel Kenny. Originally intended to cater for 85 pupils, enrolments ballooned to 197 less than six months after the school opened in October 1906. Despite many hastily erected additions over its first decade, the school remained chronically overcrowded.

The Roman Catholic school operated out of St Joseph's church under the tutelage of five Sisters of Mercy and classes were held in the enclosed verandahs which ran down each side of the church. This arrangement lasted almost 40 years from the time the church was built in 1914 until St Michaels primary school was constructed in 1953.

The school in Ivanhoe Street Eden Hill, originally designated 'North Guildford', opened to students from grades one to five at the beginning of 1915. By October that year the Education Department acquiesced to the Board's request for a name change to 'Eden Hill Primary School'. The school soon became overcrowded and in 1919 the Education Department was petitioned by residents to increase classes.

After the initial flurry of building there were no more primary schools constructed in the district until the new Roman Catholic school, to be renamed St Michael's, was built in 1953. Ashfield primary school followed in 1955 and Anzac Terrace primary school in 1969. Cyril Jackson High School, built in Ashfield in 1962, was converted to a special senior campus for students in 1990. The private, parent-run Casa Mia Montessori School opened in 1999.

## The coming of industries

The river and its environs played an important part in the growth of local industry. In 1898 Jeremiah Asquith had a thriving boat building yard at the end of Anstey Street where he made river craft, rowing boats and punts, to complement his other business at Fremantle for the construction of pearling luggers and large sea-going vessels.

Brick-making was another early pursuit and the heavy clay deposits near the river helped in the construction of many early houses including Stoke Farm (the old Bassendean homestead) and the convict-built Pensioner Guard cottages. By 1901 there were several brickyards, including those north of the railway line near Success Hill and the swampy areas just south of what is now Walter Road, with one of the largest on the Bassendean Estate run by Mrs Millard and her daughter.

The river flats supported primary industries such as dairy farming, poultry yards, market gardening, and seasonal cropping of wheat, oats, hay, and corn. As early as 1829 William Dyer grew tobacco and maize on the wetlands around Stoke Farm while also practising his trade as a wheelwright.

By 1900, apart from home gardens and poultry runs, surpluses from which were often a profitable sideline for the women of the house, there were several commercial market gardens and orchards. Some of the largest ones were run by Chinese families - the Ah brothers in Elder Parade, the Hoons in Hamilton Street, the Ing syndicate at Bennett's Brook on land leased from Hugh Hamersley, and Wong Noon Sack's garden at the corner of Railway and First Avenues. Other prominent market gardens were those belonging to Thomas Barnes on land between Palmerston Street and Guildford Road and the largest orchard, owned by Frank and Georgina Piaggio, in North Road.

The Santa Rosa vineyard was planted near the river north of the railway line in 1894 and the large brick Santa Rosa winery and distillery was built in 1897. The estate was purchased by R B Young in 1940 who used the winery to store grain and manufacture poultry food. The distinctive building with its large square tower remained a landmark in the district until it was demolished in the 1970s.

Retail businesses were also popular undertakings with the largest being William Padbury's graceful two-storey emporium built in 1918. The Lord Street dairy and gardens owned by Thomas and Kate Grogan provided produce for Kate's shop in First Avenue. By 1924 there were several grocers, greengrocers and household suppliers, including Everingham's Co-operative stores. Different types of commercial enterprises also operated in the years between the two world wars including restaurants, cafes, butcher shops, fishmongers, bakeries, tobacconists, clothing and hat shops, chemists, hardware supplies, motor garages, cycle and repair businesses, hairdressing salons, barber shops, a printery, and newsagencies. Boarding houses and guest houses catered for workers and visitors to the district, and in 1930 a hotel was built to vociferous opposition.

The first metals factory was the blacksmith forge and coach-building works established in First Avenue in 1911 by Arthur Ebenezer Yelland, who later branched out as co-owner of the Bassendean Motor Garage.

John Smallman and E. E Ireland were cabinet makers who both became chairmen of the Bassendean Road Board and it was Ireland who crafted the large jarrah table which is still a feature in the Town's council chamber.

Small to medium-sized manufactories were also encouraged into the district after the establishment of the Cuming Smith's fertiliser factory. The company, which pioneered the production of superphosphate in Australia, had made approaches to Bayswater in 1901 to set up a factory, but had been refused because sulphuric acid, which was a central part of the process, made it a noxious industry. West Guildford Road Board members had no such qualms and when contacted by Cuming Smith in August 1909 were enthusiastic about the proposal. The extensive brick and iron works with its own rail branch line was constructed just north of the rail line and opened in September 1910. Senior staff at the plant built large homes in West Guildford and in 1913 the manager, Alfred Youlden Garnsworthy served a term as chairman of the Road Board. Other large enterprises included Richard Purser and Co which set up on land fronting Railway Parade in 1912 and specialised in agricultural machinery, and Hadfields Pty Ltd which built a large modern foundry in 1920 on a large block bought from Purser.

These and other firms were further encouraged into the district after the Road Board purchased electric power from the State Government in 1915, with the help of a loan provided by the Amalgamated Society of Railway Workers. A sub-station to supply single-phase power was built which powered homes and street lamps throughout the suburb as well as bridge lights.

### Railway stations

The unofficial stop just below the Lockeridge Hotel operated until the railway station fronting Guildford Road was built. The long-running campaign for a passenger station was bolstered by the support of Cuming Smith senior management and the station was opened with much fanfare on 30 April 1910. It was to be decades before another station was built. Ashfield station was opened in 1954 after the State Housing Commission resumed large tracts of land between Guildford Road and the Ashfield Flats to build around 400 homes to house many of the post-war influx of migrants to the district. The Success Hill station near the site of the earlier unofficial stop was constructed in 1960.

### Social and political life

Social life for Bassendean families in the first quarter of the 20th century revolved around home, sport, and church activities. So much so that residents took pride in the fact that their suburb was known locally as 'the holy city' because of the presence of many churches but no hotel.

The first specially built house of worship was the Methodist church in Hamilton Street. Volunteers erected the building in 1905 and it was the district's first permanent public meeting hall. The Presbyterian congregation opened their church in Lord Street on 27 July 1907 with a small gymnasium attached. Before St Mark's Anglican Church's weatherboard building was erected in Lord Street in 1909, services were held at the old Lockeridge hotel which became the Girl's High School. Physical activity was decreed vital for boys and a larger exercise facility and youth club was a popular feature of the Church of Christ, famously built by volunteer labour over the course of a single day on 14 January 1913.

From 1912 the suburb's Roman Catholic parishioners used the basement of the Road Board hall for Sunday mass until the brick and iron St Joseph's church was erected in 1913. The following year the Sisters of Mercy religious order established a convent, initially to house the small congregation of nuns who taught at St Joseph's Church as well as undertaking pastoral care work in the district. A brick convent building was constructed in 1925 and some school lessons were held in the downstairs rooms.

Both Protestant and Catholic churches concentrated on youth outreach, supporting a variety of sporting clubs and other recreational activities for children and young adults, such as the Christian Endeavour Group and the Dorcas Society for girls.

Church halls, the Road Board rooms, and the later Trades Hall built in Broadway in 1932 with funding from the Railway Employees Union, were venues for frequent social functions and tea dances where single men and women could meet and families would mingle and cement friendships. Silent movies were first shown in 1913 in the Road Board hall. These proved so popular, that a permanent bio box and theatre seating were installed in the lesser hall in 1917. The lure of the movies was considered pernicious by some and in 1916 the West Guildford Mothers' Union sought to have cinema sessions restricted and called for greater State supervision of the films that were shown to young people, to little effect. An outdoor theatre, the 'Wonderview' opened next door to the hall in 1925 and was heavily patronised on summer evenings despite the nuisance of the suburb's mosquitoes.

Music was an important part of the life of the district and not only did the primary schools support brass bands, but amateur musicals proved popular. In 1914 both the West Guildford Orchestral Society, which had been formed the previous year, and the Choral Society held their first public concerts and the West Guildford Orchestral Society went on to win prizes across the state over the years. The WG Orchestra refused to change its name to Bassendean after 1922 retaining the original name right up until the 1960s when the orchestra was disbanded.

Special interests were encouraged by the establishment of the Daffodil Society, the Mothers' Union, the Rifle Club which began in 1915 in response to the outbreak of war, and the Returned Servicemen's League founded after the war in 1919. The West Guildford Masonic Lodge held its first meeting in 1920.

One of the most significant and long-lasting organisations was the Volunteer Fire Brigade which was held its first meeting at the Road Board offices on 31 January 1911. Among the foundation members were Charles Wicks, Vern Howe, Ben Bailey, John Bull and Richard Ellis who became the first captain of the Brigade. To begin with the men were called out to fires by a band of call-boys, youths interested in the Brigade but not yet old enough to be members who ran or cycled around to knock on doors. Later on a bell was installed to summon the volunteers. In 1913 the members built a clay running track and ladder stand on the recreation reserve, which is now site of the Swan District's Football oval. In 1914 the Brigade won its first trophy at a meet at Kalgoorlie and this marked the beginning of a long career of successes including Australian Champions in 1922 and Champion Brigade of Australia in 1951. The Fire Station was built on the highest point of land in Parker Street in 1934 and the Art Deco building is now on the State Register of Heritage Places. After more than one hundred years of service, the Brigade was disbanded in October 2013.

### War and peace

When war was declared in August 1914, many of the district's young men were swift to enlist. One of the first to die in battle was Ben Bailey, a founder of the Volunteer Fire Brigade, who was killed during the landing at Gallipoli on 25 April 1915. Other notable West Guildford identities who fought overseas were Edward Clay, George Wyndham, then secretary of the Road Board, William Wilson, who was killed in the final days of the war, and Richard Alexander McDonald. McDonald was a railway worker, who had not long moved into the district, fought in France, and was wounded in 1918.

The sons of leading citizens also served. John, the son of John Tregurthen Short, Commissioner of Railways and second chairman of the Road Board, was killed at Bullecourt, France, on 11 April 1917. John Hyland's son William fought in France, as did Aubrey and Frances Brown's son, also Aubrey. Brothers Francis and Frederick Young, who were the grandsons of two Pensioner Guards, John Law Davis and Thomas Young, were both killed in action. Alfred Garnsworthy's son Stanley, wounded more than once, was promoted to lieutenant. Ernest and William, the sons of Charles Wicks, were both wounded in action with Ernest being promoted to lieutenant as well as being awarded the Military Medal and the Military Cross for bravery.

Of the total of 203 men who enlisted from the tiny town of West Guildford to fight in the First World War, 33 died on active service, a figure of one in six fatalities, or 16%. The loss of so many of their fine boys had a profound effect on West Guildford.

Several organisations were formed to aid the war effort. In West Guildford, the Red Cross Society and the Ugly Men's Association were particularly active in fundraising and providing volunteers to help war widows and children. The Ugly Men's Association, which unlike the local men's lodges, had both men and women members and became a key part of the social life of the district. A Guildford branch, which included West Guildford residents, was formed in 1918 and proved so popular that a separate West Guildford Branch was established in May 1921. The Returned Servicemen's League (RSL) sub-branch had its inaugural meeting on 30 July 1920.

After the cessation of hostilities, the Soldiers' Memorial Committee, headed by Road Board chairman, Charles Wicks, organised busy bees to erect a memorial in the town, with some materials being donated by Cuming Smith, Padbury's Stores, and the Road Board. The granite obelisk on a concrete base was designed by two returned soldiers, Wales and Gillies, who also helped supervise the volunteer labour crew which was sustained by lashings of tea, scones, and sandwiches, prepared by 'the ladies'. The war memorial on the corner of Wilson Street and Perth Road was officially opened by Governor Sir Francis Newdegate on Sunday 12 December 1920.

### Change of name

In the years between the world wars, the suburb's population grew by leaps and bounds. Twenty one years after it's founding as a local authority, the West Guildford Road Board resolved to change the name of the suburb to distinguish it from what was believed to be the 'smaller', 'less progressive', and 'has-been', township across the river. The assertion that the district needed its own identity was unanimously supported by the Board, but had a mixed reception from residents. The Board's suggestion of 'Stirling' was not popular, nor was 'Florida', or 'Mandoon', the Noongar name for a greater part of the district, so it was resolved that a competition open to primary school children would be run and F Taylor offered a one guinea (£1.1s) prize for the winner. Clare Drysdale and Sylvia Sharman shared the money for their suggestion of 'Bassendean', which was chosen by the Board at their meeting on 9 May 1922 for its association with the Broun family farm, and in the hope that the new name would satisfy the traditionalists among the ratepayers. On the anniversary of the founding of the road board, in July 1922, 'Bassendean' was gazetted as the new name for the district.

## R A McDonald (1885-1967)

Richard (Dick) Alexander McDonald, the most enduring architect of Bassendean's growth and development, trained as a carpenter and was employed at the Midland railway workshops as a carriage builder. He and his wife Ethel moved to West Guildford and lived in the house he built in Kenny Street, and they almost immediately became part of the lively social life of the district. McDonald was elected to the Road Board in 1915, but resigned to enlist as a sapper in the v1 Field Company of Engineers and fought in France. He arrived home six days after the armistice in 1918 and immersed himself in local politics and the Labor Party. McDonald was re-elected to the now renamed Bassendean Road Board in 1922 and was to become its longest serving chairman and, except for a period between 1948 (following the death of his wife) and 1956, he retained office for 34 years. He was Chairman of the Board from 1929 to 1947 and after his return to local politics, was the first President of the Bassendean Shire Council from 1961 to 1962. His influence was such that he was often referred to (not always kindly) as the 'king of Bassendean'. Dick McDonald died on 20 March 1967 aged 82.

McDonald saw the establishment of the Swan Districts Football ground as one of his finest achievements and it was an uphill battle. His first step was to lobby the Western Australian Football League for acceptance of a district team with headquarters in Bassendean. With tentative agreement from WAFL, he pushed the Road Board for a £3,750 loan to upgrade the recreation reserve bounded by West Road, and Surrey, Brook, and Dodd Streets to convert the reserve into a football oval with all facilities required. To say that not all Bassendean residents were happy with the scheme would be a understatement, and a concerted effort by a group of ratepayers defeated the loan proposal by forcing a referendum on the issue. At the same time Midland was actively working to reform the Midland Junction Football Association, which had been disbanded during the war, and there was strong support for the team to be located in the more populous district.

McDonald was determined, however, and as chairman he managed to persuade the board to hold another loan referendum. With assurances that all revenues from games at the oval would go to pay off the loan, and with WAFL guarantee that no players signed up by Swan Districts would be allowed to join another team for at least two years, this time McDonald was successful. When, as inaugural President of Swan Districts Football League, Dick McDonald kicked the ball for the start of the first game in 1934, it was one of his proudest moments.

Another recreation reserve that McDonald became involved in creating is the BIC which fronts Guildford Road. When eccentric journalist, naturalist and historian Jose Guillermo Hay died in June 1923, members of the Road Board and local businessmen established the Bassendean Improvement Committee (BIC) to purchase the strange wooden castle, which had been Hay's home, and the wetland surrounding it from Hay's estate. Various schemes were undertaken to raise money for the purchase, but none of them were successful except for the popular fundraising activities run by the newly formed BIC Ladies Auxiliary under the banner of 'Bassendean Beautiful'. From 1923 to 1927 the women of the district amassed sufficient money to buy the 12 acre (almost five hectare) property with enough left over to begin an ambitious beautification project.

McDonald and members of the Road Board were tempted in 1928 by an offer from hotelier Paddy Connolly who offered a handsome donation to the BIC project if the board would give support to the building of a hotel in Bassendean. Although the board was, in general, in favour of the proposal, members of the powerful Temperance movement in the suburb were outraged and a 'no licence' campaign swung into action. The wishes of local business proprietors, the board, and workingmen's groups, however, held sway and the licence was granted. Construction of the two-storey Bassendean Hotel began in 1929 and it was open for business in August 1930.

The Bassendean Road Board enthusiastically celebrated the State's 100th anniversary of European settlement in June 1929 and staged a 're-enactment' of James Stirling's exploratory voyage up the Swan River in March 1827 where he was supposed to have stopped at Success Hill spring to 'fill his water barrels'. Appealing as the account is, there is no record of any of the exploratory boats, neither Stirling's nor the one in which botanist Charles Fraser travelled, stopping at the spring. The tale apparently first emerged in a 1922 report written by the West Guildford Road Board secretary, Reg Sargent, who misinterpreted Stirling's account of the voyage upriver. It was perpetuated in Paul Hasluck's 4 July 1929 article 'Guildford memories' in the Western Mail where he claims the event was 'according to local tradition'. Similar re-enactments staged since 1929 have cemented the story into enduring local belief.

Work had commenced to drain Hay's swamp, when the world wide Depression which began in October 1929, brought it all to a halt. Ultimately, the Depression was to prove a godsend to Bassendean as the 'BIC Park', as well as several other major projects, including the building of the new road board hall, were completed by sustenance, or 'susso', labour at a minimal cost. In March 1931 the board transferred the site to the Crown to be vested in the Bassendean Road Board as a reserve.

By 1934 the park had two soccer pitches, a football field for junior players, a cricket pitch, bowling greens, croquet and tennis courts, a playground, and a band pavilion. Construction had also begun on the Volunteer Fire Brigade's training track as well as the installation of floodlights for night games. Beautification efforts resulted in lawns, gardens and shaded areas for picnics. The official opening of both the park and the new hall was performed by Premier James Mitchell on 9 November 1935 with an estimated 5000 in attendance. Early the following year a competition was held to name the new reserve and the board chose 'Temple Park', although several members wanted it to be called 'McDonald Park' in recognition of the chairman's role in its creation. Neither names took hold and to this day the reserve remains simply 'the BIC'.

### Alice Mary (May) Holman (1893-1939)

May Holman was the eldest of nine surviving children of John (Jack) Barkell Holman and his wife, Catherine, who were both heavily involved in the Australian Labor Party. Jack was a state politician and Catherine prominent in Labor women's groups. In 1920 the Holmans bought a 20 acre property in Ida Street and extended the house into a large family home. May was a talented musician and, with her sisters and brother Ted, formed a musical revue group, 'the Entertainers', which performed around the state with profits being channelled to the Labor Party and local charities. In 1924, under the leadership of May Holman, Bassendean raised the greatest sum for the Perth Hospital Appeal, roundly beating Claremont who were runners-up.

After Jack Holman died on 23 February 1925 from complications following surgery for appendicitis, May was encouraged to nominate for her father's south-west timber milling seat of Forrest at the resultant by-election, which she won on 3 April 1925. On taking her seat in the Legislative Assembly she became the first Labor woman parliamentarian in the British Commonwealth and the second woman elected in Australia. While a member of parliament, May was instrumental in the passage of bills aimed to protect workers' rights, maternal and infant health, and was active in establishing the Central Executive of Labor Women, and the Young Labor League. Attractive, intelligent, and charming, she made good copy for the press, but the sexism of the times hampered her political rise. In 1930 she was an Australian delegate to the United Nations where she campaigned against drug trafficking and child labour.

While touring her electorate for the 1939 elections, May and her sister Iris were involved in a car accident near Bunbury. May Holman died of her injuries three days later on 20 March 1939, just hours after receiving the news that she had been elected to State Parliament for the fifth time. Her funeral was one of the largest seen in Perth and tributes to her came from all over the country, but to her many friends from Bassendean, she remained 'our May'. Her brother Ted then ran for and was elected to the seat of Forrest, although he relinquished his place in Parliament to enlist in the Second World War.

### War again

Barely 21 years after the cessation of hostilities known as the Great War, the Second World War began on 3 September 1939, and the district again sent its sons and daughters overseas to serve. More than 700 people, who lived in Bassendean enlisted, including 37 young women. Among them were well-known residents, Dorothy Evans, Elsie and Jean Craig, Joan Faulkner, Jessie Townsend, Elsie Minchin, and Dorothy and Sylvia Taylor.

During the Second World War both the Midland Railway Workshops and Hadfields became munitions factories which employed skilled local people, many of them women as there was soon a critical shortage of metal workers. The Great Depression had now ended and new manufacturing jobs created. In 1941 Hadfields produced more than 6000 mortar shells and artillery gun carrier wheels, spare parts, and ships' castings. Male foundry employees were manpowered, despite the fact that in 1942 conscription was introduced.

Community activism which had helped Bassendean weather the rigours of the Depression were channelled into supporting the war effort. The women of the district organised scrap collections, fundraising, and first aid lectures as members of the Bassendean branch of the Red Cross and the women's auxiliary of the RSL. Dick McDonald, became head warden for the district and set aside the BIC for the RSL Defence Corps training, authorising the placement of obstacles on the ground to thwart the landing of enemy aircraft. He also ensured that the board had reserves of petrol and oil stockpiled in case of emergencies. A letter was sent to Bassendean's pigeon fanciers warning them not to set their birds loose because they might be used to communicate with enemy agents. After the 1942 bombing of Darwin, the road board constructed several air-raid shelters, the Army took over the football ground and matches were suspended until February 1943 when the soldiers moved out.

Bassendean residents also opened their homes to children who had been evacuated from Fremantle because of the fear of bombing, and Midland high school students were transferred to Bassendean Primary School for the duration of the war.

After Allawah Grove in South Guildford was taken over as an army camp, Aboriginal families living there were forced to relocate, and several had no option but to move in with relatives living in Eden Hill.

### Post war migration

At the end of the Second World War, plans were made to materially encourage migration to Australia. Non-British migrants from Italy, such as the Ghisalbertis, and Malta, particularly the Calleja family, had settled in Bassendean beginning in the 1920s, but the numbers of new residents increased markedly after 1946, the year the State Housing Commission (SHC) was established. Partly in a bid to encourage migration from England, the SHC acquired land in selected Perth suburbs for subdivision and low cost housing development. Bassendean, Eden Hill, and Ashfield were among the first places to be developed and resulted in a population boom in the district from the mid 1950s.

The need for orderly planning to house large numbers of new residents impelled the Bassendean Road Board to adopt in 1952 its first, and for its time, revolutionary Town Planning Scheme. This scheme established three separate areas for the district: 1) residential and commercial, 2) industrial and manufacturing, and 3) 'other purposes', which excluded housing but could encompass public open space and administration requirements. It was made very clear that no further 'noxious' industries, such as Cuming Smith or Cresco would be permitted to operate within Bassendean's boundaries, although light industrial and manufacturing was encouraged.

Bassendean residents were dismayed to learn that the Railways Department intended to build an extensive railway marshalling yard and chord line from near Scaddan Street through the Ashfield Flats to cross the river to the Ascot racecourse. The proposal would have had the rail line slicing Bassendean into three distinct parts. A public meeting in 1950 attended by more than 400 residents had little sway until the Chairman of Directors of Hadfields opposed the plan because it required resumption of part of the factory's land and Hadfields was 'essential to the national interest'. The issue dragged on until the State election in 1953 resulted in a Labor government which shifted the focus of industrial development to Kwinana.

Between 1947 and 1961 Bassendean's population increased by almost 60 percent as young families moved into new housing in the SHC developments of Eden Hill and Ashfield. Aboriginal people, most of them women, owned several large lots of land at Eden Hill which were acquired by the SHC in the early 1950s and special 'native houses' were planned for some of the subdivided blocks, the first being built in 1954. When some Aboriginal families got into financial difficulties and were unable to keep up the lease payments on their new houses they were evicted and lost both land and home.

One of the controversial decisions made in the 1960s was to remove a large amount of sand from Success Hill. Its profound significance to Aboriginal people and their distress at such desecration was of no concern of Council when in 1962 a 'beautification' scheme which covered Sandy Beach, the Point Reserve, as well as Success Hill was adopted. Beginning in 1963, as part of a proposal to clear the bush for conversion to grassed sporting and playground areas, more than 61,000 cubic yards (around 47,000m<sup>3</sup>) of soil was removed from Success Hill with most of it sold as a commercial venture. Some of the sand was used on sites around Bassendean, including the old Hamersley Estate which had been taken over as a mental health training facility, and to build up the banks surrounding the Swan Districts Oval.

### Post-war schooling and social life

Schools at Bassendean and Eden Hill were extended and a new primary school in Margaret Street Ashfield opened on 1 February 1955. Cyril Jackson Senior High School was built on land fronting Reid Street in Ashfield in 1962. The rise in numbers of school-age children was the impetus for local organisations to provide an outlet for youthful energies. To counter fears of delinquency, teenage gangs, and 'fast' behaviours churches, sporting clubs, and community groups provided structured activities for young people and the Bassendean Primary School established an after-school youth centre offering instruction in dressmaking, motor mechanics, as well as a very popular ballroom dancing class.

After its new hall, boasting a dance floor and pool table among other amenities, was built in 1960, the Returned Services League (RSL) became enthusiastically involved in providing activities for young males. Youth groups supported by the RSL included the Aboriginal-run Mudulla Club, organised by 20 year-old Ron Kickett. Other activities for both boys and girls took place in church halls and the Masonic hall. Friday and Saturday evening dances were popular after the youth centre shifted to Cyril Jackson Senior High School, especially when the 'jive' was permitted, despite being frowned upon by older members of the community.

The Bassendean Council also provided space in the undercroft of the new administration building for a youth drop-in centre in 1972. Alf Faulkner, who was first elected to council in 1952 and was Shire President 1962 to 1970 is remembered in the name of the hall erected at Mary Crescent Eden Hill in 1974.

To cater for the large numbers of children growing up in the district, from the early 1950s successive ratepayer associations formally requested Bassendean Council to provide a library service. All requests were resisted, not only because of the supposed cost, but also as councillors saw little community value in the scheme. By the late 1950s attitudes began to change, particularly after the Road Board became a Shire Council in 1961 when the population of the district neared 8,500 residents and a group of younger men were elected.

A dedicated senior citizens centre funded by the State Government and the Lotteries Commission, was constructed in 1966. Services for older and house-bound residents were largely volunteer-driven but in 1964 Shire President Alf Faulkner, with the support of Beatrice (Beattie) Chape, championed the establishment of the district's much-needed meals-on-wheels scheme.

It was immediately popular and among other social benefits helped to keep older residents living independently in their own homes. The 25 unit Hyde retirement housing complex, named for a family of early residents and business owners in the Town, opened in 1980.

The Pyrton centre for intellectually and physically disabled children was acquired by the State Government and opened in 1966 on the site of the Hamersley family's property bordering Success Hill. By the early 1970s, Pyrton had expanded its role with the establishment of a training centre to equip residents with skills which, depending on their level of ability, would allow them to become more involved in wider society.

By the late 1960s, the lovely art deco town hall and administration building which had been constructed in Old Perth Road in 1936, was deemed to be inadequate for the burgeoning suburb and, despite community opposition, plans for new council buildings incorporating a community centre and a library went ahead. The new complex was opened on 1 February 1970. Negotiations with the RSL allowed the war memorial to be relocated to a spot outside the administration block to make way for the Bassendean Memorial Library to be built on the site, which was subsequently opened in July 1972.

Community services were enhanced when Beattie Chape, who was instrumental in establishing Wind in the Willows child care centre as well as the meals-on-wheels service, was elected as the first female councillor in 1973. The indefatigable Gwen Fenech was appointed the Town's first welfare officer in 1979 and remained in that role until her retirement in 2004. Her community service throughout the years, including establishing the Broadway II band and leading the Melody Club, was honoured with an Order of Australia Medal in 1992. Both women were made Freepeople of the Town - Beattie in 1996 and Gwen in 2009.

The Swan Districts Football Club has played an important role in the sporting life of the Town for decades. Stalwart of the club, Stan Moses, is remembered in the pavilion named for him at Jubilee Reserve in Eden Hill. Stan coached junior football for many years from 1952, became the club's general manager serving in that role for almost a decade, and in 2011 was awarded a Member of the Order of Australia Medal for services to Australian Rules Football.

Key players for Swan Districts were also Bill Walker and Haydn Bunton. Bill joined Swan Districts in 1961 and went on to play a record 302 games, winning four Sandover medals, being made a Member of the Order of Australia in 1978 and inducted into the Australian and Western Australian Football Halls of Fame. After retirement from the game Bill served for more than a decade as President of the club. The Bill Walker stand at the oval is named in his honour. Football legend, Hadyn Bunton junior joined Swan Districts in 1961 as Captain Coach and steered the club to a three grand premierships in a row from 1961 to 1963, before leaving in 1964.

### Planning for the future

Bassendean strenuously resisted amalgamation with neighbouring local authorities during the Boundaries Commission Inquiry of 1974 and in July 1975, with the suburb reaching a population of nearly 12,000, its status was changed from a shire to a town.

Dr John Paterson, who had been elected Shire President in 1970, became the Town's first Mayor.

The North Western Town Planning Scheme No. 2 which had been launched in 1969 was expanded in 1974 to open up land north of the railway line for housing development, the establishment of Anzac Terrace primary school, and an industrial area. Tom Wardle was encouraged to open a 'Tom the Cheap' grocery and shopping centre on Morley Drive at Eden Hill which later grew to house a service station and a hotel. By 1978 most of the building lots had been sold and new houses were adding to the vibrancy of the Town.

In addition to the shopping centre at Eden Hill, land south of the railway line on Guildford Road and bordered by Whitfield Street, West Road and Old Perth Road was cleared of buildings, including the Bassendean Police Station, to make way for a shopping centre. The loss of police presence in the Town sparked some heated community opposition but eventually the Bassendean Village Shopping complex was opened to the public in 1977. Access to the centre from Guildford Road had been made easier when the Guildford Road bypass, which diverted traffic from Old Perth Road, was constructed by the middle of that year.

With involvement in the looming State's sesquicentenary, long-running community action to construct an Olympic sized swimming pool in Bassendean was channelled into creating a water playground on the Wilson Street side of the BIC. Funds raised for the pool were put to the water playground which was named after entertainer Rolf Harris and opened in 1979. The 150th celebrations also included another staged 're-enactment' of the supposed landing at Success Hill.

Environmental concerns came more to the fore in the late 1970s and early 1980s. A major recurring problem was that of managing municipal waste, which had traditionally been collected and dumped or buried on council owned vacant land, with many of the sites being on the flood plain. Spurred by Mayor John Paterson, who was an agricultural scientist, in 1979 Bassendean joined with the neighbouring local government areas of Swan, Bayswater, Belmont, and Mundaring to set up the Eastern Refuse Disposal Zone Committee which was the forerunner to the Eastern Metropolitan Regional Council (EMRC). The group cooperated to share the costs of rubbish disposal and purchased land at Red Hill to create a landfill facility which opened on 23 October 1981. The EMRC was formally established in November 1983 with Paterson as its inaugural chairman.

In 1980 the Town began work on an ambitious town planning scheme to retain and enhance riverside land at the Ashfield Flats and Bindaring Swamp. Community support for the preservation of public open spaces was threatened when a proposal to create a canal development for 108 houses encroaching into the Ashfield river flats was supported by Council in 1984. Land earmarked for the development was owned by the Town of Bassendean, the Metropolitan Region Planning Authority, as well as private owners who were notified that their properties could be resumed if they were not willing to participate in the scheme.

The Department of Conservation and Land Management warned that the construction of artificial canals could impact adversely on the fragile ecosystem of the low-lying river flats and the samphire heath which were key bird breeding grounds. Almost immediately, community protest meetings were organised which agitated for the establishment of a large regional reserve to preserve Bassendean's significant riverine habitat. The furious reaction of so many residents to the canal development seemed to have caught the Council off guard. John Cox, a champion of the canal scheme, had in May 1984 just been appointed Mayor after the surprise defeat of John Paterson who had first been elected to Council in 1969.

Activism sparked by the canal proposal resulted in the formation of the Bassendean Preservation Group (BPG) on 17 March 1985. Concerned residents also looked to the Town of Bassendean for support and in 1985 Paul Bridges, who was prominent in the BPG, was elected to the Bassendean Council as East Ward representative. By 1988 environmentally active residents had been voted onto Council in sufficient numbers to elect Bridges as Mayor. From that time onwards a rift became manifest with environmentally focussed councillors on one side and pro-development ones on the other. Although Bridges retired at the 1990 election and John Cox was re-established as Mayor, the protection of Bassendean's environment and heritage were now firmly established as key drivers of progress.

Greater interest in Bassendean's history also became a factor stemming from community involvement in the State's 150th anniversary celebrations in 1979 and Council members resolved to publish a history of the district. The Town Clerk, Clarrie McCreed, and Mayor Patterson sought advice from Professor of History at University of WA, Tom Stannage, who had grown up in Bassendean where his father was the Anglican minister. Stannage had also played for Swan Districts Football Club from 1964 to 1967 and retained a distinct fondness for the home of his youth. In 1982 the Town advertised for a historian and Jennie Carter, who had moved to Bassendean the year previously, was the successful applicant. She immediately began a program to interview many of the old-time residents. Bassendean: a social history 1829 to 1979 was published in 1986 and records, documents, photographs and other information gathered and donated during Carter's research for the book was given to the Bassendean Memorial Library. These materials became the nucleus of the library's local history collection which is now the responsibility of the Bassendean Local History Librarian.

As part of the celebrations for the 1988 Australian Bicentenary history and heritage were celebrated with enthusiasm. Among the many events planned was the installation of 64 plaques commemorating some of the Town's early or notable residents which were embedded in the river-side footpath of North Road and Bassendean Parade. Council also resolved to purchase 1 Surrey Street which contained the old Pensioner Guard cottage together with an adjoining house which had been constructed in 1893. Plans were made to preserve the cottage and convert the next door building into a community learning and sharing centre with a focus on the history of the district.

The arts and performance sector also grew in importance during these years, with the establishment of the Bassendean Arts Council (BAC) in 1989. That same year the Town revived the youth service and drop-in centre in an effort to engage the district's young people.

In 1991, with the support of the Town of Bassendean, the Bassendean Historical Society (BHS) was formed to be responsible for the Pensioner Guard cottage, supervise its opening to the public for regular visits, and to promote the creation of a museum and historical interpretive centre in the adjacent house. In 1994 the cottage was placed on the State Heritage Register followed later that year by the inclusion of Earlsferry House.

The Town's first female CEO, Stephanie (Steve) Smith was appointed in 1992 and served for four years.

### A prison for Bassendean?

The State Government under Premier Richard Court closed the Pyrton Training Centre, which had been purchased in the 1950s as a hostel for severely disabled children, after the relocation of all remaining residents by 1997. The buildings were put into caretaker mode with limited community access while plans for their future use were developed. The State Government was interested in maximising a return from the large area of riverside land by selling it as prime residential lots, but the rezoning application was vigorously opposed by the Town and knocked back by the Planning Commission. Given the fact that the land was located on part of a registered site of Indigenous significance, Councillors and staff were keen to see a sensitive development of Pyrton that would acknowledge its importance to Western Australia.

It came as a shock when it was subsequently announced that Pyrton would become a women's prison. Community opposition was immediate and vocal. Council set up a community advisory panel to consult with residents and at a public meeting held at the Bassendean Oval on 27 July 1998, the proposal was soundly rejected.

Attorney General, Peter Foss, was adamant that the prison would go ahead and all that was needed was a rezoning of the land to be approved by the WA Planning Commission.

To highlight opposition, Mayor Bevan Carter and Bassendean MLA, Clive Brown, supported by a group of residents, walked the 12km from Bassendean to the office of the Minister for Planning in Perth to hand over a petition and numerous written objections. Aboriginal community members under the leadership of Robert Bropho of the Swan Valley Nyungah Community persuaded Federal Minister for Heritage, Robert Hill, to halt proceedings to investigate possible desecration of the site if the prison went ahead. For almost another three years, nothing was resolved, but the State Labor Party, then in opposition, publicly supported the claims of Aboriginal people and the Town. In February 2001 Labor was elected with Dr Geoff Gallop as Premier and the Pyrton Prison scheme was quietly mothballed.

## The changing Town

In the early 2000s plans were finalised to construct a new railway station at Bassendean. The scheme involved demolishing the steep ramp and long overhead bridge that spanned Guildford Road. The removal sparked a community debate but, steered by the Town's CEO, Gary Evershed, Bassendean forged a partnership with the State Government and the new station went ahead. It was opened by Minister for Planning and Infrastructure, Alannah MacTiernan, on 31 May 2004.

It had become clear by the end of the 20th century that the library constructed in 1972 was in need of a major overhaul and that ideally an entirely new building was needed. A proposal for resiting the library to the Swan Districts Oval was considered but rejected by the WA Planning Commission. The old library was demolished in December 2004 and the new building, which included a secure archives area, was opened by Mayor Tina Klein in October 2005.

The new railway station was seen as part of a comprehensive plan for the revitalisation of the town centre which found expression in the Council's 2005 Vision 2030 Community Plan publication. Optimistic estimates of a growth in Perth's population of more than 50 percent over 25 years would inevitably place pressure on suburbs close to the city to increase housing density, but also provide opportunities to improve employment, recreation, and transport options. In the time since that 2005 document and, for a variety of reasons, a rapid rise in population has not yet eventuated, but issues of housing density, transport and business hubs, and use of community spaces remain as relevant as ever.

In 2005, the Town approved the Mary Crescent Reserve Concept Plan, and obtained Federal grant funding to implement it. The reserve, which is located on a site of Indigenous significance, was redeveloped after consultation with Aboriginal residents with its major feature being a gathering site with an art work created by Peter Farmer in 2012 depicting the Noongar six seasons of the year. A nature playground was constructed on the reserve in February 2019.

Over the years residents in Ashfield had voiced concerns that their part of the suburb was overlooked. As a way to address the issue, in 2008 a review was launched which resulted in the Ashfield Precinct Plan. One of the improvements made during these times was the Town's decision to partner with the State Government and guarantee half the funds needed to provide Ashfield with underground power. The State Underground Power Program was first launched in 1996 and with the backing of the Town of Bassendean, Ashfield was chosen for round five of the rollout across selected suburbs in 2011. This was the year that Ashfield residents formed a community access network under the title Ashfield CAN and obtained funding for street beautification schemes and hosted regular local events. The underground power supply work was completed in 2013.

Town centre revitalisation continued with encouragement for street art and colourful murals. The Old Perth Road Markets which operated on Sundays during the summer months, and the outdoor film screenings by Telethon Community Cinemas were established with the enthusiastic backing of Mayor John Gangell in 2009.

It was also a time of controversy when a plan to shift the war memorial to the BIC on the corner of Wilson and Guildford roads and upgrade it met with concentrated public opposition. Despite consultation with and the approval of the RSL, a petition circulated in 2011 gained significant support. For a while it seemed that the relocation would be abandoned, but Council members voted overwhelmingly in favour of the move. On 11 April 2015, a fortnight before the Town's centenary commemoration of Gallipoli, a refurbished obelisk, a new wall of remembrance, and a reflection pond, were officially dedicated.

### The amalgamation threat

The concern over the war memorial became overshadowed by the possibility that Bassendean would be swallowed up by neighbouring Bayswater with the intent of the Colin Barnett government to slash the number of metropolitan local authorities from 30 to 14 new 'super councils'. Under the amalgamation process, first mooted by the Alan Carpenter government in 2005, but reinvigorated by an announcement made by Premier Barnett in July 2013 that mergers would be compulsory, with most new councils supporting around 100,000 residents.

There were to be definite winners and losers. Instead of abolishing all metropolitan local authorities, redrawing boundaries, and renaming the new districts to make the process seem equitable, under this scheme some councils would be totally subsumed by neighbouring ones, while others remained untouched. The small western suburb councils of Nedlands, Cottesloe, Peppermint Grove and Claremont, were to retain their separate status, while others, like Bassendean would cease to exist as a local authority. Despite an earlier assessment by the Department of Local Government that the Town was, 'a sustainable local authority with the capacity to provide for its community into the future', Bassendean was to be largely taken over by Bayswater with the confirmation that the suburb would not even constitute a separate ward and that the name would disappear. The Town cooperated by reviewing and coordinating administrative systems and staffing matters, while trying hard to negotiate some degree of autonomy for the district. The fight appeared lost when on Christmas Eve 2014 the Town of Bassendean was formally abolished by a brief notice in the Government Gazette.

Bassendean was not the only council to be profoundly affected. The drawn out amalgamation process proved to be highly unpopular with the public and influenced politicians across the spectrum. The Labor Party, the Greens, and the Nationals remained staunchly opposed, and even some Liberal Party colleagues were vocally critical. Nevertheless, it still came as a surprise when the Premier announced on 17 February 2015 that 'Governor's orders will be revoked for mergers that aren't supported by the councils'. With that statement, the local government reform agenda was abruptly terminated and less than a month later the Town of Bassendean was quietly reinstated as a separate local authority.

## Towards the future

Anne Brinkworth, who had been Bassendean's longest serving Councillor, announced that after 27 years she would be retiring before the local government elections in October that year. In recognition of her service and community involvement over the years, Anne was made a Freeperson of the Town in March 2016.

Renee McLennan was elected in 2017 as the Town's third female mayor, after Vicki Philipoff's one year term in 1995-6, and Tina Klein's six years from 2003 to 2009. In July 2018 Bassendean's population had grown to almost 16,000, with a total revenue of just under \$22.5million. The CEO, Bob Jarvis, resigned in 2018 and Bassendean's second female Chief Executive Officer, Peta Mabbs, was appointed in that October.

The ambitious 'BassenDream Our Future' project was launched in 2018 and by the middle of the following year 3,000 residents had been involved in providing their views. Mayor McLennan reported "[W]e now have a greater understanding of our community's vision and priorities for the future. ... We want to create an inclusive community with a vibrant, sustainable future while honouring the foundations of our past in partnership with the people of Bassendean." It was clear that residents were most concerned about the environment of the Town and preserving its green spaces, natural parks, and river foreshore. History and heritage was also high on the list of its residents' views on what makes Bassendean such an appealing place in which to live. All plans for community events had to be cancelled in early March 2020 as Western Australia enforced strict social distancing to cope with the world-wide outbreak of the Covid-19 virus pandemic. Local businesses were hard hit with cafes and independent shops closing or providing only a take-away service. Community facilities such as sporting grounds, senior centres, youth facilities, and children's playgrounds were closed. All public events and bookings for venues and halls were cancelled and wherever possible staff were assisted to work from home. While the building was closed, the Bassendean Memorial Library maintained a reduced service providing online information, phone contact for residents, and a popular expansion of the Books on Wheels program for residents retitled Pick and Drop.

At a special council meeting held on 23 March 2020 emergency measures were passed to deal with the crisis in the community which included no rate increases and delaying financial impact of the proposed underground power north of the railway line until 2021. A series of initiatives to contact and assist vulnerable residents was announced in April.

Whatever the future brings, it is clear that the people of Bassendean will, as they have throughout its history, remain a close community.

## 4.0 Place Index

### 4.1 Modifications to Places - 2017 Municipal Heritage Inventory

The follow are modifications to the current places since the adoption of the former Municipal Heritage Inventory in 2017:

Place	Modification
Place No. 2 – Holmehouse, 16 Anstey Road, Bassendean (category 1)	The physical description has been updated to provide reference to the lot, acknowledging the parent lot has since been subdivided (2020).
Fmr. Place No. 3 – House, 6 Anzac Terrace, Bassendean (Category 3)	The structure has been demolished; therefore, the place number has been removed from the list (2020).
Place No. 19 (20 fmr) – House, 15 Barton Parade, Bassendean (Category 3)	The physical description has been updated to include reference to a garage addition (2020).
Place No. 36 (37 fmr) - House, 7 Daylesford Road, Bassendean (Category 1)	The physical description has been updated to include reference to a garage addition (2018).
Place No. 41 (42 fmr) – House, 14 Devon Road, Bassendean (Category 3)	The physical description has been updated to include reference to additions and alterations made to the dwelling (2020).
Place No. 45 (46 fmr) – House, 21 Devon Road, Bassendean (Category 3)	The physical description has been updated to include reference to additions and alterations made to the dwelling (2017).
Place No. 73 (74 fmr) – House, 6 Ivanhoe Street, Bassendean (Category 3)	The physical description has been updated to include reference to the four outbuildings constructed on the eastern boundary (2018), and the new building and driveway extension that occurred (2020).
Place No. 89 (90 fmr) – House, 24 James Street, Bassendean (Category 3)	The physical description has been updated to include reference to the significant additions to the rear of the existing bungalow and addition of a carport (2016).
Place No. 94 (95 fmr) - House, 14 Kathleen Street, Bassendean (Category 3)	The physical description has been updated to reference the change in roofing material (2018).
Place No. 99 (100 fmr) – House, 36 Kathleen street, Bassendean (category 3)	The physical description has been updated to include reference to additions and alterations that occurred at the rear of the dwelling (2020).
Place No. 101 (102 fmr) – House, 47 Kathleen Street, Bassendean (Category 3)	The physical description has been updated to include reference to additions and alterations at the rear of the dwelling (2020).
Place No. 103 (104 fmr)– House, No. 14 Kenny Street, Bassendean (Category 3)	The physical description has been updated to include reference to additions and alterations that occurred onsite (2019).
Place No. 107 (108 fmr) – House, No. 20 Kenny Street, Bassendean (Category 2)	The physical description has been updated to include reference to a patio developed at the rear of the dwelling (2019).

Place No. 122 (123 fmr) – House, No. 98 Kenny Street, Bassendean (Category 3)	The physical description has been updated to include reference to additions and alterations at the rear of the property (2019).
Fmr. Place No. 135 – House, 35 Maidos Street, Bassendean (Category 3)	A demolition permit has been issued, therefore, the place number has been removed from the list (2021).
Place No. 149 (151 fmr) – House, 32 North Road, Bassendean (Category 3)	The history and the physical description has been updated to make reference to restoration works that were conducted (2020).
Place No. 160 (162 fmr) – Commercial Precinct, 1-42 Old Perth Road (Category 2)	The history and the physical description has been updated to make reference to the façade modification (rendered to exposed red brick) (2021).
Place No. 161 (163 fmr) – Bassendean Hotel, 25 Old Perth Road Bassendean (Category 2)	The history has been updated to reflect the approved additions to the hotel (2021).
Place No. 179 (181 fmr) – House, No. 27 Parker Street, Bassendean (Category 3)	The physical description has been updated to include the carport and shed additions to the existing dwelling (2020).
Place No. 183 (185 fmr) – House, No. 80 Parker Street, Bassendean (Category 3)	The physical description has been updated to include additions and alterations at the rear of the property (2018).
Place No. 191 (193 fmr) – House, 6 Prowse Street, Bassendean (Category 3)	The physical description has been updated to include reference a carport addition. The additions erected match the materials and pitch of the existing dwelling (2020).
Place No. 192 (194 fmr) – House, 32 Railway Parade, Bassendean (Category 3)	The physical description updated to refer to patio addition to the northern side of the dwelling (2020).
Place No. 202 (204 fmr) – Success Hill Lodge, 1 River Street, Bassendean (Category 1)	The history has been updated to reflect the development approval for re-roofing works (2021).
Place No. 250 (252 fmr) – House, 150 West Road, Bassendean (Category 3)	The physical description has been updated to refer to additions and new carport which have been developed onsite (2019).
Place No. 265 (267 fmr) – House, No. 88 Whitfield Street, Bassendean (Category 3)	The physical description has been updated to include reference to the steel gable patio developed at the rear of the premises (2018).
Place No. 271 (273 fmr) – Anglican Rectory (fmr) - House, 4 Wilson Street Bassendean (Category 2)	The physical description has been updated to make reference to the additions to the dwelling (2020).

*Note: Place numbers have changed as a result of two entries being deleted due to demolition.*

## 4.2 Current Place Index

The index provides a comprehensive list of places included in the LHS for their values and significance in the Town of Bassendean.

*\*Page numbers to be inserted in final LHS*

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
1.	House, 3 Anstey Road	3	Anstey Road	Bassendean	3	
2.	Holmehouse	16	Anstey Road	Bassendean	1	
3.	House, 24 Anzac Terrace	24	Anzac Terrace	Bassendean	3	
4.	Success Store (fmr)	34	Anzac Terrace	Bassendean	2	
5.	House, 35 Anzac Terrace	35	Anzac Terrace	Bassendean	3	
6.	House, 37 Anzac Terrace	37	Anzac Terrace	Bassendean	3	
7.	House, 38 Anzac Terrace	38	Anzac Terrace	Bassendean	3	
8.	House, 39 Anzac Terrace	39	Anzac Terrace	Bassendean	3	
9.	House, 47 Anzac Terrace	47	Anzac Terrace	Bassendean	3	
10.	House, 53 Anzac Terrace	53	Anzac Terrace	Bassendean	3	
11.	House, 64 Anzac Terrace	64	Anzac Terrace	Bassendean	3	
12.	House, 66 Anzac Terrace	66	Anzac Terrace	Bassendean	3	
13.	House, 80 Anzac Terrace	80	Anzac Terrace	Bassendean	3	
14.	House, 1 Barton Parade	1	Barton Parade	Bassendean	3	
15.	House, 2 Barton Parade	2	Barton Parade	Bassendean	2	
16.	House, 6 Barton Parade	6	Barton Parade	Bassendean	2	
17.	House, 7 Barton Parade	7	Barton Parade	Bassendean	3	
18.	House, 14 Barton Parade	14	Barton Parade	Bassendean	3	
19.	House, 15 Barton Parade	15	Barton Parade	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
20.	Pickering Park and Bindaring Park		Bassendean Parade	Bassendean	2	
21.	House, 2 Briggs Street	2	Briggs Street	Bassendean	3	
22.	House, 5 Briggs Street	5	Briggs Street	Bassendean	3	
23.	House, 12 Briggs Street	12	Briggs Street	Bassendean	3	
24.	House, 13 Briggs Street	13	Briggs Street	Bassendean	3	
25.	House, 16 Briggs Street	16	Briggs Street	Bassendean	3	
26.	House, 17 Briggs Street	17	Briggs Street	Bassendean	3	
27.	House, 32 Broadway	32	Broadway	Bassendean	3	
28.	House, 36 Broadway	36	Broadway	Bassendean	3	
29.	House, 69 Broadway	69	Broadway	Bassendean	3	
30.	House, 84 Broadway	84	Broadway	Bassendean	3	
31.	House, 7 Brook Street	7	Brook Street	Bassendean	3	
32.	House, 9 Brook Street	9	Brook Street	Bassendean	2	
33.	House, 8 Carnegie Road	8	Carnegie Road	Bassendean	2	
34.	Tom J Gardiner & Manfred Hoefler Bassendean Volunteer Fire Brigade Training Track		Colstoun Road	Bassendean	4	
35.	House, 60 Cyril Street	60	Cyril Street	Bassendean	3	
36.	Daylesford	7	Daylesford Road	Bassendean	1	
37.	Devon Road Precinct	1-50	Devon Road	Bassendean	2	
38.	Lelham	8	Devon Road	Bassendean	3	
39.	House, 11 Devon Road	11	Devon Road	Bassendean	3	
40.	House, 13 Devon Road	13	Devon Road	Bassendean	3	
41.	House, 14 Devon Road	14	Devon Road	Bassendean	3	
42.	House, 16 Devon Road	16	Devon Road	Bassendean	3	
43.	House, 17 Devon Road	17	Devon Road	Bassendean	3	
44.	House, 20 Devon Road	20	Devon Road	Bassendean	3	
45.	House, 21 Devon Road	21	Devon Road	Bassendean	3	
46.	House, 28 Devon Road	28	Devon Road	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
47.	House, 29 Devon Road	29	Devon Road	Bassendean	3	
48.	House, 30 Devon Road	30	Devon Road	Bassendean	3	
49.	House, 40 Devon Road	40	Devon Road	Bassendean	3	
50.	House, 43 Devon Road	43	Devon Road	Bassendean	3	
51.	House, 46 Devon Road	46	Devon Road	Bassendean	3	
52.	House, 47 Devon Road	47	Devon Road	Bassendean	3	
53.	House, 48 Devon Road	48	Devon Road	Bassendean	3	
54.	Earlsferry	1	Earlsferry Court	Bassendean	1	
55.	House, 5 Eileen Street	5	Eileen Street	Bassendean	3	
56.	House, 29 Eileen Street	29	Eileen Street	Bassendean	3	
57.	House, 57 Eileen Street	57	Eileen Street	Bassendean	3	
58.	House, 60 Eileen Street	60	Eileen Street	Bassendean	2	
59.	House, 3 Fourth Avenue	3	Fourth Avenue	Bassendean	3	
60.	House, 6 Fourth Avenue	6	Fourth Avenue	Bassendean	4	
61.	Guildford Road Bridge		Guildford Road	Bassendean / Guildford	1	
62.	Bassendean Railway Station		Guildford Road	Bassendean	3	
63.	House, 75 Guildford Road	75	Guildford Road	Bassendean	3	
64.	House, 85 Guildford Road	85	Guildford Road	Bassendean	3	
65.	House, 139 Guildford Road	139	Guildford Road	Bassendean	3	
66.	House, 173 Guildford Road	173	Guildford Road	Bassendean	2	
67.	House, 65 Haig Street	65	Haig Street	Ashfield	4	
68.	Bassendean Uniting Church and Hall	24	Hamilton Street	Bassendean	3	
69.	House, 32 Hamilton Street	32	Hamilton Street	Bassendean	3	
70.	House, 83 Ida Street	83	Ida Street	Eden Hill	2	
71.	House, 85 Ida Street	85	Ida Street	Eden Hill	2	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
72.	House, 43 Iolanthe Street	43	Iolanthe Street	Bassendean	3	
73.	Bassendean Church of Christ	6	Ivanhoe Street	Bassendean	3	
74.	House, 19 Ivanhoe Street	19	Ivanhoe Street	Bassendean	3	
75.	House, 47 Ivanhoe Street	47	Ivanhoe Street	Bassendean	3	
76.	House, 63 Ivanhoe Street	63	Ivanhoe Street	Bassendean	3	
77.	House, 65 Ivanhoe Street	65	Ivanhoe Street	Bassendean	3	
78.	House, 67 Ivanhoe Street	67	Ivanhoe Street	Bassendean	3	
79.	House, 71 Ivanhoe Street	71	Ivanhoe Street	Bassendean	3	
80.	House, 73 Ivanhoe Street	73	Ivanhoe Street	Bassendean	3	
81.	House, 81 Ivanhoe Street	81	Ivanhoe Street	Bassendean	3	
82.	Eden Hill Primary School	83	Ivanhoe Street	Eden Hill	2	
83.	St Michael's School	4	James Street	Bassendean	2	
84.	House and shop, 13 James Street	13	James Street	Bassendean	2	
85.	House, 14 James Street	14	James Street	Bassendean	3	
86.	House, 16 James Street	16	James Street	Bassendean	3	
87.	House, 17 James Street	17	James Street	Bassendean	4	
88.	House, 21 James Street	21	James Street	Bassendean	3	
89.	House, 24 James Street	24	James Street	Bassendean	3	
90.	House, 28 James Street	28	James Street	Bassendean	3	
91.	House, 29 James Street	29	James Street	Bassendean	3	
92.	House, 43 James Street	43	James Street	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
93.	House, 1 Kathleen Street	1	Kathleen Street	Bassendean	2	
94.	House, 14 Kathleen Street	14	Kathleen Street	Bassendean	3	
95.	House, 15 Kathleen Street	15	Kathleen Street	Bassendean	3	
96.	House, 20 Kathleen Street	20	Kathleen Street	Bassendean	3	
97.	House, 26 Kathleen Street	26	Kathleen Street	Bassendean	3	
98.	House, 29 Kathleen Street	29	Kathleen Street	Bassendean	3	
99.	House, 36 Kathleen Street	36	Kathleen Street	Bassendean	3	
100.	House, 45 Kathleen Street	45	Kathleen Street	Bassendean	3	
101.	House, 47 Kathleen Street	47	Kathleen Street	Bassendean	3	
102.	House, 12 Kenny Street	12	Kenny Street	Bassendean	3	
103.	House, 14 Kenny Street	14	Kenny Street	Bassendean	3	
104.	House, 16 Kenny Street	16	Kenny Street	Bassendean	3	
105.	House, 17 Kenny Street	17	Kenny Street	Bassendean	3	
106.	House, 18 Kenny Street	18	Kenny Street	Bassendean	3	
107.	House, 20 Kenny Street	20	Kenny Street	Bassendean	2	
108.	House, 29 Kenny Street	29	Kenny Street	Bassendean	3	
109.	House, 31 Kenny Street	31	Kenny Street	Bassendean	3	
110.	House, 45 Kenny Street	45	Kenny Street	Bassendean	3	
111.	House, 49 Kenny Street	49	Kenny Street	Bassendean	3	
112.	House, 53 Kenny Street	53	Kenny Street	Bassendean	3	
113.	House, 56 Kenny Street	56	Kenny Street	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
114.	House, 58 Kenny Street	58	Kenny Street	Bassendean	3	
115.	House, 62 Kenny Street	62	Kenny Street	Bassendean	3	
116.	House, 64 Kenny Street	64	Kenny Street	Bassendean	3	
117.	House, 74 Kenny Street	74	Kenny Street	Bassendean	4	
118.	House, 75 Kenny Street	75	Kenny Street	Bassendean	3	
119.	House, 76 Kenny Street	76	Kenny Street	Bassendean	3	
120.	House, 79 Kenny Street	79	Kenny Street	Bassendean	3	
121.	House, 82 Kenny Street	82	Kenny Street	Bassendean	3	
122.	House, 98 Kenny Street	98	Kenny Street	Bassendean	3	
123.	House, 100 Kenny Street	100	Kenny Street	Bassendean	3	
124.	House, 102 Kenny Street	102	Kenny Street	Bassendean	3	
125.	House, 103 Kenny Street	103	Kenny Street	Bassendean	3	
126.	House, 107 Kenny Street	107	Kenny Street	Bassendean	4	
127.	House, 118 Kenny Street	118	Kenny Street	Bassendean	3	
128.	House, 120 Kenny Street	120	Kenny Street	Bassendean	3	
129.	House, 133 Kenny Street	133	Kenny Street	Bassendean	3	
130.	House, 136 Kenny Street	136	Kenny Street	Bassendean	3	
131.	House, 37 Lord Street	37	Lord Street	Bassendean	4	
132.	House, 31A Maidos Street	31A	Maidos Street	Ashfield	3	
133.	House, 33 Maidos Street	33	Maidos Street	Ashfield	3	
134.	House, 37 Maidos Street	37	Maidos Street	Ashfield	3	
135.	Holman House (SITE)	4	Mann Way	Bassendean	4	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
136.	Prefabricated Houses Group		Margaret Street	Ashfield	4	
137.	House, 5 Marion Street	5	Marion Street	Eden Hill	3	
138.	House, 7 Marion Street	7	Marion Street	Eden Hill	3	
139.	House, 9 Marion Street	9	Marion Street	Eden Hill	3	
140.	House, 11 Marion Street	11	Marion Street	Eden Hill	4	
141.	House, 13 Marion Street	13	Marion Street	Eden Hill	4	
142.	House, 1 North Road	1	North Road	Bassendean	2	
143.	House, 16 North Road	16	North Road	Bassendean	3	
144.	House, 17 North Road	17	North Road	Bassendean	4	
145.	House, 25 North Road	25	North Road	Bassendean	3	
146.	House, 26 North Road	26	North Road	Bassendean	3	
147.	House, 27 North Road	27	North Road	Bassendean	2	
148.	House, 28 North Road	28	North Road	Bassendean	3	
149.	House, 32 North Road	32	North Road	Bassendean	2	
150.	House, 40 North Road	40	North Road	Bassendean	2	
151.	House, 41 North Road	41	North Road	Bassendean	2	
152.	House, 74 North Road	74	North Road	Bassendean	3	
153.	House, 81 North Road	81	North Road	Bassendean	3	
154.	House, 93 North Road	93	North Road	Bassendean	2	
155.	House, 8 Nurstead Avenue	8	Nurstead Avenue	Bassendean	3	
156.	House, 9 Nurstead Avenue	9	Nurstead Avenue	Bassendean	3	
157.	House, 11 Nurstead Avenue	11	Nurstead Avenue	Bassendean	3	
158.	House, 12 Nurstead Avenue	12	Nurstead Avenue	Bassendean	3	
159.	Padbury's Buildings	1	Old Perth Road	Bassendean	1	
160.	Commercial Precinct, Old Perth Road	1-42	Old Perth Road	Bassendean	2	
161.	Bassendean Hotel	25	Old Perth Road	Bassendean	2	
162.	Bassendean Post Office (fmr)	31	Old Perth Road	Bassendean	2	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
163.	Commercial Premises, 43 Old Perth Road	43	Old Perth Road	Bassendean	2	
164.	Hyde Buildings	45-51	Old Perth Road	Bassendean	2	
165.	Commercial Premises, 45-71 Old Perth Road	45-71	Old Perth Road (James Street frontage)	Bassendean	3	
166.	Shops, 77-83 Old Perth Road	77-83	Old Perth Road	Bassendean	2	
167.	Commercial Premises, 91 Old Perth Road	91	Old Perth Road	Bassendean	4	
168.	House, 121 Old Perth Road	121	Old Perth Road	Bassendean	3	
169.	House, 127 Old Perth Road	127	Old Perth Road	Bassendean	3	
170.	Bassendean Oval Entrance Gate	140	Old Perth Road	Bassendean	1	
171.	Bassendean Oval	140	Old Perth Road	Bassendean	1	
172.	MacDonald Grandstand	140	Old Perth Road	Bassendean	1	
173.	Bassendean Oval Grandstand	140	Old Perth Road	Bassendean	1	
174.	House, 6 Palmerston Street	6	Palmerston Street	Bassendean	3	
175.	Bassendean Fire Station	10	Parker Street	Bassendean	1	
176.	House, 16 Parker Street	16	Parker Street	Bassendean	3	
177.	House, 21 Parker Street	21	Parker Street	Bassendean	3	
178.	House, 26 Parker Street	26	Parker Street	Bassendean	3	
179.	House, 27 Parker Street	27	Parker Street	Bassendean	3	
180.	House, 62 Parker Street	62	Parker Street	Bassendean	3	
181.	House, 67 Parker Street	67	Parker Street	Bassendean	3	
182.	House, 73 Parker Street	73	Parker Street	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
183.	House, 80 Parker Street	80	Parker Street	Bassendean	3	
184.	House, 84 Parker Street	84	Parker Street	Bassendean	3	
185.	House, 85 Parker Street	85	Parker Street	Bassendean	3	
186.	House, 87 Parker Street	87	Parker Street	Bassendean	3	
187.	House, 1 Parnell Parade	1	Parnell Parade	Bassendean	2	
188.	House, 95 Penzance Street	95	Penzance Street	Bassendean	3	
189.	House, 1 Prowse Street	1	Prowse Street	Bassendean	2	
190.	House, 4 Prowse Street	4	Prowse Street	Bassendean	3	
191.	House, 6 Prowse Street	6	Prowse Street	Bassendean	3	
192.	House, 32 Railway Parade	32	Railway Parade	Bassendean	3	
193.	House, 44 Railway Parade	44	Railway Parade	Bassendean	3	
194.	House, 54 Railway Parade	54	Railway Parade	Bassendean	3	
195.	House, 58 Railway Parade	58	Railway Parade	Bassendean	3	
196.	Station Newsagency	66	Railway Parade	Bassendean	2	
197.	House, 68 Railway Parade	68	Railway Parade	Bassendean	4	
198.	Railway Museum	136	Railway Parade	Bassendean	3	
199.	House, 142 Railway Parade	142	Railway Parade	Bassendean	3	
200.	House, 144 Railway Parade	144	Railway Parade	Bassendean	4	
201.	Cyril Jackson Senior Campus	53	Reid Street	Bassendean	4	
202.	Success Hill Lodge	1	River Street	Bassendean	1	
203.	House, 17 Rosetta Street	17	Rosetta Street	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
204.	House, 20 Rosetta Street	20	Rosetta Street	Bassendean	3	
205.	House, 21 Rosetta Street	21	Rosetta Street	Bassendean	2	
206.	House, 24 Rosetta Street	24	Rosetta Street	Bassendean	4	
207.	House, 4 Scaddan Street	4	Scaddan Street	Bassendean	3	
208.	House, 32 Scaddan Street	32	Scaddan Street	Bassendean	3	
209.	House, 34 Scaddan Street	34	Scaddan Street	Bassendean	4	
210.	Success Hill Reserve		Seventh Avenue	Bassendean	2	
211.	Vilminore	27	Seventh Avenue	Bassendean	3	
212.	Brisbane & Wunderlich Wishing Well		Surrey Street Reserve	Bassendean	4	
213.	Pensioner Guard Cottage	1	Surrey Street	Bassendean	1	
214.	House, 8 Surrey Street	8	Surrey Street	Bassendean	3	
215.	House, 11 Surrey Street	11	Surrey Street	Bassendean	3	
216.	Town Pillar Box		Surrey Street cnr North Road	Bassendean	1	
217.	House, 45 Third Avenue	45	Third Avenue	Bassendean	3	
218.	House, 76 Third Avenue	76	Third Avenue	Eden Hill	3	
219.	House and Moreton Bay fig tree, 8 Thompson Road	8	Thompson Road	Bassendean	2	
220.	House, 26 Walter Road	26	Walter Road	Bassendean	3	
221.	House, 34 Walter Road	34	Walter Road	Bassendean	3	
222.	House, 36 Walter Road	36	Walter Road	Bassendean	3	
223.	House, 38 Walter Road	38	Walter Road	Bassendean	3	
224.	House, 41 Walter Road	41	Walter Road	Bassendean	3	
225.	House, 44 Walter Road	44	Walter Road	Bassendean	3	
226.	House, 46 Walter Road	46	Walter Road	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
227.	House, 14 Watson Street	14	Watson Street	Bassendean	3	
228.	House, 34 Watson Street	34	Watson Street	Bassendean	3	
229.	House, 50 Watson Street	50	Watson Street	Bassendean	3	
230.	House, 62 Watson Street	62	Watson Street	Bassendean	3	
231.	House, 64 Watson Street	64	Watson Street	Bassendean	3	
232.	House, 68 Watson Street	68	Watson Street	Bassendean	4	
233.	Ashfield Flats		West Road	Bassendean	4	
234.	House, 39 West Road	39	West Road	Bassendean	3	
235.	House, 41 West Road	41	West Road	Bassendean	3	
236.	House, 42 West Road	42	West Road	Bassendean	3	
237.	House, 45 West Road	45	West Road	Bassendean	3	
238.	House, 48 West Road	48	West Road	Bassendean	3	
239.	House, 58 West Road	58	West Road	Bassendean	3	
240.	House, 62 West Road	62	West Road	Bassendean	3	
241.	Bassendean Primary School	70	West Road	Bassendean	2	
242.	House, 85 West Road	85	West Road	Bassendean	3	
243.	House, 88A West Road	88	West Road	Bassendean	3	
244.	House, 96B West Road ad	96	West Road	Bassendean	3	
245.	House, 103 West Road	103	West Road	Bassendean	3	
246.	House, 107 West Road	107	West Road	Bassendean	4	
247.	House, 111 West Road	111	West Road	Bassendean	3	
248.	House, 122 West Road (The Bakehouse)	122	West Road	Bassendean	2	
249.	Winery (fmr), West Road	147	West Road	Bassendean	2	
250.	House, 150 West Road	150	West Road	Bassendean	3	
251.	Broun Homestead (fmr) – site	167	West Road	Bassendean	4	
252.	House and gardens, 168 West Road	168	West Road	Bassendean	2	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
253.	House, 2 Whitfield Street	2	Whitfield Street	Bassendean	3	
254.	Bassendean Croquet Club (fmr)	10	Whitfield Street	Bassendean	2	
255.	House, 27 Whitfield Street	27	Whitfield Street	Bassendean	3	
256.	House, 37 Whitfield Street	37	Whitfield Street	Bassendean	3	
257.	House, 42 Whitfield Street	42	Whitfield Street	Bassendean	3	
258.	House, 44 Whitfield Street	44	Whitfield Street	Bassendean	3	
259.	House, 46 Whitfield Street	46	Whitfield Street	Bassendean	3	
260.	House, 50 Whitfield Street	50	Whitfield Street	Bassendean	3	
261.	House, 54 Whitfield Street	54	Whitfield Street	Bassendean	3	
262.	Smallman Furniture Manufacture	62	Whitfield Street	Bassendean	2	
263.	House, 64 Whitfield Street	64	Whitfield Street	Bassendean	3	
264.	House, 83 Whitfield Street	83	Whitfield Street	Bassendean	4	
265.	House, 88 Whitfield Street	88	Whitfield Street	Bassendean	3	
266.	House, 108 Whitfield Street	108	Whitfield Street	Bassendean	3	
267.	House, 109 Whitfield Street	109	Whitfield Street	Bassendean	3	
268.	Bassendean Improvement Committee Reserve		Wilson Street cnr Guildford Road	Bassendean	2	
269.	Bassendean War Memorial		Wilson Street cnr Guildford Road	Bassendean	2	
270.	St Mark The Evangelist Church	2	Wilson Street	Bassendean	2	
271.	Anglican Rectory (fmr)	4	Wilson Street	Bassendean	2	
272.	House, 16 Wilson Street	16	Wilson Street	Bassendean	3	

<b>c</b>	<b>Name</b>	<b>Street No.</b>	<b>Address</b>	<b>Suburb</b>	<b>Category</b>	<b>Page</b>
273.	House, 20 Wilson Street	20	Wilson Street	Bassendean	3	
274.	Bassendean Masonic Lodge (fmr)	25	Wilson Street	Bassendean	1	
275.	House, 35 Wilson Street	35	Wilson Street	Bassendean	3	
276.	House, 37 Wilson Street	37	Wilson Street	Bassendean	3	
277.	House, 41 Wilson Street	41	Wilson Street	Bassendean	3	
278.	House, 45 Wilson Street	45	Wilson Street	Bassendean	3	
279.	House, 54 Wilson Street	54	Wilson Street	Bassendean	3	
280.	House, 60 Wilson Street	60	Wilson Street	Bassendean	3	
281.	House, 62 Wilson Street	62	Wilson Street	Bassendean	3	
282.	House, 68 Wilson Street	68	Wilson Street	Bassendean	3	
283.	House, 69 Wilson Street	69	Wilson Street	Bassendean	3	
284.	House, 73 Wilson Street	73	Wilson Street	Bassendean	3	
285.	House, 77 Wilson Street	77	Wilson Street	Bassendean	3	
286.	House, 78 Wilson Street	78	Wilson Street	Bassendean	3	

## 5.0 Place Record Forms

<b>Place name</b>	House, 3 Anstey Road
<b>Place number</b>	1 (18133 – inHerit)
<b>Other reference numbers</b>	A12
<b>Address</b>	3 Anstey Road
<b>Location Description</b>	Lot 170 Plan 1911 Vol/Fol: 1359/597
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°57'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: Domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good intact example of a residence built in the early 20th century in the Federation style.</li> <li>• The place has historic value for its association with the early development of the district.</li> <li>• The place has social value as a demonstration of the type of accommodation built in the early 20th century for working families.</li> </ul>
<b>History</b>	<p>The land on which this residence is located was subdivided for residential development by Harry Francis Anstey. He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897 and the land was divided into 237 lots for sale in 1898.</p> <p>From the available information, this cottage was built c1902 for the first occupant John Augustus Gadd (c1878-1969) and his wife Bertha May Truslove (c1881-1959). John and Bertha were married in 1902 in Guildford and information from Post Office Directories indicates that the couple were living in Anstey Road in 1902. John Gadd was a carpenter and therefore he may have designed and built this cottage although there is no documentary confirmation of this conclusion.</p> <p>Later long term occupants (1920-1949) were George Fortescue Hoare (1870-1943) and his wife Ellen (1882-1957). George Hoare, a plumber, lived at the house until his death in 1943 and Ellen remained at the house until the early 1950s. A later occupant in the 1950s was Cyril John Lindop, a mechanic.</p>

<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard house with high hipped roof with attic accommodation. The high hipped roof has been reclad in dark grey colorbond which although is not the original colour of material for the roof cladding, does not overly detract from the aesthetic of the house. The hipped roof incorporates two timbered gables positioned above the front windows and a further timber framed/weatherboard gabled dormer positioned in the centre of the roof.</p> <p>A break in pitch to the main roof creates the skillion verandah canopy which extends across the full width of the symmetrical façade of the house and is supported on timber posts. The verandah deck is paved.</p> <p>Timber framed casement windows flank the centrally placed front entrance door. The windows consist of three casements to each opening with toplights. The entrance door is a timber panelled and glazed door with side lights and fanlights. A separate gabled carport has been erected to the side elevation.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1902

<b>Place name</b>	Holmehouse
<b>Place number</b>	2 (12069 – inHerit)
<b>Other reference numbers</b>	A22
<b>Address</b>	16 Anstey Road
<b>Location Description</b>	Lot 129 Plan 1911 Vol/Fol: 1825/66
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°57'30"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Federation Queen Anne (interior) Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities People: Early settlers Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Cultural Aesthetic Historic
<b>Statement of significance</b>	<p><i>Taken from the Statement of Significance prepared in 2006 in the documentation for the State Heritage Office.</i></p> <p>Holmehouse, Bassendean, a single storey tuck-pointed brick and corrugated iron house in the Federation Bungalow style, with a substantial set of reception rooms in a Federation Queen Anne style, located in extensive landscaped gardens, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place is a rare example of an intact Federation bungalow residence in its original extensive garden setting and illustrates the type of home built in the early 1900s for the more affluent members of the wider Perth community;</li> <li>• the place is a good example of the aesthetic characteristics of the Federation home specifically its elevated grassed open site, its banded tuck-pointed walls and graceful front verandah and internally the quality of detailed finishes;</li> <li>• the place contributes to an understanding of the development of West Guildford (Bassendean) and specifically how this part of the suburb was settled by members of the professions and more wealthy middle classes and is a surviving example of the original concept of the subdivision of a 'country estate';</li> <li>• the place was built by Charles Rickwood Wicks, a builder who achieved prominence in his profession and was an active member of the West Guildford (Bassendean) community; and,</li> </ul>

	<ul style="list-style-type: none"> <li>the place is associated with the Clarkson family who were a prominent farming family in Toodyay. Barnard Drummond Clarkson named the place 'Holmehouse' after the family's Yorkshire property.</li> </ul>
<b>History</b>	<p>Holmehouse was built in 1905 by builder Charles Rickwood Wicks as the residence for himself, his wife and two children.</p> <p>The land on which this residence is located was subdivided for residential development by Harry Francis Anstey. He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897. The land was divided into 237 lots and Charles Ricks purchased four lots on which to build his family home in 1905/06.</p> <p>Charles Wicks was responsible for the design and construction of Holmehouse as well as many homes in the district. The layout of the home indicates that the family had live in servants as some of the rooms to the rear of the house are smaller and less ornamented.</p> <p>In April 1907, the property was transferred to Isabella Clarkson the wife of Barnard Drummond Clarkson (1836-1909), pastoralist and Member of Parliament. Clarkson was an explorer and successful farmer in the Toodyay region where he served as a member and chairman of the Road Board before representing the region in parliament between 1890 and 1897.</p> <p>The physical evidence indicates that the house was built in two stages although no documentary evidence has currently been found to support this view. It is likely that changes would have been made at the time when the Clarkson's moved to the residence which they named 'Holme house' after the Clarkson's property in Yorkshire. Following B.D. Clarkson's death in 1909, Isabella lived on in the house until her death in 1934. Subsequent owners and occupants of the residence were;</p> <ul style="list-style-type: none"> <li>Geoffrey Lukin (1938-c1947)</li> <li>George Johnson, school teacher (c1947-1964)</li> <li>Dudley and Mollie Stotter (1964-1984)</li> <li>Ronald and Marsha Snelgar (1984-2015)</li> </ul> <p>The gardens and the residence have not significantly altered throughout the 20th century although a pool and new plantings have altered the original landscaping of the residence. During the period in which the residence was owned and occupied by the Clarkson's the garden was full of fruit trees and traditional plants including a massive wisteria vine.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>Holmehouse, Bassendean is an impressive single storey tuck-pointed brick and corrugated-iron bungalow with the appearance of a homestead in a Federation Bungalow style. It stands prominently on a rise overlooking extensive lawns on its acre-and-a-half site, flanked by stands of trees. With the breadth of its front elevation, its deceptively simple massing, large reception rooms and graceful verandah on its elevated open site beside a reserve to the west, Holmehouse, Bassendean exhibits the aesthetic characteristics of a Federation home with the plan form redolent of a homestead.</p> <p>The front elevation is carefully contrived to provide an apparently simple roofline with tall chimneys behind the elevated linear verandah, its roof pierced by a square bay with a battlemented parapet, overlooking the extensive front lawns. The verandah roof is supported on 6" round timber columns with square capitals across the breadth of the building. The roof is clad with reflective corrugated galvanised steel. The front elevation is tuckpointed with two bands of render. The</p>

	<p>verandah which runs right across the frontage and wraps partway back at each side, through a tripartite entry door with flanking leadlight casements into a wide entry hallway. The door and windows are leadlight as a set, and retain all their original hardware.</p> <p>The rear elevation demonstrates a more complex construction, with a substantial internal box-gutter over the internal cross-passage, appearing to mark the junction of two constructional phases.</p> <p>Internally the house consists of two main sections. The front section of the house comprises two large reception rooms, a bedroom, kitchen and the entry hall in an L-shape, wrapping around the possibly earlier section, and all edged by the dominant verandah. The rear part of the house, two steps higher and separated by a cross passage under a box gutter, has its own roof and a typical 'Federation house' plan, with a central spine passage accessing rooms each side. This part consists of four bedrooms, drawing room, bathroom, storeroom (former servant's room) and the back verandah which is partially enclosed to create another store.</p> <p>A site visit in 2006 demonstrated that internally, the original internal mouldings joinery and fire-surrounds were intact, and demonstrated a high level of detail and craftsmanship.</p> <p>In 2020, a four lot subdivision was approved on this lot. The approved subdivision was for two 300m<sup>2</sup> lots, one 3,918m<sup>2</sup> lot which will contain the existing dwelling and one 1,554m<sup>2</sup> lot reserved for Parks and Recreation.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1; Heritage List – adopted 2018
<b>Images</b>	

	
<b>Construction dates / periods</b>	1905

DRAFT

<b>Place name</b>	House, 24 Anzac Terrace
<b>Place number</b>	3 (18136 – inHerit)
<b>Other reference numbers</b>	A64
<b>Address</b>	24 Anzac Terrace
<b>Location Description</b>	Lot No: 28 Plan 1181 Vol/Fol: 1758/277
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'56" , 115°57'23"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered and Common Tile: Terracotta
<b>Architectural style</b>	Inter-war Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision Occupations: domestic activities
<b>Values</b>	Aesthetic Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the inter war Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has historic value for its association with Roy Kelly who contributed to his community by maintaining the adjacent park through his volunteer labour.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This portion of Bassendean was subdivided by investor, politician and briefly Premier, Frank Wilson as residential lots in 1895 under the name of 'The Eden Estate'.</p> <p>This residence was built in 1935 for Roy and Muriel Kelly. Roy Kelly (c1907-1954) and Muriel Marguerite Evans (c1902- 1987) married in 1931 and had lived nearby in Anzac Terrace before moving into their new home.</p> <p>Roy Kelly died in 1954 and Muriel stayed on in the house until the 1980s. Roy Kelly was listed as a clerk in the Australian Electoral Roles however he had a keen interest in gardening and he maintained the small park which was located to the south east of their house. This land has remained a public park and has been named 'Kelly Park' in recognition of Roy's contribution to the community.</p>
<b>Integrity / Authenticity</b>	High

<b>Physical description</b>	<p>A brick, render and tiled Inter War and post war Californian bungalow. Terracotta tiled, hipped roof with two gambrel elements, each with timbered half gables. The façade contains two wing elements separated by a recessed entrance porch. A central verandah extends between the two wings, with a skillion tiled canopy supported on four masonry Tuscan styled columns, with a concrete deck.</p> <p>The building façade is half render, half brick; the upper section being rendered and the lower section being brick. The buildings side elevations are plain brick. Façade windows are timber framed casements with leaded lights arranged in 3s and 4s. Those windows on façade which are not covered by the verandah canopy each have a tiled canopy supported by timber brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1935

<b>Place name</b>	Success Store (fmr)
<b>Place number</b>	4 (18137 – inHerit)
<b>Other reference numbers</b>	A80235
<b>Address</b>	34 Anzac Terrace
<b>Location Description</b>	Lot No: 1 Strata Plan 49537 Vol/Fol: 2669-101
<b>Other names</b>	House and Shop, 34 Anzac Terrace
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'56" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter-war Californian Bungalow
<b>Historic theme(s)</b>	Occupations: Commercial services and industries Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Historic Aesthetic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has historic value for its association with the establishment and development of Bassendean in the Inter War period.</li> <li>• The place has historic value for its association with small scale retail stores in the metropolitan area which provided a valuable community service.</li> <li>• The place has historic value for its association with local identities, the Rowles family.</li> <li>• The place has aesthetic value as a demonstration of a small corner store and premises in a residential area in good condition.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947. This portion of Bassendean was subdivided by investor, politician and briefly Premier, Frank Wilson as residential lots in 1895 under the name of 'The Eden Estate'. The take up of land was not rapid with most lots unsold until the turn of the century.</p> <p>This place originally consisted of the residence built c1921 and occupied by Harry Evans (c1865-1950) and his wife Mary Helena Evans. Harry Evans was recorded as a carpenter in the Electoral Rolls and it is quite probable that he built the residence.</p> <p>In c1928, a shop was operating from the premises, or it may have been a new structure constructed adjacent to the house. This was operated as a grocery store managed by Mary Evans. Mary operated the store until the mid-1930s when L.W. Cabbage has butchers in the premises.</p>

	<p>In 1936, Ralph Leonard Rowles (1893-1964) commenced operating a mixed business from the premises and it was known locally as the 'Success Hill Store' because of its location. Ralph and Grace Rowles, did not live at the premises but lived for many years at 'Farleigh' in Holmesdale Road in West Midland.</p> <p>Ralph commenced his business delivering dairy products by horse and cart throughout the district and with his success established two premises which were subsequently managed by his two sons; Eric in Guildford and Roy in Bassendean. (Roy and his wife Florence built one of the first homes in Eden Hill at 83 Ida Street.)</p> <p>The Rowles family purchased the house next door at 36 Anzac Terrace in 1955. With the changes to Seventh Avenue and the creation of Lord Street isolating this portion of Bassendean, the business was greatly affected and the property was sold by the Rowles family in 1972.</p> <p>The condition of the buildings declined throughout the later part of the 20th century. In 2008, the lot was subdivided and a new residence built on the land to the west of the original shop and residence. The existing building consisting of the former shop and residence underwent major renovations following the subdivision.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>A single storey timber framed dwelling with weatherboard cladding and hipped and gabled roof. The CGI roof has been re-clad and has one tall roughcast rendered, tapering chimney. Dwelling has a separate skillion verandah canopy across elevation which faces the side street. The main elevation facing Anzac Terrace incorporates the gable feature, with timber and roughcast render detail. The main elevation also contains three section timber framed windows with 3x I-over-I sash windows. A skillion verandah canopy extends across this section and to the west return elevation providing shelter to the entrance, which is set behind the projecting section. This section of the house is clad with rough cast render.</p> <p>At the corner of Anzac and Seventh Ave is a timber framed weatherboard and CGI building, the former corner shop with an entrance on the chamfered elevation. Elevation along Anzac Terrace contains large windows.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

	
<b>Construction periods</b>	<b>dates /</b> 1921; 1927; 2008

<b>Place name</b>	House, 35 Anzac Terrace
<b>Place number</b>	5 (7424 – inHerit)
<b>Other reference numbers</b>	A74
<b>Address</b>	35 Anzac Terrace
<b>Location Description</b>	Lot No: 35 Plan 1910 Vol/Fol: 1956/623
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-35°53'57" , 115°57'18"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter-war Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision Occupations: domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a intact example of the Inter war Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This residence was built c1922 and the first occupant was Roy Montieth Liddle. It is likely that the residence was the first home of Roy and his wife Sarah Hadwin Smyth who had married in 1920. The couple lived at the house until at least the late 1950s and Roy designated his occupation as a Wood Machinist.</p> <p>Aerial photographs indicate that the building has been extended in a few programs of work in the late 20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed dwelling with weatherboard cladding and hipped CGI roof. Dwelling has a traditional asymmetric plan form with a projecting wing that has been extended along the western elevation with a skillion roofed section.</p> <p>The hipped roof over the main section of the house breaks the roof pitch to form the verandah canopy, which is supported on timber</p>

	columns with a timber frieze and stepped access. Separate hip to projecting section with two windows, each with CGI skillion awnings. Dwelling has a brick chimney and integral under house garages.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1922

<b>Place name</b>	House, 37 Anzac Terrace
<b>Place number</b>	6 (18138 – inHerit)
<b>Other reference numbers</b>	A76
<b>Address</b>	37 Anzac Terrace
<b>Location Description</b>	Lot No: 26 Plan 1910 Vol/Fol: 1892/669
<b>Other names</b>	Eden Hill
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'57" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zinalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision Occupations: domestic activities
<b>Values</b>	Aesthetic

	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This residence was built c1905 for Walter J Butler, a bolt maker and then occupied by Charles Henry Kay (c1876-1933) a wagon builder. Charles and his wife, Elizabeth (c1875-1934) raised their five children at the house which Charles named 'Eden Hill' in the electoral rolls.</p> <p>Charles died in 1933 and Elizabeth the following year and the property was occupied by their son William Kay, a storeman, who occupied the property until the late 1940s.</p> <p>Aerial photographs indicate that the basic form of the residence has not significantly altered although there have been extensions to the rear of the property in recent decades.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Asymmetric single storey timber framed and iron dwelling. The dwelling has a traditional plan form with a projecting gabled bay. There is a hipped roof over the main section of the house, with the roof continuing down at a broken pitch to form the front and eastern verandah canopy. The canopy is supported on turned timber columns with a timber frieze. The recessed section of the front elevation contains timber framed I-over-I sash windows and the entrance door with sidelights and fanlight.</p> <p>The main window on the projecting section of the front elevation consists of a large I-over-I sash window with two very narrow I-over-I side windows with iron canopy above. The projecting front section contains a timbered gable and painted brick and corbelled chimneys.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3

**Images**



**Construction periods**      **dates**      /      c1905

DRAFT

<b>Place name</b>	House, 38 Anzac Terrace
<b>Place number</b>	7 (18139 – inHerit)
<b>Other reference numbers</b>	A77
<b>Address</b>	38 Anzac Terrace
<b>Location Description</b>	Lot No: 51 Plan 1181 Vol/Fol: 1726/167
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'56" , 115°57'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck pointed front elevation and common brick Metal Decromastic (aluminium) Sheeting
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This portion of Bassendean was subdivided by investor, politician and briefly Premier, Frank Wilson as residential lots in 1895 under the name of 'The Eden Estate'. This residence was built c1915 for John William Brayshaw Robinson (c1871-1956) a fitter and turner. John Robinson and his wife Alice Mary (née Shears) lived at the residence until the late 1920s. Subsequent occupants were, Alfred Harry Lewis (1930-1935) and James Rae McCrum (1935-1949).</p> <p>The original roof cladding appears to have been replaced in the 1980s and aerial photographs suggest the original building envelope has not changed significantly since construction.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey brick and tile residence with a deep hipped roof. The roof retains the original corrugated iron roofing over the original

	<p>residence. The whole roof is overlaid with an imitation tile product (decromastic) made of aluminium which replicates a tile profile.</p> <p>The house has a symmetrical façade with two sash windows either side of a centrally placed entrance door. The façade is face brick with tuck pointing and a painted rendered band at sill level.</p> <p>The verandah spans across the full width of front elevation and the canopy is part of the main roof, sweeping down without a break in pitch, supported on turned timber columns with a timber frieze. A timbered gable section projects from the eastern side of the roof with a window below. The dwelling has a weatherboard addition to the rear and a side carport.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1915

<b>Place name</b>	House, 39 Anzac Terrace
<b>Place number</b>	8 (18140 – inHerit)
<b>Other reference numbers</b>	A78
<b>Address</b>	39 Anzac Terrace
<b>Location Description</b>	Lot No: 25 Plan 1910 Vol/Fol: 1841/187
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'57" , 115°57'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and intact example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This portion of Bassendean was subdivided by investor and lawyer and politician Stephen Henry Parker as residential lots in 1898. The take up of land was not rapid with most lots were unsold until the turn of the century.</p> <p>This residence was first occupied and it is presumed owned by Frederick William Deshon (c1878-1962) and his wife Annie. It was one of the first homes in this portion of Anzac Terrace.</p> <p>Deshon noted his occupation as a labourer in 1903 but during the time he lived at this residence he designated his occupation as a railway employee and he later worked as an estate agent.</p> <p>Frederick Deshon and his wife Mary Annie (née Lewis) (c1878-1962) raised their family and lived at this residence until their deaths in 1962.</p>

	In recent decades the residence has been extended in several programs of work and the roof cladding has been replaced.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed cottage with weatherboard cladding. Asymmetric plan form with a central projecting gabled section and flanking side wings, located towards the rear half of the property. The central section incorporates a gabled roof with timber detail and concrete render. The projecting central section elevation contains a sash window (1-over-1) with two flanking 1-over-1 margin panes.</p> <p>A skillion roofed verandah wraps around the projecting section which returns down both side elevations to the rear section of the house. The verandah canopy is supported on turned timber columns on the raised timber deck which has step access along the side elevation.</p> <p>The side elevation (west elevation) contains the main entrance with a fanlight above the door. Rear section of the west elevation contains timber framed openings with canopies above each. One opening being a 1over-1 sash and the other a timber framed multi-paned casement. The eastern recessed section contains sash windows. There is an addition to the rear of the property and a separate car port along western side of lot with paved driveway.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1905

<b>Place name</b>	House, 47 Anzac Terrace
<b>Place number</b>	9
<b>Other reference numbers</b>	A85
<b>Address</b>	47 Anzac Terrace
<b>Location Description</b>	Lot No: 25 Diagram 16947 Vol/Fol: 1151/352
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'57" , 115°57'12"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Metal
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>From the available evidence, this residence was built in 1913 and the first occupants were Andrew Wallace (c1858-1926) and his wife Margaret (c1857-1932). The couple had seven children and it appears that Andrew's brother George Watt Wallace also lived at the property. During World War I, Andrew Wallace was serving as a soldier at Blackboy Hill where recruits were trained. He died in 1926 and Margaret remained at the house. On Margaret's death in 1932, the place was transferred to her daughter Jessie McCallum.</p> <p>Aerial photographs indicate that the residence has not been significantly changed since the mid-20th century. It is likely that the property originally included the lot to the west at 49 Anzac Terrace. An addition to the rear of the property is the most obvious alteration to the original form and extent of the building.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey brick house with a hipped and gablet roof. The house presents with a symmetrical façade, consisting of a centrally located timber framed front door with glazed and timber side panels. Two groups of timber framed sash windows are situated on either side of the front door. The windows consist of one large central sash pane with two smaller panes on either side of this.</p> <p>The roof is hipped with a gablet running along the central east-west ridge and is clad in corrugated metal. There are two rendered brick chimneys with decorative chimney crowns; one on east and the west hipped sides of the roof. Separate to the roof line is a bullnose verandah which extends across the entire façade and is supported by slim timber posts.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1913

<b>Place name</b>	House, 53 Anzac Terrace
<b>Place number</b>	10 (7408 – inHerit)
<b>Other reference numbers</b>	A91
<b>Address</b>	53 Anzac Terrace
<b>Location Description</b>	Lot No: 402 Diagram 99067 Vol/Fol: 2185/142
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'57" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Brick Metal: Corrugated Iron

<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by investor and lawyer and politician Stephen Henry Parker as residential lots in 1898. The take up lots unsold until the turn of the century.</p> <p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This residence was first occupied, and it is presumed owned in c1916, by James Duff (1884-1968) a Scottish born migrant who arrived in Western Australia in 1912 with his wife Emily Annie (née Teare) (C1884-1970). He served in the AIF in World War One and then returned to Western Australia where he worked as a railway employee for the remainder of his working life.</p> <p>This residence was later occupied by Richard Bird (1922-1925) and then by Ellis Roy Bird and his wife Lillian Doreen Bird until the 1960s. Aerial photographs indicate that the original building envelope has not changed considerably since construction.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey brick and iron dwelling with a rear weatherboard addition. The roof is a high steeply pitched hipped form with vented gables to the ridge and brick chimneys with rendered corbelling.</p> <p>The façade is of face brickwork with rendered bands corresponding to the top of the door and the window sill height.</p> <p>The façade is symmetrical with a centrally placed timber and glazed door with leaded light panels, side lights and fan lights. 1-over-1 sash windows flank the entrance.</p> <p>The main roof extends down at a broken pitch to form the verandah canopy which extends across the full façade of the house, supported on square timber posts.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3

**Images**



**Construction dates / periods** / c1916

DRAFT

<b>Place name</b>	House, 64 Anzac Terrace
<b>Place number</b>	11 (7409 – inHerit)
<b>Other reference numbers</b>	A101
<b>Address</b>	64 Anzac Terrace
<b>Location Description</b>	Lot No: 88 Plan 1181 Vol/Fol: 1439/358
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'56" , 115°57'4"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by investor, politician and briefly Premier, Frank Wilson as residential lots in 1895 under the name of 'The Eden Estate'. The take up of land was not rapid with most lots unsold until the turn of the century.</p> <p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This residence was built in c1927 and the first occupant and presumably owner was fitter, Martin John Healy (c1896-1984). Martin Healy and his wife Hilda Anastasia, nee Iverson (c1896-1981) raised their family and lived at the house until the 1970s.</p> <p>The form of the residence does not seem to be significantly altered since its original construction although the carport coverage on the eastern side was constructed in the late 1990s. Information from the 2004 stated that only the front four rooms of the residence were remaining from the original construction and a new addition had been constructed at the rear.</p>

<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey brick and tile house with hipped roof. The house has a traditional asymmetric plan form to the façade incorporating a stepped elevation consisting of the main projecting bay with a timbered flying gable, a second stepped section behind the main bay with the main entrance opening to the side of the house and a rear section with a single timber framed window.</p> <p>A complex hipped and gable roof extends over the house with two timbered flying gables to the front and a further entrance to the side elevation above the entrance. The front elevation and side elevation are protected by a skillion verandah, the canopy is supported on square timber posts with timber brackets and has a raised timber deck accessed by concrete steps.</p> <p>The timber framed casement windows have diamond leaded glazing. Small high level windows have diamond leaded lights. The entrance door is a timber and glazed door with flanking high level windows.</p> <p>Dense planting to the front garden obscured much of the property from view from the street.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1927

<b>Place name</b>	House, 66 Anzac Terrace
<b>Place number</b>	12
<b>Other reference numbers</b>	A102
<b>Address</b>	66 Anzac Terrace
<b>Location Description</b>	Lot No: 89 Plan 1181 Vol/Fol: 1598/800
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'55" , 115°57'3"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Metal
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>From the available information this residence was built c 1916 for James Hall. Little information has been discovered in relation to this occupant. Between 1921 and 1955, the residence was occupied by the Beerling family. Walter John Beerling (1886-1955) was a World War One serviceman, his wife Ada Elizabeth (c1884-1952) and their two children. Walter Beerling did not record his occupation in the electoral rolls but the couple seem to have lived a comfortable lifestyle at the home, holding social events including fundraising for the temperance organisation 'Little White Ribboners'.</p> <p>Aerial photographs indicate that the residence has not been significantly changed since the mid-20th century. Additions have been made to the rear and to the western elevation but the original form and extent of the building are still evident.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey dwelling which is of timber framed construction with weatherboard cladding and consists of a symmetrical façade with a centrally located front door with a group of windows on either side. Much detail of the front façade is obscured due to the mature vegetation in the front garden.</p> <p>The roof is hipped and clad in corrugated metal and contains a brick chimney with corbelling and is situated on the east side of the hipped roof. Separate from the roof line is a small hipped verandah which extends along the entire façade, partly along the east and west elevation and is supported by slender timber posts.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1916

<b>Place name</b>	House, 80 Anzac Terrace
<b>Place number</b>	13 (7410 – inHerit)
<b>Other reference numbers</b>	A111
<b>Address</b>	80 Anzac Terrace
<b>Location Description</b>	Lot No: 30 Diagram 87093 Vol/Fol: 2011/770
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'56" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Concrete Tile: Terracotta

<b>Architectural style</b>	Post War Vernacular
<b>Historic theme(s)</b>	Outside influences: depression and boom Outside influences: World wars and other wars Occupations: domestic activities
<b>Values</b>	Historic
<b>Statement of significance</b>	This place has historic value as a demonstration of the type of housing constructed in the period following World War Two when construction supplies were in limited supply.
<b>History</b>	<p>This portion of Bassendean was subdivided by investor, politician and briefly Premier, Frank Wilson as residential lots in 1895 under the name of 'The Eden Estate'. Anzac Terrace was named c1920 in honour of the landing at Gallipoli in 1915. The road was formerly named Railway Terrace and the selection of this road for renaming may have been influenced by local resident Brigadier General Bessell-Browne who lived at 10 Anzac Terrace until 1947.</p> <p>This residence is constructed from the materials that were readily available in the post war period. With the restriction on building materials imposed by the state and federal governments to ensure that priority works were constructed there was often little available for residential construction.</p> <p>Bricks made from concrete blocks could be made by the home owner and often the home builders would camp on site to build their home. The original owner or occupier of this residence has not been determined from the readily available resources.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey concrete block and tile Californian Bungalow located on an open corner lot. The house has a traditional asymmetric plan form to the façade incorporating a recessed entry, projecting wing and a verandah across the remaining section of the façade.</p> <p>The roof is hipped with separate smaller hips to the projecting bay and the verandah canopy. The canopy to the verandah is supported on substantial tapered masonry piers with tapering columns on top with a rendered brick balustrade extending between the columns.</p> <p>The windows to the two sections of façade are three-section openings incorporating multi-paned casements flanking a central fixed pane.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3

**Images**



**Construction periods**    **dates**    /    c1950

DRAFT

<b>Place name</b>	House, 1 Barton Parade
<b>Place number</b>	14
<b>Other reference numbers</b>	A282
<b>Address</b>	1 Barton Parade
<b>Location Description</b>	Lot No: 99 Plan 2789 Vol/Fol: 1012/605
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'42" , 115°57'20"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard and Cement Fibre Sheeting Metal: Corrugated Metal
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late and predominantly intact example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early decades of the 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. The lots were not developed rapidly and most not until the period following World War Two.</p> <p>From the available information this residence was built c1916 for William and Maria Hart. William Hart (c1871-1917) worked as a fitter, presumably at the Midland workshops, until his death in 1917. Maria Hart stayed on in the house until the 1930s with her son Percival. Throughout the 1930s and 1940s the place was occupied by R. C. Rees. Aerial photographs indicate the place underwent major additions in the early 2000s.</p>

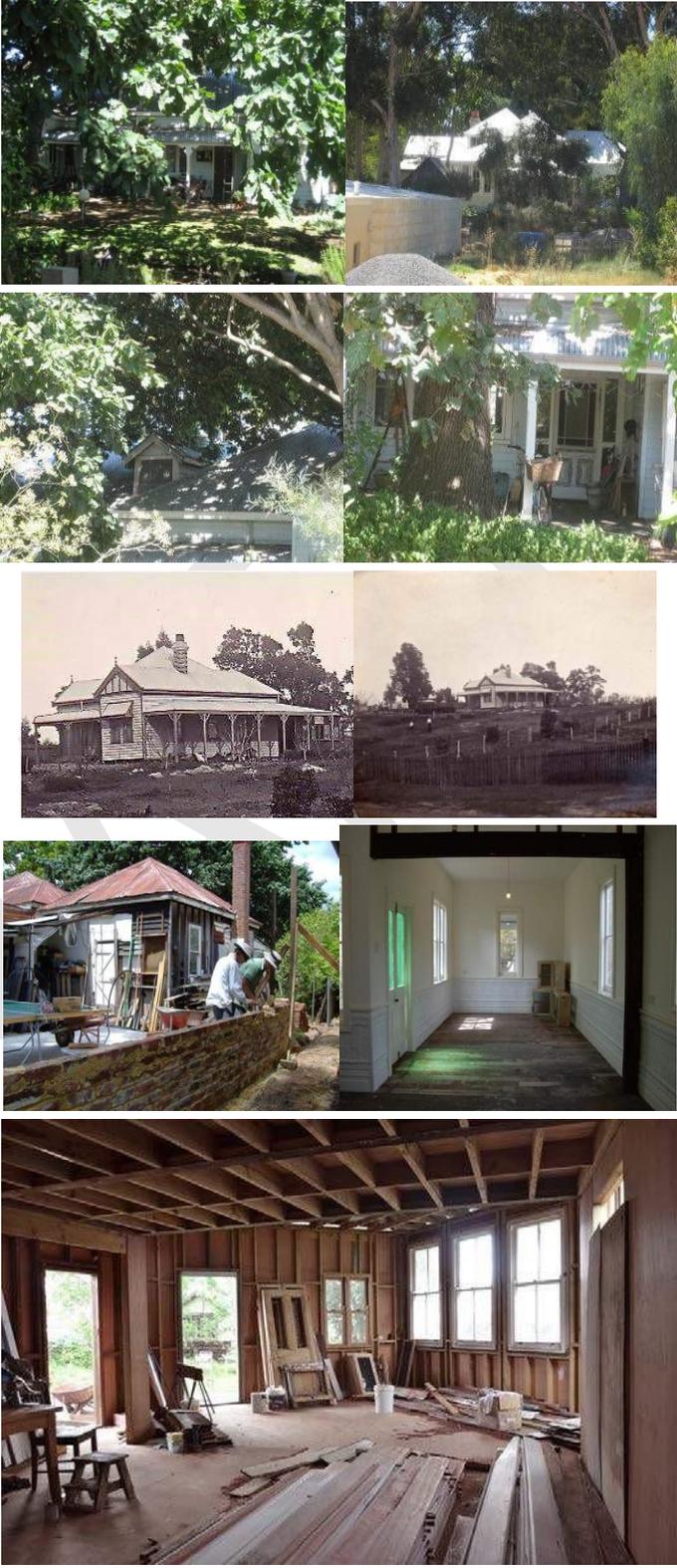
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey dwelling of timber framed construction with cladding of cement fibre sheet for the upper two-thirds and weatherboard for the lower third of the façade. The façade consists of an off centre timber framed front door which is constructed of glazed door panes and timber separating members and has a four paned side panel to the west of the front door. On either side of the front door is a pair of double outward opening, eight paned, timber framed French doors.</p> <p>The roof is hipped and clad in corrugated metal and contains a brick chimney with a metal chimney cap which is situated on the west plane of the hipped roof. The sweep of the roof continues beyond the façade, with a small break in pitch, to create the verandah which extends along the entire façade and is supported by slim rectangular posts with a simple timber frieze.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods / dates</b>	c1916

<b>Place name</b>	House, 2 Barton Parade
<b>Place number</b>	15 (18141 – inHerit)
<b>Other reference numbers</b>	A283
<b>Address</b>	2 Barton Parade
<b>Location Description</b>	Lot No: 100 Plan 2789 Vol/Fol: 1088/942
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'41" , 115°57'18"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Stone Tile: Terracotta
<b>Architectural style</b>	Post War Vernacular
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a rare example of a stone residence. Its good condition and intact original detailing contribute to value.</li> <li>• This place has historic value for its association with the post-World War Two period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the 1950s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. The lots were not developed rapidly and most not until the period following World War Two.</p> <p>The land on which this residence is located was purchased in 1945 from the well-known local family, the Pickerings. Construction of the house began in 1948 but the shortage of materials meant that the residence was not completed until 1950 for William James Francis Young (c1912-1991) and his wife Millicent May Young (c1915-2004). William Young was a wood machinist and the couple lived at the house until at least the 1980s. It is not clear why the house was constructed in stone, a relatively unusual material for the district.</p>

	Information from aerial photography indicates the residence has changed little since construction.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey stone and tiled property of asymmetric plan form. The façade is of distinctive stone construction comprising contrasting iron stone and limestone arranged in a random pattern with beaded mortar joints.</p> <p>The verandah canopy extends over the recessed section of the façade supported on masonry doric styled columns with stone wall to match the house. The canopy is part of the main roof albeit at a slight broken pitch. The roof is hipped with a separate hip to the projecting bay.</p> <p>The windows are timber framed side hung casements, some with a fixed central pane. The panes incorporate leaded glazing.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	c1950

<b>Place name</b>	House, 6 Barton Parade
<b>Place number</b>	16
<b>Other reference numbers</b>	A287
<b>Address</b>	6 Barton Parade
<b>Location Description</b>	Lot No: 2 Diagram 29751 Vol/Fol: 1400/801
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'43" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Metal
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Research Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late example of the Federation style set in a mature garden.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has research value as its evolution from 1898 demonstrates different building styles and techniques.</li> <li>• The place has historic value for its association with prominent local community member, John Pickering and his family.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for professional men and their families in the early 20th century.</li> </ul>
<b>History</b>	This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied

	<p>to the roads in this subdivision. The lots were not developed rapidly and most not until the period following World War Two.</p> <p>Information from the current owners states the building has been constructed in several stages and been adapted and added to regularly. It is understood that the first structure on the property was a simple two roomed shack built in 1898. Between 1905 and 1911, three rooms and a hallway were added in a more conventional manner of construction when compared to the earlier rudimentary shack. During this phase of work or shortly after the ceilings were raised in the original portion of the house and a new roof constructed across the two structures. It is believed these additions were instigated by John Pickering who secured the large property and established an orchard. Works were again undertaken at the place for John Pickering in 1923 as documentary evidence has been found to confirm works at the property.</p> <p>John William Pickering (c1869-1957) and his wife Jane Anne, nee Waites (c1865-1955) were very active in the Bassendean community. John Pickering was elected Chairman of the West Guildford Road Board in 1913-14 and took that office again in 1921-22. With the adoption of the name 'Bassendean' in 1922, he became the first Chairman of the Bassendean Road Board and held office until 1929. His contribution to the Town of Bassendean was acknowledged in the naming of 'Pickering Park' in 1913 prior to his election to office as a tribute to the work he had done to establish the park.</p> <p>The couple lived in the house they named 'Floreath' until the 1950s on the occasion of their fiftieth wedding anniversary, John Pickering made the comment that Jane 'was a wonderful woman who 'did all the housework and washing for a house that measured 60ft by 60ft'.</p> <p>In the 1960s the house was converted to a triplex and the property boundaries were reduced. New structures were constructed adjoining the house and partitions were erected within the original rooms.</p> <p>In 1974, the property was transferred to new owners who undertook additions and renovations over the following decades. The current owners have continued to undertake sympathetic additions and repairs including reroofing the whole house in zincalume.</p> <p>During the additions particular attention has been made to retain the mature trees in the garden including an English Oak and an Umbrella tree.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey dwelling of timber framed construction clad in weatherboard. Most detail of the façade is obscured due to dense and mature vegetation. The façade has two projecting sections; one on the east and west corners with a central recessed section. The front entrance is centrally located on the east projecting section façade.</p> <p>The roof appears hipped and clad in corrugated metal. There is a gabled dormer window situated in the south plane of hipped roof within the recessed section of façade. A separate corrugated metal bullnose canopy extends across the east projecting and recessed sections of façade and is supported by timber posts with decorative timber brackets.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	

Listing type and status	Category 2
Images	
Construction periods	dates / c1919

<b>Place name</b>	House, 7 Barton Parade
<b>Place number</b>	17 (18142 – inHerit)
<b>Other reference numbers</b>	A288
<b>Address</b>	7 Barton Parade
<b>Location Description</b>	Lot No: 96 Plan 2789 Vol/FoIL 1020/573
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'44" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed late and intact example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>This residence was one of the first to be built in the section of the road between Watson and Deakin Streets. From the available information it appears that this house was built c1916 for James Sunley (1859-1925) a British born migrant who worked as a labourer and his wife Betsy Sunley (1858-1935).</p> <p>This home appears to have been designated as 5 Barton Parade for many years. James Sunley died in 1925 and Betsy Sunley lived at the house until her death in 1935. The property was then occupied by George Walter Dryer and his wife Hannah, the</p>

	<p>daughter of James and Betsy Sunley. Later occupants between 1939 and 1949 were Harold and Barbara Todd.</p> <p>Aerial photographs indicate that the residence has been extended toward the rear of the property.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed dwelling with weatherboard cladding and hipped iron roof. The roof extends down to form the verandah canopy across the front and side elevations, which is supported on square timber columns. Elevations contain timber framed casement openings, where each window is divided into three panes by horizontal glazing panes. Property contains a separate garage of contemporary design, paved driveway and well planted garden which are all enclosed by a timber picket fence.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

<b>Place name</b>	House, 14 Barton Parade
<b>Place number</b>	18 (7418 – inHerit)
<b>Other reference numbers</b>	A295
<b>Address</b>	14 Barton Parade
<b>Location Description</b>	Lot No: 302 Diagram 99579 Vol/Fol: 2188/837
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'45" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century and for its association with the Pickering family who made a significant contribution to the Bassendean community.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer, Wesley Maley. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property. Several of the rams were named in honour of Australian prime ministers and Barton Parade reflects this enthusiasm.</p> <p>This residence was built for Norman John Campbell Pickering and his new bride Mabel Elsie Vaughn in 1935. Norman Pickering. Norman's parents John and Jane Pickering lived at 6 Barton Parade at the residence named 'Floreal' which was one of the first in the street. It is likely that John Pickering, civil servant and Chairman of the Bassendean Road Board owned the majority of the lots on the western side of Barton Street and provided the lot for the newly married couple in 1934.</p> <p>A notice in '<i>The West Australian</i>', May 1934 announcing building permits for the week included the construction of a new brick</p>

	residence for Mr J. Pickering for £800. Norman Pickering was working as a salesman during the 1930s and joined the AIF during World War II spending some time as a prisoner of war. He remained in the Armed Services after the war.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	This dwelling is an extended inter-war property of rendered brick and tile construction. A tiled awning overhangs the window on the front elevation, which is supported by timber brackets. The windows are timber framed casements with leaded lights. The dwelling has an asymmetric plan form with a timber detail immediately below the eaves to the projecting section of the facade. A densely planted garden obscures much of the property.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1934

<b>Place name</b>	House, 15 Barton Parade
<b>Place number</b>	19 (18153 – inHerit)
<b>Other reference numbers</b>	A296
<b>Address</b>	15 Barton Parade
<b>Location Description</b>	Lot No: 92 Plan 2789 Vol/Fol: 1488/551
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'46" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>From the available information it appears this residence was built c1927 for Ernest St Clair Stewart (1884-1969). The street numbering in the early years of development was different from the current numbering and it is probable that this was 11 Barton Parade. Ernest Stewart and his wife, Sarah Ann Amelia, née Carney (1892-1961, married in 1912 and lived at the house for only a few years. Ernest Stewart was a member of the Bassendean road Board from 1928 to 1931.</p>

	Later occupants of the residence were John G Blockley and Allan Kirk.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed house with weatherboard cladding. Extensive hipped and gabled roof which has been reclad with corrugated galvanised iron. The roof continues to sweep down forming the verandah canopy and incorporating a slight break in the pitch. The verandah canopy is supported on timber columns with timber brackets.</p> <p>The house is of asymmetric plan form with a projecting wing which incorporates a 3-section timber framed casement window with highlights. This window is protected by a CGI canopy. The entrance and another 3section window are incorporated into the recessed section of the front elevation.</p> <p>In 2020, a new garage was developed on the southern boundary, matching the same style and materials as the existing dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1928

<b>Place name</b>	Pickering Park and Bindaring Park
<b>Place number</b>	20 (18143 – inHerit)
<b>Other reference numbers</b>	A348
<b>Address</b>	Bassendean Parade
<b>Location Description</b>	Reserve Number 18091 Lot No: 3092 Plan 2789 Vol/Fol: LR 3151/137
<b>Other names</b>	Reserve 18091 Recreation Reserve
<b>Place type</b>	Urban Park
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Pickering Park: -31°54'46" , 115°57'32" Bindaring Park: -31°54'40" , 115°57'30"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	
<b>Architectural style</b>	
<b>Historic theme(s)</b>	Social and civic activities: Sport, recreation and entertainment
<b>Values</b>	Historic Aesthetic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has historic value for its association with the development of Bassendean in the early decades of the 20th century and the provision of facilities to the growing community.</li> <li>• The place has aesthetic value as a well maintained informal landscape in the suburban environment.</li> <li>• The place has social value to the many members of the community who have visited the park for formal and informal occasions.</li> </ul>
<b>History</b>	<p>This reserve was originally designated as several residential lots in the subdivision offered c1905 by developer, Wesley Maley. The subdivision was known as 'Riverside', and many of the road names reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Some lots were taken up but there was not the rapid sale of lots such that in 1914 the subdivision was again promoted in the local press. The advertising at this time notes that 'a large river frontage block has been donated to the Roads Board as a Public Recreation Ground'.</p> <p>The term donation is misleading as a report in the local press from December 1913 notes that the Bassendean Road Board had recently purchased the new riverside recreation reserve. On 13th December a 'Gala Day' for the children of the district was held at the reserve which was formally opened by Premier Scadden. Premier Scadden congratulated the Road Board on securing the reserve of over five acres for £150 even if the purchase was 'regarded merely as speculation'. After the opening the Premier, the Minister for Works and the Chairman of the Roads Board planted some ornamental trees. The afternoon included performances by the</p>

	<p>YMCA band, demonstration of West Guildford Fire Brigade, exhibition of life saving by the YMCA, afternoon teas and trips on a motor launch. The main focus of the day was the children's entertainment and competitions for which prizes were awarded.</p> <p>In 1922, the area was formally gazetted as a reserve and named in honour of John Pickering who was a member of the West Guildford Road Board and the subsequent Bassendean Road Board achieving the role of Chairman in 1913-1914 and 1921-1923. He was also involved in the purchase of the reserve and a key organisation of the Gala Day at the reserve in 1913.</p> <p>Since 1913, the reserve has been predominantly used as a passive recreation space with little formal intervention by the Town of Bassendean apart from maintaining the grassed landscape. Pathways have been added in the later decades of the 20th century. The Bassendean Sea Scouts boat house was located on the northern end of the river frontage in the 1960s and 1990s.</p> <p>The reserve continues to be vested in the Town of Bassendean and in 2013 the Town organised a celebration to mark the 100 years since the acquisition of the reserve by the Town.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	Open parkland containing dense tree planting which includes native and exotic species. Located on the edge of the Swan River the park incorporates a boat ramp and children's play area. Bindaring Park is located across Bassendean Parade and includes a small lake and wetland.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1913

<b>Place name</b>	House, 2 Briggs Street
<b>Place number</b>	21 (18145 – inHerit)
<b>Other reference numbers</b>	A495
<b>Address</b>	2 Briggs Street
<b>Location Description</b>	Lot No: 4 Plan 2713 Vol/Fol: 564/31A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°57'22"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs who gave his name to this street.</p> <p>This residence was the first to be constructed in the street and it was built for Railway Employee William John Walsh (c1870-1939) and his wife Catherine, née Murtha (c1870-1959). The couple had four children and following William's death in 1939 Catherine lived on in the place until c1959.</p> <p>Aerial photographs suggest that the original cottage had a red coloured corrugated iron roof and changed to silver in c1990. A flat roof addition to the rear appears to have been built prior to 1953.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey rendered brick dwelling with a hipped roof which is clad in CGI. The hipped roof incorporates two timber gable endings along the central east-west ridge. On the east elevation of house is a rendered brick chimney with a decorative brick chimney cap.</p> <p>A CGI bullnose verandah, separate from the roof line, extends across the entire south elevation and is supported by turned timber</p>

	pillars with a timber frieze. On either side of the centrally placed front entrance are large sash windows with sidelights. The west sash window sidelights contain coloured glass. The front entrance door is a timber panelled and glazed door with a sidelight to the west side of door as well as a fanlight.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1907

<b>Place name</b>	House, 5 Briggs Street
<b>Place number</b>	22 (18146 – inHerit)
<b>Other reference numbers</b>	A497
<b>Address</b>	5 Briggs Street
<b>Location Description</b>	Lot No: 19 Plan 2713 Vol/Fol: 1028/827
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and intact example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1930s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs who gave his name to this street.</p> <p>This residence was first occupied by Alexander Ernest Goold (c1906-1961) and his wife Vera Maud Goold (née McDonough) (c1908-1999) who married in 1928. Alexander was a carpenter therefore it is possible he was involved in the construction of this residence. Later occupants of this residence were also associated with the building industry. T. Hall, a builder was living there in 1933 and builder Brian Alfred Parlor, lived at the house in the late 1930s and 1940s while using the lot adjacent at 3 Briggs Street as a timber yard. Norm Goold also built a timber house at 12 Briggs Street in 1937.</p> <p>Aerial photographs suggest that the building envelope has changed minimally since construction albeit with some minor additions and new structures in the rear of the property.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<p><b>Physical description</b></p>	<p>A single storey timber framed and weatherboard house of asymmetric plan for. A projecting gabled sections to the façade incorporates timber detailing to the apex and casement windows with leaded lights and a skillion awning supported on timber brackets.</p> <p>The main roof continues down to form the verandah canopy across the recessed section of the elevation which is supported on timber posts. The entrance is located at the abutment of the projecting wing and recessed section of the façade with casement windows adjacent characterised by diamond leaded lights and frosted glass highlights.</p>
<p><b>Condition</b></p>	<p>Good</p>
<p><b>Parent / child places</b></p>	
<p><b>Listing type and status</b></p>	<p>Category 3</p>
<p><b>Images</b></p>	
<p><b>Construction dates / periods</b></p>	<p>c1930</p>

<b>Place name</b>	House, 12 Briggs Street
<b>Place number</b>	23 (18150 – inHerit)
<b>Other reference numbers</b>	A504
<b>Address</b>	12 Briggs Street
<b>Location Description</b>	Lot No: 9 Plan 2713 Vol/Fol: 1849/470
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°57'22"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the basic form and some elements of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1930s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs who gave his name to this street.</p> <p>This residence was constructed for Norman Goold in 1937 for a fee of £450. Norman and his wife Alma Esther nee Bennet, lived at the house until the early 1950s. Norman's occupation was designated as a Labourer and later a carpenter in the Electoral Rolls however he may have been involved in the construction of the house as his family were in the building profession. His mother and father lived at the nearby property at 5 Briggs Street.</p> <p>Information from aerial photographs indicates that there have been several programs undertaken at the residence most significantly the extension of the front verandah and additions to the north and rear of the original building.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey timber framed and weatherboard clad house with a CGI clad hipped roof. The south, streetfacing elevation contains a gabled protruding section on the west side of the south elevation.

	<p>The protruding section contains a timber framed window with modern security grills added. The recessed section contains the front entrance and a timber framed, lead-lighted window (to the east side south elevation).</p> <p>Trees obscure the both east and west windows and therefore their construction cannot clearly be determined. A separate flat-roof garage has been added to the east side of the house.</p> <p>A separate bull-nose verandah canopy extends across the entire south elevation (incorporating protruding and recessed sections and the garage addition). The verandah is supported by plain timber pillars and the verandah floor is constructed from timber.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1937

<b>Place name</b>	House, 13 Briggs Street
<b>Place number</b>	24 (18151 – inHerit)
<b>Other reference numbers</b>	A505
<b>Address</b>	13 Briggs Street
<b>Location Description</b>	Lot No: 2 Diagram 15925 Vol/Fol: 2046/329
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the basic form and elements of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs who gave his name to this street.</p> <p>From the available information this residence was the first on this side of the street built in 1928 for Leonard Harry Harrison (1886-1932). Leonard Harrison was born in Middlesex England and married Kate Merritt in 1912. The couple immigrated to Australia shortly after and in 1915 Leonard joined the AIF to serve during World War One. On his return in 1917 to civilian life he worked in a variety of professions. The couple had four children which they raised at this residence. Leonard died in 1932, aged 46, and Kate stayed on in the house until her death in 1965, aged 78.</p> <p>Aerial photographs indicate that the house was originally roofed in red Colorbond and this was replaced c1990.</p>
<b>Integrity / Authenticity</b>	High/Fair to Moderate
<b>Physical description</b>	A single storey brick and render house with a hipped CGI clad roof. South façade contains a (possibly new) brick constructed projecting section to the west side of façade, which contains a metal framed

	<p>sliding window. The recessed section of façade is fully rendered and contains a centrally placed front entrance which is flanked by three-section timber framed casement windows.</p> <p>The entrance door is timber panelled with lead lights and has lead-lighted side lights. The hipped roof over the main section of house breaks the roof pitch to form the verandah canopy which is supported by brick pillars. On the east side of the house is a brick constructed chimney.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1928

<b>Place name</b>	House, 16 Briggs Street
<b>Place number</b>	25 (18152 – inHerit)
<b>Other reference numbers</b>	A508
<b>Address</b>	16 Briggs Street
<b>Location Description</b>	Lot No: 11 Plan 2713 Vol/Fol: 1059/846
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'22"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the basic form and elements of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs who gave his name to this street.</p> <p>From the available information this residence was built in 1938 for Bertha Gadd(West Guildford Rate Books).On the outbreak of war Reginald Blower offered his services to the RAAF as a mechanic as that was his trade. He was accepted in 1940 and at that time he was 25, with one child. Evelyn Blower did not stay at the residence during war time and the house was occupied by Stan Dennis until the 1950s.</p> <p>Aerial photographs indicate that the house was significantly extended c2000 and had minor additions prior to that date.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey timber framed and weatherboard clad house. On the west side of south, street-facing elevation is a gabled protruding section. There is decorative timber detailing on the gable end. There is a three-section timber framed window with mullions and glazing bars with a CGI skillion awning, with timber supports, over the

	<p>window. The recessed section of south elevation contains the front entrance and a threesection, timber framed window.</p> <p>The house has a steep, corrugated iron clad hipped roof and brick chimney with clay pot on the east side. The hipped roof incorporates two timbered gables along the central east-west ridge. The hipped roof also incorporates a south facing gable along the north-south central ridge. The hipped roof extends down over the recessed section of south elevation to form the skillion verandah canopy. The verandah canopy is supported by plain timber pillars with timber frieze between pillars and the verandah floor is constructed from timber. There is a flat- roofed garage structure attached to the west elevation.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1939

<b>Place name</b>	House, 17 Briggs Street
<b>Place number</b>	26 (18154 – inHerit)
<b>Other reference numbers</b>	A509
<b>Address</b>	17 Briggs Street
<b>Location Description</b>	Lot No: 25 Plan 2713 Vol/Fol: 1014/562
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered/Common Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the basic form and elements of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs who gave his name to this street.</p> <p>From the available information this residence was constructed in 1936 for the owner and occupier Charles Hyland. Hyland occupied the property until the late 1940s.</p> <p>Information from aerial photographs indicates that the roof was green corrugated iron in the 1980s which was changed to its current red in the 1990s. The original envelope of the building has been extended through extensions and additions while other structures have been built in the rear of the property.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey brick and render house with a complex Colorbond clad, hipped and gabled roof. A projecting gable section form the west part of façade incorporates timber detailing at the apex of the gable end. The upper section of the projecting section is rendered bricks and the lower section is tuckpointed brick.

	<p>The south elevation of the projecting section contains a three-section timber framed casement window with a colorbond skillion awning with timber supports over the window. The hipped roof over the main section of house breaks the roof pitch slightly and extends to form the verandah canopy over the recessed section of façade where the front entrance is located. The front entrance and remainder of house is obscured by garden and picket fence.</p>
<p><b>Condition</b></p>	<p>Good</p>
<p><b>Parent / child places</b></p>	
<p><b>Listing type and status</b></p>	<p>Category 3</p>
<p><b>Images</b></p>	
<p><b>Construction periods</b></p>	<p>dates / 1936</p>

<b>Place name</b>	House, 32 Broadway
<b>Place number</b>	27 (18204 – inHerit)
<b>Other reference numbers</b>	A541
<b>Address</b>	32 Broadway
<b>Location Description</b>	Lot No: 720 Plan 3262 Vol/Fol: 1963/879
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°56'37"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the basic form and elements of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean.</li> <li>• This place has social value as a demonstration of the form and scale of inter war housing.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development in c1912 although there were only approximately 15 houses in the street by 1920. The name, Broadway assigned to this road, was a logical response to its breadth and length.</p> <p>This residence was constructed c1935 and the first occupant and probably owners were Edward Joseph Regan (c1907-1991) and his wife Cecilia Rose nee Gregg (c1905-1949). The couple had married in 1928 and lived in the area before settling at the house in 1936 where they raised their three daughters. Cecilia Regan died in 1949 and Edward, who worked as a moulder lived on in the house until the 1980s.</p> <p>The original lot was subdivided and a residence was constructed on the portion of the lot facing Ida Street.</p> <p>The owners in 2004 stated that at that time only the front four rooms retained the original finishes.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey timber framed, weatherboard and fibre cement clad house. The house presents with an extensive façade comprising of

	<p>three sections; two projecting end sections and a recessed central section with a verandah. The place is of timber framed construction with weatherboard cladding to the lower section of the elevation and fibre cement sheeting from sill height to eaves. The west projecting end and recessed central section of the façade have timbered gables whilst the eastern projecting section has the hipped roof and open eaves.</p> <p>All windows are 3-pane arrangements each consisting of timber framed casements with integral highlights. The windows of the west gabled projecting section and the eastern hipped projecting section have skillion canopies supported by timber brackets. The central recessed section incorporates a further 3-pane window of the same design and the front entrance. A small verandah extends across this recessed section of the façade with the gabled canopy supported on square timber posts, with a simple timber balustrade and steps at the eastern end.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1936

<b>Place name</b>	House, 36 Broadway
<b>Place number</b>	28 (18205 – inHerit)
<b>Other reference numbers</b>	A545
<b>Address</b>	36 Broadway
<b>Location Description</b>	Lot No: 718 Plan 3262 Vol/Fol: 1510/777
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'8" , 115°56'36"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the basic form and elements of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early twentieth century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development in c1912 although there were only approximately 15 houses in the street by 1920. The name, Broadway assigned to this road, was a logical response to its breadth and length.</p> <p>This residence was one of the first in the street as it was built c1913 for John Gorn and his wife Matilda nee Kirk. In 1914, there were only four other residences on Broadway recorded in the Post Office Directories.</p> <p>John Gorn was a railway employee for all his working life. In the early 20th century he was a station master in several country towns, including Mundaring in 1912. By 1914, the Gorn's were living in Broadway, West Guildford as it was then known. The couple, who had married in 1902, had four sons and following John's death in 1931, Matilda lived on in the house until her death in 1940.</p> <p>The house was extended to the rear during the late 1980s or early 1990s and the 2004 owners noted that some of the internal wall arrangements had been altered.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey brick and iron house with high hipped and vented gablet roof, with gabled feature above the entrance. There is an extensive verandah across the façade with the western corner of the verandah enclosed with brick and large window. The verandah is open, without a balustrade, with a timber deck.</p> <p>The verandah canopy is a continuation of the main hipped roof at the same pitch, supported on turned timber posts with timber frieze between the posts. There is a timbered gable above the entrance. Windows on the façade are all sash openings.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1913

<b>Place name</b>	House, 69 Broadway
<b>Place number</b>	29 (18206 – inHerit)
<b>Other reference numbers</b>	A579
<b>Address</b>	69 Broadway
<b>Location Description</b>	Lot No: 776 Plan 3262 Vol/Fol: 1169/956
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'10" , 115°56'22"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugate Zinalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value as a late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area in the 1910s.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for professional families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development in c1912 although there were only approximately 15 houses in the street by 1920. The name, Broadway assigned to this road, was a logical response to its breadth and length.</p> <p>From the available evidence this residence was built c1919 for chemist Ernest de Whalley Whitham (1879-1948) and his wife Eva, née Barnes. (c1887-1956). Ernest Whitham was a chemist who had worked in the goldfields in the 1900s and married Eva in 1902. The couple had four children and lived at the house until 1927 when they relocated to River Street, Bassendean.</p> <p>Aerial photographs indicate the place has changed little since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	A single storey timber framed, weatherboard and iron cottage. The weatherboard has been cut into smaller sections to create the appearance of masonry blocks, creating a distinctive aesthetic to the house. The façade is of symmetrical plan form with centrally placed entrance flanked by windows. Each window arrangement

	<p>consists of one large sash with two narrow sashes and the front entrance is the traditional arrangement of timber panelled and glass door with side lights and fan light. Hipped roof continues down to form verandah canopy with a negligible break in pitch to the canopy. The verandah canopy is supported on square timber posts and is open without a balustrade enclosing the timber deck.</p> <p>Property has an open garden enclosed by masonry boundary wall.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1919

<b>Place name</b>	House, 84 Broadway
<b>Place number</b>	30
<b>Other reference numbers</b>	A595
<b>Address</b>	84 Broadway
<b>Location Description</b>	Lot No: 3 Digram 47434 Vol/Fol: 1434/712
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'6" , 115°56'15"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Concrete Block Tile: Concrete
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a rare, large intact and well executed example of the Inter War Californian Bungalow style executed in concrete blocks.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the form and scale of residence for a professional family in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development in c1912 although there were only approximately 15 houses in the street by 1920. The name, Broadway assigned to this road, was a logical response to its breadth and length.</p> <p>In 1928, Alex Martin (c1865-1953) applied to the Bassendean Road Board to build a cement block residence on this property. Approval was granted and construction presumably began the following year although the Post Office Directories only record Martin living at the place in 1933.</p> <p>The house was originally located on a larger lot which have been subdivided and built on from the 1970s. Aerial photographs indicate the building retains much of its original form and extent although a new carport and rear extension were constructed from the 1980s. The roof cladding appears to have been changed from red to the current grey in the late 1990s.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey inter-war dwelling set in an elevated position. The dwelling is constructed of textured concrete blocks, from the 1930s and has a symmetrical façade with central sweeping steps to the verandah in line with the front entrance. Most of the façade is not visible due to dense mature vegetation.</p> <p>The roof is hipped with a steep pitch and clad in tiles. The roof extends beyond the façade to create the verandah which runs across the entire façade. A timbered gable is situated above the centrally located front entrance and is supported on the east and west corners by two Ionic columns. At the lower west corner of property a modern garage has been added.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1929

<b>Place name</b>	House, 7 Brook Street
<b>Place number</b>	31 (18207 – inHerit)
<b>Other reference numbers</b>	A635
<b>Address</b>	7 Brook Street
<b>Location Description</b>	Lot No: 24 Diagram 70663 Vol/Fol: 1743/139
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°57'32"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for professional families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. The name Brook Street was applied as a brook did pass along the street in the early period of settlement.</p> <p>This lot was subdivided in 1913 and this residence was built c1923 for coppersmith James Hugh Gore (c1887-1977) and his wife Ruby Agnes Lindsay Gore. The Gore family lived at the house for most of the 20th century.</p> <p>Aerial photographs indicate that the extent of the building has changed minimally since construction.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	A single storey brick constructed dwelling with a terracotta tile clad hipped roof with a gabled end to the west elevation which has a roughshod render and timber detailing at the apex. To the east side of the south elevation is a projecting gables section with a roughshod render and timber detailing at the apex of the gable. The

	<p>projecting section contains two evenly spaced, centrally placed timber framed sash windows. A decorative concrete sill extends beneath both windows and a terracotta tile skillion canopy with timber supports extends over the windows.</p> <p>The recessed section of the south elevation contains the front entrance. Details of the front door are not visible, but the front door has a fanlight and a sidelight to the east of the door. To the west of the front entrance are two evenly spaced, centrally placed timber framed sash windows. With a break in pitch, the roof extends down to form the verandah over the recessed section of south elevation and then extends around over the west elevation.</p> <p>The verandah is supported by rectangular timber pillars with a timber frieze. The verandah over the west elevation has been enclosed using timber framing and glazing. The west side of the roof contains a brick chimney with terracotta chimney pots. Garden vegetation obscures much of dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1923

<b>Place name</b>	House, 9 Brook Street
<b>Place number</b>	32 (18208 – inHerit)
<b>Other reference numbers</b>	A634
<b>Address</b>	9 Brook Street
<b>Location Description</b>	Lot No: 3 Plan 3367 Vol/Fol: 1569/39
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'8" , 115°57'30"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historical Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value for its demonstration of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for professional families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. The name Brook Street was applied as a brook did pass along the street in the early period of settlement.</p> <p>This lot was subdivided in 1913 and this residence was built c1921 for civil servant Arthur James Hoare his wife Muriel Grace Hoare. The couple had married in 1920 and had their first child at the house in 1921. The Hoare family lived at the house through most of the 20th century and in the later period Arthur Hoare was designated as a chemist in the Electoral Rolls. One of their children Laurie Hoare, who was born blind, received some attention in the local press for his skills as a musician in the 1940s.</p> <p>The owners of the property in 2004 provided the information that rooms were added to the original residence in 1933 and 1970. The verandah was enclosed to form a room in 2001.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey brick and tile house of asymmetric plan form. The roof is hipped sweeping down at the same angle to form the verandah canopy which extends across the recessed section of the elevation. The projecting section of the façade has a gable roof with timber and roughcast detailing.</p> <p>The windows to the façade are timber framed sash windows arranged in pairs with a unified painted concrete window sill. The window to the gabled section has a tiled skillion canopy above supported on timber brackets. The entrance door is located within the recessed section of the elevation and has side panels, side lights and fanlight.</p> <p>The verandah canopy is supported on square timber posts with timber brackets. The deck is concrete with stone steps. A rendered brick addition has been constructed to the side elevation of the house partially under the original verandah canopy. The house is located behind dense planting.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction periods</b>	dates / 1921

<b>Place name</b>	House, 8 Carnegie Road
<b>Place number</b>	33
<b>Other reference numbers</b>	A720
<b>Address</b>	8 Carnegie Road
<b>Location Description</b>	Lot No: 7 Diagram 65275 Vol/Fol: 1669/264
<b>Other names</b>	Hazeldean
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'34" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities People: Early settlers Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as the original portion of the residence built c1899 in the Federation Bungalow style demonstrates the style and is located within an expansive garden setting.</li> <li>• The place has historic value for its association with the early development of the district for residential occupation.</li> <li>• The place has historic value for its association with prominent early resident and builder Charles Rickwood Wicks and leading public servant John Morton Craig.</li> <li>• The place has social value as the remaining portion of the original residence within its garden setting demonstrate the type of accommodation built for affluent members of the Bassendean community at the turn of the 19th century</li> </ul>
<b>History</b>	<p>The land on which this residence is located was subdivided for residential development by Harry Anstey. He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897 and the land was divided into 237 lots for sale in 1898 under the name 'Bindaring Park'.</p> <p>This residence was constructed by local builder Charles Rickwood Wicks who was responsible for the construction of several fine homes in Bassendean. A plan of the property ownership in Bassendean in 1899 shows that a building was located on this site and the ownership is noted as 'Wicks' however other sources indicate that the house was built in the early 1900s.</p>

	<p>The Wicks family did not appear to have lived at the residence for long, if at all, before the residence was occupied by John Morton Craig (1850-1924). Craig worked as a stockman and stock breeder before taking up a position as the Chief Inspector of Stock in the 1870s. He held that position for over 30 years and was well regarded for his knowledge in the profession. He married, Marjorie Johnson in 1915 when he was in his 60s and the couple lived at 'Hazeldean' as he called the property until his death in 1924. Later owners and occupiers for many years were the Gill family.</p> <p>The 2017 owners of the property provided the information that the house was extended to the north c1915 and many additions and alterations have been undertaken since that time. The portion of the residence from the first phase of construction is the front two rooms. The bull nose verandah is also understood to be modified from the original construction. The front door is a later addition although the fan light above is believed to be from the original construction.</p> <p>The property continues to occupy a large site which is consistent with its original context although extensive landscaping was undertaken in c1984. Portion of the lot to the west was removed to enable a new subdivision in 1983.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick and iron house of symmetrical plan form to the façade. The house has a slightly elevated position to take account of the changing land levels across the site.</p> <p>The façade contains a centrally placed front entrance with sidelights and fanlight, flanked by full height timber framed 1-over-1 sash windows.</p> <p>The brick façade is enlivened with two rendered bands, the lower one at ground level and incorporates the sills to the windows. The higher band is level with the top of the door.</p> <p>Towards the rear of the original section of the house, a shallow projecting wing with a gabled roof sits behind the main façade. This section incorporates a 3-section opening with casement windows and smaller top hung windows in an arched arrangement. A decorative rendered swag is positioned below the sill.</p> <p>A sweeping driveway extends across the front elevation with dual entry and exit points. Large gardens are situated around the property with many mature trees.</p> <p>Later buildings constructed with similar materials and design elements are located on the site.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

	
<b>Construction periods</b>	<b>dates /</b> c1899

DRAFT

<b>Place name</b>	Tom J Gardiner and Manfred Hoefler Bassendean Volunteer Fire Brigade Training Track
<b>Place number</b>	34
<b>Other reference numbers</b>	A1174
<b>Address</b>	Colstoun Road
<b>Location Description</b>	Reserve No: 25430 Lot No: 1 Plan 185978 Vol/Fol: LR 3102/998
<b>Other names</b>	
<b>Place type</b>	Urban Park
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'51" , 115°56'16"
<b>Use (original/present)</b>	Original: Park/Reserve Present: Park/Reserve
<b>Construction materials</b>	
<b>Architectural style</b>	
<b>Historic theme(s)</b>	Social and civic activities: Community Services and utilities
<b>Values</b>	Social Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has social value for its provision of facilities to the volunteer fire brigade in Bassendean since the 1970s.</li> <li>• The place has historic value as a demonstration of the ongoing commitment to volunteer fire brigade services by the Town of Bassendean.</li> <li>• The place has historic value for its association with valued members of the Bassendean Volunteer Fire Brigade, Thomas Gardiner and Manfred Hoefler.</li> </ul>
<b>History</b>	<p>This track was built in the 1970s for the Bassendean Volunteer Fire Brigade to enable training of their members. Previously a track was located on the BIC reserve but with the realignment of Guildford Road the original track could not be accommodated on that site.</p> <p>The track was named in honour two of its members, Tom J Gardiner and Manfred Hoefler. Thomas Gardiner (c1914-1989) was a member of the West Australian Volunteer Fire Brigade for 48 years, serving 40 years in Bassendean. He achieved life membership of the Bassendean Volunteer Fire Brigade in 1956 and in 1978, he was awarded a British Empire Medal. His three sons all served with the Bassendean Brigade.</p> <p>Manfred Hoefler (c1951-2005) was Captain of the Bassendean Volunteer Fire Brigade for 10 years and also awarded life membership of the Brigade.</p> <p>The track was resurfaced c2003 and continues to be used for its original function.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	A long rectangular portion of the Ashfield Reserve paved with asphalt and marked by painted lines into a grid formation. The area is edged with concrete kerbing and a small shed is located on the

	northern side of the track. The area is edged with light poles to enable night time activities.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	  
<b>Construction periods</b>	dates / 1970s

<b>Place name</b>	House, 60 Cyril Street
<b>Place number</b>	35 (18209 – inHerit)
<b>Other reference numbers</b>	A1174
<b>Address</b>	60 Cyril Street
<b>Location Description</b>	Lot No: 1 Strata Plan 46447 Vol/Fol: 2596-541
<b>Other names</b>	
<b>Place type</b>	Individual Building ot Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'42" , 115°56'21"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Zincaleum
<b>Architectural style</b>	Post War Vernacular
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place is indicative of the standard plan and type of housing in the mid-twentieth-century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War II.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the post war period for working families.</li> </ul>
<b>History</b>	<p>This area of Bassendean was subdivided for sale as residential lots in 1910 but few of the lots were taken up at this time. This portion of Cyril Street was predominantly settled in the 1950s and 1960s when the Perth Road District experienced an unprecedented rate of suburban growth, due to the increased birth rate following World War II, and the influx of migrants from overseas and interstate. There were pockets of development by the State Government Housing department in this area and this residence may be an example of this program.</p> <p>The choice of the name Cyril Street is in recognition of the contribution of early resident Cyril Jackson, the first Chairman of the West Guildford Road Board and the first Director General of Education in Western Australia. His contribution was also recognised when Cyril Jackson high school was constructed in 1962. Information from aerial photographs indicates this residence was built between 1953 and 1965. The first owners or occupiers have not been determined in this research.</p> <p>The original lot was subdivided c2006 to enable the construction of a new residence on the rear portion of the lot. In c2012, the house</p>

	underwent extensions to the rear and the original blue tile roof was replaced with the current zinalume cladding.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey brick dwelling with replacement zinalume roof. The property has a symmetrical façade with two projecting bays and a recessed central section. Both bays have gabled roofs and three section timber framed windows incorporating side hung casements flanking a central fixed pane. The recessed central section incorporates a further 3-section window and the front door.</p> <p>The hipped and gabled roof is clad with zinalume. The house is positioned behind a sparsely planted garden and a low brick wall with 1.8m piers and fence panels. A driveway and carport adjoining the house are located on the eastern side of the lot.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1960

<b>Place name</b>	Daylesford
<b>Place number</b>	36 (127 – inHerit)
<b>Other reference numbers</b>	A1186
<b>Address</b>	7 Daylesford Road
<b>Location Description</b>	Lot No: 40 Diagram 30692 Vol/Fol: 5/133A
<b>Other names</b>	House, 7 Daylesford Road Cyril Jackson's House; Yadgawine
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'30" , 115°54'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Marseille
<b>Architectural style</b>	Federation Arts and Crafts Style
<b>Historic theme(s)</b>	Demographic settlement and mobility: Immigration, emigration and refugees Demographic settlement and mobility: Government policy Social and civic activities: Government politics Social and civic activities: Education and science People: Innovators People: Famous and infamous people
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p>Daylesford, Bassendean, a two-storey red brick, weatherboard and Marseille tile residence in the Federation Arts and Crafts style in a prominent location overlooking the Swan River, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place is an excellent and finely detailed example of the Federation Arts and Crafts style, both in its external and internal presentation, and is a rare example of a two-storey Federation Arts and Crafts residence;</li> <li>• the place was built for Cyril Jackson, the first Inspector General of Schools in Western Australia. Jackson played a significant role in the history of education in Western Australia during his appointment (1896 to 1903), and was instrumental in the transformation and reorganisation of State's education system into a modern public education system;</li> <li>• Jackson was influential in the formation of the West Guildford Road Board and became its first chairman holding the inaugural and subsequent meetings of the Board at this place until he left the state;</li> <li>• the place has an in-built, unusual and innovative ventilation system that was especially designed for Cyril Jackson; and</li> <li>• the place is representative of a small number of large and stately residences that were built by senior Western</li> </ul>

	<p>Australian public servants of the State in landmark locations, such as along the Swan River.</p>
<p><b>History</b></p>	<p>Since the 1850s, the river side lots in the west end of the Guildford town site had been purchased by the more affluent and prominent citizens who constructed grand houses or mansions appropriate to their wealth and social status, this trend accelerated with the onset of the economic boom after the discovery of gold in the 1890s.</p> <p>In 1897, Swan Location Q, a large parcel of land in the West Guildford area on the banks of the Swan River and which comprised over 94 acres, was purchased by a Harry Anstey. Within a year, Anstey had subdivided this location up into a substantial number of lots, of which Lots 11, 12, 13 &amp; 14 on North Road was purchased by Cyril Jackson in March 1898.</p> <p>Cyril Jackson had been brought out from England in late 1896 by the Western Australian Colonial Government to take up the inaugural appointment of Inspector General of Schools with the Department of Education. During his time in Western Australia, which lasted just six years, Jackson implemented policies based upon his philosophy of 'New Education' and was responsible for the transformation and reorganisation of State education into a modern public education system.</p> <p>Once Jackson purchased the land in West Guildford, he had a commodious and stately house - befitting his position in government - designed for him by Lewis Henry Duval, who lived in the house next door to Jackson.</p> <p>Lewis Henry Duval was the only son of Henry James Burgess Duval, the Deputy Superintendent of Fremantle Prison from 1853 until 1862, and his wife Mary Ann, who had arrived in Western Australia in 1853. In 1867 the family returned to England, where Lewis Henry trained as an architect before returning to Perth in the early 1880s.</p> <p>The residence, which Jackson named 'Daylesford', was built on what was originally Lot 13, with the outbuildings – including the kitchen and servants quarters, on Lot 14. The private jetty that Jackson also had built was on the south-eastern most corner of the property. The residence was accessed by a circular driveway lined with pine trees and an orchard and several timber outbuildings were located on the property.</p> <p>The building of brick on the ground floor and timber on the second storey a billiard room, an indoor conservatory, five bedrooms and an attic for Jackson's Indian manservant.</p> <p>A feature of the residence was a unique ventilation system for cooling the house.</p> <p>Jackson was a significant member of the Bassendean community as the first Chairman of the West Guildford Road Board and the first official meeting was held at Daylesford on 12 July 1901. Road Board Meetings were held at the house until 1903 when Jackson returned to England.</p> <p>The property was transferred to Rachel Lukin in 1903 and later owners and occupiers were the Burns family, John and Sara Thorpe. During the Thorpe's ownership in the 1960s the landholding was subdivided to accommodate 13 new houses and the creation of Daylesford Road.</p>
<p><b>Integrity / Authenticity</b></p>	

<p><b>Physical description</b></p>	<p>The majority of this dwelling is obscured by dense vegetation; very little is visible.</p> <p>Information on physical aspects of the building has been drawn from the State Heritage Office documentation prepared in 2012.</p> <p>Daylesford, is a two storey red brick, weatherboard and Marseille tile residence in the Federation Arts and Crafts style overlooking the Swan River set amongst established garden grounds.</p> <p>The front elevation has a single storey section to the south, attached to the main body of the house, which is two storeyed. There is a central, decorative porch. Ground floor walls are red brick over rendered foundations; the single storey section is in running bond while the remainder of the original brickwork is Flemish bond. The first floor walls are cream painted weatherboard. In the north-west corner of the front elevation the first floor weatherboards sweep down to form eaves over the ground floor windows. Ground floor windows have painted rendered sills, while first floor windows have timber sills with decorative timber scrolls below.</p> <p>At the front of the house the roofs of both the single and double storey sections are shallow hipped, while at the rear, the roofscape is a combination of hips and gables. At the rear, the east section of the first story is a projecting gable filled in with vertical panelling. The weatherboards on the east and north walls of this section also sweep down to form eaves over the ground floor, with the eaves supported on curved timber corbels.</p> <p>On the south wall of the east gable section, the base of the weatherboard cladding meets the hipped verandah roof of the ground floor. The concave hip of the verandah roof that adjoins the south wall is infilled with timber louvers. This verandah roof wraps around the building in the south to meet the single storey section of the building.</p> <p>The verandah posts are square with stop-chamfered corners set into brick pedestals. The floor is red painted concrete. A second verandah with a skillion roof clad with Wunderlich tiles has been added to the north elevation. It has circular hollow section posts and a brick paved floor</p> <p>The front porch is approached by two brick pathways: one from the garage and the other from the front of the block on an axis to the front steps. The porch is a decorative structure set out from the front of the house. Three central steps lead directly up to the front door, with very narrow raised concrete platforms either side.</p> <p>The width of the porch is filled with the front door and side lights. The four panel front door has glass panes above timber, a large central brass handle and brass knocker. The side lights consist of a row of timber panels at ground level, with three rows of four small fixed panes above. There are two matching fanlights above the front door. Running above the fanlights and side lights is another row of smaller square fixed panes.</p> <p>The house contains an unusual ventilation system - a series of primitive ducts channel cool air from ground level to outlets located 4' above floor level of each room.</p> <p>In 2018, a new driveway and garage at the front of the property was developed. The development is situated on the northern boundary and was implemented to reflect the style of the existing home with the use of brick. The garage roofing is colorbond in lieu of tile as used on the dwelling.</p>
<p><b>Condition</b></p>	<p>Good</p>

<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places, Register of the National Estate and National Trust of Australia (WA) – Classified (adopted 2012).
<b>Images</b>	
<b>Construction periods</b>	dates / 1898

DRAFT

<b>Place name</b>	Devon Road Precinct
<b>Place number</b>	37
<b>Other reference numbers</b>	Various
<b>Address</b>	1 – 50 Devon Road
<b>Location Description</b>	Various
<b>Other names</b>	West Road to North Road
<b>Place type</b>	Streetscape
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Various
<b>Use (original/present)</b>	Original: Residential – Single Storey Residences Present: Residential – Single and Two Storey Residences
<b>Construction materials</b>	Various
<b>Architectural style</b>	Federation to Post War International
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Government Policy
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The streetscape has aesthetic value as a predominantly intact example of an early 20th century streetscape.</li> <li>• The precinct has historic value for its association with the development of Bassendean from the 1890s.</li> <li>• This precinct has social value as the house demonstrates the form and scale of housing for families of a range of incomes and types of occupations.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>Settlement in Devon Road progressed quickly as it was well located near the river, road and railway line. Housing in this street was for a range of incomes and occupations, from tradespeople to highly skilled professionals. The residences built in the street were often occupied by families for many decades and family groups occupied several houses in the street.</p> <p>The Town of Bassendean undertook special control in the development of the area in the 2000s. The result was a more sensitive response to the heritage buildings in the street which has had a positive impact on the streetscape.</p>
<b>Integrity / Authenticity</b>	High/Moderate to High
<b>Physical description</b>	The housing in Devon Road exhibits the style and detail of the early decades of the 20th century. Later additions and infill development

	<p>has been largely successful in creating a coherent streetscape. The individual gardens and street planting are generally of a high quality and well maintained which contributes to the amenity of the streetscape.</p> <p>Many buildings have been individually included in the Municipal Inventory.</p>
<b>Condition</b>	Fair to Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	 <p>The images show four different views of residential streetscapes. The top-left photo shows a street with a white picket fence and a house. The top-right photo shows a street with a large tree and a house. The bottom-left photo shows a street with a white picket fence and a house. The bottom-right photo shows a street with a large tree and a house.</p>
<b>Construction periods</b>	dates / 1900s – 1940s

<b>Place name</b>	Lelham
<b>Place number</b>	38 (7411 – inHerit)
<b>Other reference numbers</b>	A1206
<b>Address</b>	8 Devon Road
<b>Location Description</b>	Lot No: 24 Plan 1911 Vol/Fol: 77/125A
<b>Other names</b>	House, 8 Devon Road
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'32"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residences Present: Residential – Single and Two Storey Residences
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>This residence was constructed in 1904 for Stephen Murray Gardiner, a civil servant who had married Emma Ann Fish in Broad Arrow in 1902. The couple settled in what was then known as West Guildford where many of the Gardiner family were living. Stephen was one of three brothers who lived in the street in the early 20th century. His father Colonel Stephen Murray Gardiner was the first Inspector of Schools in Guildford.</p> <p>The Gardiner's lived at the house in Devon Road all their married life. Emma died in 1961 and Stephen in 1965.</p> <p>Aerial photographs indicate that the form of the house has changed little since its original construction.</p>
<b>Integrity / Authenticity</b>	High

<b>Physical description</b>	<p>Single storey brick and iron house. The house incorporates a separate bullnose verandah across the full width of the elevation, supported on square timber posts. The hipped roof has brick and rendered chimneys projecting from both the east and west sides of the roof.</p> <p>The façade of the house is obscured by dense planting.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	

	
<b>Construction periods</b>	<b>dates /</b> 1904

<b>Place name</b>	House, 11 Devon Road
<b>Place number</b>	39 (7417 – inHerit)
<b>Other reference numbers</b>	A1209
<b>Address</b>	11 Devon Road
<b>Location Description</b>	Lot No: 66 Plan 1911 Vol/Fol: 1521/992
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'31"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residences Present: Residential – Single and Two Storey Residences
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'.</p> <p>Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built in 1906 for Thomas Arthur Wood (1876-1961) a jeweller, and later optician, who lived at the house with his wife Thirza Selma Wood. The couple lived at the house until 1917 and relocated to 29 Devon Road. Later occupants of the house included; Thomas Simpson, Reginald McKellar and Paul Leonard.</p> <p>There have been some additions to the rear of the original house but these have had little impact on the original form.</p>
<b>Integrity / Authenticity</b>	High

<b>Physical description</b>	<p>A single storey brick dwelling with a corrugated iron hipped roof. Towards the west side, the roof contains two brick chimneys which both consist of corbelling and terracotta chimney pots.</p> <p>The south elevation contains a centrally located front entrance with a timber and glazed front door with sidelights and a fanlight. Flanking the front entrance are one-over-one timber-framed sash windows which each have a rendered window sill beneath. A separate CGI bullnose verandah extends across the entire south elevation and extends around to the west elevation and is supported by turned timber posts with a timber frieze. The verandah floor along the south and west elevations is constructed from mosaic tiles.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	 <p>The image block contains three photographs of a single-storey brick house. The top photograph is a wide shot of the house from a distance, showing its full profile and a large tree on the left. The bottom-left photograph is a closer view of the front entrance, highlighting the timber door with a fanlight and the sash windows. The bottom-right photograph shows the side of the house, featuring the CGI bullnose verandah supported by timber posts, with a silver car parked nearby.</p>
<b>Construction periods</b>	dates / 1911

<b>Place name</b>	House, 13 Devon Road
<b>Place number</b>	40 (18210 – inHerit)
<b>Other reference numbers</b>	A1211
<b>Address</b>	13 Devon Road
<b>Location Description</b>	Lot No: 65 Plan 1911 Vol/Fol: 1578/149
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'30"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residences Present: Residential – Single and Two Storey Residences
<b>Construction materials</b>	Brick: Common Metal: Corrugation Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built in 1911 for George Hollis Gardiner (1872-1936) and his wife Amy Clara Gardiner (née Hitchcock) (1888-1980). George and Amy had married in 1910 and the couple moved into this home and raised their family of seven children. George Gardiner worked as a clerk before enlisting to serve in the AIF during World War One. In later years he worked as a grocer and following his death in 1936, Amy lived on in the house until her death in 1980. Devon Road was closely associated with members of the Gardiner family. George was one of three brothers who lived in the street in the early 20th century. His father Colonel Stephen Murray Gardiner was the first Inspector of Schools in Guildford.</p> <p>Aerial photographs indicate that the house underwent significant extensions c2009 including recladding of the roof in zincalume,</p>

	replacing the original corrugated iron. The owners of the property c2004 indicated that prior to 2004 many of the original structures in the back yard had been removed.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house of traditional asymmetric plan form to the façade. The roof is hipped with a gable to the projecting section of the façade. Both the roof and the verandah canopy have been reclad in zincalume. The house has been extended towards the rear creating a stepped western elevation.</p> <p>The house is of face brick construction with a rendered band extending around the north and western elevations at sill height. The windows to the front elevation are single 1-over-1 sash windows with painted concrete sills. The main entrance is located on the western side of the house.</p> <p>The roof is a complex hipped form with a series of three hips positioned behind each other. The shallow projecting bay to the front elevation incorporates a gable with fibrous plaster sheeting and timber batten detailing. Tall brick corbelled chimneys are located on east and west planes of the roof. The bullnose verandah is a separate element to the main roof and extends across the full width of the façade, supported on square timber columns. The verandah has a timber deck with no balustrading.</p> <p>A paved driveway extends along the eastern boundary leading to a detached garage in the rear. The front garden is mainly grass enclosed by a high timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1911

<b>Place name</b>	House, 14 Devon Road
<b>Place number</b>	41 (18211 – inHerit)
<b>Other reference numbers</b>	A1212
<b>Address</b>	14 Devon Road
<b>Location Description</b>	Lot No: 27 Plan 1911 Vol/Fol: 1053/890
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'30"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Rendered Metal: Colorbond
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing for working families in the Inter War period.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'.</p> <p>Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this house was built in 1937 for Neil Michael Gray (c1909-1988) and his wife Mabel. The Gray's lived at the house until the early 1940s. Prior to World War Two Neil Gray worked as a bus driver and then enlisted to serve with the RAAF and became skilled as an aircraft engineer. He continued in this profession after the war.</p> <p>Aerial photographs of the site indicate that there have been a series of structures constructed in the rear of the property since the 1960s. In the late 1990s an addition was made to the rear of the main building and the roof was reclad in Colorbond c2000. There have been minor additions to the rear of the building since that time including the construction of a garage.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey brick house with hipped roof. The façade has tuck pointed brick dado terminating at sill height with the brick laid in stretcher bond to the majority of the dado and vertical stretchers for the top course. The remainder of the elevation is painted render. The side elevations are entirely painted render.</p> <p>The house is of asymmetric plan form to the façade with a centrally placed entrance, slightly recessed, flanked by two window arrangements each consisting of a large central fixed pane with two timber framed casements. All windows have leaded glazing. The roof is hipped with a separate hipped verandah canopy to the south-east section of the façade and tall rendered chimney projecting through the eastern plane of the roof. The canopy is supported on rendered masonry columns which have a narrower upper section. A rendered brick balustrade extends between the columns incorporating a brick decorative design detail.</p> <p>In 2020, extensions were made the side of the dwelling along with internal renovations. The extension was constructed consistent with the architectural style of the existing dwelling with the use of brick and steel roofing.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1937

<b>Place name</b>	House, 16 Devon Road
<b>Place number</b>	42 (18212 – inHerit)
<b>Other reference numbers</b>	A1214
<b>Address</b>	16 Devon Road
<b>Location Description</b>	Lot No: 28 Plan 1911 Vol/Fol: 1271/817
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'29"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s for a professional family.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built c1907 for owner and occupier, Charles Edward Gardiner (1880-1948) and his wife Catherine, née Fish (1884-1962). The couple married in 1908 and they raised their family of two children at the house. Following Charles' death in 1948, Catherine stayed on in the house until her death in 1962.</p> <p>Devon Road was closely associated with members of the Gardiner family. Charles was one of three brothers who lived in the street in the early 20th century. (Murray Gardiner at 8 Devon Road and George at 13 Devon Road.) His father Lieutenant Colonel Stephen Murray Gardiner was the first Inspector of Schools in Guildford. Charles and his brother Murray (8 Devon Road), married sisters, Catherine and Emma Fish.</p>

	Aerial photographs indicate that a garage had been located at the rear of the property from the mid1950s and an addition was present from that time. In c1990, the addition was enlarged and reroofed.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey, painted brick constructed dwelling with a hipped, CGI clad roof. Projecting from the east and west side roof planes are painted brick constructed chimneys with brick corbelling and terracotta chimney pots.</p> <p>The eastern projecting gable section of the south elevation contains two centrally located, evenly spaced 1-over-1 timber framed sash windows. The windows each have a rendered sill beneath and a key stone above. Within the recessed section of south elevation is the front entrance which abuts the projecting section and consists of a timber panelled front door with sidelights and a fanlight. To the west of front entrance is a full height 1-over-1 timber framed sash window.</p> <p>Extending across the recessed section of south elevation is a CGI clad bullnose verandah, which is separate from the roof line and is supported on square timber posts with a decorative metal frieze.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1907

<b>Place name</b>	House, 17 Devon Road
<b>Place number</b>	43 (18213 – inHerit)
<b>Other reference numbers</b>	A1215
<b>Address</b>	17 Devon Road
<b>Location Description</b>	Lot No: 1 Diagram 12900 Vol/Fol: 1669/646
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°57'29"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed and Rendered Metal: Corrugated Zinalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s for a professional family.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this house was built for owner and occupier, Herbert Walter Jones (c1878-1951) and his wife Annie May Jones, née Watson (c1890-1930). The couple married in 1903 and raised their family of four children at the house. Annie died in 1930, aged 40 and Herbert, a civil servant and Grand Secretary of the UAD Druids, and lived on at the house until his death in 1951.</p> <p>Aerial photographs indicate that the property which extends to Harcourt Street at the rear has undergone additions since the mid-20th century. Several structures, including a swimming pool, have been built in the rear of the lot but it has remained substantially an informal garden landscape.</p> <p>The house underwent major additions to at the rear in the late 1990s and the roof form changed to accommodate this addition and reclad with zinalume in the same period.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house of asymmetric plan form with a projecting section to western side of the façade. The house has a tuck pointed brick dado and rendered brickwork above. The windows are timber framed sash openings with painted concrete sills with decorative render below.</p> <p>The roof is a steeply pitched Dutch gabled form with timbered gable detail to the street facing elevation. A further gable presenting with the same timber detail is incorporated into the projecting wing. A separate bullnose verandah wraps around the north and east elevations, supported on timber posts with a timber frieze and timber deck.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1907

<b>Place name</b>	House, 20 Devon Road
<b>Place number</b>	44 (18214 – inHerit)
<b>Other reference numbers</b>	A1218
<b>Address</b>	20 Devon Road
<b>Location Description</b>	Lot No: 30 Plan 1911 Vol/Fol: 2107/512
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'28"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Metal: Corrugated Zinacume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s for a professional family.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built c1907 for Charles Thomson Wickham (c1872-1962) and his wife Annie Millicent Wickham, née Parsons (c1885-1972). The couple had married in 1907 and raised their family of three children at the house. Charles Wickham originally worked as a draftsman and was later described in the electoral roles as an engineer. The Wickham's left the property in the early 1930s and a later occupant through the 1930s and 1940s was Robert Leibenow.</p> <p>Aerial photographs indicate that the original building form does not appear to have changed significantly although the current form of the verandah is likely to be a later addition. In early 2009, the roof was reclad with zinacume and the verandah was replaced with the current bull nose style verandah, separate to the main roof. It is likely that the previous roof cladding was asbestos.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single story brick and iron house of asymmetric plan form. The house is of face brick construction with tuckpointing and two rendered bands that correspond with the sill height of the main window and the transom between the main casement and the multi-paned highlight window. The main section of the façade is a gabled wing with timber and roughcast finish to the gable element and projecting brick frame around the window.</p> <p>A stepped verandah wraps around the eastern elevation incorporating a separate bullnose verandah supported on turned timber posts with a concrete deck. The main entry is located in the central section of the façade consisting of timber and glass panelled door, glass and panelled side panels and fanlights above. There are timber framed French doors in the east elevation.</p> <p>The roof is a complex hipped and gabled form reclad in zincalume with rendered corbelled chimney to the rear of the roof. The garden is lawned without any boundary treatment.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1907

<b>Place name</b>	House, 21 Devon Road
<b>Place number</b>	45 (18215 – inHerit)
<b>Other reference numbers</b>	A1219
<b>Address</b>	21 Devon Road
<b>Location Description</b>	Lot No: 61 Plan 1911 Vol/Fol: 1976/262
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'27"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and predominantly intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s for a professional family.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this house was built in 1910 for the owner and occupier, Emil Henri Reiter and his wife, Marie Amalie Augusta Reiter. The couple had arrived in Sydney in 1883 from Europe. With their two small children they settled in Australia and were living in Perth in the early 1900s before moving to Bassendean. Emil Reiter worked as a hair dresser and the family lived at this house until Emil's death in 1940. Marie Reiter died the following year.</p> <p>Aerial photographs indicate that the original cottage was extended prior to 1965 with a flat roofed extension which was subsequently changed to a twin peaked roof structure sometime in the early 1980s. A further large addition was constructed c1990.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey tuck-pointed brick constructed dwelling, with a CGI clad hipped roof. Projecting from the west hip of roof is a single chimney with a decorative rendered crown and a curved metal chimney cap.</p> <p>A separate bullnose verandah extends across the entire south elevation. Due to the well-established front garden, no other details of the south elevation are visible.</p> <p>In late 2017, a patio was constructed on the western boundary to the rear of the dwelling. The roof overhang, gable and materials pay respect to the existing dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1910

<b>Place name</b>	House, 28 Devon Road
<b>Place number</b>	46 (7420 – inHerit)
<b>Other reference numbers</b>	A1225
<b>Address</b>	28 Devon Road
<b>Location Description</b>	Lot No: 34 Plan 1911 Vol/Fol: 1310/550
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'25"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation style built for a professional family.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s for a professional family.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built in 1912 for plumber, Frederick Henry Spencer (c1878-1958) and his wife Annie Burns Spencer, née Crawford (c1887-1961). The couple had married in 1911 and moved into their new home the following year. Children were born in 1912, 1914 and 1915 and the family lived at the house until c1931. B.J Richards lived at this property from 1920 as per an entry in the 1921 Post Office Directory.</p> <p>Aerial photographs indicate that the house underwent significant alterations and additions c1990 including major additions to the west and the rear of the original building which altered the roof line.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey brick and iron house of asymmetrical plan form incorporating a central projecting bay. The house is of face brick construction with a rendered and painted band extending across the façade at sill height. The roof is a complex hip form with a gable to the projecting element. The gable is roughcast render with decorative timber detail. A three section timber framed window is positioned beneath the gable comprising of three casements and three highlights. The operable casements are divided into three panes whilst the central casement is a single pane.</p> <p>The roof comprises a series of hips running north to south and east to west together with the central gable. The east-west hip was extended in the early 1990s when the garage was constructed. Both the roof and the separate verandah canopy are clad in galvanised iron sheeting. The bullnose verandah canopy is positioned below the eaves and extends across all aspects of the façade including the garage and is supported on turned timber posts with a simple timber frieze.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1912

<b>Place name</b>	House, 29 Devon Road
<b>Place number</b>	47 (18217 – inHerit)
<b>Other reference numbers</b>	A1266
<b>Address</b>	29 Devon Road
<b>Location Description</b>	Lot No: 58 Plan 1911 Vol/Fol: 1267/787
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Federation style.</li> <li>• The place has historic value for its association with the development in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s for a professional family.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was constructed for the owner and occupier, Charles Groves Gillan (c1891-1960) a boilermaker, and his wife Jane Gillan, née Irvine. The couple married in 1913 and moved into the new house that year. The Gillan family were closely associated with the district as Charles' parents, James and Jessie Gillan, lived across the road at 30 Devon Road. Charles and Jane Gillan left the property c 1918 and a subsequent long term occupant was Thomas Wood.</p> <p>Aerial photographs indicate that the original form of the house has changed minimally since its construction apart from the flat roofed addition at the rear of the house which has been added to throughout the decades. The shed in the south west corner of the property has been present since the mid-20th century.</p> <p>Information from the 2017 owner states that the interior of the house has been modified from the original layout and some original detail</p>

	has been removed. Externally the original timber verandah has been replaced with a concrete deck and the front door has been relocated from the front of the house to its current position toward the rear of the property.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey brick and iron house with hipped iron roof. The house is of face brick construction with tuckpoint finish and a rendered band at sill height. The windows are timber framed casements with top light windows arranged in groups of three. The main entrance is located on the western elevation towards the rear of the property. The concrete deck of the verandah is a replacement of the original timber deck.</p> <p>A broad brick and render chimney extends from a central position in the north roof plane with further corbelled chimneys towards the rear of the roof. A separate skillion canopy extends around the front and west elevations, supported on turned timber columns with timber brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1913

<b>Place name</b>	House, 30 Devon Road
<b>Place number</b>	48 (18218 – inHerit)
<b>Other reference numbers</b>	A1227
<b>Address</b>	30 Devon Road
<b>Location Description</b>	Lot No: 35 Plan 1911 VolFol: 1863/714
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available evidence this residence was built c1905 for boilermaker James Arnold Gillan (c1853-1966) and his wife Jessie, (c1860-1941). James Gillan was a member of the West Guildford Road Board between 1907 and 1909. The Gillan family were closely associated with the district as their son Charles Gillan, lived across the road at 29 Devon Road.</p> <p>Aerial photographs indicate that during the late 1990s additions to the western side of the house created a new roof line and added extensively to the house. The orientation of the house was also altered by providing access from the Briggs Street elevation.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A much enlarged house on a corner lot with dual frontages to Devon Road and Briggs Street. The original section of the house was of brick and iron construction with the rear addition along Briggs Street

	<p>having been sympathetically designed and constructed utilising the same palette of materials. The original section of the house incorporates a rendered band at sill level and decorative swags beneath the window sills. The original section of the house has a symmetrical façade with a centrally placed entrance flanked by timber framed sash windows. The door consists of timber panelled and glass door with stained and leaded glazing with matching side panels either side of the door and fanlights above.</p> <p>The roof has been altered to accommodate the rear addition but the front section still presents with a hipped roof with gablet as per the original design with a separate verandah canopy. As the house has been extended the verandah now wraps around the front elevation and the west elevation but originally only extended across the front elevation. To the Devon Road frontage, the canopy is supported on fluted metal posts with non-original decorative filigree lace frieze and brackets. The verandah deck is concrete with brick retaining plinth.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	  
<b>Construction dates / periods</b>	1905

<b>Place name</b>	House, 40 Devon Road
<b>Place number</b>	49 (18219 – inHerit)
<b>Other reference numbers</b>	A1246
<b>Address</b>	40 Devon Road
<b>Location Description</b>	Lot No: 41 Plan 1911 Vol/Fol: 1533/751
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'20"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Rendered Metal: Colorbond
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built in 1936 for James Henry Loughridge (c1885-1967) and his wife Julia Hanna Loughridge, née Till (c1887-1985). The couple married in 1911 and they lived in other areas of Bassendean until moving into this residence. James Loughridge worked as a pipe fitter all his career and the family lived at the house until James died in 1967.</p> <p>Aerial photographs indicate that the roof was originally clad in terracotta tiles and in late 2012 was replaced by red Colorbond. The garage added to the eastern boundary was built c2007 and the extension to the rear of the original house with the flat corrugated iron roof was built c1990.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey Californian bungalow of brick construction with hipped and gabled roof. The house presents with the traditional asymmetric façade with projecting wing and recessed section with verandah.

	<p>The façade has a brick dado to just above sill height with render above whilst the side elevations are completely face brick. The windows are timber framed casements with stained and leaded glazing.</p> <p>The roof is predominately hipped with half-hipped gables to the front elevation. The roof has been reclad in red colorbond replacing the original terracotta tiles and has retained the distinctive chimney to the west plane of the roof. The wide western gable forms the verandah canopy presenting as a typical element of the Californian Bungalow style and supported on masonry columns on top of a the balustrade. Both gables have timber detailing. A flat window canopy is positioned above the window to the eastern section of the elevation.</p> <p>Clear view of the property from the street is obscured by the high brick boundary wall.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1936

<b>Place name</b>	House, 43 Devon Road
<b>Place number</b>	50 (7426 – inHerit)
<b>Other reference numbers</b>	A1249
<b>Address</b>	43 Devon Road
<b>Location Description</b>	Lot No: 51 Plan 1911 Vol/Fol: 1743/370
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation Bungalow style executed in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was constructed c1905 for Samuel Charles Palmer, (c1857-1930) a government analyst and his wife Florence. The couple remained at the house until c1911. It is likely that Palmer worked in the mining industry and his role as an analyst related to analysing ore samples. David Keay, a civil servant and his wife Ethel Keay moved into the house in 1912 and stayed there until the mid 1940s.</p> <p>Aerial photographs indicate that the house has been extended in recent years and small gables have been inserted into the roof.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber frame and weatherboard house with high hipped and gabled roof. The house presents in a traditional symmetrical form to the façade with centrally placed entrance door flanked by windows. The entrance comprises the door with flanking

	<p>panels and side lights with fanlight above. The windows are 1-over-1 timber framed sash windows arranged in pairs.</p> <p>The hipped roof has been reclad with solar panels installed on the street facing plane and a rendered brick chimney with brick detailing and terracotta honeypot flue to the west side of the roof. The sweep of the roof continues down at the same pitch to form the verandah canopy extending across the full extent of the front elevation, supported on timber columns with timber brackets. A timbered gable is centrally positioned in the roof above the entrance. The verandah deck is timber with brick retaining plinth and timber balustrade. The house is located behind a lawned garden enclosed with dense planting and timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1905

<b>Place name</b>	House, 46 Devon Road
<b>Place number</b>	51 (18220 – inHerit)
<b>Other reference numbers</b>	A1251
<b>Address</b>	46 Devon Road
<b>Location Description</b>	Lot No: 44 Plan 1911 Vol/Fol: 1428/596
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Metal: Corrugated Zinacalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the remaining original front portion of the house demonstrates the form and scale of housing in the early 1900s for working families.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was constructed c1903 for Thomas Dominik Mullooly as it was first noted in the Post Office Directories in 1904. Mullooly, a labourer, married Helene May Harman in 1910. Thomas Mullooly later recorded his occupation as repairer and the couple raised their two boys, Frank and Jack at the home. Following Thomas' death in 1925, May lived on in the house until her death in 1975. The family were close knit with Frank building the house next door (44 Devon Road) and Jack living at 46 Devon Road until his death in 1992. It is possible that Thomas Mullooly purchased the two adjacent lots in c1903 prior to building the home at 46 Devon Road.</p> <p>Aerial photographs indicate that the roof of the residence was probably red corrugated iron which was changed to zinacalume when the building underwent a major addition c2003.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A much enlarged and altered single storey brick and colorbond house of Federation Bungalow architectural design to the front elevation. Only the front section of the original house was retained when the house was altered in c.2003. Not only was the house substantially enlarged the roof cladding was also changed from tile to colorbond.</p> <p>The symmetrical front elevation incorporates a tuckpointed finish to the brickwork, 1-over-1 timber framed sash windows and the original door arrangement of timber and glass panelled door with sidelights and fanlights. The hipped roof is half hipped to the façade with a gable element to the apex. The brick chimney remains extant. A separate bullnose verandah extends across the façade supported on chamfered edge timber posts with timber brackets.</p> <p>The alterations included rear addition and carport/verandah addition to the east elevation. Whilst not original the design is sympathetic to the original house.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1903

<b>Place name</b>	House, 47 Devon Road
<b>Place number</b>	52 (18221 – inHerit)
<b>Other reference numbers</b>	A1253
<b>Address</b>	47 Devon Road
<b>Location Description</b>	Lot No: 49 and 50 Plan 1911 Vol/Fol: 1397/540
<b>Other names</b>	The Gables
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter War Californian Bungalow style in its original extensive garden setting</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the Inter War period for working families.</li> </ul>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was built in 1928 for John Harold Glynn (1897-1986) and Christina Catherine Glynn, née McKinnon who had married in 1926. John Glynn was living with his family in River Street, Bassendean and working as a clerk prior to joining the AIF in 1918 to serve during World War One. After a brief session of training at Blackboy Hill he was discharged with flat feet. He again took up employment as a clerk and married Catherine McKinnon in 1926. In 1927, a Rugby car was registered to C. C. Glynn which indicates that a garage was probably located on the property from this time. The couple lived at the residence which they named 'The Gables' until the late 1940s by which time John Glynn was working as a Public Trustee.</p> <p>This residence was built across two lots with the most eastern portion possibly used as a tennis court. Between 1985 and 1995, a major</p>

	addition was constructed to the rear of the property which was connected to the original house.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and terracotta tile residence of asymmetric plan form for the façade. The property presents with two finishes: smooth render to the lower half of the elevation and roughcast render to the upper section. The roof is gabled in form including a centrally placed gable facing the street; each incorporating a brick ventilation detail to the apex, each gable also has battened eaves. Small areas of verandah are located either side of the projecting wing: the western verandah incorporates the main entrance into the house whilst the eastern section is enclosed. The verandah canopies are small hipped forms supported on timber posts on top of masonry balustrades. The windows are timber framed multipaned casements.</p> <p>A large addition has been constructed to the rear of the property which has minimal impact on the aesthetics of the main house.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1928

<b>Place name</b>	House, 48 Devon Road
<b>Place number</b>	53 (18222 – inHerit)
<b>Other reference numbers</b>	A1252
<b>Address</b>	48 Devon Road
<b>Location Description</b>	Lot No: 45 Plan 1911 Vol/Fol: 571/796
<b>Other names</b>	Bideford
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and predominantly intact example of the Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> </ul> <p>This place has social value as the remaining original front portion of the house demonstrates the form and scale of housing in the early 1900s.</p>
<b>History</b>	<p>In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England.</p> <p>From the available information this residence was constructed for Enoch Fulford Kelly (c1854-1924) in 1903 as he was first recorded living in Devon Road in 1904. Enoch Kelly, interestingly was born in Devon, UK and travelled to Australia in 1879. In 1882, he married Ellen Wright in Victoria and the couple lived there for some years before moving to Western Australia in the early 1900s. It is probable that Enoch Kelly, a coach builder, moved to the state to commence work in the Midland Railway Workshops which were established during this period. He worked as a coach builder for the remainder of his career and on his death in 1924 the Western Australian Amalgamated Society of Railway Employees requested</p>

	<p>their members to follow the 'remains of their comrade to his resting place' on the day of the funeral.</p> <p>The Kelly's had six children and several of the boys worked in the Midland Railway workshops. The Kelly's named their home 'Bideford' after the town in Devon. Ellen Kelly lived at the house until her death in 1930 and the subsequent occupants were the Hassack family who lived there until the late 1970s.</p> <p>Aerial photographs indicate that the house has extended to the rear sometime between 1995 and 2000. In c2008, the house was again extended to the rear and a swimming pool constructed in the back yard.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard clad dwelling with a CGI clad gable roof with a central east west ridge. Projecting from the centre of the roof is a brick constructed chimney with two terracotta chimney pots.</p> <p>The projection gable section on the western corner of the south elevation has timber detailing at the apex of the gable as well as an air vent. The projecting section contains a centrally located timber framed 1over-1 sash window. Extending over the window is a CGI clad skillion awning with timber supports and timber lattice. Separate from the main roof line, a skillion verandah extends over and across the entire recessed section of the south elevation and is supported by square timber posts with a metal frieze. Within the recessed section of the south elevation is the front entrance which abuts the projecting section and consists of a timber and glazed front door with sidelights and decorative security door. Due to the well-established front garden no other details of south elevation are visible.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1904

<b>Place name</b>	Earlsferry
<b>Place number</b>	54 (128 – inHerit)
<b>Other reference numbers</b>	A4785
<b>Address</b>	1 Earlsferry Court
<b>Location Description</b>	Lot No: 6 Diagram 95267 Vol/Fol: 2159/618
<b>Other names</b>	Briarsleigh
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'1" , 115°57'36"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation Queen Anne
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision People: Famous and infamous people Social and civic activities: Community services and utilities Occupations: Hospitality industry and tourism
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>The following statement is taken from the Register Entry for the place compiled in 1994</i></p> <p>Earlsferry has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the building is a prominent landmark in the Guildford/Bassendean area;</li> <li>• the building is a fine example of the grand homes built close to the river in West Guildford during the gold boom years;</li> <li>• the building is important for its close association with John Short, Sir Edward Wittenoom, and Karl Drake-Brockman, three important persons who contributed significantly to the development of the State of Western Australia;</li> <li>• the building demonstrates the form and ambience of the lifestyle of wealthy Western Australians at the turn of the century; and,</li> </ul> <p>the building is one of the few remaining grand turn-of-the-century properties situated along the Swan River on the outskirts of Perth.</p>
<b>History</b>	Earlsferry, formerly known as Briarsleigh, was built for John Tregerthen Short in 1902. John Tregerthen Short (1858-1933) purchased a plot of land south of the railway line on 13 November 1902. At the time he purchased the property, Short was Chief Traffic Manager of the Western Australian Government Railways (W.A.G.R.) and married with four children. His choice of location recognised the future relocation of the Eastern Railway

	<p>headquarters to Midland in 1904. The locality was also popular many leading citizens who built large houses with river frontages in Guildford.</p> <p>Short commissioned a two-storey red brick house, set back from the roads and railway, and facing the river. The architect and builder of the house are unknown, however Carter has suggested the house may have been built by Henry Duval who built Cyril Jackson's house (Daylesford) nearby.</p> <p>Short combined his W.A.G.R. career with active participation in civic affairs. He was elected Chairman of the West Guildford Road Board in 1903 (the meetings being held in his newly built house) and was a Justice of the Peace for Western Australia. By 1906/07, he had been appointed Commissioner of Railways, a position he held until his retirement in 1919.</p> <p>In July 1923, Briarsleigh was bought by Sir Edward Horne Wittenoom. Wittenoom was sixty-nine years of age, and nearing the end of a distinguished career, having been Acting Premier of Western Australia in 1897, and Western Australia's Agent General in London. He did not live in the house all the time and it seems likely that the house was let out for residential purposes from the late 1920s. Following Wittenoom's death in 1936, control of the estate passed to the West Australian Trustee Executor and Agency Company Ltd., which managed the property until 1941. Three years later, in November 1944, the property was sold to Mrs Mildred Foster, who lived there with her husband and her daughter until 1946. It was during this period that the property was renamed Earlsferry.</p> <p>On 4 April 1946, the property was purchased by Karl Edgar Drake-Brockman. In addition to his achievements as a Rhodes Scholar, Oxford law graduate, solicitor, and judge, Drake-Brockman was an accomplished gardener who cultivated the gardens at Earlsferry in part to sell the produce to a Perth Florist.</p> <p>In April 1950, an application by Drake-Brockman to the State Licensing Court to turn Earlsferry into a hotel was rejected and the property was sold to the Crown shortly thereafter. Under the ownership of the Crown, Earlsferry was converted to a home for mentally handicapped girls. At this time, Earlsferry underwent a number of changes that altered its original residential function. In September 1988, ownership of Earlsferry passed to the "Authority for Intellectually Handicapped Persons." In April 1989, the roof and upper floor of the building were gutted by fire. The damage was repaired but not restored to its original state.</p> <p>In 1990, Earlsferry was Classified by the National Trust of Australia (WA) and in the same year the place was sold to Lesley-Anne Thomas. In 1993, a conservation plan was prepared to manage the future development of the place and in 1994 Earlsferry was included on the State Register of Heritage Places.</p> <p>The landholding has subsequently been subdivided with a covenant to protect the heritage values of the place.</p> <p>In April 2009, the current [2016] owners purchased Earlsferry House. They started a restoration program which was guided by the conservation plan which including tuck pointing of external brickwork and the reinstating of wooden verandahs at ground floor level.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	Two storey brick, iron and timber house in the Federation Queen Anne style. The brickwork is laid in Flemish bond with a tuckpointed

	<p>finish. The house has decorative timber verandahs and a turreted corner facing the river frontage. The roof originally had roughcast gables with decorative iron finials which have since been replaced. The tall brick chimneys with terracotta flues remain extant. Wide verandahs surround three sides of the house with timber balustrading and friezes. Windows are a combination of 1-over-1 sashes and casement openings.</p> <p>In 1989 the house was badly damaged by fire: the roof and upper storey of the building was gutted, five bedrooms and an office were destroyed. The ground floor was damaged by smoke and water but the main reception rooms remained substantially intact. The damage was repaired by no restoration works were undertaken. The original roofing to the billiard room remained but the roofing in other areas was replaced in a form similar to the original but the original cast iron finials and half-timbered and roughcast gables were replaced with a simplified form.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	<p>Category 1 , State Register of Heritage Places  Register of the National Estate  National Trust of Australia (WA) – Classified (adopted 1994).</p>
<b>Images</b>	
<b>Construction periods</b>	1902

<b>Place name</b>	House, 5 Eileen Street
<b>Place number</b>	55 (18223 – inHerit)
<b>Other reference numbers</b>	A1325
<b>Address</b>	5 Eileen Street
<b>Location Description</b>	Lot No: 300 Plan 2627 Vol/Fol: 1498/56
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°56'42"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision People: Local Heroes and battlers Social and civic activities: Government and politics
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean.</li> <li>• This place has social value as the remaining original front portion of the house demonstrates the form and scale of housing in the early 1900s.</li> <li>• The place has historic value for its association with the prominent local leader in the Labor Movement, William Counsel.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Eileen Street was named after Eileen Kenny whose father Dr Daniel Kenny was an eminent physician in addition to being a significant land speculator.</p> <p>From the available evidence this cottage was the first residence in the street, built in 1910 for William Counsel (c1872-1916) his wife Elizabeth Emily Counsel, née Thompson and their five daughters and two sons.</p> <p>William Counsel worked as a railway employee and was a significant figure in the Labor movement in Western Australia. He was a Justice of the Peace and held the position of President of the WA Amalgamated Society of Railway Employees. On a trip to the goldfields in 1916 as the representative for the Midland Districts</p>

	<p>Council and Metropolitan Superphosphate Workers at the Labor Congress he fell sick and died five days later, aged 44. His funeral was well attended by parliamentarians and members of the wider Union movement. Elizabeth Counsel lived on at the house until her death in 1924.</p> <p>Aerial photographs indicate that the property is likely to have included the adjacent lot immediately to the north, 3 Eileen Street. This was subsequently developed c1970.</p> <p>The cottage was reroofed in zincalume in the late 1990s and appears to have been extended to the rear of the lot at this time.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>An elevated single storey timber and iron dwelling with a symmetrical façade. The hipped roof is clad with corrugated zincalume and has a tall painted brick corbelled chimney. The façade includes timber framed sash windows, 1-over-1 style flanking a centrally placed front door. The front door has side lights and a fan light above. The verandah extends across the full width of the front elevation incorporating a separate skillion canopy, positioned just below the eaves, wrapping around the side which has been infilled with a weatherboard addition. The canopy is supported on turned timber columns with non-original lace brackets. A timber balustrade is located between columns.</p> <p>Access to the verandah is via steps from the driveway and the elevated section of the verandah has been infilled with recycled bricks.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1910

<b>Place name</b>	House, 29 Eileen Street
<b>Place number</b>	56 (18224 – inHerit)
<b>Other reference numbers</b>	A1345
<b>Address</b>	29 Eileen Street
<b>Location Description</b>	Lot No: 288 Plan 2627 Vol/Fol: 1498/771
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'42"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Cement
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter War Californian Bungalow style executed in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the Inter War period occupied by working families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Eileen Street was named after Eileen Kenny whose father Dr Daniel Kenny was an eminent physician in addition to being a significant land speculator.</p> <p>From the available information this cottage was built in 1927 for the Ticehurst family. Labourer. Frank Ernest Ticehurst (c1898-1997), his wife Mary Elizabeth Ticehurst, née Iverson (c1899-1977) and their three children. The Ticehursts had lived in Kenny Street prior to building this cottage. The Ticehurst family suffered a tragedy when their oldest child Robert died aged 14 as a result of an accident whilst swimming in the river at Bassendean. The family lived on in the house until the 1980s.</p> <p>Aerial photographs indicate that the building form and extent have changed little since its original construction. Although it is probable that the tile roof cladding is a later replacement.</p>

<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey timber framed and tiled house of asymmetric plan form incorporating traditional detailing. The projecting bay incorporates a timbered gable with overhanging eaves. A three section window dominates the bay incorporating timber framed casement windows with fanlights above.</p> <p>The recessed section of the façade incorporates a simple verandah with timber deck, single step up and no balustrade. The canopy is a continuation of the main roof at the same pitch, supported on square timber posts with carved brackets. The entry is in the recessed section of the façade with timber panelled and glazed door with panelled and glazed side panels. The adjacent window is a further 3-sectioned opening with timber framed side hung casements with high light windows above.</p> <p>The main roof is an expansive hipped form with gable roof to the bay. The tiles are dark grey concrete tiles which appear to have been painted a paler colour at an earlier time and is subsequently wearing off. There is a brick chimney on the north plane of the roof.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1927

<b>Place name</b>	House, 57 Eileen Street
<b>Place number</b>	57 (18226 – inHerit)
<b>Other reference numbers</b>	A1367
<b>Address</b>	57 Eileen Street
<b>Location Description</b>	Lot No: 6 Diagram 34125 Vol/Fol: 1841/994
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'38" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the late Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the 1900s occupied by working families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Eileen Street was named after Eileen Kenny whose father Dr Daniel Kenny was an eminent physician in addition to being a significant land speculator.</p> <p>From the available information this house was the second built in Eileen Street in 1913 for labourer, Robert George King and his wife Lillian Elizabeth King. The couple left the residence in c1919 and the house was occupied by the McGlew family. Electrician, Harold Duncan McGlew (c1885-1949) and his wife Nellie Mary McGlew, née Fox (c1891-1965) raised their four children at this home. Following Harold's death in 1949, Nellie lived on in the house until her death in 1965.</p>

	Aerial photographs indicate that this house was originally located on a larger lot that was subdivided c1967. The house has undergone minor additions and alterations since that time.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber and iron dwelling of asymmetric plan form. The roof is hipped and gabled with a gable over the projecting bay including timber detail and battened eaves and timber (carved) finial. A broader gable with the same detail is located over the verandah. A hipped ridge is located towards the rear of the property with vented gablets.</p> <p>The projecting bay incorporates French doors with fanlights and a small hall window adjacent and an additional door to the return elevation. The recessed section incorporates a 3-section casement window each with a 4-paned highlight above a larger single pane.</p> <p>Verandah extends across the full width of the elevation with a skillion canopy to the bay and gabled canopy to the recessed section of the façade. Both sections supported on timber columns with carved timber brackets. The house is set within lawn behind a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1913

<b>Place name</b>	House, 60 Eileen Street
<b>Place number</b>	58 (18227 – inHerit)
<b>Other reference numbers</b>	A1370
<b>Address</b>	60 Eileen Street
<b>Location Description</b>	Lot No: 38 Plan 6027 Vol/Fol: 1327/470
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'39"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Post War Vernacular
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place is indicative of the standard plan and type of housing in the mid twentieth-century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War II.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the post war period occupied by working families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Eileen Street was named after Eileen Kenny whose father Dr Daniel Kenny was an eminent physician in addition to being a significant land speculator.</p> <p>The lots in Eileen Street were not taken up rapidly. Many were not developed until the period following World War Two when many people settled in Bassendean. A subdivision plan was lodged with the Department of Lands and Titles in 1948 and this residence appears to have built c 1946 along with the adjacent properties at 62, 64 and 66 Eileen Street. It is possible that it was part of a program of works by the Public Works Department however this has not been confirmed in the current research.</p> <p>The first occupants of the house were the Tanner family. Felix Ernest Tanner (c1877-1965) a shop assistant and his wife Veronica</p>

	<p>Francis Tanner lived at the house with their children until the late 1960s.</p> <p>Aerial photographs indicate that the form and extent have changed little since its original construction.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey brick and tile property, presenting in the restrained post WWII style. The asymmetric façade has a projecting bay and hipped roof with a separate hip to the bay section and a tall brick chimney. The bay incorporates three section windows with fixed central pane and flanking casements, each divided into 4 horizontal panes.</p> <p>The recessed section incorporates a further window of the same design with brick lintels and sills. Entry takes the form of a recessed porch with three concrete steps and a stepped rendered entry feature. The dwelling is located in an open area of lawn with no boundary treatment.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction periods</b>	dates / 1946

<b>Place name</b>	House, 3 Fourth Avenue
<b>Place number</b>	59 (18228 – inHerit)
<b>Other reference numbers</b>	A1723
<b>Address</b>	3 Fourth Avenue
<b>Location Description</b>	Lot No: 1 Plan 40888 Vol/Fol: 2559/294
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'3" , 115°57'5"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the late Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Fourth Avenue was originally an extension of Hamilton Street on the southern side of the railway line but was renamed c1930.</p> <p>From the available information this cottage was built in 1908 for labourer, Albert Victor Price (c1874-1935 and his wife Bertha Jane Price (c1874-1956). The couple raised their three children at the house and live there until Albert's death in 1935. Subsequent occupiers included Arthur Hart and Robert McPherson.</p> <p>Aerial photographs and land information indicate that the block was subdivided c2004 and a new residence constructed in the rear portion of the block. The original form of the cottage has not been significantly changed apart from additions to the rear of the cottage, most recently c2015</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed, weatherboard and iron house with a symmetrical façade and hipped roof. The central doorway with half height side lights is flanked by 3-section windows. Each window arrangement consists of three timber framed casement openings, each with a two-light headlight section. Verandah extends across the whole front elevation with the main roof extending down to form the canopy with a slight break of pitch. The verandah canopy is supported on square timber posts.</p> <p>The front elevation contains a simple timber balustrade and timber deck. The weatherboard construction continues around to the side elevations with each elevation containing sash and multi-paned casement openings. Property has a car port to the side elevation as well as a garden with mature trees to the front which is enclosed by timber picket fence.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1908

<b>Place name</b>	House, 6 Fourth Avenue
<b>Place number</b>	60
<b>Other reference numbers</b>	A80728
<b>Address</b>	6 Fourth Avenue
<b>Location Description</b>	Lot No: 182 Plan 67483 Vol/Fol: 2754/599
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'2" , 115°57'7"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Metal
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for its contribution to the streetscape and for the remaining elements of its original construction in the early 20<sup>th</sup> century.</li> <li>• The place has historic value for its association with early development of Bassendean.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20<sup>th</sup> century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Fourth Avenue was originally an extension of Hamilton Street on the southern side of the railway line but was renamed c1930.</p> <p>From the available information, this residence was constructed c1925 for Robert William Branson (c1881-1959), a hewer and his wife Sarah Jane (1893-1944). It is possible that the cottage was constructed earlier however further research of the rates books is needed to resolve the actual date of construction.</p> <p>Aerial photographs indicate the original cottage has been extended and altered since the 1950s</p>
<b>Integrity / Authenticity</b>	High/Low

<b>Physical description</b>	Single storey timber framed weatherboard clad and corrugated metal dwelling. Due to the high fence and mature vegetation the building cannot be seen. The building has a hipped roof penetrated by brick chimneys with a separate corrugated metal bullnose verandah extending from the main roof that is supported by timber columns. The glimpses of windows and doors presented appear to be timber framed.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / c1925

<b>Place name</b>	Guildford Road Bridge
<b>Place number</b>	61 (14558 – inHerit)
<b>Other reference numbers</b>	
<b>Address</b>	Guildford Road
<b>Location Description</b>	
<b>Other names</b>	MRWA 910 Bassendean Bridge Bassendean Bridge; Bassendean-Guildford Bridge; Guildford-Bassendean Bridge; West Guildford Bridge; The Bridge over the Swan
<b>Place type</b>	
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'1" , 115°57'41"
<b>Use (original/present)</b>	Other Built Type
<b>Construction materials</b>	Timber Substructure
<b>Architectural style</b>	
<b>Historic theme(s)</b>	Demographic Settlement and mobility: Settlements Transport and communications: Road Transport
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>The following statement has been drawn from the Register Entry for Place 14558 Guildford Road Bridge prepared in 2005.</i></p> <p>Guildford Road Bridge, a working timber and concrete structure, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is a landmark western entrance statement to the heritage precinct of Guildford that harmonises with the remnant vegetation of the Swan River precinct and the Federation style architecture of nearby buildings;</li> <li>the place was constructed in 1937, at a river crossing point used since 1831, to service increased transport loads to the Perth hinterland as population increased, and to maintain access between Guildford and West Guildford (now Bassendean); and,</li> </ul> <p>the place was designed and supervised by E.W. Godfrey, Transport Engineer for the Main Roads Department from 1928 to 1957 and is a good example of his work.</p>
<b>History</b>	<p>Guildford Road Bridge (Main Roads WA 910) spans the Swan River, linking the towns of Guildford to the east and Bassendean to the west. Completed in 1937, this bridge was the third to be constructed in the vicinity after the first two fell into disrepair.</p> <p>In 1827 Captain James Stirling explored the Swan River and concluded that Guildford should be the site of the third Swan River Settlement after Fremantle and Perth. At that time, Guildford was located at the upper limit of navigation on the Swan River.</p>

In 1829, a town plan of Guildford was drawn up showing a street named Bridge Street, in anticipation of the construction of a bridge between Guildford and West Guildford. In 1831, a ferry service was established across the Swan at West Guildford. A horse ferry was built in 1834 and operated by James Dodd, owner of the adjacent Cleikum Inn.

The development of land in the Avon Valley to the east – Toodyay, Northam and York – increased Guildford's importance as a transportation centre during the 1840s. Two bridges were built in the area – Barker's Bridge, between Guildford and Caversham to the north of Guildford, and the Helena Bridge over the Helena River to the South of Guildford – completed in 1854 and 1867 respectively. The ferry service between Guildford and West Guildford was abandoned in 1880.

Residents of West Guildford had no immediate access across the Swan River, and they subsequently contributed subscriptions totalling £350 towards the cost of building a bridge linking West Guildford to the main township in 1874. A bridge on the site of Guildford Road Bridge was eventually completed in 1885/86 at a cost of £600.

Following the demolition of the first bridge in 1904, a replacement was constructed in 1905 at a cost of £1770. Throughout the 1920s temporary repairs were undertaken on the bridge in order to alleviate increasing problems with subsidence.

In May 1928, consideration of a replacement bridge was voiced by Executive Engineer Young to Assistant Engineer E.W.C. ('Ernie') Godfrey. E.W. Godfrey was appointed Bridge Engineer at the Main Roads Department in 1928, a position he held until 1957. Godfrey was responsible not only for the design of all road bridges in Western Australia but also for construction of major ones and their ongoing maintenance. Godfrey was an exceptional organiser, which enabled him to build various structures on difficult sites and often under budget.

In 1930, the Main Roads Board declared that the existing bridge should be the joint responsibility of the Guildford Municipality and the Bassendean Roads Board, the Main Roads Board refusing to accept any further responsibility for it. During the next three years, lack of funds resulted in continued deterioration in the fabric of the bridge.

Finally, in July 1933, a referral was made to the Minister for advice regarding a new bridge. Formal approval was given by the Main Roads Board for the construction of the new bridge in 1935.

The new Guildford Road Bridge was of timber construction, consisting of a two-lane roadway 18 feet 8 inches in width, with a footpath of 5 feet in width. The bridge was completed in November 1937. The superseded second bridge was also destroyed in 1937.

In January 1945, bituminous surfacing of the decking of the Guildford Road Bridge was completed. The decking was further gravelled and bituminised in 1951. The bridge was widened in 1959 and it was noted at the time that duplication of the bridge would be needed.

In 1978, the gravel and bitumen surface of the Guildford Road Bridge had been removed and replaced with a reinforced concrete deck and 25mm bituminous concrete topping. By this time more than 27,000 vehicles per day were using the route across the bridge, causing congestion.

	<p>It was resolved to construct a northern by-pass route linking Morley Drive with Morrison Road rather than duplicate the bridge which locals feared was a threat to the historic atmosphere of Guildford.</p> <p>Guildford Road Bridge was widened in 1994, in order to create dual use paths either side of the bridge. Concrete decking was replaced in 2000. Traffic levels continued to increase, and in 2001 an allocation of \$760,000 allowed maintenance work to be carried out to strengthen and streamline the bridge. As well as prolonging the life of the bridge, the work aimed to maintain the bridge's historical appearance through the use of recycled timber.</p>
<b>Integrity / Authenticity</b>	High/Moderate to High
<b>Physical description</b>	<p>Guildford Road Bridge is constructed of timber piles and decking with a concrete overlay. The bridge is 140.2 metres in length between earth abutments consisting of 21 bays 6.096 metres in length and a navigation span of 12.192 metres. The principle components of the original bridge still remain, namely the timber piles, stringers and timber decking and the steel beams supporting the decking over the navigation channel.</p> <p>The bridge carries a two lane roadway 7.77 metres wide consisting of asphalt surfacing over a reinforced concrete decking laid on the original timber decking. The original 12 x 9 inch half caps were replaced with 380 PFC steel channels when the upstream dual use path was added to the bridge in 1994.</p> <p>Under the reinforced concrete vertical walls between the supporting piles, the earth abutments consist of horizontal timbers held by timber piles driven into the ground. The wing walls of the abutment supporting the earthen embankment consist of horizontal timber planks supported by driven timber piles. The original timber abutments have been provided with further support with the installation of reinforced concrete panels attached to the piles.</p> <p>Each of the pier supports, with the exception of the navigation span, is constructed with five driven 18 inch rounded timber piles. The piles at either side of the navigation channel (Piers 8 and 9) are each constructed from eight driven piles. The piles generally terminate on stiff sand.</p> <p>The 4' x 6' wide pedestrian walkway on the southern side of the bridge is constructed with 5" x 2" timber decking spiked to 6" x 4" timber stringers bearing on 9" x 5" timbers at 6' 8" spacing bearing on the main bridge stringers. For the navigation span, the timber walkway decking is spiked to timber stringers supported by RSJs bolted between steel beam flanges.</p> <p>The original timber hand-railing has been replaced with steel vehicle safety barriers supported from the deck structure on the roadway side. Timber handrails remain on the outside of the dual use path. Bracing to support the half caps under the walkway was installed when the bridge was widened in 1959 (and the walkway was moved further downstream). The steel beam under the navigation channel was also installed at this time to support the walkway.</p> <p>The 2.5 metre dual use path on the upstream side also has timber decking, a steel vehicle safety barrier on the roadway side and timber hand railing on the outside.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, City of Swan MI (adopted 2017) State Register of Heritage Places

	Statewide Large Timber Structure Survey National Trust of Australia (WA) – Classified (adopted 2005).
<b>Images</b>	 <p data-bbox="1102 808 1390 864">Guildford Road</p>
<b>Construction periods</b>	<b>dates /</b> 1937; 1945; 1978/9; 1983; 2000

<b>Place name</b>	Bassendean Railway Station
<b>Place number</b>	62 (7399 – inHerit)
<b>Other reference numbers</b>	A80900
<b>Address</b>	Guildford Road
<b>Location Description</b>	Reserve No: 12520 Lot No: 50 Plan No: 3021 Vol/Fol: LR3155/800
<b>Other names</b>	Railway Reserve
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'13" , 115°56'50"
<b>Use (original/present)</b>	Original: Railway Station Present: Railway Station
<b>Construction materials</b>	Brick: Common Metal: Corrugated Zincalume
<b>Architectural style</b>	Federation; Contemporary
<b>Historic theme(s)</b>	Transport and communications: rail and light rail transport
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a well-integrated design of the 1910 structure and the 2003 additions, which retains several elements of the original design and character.</li> <li>• The place has historic value for its association with the development of Bassendean (West Guildford) in c1909 in response to the establishment of the Cuming Smith and Company Superphosphate Factory in 1910.</li> <li>• The place has social value as a facility which has been continually used by the community since 1910.</li> </ul>
<b>History</b>	<p>The construction of a Railway Station at Bassendean was fundamentally a response to the establishment of the Cuming Smith and Company Superphosphate factory on the north of the railway line in 1910. Once the West Guildford Road Board had granted approval for the factory in 1909, the state government supported the request for a station in which until that time had been denied. The West Guildford Railway Station was opened on 30th April 1910 by the Minister for Railways and Mines, Henry Gregory. Although the buildings were not complete at that time the local press stated 'Sufficient progress has, however been made with the work to show that the station will when completed, be one will in keeping with the requirements of the district. It is constructed on the "island" principle, an overhead bridge giving access to the platform from both sides of the lines. The buildings in course of erection are of brick, and the whole work should reflect credit on those responsible for it.'</p> <p>The station was renamed Bassendean Railway Station in 1922.</p>

	<p>The station underwent a major upgrade in 2003. Pedestrian access to the station was improved and relocated to the western end of the platform from the eastern end. A lift was also installed. The existing buildings underwent significant refurbishment with the addition of a Transit Guard Booth and unisex/disabled toilet. The upgrade included ceramic tiles depicting elements of Bassendean history and decorative metal screening by artists Arif and Audrey Satar.</p> <p>Since the 2003 works the station has undergone minimal alterations and additions as required.</p>
<b>Integrity / Authenticity</b>	High/Low
<b>Physical description</b>	The brick platform waiting room has original sash windows and original doors. The brickwork is laid in English garden bond. The waiting room has large non-original windows. The cable platform canopy has replacement cladding. The platform surface has been tiled with tactile strips. A new ticket structure has been connected to overpass.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1910 - 2003

<b>Place name</b>	House, 75 Guildford Road
<b>Place number</b>	63 (18229 – inHerit)
<b>Other reference numbers</b>	A2032
<b>Address</b>	75 Guildford Road
<b>Location Description</b>	Lot No: 368 Plan 3188 Vol/Fol: 1577/193
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'39" , 115°56'21"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Social and civic activities: community services and utilities
<b>Values</b>	Aesthetic Social Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the late Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the 1900s.</li> <li>• The place has social value for its association with small scale maternity hospitals which operated throughout the Perth metropolitan area in the early to mid-20th century.</li> </ul>
<b>History</b>	<p>Guildford Road was originally called Perth Road, or Perth Street and its alignment was roughly established from the mid-19th century. As the primary land route between Guildford and Perth many settlers and services were established alongside the road.</p> <p>From the available evidence this residence was constructed c1914 and the first occupant was engine driver, William Thomas Smyth (c1875-1933). William Smyth married Eleanor Dickinson in 1896 in Queensland and the couple had seven children. The Smyth's lived in this residence until the late 1920s.</p> <p>During the late 1920s the Post Office directories record that the place was a Maternity Hospital with Mrs M Baker the nurse in charge in 1928 and Nurse E M Hocking in 1929. Several entries in the local newspapers refer to births at 'Nurse Baker's Private Hospital' in Perth Road Bassendean in 1927. Throughout the early to mid-20th century it was common practice for small, residential scale,</p>

	<p>maternity hospitals to be located in each suburb within walking distance to the homes of the women.</p> <p>Aerial photographs indicate that the form and extent of the building has changed little since the mid-20th century although the roof appears to have been reclad and the front verandah may be a later addition.</p>
<b>Integrity / Authenticity</b>	Moderate/High
<b>Physical description</b>	Single storey rendered brick house with CGI hipped roof. All elevations have opened eaves and the dwelling has a separate bullnose verandah canopy supported on turned timber posts, with painted concrete deck. Façade is obscured by shade cloth.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1914

<b>Place name</b>	House, 85 Guildford Road
<b>Place number</b>	64 (18230 – inHerit)
<b>Other reference numbers</b>	A80644
<b>Address</b>	85 Guildford Road
<b>Location Description</b>	Lot No: 1 Strata Plan 58778 Vol/Fol: 2733-519
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence

<b>Construction materials</b>	Brick: Painted Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a largely intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 1900s</li> </ul>
<b>History</b>	<p>Guildford Road was originally called Perth Road, or Perth Street and its alignment was roughly established from the mid-19th century. As the primary land route between Guildford and Perth many settlers and services were established alongside the road. The formal subdivision of lots for residential use occurred at different times from the late 19th century and this portion between Chapman Road and Fisher Street was subdivided in c1910.</p> <p>From the available evidence this residence was constructed c1914 for Axel Stefanus Wahlsten (1873-1945). Wahlsten was born in Finland which was then part of Russia. He migrated to Australia in 1891 and lived in Sydney for some years before moving to Western Australia in the late 1890s. He undertook a variety of work including as a hotel keeper in Mount Barker. He applied for naturalisation in 1917 and in those documents held in the National Archives he records that he is a contractor although entries in the Post Office Directories indicate that he was a produce merchant. As a contractor it is possible that Wahlsten was responsible for the construction of this building although further research is required to confirm this. Axel and Minnie Florence Wahlsten, nee Wilson (c1891-1940) married in 1916 and had six children. The family lived at the house until 1940 when Minnie died.</p> <p>The form and extent of the house have not changed significantly since the mid-20th century although the original roof cladding, which appears to have been red corrugated iron, was changed to corrugated iron in the mid-1980s. A strata plan for the house was lodged in 2009 and the new house at the rear of the property was built in the same year.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	A single storey brick and iron house with a verandah around all elevations. The deep hipped roof extends down at the same pitch to form the verandah canopy. The verandah canopy is supported by square timber posts with a simple timber balustrade and timber deck. Full height timber framed sash windows/doors are featured on the front elevation, flanking centrally placed French doors. The doors are timber framed with frosted leaded glazing and a fanlight. The face brick has been painted with a black rendered band across the façade. The two front chimneys are constructed of brick with rendered flues, whereas the back chimney is constructed with brick

	with corbelling. The property has hard paving to the front and side and a mature frangipani tree in the front garden.
<b>Condition</b>	Moderate
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1914

<b>Place name</b>	House, 139 Guildford Road
<b>Place number</b>	65 (18231 – inHerit)
<b>Other reference numbers</b>	A2065
<b>Address</b>	139 Guildford Road
<b>Location Description</b>	Lot No: 342 Plan: 2627 Vol/Fol: 1422/524
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°56'39"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted and Rendered Tiles: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter War Californian Bungalow style executed in brick.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• The place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>Guildford Road was originally called Perth Road, or Perth Street and its alignment was roughly established from the mid-19th century. As the primary land route between Guildford and Perth many settlers and services were established alongside the road. The formal subdivision of lots for residential use occurred at different times from the late 19th century and this portion between Palmerston and Geraldine Streets was subdivided in c1904.</p> <p>From the available information this residence was built in 1932 for George Robert Payne (1909-1972) and his wife Grace Payne. George Payne was a grocer and his father, also George Payne had a grocery shop in Broadway Bassendean. Prior to George and Grace Payne occupying the property, a carrier, John James Downing was living on the site. It is probable that the extant residence was constructed for the Paynes.</p> <p>The Payne family lived at the house until the mid-1940s and from aerial photographs of the property it seems apparent that originally the residence and grounds included the lot to the east. In the late 1970s a new residence was constructed on this adjacent lot. An addition was constructed toward the rear of the property in the late 1980s and this has later been more formally integrated into the</p>

	original residence. A carport was constructed in the front yard of the property in the 1990s.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick and tile arts and crafts style Californian bungalow. The dwelling has an asymmetric plan form with a projecting entrance. The entry door is timber and glass panelled with leaded lights which is flanked by leaded margin panes. Stepped timber gable roofs to the front with the verandah canopy extending out from the gables. There are further gables to the side elevation.</p> <p>The verandah balustrade is of rendered brick construction with a dipped rendered coping. Windows to the projecting front section are multi-paned timber framed casements arranged in a bank of four openings.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1932

<b>Place name</b>	House, 173 Guildford Road
<b>Place number</b>	66 (18232 – inHerit)
<b>Other reference numbers</b>	A2077
<b>Address</b>	173 Guildford Road
<b>Location Description</b>	Lot No: 1 Diagram 12291 Vol/Fol: 1080/595
<b>Other names</b>	Blair Athol
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°56'47"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: local heroes and battlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the late Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• The place has historic value for its association with prominent local citizen Alex Drysdale and his family.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for a professional family in the Inter war period.</li> </ul>
<b>History</b>	<p>Guildford Road was originally called Perth Road, or Perth Street and its alignment was roughly established from the mid-19th century. As the primary land route between Guildford and Perth many settlers and services were established alongside the road. The formal subdivision of lots for residential use occurred at different times from the late 19th century and this portion between Kenny and Kathleen Streets was subdivided in c1904.</p> <p>From the available information this residence was constructed in 1917 for Alexander Drysdale (c1866-1934) and his wife Jessie, nee McLean (c1878-1935). Alexander Drysdale was a builder and it is probable that this house, which they named 'Blair Athol', was built and designed by his firm. Given the name of the place is it likely the Drysdale family were Scottish in origin.</p> <p>Alex Drysdale also engaged in the sale of land and had a small business premises to the east of this residence where he operated a real estate business. Alex Drysdale was also an active member of the local community serving on the West Guildford from 1914-</p>

	<p>1915, 1916-1922 and the subsequent Bassendean Road Board from 1922-1924, 1925-1934. He was a member of the West Guildford Rifle Club where a trophy was given in their name. Alex died in 1934 aged 68 years old. The family is commemorated through the naming of Drysdale Street, Eden Hill.</p> <p>In 1943, the lot was subdivided to create an additional lot to the east. In 1945, the Sullivan family purchased the house only and retained ownership for many years.</p> <p>The tennis court and shop which were located adjacent to the house during the Drysdale ownership is now [2015] the location of a veterinary surgery.</p> <p>Aerial photographs indicate that the form of the original house has not changed significantly since the mid 20<sup>th</sup> century.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey brick and iron house set in an elevated position close to the roadside. The house is of symmetrical plan form to the façade with a centrally placed entrance flanked by windows. The entrance is the traditional form of timber and glass panelled door with side lights and panels and fanlights above the entire arrangement. The glazing to the door and lights is leaded and stained. The flanking windows are timber framed casements arranged in groups of three. Each casement has a fanlight window above and painted concrete sills.</p> <p>The roof is hipped with a vented gablet facing the street and sweeps down at the same pitch to form the verandah canopy. At the point of the entrance, a gabled entry feature has been incorporated into the verandah creating a statement entrance to the house. A wide set of painted concrete steps lead up from the pavement to the verandah. The verandah canopy and the gable feature are supported on paired timber posts to the front and single timber posts to the side sections. The verandah wraps around three sides of the house and has been enclosed with fibrous cement sheeting on the south west elevation.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

		
<b>Construction periods</b>	<b>dates</b> /	1916

DRAFT

<b>Place name</b>	House, 65 Haig Street
<b>Place number</b>	67 (18233 – inHerit)
<b>Other reference numbers</b>	A2134
<b>Address</b>	65 Haig Street
<b>Location Description</b>	Lot No: 135 Plan 6623 Vol/Fol: 1430/780
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'50" , 115°56'23"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Cement
<b>Architectural style</b>	Post War
<b>Historic theme(s)</b>	Demographic settlement and mobility: government policy
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place is indicative of the standard plan and type of housing in the mid twentieth-century.</li> <li>The place has historic value for its association with the development of this area of Bassendean in the period following World War II.</li> </ul>
<b>History</b>	<p>The name of Ashfield was derived from Ashfield Parade, the name given to a road constructed alongside the Swan River when the area was first subdivided in 1913. In the 1950s a public housing development in the area was name 'Ashfield Estate'. Haig Street was named after Lord Douglas Haig, commander of the British Expeditionary force from 1915-1918.</p> <p>This portion of Haig Road was subdivided for residential development in the early 1950s. An announcement in the local press in 1951 stated that the Public Works Department had committed to building 250 homes on the estate within the next two years. The estate of 40 brick homes and 210 timber framed homes included a school site, sports ground, three church sites and a shopping centre.</p> <p>The style of construction is consistent with the Austrian Prefabricated homes in Margaret Street, Ashfield.</p> <p>This residence dates from this phase of construction and was evident in aerial photographs in 1953. The original occupant of the house has not been determined in this research.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	Simple timber framed and weatherboard cottage set back behind an open lawned garden without a boundary fence. The house now presents with an asymmetric façade due to the addition of an enclosed porch and entrance. The porch has been clad with wider profile Hardiplank weatherboard style cladding and is accessed by steps parallel to the façade.

	<p>The remainder of the elevation incorporates two sets of windows: the windows to the south-west edge of the façade are timber framed sashes but those to the north-west section of the elevation are obscured by a pull-down window shade though it appears that this window is a three section opening and is timber framed. The later porch incorporates an aluminium sliding window.</p> <p>The gable roof is tiled with a red brick wide chimney extending up the north-east elevation pushing through the eaves and edge of the roof structure.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / c1952

<b>Place name</b>	Bassendean Uniting Church and Hall
<b>Place number</b>	68 (134 – inHerit)
<b>Other reference numbers</b>	A2147
<b>Address</b>	24 Hamilton Street
<b>Location Description</b>	Lot No: 53 Diagram 97841 Vol/Fol: 2163/43
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'17" , 115°57'4"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Federation Gothic
<b>Historic theme(s)</b>	Social and civic activities: Religion Social and civic activities: community services and utilities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value for its demonstration of Inter War Gothic style executed in brick.</li> <li>• The site has historic value as it is the location of the first church in the Bassendean town site.</li> <li>• The place has historic value for its association with the establishment and development of the town of Bassendean in the early 20th century.</li> <li>• The place has social value for its provision of religious services until the 1990s and currently for its provision of aged care service.</li> </ul>
<b>History</b>	<p>This complex of buildings across both sides of Hamilton Street provides a range of aged care services. The former Uniting Church building located on the west side of Hamilton Street is now used as the dining room for residents and portion of the building functions as a reception.</p> <p>In November 1904, the Synod of the Methodist Church Southern District authorised the construction of a new church in West Guildford which is consistent with the information provided by Carter that the West Guildford Methodist Church was built by voluntary labour in 1905.</p> <p>Brick additions to the church were completed in 1927, and again in 1955.</p> <p>The Uniting Church in Australia (UCA) was established on 22 June 1977 when most congregations of the Methodist Church of Australasia, the Presbyterian Church of Australia and the Congregational Union of Australia came together under the Basis of Union. The pooling of resources and decline in attendances at</p>

	<p>churches meant that many church buildings were no longer required and were adapted for other uses.</p> <p>The aged care complex has been constructed in stages from the early 1970s around the former church building.</p>
<b>Integrity / Authenticity</b>	Low/Moderate
<b>Physical description</b>	<p>A brick and iron church displaying gothic design influences.</p> <p>Gabled elevation to the street with stepped buttress construction method. Three pointed arch windows with rendered frames and leaded windows are the main feature to the façade. A broad gable roof with the upper section of the gable finished in weatherboard with a vented opening below the apex.</p> <p>The buttress construction method continues along the side elevations dividing each wall into a series of bays, each containing a pointed arch opening.</p> <p>The roof has been reclad with long sheet corrugated metal sheeting.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1905; 1927; 1955

<b>Place name</b>	House, 32 Hamilton Street
<b>Place number</b>	69 (7421 – inHerit)
<b>Other reference numbers</b>	A2153
<b>Address</b>	32 Hamilton Street
<b>Location Description</b>	Lot No: 155 Plan 1786 Vol/Fol: 1924/816
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'4"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter war style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Hamilton Street was believed to have been named in honour of George Hamilton Gordon 4th Earl of Aberdeen and Secretary of State for the Colonies 1841-1846.</p> <p>From the available information this residence was constructed in 1923 for electrician, Max Charles Emil Reiter (c1880-1968) and his wife Gwendoline Victoria Reiter, née Jones (c1883-1968). Prior to this Max Reiter was living in Devon Road with his parents Emil Henri Reiter and his wife, Marie Amalie Augusta Reiter who had emigrated from Europe in 1883. (See 21 Devon Road).</p> <p>Max and Gwendoline Reiter raised their family at the house and lived there until the early 1940s. The extent and form of the residence has not changed significantly since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey timber framed and weatherboard house with a complex gable structure roof and prominent gabled entry feature.</p> <p>The house is of simple presentation with timber framed casement windows to the façade, each with iron awnings supported on timber brackets above with the window to the north east corner wrapping around the two elevations with the awning following the same pattern.</p> <p>The entrance consists of a timber and glass door with small window adjacent to the opening. The gabled entry feature is a small verandah, supported with timber posts and brackets, and with a timber deck.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1923

<b>Place name</b>	House, 83 Ida Street
<b>Place number</b>	70 (18235 – inHerit)
<b>Other reference numbers</b>	A2525
<b>Address</b>	83 Ida Street
<b>Location Description</b>	Lot No: 3 Diagram 18999 Vol/Fol: 1191/596
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'39" , 115°56'37"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted and Rendered Tile: Terracotta
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value for its demonstration of the standard plan and type of housing in the mid-twentieth century.</li> <li>• The place has historic value for its association with the development of this area of Eden Hill in the period following World War II.</li> <li>• The place has social value as a demonstration of the form and scale of housing for working families in the post war period.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ida Street, together with Iolanthe and Ivanhoe Streets, are named in honour of the characters from Gilbert and Sullivan Operettas.</p> <p>This residence was one of the first homes constructed in the new subdivision according to Florence Rowles. Roy and Florence Rowles built their home in 1955 and raised their family at the home which Florence continues to occupy. Roy Rowles had a long association with the district as his father, Ralph Rowles, had established the 'Success Hill Store' in Anzac Terrace in 1936. Roy Rowles and his brother Eric managed two different premises of the business which included deliveries to residents in the district.</p> <p>Many of the homes in Eden Hill were built by the State Housing Commission following World War II.</p>

	Since 1955, the house has changed little in form. Later subdivisions have altered the extent of the surrounding gardens and the proximity of adjacent buildings.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>The dwelling is a single storey brick and tile house positioned on an open elevated site with an asymmetric plan to the façade with a central projecting bay.</p> <p>The dwelling is of 1950s restrained design with a brick dado, where the upper section of the front elevation is rendered. The lined eaves act as the verandah canopy to the recessed section of the elevation. Hipped tiled roof with separate hip to the projecting bay. Windows cannot be seen due to external window blinds. An integral flat roof brick garage has been constructed on the north side of house.</p> <p>A random stone retaining wall, with flush and scored pointing creates the open lawned front garden.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1955

<b>Place name</b>	House, 85 Ida Street
<b>Place number</b>	71 (18236 – inHerit)
<b>Other reference numbers</b>	A2526
<b>Address</b>	85 Ida Street
<b>Location Description</b>	Lot No: 99 Plan 30740 Vol/Fol: 1509/701
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'38" , 115°56'37"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed and Rendered Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Early settlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the late Federation style.</li> <li>• The place has historic and rarity value for its association with the early 20<sup>th</sup> century development of Eden Hill.</li> <li>• This place has social value for its demonstration of the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name originated with a farm that once existed in the area. Ida Street, together with Iolanthe and Ivanhoe Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>The available information indicates this residence was the first in this section of Ida Street north of Walter Road and was built c1916 for, salesman William Bourke and his wife Ethel Matford Bourke née Moorehead. The couple married in St Peters NSW were living in Ida Street, West Guildford in 1917.</p> <p>The Bourke's remained in the residence until c1920 and after that date several occupants are recorded for this address. Long term occupants were Arthur and Nellie French in the 1930s and 1940s.</p> <p>Aerial photographs indicate that the modest cottage has retained its original form with additions to the rear the only significant alterations. Later subdivisions have altered the extent of the surrounding gardens and the proximity of adjacent buildings.</p>

<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey brick and iron house of symmetrical plan form. The brick has been painted leaving only tuckpointed face brick quoining around the openings and at the edge of the elevations. The centrally placed front entrance consists of timber and glazed door, side panels and side lights, and fanlights across the entire. 1-over-1 style timber framed sash windows flank the entrance.</p> <p>The hipped roof has two brick corbelled chimneys projecting from the north and south planes of the structure. The roof continues down at a break of pitch to form the verandah canopy which is supported on turned timber posts with a very simple timber balustrade, the deck is timber.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction periods</b>	dates / c1918

<b>Place name</b>	House, 43 Iolanthe Street
<b>Place number</b>	72 (18239 – inHerit)
<b>Other reference numbers</b>	A2571
<b>Address</b>	43 Iolanthe Street
<b>Location Description</b>	Lot No: 604 Plan 2934 Vol/Fol: 89/125A
<b>Other names</b>	Ashcroft
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'57" , 115°56'28"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Early settlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a intact example of the late Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the 1900s.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Iolanthe Street, together with Ida and Ivanhoe Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available evidence this residence was constructed in 1915 for the Fiveash family. Robert Henry Fiveash (1846-1912) and his wife Annie Bertha Fiveash, née Catchlove (1849-1930) originally from South Australia were married there in 1873 and had seven children, five daughters and two sons. The family relocated to Western Australia in 1904 and settled in Claremont and Robert worked as a clerk until his death in 1912.</p> <p>Following his death the family relocated to West Guildford first living in Railway Terrace before building this house in 1915. Annie Bertha Fiveash lived at the house with five of her children. In 1916, two daughters worked as typistes, one a teacher and two were performing home duties. One son married and the other, Frank Rees Fiveash, lived at the house with his unmarried sisters until his death in 1953.</p>

	<p>Annie Bertha died in 1930 and at that time, Frank and his sisters, Lemilda and Norah remained at the house. Lemilda appears to have been the last member of the family living at the house when she died in 1958.</p> <p>The house was numbered 31 Iolanthe Street during the early 20th century.</p> <p>The Fiveash family appear to have secured seven lots for their family home, the property occupied all the land to Parmelia Way and approximately two housing lots to the south (37 Iolanthe St and 27 Parmelia St inclusive). It was still one entity in 1965 but was subdivided into the current smaller lots by the mid-1970s. The residence has remained consistent with its original form.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey timber framed weatherboard and iron dwelling with dual aspect to the Iolanthe St and Anzac Terrace. The Iolanthe Street façade is asymmetrical in plan form with a verandah across the entire façade and returns along the north and south elevations. The east façade faces Iolanthe Street with two multi-paned sash windows positioned at the corners of the elevation with a central brick panel within the weatherboard cladding, marking the point of the fireplace. A tall brick corbelled chimney projects from the roof at this point. The entrance faces east, but is located on the south elevation in a small projecting section with a gabled roof. The main roof is hipped with a broken pitch which forms the verandah canopy. The verandah canopy is supported on square timber posts with a timber frieze and timber deck. The north elevation along Anzac Street is obscured by dense planting and there is driveway access from Anzac Street along the western boundary.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1915

<b>Place name</b>	Bassendean Church of Christ
<b>Place number</b>	73
<b>Other reference numbers</b>	A2665
<b>Address</b>	6 Ivanhoe Street
<b>Location Description</b>	Lot No: 4 Diagram 72699 Vol/Fol: 1791/538
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'8" , 115°56'49"
<b>Use (original/present)</b>	Original: Church – Single Storey Building Present: Church – Single Storey Building
<b>Construction materials</b>	Timber: Weatherboard and Common Brick Metal: Corrugated Metal
<b>Architectural style</b>	Federation; Post War International
<b>Historic theme(s)</b>	Social and Civic Activities: Religion Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has historic value for its association with the establishment of the community in Bassendean in the early 20<sup>th</sup> century.</li> <li>• The place has social value for the provision of religious functions to the community since 1913.</li> </ul>
<b>History</b>	<p>The Church of Christ sought to establish a church in the growing community in Bassendean in the early 20<sup>th</sup> century. Land on the northern side of the railway line near the station had been donated to the cause and cleared by volunteer labour. In January 1913, a group of 120 men supported by an auxiliary of women gathered to build a timber church hall and vestry on a site in Railway Terrace. The well organised project was completed in a day and was a well-remembered feat by all the community.</p> <p>Church run activities were one of the few sources of entertainment for the young people of the district and many clubs and activities were organised by the Church of Christ at this hall. Many sporting and social activities were organised by the various churches in the district leading to a diverse and wide ranging population using church facilities. The Church of Christ built a separate hall for a kindergarten and Sunday School.</p> <p>In 1925, owing to the expansion of the railway yards, the Church of Christ was shifted to the present site in Ivanhoe Street. The relocation was again undertaken by volunteer labour. Since 1925, the church has continued to offer services from the Ivanhoe Street site. The original building has been added to in various stages. Externally the originally hall is visible only through the distinctive roof line.</p>

	Evidence from the Church of Christ website indicates that the interior of the hall retains much of the original detail from the 1913 construction.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>The original Church of Christ is a high roofed single storey timber frame construction with weatherboard cladding and a steep corrugated metal roof. Over the years the original building has seen a series of extensions resulting in a gabled roof at three different pitches which has a fanned appearance from the street frontage on the west. The middle section has a stained glass highlight window on display creating a symmetrical façade from the west along with the evenly spaced windows to the lower section. The middle roof line also extends as a verandah to the north with timber supports. These extensions to the west have been produced in the same materials and style as the original building.</p> <p>The main entrance points are to the north where there are two sets of steps and adjoining ramps leading to modest timber doors. The steps, ramps, planter boxes and plinth to the original building are now all brick, tying the building to the brick constructed extension to the east or rear of the original building. The brick extension does not pick on the lines or proportions of the original building.</p> <p>In 2018, four metal, gable roof outbuildings were developed on the eastern boundary. In 2020, a building extension was approved, including a new driveway and expansion of the parking lot. Public art was incorporated into the site.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	  

		
<b>Construction periods</b>	<b>dates</b> /	1913/1925

DRAFT

<b>Place name</b>	House, 19 Ivanhoe Street
<b>Place number</b>	74 (18238 – inHerit)
<b>Other reference numbers</b>	A2672
<b>Address</b>	19 Ivanhoe Street
<b>Location Description</b>	Lot No: 22 Diagram 15910 Vol/Fol: 89/105A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'3" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zinalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available evidence this residence was constructed in 1915 for James Leonard Watkins (1870-1950) and his family consisting of his wife Mary Anne, née Powell (c1877-1958) and their six children. The Watkins family had arrived in Western Australia from the UK c1913 and settled in Bassendean where James worked as a contractor. Following James's death in 1950 Mary Anne Watkins lived on in the house until her death in 1958.</p> <p>Aerial photographs and information from the Town of Bassendean indicate that the form and extent of the residence has changed little since the mid-20th century although it is apparent that the roof was clad with a red corrugated iron roof. The roof cladding was changed to the current zinalume c1990 and the garage on the northern side of the property appears to have been built at approximately the same time.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A timber framed and weatherboard cottage with a hipped roof. Roof has been re-clad in zincalume; has a raised gablet ridge and a roughcast rendered chimney with twin terracotta honeypot flues.</p> <p>The dwelling has a symmetrical façade with a verandah which spans the full extent of the front elevation. The verandah canopy is a separate bullnose element positioned below the eaves of the main roof. The canopy supported on turned timber posts with a timber frieze with no balustrade on a timber deck. The centrally placed front door contains lead stained glass and has side lights and fanlight. The windows flanking the front door are timber framed multi-paned casements with toplights. The weatherboard side elevations contain a mixture of sash windows and multi-paned casements.</p> <p>The garden contains matured trees and is enclosed by contemporary block wall with timber picket panel fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	House, 47 Ivanhoe Street
<b>Place number</b>	75 (7429 – inHerit)
<b>Other reference numbers</b>	A2701
<b>Address</b>	47 Ivanhoe Street
<b>Location Description</b>	Lot No: 60 Plan 34593 Vol/Fol: 115/64A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'53" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Federation style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available evidence this residence was constructed in 1915 for James and Rebecca Cotterill. James Cotterill (c1862-1922) was a blacksmith and the couple lived in Midland Junction before settling in Ivanhoe Street in 1916. The couple had six children and following James's death in 1922, Rebecca Cotterill lived on in the house until the mid-1930s.</p> <p>Aerial photographs indicate that the original form of the cottage has remained intact with the addition to the rear of the house c1990 not altering the existing cottage. Later additions in the rear of the property had been integrated into the existing buildings.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey weatherboard and iron house of asymmetric plan form. The main entrance is set back along the south side elevation

	<p>in a small projecting section. The remainder of the front of the house is wrapped in an open verandah which extends across the façade and along the south side elevation to the front entrance.</p> <p>The windows on the south elevation and façade are 1-over-1 timber framed sash windows. The verandah has a separate bull nose canopy supported on turned timber posts, with filigree lace frieze and a timber deck.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1915

<b>Place name</b>	House, 63 Ivanhoe Street
<b>Place number</b>	76 (18240 – inHerit)
<b>Other reference numbers</b>	A80963
<b>Address</b>	63 Ivanhoe Street
<b>Location Description</b>	Lot No: 1 Strata Plan 65426 Vol/Fol: 65426
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'47" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available evidence this cottage was built in 1924 for labourer and railway employee, Alfred Evelyn Hawks (c1907-1962). The style of the house suggests it may have been constructed earlier however further research is required to determine the date of construction.</p> <p>Alfred Hawks married Hilda Ellen Tritton (c1907-1993) in 1928 and the couple raised their family at the cottage and later one of their sons, built a home adjacent at 59 Ivanhoe Street. Following Alfred's death in 1962, Hilda lived on in the house for some years.</p> <p>The lot on which the cottage was originally located was subdivided in 2012 and a new residence was constructed in the rear of the lot in 2013. The original cottage has not significantly changed in form or extent since the mid-20th century although additions have been</p>

	undertaken to the rear of the cottage and portion of the original verandahs have been enclosed.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber weatherboard and iron house with extensive verandah wrapping around three elevations. The hipped roof is steeply pitched with a vented raised ridge. Roof continues down to form verandah canopy at a broken pitch which is supported on metal cylindrical poles with filigree lace frieze. The front elevation is characterised by timber framed casement windows, French doors and the main entrance.</p> <p>The original lot has been subdivided with two storey dwelling constructed in the rear portion which is accessed by the driveway to south of the subject property.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1924

<b>Place name</b>	House, 65 Ivanhoe Street
<b>Place number</b>	77 (18241 – inHerit)
<b>Other reference numbers</b>	A2727
<b>Address</b>	65 Ivanhoe Street
<b>Location Description</b>	Lot No: 4 Diagram 8790 Vol/Fol: 103/92A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'46" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for its remaining elements of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available information this residence was constructed in 1930 for accountant, Harold Jackson and his wife Gertrude Mary Jackson (c1902-1997). In 1930, four homes were built in Ivanhoe Street at 65, 67, 69 and 71 which indicates that it was a period of development in the district. The Jackson's remained at the house until 1932 and subsequent occupants were, Les Cassells, Allen Petrie and George Michle.</p> <p>Aerial photographs indicate that the form and extent of the residence has changed through at least two additions across the rear of the property since the mid-20th century. It is also apparent that the house was originally clad in red corrugated iron which was changed to zinalume in c1990. In the late 1990s, a garage was built on the southern side of the residence. And a large structure</p>

	was built in the rear of the property. Owners of the property c2004 indicated that some of the functions of the rooms have been changed with the loss of original fabric.
<b>Integrity / Authenticity</b>	High/Low
<b>Physical description</b>	<p>A single storey timber weatherboard cottage with high hipped iron roof. Cottage presents with symmetrical façade with verandah extending across full width of the front elevation. The hipped roof continues down at a broken pitch to form the verandah canopy, supported on square timber posts with simple timber balustrade and raised timber deck. The centrally placed front door is flanked by timber sash openings, each sash pane divided by horizontal mullions.</p> <p>The front entrance incorporates a timber panelled and glass door with side lights and fan light. The front garden is predominately lawn with some planting and mature trees enclosed by a timber picket fence.</p> <p>A separate carport is located along south side of house.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1930

<b>Place name</b>	House, 67 Ivanhoe Street
<b>Place number</b>	78 (18242 – inHerit)
<b>Other reference numbers</b>	A2729
<b>Address</b>	67 Ivanhoe Street
<b>Location Description</b>	Lot No: 3 Diagram 8790 Vol/Fol: 194/158A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'46" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available evidence this residence was constructed in 1930 for mechanic, William Henry Allpike (c1906-1969) and his wife Mary Elizabeth Allpike, née Fewster (c1906-1971). The couple had married in 1928 and only remained at this residence until the mid-1930s. A later long term occupant was Tom Little.</p> <p>Information from aerial photographs indicates that the residence has changed little in form and extent since the mid-20th century. Although evidence is inconclusive it appears the house was clad in red corrugated iron until the mid-1970s and then clad in its current zincalume. Minor extensions and additions appear to have been undertaken at the rear of the building.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey timber weatherboard and iron house of traditional asymmetric plan form. The front elevation of the dwelling incorporates a gabled projecting bay, with a verandah across the recessed section of the elevation. Hipped roof continues down with a break of pitch to form verandah canopy supported on timber columns, with a timber deck and no balustrade. Projecting bay has timbered gable with 3-section sash window arrangement with a skillion iron awning supported on timber brackets.</p> <p>The front entrance is incorporated into the recessed section of the elevation, with side lights and fan light. The property has an open planted garden without boundary treatment and a separate garage to the south of the house.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1930

<b>Place name</b>	House, 71 Ivanhoe Street
<b>Place number</b>	79 (18243 – inHerit)
<b>Other reference numbers</b>	A2735
<b>Address</b>	71 Ivanhoe Street
<b>Location Description</b>	Lot No: 1 Diagram 8790 Vol/Fol: 1863/477
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'44" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter War Californian Bungalow style executed in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available evidence this residence was constructed in 1930 for teacher, John Clement Davern (c1877-1945) and his wife Lillian Agnes Davern, née Ryan (c1877-1979). The couple married in 1913 and lived in regional Western Australia before settling in Bassendean. The couple lived at the residence until the mid-1930s and a later long term occupant was George Sutton.</p> <p>Aerial photographs of the site from the mid-20th century indicate that the form and extent of the residence has changed little since that time. Additions have been undertaken at the rear of the property in the 2000s.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey timber framed weatherboard and iron house of traditional asymmetric plan form. The dwelling's front elevation

	<p>incorporates a gabled projecting bay with a return verandah across a recessed section of the front elevation, which returns on the south elevation. The main roof has a break in pitch which forms the verandah canopy and is supported by timber posts with timber brackets and a simple post balustrade. The steps adjacent to projecting wing lead to a timber deck and the main entrance.</p> <p>The entrance is a single door is glazed and with a single panelled side light. Both the recessed and projecting sections of the front façade contain a three-section timber framed sashes with a large 6-over-1 central sash flanked by narrow 1-over-1 sashes. The window of the projecting bay has skillion corrugated iron canopy supported on timber brackets. The projecting bay has a roughcast render and timbered gable detail, whilst the main roof is hipped with a brick chimney towards the rear.</p> <p>The lawned garden is enclosed by a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1930

<b>Place name</b>	House, 73 Ivanhoe Street
<b>Place number</b>	80 (18244 – inHerit)
<b>Other reference numbers</b>	A2746
<b>Address</b>	73 Ivanhoe Street
<b>Location Description</b>	Lot No: 1001 Plan 38374 Vol/Fol: 2547/860
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'44" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Tile: Terracotta
<b>Architectural style</b>	Post War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place is indicative of the standard plan and type of housing in the mid twentieth-century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War II.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the post war period.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>Information from the 2017 owner states this residence was constructed in 1948-50. It was built by the owner of the property a migrant from Malta and features many elements and design features that are influenced by his Maltese origin. Those elements include strong coloured and distinctive patterned tiling internally and externally, a sunken bath and scenes on the internal doors depicting camels.</p> <p>It is understood that there was a strong and closely knit Maltese community in Bassendean in the post war period.</p> <p>Aerial photographs indicate that an addition was constructed across the rear of the house in the 1970s and the new residence at the rear of the lot was constructed c2003.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey rendered brick and tile Californian Bungalow with traditional asymmetric plan form to the façade. Complex hipped roof form incorporating three hips towards the front of the house. The projecting section of the façade has a separate hipped roof and a separate hipped tiled window awning. The projecting section also incorporates a boxed bay window, constructed from blockwork, with timber framed casements with leaded lights.</p> <p>A verandah extends across the recessed section of the façade with a separate hipped roof for the canopy which is supported by half height masonry pillars, with Doric style columns to the upper section. The balustrade consists of painted concrete balusters with the classical “urn” motif, polished concrete steps and deck. The recessed section of the façade also contains a timber framed 3-section window with leaded glazing. The verandah canopy is lined with fibrous plaster sheeting. From the projecting bay window to the side elevation is constructed using limestone block walling.</p> <p>The lawned garden is enclosed by a timber picket fence. The dwelling is situated on a subdivided lot with a new residence to the rear.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1950s

<b>Place name</b>	House, 81 Ivanhoe Street
<b>Place number</b>	81 (18245 – inHerit)
<b>Other reference numbers</b>	A2752
<b>Address</b>	81 Ivanhoe Street
<b>Location Description</b>	Lot No: 4 Diagram 5793 Vol/Fol: 1393/832
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'42" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was originally developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Ivanhoe Street, together with Iolanthe and Ida Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available information this residence was constructed in 1922 and the first occupant was Joseph Ward. Little information has so far been discovered in this research to reveal any details about Joseph Ward and if he was also the owner of this property. It seems likely that this cottage and the cottage which formerly occupied the adjacent lot immediately south (79 Ivanhoe Street) were built at the same time. There seems to have been a series of occupants since its construction.</p> <p>Aerial photographs indicate that the form and extent of this residence have not changed significantly since the mid-20th century. Extensions to the rear of the original cottage have been undertaken in several programs of work and the roof cladding has been replaced several times.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed house with weatherboard cladding and hipped iron roof. The façade is of symmetrical design with a verandah running across the full extent of it. The main roof extends down to form the verandah canopy at the same pitch and is supported on square timber posts, enclosed by a simple timber balustrade. The hipped roof has been reclad in long sheet CGI. The centrally placed front entrance has a single side light and is flanked by two windows. Each window is a 3-section sash arrangement with a central large 1-over-1 sash, flanked by narrower 1-over-1 sashes, separated by timber mullions.</p> <p>The skillion section to rear of the dwelling has a further fibro clad addition. There is a separate carport to the side elevation. The garden is enclosed by a high timber picket fence and there is a mature tree in the corner of the front garden.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1922

<b>Place name</b>	Eden Hill Primary School
<b>Place number</b>	82 (7401 – inHerit)
<b>Other reference numbers</b>	A2784
<b>Address</b>	83a Ivanhoe Street
<b>Location Description</b>	Reserve No: 15303 Lot No: 12672 Plan 192988 Vol/Fol: LR2103/58
<b>Other names</b>	Ivanhoe Street State School North Guildford School
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'37" , 115°56'44"
<b>Use (original/present)</b>	Original: Educational – Primary School Present: Educational – Primary School
<b>Construction materials</b>	Brick: Common and Rendered Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Social and civic activities: Education and science
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as significant elements of the building stock are good and well maintained examples of the Post War International style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War Two.</li> <li>• The place has social value for the many members of the community who have attended the school or had other associations with the school.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area.</p> <p>A primary school has been located at this site since 1915. Known briefly as the Ivanhoe Street School before being renamed the North Guildford School and finally the Eden Hill School, it catered for the growing number of children whose families were settling north of the railway line in the area which would be formally known as Eden Hill in 1954.</p> <p>The original school was replaced in the early 1950s with the current new school buildings. The construction of this new facility was a response to the growth of population in this area in the period following World War Two. The buildings were designed by the Public Works Department of WA and the scale and design of the school buildings were consistent with many schools of the period.</p>

	<p>Since 1953, the school has been altered and added to in response to changing teaching methods and population. Particular events have had an impact on the school included a major fire in 1989, which caused significant damage and major new works as part of the Commonwealth Building Education Revolution (BER) programme in 2010 and 2011.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Vernacular brick and iron single storey educational complex constructed in stages.</p> <p>The earliest brick section features an entry with a gabled projecting element incorporating three tall windows with the remainder of the elevation featuring a regular rhythm of sash and hopper window positioned directly under the eaves. There is a regular placement of tall brick chimneys with rendered caps. Further brick and rendered range with large sash windows appears to have been constructed at a similar period.</p> <p>The later buildings feature a brick dado and rendered upper section of walling; with a hipped roof including regular placement of tall brick chimneys. The original window placement creates a regular rhythm to the elevation, but with non-original sashes (1-over-1 with separate lower window).</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

Construction periods	dates	/	1953 - 2011
-------------------------	-------	---	-------------

DRAFT

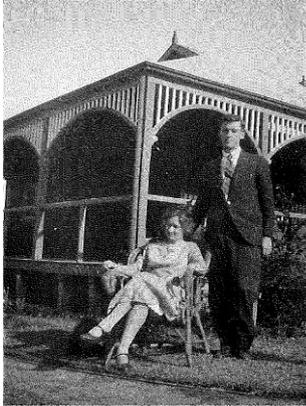
<b>Place name</b>	St Michael's School
<b>Place number</b>	83 (13069 – inHerit)
<b>Other reference numbers</b>	A2829, A4033, A4034
<b>Address</b>	4 James Street
<b>Location Description</b>	Reserve No (Plan): 510909 Lot No: 42, 44, 46, 48, 49 Vol/Fol: 365/169, 547/167. 1578/297, 1578/298, 1578/299
<b>Other names</b>	St Joseph's Catholic School Sisters of Mercy Convent
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°56'60"
<b>Use (original/present)</b>	Original: Religious – Church, Educational – Primary School, Religious – Church Hall Present: Religious – Church, Educational – Primary School
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta Metal: Corrugated
<b>Architectural style</b>	1926; 1953
<b>Historic theme(s)</b>	Social and Civic Activities: Education and science Social and Civic Activities: Religion Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The former convent has aesthetic value as a good, intact and well maintained example of the Inter War style executed in brick.</li> <li>• St Michael's School is a landmark in the Bassendean townsite and has been a dominant feature of the streetscape since that time.</li> <li>• The site has historic value for its association with the establishment of the Catholic Church and Catholic education in the district in 1914.</li> <li>• The place has social value for the many generations of students and their families who attended to school since 1913.</li> </ul>
<b>History</b>	<p>The parcel of land on the northern side of Old Perth Road between James and Hamilton Streets was purchased by parish priest Father T. Morris in 1907 and in 1913 a building with the dual purpose of a school and church was built on the site. (see inHerit Place 13069)</p> <p>The school opened on 19 July 1914 with 19 students and by January 1915, over 100 students were enrolled at the school. The co-educational school was overseen by Sisters of Mercy nuns.</p> <p>In 1925, the Catholic Church embarked on the construction of a new brick two storey convent building on the site. At that time there was approximately 80 children at the school. The new convent was</p>

	<p>opened on 17 January 1926 by Archbishop Clune. The new building provided accommodation for 12 sisters in addition to a chapel and a community room. At this time classes continued to be held in the original school/church which had been adapted by enclosing the verandahs to accommodate more pupils.</p> <p>In 1948, the parish of Bassendean was established under Parish Priest Father Thomas McCaul who had a great devotion to St Michael. He therefore decided to change the name of the school to St Michael's.</p> <p>In 1953, a new school building was constructed on the site to accommodate 200 children and cost £12000. These buildings in cream brick are located to the north of the site.</p> <p>In 1973, the school administrators decided to provide education for boys from grades 4-7. In the past, boys had left to attend other schools. The school continues to provide co-educational schooling up to year 6.</p> <p>In 1982, the Sister Joan Kelleher Library, and a new administration block were integrated with new classrooms in the former convent building. The completed buildings were blessed and opened by His Grace Archbishop Goody. The last Mercy Sister to teach at the school left in 1982.</p> <p>In 1998, the old Presbytery, which served as the parish centre, was demolished. It was replaced by the Father Alex Morahan Kindergarten and parish Centre.</p> <p>In December 2000, the original church/school building, which functioned as the Parish Hall, was destroyed by fire and a new community centre was erected on the site.</p> <p>Since that time the school has continue to develop as needs and standards have changed. The most recent addition in 2011 built on to the northern elevation of the former convent and altered the roof line linking into a new two storey building facing James Street.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>St Michaels School has street frontage to both James Street and Old Perth Road. It is a series of one and two storey brick buildings with gabled roofs built over time as the School expanded. The older building facing Old Perth Road has an arcade on the ground floor with a succession of seven arches supported with columns, three of which have been enclosed. Each of the windows to the ground floor have fanlights above. On the first floor are seven evenly spaced aluminium framed sliding windows, one over each of the arches below. The recess below the first floor windows and the change in roof pitch above the arcade section suggests the first floor may have had a balcony area originally which has now been filled in to extend the classroom space.</p> <p>Connected to this Old Perth Road building and facing James Street is a newer addition, built to compliment the older building it is also brick and two storeys. The addition of rendered elements to the west façade creates regular “columns” with evenly spaced windows to match the columns of the older building. There is also a rendered arch over a porch which appears to be the main entrance as an attempt to tie in with the arches of the arcade.</p> <p>Connected to the north of the James Street addition is an “L” shaped single storey building surrounding the basketball/netball court. It is brick construction and has a gabled roof but is otherwise stylistically different to the other buildings. It is predominantly rendered in a creamy colour with a small portion of exposed brick. The windows</p>

	are evenly spaced however they are covered with louvres matching the render.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction periods</b>	dates / 1926

<b>Place name</b>	House and Shop, 13 James Street
<b>Place number</b>	84 (18246 – inHerit)
<b>Other reference numbers</b>	A2838
<b>Address</b>	13 James Street
<b>Location Description</b>	Lot No: 160 Plan 1786 Vol/Fol: 200/177A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'23" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence, Commercial - Shop Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Rendered Metal: Corrugated Iron
<b>Architectural style</b>	Inter War and Federation Bungalow
<b>Historic theme(s)</b>	Occupations: commercial services and industries Demographic settlement and mobility: land allocation and subdivision Demographic settlement and mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This house has aesthetic value as a well-executed and predominantly intact example of the late Federation style in timber and the store is a good and intact example of a corner store from the Inter War period.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century and the Inter War period.</li> <li>• This place has social value as the house and shop demonstrate the typical arrangement of the local corner store and premises.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>This property consists of two separate buildings. From the available information the house was constructed in 1913 and the former shop in 1927. The first occupants of the home were Percy Albert Everingham (c1882-1967) and his wife Sarah Edith Everingham (c1885-1955), née Bull. The couple had married in 1912 and settled in Bassendean where they remained all their lives. Following</p>

	<p>Sarah's death in 1955, Percy remained at the home and their son Roland lived nearby at 17 James Street.</p> <p>In 1927, a store was constructed on the property and it was operated by the Everinghams. Percy Everingham had previously recorded his profession as a clerk and he returned to that occupation in later years. The business operating from the store appears to have been a traditional corner store offering a range of items for the nearby residents. The business was later managed by different individuals.</p> <p>Aerial photographs indicate that the extent of the house and store have not been substantially altered since the mid-20th century. It is noted in 1953 that an awning was present over the store on the James Street elevation and a portion of the Palmerston Street elevation. The section facing Palmerston street was removed by 1965. The roofs of both buildings have been reclad in zincalume.</p> <p>Photographs supplied by the current owners indicate that the house verandah originally included a decorative frieze.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>A corner shop of brick construction with rendered façade. A prominent parapet wall to façade with domed detail, remnants of 'Grocer' still visible. The side elevations are in face brickwork.</p> <p>The traditional awning has been removed leaving the visible brick in a vulnerable condition. The rendered traditional shop front with angled return shop window forming part of the covered entrance into the building. Double timber panelled and glass doors. The windows are boarded up with frosted glass fan lights above.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	 <p><i>Owners Percy and Sarah Everingham (centre and 2nd from right), date unknown. Courtesy current [2015] owners</i></p>

		<p><i>Sarah Everingham and son Roland, front of 13 James St, n.d. Courtesy current [2015] owners</i></p>
<p><b>Construction periods</b></p>	<p><b>dates</b> /</p>	<p>House: 1913 Shop: 1927</p>

DRAFT

<b>Place name</b>	House, 14 James Street
<b>Place number</b>	85 (18247 – inHerit)
<b>Other reference numbers</b>	A2839
<b>Address</b>	14 James Street
<b>Location Description</b>	Lot No: 10 Diagram 86098 Vol/Fol: 2001/925
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°57'0"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron Fibre Cement
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available information this residence was constructed in 1919 and was subsequently occupied by a series of residents.</p> <p>Aerial photographs indicate that the original cottage has been added to in at least two programs of work since the mid-20th century. The additions have primarily been to the rear of the original cottage although the front verandah does appear to be an addition.</p> <p>The garage on the northern side of the cottage was constructed c1990 when the lot was subdivided and a new residence was</p>

	constructed in the rear portion of the lot. The roof cladding was also changed c1990 from red corrugated iron to the current zincalume.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed property with a hipped gable roof. The building is clad with weatherboard and fibre cement sheet. An asymmetric plan form which features a projecting bay with a separate hip roof and a canopy above the window.</p> <p>A verandah is located across the recessed section of the façade with a separate skillion canopy positioned below the eaves and supported on timber columns. The windows are timber framed casements. The well planted garden to the front is enclosed by a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House, 16 James Street
<b>Place number</b>	86 (18248 – inHerit)
<b>Other reference numbers</b>	A2841
<b>Address</b>	16 James Street
<b>Location Description</b>	Lot No: 300 Diagram 91644 Vol/Fol: 2093/744
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'0"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Rendered Metal: Colorbond
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Government policy
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period and the role of the War Service Homes commission in developing the district.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available information this cottage was built in 1920 for war widow Kate Elms (c1884-1959). Kate and Harry Elms, originally from England were living in Midland Junction when Harry, aged 34, joined the AIF to serve during World War One. He died in France in 1918 and it seems that this residence was constructed for Kate Elms c1919 as she was living at the house in 1920. It is probable that this project was overseen by the War Service Homes</p>

	<p>department and the design of the house was one of the standard templates of the Public Works Department. Kate Elms stayed at the house until the mid-1920s.</p> <p>The lot on which the residence is located was subdivided in c1996 and a new residence was constructed in the late 1990s. This residence has not been significantly altered since the mid-20th century with an addition to the rear being the only visible external alteration.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>An Inter War single storey brick and replacement corrugated iron dwelling of asymmetric plan form featuring a projecting bay on the front elevation and a gabled roof with timber detailing.</p> <p>The façade is tuckpointed brick to the lower section and rendered on the upper section. The façade has three section windows with timber framed casements and leaded lights. A canopy over the windows in the projecting bay is an extension of the corrugated iron skillion over the verandah and is supported on timber brackets.</p> <p>The recessed main section to the house incorporates an entrance door and additional three paned window arrangements. The hipped roof sweeps down to form the verandah canopy at same pitch, supported on masonry piers and timber columns.</p> <p>A flat roofed garage of rendered and brick construction is attached to the side of the dwelling. The well planted garden is enclosed by a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1920

<b>Place name</b>	House, 17 James Street
<b>Place number</b>	87 (18307 – inHerit)
<b>Other reference numbers</b>	A2842
<b>Address</b>	17 James Street
<b>Location Description</b>	Lot No: 19 Plan 1784 Vol/Fol: 2/258A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Social Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modified example of the late Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available information this residence was constructed in 1915 for labourer, William Henry Maslin (c1862-1958) and his wife Sarah Elizabeth Sugden Maslin, née Olfe. The couple had married in 1895 and had three children. They remained at the house until the early 1920s and subsequent long term occupants were, Arthur G King (1922-1932) and Bert Smith (1935-1949).</p> <p>Aerial photographs indicate that the roof cladding of this house was most likely to have been corrugated iron which was changed in the 1970s. the garage adjoining the house is a later addition.</p>

<b>Integrity / Authenticity</b>	High/Low
<b>Physical description</b>	<p>A single storey brick and tile dwelling. The hipped roof has tall painted brick chimneys. The roof line continues down at a broken pitch to form the verandah canopy and garage roof. The canopy is supported on turned timber columns with timber brackets.</p> <p>The façade features three section sash windows with 1-over-1 sashes divided by timber or rendered mullions. Much of the façade is obscured by shade cloth.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / 1915

<b>Place name</b>	House, 21 James Street
<b>Place number</b>	88 (18249 – inHerit)
<b>Other reference numbers</b>	A2847
<b>Address</b>	21 James Street
<b>Location Description</b>	Lot No: 23 Plan 1784 Vol/Fol: 1062/268
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Coloured Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Local heroes and battlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the Inter War style executed in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• The place has historic value for its association with long serving and well-known headmaster of West Guildford Primary School.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available information this residence was constructed in 1925 for teacher, August Ernest Nadebaum (c1872-1956) and his wife Ethel May Nadebaum, née Meadowcroft (c1873-1927). August Nadebaum was born in South Australia and took his first position as a pupil teacher at the age of 13. He relocated to Western Australia 1899 to continue his teaching career. In 1914, he was appointed as headmaster of West Guildford Primary School a position he held</p>

	<p>until 1919. August Nadebaum was a passionate and enthusiastic teacher with a special interest in cadets and drum and fife bands. Despite some animosity aroused during World War One because of Nadebaum's German heritage the family remained in the district and continued to contribute even though no longer working at the school. August Nadebaum's final position which he held on reaching retirement was Principal of the Mount Lawley State School (now Primary School). The couple had married in 1904 and had three children and following Ethel's death in 1927, August Nadebaum remained at the house until his death in 1956.</p> <p>Aerial photographs indicate that the house had a small addition across the rear of the building in the second half of the 20th century which was removed in 2014 and a large two storey addition has been constructed in its place.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A timber framed and weatherboard cottage with a hipped roof. The cottage has been reroofed with 'Colorbond' corrugated zincalume and is currently [2015] undergoing rear additions. The cottage features a tall brick chimney.</p> <p>At the time of inspection the façade was obscured by shade cloth and undergoing renovations but appears to be a symmetrical elevation with centrally placed entrance flanked by timber framed casement openings. There is a gabled feature above the entrance with weatherboard detail and a vented apex.</p> <p>The verandah extends across the façade with a separate bullnose style canopy positioned approximately two boards down from the eaves. The canopy is supported on square timber columns with no balustrade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1925

<b>Place name</b>	House, 24 James Street
<b>Place number</b>	89 (18250 – inHerit)
<b>Other reference numbers</b>	A2850
<b>Address</b>	24 James Street
<b>Location Description</b>	Lot No: 10 Plan 1784 Vol/Fol: 2086/316
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 155°57'0"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Coloured Zincalume 'Colorbond'
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available information this residence was constructed in 1920 for newlyweds William Thomas Jenkin (c1899-1972) and Doreen Ellam Jenkin, née Jones (c1897-1985). William Jenkin was a carriage builder and was likely to have worked in the Midland Railway Workshops. In 1916, when he was working as an apprentice carriage builder he enlisted with the AIF and served in France. He was discharged in 1919 and returned to Western Australia where he married Doreen Jones in 1921. The couple had at least two children who remained at the property until the 1970s.</p>

	<p>It is possible that the construction of the residence had some contribution from the War Service Homes Commission.</p> <p>The original form and extent of the residence had changed little since its construction. A small addition across the rear elevation has been present since the mid-20th century at least. In 2010 a larger addition was constructed across the rear of the building.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey brick and iron dwelling with a tuck pointed façade. The façade is of symmetrical presentation with a centrally placed entrance flanked by windows. The entrance consists of a timber panelled and lead light door with leadlight side lights and fanlights. The flanking windows are semireplaced openings with the original timber framed casements being replaced with aluminium sliding openings but with the original stained glass and leaded lights above. Rendered swags and located beneath the sills.</p> <p>The roof is a tall hipped form with vented gablets to the ridge and a timbered gable element projecting out from the main roof line forming an entry statement. Two tall brick chimneys with corbelling project from the side planes of the roof. The roof has been reclad with 'Colorbond' corrugated zincalume and continues down to form the verandah canopy, which extends across the full width of the façade and is supported on timber columns.</p> <p>The predominantly paved front garden is enclosed by recently [2015] constructed brick wall with 1.8m high brick piers.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1920

<b>Place name</b>	House, 28 James Street
<b>Place number</b>	90 (18251 – inHerit)
<b>Other reference numbers</b>	A2854
<b>Address</b>	28 James Street
<b>Location Description</b>	Lot No: 1 Strata Plan 44760 Vol/Fol: 2577/346
<b>Other names</b>	The Solicitor's House
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'28" , 115°56'60"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Asbestos: Fibrous Cement Flat Sheeting Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Local heroes and battlers
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place is indicative of the standard plan and type of housing in the mid twentieth-century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War II.</li> <li>• The place has historic value for its association with parliamentarian, Charles Herbert Simpson.</li> <li>• The place has social value as a demonstration of the form and scale of residence for a professional family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. James Street was most likely to have been named after Sir James Stirling the first governor although it may recognise one of the syndicate members, John James.</p> <p>This residence was constructed in 1948 for local Member of Parliament, Charles Herbert Simpson MLC (1887-1963) and his wife Neta Annice Simpson, née Martyr (c1897-1992). Charles Simpson served during World War One with the AIF and returned to work in Pindar as the local storekeeper and farm and station agent. He was elected to represent the Central Province for the</p>

	<p>Liberal Party in 1946 and held his seat until his death in 1963. Charles and Neta married in 1921 and lived at this residence until Charles death in 1963. The roof of the original house changed to its current grey tone in c2003.</p> <p>The owner of the property c2004 indicated that information was passed on that the house was known as 'The Solicitor's House' because of the occupation of the first resident.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey timber framed and tiled cottage. The front elevation is clad with weatherboards to sill height and fibro cladding above sill height to the eaves. Timber framed casement windows are arranged either side of a fixed pane. Tiled canopy located above the window is supported on timber brackets. The dwelling façade is of asymmetric plan form with a separate hipped roof and larger hipped form to the remainder of the dwelling. The dwelling features a brick chimney. A central entrance is flanked by windows and positioned under a further hip.</p> <p>An integral garage is alongside the dwelling with the main roof continuing down over it.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1948

<b>Place name</b>	House, 29 James Street
<b>Place number</b>	91 (18252 – inHerit)
<b>Other reference numbers</b>	A2855
<b>Address</b>	29 James Street
<b>Location Description</b>	Lot No. 31 Plan 1784 Vol/Fol: 1619/915
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'28" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Post War Vernacular
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good and intact example of post-World War Two form and styling.</li> <li>• The place has historic value as it reflects the rapid development of Bassendean in the post-World War Two period.</li> <li>• The place has social value as a demonstration of the form and scale of residence for a professional family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available information this residence was constructed c1952 as aerial photographs show this house is in evidence in 1953 within what appears to be a cleared site. Its construction is consistent with the development of Bassendean in the post war period. No information has currently been found in relation to the original owner or occupant. The property originally included a garage accessed from Harcourt Street but this has since been demolished.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey brick and tile house of asymmetric plan form. The house presents with a projecting bay and a front entrance on an angled wall creating a high level of articulation to the façade.</p> <p>The elevations are of face brickwork construction laid in stretcher bond. A flat verandah curves around the recessed section of the façade, the angled entrance and return frontage. The canopy is a thin concrete slab supported on Tuscan style masonry columns.</p> <p>The faceted bay also includes a concrete top, projecting out beyond the bay feature and resembles the verandah canopy.</p> <p>The windows are timber framed casements with leaded lights.</p> <p>The roof is hipped in form with a separate hip over the projecting bay and a further hip towards the rear of the property.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1952

<b>Place name</b>	House, 43 James Street
<b>Place number</b>	92 (18308 – inHerit)
<b>Other reference numbers</b>	A2870
<b>Address</b>	43 James Street
<b>Location Description</b>	Lot No: 601 Diagram 96508 Vol/Fol: 2147/768
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the late Federation style executed in timber.</li> <li>• The place has historic value for its association with early 20<sup>th</sup> century development in this area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. James Street was most likely to have been named after Sir James Stirling the first governor of the colony although it may recognise one of the syndicate members, John James.</p> <p>From the available evidence this residence was constructed in 1914 for railway employee, John Jervois Burdon (c1882-1942) and his wife Alice Burdon, née Derby (c1880-1951). The couple were married in 1905 and they had a family of seven children. This residence was the first constructed in the section between Bridson and Palmerston Streets.</p> <p>John Burdon worked for the railway all his career and was sadly killed by a train whilst at work only three weeks prior to his retirement in 1942. Alice Burdon stayed on in the house until her death in 1951.</p> <p>Aerial photographs indicate that the form and extent of the residence has changed little since its original construction. The</p>

	front verandah is likely to be a later addition. The property was subdivided in 1998 and a new residence built to the rear of the site. In 2011, the roof cladding was changed to the current finish.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey timber framed property with an extensive hipped roof. The roof has been reclad in Colorbond and now sweeps down to form the verandah canopy at the same pitch. This feature and the associated gablet over the main entry are unlikely to be consistent with the original roof form. The canopy is supported on timber posts on masonry piers.</p> <p>The timber framed construction is clad with weatherboard to façade and side elevations and fibre cement above verandah to eaves on front elevation.</p> <p>The symmetrical façade has a centrally placed entrance door with a fan light flanked by 1-over-1 timber framed sash windows. The open lawned garden includes mature shrubs by the verandah.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1914

<b>Place name</b>	House, 1 Kathleen Street
<b>Place number</b>	93 (18253 – inHerit)
<b>Other reference numbers</b>	A2812
<b>Address</b>	1 Kathleen Street
<b>Location Description</b>	Lot No: 17 and 18 Plan 2787 Vol/Fol: 1436/378
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Rendered Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Local heroes and battlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of a Federation Bungalow style residence.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• The place has historic value for its association with Edward James Clay and his family who made a significant contribution to the Bassendean community as a member of the Road Board and the Progress Association.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for professional men and their families in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>This residence was built in 1914 for Edward James Clay (c1876-1925) and his wife Emma Mary Clay, née McCallum (c1867-1963). The couple had married in 1901 and had two children. Edward Clay was a railway employee before he enlisted, at the age of 41,</p>

	<p>to serve with the AIF. He served in France and returned to Western Australia to again take up his employment with the railways; on enlisting he gave his occupation as a belt and shaft attendant.</p> <p>After World War One, Edward Clay again took up his active commitment to the local community. Edward Clay was a member of the West Guildford Road Board from 1909-1914, 1915-1916, and 1919-1921 and was chairman 1920-1921. Mr Clay wanted to dismiss Secretary George Wyndham for incompetency. The Minister for Public Works requested Wyndham be reinstated and a public enquiry be held into the finances and activities of the West Guildford Road Board.</p> <p>Edward Clay also took a significant role on the local Progress Association, the RSL, Railway Employees Union, local brass band and the Anglican Church.</p> <p>Emma Clay was also active in the local community. She opposed the opening of the Bassendean Hotel and raised a petition against it with other concerned locals.</p> <p>Edward Clay died in 1925 and the family remained owners and occupiers of the house for many years. Edward Clay and his family are commemorated with Clay Street in Eden Hill.</p> <p>Additions were undertaken to the rear of the house in the 1950s. Since purchasing the property in 1985, the current owner has undertaken extensive additions and renovations. The renovations included replacement of timber elements on the front verandah and removal of the 1950s additions. The current owner also built by himself the large two storey garage on the southern side of the lot. All these works have sympathetically integrated new elements, such as doors and windows, into the original external walls.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey red brick constructed dwelling with a steeply pitched, CGI clad hipped roof. The dwelling has been built off the ground using approximately three courses of limestone blocks and a series of ten steps, which have been rendered, lead up to the verandah of the dwelling.</p> <p>The south elevation consists of a centrally placed front entrance. Not much detail of the front door is visible, but it does consist of sidelights and a fanlight. Flanking the front entrance are two sets of centrally placed, evenly spaced timber framed sash windows. Beneath each window is a decorative rendered window sill. On the bottom third of the south elevation, in line with and the same depth as the window sills, is a rendered strip which extends along the entire south elevation. The roof pitch breaks slightly and extends over the south, east and west elevations to form the verandah. The verandah is supported by ornately turned timber pillars with an ornate timber frieze and the floor is constructed from timber floorboards.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2

Images



Construction periods      dates      /      1914

<b>Place name</b>	House, 14 Kathleen Street
<b>Place number</b>	94 (18254 – inHerit)
<b>Other reference numbers</b>	A2915
<b>Address</b>	14 Kathleen Street
<b>Location Description</b>	Lot No: 256 and 257 Plan 2627 Vol/Fol: 1562/478
<b>Other names</b>	Lilybank
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°56'44"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>This place has aesthetic value as a good example of the Inter-War Californian bungalow style.</li> </ul> <p>The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</p> <ul style="list-style-type: none"> <li>This place has social value as the house demonstrates the form and scale of housing for professional men and their families in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>The house is one of the largest in the street and occupies two housing lots. From the available information this residence was constructed in 1923 for William Weir Jnr (c1895-1952) and his wife Lillian Lucy Weir, née Mardon (c1900-1972). William Weir had a range of occupations including an insurance agent and storekeeper. The couple had married in 1924 and they moved into this home which they named 'Lilybank' presumably in honour of Lillian Weir. The Weir's stayed at the house until the late 1920s. Later occupants included; George Willcox, Frederick Harvey and Cyril Trumfell.</p>

	Aerial photographs indicate that the house has undergone several programs of work in the second half of the 20th century that have extended the footprint of the house. These later additions have been roofed in corrugated iron or zincalume in contrast to the tile roof on the original portion of the residence. It is possible that originally the house was roofed in corrugated iron but the images from the mid-20th century are unclear.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey dwelling constructed of red brick with a steeply pitched terracotta tile roof. The front entrance is centrally located on the façade and consists of timber framed, stained glass side lights. Flanking either side of the front entrance is a group of three timber framed, three-paned casement windows with a cement sill beneath.</p> <p>The roof is of hipped construction using terracotta tiles and finials. On the east and west planes of roof are rendered brick constructed chimneys with decorative chimney tops and a pair of terracotta chimney pots. The roof is steeply pitched and continues on an uninterrupted plane beyond the façade to form the verandah. The verandah extends across the entire façade and partly down the east elevation and is supported by timber posts with decorative timber brackets.</p> <p>In 2018 the terracotta tiles on the roof were replaced with metal sheeting.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1923

<b>Place name</b>	House, 15 Kathleen Street
<b>Place number</b>	95 (18255 – inHerit)
<b>Other reference numbers</b>	A2916
<b>Address</b>	15 Kathleen Street
<b>Location Description</b>	Lot No: 255 Plan 2627 Vol/Fol: 499/79A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Immigration, emigration and refugees.
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of a Federation Bungalow style residence.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for professional men and their families in the early 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>This residence was originally set within a property that included two housing lots. From the available information this residence was constructed c1913 and was first occupied by Peter Olavius Iverson (c1856-1941) and his wife Dorothy Evelyn, née Schwennesen (c1868-1948). Peter Iverson was born in Norway and arrived in Australia in 1886. Peter Iverson was a labourer and later carpenter and the couple had seven children. The Iverson family lived in the house until the late 1940s and many members of the family lived and worked in Bassendean.</p>

	In 2007, additions were undertaken to the rear of the original house and the whole was roofed in zincalume
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey brick and tile residence with a symmetrical plan form. The hipped tile roof has terracotta finials to the ridge and tall rendered chimneys extending up the side planes of the roof, each with terracotta flues. The roof continues down to form the verandah canopy across the full extent of the front elevation. Timber framed casement windows with rendered and painted sills are located either side of the main entry. The front door has frosted and leaded glass sidelights. The house is set behind lawns and enclosed by a low brick wall with palisade style fence panels and a central pathway.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1913

<b>Place name</b>	House, 20 Kathleen Street
<b>Place number</b>	96 (18256 – inHerit)
<b>Other reference numbers</b>	A2921
<b>Address</b>	20 Kathleen Street
<b>Location Description</b>	Lot No: 259 Plan 2627 Vol/Fol: 1592/854
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°56'44"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style executed in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>From the available evidence this residence was built in 1921 for Herbert Carey (c1874-1940) and his wife Agnes, née Barrass (c1880-1947) who had married in 1908. Herbert Carey was a carpenter and it is possible that he was involved with the construction of the cottage. The Carey's had one son and the family lived at the house until the deaths of Herbert in 1940 and Agnes in 1947.</p> <p>Aerial photographs indicate that the original cottage had been extended by 1953 and again in the late 1990s a major addition was constructed to the rear of the original cottage.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey timber framed, weatherboard and iron cottage with mature trees in the front garden. The cottage presents with a symmetrical façade, the centrally positioned timber and glazed door with fanlight is flanked by timber framed sash windows; two to each side, each opening being one-over-one design.</p> <p>A simple verandah is located across the full extent of the façade, with a timber deck but no balustrade.</p> <p>Slender timber columns support the verandah canopy, which is formed by the main roof at a broken pitch.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1921

<b>Place name</b>	House, 26 Kathleen Street
<b>Place number</b>	97 (18257 – inHerit)
<b>Other reference numbers</b>	A2927
<b>Address</b>	26 Kathleen Street
<b>Location Description</b>	Lot No: 262 Plan 2627 Vol/Fol: 1656/63
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°56'44"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Corrugated Iron
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style executed in timber and plasterboard.</li> <li>• The place has historic value for its association with the Inter-War development of this area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>From the available information this residence was constructed in 1934 and the first occupant was F.G. Chapman. No information has been discovered about this occupant and they have only been listed in the Post Office Directories as living there for one year.</p> <p>The place was occupied by a series of short term occupants until occupied by Chepstow William Roberts (1910-1992) and his wife Heba May Roberts, née Barlow (c1912-1984). Lancashire born, Chepstow Roberts recorded his occupation as a wagon builder and later carpenter so it is likely he worked at the Midland Railway Workshops. The couple lived at the residence until the mid-1950s.</p>

	Aerial photographs indicate that a small extension was added to the rear c2010.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A timber framed, weatherboard, fibro panelled and corrugated iron dwelling of traditional design. The cottage features a symmetrical façade with centrally placed entrance flanked by windows. The windows are timber framed casements each with two highlight windows, arranged in threes. The façade consists of weatherboard to the lower half of the elevation with fibro panelling above.</p> <p>A full width verandah is located across the front façade with centrally placed timber steps. Canopy is the continuation of the main roof, supported on square timber columns with timber brackets. There is no balustrade but the verandah is faced with timber due to the increased height.</p> <p>The hipped roof features a small centrally placed gablet and a tall brick chimney.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods / dates</b>	c1934

<b>Place name</b>	House, 29 Kathleen Street
<b>Place number</b>	98 (18258 – inHerit)
<b>Other reference numbers</b>	A2930
<b>Address</b>	29 Kathleen Street
<b>Location Description</b>	Lot No: 248 Plan 2627 Vol/Fol: 1995/172
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed intact example of the Inter War style.</li> <li>• The place has historic value for its association with the Inter War development of this area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>The house is one of the larger in the street and occupies two housing lots. From the available information this residence was constructed in c1927 for George Ward Enderby (c1876-1966) and his wife Mary Enderby, née McKendry (c1880-1956). George Enderby was born in Homebush Victoria and he travelled to Western Australia and married Mary McKendry in Kalgoorlie in 1904. George Enderby worked as a labourer and driver and in 1917, at the age of 39, enlisted to serve in the AIF during World War One. He returned in 1919 and by 1925 the couple were living in Bassendean and remained their home until the late 1950s. The Enderby's named their home 'Homebush' after George's home town in Victoria.</p>

	Aerial photographs indicate that the residence was extended to the rear in the late 1990s and in 2008.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick and tile house hipped roof and timbered gable feature. The property is constructed of face brick laid in stretcher bond in a simple design. The entrance is located in the return wall and does not have a direct relationship with the street. The gabled element, with timber detailing, creates definition to the façade and marks the point of the asymmetric plan form of the front elevation where the entrance is located.</p> <p>The verandah extends around the return frontage and the full extent of the facade. The canopy is formed by the continuation of the main roof and the gable is supported on timber columns.</p> <p>The windows are timber framed casement openings with integral highlight windows.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1927

<b>Place name</b>	House, 36 Kathleen Street
<b>Place number</b>	99 (18259 – inHerit)
<b>Other reference numbers</b>	A2937
<b>Address</b>	36 Kathleen Street
<b>Location Description</b>	Lot No: 267 Plan 2627 Vol/Fol: 1297/549
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'28" , 115°56'44"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter War style executed in timber and plasterboard.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>From the available information this cottage was constructed in 1919 and the first occupant was Maud Eleanor Kirkpatrick, née Harris. Maud Kirkpatrick was the widow of Thomas John Kirkpatrick (c1885-1917). The couple had married in 1913, their daughter, also Maud, died in 1914 and Thomas, who worked as a painter, died in 1917. It has not been determined if Maud Kirkpatrick was the owner of the property or was a tenant, but she lived there with at least one child</p>

	<p>until the mid-1920s. Later occupants were; David Nelley, John S Williams, Annie Hehir and Lance Addison.</p> <p>The form of this cottage has not changed since the mid-20th century. An addition to the rear of the residence has been present for some decades and has been reroofed in recent years. The awning over the front entrance may be a later addition but has been present in some form since at least 1965.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A simple, single storey timber framed and iron cottage with hipped roof and symmetrical façade. A centrally placed timber panelled door is flanked by timber framed sash windows. There is no verandah but the entrance is covered by an open sided porch with gabled canopy supported on square timber columns. The windows are protected by corrugated galvanised iron and timber awnings.</p> <p>The property is located in a well planted garden enclosed by a timber picket fence.</p> <p>Significant additions were developed to the rear of the existing bungalow, including colorbond metal roof sheeting and brick to match the existing. An addition of a carport was completed in 2016.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House, 45 Kathleen Street
<b>Place number</b>	100
<b>Other reference numbers</b>	A102
<b>Address</b>	45 Kathleen Street
<b>Location Description</b>	Lot No: 240 Plan 2627 Vol/Fol: 1272/283
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Metal: Corrugated
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>From the available evidence built c1924 for Reece Stanley Higgs, a boilermaker and his wife Vera Marion Higgs. In 1926, Reece Higgs applied to the Bassendean Road Board to build a workshop on the property and this was approved.</p> <p>Aerial photographs indicate that the house has had little change in extent or form since the mid 20<sup>th</sup> century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Brick with a rendered band and corrugated metal single storey dwelling. Due to the dense and mature planting on the property the

	dwelling cannot be seen. Brick chimneys penetrate the hipped roof which extends to the western frontage creating a verandah with timber supports. The centrally located entrance aligns with a set of steps and is a timber panelled door with a fanlight above.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	  
<b>Construction periods</b>	<b>dates</b> / c1924

<b>Place name</b>	House, 47 Kathleen Street
<b>Place number</b>	101
<b>Other reference numbers</b>	A2946
<b>Address</b>	47 Kathleen Street
<b>Location Description</b>	Lot No: 239 Plan 2627 Vol/Fol: 2216/796
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'30" , 115°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Metal: Corrugated
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kathleen Street was named after the wife of Daniel Kenny, Kathleen Horgan whom he married in 1886.</p> <p>From the available evidence built c1928 for Thomas George Summerton (c1893-1984), a labourer and his wife Vivian Ravena Summerton nee Hadrill (c1900-1970). The couple had married in 1924 and lived at this house all their married lives.</p> <p>Aerial photographs indicate that the roof of the house was reclad in red corrugated iron c1982. The form and extent of the residence have changed little since the mid 20<sup>th</sup> century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and corrugated metal dwelling with a hipped roof. The house presents with a symmetrical façade with a centrally

	<p>located timber framed front door. The windows, located either side of the front door, are timber framed casements arranged in a group of three, with each pane consisting of one large pane with one smaller pane above. Both groups of windows have a lintel above.</p> <p>The roof is hipped and clad in corrugated iron. There is a centrally located timber gable in the roof over the front entrance. The roof contains a brick chimney with a metal chimney cap and is located on the east plane of the hipped roof. With a slight break in pitch, the roof continues past the façade to create the verandah which extends along the entire façade which is supported by timber posts with decorative timber brackets.</p> <p>In 2020 plans for were approved for an extension to the rear of the dwelling that also accommodated a verandah and an attached garage. The roofing was replaced in 2020 from tile to metal sheeting.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	c1928

<b>Place name</b>	House, 12 Kenny Street
<b>Place number</b>	102 (18260 – inHerit)
<b>Other reference numbers</b>	A3024
<b>Address</b>	12 Kenny Street
<b>Location Description</b>	Lot No: 193 Plan 2572 Vol/Fol: 769/31
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter War style executed in timber.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available evidence this residence was constructed c1921 and the first occupant was Sarah Gregory (c1880-1935). Sarah Gregory was recorded in the electoral rolls only as the widow of William John Gregory of whom no information has currently been found. She appears to have lived at this residence until the mid-</p>

	<p>1930s. Interestingly most of the subsequent occupants were single women or women living together.</p> <p>The residence has not changed significantly in form or extent since the mid-20th century although it is apparent that the roof was originally clad in red corrugated iron which was changed to zincalume c1995. The residence was extended to the rear c2000.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard clad dwelling with a CGI clad gablet roof. The roof consists of a brick chimney with corbelling. A separate CGI bullnose verandah extends across the entire south elevation and is supported by rectangular timber posts with a timber frieze.</p> <p>Most of the south elevation is obscured by a high front fence. Despite that, it is visible that the south elevation has a centrally placed front entrance with a timber panelled front door with sidelights. On either side of the front entrance are a group of two centrally placed, evenly spaced, and timber-framed, one-over-one sash windows.</p> <p>A modern carport addition has been built at the east corner of the south elevation.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1921

<b>Place name</b>	House, 14 Kenny Street
<b>Place number</b>	103 (18261 – inHerit)
<b>Other reference numbers</b>	A3025
<b>Address</b>	14 Kenny Street
<b>Location Description</b>	Lot No: 194 Plan 2572 VolFol: 1511/95
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Vernacular
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value of a simple Inter War style dwelling executed in timber.</li> <li>• The place has historic value for its association with the Inter War development of the area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available evidence this residence was constructed c1921 and the first occupant was Charles A Campbell. He was the first of a series of occupants during the 1920s. A long term tenant was Robert Hamilton Russell (c1871-1939) who occupied it from the late 1920s to the mid-1930s.</p> <p>The form and extent of the residence has not changed significantly since the mid-20th century although the tile roof and brick verandah supports are likely to be replacements. Information from the owners in c2004 stated that two rooms had been added to the rear of the</p>

	cottage however the remainder of the residence was substantially unchanged.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey, rendered brick dwelling with a terracotta tile clad hipped roof. Projecting from the west side plane of roof is a roughshod rendered chimney with a terracotta chimney pot. The roof pitch break and extends over the south elevation to create the verandah, which extends across the entire south elevation. A timber gable element projects from the centre of the verandah line creating a statement entryway. The verandah is supported by rendered brick pillars with a rendered brick, half-height balustrade.</p> <p>The south elevation is partly obscured by outdoor shading, but it appears that it consists of a centrally placed front entrance, flanked by one-over-one sash windows.</p> <p>In September 2018, the roof material was replaced and weatherboard additions were made to the rear of the dwelling, including an enclosed verandah.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1921

<b>Place name</b>	House, 16 Kenny Street
<b>Place number</b>	104
<b>Other reference numbers</b>	A3026
<b>Address</b>	16 Kenny Street
<b>Location Description</b>	Lot No: 195 Plan 2572 Vol/Fol: 688/63
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Metal: Corrugated
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available information this residence was built for Charles Edward Wright in 1921. Charles Wright worked for the Midland Railway Company during the early decades of the 20<sup>th</sup> century before establishing himself as a storekeeper at Midland Junction in 1921. He married Nellie Worgan in 1901 and the couple had at least three children. The Wrights lived at this house until c1927. It was then occupied by the local Presbyterian Minister Rev Thomas Saunders, his wife and daughter, Joy Saunders who was well known in the district as a music teacher and performer.</p>

	Aerial photographs indicate the place has been extended to the rear but is largely consistent with its original form.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and corrugated metal dwelling. The dwelling has an asymmetrical façade with a recessed section on the east corner which contains the front entrance. There is a window opening on the protruding section of façade, however no further detail is visible due to an awning and mature planting. The protruding section is constructed from brick whereas the recessed section has a brick dado approximately sill height with render above.</p> <p>The roof is hipped and clad in corrugated metal and contains a cement chimney with brick detailing, centrally located at the top of the south plane of the hipped roof. The pitch of the roof breaks to create the verandah over the recessed section of façade which is supported by circular metal posts.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1921

<b>Place name</b>	House, 17 Kenny Street
<b>Place number</b>	105 (18262 – inHerit)
<b>Other reference numbers</b>	A3027
<b>Address</b>	17 Kenny Street
<b>Location Description</b>	Lot No: 177 and 178 Plan 2572 Vol/Fol: 1771/880
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>The house is one of the larger in the street and occupies two housing lots. From the available information this residence was constructed c1927 for John (Jack) William Thomas Barry (c1895-1960) and his wife Bertha Pearl Barry (c1903-1982). Jack Barry was a bricklayer and he may have been involved in the construction of this residence. The couple and their family lived at the house until the mid-1960s.</p>

	The residence was extended to the rear sometime prior to 1965 and to the southern side shortly after.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and tiled house of asymmetric plan form with prominent gable features to both the street facing and side elevations. The house is of face brick construction with tuck-pointing and the two gables have rendered and timber detailing. A skillion tiled verandah wraps around the north and west elevations with the canopy supported on paired square timber posts with timber brackets. The verandah deck is timber on top of a limestone block retaining wall.</p> <p>The windows are timber framed casements with highlights and angled brick sill.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	 <p>The top photograph shows a front view of the house, featuring a prominent gable with a window and a verandah with a tiled roof. The house is surrounded by lush greenery and a stone wall with a black metal fence. The bottom photograph shows a side view of the house, highlighting the verandah and the brickwork. A car is visible in the background.</p>
<b>Construction dates / periods</b>	c1927

<b>Place name</b>	House, 18 Kenny Street
<b>Place number</b>	106
<b>Other reference numbers</b>	A3028
<b>Address</b>	18 Kenny Street
<b>Location Description</b>	Lot No: 196 Plan 2572 Vol/Fol: 1525/599
<b>Other names</b>	Rosemount
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for more prosperous settlers.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available information this residence was built c1918 for Edith Davis (c1851-1925). Edith was the widow of Wallace Hepburn Davis (1848-1915) a station overseer and son of Sir Wallace Bickley. Their son Albyn Davis served as a driver in France during World War One and following Edith's death in 1925, Albyn and his wife Katherine Davis, nee Jacobs who had married in 1916, settled in the house.</p>

	Aerial photographs indicate the house has changed significantly since the mid-20 <sup>th</sup> century.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and render dwelling which presents with an asymmetrical façade and has a brick dado to sill height and rendered above. The front entrance is situated in the slightly recessed east corner of the façade. The front door is timber framed with timber and glazed side lights and a glazed fan light. A sweeping set of steps leads onto the verandah in line with the front entrance. There is a group of three timber framed casement windows with a stone window sill beneath.</p> <p>The roof is complex hipped form with a timber detailed gable element and clad in corrugated metal. The verandah, which is hipped but at a differing pitch to the roof, extends across the length of the façade and is supported by timber posts. There is a cement rendered chimney with brick detailing extending from the west plane of roof.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1918

<b>Place name</b>	House, 20 Kenny Street
<b>Place number</b>	107 (18263 – inHerit)
<b>Other reference numbers</b>	A3030
<b>Address</b>	20 Kenny Street
<b>Location Description</b>	Lot No: 197 and 198 Plan 2572 Vol/Fol: 482/22A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: local heroes and battlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well executed and predominantly intact example of the Federation bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean early 20th century.</li> <li>• The place has historic value for its association with Richard (Dick) McDonald the longest serving Chairman of the Bassendean Road Board and later Shire of Bassendean who made a significant impact in shaping the development of Bassendean.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for professional families in the 1910s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>The house is one of the larger in the street and occupies two housing lots. The house was constructed c1912 for prominent local citizen, Richard (Dick) Alexander McDonald and his family. Dick McDonald originally worked at Midland Railway workshops as a</p>

	<p>wagon builder from 1911 and was soon involved in most aspects of the Bassendean community however he made his most significant impact as the longest running Chairman of the Road Board and later the Shire Council. The McDonald family, consisting of Dick (1885-1967), his wife Ethel May, née Walsh (c1886-1948) and their children Alex, May and Donald lived at this residence until the mid-1960s.</p> <p>The building has undergone some additions in recent years. An extension to the northern side was undertaken c2013 which included the replacement of tile roof cladding with zincalume. This change was consistent with the original cladding of corrugated iron which was removed c1980.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house positioned in a slightly elevated position behind a high brick wall. The roof is a hipped form extending down at the same pitch to form the verandah canopy that wraps around three elevations and is supported on paired timber posts. The verandah deck is raised with limestone retaining wall and timber deck. Symmetrical façade with centrally placed entrance flanked by full height windows.</p> <p>In 2019 a patio was developed at the rear of the dwelling. The roof pitch and material of the patio matches that of the existing dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	c1912

<b>Place name</b>	House, 29 Kenny Street
<b>Place number</b>	108 (18264 – inHerit)
<b>Other reference numbers</b>	A3035
<b>Address</b>	29 Kenny Street
<b>Location Description</b>	Lot No: 172 Plan 2572 Vol/Fol: 1457/517
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available evidence this residence was constructed in 1933 and the first occupant was Edward Joseph Regan (c1907-1991) and his wife Cecelia Rose Regan (c1905-1949) and their family of three girls. Edward Regan designated his occupation as a moulder and it is possible he was involved in the decorative elements of this residence. The family did not stay long at this residence and subsequent long term tenants were the family of butcher, Charles Bryant. The Bryant family lived at the residence until at least the late 1940s.</p> <p>The house has not changed significantly in form or extent since the mid-20th century.</p>
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate'

	<p>or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available evidence this residence was constructed in 1933 and the first occupant was Edward Joseph Regan (c1907-1991) and his wife Cecelia Rose Regan (c1905-1949) and their family of three girls. Edward Regan designated his occupation as a moulder and it is possible he was involved in the decorative elements of this residence. The family did not stay long at this residence and subsequent long term tenants were the family of butcher, Charles Bryant. The Bryant family lived at the residence until at least the late 1940s.</p> <p>The house has not changed significantly in form or extent since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house of asymmetric plan form to the façade. The construction of the house consists of face brick dado with rendered brick above. The façade consists of two gables, the rear one extends across the full width of the house with a smaller gable to the front projecting section: both have rendered and timber detailing. The gable element contains a large three section window comprising three timber framed casements with smaller panes above with a painted concrete sill. A further window of similar design is located in the recessed section of the elevation.</p> <p>The roof extends to the side elevations at the same pitch to form the verandah canopy which then wraps around part of the front elevation as a skillion canopy positioned below the gable. A window awning protects the window to the front gable section. The verandah canopy is supported on square timber posts with timber brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1933

<b>Place name</b>	House, 31 Kenny Street
<b>Place number</b>	109
<b>Other reference numbers</b>	A3036
<b>Address</b>	31 Kenny Street
<b>Location Description</b>	Lot No: 171 Plan 2572 Vol/Fol: 1462/973
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Social and civic activities: cultural activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a rare, two storey example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house is associated with the provision of music education to students in Perth.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>The two storey residence is one of the larger in the street and occupies two housing lots. It was built in 1932 for Joy Saunders (1903-1976), a music teacher who practiced her profession at this place until her death in 1976. Her students held performances locally at the Masonic Hall. Her father was the Presbyterian Minister for the district in the 1920s and when he was posted elsewhere, Joy</p>

	<p>remained in Bassendean and continued her career. The family had previously lived at 16 Kenny Street.</p> <p>Information from aerial photographs indicates that the form of the residence was unchanged until the mid1980s and was extended toward the rear c1990. The Town of Bassendean records that the building has been extensively altered internally since 2005.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>This two-storey brick and tile residence has painted rendered brick above the dado line and stretcher bond brick below. The doors and windows appear to be original and the main entry accessed by steps is flanked with pillars on either side.</p> <p>The simple pitched roof is tiled and has two chimneys of rendered brickwork and chimney pots. The residence is located within two housing lots and is set within a landscaped garden of mature trees and lush planting.</p> <p>A limestone blockwork fence with railing is located on the property boundary.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1932

<b>Place name</b>	House, 45 Kenny Street
<b>Place number</b>	110 (18265 – inHerit)
<b>Other reference numbers</b>	A3045
<b>Address</b>	45 Kenny Street
<b>Location Description</b>	Lot No: 1 Diagram 34154 Vol/Fol: 1772/675
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed, Rendered and Common
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>The house is one of the larger in the street and occupies two of the original housing lots. It was created into one lot in 1967. From the available evidence this residence was constructed in 1926 and the first occupant was bricklayer, Horace Leonard Adie (c1901-1975) and his wife Phyllis Marjorie Adie, née Burrows (c1902-1975). The couple married in 1926 and this was their first home possibly constructed with the assistance of Horace Adie. The Adie's lived at this residence until the early 1930s and then relocated to another home in Bassendean.</p>

	In c1990, additions were made to the rear and a carport constructed on the southern side.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and tile house of traditional symmetric plan form to the façade incorporating projecting gabled wing. The house is constructed from face brickwork with tuckpointing to the front dado and render above. The side elevations are plain brick. The roof is hipped to the main part of the house with a single gable incorporating timber detailing to the projecting section of the façade. The roof continues down over at the same pitch forming the verandah canopy which is supported on square masonry columns with a tuckpointed brickwork balustrade spanning between the columns. A tiled awning projects over the window to the gabled section. The ground level drops away towards the rear of the property necessitating a limestone retaining wall of increasing height.
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1926

<b>Place name</b>	House, 49 Kenny Street
<b>Place number</b>	111 (18266 – inHerit)
<b>Other reference numbers</b>	A3048
<b>Address</b>	49 Kenny Street
<b>Location Description</b>	Lot No: 162 Plan 2572 Vol/Fol: 1499/330
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Asbestos: Fibrous Cement Flat Sheeting Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed in 1930 and the first occupant was Albert Walter Benjamin Beaver and his wife Vida Mary Beaver, nee Hunter who had married in 1930. The couple lived in the house until the late 1940s. Albert Beaver recorded his occupation as a 'black striker', presumably related to the railways or midland railway workshops.</p>

	Aerial photographs indicate that the form and extent of the building have not changed significantly since the mid-20th century.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard clad dwelling with a CGI clad hipped roof. The roof contains a brick chimney with a terracotta chimney pot projecting from the east side of roof.</p> <p>On the east corner of the south elevation is a gabled projecting section with timber detailing at the apex of gable. The projecting section of the south elevation has a centrally placed three section timber framed casement window with a CGI skillion awning extending over the window, supported by timber supports. The recessed section of the south elevation contains the front entrance to the east side and another threesection, timber framed casement window. The top two thirds of south elevation is clad with smooth fibrosheeting, the bottom third is clad with weatherboard.</p> <p>Part of the hipped roof extends over the recessed section of the south elevation, without breaking the roof pitch, to create the verandah which is supported by rectangular timber posts.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1937

<b>Place name</b>	House, 53 Kenny Street
<b>Place number</b>	112 (18267 – inHerit)
<b>Other reference numbers</b>	A3052
<b>Address</b>	53 Kenny Street
<b>Location Description</b>	Lot No: 160 Plan 2572 Vol/Fol: 1080/51
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'27" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard, Roughcast Render Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available evidence this residence was constructed in 1927 and the first occupant was Margaret Elizabeth Walsh (c1875-1953). Margaret Walsh was a widow, her husband, William Lovell Walsh (1859-1925) was a carpenter and the couple had married in 1895 and had six children. William Walsh died in 1925 and Margaret Walsh moved to this residence in 1927 and lived there until the mid-1930s.</p> <p>Aerial photographs indicate that the form and extent of the building have not changed significantly since the mid-20th century.</p>
<b>Values</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave,

	<p>H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available evidence this residence was constructed in 1927 and the first occupant was Margaret Elizabeth Walsh (c1875-1953). Margaret Walsh was a widow, her husband, William Lovell Walsh (1859-1925) was a carpenter and the couple had married in 1895 and had six children. William Walsh died in 1925 and Margaret Walsh moved to this residence in 1927 and lived there until the mid-1930s.</p> <p>Aerial photographs indicate that the form and extent of the building have not changed significantly since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed weather board and roughcast render house with terracotta tiled roof. The property is simply designed with two timbered stepped gables to the façade with the verandah extending across the full width of the elevation. The roof is fabled with open eaves and timbered detail to the apex of the gable. The skillion verandah canopy is tiled and supported on slender steel posts with non-original filigree lace brackets. The verandah deck is painted concrete. The façade incorporates a shallow projecting section with the main entrance being located on the shallow return. The windows are timber framed casements to the front elevation. The openings to the side elevations have colorbond awnings with timber brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1927

<b>Place name</b>	House, 56 Kenny Street
<b>Place number</b>	113 (18268 – inHerit)
<b>Other reference numbers</b>	A3054
<b>Address</b>	56 Kenny Street
<b>Location Description</b>	Lot No: 2 Diagram 20115 Vol/Fol: 2048/407
<b>Other names</b>	Hawthorn
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'28" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed and Render Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed in 1927 for Fred and Agnes Booth, nee Friebe. This couple named the residence 'Hawthorn' and lived there until the late 1940s raising their family. Fred worked as an iron moulder, probably at the Midland Railway Workshops.</p> <p>Aerial photographs indicate that the building has not changed significantly since the mid-20th century. An addition to the rear of the residence was constructed in the late 1960s and this was later</p>

	incorporated under the one roof structure. The carport structure on the northern side of the residence was constructed c1990.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house with hipped and gabled roof. The brick façade is tuckpointed and also incorporated a rendered band extending across the façade at approximately mid-way up the elevation which also wraps around a porthole window on the return of the projecting section of elevation. The door and window openings have painted concrete lintels and painted concrete sills to the windows. The windows are timber framed casements arranged in groups with the porthole window and the small window to the south east end of the façade both have leaded windows. The façade is asymmetric in form incorporating a three section façade with the main projecting section located at the north-east corner of the elevation which has a group of three timber framed windows and a timbered gable roof detail.</p> <p>The roof is a complex hipped and gable form to the street facing elevation incorporating two main timbered gables to the front of the roof, a hipped roof behind and a further hipped roof with a small timbered gablet to the rear. The roof is clad in corrugated iron with the central hip extending down to form the verandah canopy at a slight break of pitch. The verandah extends across almost the full width of the elevation and continues across the carport addition. The canopy is supported on square timber posts with timber brackets and the verandah deck is timber. The north-east corner of the property comprises the carport addition which incorporates a gable feature above the opening. The verandah canopy has been extended to include the carport with the additions being of sympathetic design to the main house.</p> <p>The garden is enclosed by a high brick and timber panel fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1927

<b>Place name</b>	House, 58 Kenny Street
<b>Place number</b>	114 (18269 – inHerit)
<b>Other reference numbers</b>	A3056
<b>Address</b>	58 Kenny Street
<b>Location Description</b>	Lot No: 217 Plan 2572 Vol/Fol: 2098/639
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'28" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the Inter War style.</li> <li>• The place has historic value for its association with development in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available evidence this residence was constructed in 1919 and the first occupants were newlyweds ex Serviceman, Alfred Harry Lewis (c1888-1951) and Dorothy Kathleen Lewis, nee Haines (c1898-1983) who had married in 1918. Harry Lewis was a fitter's assistant and the couple and their four children lived at the residence for approximately 10 years before moving to 14 Kenny Street.</p>

	The property was extended prior to the mid-20th century and this addition was extended c1990 bringing the entire addition under a new roof form at the rear of the residence.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	A single storey timber framed and weatherboard clad dwelling with a CGI clad hipped roof. A separate CGI bullnose verandah extends across the entire south elevation and is supported by turned timber pillars. The verandah floor is constructed from timber decking. The south elevation consists of a centrally placed front entrance, flanked by two timber framed, one-over-one pane sash windows. The front entrance has a timber panelled front door with sidelights and a fanlight. The dwelling has a picket and brick fence which slightly obscures the house and a modern hipped carport has been built in front of the eastern corner of the south elevation.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	 
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House, 62 Kenny Street
<b>Place number</b>	115 (18270 – inHerit)
<b>Other reference numbers</b>	A3059
<b>Address</b>	62 Kenny Street
<b>Location Description</b>	Lot No: 219 Plan 2572 Vol/Fol: 1425/204
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Cement
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late modest example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20<sup>th</sup> century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available information this residence was constructed c1915 and the first occupants were Patrick and Agnes Macauley. This couple lived at the residence until the mid-1930s.</p> <p>The residence had a skillion addition across the rear of building in the mid-20th century. The original corrugated iron roof was replaced in the 1970s with the current dark imitation tile roof.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey timber framed and weatherboard clad dwelling with a tiled hipped roof. Projecting from the west side plane of roof is a brick chimney with a curved metal chimney cap. From the west

	<p>corner of the south elevation is a projecting gabled section with a small amount of timber detailing at apex. The projecting section contains a centrally placed, timber framed, one-over-one sash window which has security grille placed over the bottom pane. There is a skillion awning, clad in metal roofing material, extending over the window with timber supports.</p> <p>In the recessed section of south elevation, the front entrance is located to the west side and consists of a timber framed front door (detail not visible) and a fanlight. To the east of recessed section is a timber framed, one-over-one sash window with security grille covering the bottom pane.</p> <p>Without breaking the roof pitch, the roof extends over the recessed section of the south elevation to form the verandah and is supported with rectangular timber pillars with timber balustrading and a timber frieze.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	c1915

<b>Place name</b>	House, 64 Kenny Street
<b>Place number</b>	116 (18271 – inHerit)
<b>Other reference numbers</b>	A3061
<b>Address</b>	64 Kenny Street
<b>Location Description</b>	Lot No: 220 Plan 2572 Vol/Fol: 916/54
<b>Other names</b>	Inada
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of simple timber housing stock from the early 20th century.</li> <li>• The place has historic value for its association with the 1910s development of this area</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed c1916 for John Leather Roberts (c1883-1975) and his wife Ina Winifred Roberts. The couple named their home 'Inada' presumably to honour Ina Roberts and lived there until the early 1940s.</p> <p>The residence had a skillion roof addition across the rear in the mid-20th century and this remained in situ until a major addition c2013</p>

	which retained the original front portion of the residence and extended the roof line.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Elevated single storey timber framed and weatherboard house with hipped iron roof. The house is of simple design with a symmetrical façade consisting of centrally placed glass and timber panelled door with fanlight and 1-over-1 timber framed sashes either side. The hipped roof has a vented gablet to the apex and the roof plane sweeps down to form the verandah canopy with a subtle break of pitch.</p> <p>The canopy is supported with very slender steel posts with a timber/steel pole balustrade. At the time of inspection works were being undertaken to the front of the garden constructing a random bond limestone boundary wall.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1916

<b>Place name</b>	House, 74 Kenny Street
<b>Place number</b>	117 (18273 – inHerit)
<b>Other reference numbers</b>	A3070
<b>Address</b>	74 Kenny Street
<b>Location Description</b>	Lot No: 225 Plan 2572 Vol/Fol: 2085/99
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard
<b>Architectural style</b>	Metal: Corrugated Galvanised Iron
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of simple timber housing stock from the early 20th century.</li> <li>• The place has historic value for its association with the development of this area in the 1910s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed c1916 and was occupied by a series of tenants. The owner of the property has not been determined. A long term occupant from the late 1930s until the 1980s was labourer, William Frederick Bartley Slater (c1912-1997) and his wife Anne Eileen Slater (c1914-1985). Other members of the Slater family lived at 103 Kenny Street during this period.</p>

	This residence has undergone major additions and alterations from 2009 to 2012. An addition to the rear of the property has tripled the size of the residence although the original extent of the residence can be determined externally and in aerial photographs.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Single storey timber framed and weatherboard house that has been substantially enlarged at the rear. The single storey house presents in a traditional asymmetric form to the front incorporating a projecting wing which is the dominant aspect of the facade. The section behind the projecting bay has no direct relationship with the street with all windows being located on the side elevation.</p> <p>The projecting section incorporates a centrally positioned 1-over-1 timber framed sash window with gable feature above and a further 1-over-1 sash to the side elevation. The verandah extends across the full width of the front elevation before wrapping around the full depth of the side elevation, terminating at the entrance to the new addition. The verandah canopy is a separate structure, positioned just below the gable to the front and below the eaves around the side. It is supported on square timber posts and has been reclad in long sheet corrugated cladding.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / c1916

<b>Place name</b>	House, 75 Kenny Street
<b>Place number</b>	118 (18272 – inHerit)
<b>Other reference numbers</b>	A3071
<b>Address</b>	75 Kenny Street
<b>Location Description</b>	Lot No: 21 Diagram 86919 Vol/Fol: 2010/9
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available information this residence was constructed in 1928 for Francis Herbert (Tom) King (c1878-1938) and his wife Beatrice Jane King (c1886-1971). Tom King was originally from Victoria and settled in Western Australia in the early 1900s. Tom King was a labourer and found employment with local firm Cumming Smith Ltd for many years and appears to have been an active member of the union in the workplace. Following Tom King's death in 1938, Beatrice Jane King lived on in the house until the 1960s.</p> <p>This residence was built across two of the original housing lots. In c1994 the original lots were resurveyed to create a separate lot at</p>

	the rear of the original property and a new residence was constructed on this portion. The form and extent of the residence has not changed significantly since construction apart from the extension of verandahs on the southern side and a new garage on the northern side.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and iron house of traditional asymmetric plan form. The projecting section of the elevation incorporates a gable roof with timber decoration and battened eaves with timber framed sash windows below. The recessed section of the elevation incorporates the entrance and a pair of 2-over-2 timber framed sash windows. The main roof is hipped in form extending down at a break of pitch to form the verandah canopy. The canopy is supported on paired timber posts on top of a masonry base.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1928

<b>Place name</b>	House, 76 Kenny Street
<b>Place number</b>	119 (18274 – inHerit)
<b>Other reference numbers</b>	A3072
<b>Address</b>	76 Kenny Street
<b>Location Description</b>	Lot No: 226 Plan 2572 Vol/Fol: 715/183
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of a simple Federation residence.</li> <li>• The place has historic value for its association with the 1910s development of this area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed in 1915 and first occupant was Mrs Hilda Olive May Bain née Abbott. (1891-1976). Hilda Abbott married Duncan Bain (1886-1915) in 1912 and the couple had two sons before Duncan died in 1915 while serving with the AIF in World War One. Hilda Bain lived at this residence from c1916 until remarrying in 1948.</p>

	Externally the original residence has changed little in form and extent since its construction with only the addition of a skillion addition at the rear and extension of the verandah to the north to create a carport on the northern side of the residence.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber frame and weatherboard house with steep pitch hipped and gabled roof. The roof is clad with green corrugated iron sheets which extend down to form the verandah canopy at a break of pitch. A tall brick chimney with corbelling extends from the north plane of the roof. The verandah extends across the full width of the façade and extends out on the northern side to create a car port. The façade is symmetrical with a centrally placed entry flanked by timber framed sash windows.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	House, 79 Kenny Street
<b>Place number</b>	120 (18275 – inHerit)
<b>Other reference numbers</b>	A3075
<b>Address</b>	79 Kenny Street
<b>Location Description</b>	Lot No: 147 Plan 2572 Vol/Fol: 1404/199
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'32" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of a simple timber Federation residence.</li> <li>• The place has historic value for its association with the 1910s development of this area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period. The street began to be settled in the 1910s with most intense development in the Inter War period. From the available information this residence was built in 1916 and the first occupant was machinist Matthew Hosking Bennett (c1887-1940). Matthew Bennett lived at the property for several years before marrying Ethel Ashley in 1920. The couple remained at the residence until the early 1920s before relocating, then moving back to this residence in the 1930s.</p>

	The external form of the original residence can still be determined despite the major additions to the rear of the property and the construction of a carport on the northern side of the residence.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Single storey double fronted timber frame and weatherboard house with hipped and gabled iron roof. The façade incorporates a centrally located front door flanked by a pair of 1-over-1 timber framed sash windows and a pair of multi-paned French windows to the south of the entrance. Gabled elements are positioned above both the windows and the French windows.</p> <p>A separate bullnose verandah is positioned below the eaves and extends across the full width of the façade, supported on timber posts with timber frieze and brackets. A tall corbelled brick chimney extends from the north side of the roof. A carport has been constructed in the front setback incorporating some design detailing from the house.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1916

<b>Place name</b>	House, 82 Kenny Street
<b>Place number</b>	121 (18276 – inHerit)
<b>Other reference numbers</b>	A3078
<b>Address</b>	82 Kenny Street
<b>Location Description</b>	Lot No: 229 Plan 2572 Vol/Fol: 1873/108
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'48"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia.</p> <p>From the available information this residence was constructed c1929 and the first occupants were Archibald and Mary Ellen Mells. This couple lived in various locations in Bassendean in the 1920s and 1930s indicating that this residence was probably a rented house.</p> <p>The residence underwent major works in c2003 including a major addition to the rear of the existing building.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low

<b>Physical description</b>	Single storey timber frame, weatherboard and iron house of symmetrical plan form to the façade. The house has been extended to the rear with the new section extending from the ridgeline of the original house westwards with only an increased height gable with small window visible from the street frontage. The original hipped roof extends down to form the verandah canopy at the same pitch, supported on square timber posts. A gable detail projects from the roof approximately mid-way up the eastern (front) plane of the roof and positioned above the front door. Timber framed casement windows flank the front entrance. The façade is constructed of weatherboard to the lower half of the elevation with corrugated iron cladding (horizontal profile) from sill height to the eaves.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1929

<b>Place name</b>	House, 98 Kenny Street
<b>Place number</b>	122 (18277 – inHerit)
<b>Other reference numbers</b>	A3085
<b>Address</b>	98 Kenny Street
<b>Location Description</b>	Lot No: 431 Plan 3188 Vol/Fol: 1237/737
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'36" , 115°56'47"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>This residence was constructed in 1935 for shop assistant, Andrew Doig (1898-1986) and his wife Elsie Eleanor Doig née Hart (1903-1974). The couple had at least two children and lived at the residence until the 1960s.</p> <p>Aerial photographs indicate that the roof of this residence may have been corrugated iron in 1965 however further investigation may</p>

	resolve this query. The residence has been extended on the northern side to create a garage.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey rendered brick and tile house in the Californian Bungalow architectural style. The roof is predominantly hipped in form, sweeping down to form part of the verandah canopy. The remainder of the verandah is formed by a wide gable positioned in the centre of the façade with a further gable to the north-east corner of the façade. The main gable forms a key element of the architectural style and is supported on the Doric style masonry columns and is positioned above a three section window and the main entrance. The windows are timber framed casements with leaded glazing. The two gables have roughcast render and timber detailing. An integral garage extends along the north elevation.</p> <p>In 2019 the verandah at the rear of the property was altered to develop a raised covered deck with a metal roof.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1935

<b>Place name</b>	House, 100 Kenny Street
<b>Place number</b>	123 (7432 – inHerit)
<b>Other reference numbers</b>	A3087
<b>Address</b>	100 Kenny Street
<b>Location Description</b>	Lot No: 432 Plan 3188 Vol/Fol: 2076/434
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'47"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed in 1930 and the first occupant was striker, Edgar Howell Edmunds (1891-1958). Edgar Howells and his wife Mary Ellen, née Monks (1895-1963) were born in Wales and migrated to Australia in the late 1920s. The family which included three children lived at the residence until the late 1930s.</p>

	This residence underwent significant alterations in 2011 which included redesigning the roof line and extending the residence to the rear.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	Single storey timber frame, weatherboard and iron dwelling. The house has been extended to the rear and the roof to the entire has been clad in colorbond. The hipped roof extends down at the same pitch to form the verandah canopy supported on square timber posts. There is a gable feature above the projecting wing to the front elevation. Timber framed sash windows to the façade. The side windows have CGI canopies supported on timber brackets. The planting in the front garden obscures the clear view of the façade.
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1930

<b>Place name</b>	House, 102 Kenny Street
<b>Place number</b>	124 (18278 – inHerit)
<b>Other reference numbers</b>	A3089
<b>Address</b>	102 Kenny Street
<b>Location Description</b>	Lot No: 433 Plan 3188 Vol/Fol: 1369/1000
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'47"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the Inter War style.</li> <li>• The place has historic value for its association with the Inter War development of this area.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed c1929 and the first occupant was timber worker, Edward Henry Nelson (c1902-1977) and his wife Dorothy Elizabeth Nelson, née Watson (1902-1995). The couple had previously lived at 74 Kenny Street and remained at this address for only two years which suggests they were renting the property. A later occupant was Mrs Doig.</p>

	In 2010, the residence underwent major renovations including removing the rear half of the building, redesigning the roof form and adding a major extension to the rear and northern elevation.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Single storey timber frame, weatherboard and corrugated metal residence of asymmetric plan form to the façade.</p> <p>The façade incorporates a projecting wing with a timbered gabled detail and fibre cement sheet cladding, timber framed sash windows with skillion corrugated iron window canopy above.</p> <p>The recessed section of the façade has a separate skillion verandah canopy, positioned below the eaves of the main roof and supported on slender posts. This section of the elevation incorporates the main entrance with timber panelled and glass door with stained glass and leaded sidelights and sash windows to the south of the entrance.</p> <p>The house has been extended to the rear with all aspects of the roof clad in long sheet corrugated iron.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1929

<b>Place name</b>	House, 103 Kenny Street
<b>Place number</b>	125 (18279 – inHerit)
<b>Other reference numbers</b>	A3090
<b>Address</b>	103 Kenny Street
<b>Location Description</b>	Lot No: 6 Diagram 3115 Vol/Fol: 1713/97
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'38" , 115°56'50"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Tuck Pointed Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an excellent demonstration of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was built c1921 for Edward Ripper Keen (c1869-1952) and his wife Louisa Keen (c1868-1946). Edward Keen was a car builder with the West Australian Government Railways and mostly probably worked at the Midland Railway Workshops. The couple had seven children and lived at this residence until their deaths, Louisa in 1946 and Edward in 1952.</p>

	The residence was extensively renovated in the late 1990s from a simple square form it was extended at the rear to create an 'L' shape envelope and verandahs were added. The roof appears to have originally been clad in red corrugated iron.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey tuckpointed brick and iron house of traditional asymmetric plan form incorporating a projecting bay to the façade and small additions to the side elevations, both of which are set back behind the predominant building line.</p> <p>The roof is hipped, extending down at the same pitch to form the verandah canopy across the recessed section of the façade which is supported on turned timber posts with decorative brackets and frieze. The windows to the projecting bay are protected by a skillion corrugated canopy supported on timber brackets. The windows are timber framed 1-over-1 sash windows with painted concrete sills. The main entrance incorporates a timber and glass panelled door with timber panelled and glass side lights and fanlights. A further door is located to the northern edge of the façade.</p> <p>The house is positioned behind a lawned garden with mature planting and enclosed with hedging.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1921

<b>Place name</b>	House, 107 Kenny Street
<b>Place number</b>	126 (18280 – inHerit)
<b>Other reference numbers</b>	A3094
<b>Address</b>	107 Kenny Street
<b>Location Description</b>	Lot No: 130 Diagram 73651 Vol/Fol: 2174/620
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'39" , 115°56'49"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for its demonstration of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed c1921 and the first occupant was Kenneth George Clarke-Kennedy and his wife Ruth. This couple was the first in a series of short term occupants suggesting the house was built as an investment property for the owner. Longer term occupant was Francis William Hatton in the 1920s and Edward Ern Hicks in the 1930s.</p>

	The original building appears to be intact within a series of later additions and alterations.
<b>Integrity / Authenticity</b>	High/Moderate/High
<b>Physical description</b>	Rendered brick and iron house of asymmetric plan form. The roof to the main section of the house is hipped with a gable to the projecting wing. A separate skillion canopy positioned below the eaves to the recessed section of the façade forms the verandah canopy supported on slender posts with a brick balustrade. The windows are 1-over-1 timber framed sash windows. A single storey painted brick addition has been constructed to north side of the projecting wing with skillion roof and sliding aluminium window with canopy above.
<b>Condition</b>	Poor
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	c1925

<b>Place name</b>	House, 118 Kenny Street
<b>Place number</b>	127 (18282 – inHerit)
<b>Other reference numbers</b>	A3103
<b>Address</b>	118 Kenny Street
<b>Location Description</b>	Lot No: 480 Plan 3188 Vol/Fol: 1411/587
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'44" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for its demonstration of Federation styling.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed c1916 for Fred Wright (c1889-1966) and his wife Amy Wright, née Stevens (c1889-1976). Fred and Amy Wright married in 1912 and lived at the residence until the mid-1960s. Fred Wright was a joiner by trade and it is possible he had some involvement in the construction of this residence.</p>

	Aerial photographs indicate that the form and extent of the residence have changed little since the mid1960s.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard house with hipped roof. The property sits in an elevated position with brick retaining wall to the garden boundary and a further retaining wall underneath the verandah. A steep concrete driveway extends along the southern boundary of the site.</p> <p>The property presents as a traditional weatherboard house with an asymmetrical façade incorporating three sets of timber framed casement windows with frosted glass and each with 4-pane highlight above. The entrance door is flanked by side lights and solid panels with fanlights to each of the three sections of the door ensemble.</p> <p>The roof is hipped with small gablets to the ridge, re clad in colorbond and continues down with a break of pitch to form the skillion verandah canopy. Brick chimneys project from the roof adjacent to the gablets on the north side of the roof. The verandah canopy is supported on square timber posts with a simple cross timber balustrade spanning between the posts and a timber frieze directly under the fascia and canopy. The deck is timber.</p> <p>A single storey addition has been constructed towards the rear of the house on the south elevation and is of similar construction.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

<b>Place name</b>	House, 120 Kenny Street
<b>Place number</b>	128 (18283 – inHerit)
<b>Other reference numbers</b>	A3105
<b>Address</b>	120 Kenny Street
<b>Location Description</b>	Lot No: 479 Plan 3188 Vol/Fol: 1504/489
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'44" , 115°56'45"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Roughcast Render Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an early example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available information this residence was constructed c1919 for Jonathan Bedford (c1893-1990) and his wife Laura Rose Bedford, née Chinnery (c1897-1977). Jonathan and Laura Bedford were married in Boulder in 1912 before English born Jonathan enlisted with the AIF to serve in France during World War One. He returned to Australia in 1919 and the couple settled in Kenny Street. As a carpenter and joiner it is possible Jonathan was involved in</p>

	<p>the construction of this residence. The Bedfords lived at the residence until the 1970s.</p> <p>Aerial photographs indicate that the external form and extent of the building have not changed significantly since the mid 1960s apart from additions to the rear.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Elevated single storey property displaying elements of the Californian Bungalow architectural style. The place is of brick construction with roughcast render finish. The roof is hipped with gablets to the ridge and clad in long sheet corrugated metal. The roof continues down at the same pitch to form the verandah canopy which extends across the front and southern elevation. A gable projection is situated at the southeast corner with timber detailing to the gable which provides additional emphasis to the angled bay window. The verandah canopy is supported on timber posts and masonry columns with simple timber picket balustrade extending between each post.</p> <p>The windows are timber framed casements with leaded lights arranged in groups with boxed bay openings to the façade. Each boxed bay consists of three street facing windows with additional windows to each side and rendered brickwork above and below the windows. The boxed bay on the south-east corner is at an angle with a view down the road. A replacement window appears to have been inserted between the two boxed bays on the façade.</p> <p>The house sits in an elevated position looking over the front garden which is lawned and enclosed by a dwarf brick wall and timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House, 133 Kenny Street
<b>Place number</b>	129 (18285 – inHerit)
<b>Other reference numbers</b>	A3118
<b>Address</b>	133 Kenny Street
<b>Location Description</b>	Lot No: 31 Diagram 38535 Vol/Fol: 622/87A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'49" , 155°56'46"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street began to be settled in the 1910s with most intense development in the Inter War period.</p> <p>From the available evidence in the Post Office Directories, this residence was constructed c1917 for labourer Charles George Townsend (1884-1958) and his wife Ellen (née Wallace). The couple had married in the goldfields and moved to Bassendean (West Guildford) where Ellen's parents lived in Kenny Street. The Townsend family consisting of George, Ellen and two children Mary (1914-1994) and Charles (1918-1943), lived at the house until the 1980s.</p>

	Information from the owners c2004 stated that the building was constructed c1910 however no origin for this statement was supplied. At that time the residence had been extended but the original front rooms were intact.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey timber framed and weatherboard cottage with hipped roof. The property presents in a symmetrical plan form to the façade with the centrally placed entrance flanked by windows. The entrance comprises a timber panelled and glazed door with side panels and lights and fanlights. The windows to the façade are arranged in paired sashes with each tall narrow window being a 6-over-1 sash with unified timber sill.</p> <p>The roof is hipped clad in short sheet corrugated iron sheeting and extends down for form the verandah canopy with a subtle break of pitch. Tall brick chimney projects from the south-east plane of the roof. The verandah canopy is supported on turned timber posts with non-original decorative timber brackets. The verandah deck is timber. The verandah wraps around to the south elevations which overlooks Reid Street. The south-eastern corner of the property is clad with larger profile weatherboarding and incorporates a timber framed multi-paned casement opening.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1910

<b>Place name</b>	House, 136 Kenny Street
<b>Place number</b>	130 (18286 – inHerit)
<b>Other reference numbers</b>	A3121
<b>Address</b>	136 Kenny Street
<b>Location Description</b>	Lot No: 74 Diagram 53833 Vol/Fol: 1650/628
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'50" , 115°56'44"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Kenny Street was named after Dr Daniel Kenny (1860-1915), born in Ireland and trained as a medical doctor at Trinity College; he achieved several prominent postings in medical, political and business life in Western Australia. The street was most intense settled in the Inter War period.</p> <p>No definitive information was discovered as to the original owners or occupiers of this residence. It is possible that it is the home of carpenter Richard Wallace who was living in this portion of Kenny Street in 1914. The style of the residence suggests it was built pre-World War One. Further research of the rates books may reveal the original owner and occupier.</p> <p>Aerial photographs indicate the residence has been extended to the rear in several programs of work.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey timber framed and weatherboard house with hipped and gablet roof. The house is of symmetrical plan form the façade incorporating two boxed bay features each with a timbered gable element to the roofline. The boxes bays incorporate two timber framed sash windows each being 1-over-1 design. The centrally placed entrance consists of a traditional arrangement of timber and glass panelled door with glass and timber side panels and fanlights above the entire arrangement. Each bay is topped with a timber and roughcast gable with timber finial.</p> <p>The roof is hipped with vented gablets at the ridge and has been reclad in long sheet corrugated zincalume. Tall corbelled brick chimneys extend from the north plane of the roof. A separate bullnose verandah extends across the full extent of the façade supported on turned timber posts with timber frieze and brackets. The deck is timber and raised above ground level and accessed from steps at the southern end of the deck.</p> <p>The property is located on a corner position with lawns to both the Kenny Street and Reid Street boundaries, enclosed by timber picket fence. Vehicular access is via Reid Street.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1910s

<b>Place name</b>	House, 37 Lord Street
<b>Place number</b>	131 (7414 – inHerit)
<b>Other reference numbers</b>	A3261
<b>Address</b>	37 Lord Street
<b>Location Description</b>	Lot No: 86 Plan 1785 Vol/Fol: 1046/927
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'43" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place has historic value for its association with the Inter War development of this area.</li> <li>This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Lord Street was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies.</p> <p>From the available information this residence was constructed in c1936 and the first occupant was telephone mechanic, Frank Makepeace Brown (c1915-2006) and his wife Marjorie Phyllis Brown, née Jackson (c1912-2004). The couple had married in 1933 and lived at this residence until the mid-1960s.</p>
<b>Integrity / Authenticity</b>	High/Low
<b>Physical description</b>	A single story timber framed house clad in weatherboard with a colorbond clad hipped and gabled roof. The dwelling has an asymmetric plan form with a small verandah under the projecting gable with a corner entrance. The gable includes timber framed, multi-paned casement windows arranged in a bank of four.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4

**Images**



**Construction periods**      **dates**      /      c1936

DRAFT

<b>Place name</b>	House, 31A Maidos Street
<b>Place number</b>	132
<b>Other reference numbers</b>	A3356
<b>Address</b>	31A Maidos Street
<b>Location Description</b>	Lot No: 1 Strata Plan 60178 Vol/Fol: 2828/694
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'54" , 115°56'10"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place is indicative of the standard plan and type of housing in the Inter-War period.</li> <li>• The place has value for its association with the adjacent properties which were built at the same time as part of the establishment of the adjacent fertiliser works.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter-War period.</li> </ul>
<b>History</b>	<p>The Ashfield Estate was first subdivided for sale as a residential development in 1929. The nearby Cumming Smith factory and other industries in the vicinity made it a logical choice for development. An article in the local press in 1929 stated that residences in the new suburb were to be of brick or stone with tile roofs and only one dwelling per lot.</p> <p>This residence was one of five built in c1929 (29, 31, 33, 35, and 37) at the eastern end of Maidos Street which demonstrate the style and scale of the homes as stated in the promotional material for the estate. They were the first houses in the street and local sources indicate that this group of five houses were built for the managers of the Cumming Smith factory although the majority of the first occupants appear to be unskilled workers or tradesmen. One of the houses (29) has subsequently been demolished.</p> <p>The first recorded occupant of the residence in the Post Office Directories was Henry Bertram Charteris (c1888-1951). He lived at the residence for only one year and according to the electoral rolls worked at a variety of trades including, a seaman and a rigger. The residence appears to have been occupied by a series of tenants throughout the 1930s.</p>

	The lot was subdivided and a new residence built at the rear of the lot c2010 when the carport at the front of the residence was built.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey brick and tile building which presents with an asymmetrical façade with a rendered band located at the upper third of the façade. The west corner of façade consists of a small projecting verandah section with a separate gable roof with a timber gabled detail and timber balustrading. Located toward the east corner of façade is a double timber framed casement window where each pane consists of one larger pane with two smaller panes above. Above the window is a separate skillion awning clad with terracotta tiles with timber brackets.</p> <p>The roof is a complex gable arrangement with a timber gabled detail and is clad in terracotta tiles with terracotta ridge tiles and finials.</p> <p>Due to the high front fence and the modern brick and tile gabled carport addition, no more detail of dwelling is visible.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1929

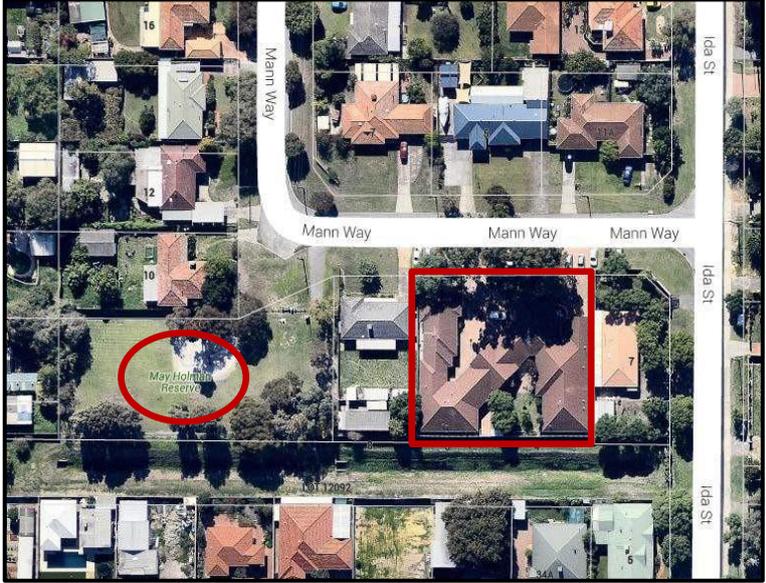
<b>Place name</b>	House, 33 Maidos Street
<b>Place number</b>	133 (18287 – inHerit)
<b>Other reference numbers</b>	A3358
<b>Address</b>	33 Maidos Street
<b>Location Description</b>	Lot No: 836 Plan 3838 Vol/Fol: 1002/969
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'54" , 115°56'11"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Inter War style.</li> <li>• The place has historic value for its association with the inter war development of Ashfield.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>The Ashfield Estate was first subdivided for sale as a residential development in 1929. The nearby Cumming Smith factory and other industries in the vicinity made it a logical choice for development. An article in the local press in 1929 stated that residences in the new suburb were to be of brick or stone with tile roofs and only one dwelling per lot.</p> <p>This residence was one of five built in c1929 (29, 31, 33, 35, and 37) at the eastern end of Maidos Street which demonstrate the style and scale of the homes as stated in the promotional material for the estate. It is possible that the homes were built as early display homes but no documentary evidence has been found to support this conclusion. The first occupant of this residence was Ernest Giles who lived there for one year and was followed by a series of occupants which suggests the residence was tenanted.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and tile house with hipped and gablet roof. The house presents with an asymmetric façade incorporating a shallow projecting bay with gablet feature above. The house is of face brick construction with rendered bands enlivening the aesthetic of the brick. Windows are timber framed casements arranged in groups of

	<p>three with each pane containing a large pane with two smaller panes above. Each opening has a deep concrete lintel above.</p> <p>The roof is hipped and tiled with raised ridge tiles and terracotta finials. The front plane of the roof continues down with a subtle break of pitch to form the verandah canopy which is supported on slender steel poles. The verandah extends across the façade with the gable sitting above the skillion canopy. The gable is rendered with timber detail.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1929

<b>Place name</b>	House, 37 Maidos Street
<b>Place number</b>	134 (18288 – inHerit)
<b>Other reference numbers</b>	A80294
<b>Address</b>	37 Maidos Street
<b>Location Description</b>	Lot No: 94 Plan 510909 Vol/Fol: 2969/959
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'53" , 115°56'12"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Ashfield in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>The Ashfield Estate was first subdivided for sale as a residential development in 1929. The nearby Cumming Smith factory and other industries in the vicinity made it a logical choice for development. The subdivision chose road names associated with a military theme. Maidos is a locality in Turkey near Gallipoli associated with the World War One campaign. An article in the local press in 1929 stated that residences in the new suburb were to be of brick or stone with tile roofs and only one dwelling per lot.</p> <p>This residence was one of five built in c1929 (29, 31, 33, 35, and 37) at the eastern end of Maidos Street which demonstrate the style and scale of the homes as stated in the promotional material for the estate. It is possible that the homes were built as early display homes but no evidence has been found to support this conclusion. The first occupant of this residence was civil servant, Stanley Ernest Reynolds and his wife Florence Atherton née Lippiatt. The couple lived there for one year and were followed by a series of occupants which suggest the residence was tenanted.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	Brick and tile residence with rendered elevations to the side and rear. Due to the high fence and mature planting the house cannot be seen.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1929

<b>Place name</b>	Holman House (Site)
<b>Place number</b>	135 (6158 – inHerit)
<b>Other reference numbers</b>	A3378
<b>Address</b>	4 Mann Way
<b>Location Description</b>	Reserve No: 43485 Lot No: 1 Diagram 97637 Vol/Fol: 2159/729
<b>Other names</b>	Delta House, May Holman House (fmr)
<b>Place type</b>	Historic Site
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'6" , 115°56'36"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	People: famous and infamous people
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The site has historic value for its association with the Holman family and May Holman particularly who made a significant contribution to the Bassendean and wider Western Australian community.</li> </ul>
<b>History</b>	<p>The land on which this building is located was originally owned by the Holman family. A large home was located on the landholding of ten acres occupied by the Holman family consisting of John (Jack) Barkell Holman, MP, his wife Catherine and their nine children.</p> <p>The family were originally from Victoria and after some periods in regional Western Australia settled in Bassendean in 1920.</p> <p>Jack Holman held positions in the Union movement and the Labor ministry and Catherine was also active in the community holding positions in Labor women's organisations.</p> <p>Their daughter Mary Alice, known as May, followed her parent's model and became an active member in the Labor movement and from the age of 16 assisted her father in his electorate. On his death in 1925, May was elected to his seat and became the second woman in Australia to hold a seat and the first woman Labor member in the Commonwealth. She held the seat of Forrest until her death in 1939.</p> <p>The Holman family did not remain in the house after the 1940s and the house was demolished c1997 and the property subdivided. Holman house located on a portion of the former property recognises the contribution of May Holman and her family to the Bassendean and wider community.</p> <p>The nearby May Holman Reserve recognises her association with the location.</p>
<b>Integrity / Authenticity</b>	None
<b>Physical description</b>	N/A
<b>Condition</b>	N/A

Parent / child places	
Listing type and status	Category 4
Images	  
Construction periods	dates / N/A

<b>Place name</b>	Prefabricated Houses Group
<b>Place number</b>	136
<b>Other reference numbers</b>	
<b>Address</b>	6, 10, 14, 52, 56, 60, 72 Margaret Street 15 Fisher Street 3, 7, 14, 22, 36, 45, 51, 57, 65 Haig Street 14, 17 French Street 9, 13 Maidos Street
<b>Location Description</b>	Lot No: Various Plan Various Vol/Fol: Various
<b>Other names</b>	Various
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Various
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber Frame and Fibre Board Cladding Metal: Corrugated Iron Tile: Cement or Terracotta Asbestos Panelling
<b>Architectural style</b>	Post War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Government Policy
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This group has aesthetic value as relatively intact examples of post war pre-fabricated houses.</li> <li>• The group has historic value for its association with the development of Ashfield in the post War period.</li> <li>• The group has social value as the houses demonstrate the form and scale of housing for working families in the post war period.</li> <li>• The group have historic value for their association with the government programs and policy implemented in the post World War II period.</li> </ul>
<b>History</b>	<p>The Ashfield Estate was first subdivided for sale as a residential development in 1929. The nearby Cumming Smith factory and other industries in the vicinity made it a logical choice for development in the Inter War years. However the area was not densely settled and there were still considerable areas of undeveloped land in the period following World War Two when demand for housing was high.</p> <p>In early 1950, the State Housing Commission (SHC) undertook a major program of public housing in the state committing to provide</p>

	<p>30,000 houses within four years around the state. Ashfield was one of the suburbs selected for new housing in this program with an estimate of 250 homes to be built within four years. SHC officers informed the Bassendean Road Board that 'Prefabricated and "pre-cut" homes were the most favourable types for quick construction and were proving very popular.</p> <p>Clearing and levelling of the site bound by Guildford Road, Hardy Road, Pearson Street and Villiers Street began in 1951. The design of the estate included 210 timber frame homes and 40 brick homes, a school site, three church sites and a shopping centre and was expected to be completed within two years. At the end of 1952, the local press recorded that the previous year was a period of intense building activity with 114 weatherboard and prefabricated buildings constructed throughout the Road Board.</p> <p>Local residents refer to these houses as the 'Austrian Prefabs'. This name may originate from a specific construction program that was identified in the local press in 1951 as follows:</p> <p><i>Plans are being made for the erection of 900 imported prefabricated houses to be cut out in Vienna and erected in WA by about 325 Austrian workmen in 12 construction teams. .... A feature of the agreement to be signed by the Austrian workmen is that their fares will be paid out to WA, but they will have to provide their own return fares to get home. One one-hundredth part of their return fares will be deducted from their wages each week until the expiration of their two-year contract'.</i></p> <p>This listing reflects one of the largest and earliest subdivisions of imported Austrian prefabricated houses within Ashfield that formed part of this public housing program. Of the 30 homes that were part of this subdivision, only 21 remain. Since this original development of the Ashfield area, there have been many alterations, additions and demolitions of original residences. Many other timber framed and brick homes from this greater State Housing Commission program still remain within the locality.</p>
<b>Integrity / Authenticity</b>	Various
<b>Physical description</b>	These single storey residences are uniformly located away from the street and set within fences, lawns or gardens. The individual buildings are of a similar architectural style and are generally all clad with weatherboard wall cladding but, there is various materials used to clad the roof ranging from terracotta and cement tiles to corrugated metal. Large brick chimneys on the side elevation are a common feature of the style.
<b>Condition</b>	Various
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4

<p><b>Images</b></p>	
<p><b>Construction periods</b></p>	<p><b>dates /</b> 1950s</p>

DRAFT

<b>Place name</b>	House, 5 Marion Street
<b>Place number</b>	137 (18289 – inHerit)
<b>Other reference numbers</b>	A3461
<b>Address</b>	5 Marion Street
<b>Location Description</b>	Lot No: 82 Plan 3469 Vol/Fol: 1012/925
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'39" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area.</p> <p>Marion Street was a relatively remote part of the district in the 1920s when the Carter family first started living there. From the available information members of the Carter family occupied residences in the street from 1926 although it may have been earlier. Alfred Walter Carter (1872-1952), a labourer, married Ada Selina Ruck in 1899 in their home country of England before moving to Australia c1912 and serving with the AIF during World War One. The couple lived at 5 Marion Street until their deaths, Ada in 1948 and Alfred in 1952. Their son Charles Albert Carter (1901-1988) lived next door at 7 Marion Street.</p> <p>From the aerial photographs of the site the residence has changed minimally from the mid-20th century although many structures have been constructed in the rear of the property and additions have been made to the rear and sides of the original residence.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low

<b>Physical description</b>	<p>A single storey timber framed and weatherboard cottage with corrugated iron hipped and gable roof. A central gabled verandah extends over the main entrance supported on paired timber posts. The windows to the front elevation are timber framed casements with leaded lights.</p> <p>A densely planted front garden obscures much of the street view of the property.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1926

<b>Place name</b>	House, 7 Marion Street
<b>Place number</b>	138
<b>Other reference numbers</b>	A3462
<b>Address</b>	7 Marion Street
<b>Location Description</b>	Lot No: 81 Plan 3469 Vol/Fol: 985/125
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'38" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Eden Hill in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area.</p> <p>Marion Street was a relatively remote part of the district in 1928 when the Carter family first started living there. From the available information members of the Carter family occupied residences in Marion Street from this time with Alfred Walter Carter (1872-1952), a labourer, the most consistent resident. Alfred married Ada Selina Ruck in 1899 in their home country of England before moving to Australia c1912 and serving with the AIF during World War One. The couple lived at 5 Marion Street until their deaths, Ada in 1948 and Alfred in 1952. From the available information, their son Charles Albert Carter (1901-1988) lived at 7 Marion Street from c1936. Charles Albert Carter recorded his occupation as a Steward as was his brother Alfred Cornelius Carter who lived in the street during the early 1930s.</p> <p>From the aerial photographs of the site the residence has changed minimally from the mid-20th century although many structures have</p>

	been constructed in the rear of the property throughout recent decades.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	The canvas blinds and dense planting around this cottage prevent a detailed description of this place. The roof form and visible materials indicate that it is a typical timber framed cottage with a symmetrical façade.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1936

<b>Place name</b>	House, 9 Marion Street
<b>Place number</b>	139
<b>Other reference numbers</b>	A3463
<b>Address</b>	9 Marion Street
<b>Location Description</b>	Lot No: 80 Plan 3469 Vol/Fol: 985-121
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'37" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Pressed Metal Tile
<b>Architectural style</b>	Inter-War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place is indicative of the standard plan and type of housing in the Inter-war period.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area.</p> <p>Marion Street was a relatively remote part of the district in the 1920s when the Carter family first started living there. From the available information members of the Carter family occupied residences in the street from 1926 but may have been earlier. Alfred Walter Carter (1872-1952), a labourer, married Ada Selina Ruck in 1899 in their home country of England before moving to Australia c1912 and serving with the AIF during World War One. The couple lived at 5 Marion Street until their deaths, Ada in 1948 and Alfred in 1952. Their son Charles Albert Carter (1901-1988) lived next door at 7 Marion Street.</p> <p>This residence is similar in form and detail to the residence at 7 Marion Street and it is likely that they were built at roughly the same time during the Inter-War period.</p> <p>From the aerial photographs of the site the residence has changed minimally from the mid-20th century although many structures have been constructed in the rear of the property and additions have been made to the rear and sides of the original residence.</p>
<b>Integrity / Authenticity</b>	High/Moderate/High

<b>Physical description</b>	<p>Single storey timber framed and weatherboard clad dwelling. The dwelling consists of a symmetrical façade with a centrally located timber framed front door which is flanked on either side by a group of three timber framed casement windows.</p> <p>The roof is hipped, clad in cement tiles and has a steep pitch. With a slight break in pitch the sweep of the roof extends over the façade to create the verandah. The verandah runs along the entire façade and is supported by timber posts with decorative timber brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1930s

<b>Place name</b>	House, 11 Marion Street
<b>Place number</b>	140
<b>Other reference numbers</b>	A3464
<b>Address</b>	11 Marion Street
<b>Location Description</b>	Lot No: 13 Diagram 16980 Vol/Fol: 1908-707
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'37" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick Tile: Terracotta
<b>Architectural style</b>	Post War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place has aesthetic value as a well maintained example of the Post War International style.</li> <li>The place has historic value for its association with the development of this area of Bassendean in the period following World War Two.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area.</p> <p>This residence was built during a period of rapid expansion and development following World War II when Western Australia was experiencing significant economic and population growth. Areas on the fringes of the metropolitan area such as Eden Hill were taken up for new subdivisions. The construction of the new Eden Hill school buildings in 1953 on the other side of Marion Street would have made this area popular for young families.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	Single storey brick and tile dwelling which presents with a symmetrical façade consisting of two projecting bays either side of a recessed section of the façade. The east bay projects further than the west. Featured within the recessed section of façade is the front entrance; no more detail is visible due to mature planting. Centrally located on the projecting bays is a group of three timber framed windows where the central glazed sections are fixed and the sections either side of this are casement windows.

	The roof is a complex hipped arrangement which is clad in terracotta tiles. Underneath the eaves of the two projecting bays a separate flat roofed porch has been built covering the recessed section which is supported by timber posts.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	1950s

DRAFT

<b>Place name</b>	House, 13 Marion Street
<b>Place number</b>	141
<b>Other reference numbers</b>	A3465
<b>Address</b>	13 Marion Street
<b>Location Description</b>	Lot No: 12 Diagram 16980 Vol/Fol: 1276/378
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'36" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Concrete Fibre Cement Sheeting
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Eden Hill in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>Eden Hill was approved as a suburb in 1954. The name 'Eden Estate' had been used in the area since the late 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area.</p> <p>From the available information this dwelling was constructed c1937 and first occupied by labourer, Frederick Edward Darnley Power (c1901-1981) and his wife Gladys Ena Power (c1907-1984). This couple lived at the dwelling for only a few years before being occupied by a series of residents.</p> <p>It is likely that this house was originally numbered 9 or 11 Marion Street. The pressed metal roof tiles are likely to be a later addition.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey dwelling constructed of timber weatherboards and wall sheeting with a terracotta tile roof. The façade is constructed from timber weatherboards on the bottom third and wall sheeting for the top two-thirds. The façade is asymmetrical in form due to the section projecting from the south-west corner. Centrally located

	<p>within the projecting section is a group of three timber framed casement windows, each with two small panes across the top of the larger panes. Projecting over the group of casements is a terracotta tile clad awning with timber brackets. Within the gable of projecting section is timber detailing. The timber framed front entrance is located within the recessed section of façade, abutting the projecting section. To the east of the front entrance is another group of three timber framed casement windows each with two small panes above the larger part of window glazing.</p> <p>The roof is hipped (except over the projecting section which is gabled) and is clad with terra cotta roof tiles. The pitch of the roof breaks slightly to extend over the recessed part of façade to create the verandah which is supported by timber posts and has a decorative metal balustrade and a rendered brick floor.</p>
<b>Condition</b>	Poor
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	c1937

<b>Place name</b>	House, 1 North Road
<b>Place number</b>	142
<b>Other reference numbers</b>	A3796
<b>Address</b>	1 North Road
<b>Location Description</b>	Lot No: 1 Diagram 2262 Vol/Fol: 1477/868
<b>Other names</b>	Cleikum Inn (site) Abbotsford
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'4" , 115°57'36"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Metal: Corrugated Metal
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a well-executed intact example of the Federation Bungalow style, with much of the original detail of the exterior in evidence.</li> <li>• The place has historic value for its association with the former Cleikum Inn which was located at this site which provided a valuable service to the West Guildford community in the mid 19<sup>th</sup> century.</li> <li>• The place has historic value for its association with Charles Rickwood Wicks who was a successful builder and prominent citizen in the community.</li> <li>• The place has social value as a landmark in the community since the early 20<sup>th</sup> century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>This residence was built on the site of the 'Cleikum Inn' which was the site from which travellers would set off across the river to Guildford. The land was purchased by prominent local citizen, builder Charles Rickwood Wicks. Wicks had built a residence in Carnegie Street and 'Holmehouse' in Anstey Street prior to building this residence for his family c1907.</p>

	<p>This residence was built to a grand scale and included tennis courts and a private jetty. Charles Rickwood Wicks, formerly of Melbourne, had settled in Western Australia with his wife and two children in the late 1890s. He came from a family of builders of high repute in Victoria and quickly established himself in that profession in Western Australia. This home was originally called 'Abbotsford' after the locality in Melbourne where the Wicks family originated.</p> <p>Charles Wicks continued to work as a builder and was responsible for the construction of 'many fine homes in the district'. Anecdotal information from his grandson states that these homes included 1 North Road, 26 and 28 North Road and possibly 89 Old Perth Road. Wicks was an active community member, taking his place on the West Guildford Roads Board from its first meeting in 1901 to 1913 and then again from 1917 to 1920. Charles Wicks lived at the Guildford Road property until his death in 1956 at the age of 96.</p> <p>The building has been added in several programs of work since its construction. A large addition to the west was undertaken c1970 and many additions and alterations have been undertaken as requirements have changed. The roof appears to have originally been tiled and changed to zincalume cladding c2009.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and render dwelling with a hipped corrugated metal roof and three diverse facades on a corner lot. It was re-roofed early 2009 seeing a change from tiles to the current corrugated metal. It appears to be two buildings on one site, the smaller building closest to North Road faces due west whereas the main building to the rear of the site is slightly angled aligning with Guildford Road and the Swan River.</p> <p>The west facing North Road façade to the smaller building is painted brick with aluminium framed windows. It is very plain in appearance compared to the ornate features of the larger building. To the south of the building is an enclosed alfresco area adjoining the driveway and the smaller building.</p> <p>The main building at the rear overlooks the Swan River to the east, making the main facade of the building at the rear of the site. This building is rendered brick construction with textured elements at the gable and above the stained glass bay windows. It has a brick chimney penetrating the corrugated roofing and a verandah extending to the north east with a separate corrugated roof. The verandah is adorned with a simple timber frieze and decorative timber brackets and posts. The verandah to the north is less ornate than the verandah adjoining the main façade, however it also has a separate corrugated roof and simple timber columns and frieze. A gable over stained glass bay windows to the north seems to match the front façade with its textured render, vertical elements and shell like feature.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2

**Images**



**Construction periods**    **dates**    /    c1907

<b>Place name</b>	House, 16 North Road
<b>Place number</b>	143
<b>Other reference numbers</b>	A3804
<b>Address</b>	16 North Road
<b>Location Description</b>	Lot No: 22 Diagram 40847 Vol/Fol: 454/165a
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'8" , 115°57'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as an example of the Inter War Californian bungalow style in a garden setting.</li> <li>• The site has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the scale of a home for a professional man and his family of the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>The residence was built in 1923 for, Charles Marshall Harris (1873-1960) and he called the place 'Cranford'. Charles Harris worked in the mining industry, with entries in the electoral rolls as a mining engineer or mining attorney. He married Isabella Mary Geraldine Lefroy (1871-1957) in 1900 and they lived in regional Western Australia before relocating to the metropolitan area.</p> <p>The couple left the property in c1952 and at that time the house was advertised in the local press as follows.</p> <p><i>Elegantly and picturesquely situated at Bassendean (Vicinity Road and Railway River Bridges). Attractive eight-room Brick Residence with usual appurtenances. Spacious verandahs, garage. Known as "Cranford" no. 16 North Road</i></p>

	<p><i>Bassendean. Improvements: Attractive and commodious Brick Residence, Spacious Front, side and Back Verandahs, "L" shaped Hall, Lounge-Study (with folding division doors). Dining Room, 4 Bedrooms, Bathroom, Kitchen (with alcove), Pantry, Laundry, Wired, E.L. Garage, Wood and Tool Sheds, Lawns, Garden, etc. NOTE: To those desiring a spacious comparatively modern family or investment home, this property surely invites attention and consideration.</i></p> <p>Aerial photographs indicate that the extent of the building has not been significantly altered from the original form.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Unable to view from the street to provide a detailed description. Some elements of the Inter War Californian Bungalow style are visible.
<b>Condition</b>	Good (assumed)
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1923

<b>Place name</b>	House, 17 North Road
<b>Place number</b>	144 (18290 – inHerit)
<b>Other reference numbers</b>	A3805
<b>Address</b>	17 North Road
<b>Location Description</b>	Lot No: 123 Plan 57350 Vol/Fol: 1871-639
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'8" , 115°57'38"

<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Zinalume
<b>Architectural style</b>	Unknown
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place has historic value for its association with the early development on the river side of North Road by the wealthy members of the community</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From the available information this residence was built c1911 for civil servant David Stewart Halliday, his wife Christina and their two children.</p> <p>This residence was added to in the early 1980s obscuring the original elevation to North Road. It, it is unclear whether any of the original elements or detail of the building remains intact although records from the Town of Bassendean indicate the original house is still extant within later additions.</p>
<b>Integrity / Authenticity</b>	High/Low
<b>Physical description</b>	Single storey brick and iron dwelling which is obscured from view due to dense planting and high boundary wall.
<b>Condition</b>	Assumed Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	c1911, 1980s

<b>Place name</b>	House, 25 North Road
<b>Place number</b>	145 (18292 – inHerit)
<b>Other reference numbers</b>	A3812
<b>Address</b>	25 North Road
<b>Location Description</b>	Lot No: 123 Diagram 5054 Vol/Fol: 1401/368
<b>Other names</b>	Woodstock
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'11" , 115°57'40"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s for a professional family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From the available information this residence was constructed c1922 for accountant Henry Leonard Sykes (c1870-1945) and his wife Isabel Wilmot Sykes, nee Easthope. The couple married in 1911 and were living in North Road before building this home and living there until Henry Sykes death in 1945.</p> <p>Aerial photographs indicate the house originally had large formal gardens facing North Road. A large extension was added to the rear in the 1980s.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and tile house of traditional asymmetric plan form to the principal elevation. The house has been constructed with face brickwork to the lower 2/3 of the elevation and roughcast render to

	<p>the remainder of the elevations. The windows are multi-paned timber framed casements with a tiled skillion awning supported on timber brackets to the gabled wing. The roof is hipped to the main part of the roof and gabled to the projecting section clad in terracotta tiles.</p> <p>The majority of the house is obscured from clear view by dense planting.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1922

<b>Place name</b>	House, 26 North Road
<b>Place number</b>	146 (17879 – inHerit)
<b>Other reference numbers</b>	A3813
<b>Address</b>	26 North Road
<b>Location Description</b>	Lot No: 11 Plan 3367 Vol/Fol: 885/47
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'11" , 115°57'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Local heroes
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s for a professional family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>This residence was constructed in c1925 for civil servant, Ernest Wicks (c1893-1977). Ernest Wicks married Edith Evelyn May Wilson in 1925 and this was their first home. The residence was likely to have been built by Ernest's father, Charles Rickwood Wicks who was a successful builder who constructed many homes in Bassendean. Ernest Wicks lived at the house until his death in 1977 and Edith Wicks and her son Geoffrey lived at the house until c1980.</p> <p>Aerial photographs indicate that the residence was little changed since the mid-20th century. A minor addition to the western elevation appears to be the only significant alteration to the original form and building envelope.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	A single storey brick and tile residence of a symmetrical plan form set amidst a well planted garden.

	<p>The main roof to the house is a high hip with terracotta finials to the ridge. The projecting bay to the front incorporates a gable feature with integral verandah canopy. A further gable is located to the side of the house. Tall rendered brick chimneys project from various points around the roof.</p> <p>The verandah extends across the front of the house, following the asymmetric form of the façade. The canopy is part of the main roof, sweeping down without a change in pitch. Whilst part of the verandah has been enclosed with windows and fire cement sheet cladding, the remainder of the verandah canopy is supported on timber columns and brackets.</p> <p>The dwelling features face brickwork with timber framed sash windows, timber and glazed panelled front entry door with glazed side lights and fan light.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1925

<b>Place name</b>	House, 27 North Road
<b>Place number</b>	147 (18293 – inHerit)
<b>Other reference numbers</b>	A3814
<b>Address</b>	27 North Road
<b>Location Description</b>	Lot No: 103 Plan 222546 Vol/Fol: 1936/611
<b>Other names</b>	Derisleigh, Dersleigh
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'11" , 115°57'37"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Victorian Georgian
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: Early settlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Victorian Georgian style.</li> <li>• The place is a landmark in the streetscape for its continuity in the community since 1888.</li> <li>• The place has historic value for its association with settlement in the late 19<sup>th</sup> century.</li> <li>• This place has social value as a demonstration of the form and scale of housing for leading members of the community in the late 19<sup>th</sup> century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia. The river side of North Road was seen as a most desirable residence for the early settlers in West Guildford, later Bassendean.</p> <p>This residence was constructed c1890 and was known as the 'Bungalow'. The place is most closely associated with civil servant George Tuthill Wood (c1863-1943) and was one of the first homes built in the new locality of West Guildford. The residence originally had drinking water from the Guildford artesian scheme and the extensive grounds of the property included a croquet ground.</p> <p>George Wood was a senior member of the Crown Law Department and instrumental in the foundation of the West Guildford Road Board. He was the Honorary Secretary from 1901-1905 of the West</p>

	<p>Guildford Road Board. He served on the West Guildford Road Board from 1901-1907 when he resigned to take up an appointment as the Resident Magistrate in Broome.</p> <p>Born in Suffolk in 1863, Mr Wood first went to New Zealand where he was educated at Christchurch. At aged 23 he was called to the Bar and part of a firm Hamersley and Wood. He then went to Melbourne until 1896 when he moved to Western Australia and settled in West Guildford.</p> <p>Three years later he was called to the WA Bar and promoted to Crown Prosecutor. He continued this office for nine years and resigned to become resident magistrate in Broome in 1908. In 1920 he was transferred to Bunbury and after two years was appointed to Perth. He was the Police Commissioner and appointed to head a government inquiry into events in the Kimberly later known as the Forrest River massacre. Mr Wood retired from half a century of law in 1933 aged 70 years. George married Susannah Miller in 1897 and they had two sons Derisley and Keith. George Wood died in 1943 aged 80 years old.</p> <p>Aerial photographs indicate the house has been extended to the rear in the 1970s and the original red corrugated iron roof was replaced at that time. Since then further additions and alterations have been undertaken to the rear of the property.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey brick and iron house that has been finished with rough cast render. An asymmetric plan form with large faceted corner bay. Timber framed double hung sashes to alternate openings. The front entrance consists of a traditional arrangement of timber panelled and glazed door with side lights to both sides and a 3-sectioned fanlight.</p> <p>A verandah wraps around the front elevation and bay, positioned below the eaves line with a faceted skillion canopy to the bay which continues around the side and front elevations supported on simple timber posts with a timber fascia/frieze extending between each post.</p> <p>The roof is an extensive complex hipped form of corrugated iron with a tall chimney to the side planes of the roof and shallow eaves.</p> <p>The flooring in the original house is made from amabilis fir, a timber similar to douglas fir that was imported to Western Australia to craft ebonised pine furniture. The timber remaining from this project was used to make the floor boards for this residence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2

**Images**



**Construction periods**      **dates**      /      c1898

DRAFT

<b>Place name</b>	House, 28 North Road
<b>Place number</b>	148 (18294 – inHerit)
<b>Other reference numbers</b>	A3815
<b>Address</b>	28 North Road
<b>Location Description</b>	Lot No: 26 Plan 3367 Vol/Fol: 1400/961
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'12" , 115°57'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War Californian Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing for leading members of the community.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From the available information this residence was constructed in 1924 for civil servant, William Chalmers (c1869-1955) and his wife Henrietta Phoebe Chalmers, nee McAlpin (c1873-1968). The couple married in 1913 and lived in other locations in Perth before settling in Bassendean and remaining there the remainder of the married lives.</p> <p>Aerial photographs indicate that the residence was extended on the western elevation in several stages before undergoing a major addition in 2011 which included the construction of a new structure on the western boundary.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and tile house of traditional asymmetric plan form. The house incorporates hipped and gabled roofs with the

	<p>gables over the principal elements of the façade. Both gables have timber and fibrous plaster finishes. The windows are timber framed casements either side of a fixed larger central pane.</p> <p>The casements comprise a single lower section with four smaller panes above.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1924

<b>Place name</b>	House, 32 North Road
<b>Place number</b>	149 (18295 – inHerit)
<b>Other reference numbers</b>	A3815
<b>Address</b>	32 North Road
<b>Location Description</b>	Lot No: 28 Plan 3367 Vol/Fol: 1323/982
<b>Other names</b>	Comares
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'14" , 115°57'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and predominantly intact late example of the Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early twentieth century.</li> <li>• This place has social value as a demonstration of the form and scale of housing for leading members of the community.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From the available information this residence was constructed c1919 for Amy Barrett-Lennard (c1871-1937). Amy, nee Brockman married George Hardey Barrett-Lennard in 1886 and the couple had 13 children. The extensive Barrett-Lennard family were early settlers in the Swan Valley and were influential in the establishment of agriculture and particularly vineyards in the mid-19th century. George died in 1917 and Amy relocated from their farming property to Bassendean. She secured two lots on North Road and built this residence which she named 'Comares', the origin of which is unknown apart from the Spanish town of that name. Amy died in 1937 and her daughter Helen Ferguson lived in the house until the early 1940s.</p>

	<p>Information from c2004 stated that the house was added to in the 1920s which changed the existing rear verandah into a kitchen and vestibule. An addition was made to the rear of the house in 1973 and internal modifications were made in 2000.</p> <p>The residence is located within a large garden which is consistent with its original context and two trees (one a magnolia) within this garden are believed to date from the original construction.</p> <p>In 2020, a development application was approved that included the following restoration works:</p> <ul style="list-style-type: none"> <li>- Re-build shaped existing bullnose veranda, retaining existing roof sheets and posts. Replace floor structure, Jarrah flooring and Veranda beams.</li> <li>- Replace existing green colorbond straight line gutters with Zincalume colonial profile to match the existing roof.</li> <li>- Replace rusted down pipes with new to match existing - 75mm round.</li> <li>- Replace existing green colorbond square barge flashings with Zincalume rolled barge flashings.</li> <li>- Replace rotten barge boards with new to match existing.</li> </ul>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey brick and iron house of traditional asymmetric plan form. The house is positioned on a large lot with gardens laid to lawn to the front. The main roof is a raised hip with vented gables (similar to a Dutch gable) with gables to the projecting sections on the east (façade) and north elevations. Tall rendered and brick chimneys with corbelling are located on the north and south planes of the roof. A separate bullnose verandah canopy is positioned below the eaves and wraps around the east and north elevations between the two gabled wings. All sections of the roof have been reclad in long sheet corrugated iron.</p> <p>The house is of face brick construction with a tuck-point finish. Two rendered bands extend across the two principal façades the lower one at sill level and the upper one in line with the transom of the main entrance. The gabled wings have timbered and roughcast render gable elements and timber framed 1over-1 sash windows below. The street facing gable contains two gables, the north facing gable wall cannot be seen from the road. The recessed section of the elevation contains two further 1-over-1 sash windows and the main entrance. The entrance is a traditional form of timber and glass panelled door, side panels and side lights and fanlights across the entire. The verandah canopy is supported on slender steel posts.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2

**Images**



**Construction periods**      **dates**      /      c1919

DRAFT

<b>Place name</b>	House, 40 North Road
<b>Place number</b>	150 (18297 – inHerit)
<b>Other reference numbers</b>	A3826
<b>Address</b>	40 North Road
<b>Location Description</b>	Lot No: 3 Diagram 1663 Vol/Fol: 1046/408
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'17" , 115°57'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a well-executed and intact example of the Inter War style within its original garden setting.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1930s for a professional family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From information supplied by the owner, and supplementary sources, this residence was constructed 1936 for school teacher, Raymond William Lewis (c1904-1993) and his wife Thelma Florence Lewis (1912-1996) nee Chapman. The couple married in 1936 and settled in this residence and remained there until the early 1980s.</p> <p>The current owner, a member of the Lewis family, states that there have been minimal alterations since its construction including the original Metters stove in the kitchen and a copper in the laundry.</p> <p>The residence is located within two lots and includes a large garden of many mature exotic trees planted in the 1930s.</p>
<b>Integrity / Authenticity</b>	High

<b>Physical description</b>	<p>A single storey brick constructed dwelling with a terracotta tile roof. Most of the dwelling is obscured by very dense mature vegetation. What is visible of dwelling is a projecting portion of the western corner of façade, of which the bottom third is constructed from red brick and the upper two thirds is constructed of rendered brick with red brick decorative details on the edge of the projecting portion. Centrally located within the projecting section is a bow window which has three timber framed stained glass windows with a limestone base beneath. Projecting over the bow window is a hipped awning clad in terracotta tiles.</p> <p>The roof of dwelling is a complex hipped structure and is clad in terracotta tiles. On the east plane of roof is a rendered brick constructed chimney with a decorative red brick chimney top.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction periods</b>	dates / 1936

<b>Place name</b>	House, 41 North Road
<b>Place number</b>	151 (17880 – inHerit)
<b>Other reference numbers</b>	A3825
<b>Address</b>	41 North Road
<b>Location Description</b>	Lot No: 123 Diagram 1524 Vol/Fol: 1895/396
<b>Other names</b>	The Haven
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'17" , 115°57'38"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a mostly intact example of the Federation Bungalow style within a garden setting.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the late 19<sup>th</sup> and early 20<sup>th</sup> century.</li> <li>• The place has historic value for its association with early settlers the Pringle and Langan families.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1900s for a professional family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>The parcel of land for this future residence was transferred to local building contractor, John Pringle (1840-1914) in 1898. John Pringle arrived in Western Australia in 1888 with his wife Mary, nee Jamieson (d1927). The couple had married in 1862 and had one son, Adam.</p> <p>John Pringle was a foundation member of the West Guildford Road Board. He took out several mortgages on the property during his time of ownership, but none appear large enough to fund building of a substantial residence. However, as Pringle was a builder himself, he may have been able to erect a house on his property at reduced cost by doing much of the work himself. The Post Office</p>

	<p>Directories list Pringle at North Road from 1900, suggesting the house was constructed c.1899.</p> <p>In 1906, the property was transferred to Thomas Langan (c1860-1920) and Patrick Langan (c1868-1944) (Bakers) of Midland. On relocating to West Guildford Thomas described himself as a 'gentleman' and Patrick who lived in nearby in Anstey Street was a gardener. Patrick and his wife Margaret Isabella Coulthard (c1880-1952) who had married in 1907 lived in the house until 1944 when the property was transferred to sisters Doris and Renee Milne Roberston who occupied the house until the 1980s.</p> <p>In 1991, the land parcel was divided into two lots. The house remained largely unchanged in form and extent until a major addition in 2012 which integrated a new wing on the southern elevation. At this time the red corrugated iron roof was replaced with zincalume. The front entry was altered to create one main door and a gable inserted into the bull nose verandah.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A substantial brick and iron house positioned in a large lot that backs on to Point Reserve and the Swan River. The house has been extended along the southern boundary and a separate garage has been constructed closer to the street frontage. The original section of the house is set back from the street behind gardens and driveway.</p> <p>The original section of the house presents with a symmetrical façade incorporating a centrally positioned gabled entrance flanked by tall 1-over-1 sash windows. The brick is paler red brick laid in stretcher bond. The gabled entry porch is not an original feature and was added when the house was reroofed in c.2012. The entry into the porch is of traditional arrangement with timber panelled door, side panels, side lights and fanlights above the entire.</p> <p>The roof is hipped with tall rendered brick and corbelled chimneys at north and south ends of the roof. A separate skillion verandah extends across the façade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

	
<b>Construction periods</b>	<b>dates /</b> c1899

DRAFT

<b>Place name</b>	House, 74 North Road
<b>Place number</b>	152 (18298 – inHerit)
<b>Other reference numbers</b>	A3846
<b>Address</b>	74 North Road
<b>Location Description</b>	Lot No: 121 Plan 1911 Vol/Fol: 1686/388
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'30" , 115°57'35"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colordbond
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter War style within a garden setting.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1930s for a professional family.</li> </ul>
<b>History</b>	<p>The land on which this residence is located was subdivided for residential development by Harry Francis Anstey. He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897 and the land was divided into 237 lots for sale in 1898. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>The place first appears in the 1938-39 Rate Books so the date of construction is estimated to be 1938. In the late 1940s, the house was occupied by clerk Peter Pell and his wife Joan Margaret Pell who transferred the house to Mr and Mrs Peters.</p> <p>The residence has always straddled two blocks and in the early 2000s underwent the first in a series of additions to the north west side of the original house eventually doubling the size of the residence. The roof line was altered to accommodate the new addition. The tennis court on the north east side of the block has been present since the mid-20<sup>th</sup> century and is likely to be an original feature of the home.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Extensive single storey, timber framed and weatherboard clad, large Californian bungalow house with a complex, red colorbond hipped roof. Front and side elevations contain timber framed windows with individual colorbond canopies. There is a small gambrel hipped verandah over the main entry. The verandah canopy is supported on timber and masonry columns.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1938

<b>Place name</b>	House, 81 North Road
<b>Place number</b>	153 (18299 – inHerit)
<b>Other reference numbers</b>	A3851
<b>Address</b>	81 North Road
<b>Location Description</b>	Lot No: 10 Plan 1911 Vol/Fol: 1866/508
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°57'39"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Colorbond
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a largely intact example of the Federation Bungalow style within a garden setting.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20<sup>th</sup> century.</li> <li>• The place has historic value for its association with early settlers the Pringle and Langan families.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s for a professional family.</li> </ul>
<b>History</b>	<p>The land on which this residence is located was subdivided for residential development by Harry Francis Anstey. He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897 and the land was divided into 237 lots for sale in 1898. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From the available information this residence was built c1909 for clerk with the MWSS &amp; DD, Daniel Robertson McKinley. Daniel was the second son of Robert and Janet McKinley who had settled in North Road in the late 19<sup>th</sup> century. Robert McKinley was a successful jeweller and together with his business partner Frank Piaggio bought several lots on the river side of North Road. Daniel McKinley his wife Alice and their young son lived at the residence until 1920 when Daniel died. The house was later transferred to James Evans (c1864-1943) an employee of the Government Railways who lived there until the 1940s.</p>

	The original green corrugated iron roof was replaced c2009 which was followed by a series of additions and alterations to the original residence. These additions consistent with the original style have doubled the size of the original residence.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick constructed dwelling with a corrugated metal roof. Due to the front fence and vegetation the dwelling isn't clearly visible. Only part of the façade and east elevation is visible which is constructed from red brick with a rendered band running across façade and east elevation at window height. The front entrance seems to be located on the east elevation. Projecting from the eastern corner of façade is a timber framed bay window with a red brick base. The bay window consists of six individual timber framed windows, each with a small eight paned timber framed and mullion window above. There is a gable feature above the bay window with a timber and roughcast render detail.</p> <p>The complex hipped roof of dwelling is clad in corrugated metal and on the east plane of roof is a brick constructed chimney with corbelling. Below the roof line is a separate skillion verandah extending along the façade and east elevation (west elevation not visible) which is supported by turned timber posts. The dwelling is raised from ground level by one course of limestone blocks. There appears to be a two storey red brick constructed and corrugated metal clad addition at the rear of dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	  
<b>Construction dates / periods</b>	c1909

<b>Place name</b>	House, 93 North Road
<b>Place number</b>	154 (18300 – inHerit)
<b>Other reference numbers</b>	A3857
<b>Address</b>	93 North Road
<b>Location Description</b>	Lot No: 302 Plan 33262 Vol/Fol: 2533/396
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°57'38"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Stone: Limestone Tiles: Terracotta
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision People: local heroes and battlers
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20<sup>th</sup> century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s for professional men and their families</li> <li>• This place has landmark value as its ongoing construction over many decades has been a source of interest for the local community.</li> </ul>
<b>History</b>	<p>The land on which this residence is located was subdivided for residential development by Harry Francis Anstey. He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897 and the land was divided into 237 lots for sale in 1898. North Road was named in honour of Lord North of Guildford, an early Secretary of State for the Colonies. Descendants of Lord North were influential in the government and parliament of Western Australia.</p> <p>From the available information it is clear that the original house was built in the 1910s. Confirmation with the rates books is suggested to clarify the original owner and occupant however it appears that the first occupiers were associated with the mining industry. One occupant was William Charles Hill (c1878-1940) a miner who found success in Murrin Murrin and consequently called the house 'Murrin' in the early 1920s. It appears that the previous owner was</p>

	<p>Desmond Freeman Browne, the Inspector of State Batteries in the 1920s. A long term occupant from the 1930s until the 1950s was Lance Charles Horley (c1885-1964).</p> <p>Aerial photographs indicate that the roof line of the original residence has been punctuated with various additions. Construction of the second house began in the late 1980s to early 1990s. The new building appears to have incorporated salvage items from other buildings. The longevity of the construction has provided interest to many of the local residents.</p>
<b>Integrity / Authenticity</b>	Original Residence: High/Moderate
<b>Physical description</b>	<p>This site has two houses, one a brick and tile Federation Bungalow and the second a highly distinctive ashlar limestone house.</p> <p>The original residence, closest to the river, is pointed brick and tile gable and half gabled cottage with ridge ornaments. Stucco arches, architraves and sills to windows. Stucco banding to walls. Pointed brick and stucco chimneys with clay pots. Exposed rafter ends to eaves. Roof features glazed belvedere style skylight.</p> <p>(information from 2005 Municipal Inventory as the place was not accessible in 2016)</p> <p>The second building closest to North Road is a sprawling rusticated gothic building in random coursed ashlar limestone with steep pitched roof. Roof forms feature flying gable ends, roof lights and a belvedere.</p> <p>Faceted chimney with faceted clay pot. Flat arches over windows and pointed arch doorways.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2

**Images**



Later

Original



**Construction periods**      **dates**      /      1910s, 1984

<b>Place name</b>	House, 8 Nurstead Avenue
<b>Place number</b>	155 (18301 – inHerit)
<b>Other reference numbers</b>	A3927
<b>Address</b>	8 Nurstead Avenue
<b>Location Description</b>	Lot No: 7 Plan 2474 Vol/Fol: 1671/775
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'2" , 115°57'27"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good intact example of a Federation residence from the early 20th century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the 1910s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>Nurstead Avenue and the small portion of land between the Railway line and Guildford Road was subdivided by owner Mary Thompson in the early 1900s and the name Nurstead Avenue or more correctly 'Nursted' was the name of her mother Jand Dodd's ancestral home in the UK. The lots were subdivided for sale in 1902 and were on some occasions referred to as the 'Nurstead Estate'.</p> <p>From the available information this residence was constructed in 1904 and the first occupant and probable owner was carpenter, Charles Jourdain (c1862-1938). Charles Jourdain married Ada Wilson Brown (c1861-1961) in 1886 in Victoria and the couple relocated to Western Australia. The Jourdain's had of three daughters and members of the family lived at the house until the 1950s.</p> <p>Aerial photographs indicate that the house was originally clad in red corrugated iron and was reroofed c1990 when it appears the extension to the rear and substantial garage were constructed.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	A single storey brick and iron house of asymmetric plan form incorporating a faceted bay with separate roof, hipped roof to the

	<p>main house, a separate bullnose verandah canopy with filigree lace frieze.</p> <p>The hipped roof has a roughcast rendered corbelled chimney with terracotta honey pot flue. Timber framed sash windows and tuck-pointing to the façade.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1904

<b>Place name</b>	House, 9 Nurstead Avenue
<b>Place number</b>	156 (18148 – inHerit)
<b>Other reference numbers</b>	A3928
<b>Address</b>	9 Nurstead Avenue
<b>Location Description</b>	Lot No: 98 Plan 66084 Vol/Fol: 2753/203
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'3" , 115°57'28"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good intact example of a Federation residence from the early 20th century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the 1910s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>Nurstead Avenue and the small portion of land between the Railway line and Guildford Road was subdivided by owner Mary Thompson in the early 1900s and the name Nurstead Avenue or more correctly 'Nursted' was the name of her mother Jane Dodd's ancestral home in the UK. The lots were subdivided for sale in 1902 and were on some occasions referred to as the 'Nurstead Estate'.</p> <p>From the available information this residence was constructed c1906 and the first occupant was accountant, Louis Edgar Horne (c1860-1935) and his wife Melinda Taylor nee Millard (c1869-1944). The couple married in Victoria in 1885 before relocating to Western Australia. They lived at this residence for only a few years and subsequent longer term occupants were Mrs Davy, Mrs Wilson and John Elliot.</p> <p>Aerial photographs indicate that the property has been extended to the rear in several programs of work and several structures have been constructed in the rear of the lot throughout the second half of the 20th century.</p>
<b>Integrity / Authenticity</b>	High

<b>Physical description</b>	<p>A single storey painted brick and iron house with a shipped roof, symmetrical façade and tall brick chimneys.</p> <p>The hipped roof has a raised ridgeline with vented gablets and chimneys projecting from the eaves to the side elevations. A separate hipped bullnose verandah canopy extends across the full width of the façade with turned timber posts and simple frieze.</p> <p>The house presents with a symmetrical façade incorporating a centrally placed entrance ensemble of traditional arrangement of timber panelled and glazed door with side lights and fanlight. The entrance is flanked by identical openings of a large 1-over-1 timber framed sash with narrower sashes either side of the main openings.</p> <p>The garden is enclosed by a timber picket fence with a mature eucalypt on the verge.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1906

<b>Place name</b>	House, 11 Nurstead Avenue
<b>Place number</b>	157 (18302 – inHerit)
<b>Other reference numbers</b>	A3930
<b>Address</b>	11 Nurstead Avenue
<b>Location Description</b>	Lot No: 39 Plan 2474 Vol/Fol: 1755/472
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'3" , 115°57'28"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good intact example of a Federation residence from the early 20th century.</li> <li>• The place has historic value for its association with the development of this area in the 1900s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>Nurstead Avenue and the small portion of land between the Railway line and Guildford Road was subdivided by owner Mary Thompson in the early 1900s and the name Nurstead Avenue or more correctly 'Nursted' was the name of her mother Jand Dodd's ancestral home in the UK. The lots were subdivided for sale in 1902 and were on some occasions referred to as the 'Nurstead Estate'.</p> <p>From the available information this residence was constructed c1903 and the first occupant and probable owner was Frederick Richard Smith and his wife Mary Ann Smith, nee Cooper. The couple lived at the house until the late 1920s and after occupancy by others their son Fred Smith was resident at the place in the 1930s and 1940s.</p> <p>Aerial photographs indicate that the house has significantly extended during the late 1970s and the original roof cladding was red corrugated iron. The recladding in the current corrugated galvanised iron occurred c1982.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey rendered brick and iron house with symmetrical façade to most of the elevation. The hipped roof which sweeps

	<p>down at the same pitch to form the verandah canopy, supported on cylindrical metal posts. Twin timbered gable elements are positioned above each window to the façade. The two window sections project marginally forward of the entrance. The timber framed casements are arranged in banks of three and the timber panelled and glazed door incorporates sidelights and fanlight.</p> <p>The symmetry of the façade is off-set by an enclosed section of the verandah to the west corner of the elevation, incorporated under the verandah canopy and extends along the west elevation.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1903

<b>Place name</b>	House, 12 Nurstead Avenue
<b>Place number</b>	158 (18303 – inHerit)
<b>Other reference numbers</b>	A3931
<b>Address</b>	12 Nurstead Avenue
<b>Location Description</b>	Lot No: 91 Plan 37716 Vol/Fol: 2564/204
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'2" , 115°57'25"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good intact example of a Federation residence from the early 20th century.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the 1900s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>Nurstead Avenue and the small portion of land between the Railway line and Guildford Road was subdivided by owner Mary Thompson in the early 1900s and the name Nurstead Avenue or more correctly 'Nursted' was the name of her mother, Jane Dodd's ancestral home in the UK. The lots were subdivided for sale in 1902 and were on some occasions referred to as the 'Nurstead Estate'.</p> <p>From the available information this residence was constructed c1904 and the first occupant and probable owner was Coachsmith, Henry Walters (1879-1957) and his wife Charlotte Marion Walters, nee King (1879-1970). The couple had married in 1904 and this was their first home where they raised their two children. The Walters' family left in c1910 and occupants subsequently appear to have been only short term.</p> <p>Aerial photographs indicate that the house retained a consistent form and extent until the mid-2000s when the lot was subdivided and as provision was made for a new residence in the rear portion of the lot. The original house was extended to the rear and the roof reclad in zincalume. The gable over the front entry appears to be</p>

	an addition from c2004 as prior to that the front verandah is a simple profile.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A traditional single storey timber framed and weatherboard cottage with a high hipped roof.</p> <p>The house has a symmetrical plan form with a centrally placed entrance flanked by 1-over-1 timber framed sash windows. The hipped roof continues down with a subtle break of pitch to form the verandah canopy with a small gable with weatherboard detailing above the entrance. The projecting gable and main verandah canopy are supported on turned timber posts with a raised deck.</p> <p>There is a planted garden to the front with timber picket boundary fence. The lot has been subdivided with a house having been constructed in the rear section.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods / dates</b>	c1904

<b>Place name</b>	Padbury's Buildings
<b>Place number</b>	159 (132 – inHerit)
<b>Other reference numbers</b>	A3945
<b>Address</b>	1 Old Perth Road
<b>Location Description</b>	Lot No: 187 Plan 2572 Vol/Fol: 1082/425
<b>Other names</b>	Commercial Buildings, 1 Old Perth Road
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'15" , 115°56'51"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted and Rendered Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Free Classical
<b>Historic theme(s)</b>	Occupations: Commercial services and industries Demographic settlement and mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good and largely intact example of Inter War Free Classical style</li> <li>• The place has value as a landmark and entry statement in the town centre.</li> <li>• The place has historic value for its association with the development of the town of Bassendean.</li> <li>• The place has social value for its provision of services to the community since 1918.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>This building consisting of two storeys and an adjoining single storey shop was designed by prominent Perth architects, Hobbs, Smith and Forbes for the owner, William Padbury. The completed project was opened in August 1918 with considerable attention in the local press for its demonstration of the growth of the town centre and the quality of its finishes by the builders J. Hawkins and Sons. The joinery was described as follows;</p> <p style="text-align: center;"><i>The jarrah fittings will take the eye of every visitor, and it will be a source of perennial pride to those who have a sense</i></p>

	<p><i>of local patriotism to know that this admirable work is the product of a local firm in A. Douglas Jones &amp; Co.</i></p> <p>William Padbury was the nephew of prominent land owner and merchant, Walter Padbury who owned a several stores in the metropolitan area. This building was to provide the standard products and services, drapery, grocery and hardware, for the people of Bassendean. In addition the adjoining single storey store was a butcher shop managed by Mr E.J. Hanley.</p> <p>Since the opening of the premises it has been continually operating as commercial services although for a variety of products and services.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A double storey corner building with distinctive elaborate parapet wall feature. The place is of brick and iron construction, with painted brick to the upper level and rendered walls to the lower section of the façade. The upper level, including the parapet detail, retains a high degree of authenticity whilst the ground level has been compromised by way of alterations to accommodate changing uses.</p> <p>The distinctive parapet is designed using classical motifs resulting in an undulating wall of semi-circular dips and rises. A dentil cornice is positioned above the frieze and the name of the building is on the frieze panel. The sash windows to the main elevation, arranged in a bank of four openings, all of which have a flat drip stone (hood moulding) above the opening connected to the window frame by a prominent keystone. Three of the four windows are 1-over-2 style openings with the lower pane divided with a vertical glazing bar whilst the remaining window has a horizontal glazing bar divided the lower sash into two panes.</p> <p>The opening to the secondary section of the façade incorporates an arched hood mould with keystone of similar design to the other windows with a 1-over-1 sash.</p> <p>A single storey section has been constructed to the east of the main building and incorporates a parapet wall of similar design to the main façade.</p> <p>An awning extends across the entire façade of the building supported on cantilevers and awning rods. Advertising fascia create a boxed aesthetic to the awning.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1
<b>Images</b>	
<b>Construction dates / periods</b>	1918

<b>Place name</b>	Commercial Precinct, Old Perth Road
<b>Place number</b>	160
<b>Other reference numbers</b>	
<b>Address</b>	1 – 42 Old Perth Road
<b>Location Description</b>	Lot No: Various Vol/Fol: Various
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Various
<b>Use (original/present)</b>	Single House/Commercial
<b>Construction materials</b>	Brick: Common and Render Metal: Corrugated Iron
<b>Architectural style</b>	Various
<b>Historic theme(s)</b>	Occupations: Commercial services and industries Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The streetscape has aesthetic value as a predominantly intact group of commercial premises in built in the first half of the 20<sup>th</sup> century.</li> <li>• The streetscape has historic value for its association with the establishment and development of the Bassendean townsite since the early 20<sup>th</sup> century.</li> <li>• The streetscape has social value for the community members who have visited these premises over many decades.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p>

	<p>The date of construction of these shops has not been confirmed but is likely to be in the late 1920s as the style is consistent with this period and an item in the local press in May 1928 noted the following:</p> <p style="text-align: center;"><i>Of recent years the shops originally erected have given way to the more modern brick buildings, and the main shopping street, Guildford Road is a street that any suburb would be proud of.</i></p> <p>The buildings in this group demonstrate periods of development in the former town centre from the 1910s to the 1950s.</p> <p>In 2021 a development application was approved to alter the façade of 26-28 Old Perth Road to remove the render from the lower half of the façade and instead have exposed red brick.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>This group of commercial premises are predominantly brick, single storey structures with parapets and awnings over the footpath. Prominent two storey buildings are Padbury Buildings, Bassendean Hotel and the shop and residence at 42 Old Perth Road.</p> <p>The shop fronts at ground level have been altered and in some cases removed. The parapets are largely as the original form. The awnings are likely to have replaced verandahs and verandah posts.</p> <p>The other retail units present with a variety of frontages which have become obscured by advertising and security measures. Features include brick dado, rendered walls, double width entrances and large shop windows with top lights. The parapet to the end shops is more decorative with capping stones and rendered pilasters.</p> <p>26-28 Old Perth Road has been modified to exposed red brick in lieu of rendered finish (2021).</p>
<b>Condition</b>	Fair to Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction periods</b>	Various

<b>Place name</b>	Bassendean Hotel
<b>Place number</b>	161 (133 – inHerit)
<b>Other reference numbers</b>	A3956
<b>Address</b>	25 Old Perth Road
<b>Location Description</b>	Lot No: 1 Strata Plan 49531 Vol/Fol: 1088/942
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'15" , 115°56'54"
<b>Use (original/present)</b>	Original: Commercial – Hotel Present: Commerical – Hotel
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: Hospitality industry and tourism Social and civic activities: Sport, recreation and entertainment.
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good, intact example of the Inter War Free Classical style.</li> <li>• The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the strength of the temperance movement at the time.</li> <li>• The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter. The construction of the hotel caused considerable controversy as many community members and churches in the district valued a teetotal lifestyle. An active opposition group formulated a well organised 'No License'</p>

	<p>campaign to keep Bassendean free of licensed hotels. The campaign failed to gain support with the legislators and the license was granted in 1930 after five attempts.</p> <p>The original design of the hotel featured on the ground floor a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall.</p> <p>Patrick Connolly was the first licensee for the hotel and the hotel was quickly established as a venue for local events. Throughout the 20th century the building underwent additions and alterations as requirements and legislation changed. In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed.</p> <p>In the 1970s, licensing laws no longer required hotels to provide accommodation and taverns became a popular destination. Older hotels such as the Bassendean often found that the first floor accommodation was an unused resource.</p> <p>In 1973, the hotel was acquired by publican Murray McHenry who undertook major renovations of the premises. It was during the 1970s that a drive-in bottle shop was provided as well as an expansion of the restaurant which was named 'Paddy Connolly's' in honour of the first owner.</p> <p>In the early 2000s the place was extensively renovated including the addition of a new bottle shop.</p> <p>In 2021, the Metro Inner-North Joint Development Assessment Panel approved additions and alterations to the hotel, which included an internal re-fit of the premises, removal of the drive-thru bottle-shop, additions of two new courtcourts facing Old Perth Road and Parker Street and resurfacing of the car parking area.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Two storey brick and iron building on corner site with truncated chamfered wall with the main entrance. The principal street facing elevations have a distinctive parapet and a two storey timber and iron balcony/verandah.</p> <p>The regular placement of openings on the upper level are reflective of the former hotel usage and the lower level incorporates arched windows and double entrance doors. The elevations are of rendered brick.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2, State-wide Hotel Survey
<b>Images</b>	

		
<b>Construction periods</b>	<b>dates</b> / 1929	

DRAFT

<b>Place name</b>	Bassendean Post Office (fmr)
<b>Place number</b>	162 (7415 – inHerit)
<b>Other reference numbers</b>	A3961
<b>Address</b>	31 Old Perth Road
<b>Location Description</b>	Lot No: 3 Diagram 72494 Vol/Fol: 2123/903
<b>Other names</b>	Commerical Premises, 31 Old Perth Road
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'16" , 115°56'57"
<b>Use (original/present)</b>	Original: Post Office Present: Commerical – Shop/Retail Store
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Stripped Classical
<b>Historic theme(s)</b>	Transport and communications: Mail services Demographic settlement and mobility: Government Policy
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a restrained example of the Inter War Stripped Classical style.</li> <li>• The place has historic value for its association with a period of rapid development in the district</li> <li>• The place has social value as it was a service which was accessed by all members of the community for many decades.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>The Bassendean Post Office was completed in 1923 for a cost of approximately £1485 and opened by the Premier Sir James Mitchell K.C.M.G. on 22 September 1923 with an audience of dignitaries attending. The local press noted in the coverage of the event that the provision of the new post office was essential for the growing industry in the area. The progress of which was 'a result of the energetic people, the position of the town and a sympathetic government'. The first Post Mistress was Mrs Chambers and the builder was George Fairbanks Jnr.</p>

	<p>A new Exchange Building was constructed at the rear in 1950 and the premises were extended in 1971.</p> <p>A new post office was subsequently opened in the Bassendean Shopping Centre and postal services ceased at this facility c1997. Since that time it has been used for a variety of retail functions.</p>
<b>Integrity / Authenticity</b>	Moderate/High
<b>Physical description</b>	<p>A single storey red brick and terracotta tiled building of asymmetric plan form to the façade with a covered centrally positioned entry point. A shallow pitched hipped roof extends over the main part of the building with a further hipped form to the front projecting section.</p> <p>The windows are 8-over-8 timber framed sashes to both sections of the façade with a larger non-original shop window adjacent to the entrance in the recessed section of the façade.</p> <p>The projecting section of the façade is divided into three bays, each with a sash window and separated by a brick pilaster. Each window is recessed in its own brick panel. A roughcast rendered strip extends across the façade below the eaves to the top of the windows. The main section of the façade also incorporates a narrow 4-paned casement at each corner.</p> <p>A secondary entrance is located in a covered porch at the western end of the façade with tiled concrete steps and ramped access. The west elevation is predominately roughcast render with brick dado below the three sash windows.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	 <p>The top row shows two color photographs of the current building. The left photo shows a side view of the building with a red brick facade and a tiled roof. The right photo shows a front view of the building with a covered entrance and a red brick facade. The bottom row shows two black and white historical photographs. The left photo shows the building in the 1920s, and the right photo shows the building in 1945.</p> <p>slwa 007822d Bassendean Post Office 1920s      NAA K1131 W959-B 1945 Post Office, 1945</p>
<b>Construction dates / periods</b>	1923

<b>Place name</b>	Commercial Premises, 43 Old Perth Road
<b>Place number</b>	163 (18131 – inHerit)
<b>Other reference numbers</b>	A3970
<b>Address</b>	43 Old Perth Road
<b>Location Description</b>	Lot No: 175 Plan 1786 Vol/Fol: 1117/477
<b>Other names</b>	Doctor's Surgery
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°57'0"
<b>Use (original/present)</b>	Original: Offices Present: Residential – Two Storey Residence
<b>Construction materials</b>	Brick: Painted Tile: Terracotta
<b>Architectural style</b>	Inter War Spanish Mission
<b>Historic theme(s)</b>	Social and Civic Activities: Community Services and utilities Demographic settlement and mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as an intact and simple expression of the Inter War Spanish Mission style.</li> <li>• The place has aesthetic value as a landmark in the Bassendean townsite streetscape.</li> <li>• The place has historic value for its association with the development of the townsite in the 1930s</li> <li>• The place has social value for its association with the provision of medical services from 1936 for several decades.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>The building was constructed for £1850 in 1935 as medical rooms and residence for Dr Eric Walker Kyle (1901-1982) and his wife Sylvia Elizabeth nee Magnus (1905-1973). The couple had married in 1930 and they lived at the premises until 1940 when it was subsequently occupied by Dr Malcolm Sylvester Bell, Dr Bell was active in the community beyond his medical practice as the Chairman of the Bassendean War Memorial Olympic Pool Committee in 1961.</p>

	The place is currently used as professional offices and the form and extent of the building do not appear to have changed considerably since its construction. It is suggested that the paint on the brick work is not original.
<b>Integrity / Authenticity</b>	Moderate-High/High
<b>Physical description</b>	<p>A double storey brick and tile house, located on a corner lot with a secondary frontage along James Street. The façade with the main entrance faces James Street rather than Old Perth Road.</p> <p>The dwelling has an asymmetric plan form to the façade with a single storey section to the south of the main façade and another single storey porch to the north elevation; this is set behind the main James Street building line. The façade contains timber framed sash openings in a variety of arrangements: the ground level sash windows are arranged in banks of 2's and 3's, with a single arched sash above the main entrance; the second storey contains single sash windows. Each sash window is divided by horizontal glazing bars.</p> <p>The single storey section to the south of the façade incorporates a large window with a large central pane surrounded by smaller panes. The dwelling has a tiled, hipped terracotta roof with a weatherboard gable over the arched sash window and a raised section of roof over the second storey window on the north elevation. A small open sided portico over the main entrance is supported on rendered columns; the flat roof of the portico is surrounded by a balustrade. The garden is enclosed by two brick boundary walls with metal palisade panels.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1936

<b>Place name</b>	Hyde Buildings
<b>Place number</b>	164
<b>Other reference numbers</b>	A3973
<b>Address</b>	45 – 51 Old Perth Road
<b>Location Description</b>	Lot No: 2 Diagram 66893 Vol/Fol: 1676/671
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Various
<b>Use (original/present)</b>	Original: Commercial – Retail Present: Commercial – Retail
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Occupations: commercial services and utilities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good and intact example of the post war international style as practised in the suburbs of Perth.</li> <li>• The place has historic value for its association with the development of Bassendean in the post World War Two period when the population of the area grew and created retail demands.</li> <li>• The place has social value for the many members of the community who have used and visited these premises since the 1950s.</li> <li>• The place has historic value for its association with successful local builder, Harry Stanford Hyde.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>This group of shops were built c1950 by local builder Henry Hyde and Sons. Henry Staniford Hyde (c1887/1968) was a local builder with an extended family of which many went into building trades.</p>

	<p>The firm continues today through subsequent generations. The HS Hyde business premises were located in James Street.</p> <p>During the period following World War Two there was considerable development in the region as in much of Western Australia. State Housing projects were bringing more people to the district and they needed new facilities including shops and services within walking distance of homes or the train.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey commercial building of brick construction with a tiled hipped roof and parapet wall to the street facing façade. There is a combination of exposed, rendered and painted brick across the six shopfronts. Four of the shops entirely face Old Perth Road, one is on the corner gaining dual frontage and the last entirely faces James Street. The Old Perth Road shops, while varying in decorative elements and colours, all maintain a consistent rendered parapet with exposed brick fringe detail and a consistent awning with the height adjusting to match the slope of the road. They all display large aluminium framed glass frontages with the sizes and shapes varying from shop to shop.</p> <p>The James Street frontage displays exposed and painted red brick to the corner shop with a visible tiled roof and awning over the small window. The shop facing entirely onto James Street is a cream brick construction on a red brick plinth with a green metal edge detail concealing the roof line. It has large aluminium framed door and windows facing the street.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

Construction periods	dates	/	1953
-------------------------	-------	---	------

DRAFT

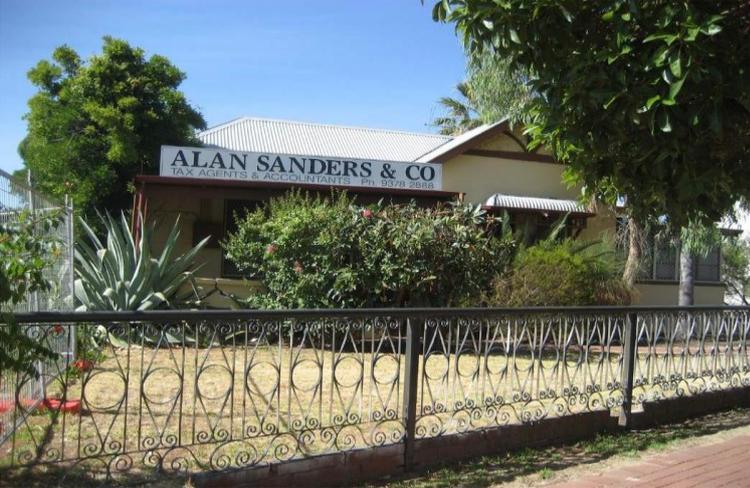
<b>Place name</b>	Commercial Premises, 47-71 Old Perth Road
<b>Place number</b>	165
<b>Other reference numbers</b>	A3973
<b>Address</b>	Various
<b>Location Description</b>	Lot No: 2 Diagram 66893 Vol/Fol: 1676/671
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Various
<b>Use (original/present)</b>	Original: Commercial – Retail Store Present: Commercial – Retail Store
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: commercial services and industries Demographic settlement and mobility: land allocation and subdivision Demographic settlement and mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good and intact example of the post war international style as practised in the suburbs of Perth.</li> <li>• The place has historic value for its association with the development of Bassendean in the post World War Two period when the population of the area grew and created retail demands.</li> <li>• The place has social value for the many members of the community who have used and visited these premises since the 1950s.</li> <li>• The place has historic value for its association with successful local builder, Harry Stanford Hyde.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>The date of construction of this shop is estimated to be the mid to late 1950s as it is not evident in the aerial photograph of the site in 1953 but is present in 1965. Its styling is representative of the 1950s</p>

	<p>although further research of the rates books may reveal the date of construction, original owner, occupants and builder.</p> <p>It is likely that the builder was local firm, H.S. Hyde who was responsible for the construction of the nearby Hyde Buildings at 45-51 Old Perth Road, and the shops at 75-81 Old Perth Road.</p> <p>In c1984, the single storey brick shops to the south were constructed abutting the building.</p> <p>Prior to the current tenant's occupancy the place was vacant for many years and the previous tenant was a restaurant, 'Curry Corner'. This name was commonly applied to the place and it was frequently referred to by that name.</p> <p>The recent café tenancy has refitted the interior of the building and the exterior is largely as originally constructed apart from a mural on the northern elevation.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Holly Raye's is a single storey brick commercial premise with a hipped tiled roof. The street frontage to the west has a parapet wall screening the gable behind. The west façade has also been rendered and the lower section of the wall has been tiled with a feature frieze capping the tiled section. It has an aluminium framed large glass frontage with an awning, the underside of which is pressed metal, creating an alfresco area that is protected from the street by blinds.</p> <p>The north side of the building is mainly exposed red brick with a large dog mural painted towards the western corner. The openings to the northern side are aluminium framed with security screening. The southern side of Holly Raye's café is adjoined by another commercial property of cream brick construction.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	1950s

<b>Place name</b>	Shops, 77-83 Old Perth Road
<b>Place number</b>	166
<b>Other reference numbers</b>	A3976
<b>Address</b>	77-83 Old Perth Road
<b>Location Description</b>	Lot No: 144 Plan 1786 Vol/Fol: 1569/343
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	Various
<b>Use (original/present)</b>	Original: Commercial – Retail Present: Commercial – Retail
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Occupations: commercial services and industries Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good and intact example of the post war international style as practised in the suburbs of Perth.</li> <li>• The place has historic value for its association with the development of Bassendean in the post World War Two period when the population of the area grew and created retail demands.</li> <li>• The place has social value for the many members of the community who have used and visited these premises since the 1950s.</li> <li>• The place has historic value for its association with successful local builder, Harry Stanford Hyde.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>The date of construction of this shop is estimated to be the mid to late 1950s as it is not evident in the aerial photograph of the site in 1953 but is present in 1965. Its styling is representative of the 1950s</p>

	<p>although further research of the rates books may reveal the date of construction, original owner, occupants and builder.</p> <p>It is likely that the builder was local firm, H.S. Hyde who was responsible for the construction of the nearby Hyde Buildings at 45-51 Old Perth Road, and the shop at 47-71 Old Perth Road (facing James Street).</p> <p>These buildings may have been built in stages as they feature different roof lines and roof cladding. The buildings have been added to and altered since construction with the most recent addition to the rear of 75-77 in 2015.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey commercial building of brick construction with four separate roofs and parapet wall to the street facing façade. Only the front or north façade can be seen, the building is bounded by other structures on the east and west. There is a combination of exposed, rendered and clad brick across the four shopfronts. While varying in decorative elements and colours, all maintain a consistent exposed brick parapet and a consistent awning. The two shops to the east have corrugated metal roofs while the two shops to the west have hipped tiled roofs, none of these are seen from the main façade.</p> <p>The shop fronts all display large aluminium or timber framed glass frontages with the sizes and shapes varying from shop to shop. Some shops have included fanlights to maximise natural light. Cladding varies across the shops from assorted colour, size and shape tiles to painted weather board.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1950s

<b>Place name</b>	Commercial Premises, 91 Old Perth Road
<b>Place number</b>	167 (18132 – inHerit)
<b>Other reference numbers</b>	A3980
<b>Address</b>	91 Old Perth Road
<b>Location Description</b>	Lot No: 118 Plan 1786 Vol/Fol: 1291/947
<b>Other names</b>	Alan Sanders & Co – Tax Agents & Accountants
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'17" , 115°57'12"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Commercial – Shop/Retail Store
<b>Construction materials</b>	Brick: Painted and Rendered Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: commercial services and industries Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place has historic value for its association with the period in which this portion of the town centre was developed for residential functions.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was changed to 'Old Perth Road' in the 1970s when Guildford Road was realigned.</p> <p>From the available evidence this former residence was built c1911 and the first occupant was striker Vernon John Hollis Howe (c1888-1955) and his wife Sarah Elizabeth Howe (c1893-1958). It is likely that Vernon Howe worked at the Midland Workshops.</p> <p>The place has been used for commercial purposes for some decades most prominently Alan Sanders &amp; Co Tax Agents. The owner of the property c2004 provided the information that the internal condition of the property was poor.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>A single storey rendered brick and iron property of asymmetric plan form to the façade, with an addition to the west corner of the front elevation.</p> <p>The main section of the property presents with a traditional plan form of projecting gabled bay and recessed façade with verandah.</p>

	<p>The projecting bay has two windows with a CGI bullnose window awning with timber frieze and brackets. The flat roof verandah is supported by cylindrical steel posts and a rendered masonry balustrade. The main section of the property has a hipped roof, with gables to the front projecting section and a hipped roof to the projecting section on the west elevation. The gable has roughcast render and timbered detailing.</p> <p>The single storey addition to the west corner has a continuous bank of multi-paned windows to the street facing elevation, boarded upper section of walling to west wall and rendered lower half of the wall to both elevations. It also has a flat or very shallow pitched roof. Currently [2015] used as offices.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / 1911

<b>Place name</b>	House, 121 Old Perth Road
<b>Place number</b>	168 (18304 – inHerit)
<b>Other reference numbers</b>	A4012
<b>Address</b>	121 Old Perth Road
<b>Location Description</b>	Lot nO; 1 Plan 2713 Vol/Fol: 1934/213
<b>Other names</b>	
<b>Place type</b>	Individual Building or Groups
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'17" , 115°57'22"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact late example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing for working families.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period. The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was originally known as Surrey Street but was renamed in the 1970s as part of the realignment of Guildford Road.</p> <p>From the available information this residence was built c1923 and the first occupant was Robert Pollack a horse trainer.</p> <p>Aerial photographs indicate that the building has been extended considerably through several programs of work to the rear and the eastern elevation.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber frame and iron house of traditional asymmetric plan form. The projecting section incorporates a gable roof and a

	centrally placed 1-over-1 timber framed sash window with skillion iron awning above. The main roof is hipped in form. A separate skillion verandah canopy extends across the recessed section of the façade and wraps around to the side elevation and has been extended to incorporate a carport. The recessed section of the façade incorporates a further 1-over-1 sash window and the main entrance into the house.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1923

<b>Place name</b>	House, 127 Old Perth Road
<b>Place number</b>	169 (18305 – inHerit)
<b>Other reference numbers</b>	A64017
<b>Address</b>	127 Old Perth Road
<b>Location Description</b>	Lot No: 2 Diagram 99495 Vol/Fol: 2184/86
<b>Other names</b>	House, 7 Dodds Street
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'13" , 115°57'28"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact late example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as the original portion of the residence demonstrates the form and scale of housing for working families.</li> </ul>
<b>History</b>	<p>The Bassendean town centre was established and laid out as an extension of Guildford townsite in the 1840s but it was not until the 1890s that the town developed rapidly with the influx of workers during the gold boom period.</p> <p>The West Guildford Road Board was formed in 1901 which became the Bassendean Road Board in 1922, in recognition of one of the first farms in the district 'Bassendean' established by the First Colonial Secretary, Peter Broun. The town developed on either side of what was called the Perth Road and later, Guildford Road, which logically connected Perth to Guildford. This portion of the road name was originally known as Dodds Street but was renamed in the 1970s as part of the realignment of Guildford Road.</p> <p>From the available evidence this residence was constructed c1928 and the first occupant was Henry Francis Campbell (c1878-1953) and his wife Evelyn (c1882-1977). The place was occupied in the 1930s by works manager Thomas Nairn and his wife Eleanor.</p> <p>Aerial photographs indicate the place has undergone major addition and alterations since the mid 20<sup>th</sup> century most recently in 2015 a two storey addition to the rear.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey brick and tile Californian style bungalow with a complex hipped roof form and has been substantially enlarged to the rear. The original section of the house presents in a traditional form of stepped frontage emphasised by the twin gables. The front gable forms part of the projecting wing to the façade and incorporates timber framed casement windows with a tiled canopy and a timbered gable detail. The gable located immediately behind is in line with the entrance to the house and also has a small verandah canopy spanning out from the gable elevation. The verandah canopy is supported on timber posts and brick piers.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1928

<b>Place name</b>	Bassendean Oval Entrance Gate
<b>Place number</b>	170 (18088; 7403 – inHerit)
<b>Other reference numbers</b>	A3180
<b>Address</b>	140 Old Perth Road
<b>Location Description</b>	Reserve No: 52332 Lot No: 246 Plan 220760 Vol/Fol: LR3116/635
<b>Other names</b>	Reserve 7401
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°57'23"
<b>Use (original/present)</b>	Original: Social Recreation – Other Sports Building Present: Social Recreation – Other Sports Building
<b>Construction materials</b>	Brick: Painted Metal: Zincalume
<b>Architectural style</b>	Inter War Classical
<b>Historic theme(s)</b>	Social and Civic activities: Sport, recreation and entertainment Demographic settlement and mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The entrance gates have aesthetic value as a simple and intact example of the Inter War Stripped Classical style as applied to a public building and for their contribution to the streetscape.</li> <li>• The entrance gates have historic value for their association with the development of the Bassendean community in the Inter War period and the provision of sporting facilities for the community.</li> <li>• The entrance gates have social value for the Bassendean community as they are associated with the many events held at the ground and they contribute to the community sense of place.</li> </ul>
<b>History</b>	<p>In 1901, Guildford Lot 196, Reserve 7401, was gazetted and initially set aside for "Government Requirements", in 1902, the reserve was officially changed to "Recreation". On 4 March 1904, the Bassendean Oval was vested in the Town of Bassendean. After the reserve had been partially cleared, a concrete cricket pitch was laid, followed by tennis courts and a shelter shed. In 1922, the West Guildford Road Board voted to change its name from West Guildford to Bassendean.</p> <p>In 1927, the first motions were made towards establishing a West Australian Football League (WAFL) football team at Bassendean whose home-ground would be Bassendean Oval.</p> <p>In September 1927, plans were prepared by Herbert Horsfall, Civil Engineer, for the Bassendean Recreation Reserve. The plans included the entrance gates (sometimes referred to as the Heritage Gates) at Brook Street showing the wording 'Bassendean Road Board, Bassendean Oval, Grandstand Reserve'.</p> <p>In September 1929, the works for upgrading the Recreation Reserve to become an oval for league football were implemented,</p>

	<p>and a contract was let for the clearing, grading and fencing of the grounds including the entrance gates.</p> <p>On 7 December 1929, most of the works at the Recreation Reserve were completed, and Bassendean Oval was officially opened by the Hon. Philip Collier, giving the Bassendean football team a home ground and headquarters. The opening of Bassendean Oval coincided with the centenary celebrations for the foundation of the Swan River Colony.</p> <p>The entry gates, constructed of rendered concrete, consisted of two change boxes, two double cyclone gate exists and two sets of turnstiles cost £390.</p> <p>In 1934, Bassendean Football Club was finally accepted into the WAFL (which had been renamed the West Australian National Football League (WANFL) in 1931) and played their first season in this year as Swan Districts Football Club.</p> <p>Bassendean Oval has been upgraded and altered since the 1930s in response to the changing needs and requirements of players and the audience. A new entrance gate was constructed near Brook Street in 1970 reducing the use of these gates.</p> <p>The gates were included in the State Register of Heritage Places as part of the entry for Bassendean Oval.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A rendered concrete structure whose main feature is four arched openings. The outer two archways are bigger than the central two archways. Connected to the rear of the western archway is a small single storey, flat roofed building. The façade of this building has two rectangular openings which people can access by going under the western archway to buy tickets etc. The central two archways act as the entrance to the oval. Behind these archways is a covered enclosure where tickets are checked. Above the central archways is a curved feature which displays the name of the oval (Bassendean Recreation Reserve) and holds three flag posts placed at regular intervals. The eastern archway acts as the exit from the oval and is uncovered. All four archways are closed off with metal gates.</p> <p>There is a centenary plaque attached to the pillar between the central archways and a commemorative plaque in the grassed area in front of the gates.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2003)
<b>Images</b>	

	
<b>Construction periods</b>	<b>dates / 1929</b>

DRAFT

<b>Place name</b>	Bassendean Oval
<b>Place number</b>	171 (7403 – inHerit)
<b>Other reference numbers</b>	A3180
<b>Address</b>	140 Old Perth Road
<b>Location Description</b>	Reserve No: 52332 Lot No: 246 Plan 220760 Vol/Fol: LR3116/635
<b>Other names</b>	Bill Walker Stand, MacDonald Stand, Steel Blue Oval and Bassendean Recreation Reserve
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°57'23"
<b>Use (original/present)</b>	Original: Park/Reserve Present: Park/Reserve
<b>Construction materials</b>	
<b>Architectural style</b>	Various
<b>Historic theme(s)</b>	Social and Civic activities: Sport, recreation and entertainment Demographic settlement and mobility: settlements
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>The following Statement of Significance has been based on the documentation prepared in 2003 for the State Heritage Office.</i></p> <p>Bassendean Oval, a grassed playing field, with two timber and masonry construction grandstands, three entry gates with the earliest built in 1929 in the Inter-War Stripped Classical Style, a mature eucalypt, and a white timber picket fence around the oval playing surface, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the Bill Walker and R.A. McDonald grandstands are rare as extant examples of timber construction grandstands. The McDonald Stand has a well-known reputation for the foot-stomping of Swan Districts Football Club fans, achievable due to its timber floors;</li> <li>• the Bill Walker and R.A. McDonald timber construction grandstands, are elegant and graceful examples of the Inter War Utilitarian style. The exterior of the masonry construction entry gates is an attractive example of the Inter War Stripped Classical style;</li> <li>• the place demonstrates the importance sport has played in local communities in Australia, and contributes to the local communities sense of place as a traditional venue for local and inter-school sports events, and as the home-ground of Western Australian Football League (WAFL) team the Swan Districts Football Club;</li> <li>• situated on a corner and on the main road, the place is a landmark within the town of Bassendean, particularly the McDonald and Walker timber grandstands and the 1929 entrance gates, and the view into the place through the</li> </ul>

	<p>gates from Old Perth Road is a significant vista. Its trees and grass banks provide visual amenity to the town; and, the place is associated with prominent football identities, Richard A McDonald, the founder and inaugural President of the Swan Districts Football Club, and four-time Sandover Medallist Bill Walker, who won the medal in 1965, 1966 and 1967.</p>
<p><b>History</b></p>	<p>Bassendean Oval was officially opened in 1929 and consists of two timber grandstands (1932 &amp; 1938), brick two-storey clubrooms (c1932 &amp; 1972), main entrance gate at West Road (1929) and other entrance at Brook Street (1929 &amp; 1970).</p> <p>In 1901, the West Guildford Road Board selected a reserve to be set aside for recreation. Originally, the land selected had been surveyed with the yet unsurfaced Perth-Guildford Road crossing through it. The Board approached the Government and agreed to deviating the road around the reserve. In 1901, Guildford Lot 196, Reserve 7401, was gazetted and initially set aside for "Government Requirements", in 1902, the reserve was officially changed to "Recreation". In 1922, the West Guildford Road Board voted to change its name from West Guildford to Bassendean.</p> <p>In 1927, the first motions were made towards establishing a West Australian Football League (WAFL) football team at Bassendean, whose home-ground would be Bassendean Oval. In September 1927, plans were prepared by Herbert Horsfall, Civil Engineer, for the Bassendean Recreation Reserve.</p> <p>In September 1929, the works for upgrading the Recreation Reserve to become an oval for league football were implemented, and a contract was let for the clearing, grading and fencing of the grounds including the entrance gates.</p> <p>On 7 December 1929, most of the works at the Recreation Reserve were completed, and Bassendean Oval was officially opened by the Hon. Philip Collier, giving the Bassendean football team a home ground and headquarters. The opening of Bassendean Oval coincided with the centenary celebrations for the foundation of the Swan River Colony.</p> <p>As with the rest of the State, Bassendean had felt the effects of the Great Depression years, with many of the local industries being cut back and numbers of workers retrenched. However, in spite of these hard times, during the 1930s Bassendean experienced an accelerated round of building projects in the town. The Bassendean Hotel opened (1930), Grandstands and clubhouses were erected on the Recreation Reserve, a new fire station was built (also in Wilson Street), a Trades Hall was built in Broadway, the Bassendean Masonic Lodge was erected in 1934, in 1936 the new Road Board building was completed and opened, and new shops opened up along the Perth Road. Having been built in the 1930s (and in the 1920s), Bassendean Oval is therefore part of this modest building boom and is important in demonstrating the effort made at a local level of trying to maintain some semblance of social cohesion and interaction during these hard times.</p> <p>On 3 February 1932, R. A. McDonald officially opened the three-storey timber and corrugated iron grandstand, (later to be called the Bill Walker Grandstand, (after the former player four-time Sandover Medallist and coach) with a seating capacity of 800. The grandstand cost £2,646. To celebrate the occasion, an A-grade cricket match was played between Mt Lawley and East Perth.</p> <p>In 1934, Bassendean (PSA) was finally accepted into the WAFL (which had been renamed the West Australian National Football</p>

	<p>League (WANFL) in 1931) and played their first season in this year as Swan Districts Football Club. During the Second World War, Bassendean Oval was utilised by the Department of the Army, using the McDonald Stand as their headquarters.</p> <p>Coming off the excitement of SDFC making its first finals in 1937, it was not long before a second grandstand was needed to cope with the increasing spectator numbers coming to the oval on football days to support their local team. The SDFC made a request to the Bassendean Road Board that a second be built, larger than the first. Architects, Powell, Cameron and Chisholm designed the stand which initially had a seating capacity of 1000.40 On 23 July 1938, the new timber construction grandstand was opened, named the McDonald stand after Richard A. McDonald, the former chairman of the Bassendean Road Board, founding member of the West Guildford Masonic Lodge and inaugural President of the SDFC (1934 &amp; 1937).</p> <p>In 1963, sand from local landmark, Success Hill, was being quarried for use at other sites through Bassendean, including Bassendean Oval. Bell Brothers were contracted by the Town of Bassendean to quarry sand from Success Hill, some of which was used to build up the banks at the oval.</p> <p>In 1957, the SDFC became the first WANFL club to be issued a liquor licence. The members-only clubroom was completed in time for the SDFC Christmas party on 20 December 1957.</p> <p>On 3 February 1980, a fire caused substantial damage to the McDonald stand, mostly to the underneath section where the bar, property and store rooms were located. The fire, which started in the western end of the stand, was reported to have been deliberately lit.</p> <p>Bassendean Oval has been upgraded and altered continually since the 1930s in response to the changing needs and requirements of players and the audience. While there have been concerts and events at the oval its primary function as a football oval and headquarters of Swan District Football Club has continued.</p> <p>The oval was included on the State Register of Heritage Places in 2003.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p><i>The following Statement of Significance has been based on the documentation prepared in 2003 for the State Heritage Office.</i></p> <p>Bassendean Oval, a grassed playing field, with two timber and masonry construction grandstands, three entry gates with the earliest built in 1929 in the Inter-War Stripped Classical Style, a mature eucalypt, and a white timber picket fence around the oval playing surface, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the Bill Walker and R.A. McDonald grandstands are rare as extant examples of timber construction grandstands. The McDonald Stand has a well-known reputation for the foot-stomping of Swan Districts Football Club fans, achievable due to its timber floors;</li> <li>• the Bill Walker and R.A. McDonald timber construction grandstands, are elegant and graceful examples of the Inter War Utilitarian style. The exterior of the masonry construction entry gates is an attractive example of the Inter War Stripped Classical style;</li> <li>• the place demonstrates the importance sport has played in local communities in Australia, and contributes to the local</li> </ul>

	<p>communities sense of place as a traditional venue for local and inter-school sports events, and as the home-ground of Western Australian Football League (WAFL) team the Swan Districts Football Club;</p> <ul style="list-style-type: none"> <li>• situated on a corner and on the main road, the place is a landmark within the town of Bassendean, particularly the McDonald and Walker timber grandstands and the 1929 entrance gates, and the view into the place through the gates from Old Perth Road is a significant vista. Its trees and grass banks provide visual amenity to the town; and,</li> <li>• the place is associated with prominent football identities, Richard A McDonald, the founder and inaugural President of the Swan Districts Football Club, and four-time Sandover Medallist Bill Walker, who won the medal in 1965, 1966 and 1967.</li> </ul>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2003)
<b>Images</b>	
<b>Construction periods</b>	dates / 1927; 1929; 1932; 1938; 1957; 1960; 1968; 1970; 1972; 1974

<b>Place name</b>	McDonald Grandstand
<b>Place number</b>	172 (18090; 7403 – inHerit)
<b>Other reference numbers</b>	A3180
<b>Address</b>	140 Old Perth Road
<b>Location Description</b>	Reserve No: 52332 Lot No: 246 Plan 220760 Vol/Fol: LR3116/635
<b>Other names</b>	Reserve 7401
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°57'23"
<b>Use (original/present)</b>	Original: Social Recreation – Grandstand Present: Social Recreation – Grandstand
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Utilitarian
<b>Historic theme(s)</b>	Social and civic activities: Sport, recreation and entertainment
<b>Values</b>	Historic Aesthetic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• R. A. McDonald Grandstand has historic value for its association with the establishment of the Bassendean Oval sports facility in the Inter-War period.</li> <li>• The place has aesthetic value as an elegant and graceful example of the Inter-War Utilitarian style and is a rare example of a timber grandstand in the metropolitan area.</li> <li>• The place has historic value for its association with local identity and inaugural President of the Swan Districts Football Club, Richard A. McDonald.</li> </ul>
<b>History</b>	<p>In 1901, Guildford Lot 196, Reserve 7401, was gazetted and initially set aside for "Government Requirements", in 1902, the reserve was officially changed to "Recreation". On 4 March 1904, the Bassendean Oval was vested in the Town of Bassendean. After the reserve had been partially cleared, a concrete cricket pitch was laid, followed by tennis courts and a shelter shed. In 1922, the West Guildford Road Board voted to change its name from West Guildford to Bassendean.</p> <p>In 1927, the first motions were made towards establishing a West Australian Football League (WAFL) football team at Bassendean, whose home-ground would be Bassendean Oval. In September 1929, the works for upgrading the Recreation Reserve to become an oval for league football were implemented, and a contract was let for the clearing, grading and fencing of the grounds.</p> <p>On 7 December 1929, most of the works at the Recreation Reserve were completed, and Bassendean Oval was officially opened by the Hon. Philip Collier, giving the Bassendean football team a home ground and headquarters. The opening of Bassendean Oval coincided with the centenary celebrations for the foundation of the</p>

	<p>Swan River Colony. The Bassendean Grandstand (later Bill Walker Grandstand) was opened at the oval in 1932.</p> <p>In 1934, Bassendean (PSA) was finally accepted into the WAFL (which had been renamed the West Australian National Football League (WANFL) in 1931) and played their first season in this year as Swan Districts Football Club. On 12 February 1935, the first annual meeting of the SDFC was held in the Bassendean Town Hall. Coming off the excitement of SDFC making its first finals in 1937, it was not long before a second grandstand was needed to cope with the increasing spectator numbers coming to the oval on football days to support their local team. The SDFC made a request to the Bassendean Road Board that a second be built, larger than the first. Architects, Powell, Cameron and Chisholm designed the stand which initially had a seating capacity of 1000. On 23 July 1938, the new timber construction grandstand was opened, named the McDonald stand after Richard A. McDonald, the former chairman of the Bassendean Road Board, founding member of the West Guildford Masonic Lodge and inaugural President of the SDFC (1934 &amp; 1937). McDonald was also instrumental in getting the club into the WANFL competition.</p> <p>On 3 February 1980, a fire caused substantial damage to the McDonald stand, mostly to the underneath section where the bar, property and store rooms were located. The fire, which started in the western end of the stand, was reported to have been deliberately lit. By the end of March, the stand was re-opened, with some repairs, costing around \$20,000, having been carried out with the replanking and repainting of the outside and repairs to the seating.</p> <p>Since that time the grandstand has continued to be the venue for the football audience and has gained a reputation for the foot-stomping of Swan Districts Football Club fans, achievable due to its timber floors.</p> <p>The grandstand was included in the State Register of Heritage Places as part of the entry for Bassendean Oval.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>The RA McDonald Stand is similar to the Bill Walker Grandstand but can seat up to 1000 people. The stand is 3 storeys constructed from timber and steel. The roof is hipped and asymmetrical with corrugated zincalume single length sheets and colonial profile gutters. The walls are clad with large format smooth rusticated weatherboards. The eaves to the northern elevation are lined on the rake with a board material likely to contain asbestos. Windows are timber framed with two highlight fixed panels over and 3 panels under, which are 2 centre pivot panels and 1 fixed panel. Later additions include a bullnosed corrugated colorbond skillion roof to the western half of the northern elevation and a lean to, of corrugated colorbond, skillion roof to the east elevation. The southern elevation (Oval side) is grandstand seating with a central entrance between a flight of stairs within a recessed section of the grandstand. The weatherboarding to the bottom of the southern elevation has been replaced with corrugated colorbond sheeting. The roof structure is steel framed with timber purlins, the steel framing may not be the original fabric.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2003)

<b>Images</b>	
<b>Construction periods</b>	dates / 1938

DRAFT

<b>Place name</b>	Bassendean Oval Grandstand
<b>Place number</b>	173 (18089; 7403 – inHerit)
<b>Other reference numbers</b>	A3180
<b>Address</b>	140 Old Perth Road
<b>Location Description</b>	Reserve No: 52332 Lot No: 246 Plan 220760 Vol/Fol: LR3116/635
<b>Other names</b>	Reserve 7401 Bill Walker Stand
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°57'23"
<b>Use (original/present)</b>	Original: Social Recreation – Grandstand Present: Social Recreation – Grandstand
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Zincalume
<b>Architectural style</b>	Inter War Utilitarian
<b>Historic theme(s)</b>	Social and Civic activities: Sport, recreation and entertainment People: Local heroes and battlers
<b>Values</b>	Historic Aesthetic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• Bill Walker Grandstand has historic value for its association with the establishment of the Bassendean Oval sports facility in the Inter-War period.</li> <li>• The place has aesthetic value as an elegant and graceful example of the Inter-War Utilitarian style and is a rare example of a timber grandstand in the metropolitan area.</li> <li>• The place has historic value for its association with local footballer and four time winner of the Sandover Medal, Bill Walker.</li> </ul>
<b>History</b>	<p>In 1901, Guildford Lot 196, Reserve 7401, was gazetted and initially set aside for "Government Requirements", in 1902, the reserve was officially changed to "Recreation". On 4 March 1904, the Bassendean Oval was vested in the Town of Bassendean. After the reserve had been partially cleared, a concrete cricket pitch was laid, followed by tennis courts and a shelter shed. In 1922, the West Guildford Road Board voted to change its name from West Guildford to Bassendean.</p> <p>In 1927, the first motions were made towards establishing a West Australian Football League (WAFL) football team at Bassendean, whose home-ground would be Bassendean Oval. In September 1929, the works for upgrading the Recreation Reserve to become an oval for league football were implemented, and a contract was let for the clearing, grading and fencing of the grounds.</p> <p>On 7 December 1929, most of the works at the Recreation Reserve were completed, and Bassendean Oval was officially opened by the Hon. Philip Collier, giving the Bassendean football team a home ground and headquarters. The opening of Bassendean Oval</p>

	<p>coincided with the centenary celebrations for the foundation of the Swan River Colony.</p> <p>As with the rest of the State, Bassendean had felt the effects of the Great Depression years, with many of the local industries being cut back and numbers of workers retrenched. However, in spite of these hard times, during the 1930s Bassendean experienced an accelerated round of building projects in the town. The grandstand was one of these projects. On 3 February 1932, R. A. McDonald officially opened the threestorey timber and corrugated iron grandstand, (later to be called the Bill Walker Grandstand, (after the former player four-time Sandover Medallist and coach) with a seating capacity of 800. The grandstand cost £2,646. To celebrate the occasion, an A-grade cricket match was played between Mt Lawley and East Perth.</p> <p>The Bill Walker stand was officially dedicated and named as such in 1976, prior to that it was referred to as the Bassendean Grandstand.</p> <p>In 2000, the Bill Walker Stand was in need of repairs owing to significant termite damage and was not able to be used for the 2000 football season while major conservation works were undertaken.</p> <p>The grandstand was included in the State Register of Heritage Places as part of the entry for Bassendean Oval.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>The grandstand is a 2-3 storey structure constructed from timber with structural columns and a steel framed roof structure, with a seating capacity of approximately 800 people. The roof is a hipped gambrel form with a central gable to the south, clad in corrugated zincalume in single length sheets with colonial profile guttering.</p> <p>The walls are timber framed and clad with large format smooth rusticated weatherboards. The north elevation is fully enclosed with timber framed panelling, awning windows and solid timber doors. High level vents are located underneath the eaves across the elevation. A steel and timber flight of stairs central to the elevation leads up into the grandstand. The east and west elevations are partially enclosed as the line of the top of the wall follows the grandstand seating. A steel and timber stair is located on each elevation. A timber door is located to the west elevation under the stair.</p> <p>The southern elevation is completely open with timber grandstand seating facing the oval. Protected seating is provided for the teams and umpires at the base of the grandstand with a low fence to the oval side and a flat pitch skillion roof sheet with corrugated zincalume. The entrance to the change rooms under the grandstand is located within the centre of the elevation. The roof structure is mainly timber with a large steel beam and curved angle brackets to the full extent of the southern elevation.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2003)

**Images**



**Construction periods**      **dates**      /      1932

<b>Place name</b>	House, 6 Palmerston Street
<b>Place number</b>	174 (18306 – inHerit)
<b>Other reference numbers</b>	A4083
<b>Address</b>	6 Palmerston Street
<b>Location Description</b>	Lot No: 303 Plan 2627 Vol/Fol: 1574/35
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°56'41"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Current: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1930s for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The origin of the name Palmerston Street is likely to be with Henry John Temple, Viscount Palmerston, English Statesman, Secretary of State for Foreign Affairs (1830-1841 and 1846-1851) and Prime Minister 1855-1858 and 1859-1865.</p> <p>From the available information this residence (previously numbered 4 Palmerston) was constructed c1935 and the first occupant was Charles Lenard (Len) Becker (c1902-1975) and his wife Jean, nee Dadds. The couple married in 1927 and raised their family of three children at this residence from 1936 until 1949 when they left to live in Parkerville as noted in the local press.</p> <p>Aerial photographs indicate that the form and extent of the residence has not changed since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey brick and tile residence of the Inter War period with an asymmetric plan form. The façade is predominantly rendered with decorative areas of face brick; dado is painted brick from ground to sill level and rendered brick above.</p> <p>The asymmetric plan form includes a stepped façade. The projecting bay incorporates a gabled roof with lined overhanging eaves and timbered detail to the apex. Terracotta air vents below are incorporated into the face brick detail to create a simple decorative feature of the façade. The windows are three section timber framed casements with leaded lights and a flat canopy above supported on timber brackets. A similar window arrangement is located adjacent to the bay.</p> <p>The main recessed section incorporates a small verandah and the main entry. The roof continues down to form the verandah canopy, supported on masonry columns with low rendered balustrade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1935

<b>Place name</b>	Bassendean Fire Station
<b>Place number</b>	175 (129 – inHerit)
<b>Other reference numbers</b>	A4101
<b>Address</b>	10 Parker Street
<b>Location Description</b>	Lot No: 2572 Plan 2572 Vol/Fol: 990/125
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°56'51"
<b>Use (original/present)</b>	Original: Government – Fire Station Present: Government – Fire Station
<b>Construction materials</b>	Brick: Common and Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Stripped Classical
<b>Historic theme(s)</b>	Social and civic activities: Community services and utilities Demographic settlement and mobility: Depression and boom
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>The following statement has been drawn from the State Register entry for Place 129.</i></p> <p>Bassendean Fire Station (fmr), a single storey brick and tile fire station displaying characteristics of Inter-War Stripped Classical styling (1934 and 1969/71), with associated outbuildings and ladder training tower in the rear yard, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place is representative of two major periods in the history of the Western Australian Fire Service: the intense post-Depression building program of 1934-38, when the station was first built; and the restructuring of Metropolitan fire services in the 1950s, when the building was altered to accommodate permanent staff;</li> <li>• the place is representative of the development of fire station facilities in Western Australia during the twentieth century, through its initial establishment in a local government building in 1911, to the relocation of the brigade to a purpose-built station in 1934 and expansion of that station in 1969-71 to accommodate permanent staff for the first time;</li> <li>• the place has high social value to the community of Bassendean for its firefighting services, its award winning brigade, and as the venue for many social events, dances, fundraising events; and,</li> <li>• the place was designed by architect K.C. Duncan, who, in 1932, developed a standardised plan for fire station building in Western Australia, and was responsible for the majority of fire stations built in the State from 1930 to 1960.</li> </ul>

## History

Established in January 1911, the West Guildford Volunteer Fire Brigade used the premises of Mr Guppy's Shop on Surrey Street (now Old Perth Road) opposite the present day Bassendean Oval. The Brigade trained on Perth Road and Rosetta Streets. When the West Guildford Town Hall was built in 1912, the West Guildford Volunteer Fire Brigade (renamed Bassendean Volunteer Fire Brigade in 1922) used the hall until the construction of the purpose built fire station in 1934.

As the State recovered from the Depression of the 1930s, the WAFBB entered another period of intense building activity, resulting in 18 new stations being constructed between 1934 and 1938. In 1932, the architect K.C. (Keith) Duncan developed a standardised plan for fire station buildings in Western Australia. This was adopted by the WAFBB and implemented during the 1934-1938 phase of construction, meaning that the majority of new stations from this period were based on a standard plan, including Bassendean Fire Station (fmr).

By the late 1920s, the expanding district led to the need for a new, modern, and purpose-built fire station in Bassendean. Discussions were held between the Bassendean Roads Board and the WAFBB for many years, culminating in the construction of Bassendean Fire Station (fmr) in 1934.

The new station was sited closer to the main centre of Bassendean on Parker Street, built on land donated by a local family specifically for the purpose of building Bassendean's new fire station there. The donated plot was, at that time, the highest point in Bassendean. The new building was built by W. T. Clark at a cost of £1,782. Also located on the site were a 50ft high steel tower, a 50ft long hose washing trough, and the 1910 Bayswater fire station, which was relocated for the second time, and used at the Parker Street site as a recreation room. The 1910 Bayswater fire station was demolished in 1998.

Bassendean Fire Station (fmr) was formally opened on 10 February 1934, in a ceremony attended by the Honorary Minister in Charge of Fire Brigades Mr Kitson, the Chairman of the WAFBB, the Mayor of Fremantle representing the WAFBB's metropolitan local authorities, the MLC for the Metropolitan Suburban Provinces, the Chairman of the Bassendean Road Board, as well as about 300 local residents and visitors.

The Bassendean Fire Brigade operated from Bassendean Fire Station (fmr) for the next seventy nine years, until its closure in December 2013. Career firefighters started at Bassendean in th the 1970s.

During its lifetime the brigade earned a reputation as one of the leading brigades in the State. Bassendean dominated the annual Volunteer Fire Brigades' State Championships, being awarded the title of State Champion Team a massive 23 times. They also competed nationally, winning in Victorian Grand Aggregate Competitions four times. On a number of occasions, the brigade concurrently held both State and National Australasian Championships, including an unbeaten three year stint between 1948 and 1950.

As well as bringing pride to the Bassendean area through its competition wins, the Bassendean Brigade was also involved in the local community through its fundraising (often raising money for competitions or new equipment) and social events such as dancing or dinners.

	<p>During WWII, an air raid shelter was constructed under Bassendean Fire Station (fmr) beneath the present day front office. A special phone was connected to this room during the war so that calls could be received. Following this use, the room was used as a cellar.</p> <p>Bassendean Fire Station (fmr) continued to operate as a part permanent part volunteer station until December 2013 when the building was decommissioned by the Department of Fire and Emergency Services (DFES). Bassendean's permanent staff was moved to Kiara. The closure of Bassendean Fire Station (fmr) was met by considerable opposition not only by the brigade itself, but the local community, and the local and state government.</p>
<b>Integrity / Authenticity</b>	High/Low/Moderate
<b>Physical description</b>	<p>Single storey red brick, tile and render structure displaying characteristics of inter-war striped classical styling.</p> <p>The fire station comprises buildings from at least two development phases: the original 1934 station building (northern section) and the 1969/1971 extension (southern section). The building, which displays some characteristics of the inter-war stripped classical style in the original section of the building in the appliance bay façade detailing, it is domestic in scale and detailing with brick walls, concrete render bands and a complex hipped roof. The single appliance bay to the original section separates the two wings whilst the appliance bay constructed in the later section is located at the end of the buildings. All entrances lead directly onto the footpath/roadway.</p> <p>The original appliance bay façade is a projecting rendered bay with stepped parapet and central gable pediment and pilasters to either side. The façade has a large door opening currently enclosed with a large roller shutter door. The main section of the 1934 building has a face brick façade to window head height with a band of rendered masonry above. A timber framed half-glazed door is set marginally off-centre, flanked by timber framed eight pane windows and a single pane fanlight above. A slender concrete sunshade with moulded edges supported on concrete brackets shades the door and window. A single concrete step leads to this entry. Openings are generally timber framed with timber framed doors and windows, except for one metal framed opening to the rear of the northern elevation. Side and front windows are generally double hung with concrete sills. The external doors are timber framed with rendered and painted concrete lintels and timber thresholds.</p> <p>The later 1969/1971 addition has a face brick façade and is dominated by the double appliance bay wing. The hipped tiled roof projects over the appliance bay forming an entrance area, with a rendered band with 'FIRE STATION' extending across it. The original red lettering has been removed, leaving residue to form the words. The appliance bays have metal roller doors. There are two metal framed windows in the façade of the office section and a timber framed and lined entrance door set in the return formed by the junction of the appliance bay and the office. Window openings are generally metal framed with sliding windows. The door openings are timber-framed with doors generally flush panel or timber lined.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2016) Fire and Rescue Service Heritage Inventory

**Images**



**Construction periods**      **dates**      /      1934; 1969/71

DRAFT

<b>Place name</b>	House, 16 Parker Street
<b>Place number</b>	176 (24433 – inHerit)
<b>Other reference numbers</b>	A4107
<b>Address</b>	16 Parker Street
<b>Location Description</b>	Lot No: 106 Plan 2572 Vol/Fol: 1496/100
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°56'52"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted and Common Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1925 and the first occupant was clerk, William George Blundell (c1894-1945) and his wife Emily Louise Bundell, nee Pickering (c1896-1934). The couple had married in 1925 and this was their family home until the death of Emily in 1934. Emily was the daughter of John Pickering, Chairman of the Bassendean Road Board throughout the 1920s.</p> <p>Aerial photographs indicate that the form and extent of the residence has changed minimally since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey brick and iron house of distinctive design. The construction of the house consists of a painted brick dado terminating at sill height and roughcast render to the upper section of the elevations. The façade incorporates a timber framed boxed bay element that extends for the full height of the façade and incorporates two timber framed sashes separated by a timber mullion. The sashes are of 6-over-1 design. The entrance is behind an arched entrance leading into a recessed porch accessed via tiled steps.</p> <p>The roof is hipped clad in short sheet corrugated iron sheeting painted green with open eaves and feature timber brackets arranged in pairs in three positions across the façade. A tall roughcast render chimney extends up the southern elevation and roof plane.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1925

<b>Place name</b>	House, 21 Parker Street
<b>Place number</b>	177 (7419 – inHerit)
<b>Other reference numbers</b>	A4112
<b>Address</b>	21 Parker Street
<b>Location Description</b>	Lot No: 85 Plan 2471 Vol/Fol: 1506/7
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late, modest example of the late Federation style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: Stephen Henry Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1915 and the first occupant was iron turner, Ralph Edwards (c1886-1968). Ralph Edwards later recorded his occupation as an engineer which suggests he worked at the Midland Railway Workshops as many Bassendean residents did. Ralph Edwards married Lily Ethel Parks (c1887-1971) in 1971 and the couple lived at the residence until the early 1930s.</p> <p>Aerial photographs and physical evidence indicate that there are strong similarities between this property and 23 Parker Street which appear to have been built at the same time. Further research may</p>

	determine who was built these two homes. Both residences have been extended to the rear although the original form and extent of both buildings are apparent.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber framed and weatherboard house with hipped and gabled iron roof. The house presents as a 'T' shaped with the projecting gable wing forming the dominant aspect of the house when viewed from the street with the verandah wrapping around its three elevations terminating at the rear section of the property. The front gabled section has a timber detail to the apex of the gable, with weatherboarding below. A single timber frame 1-over-1 sash window is positioned in the centre of the elevation. A bullnose verandah wraps around this section of the house supported on square timber posts with timber brackets. A small section of the southern part of the verandah has been enclosed with weatherboard cladding and timber framed windows. The property is enclosed by a high masonry wall and mature plantings which obscure the place from clear street view.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	House, 26 Parker Street
<b>Place number</b>	178 (18309 – inHerit)
<b>Other reference numbers</b>	A4119
<b>Address</b>	26 Parker Street
<b>Location Description</b>	Lot No: 112 Plan 2572 Vol/Fol: 1848/794
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°56'52"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1920s for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: Stephen Henry Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1928 and the first occupant was George Till (1893-1989) and his Bessie, nee Packham (c1900-1985). George served during World War One and on his return from Europe suffering from the effects of gas poisoning he returned to his family home in Bassendean before establishing a small vineyard in Hearne Hill. He married Bessie in 1928 and the couple built this residence possibly with the assistance of the government through the war service homes facility. The Gills lived at the house for only a few years before occupied by Clifford Tredrea (c1904-1996) during the 1930s and 1940s. Tredrea was a</p>

	<p>wagon builder and presumably worked at the Midland Railway workshops.</p> <p>Aerial photographs indicate that the residence has had minor alterations only the addition of a carport on the northern side of the building.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house of symmetrical plan form to the façade. The house is of face brick construction with the bricks laid in stretcher bond. The centrally placed front door is flanked by windows, each comprising a group of three timber casements. The door arrangement includes timber and glass side panels either side of the door with a deep concrete lintel above. The windows are timber framed casements, each comprising a large pane with four smaller panes to the top in an Arts and Crafts style. The sills are angled concrete.</p> <p>The hipped roof extends down at a break of pitch to form the verandah canopy which is supported on paired timber posts with Arts and Crafts motif between the posts. The verandah deck is raised with limestone retaining wall and timber decking with centrally placed concrete steps leading to the front door. Two tall brick chimneys with terracotta honeypot flues project from the north and south planes of the roof.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods / dates</b>	c1928

<b>Place name</b>	House, 27 Parker Street
<b>Place number</b>	179 (18310 – inHerit)
<b>Other reference numbers</b>	A2471
<b>Address</b>	27 Parker Street
<b>Location Description</b>	Lot No: 82 Plan 2471 Vol/Fol: 802/67
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1922 and the first occupant and probable owner was labourer, Edmund James Styles (c1873-1947). Styles and his wife, Florence Styles (c1876-1950) lived at the house until their deaths, Edmund in 1947 and Florence in 1950.</p> <p>Aerial photographs indicate that the residence has changed little in form or extent since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Single storey timber frame and weatherboard house with hipped iron roof. The house presents with a symmetrical façade with a centrally placed entrance flanked by windows. The entrance comprises an original stained leaded glass and panelled door with a single timber and leaded glass side panel on the north side of the door with frosted glass fanlight above. The windows are timber framed sash windows of 6over-1 design with frosted glazing in the upper sash.</p> <p>The hipped roof extends down at a break of pitch to form the verandah canopy and has been reclad in long sheet corrugated cladding. The canopy is supported on timber posts with timber brackets and has a concrete deck. Brick corbelled chimney to the southern plane of the roof.</p> <p>In 2020 a carport and shed were developed down the southern side of the dwelling. Materials (weatherboard with metal roofing) and roof pitch of the carport and shed match the existing dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1922

<b>Place name</b>	House, 62 Parker Street
<b>Place number</b>	180 (18313 – inHerit)
<b>Other reference numbers</b>	A4151
<b>Address</b>	62 Parker Street
<b>Location Description</b>	Lot No: 131 Plan 2572 Vol/Fol: 1405/815
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'52"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: Stephen Henry Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1922 and the first occupant was storeman, Sydney Eaves (c1891-1955) and his wife Christine Cuthbert Anderson Eaves (c1893-1971). The couple lived at the house until the early 1950s at which time Sydney Eaves listed his occupation as a soldier.</p> <p>Aerial photographs that the form and extent of the residence have changed little since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Elevated timber framed and weatherboard house with corrugated iron roof. The house presents in a traditional asymmetric form with a projecting gabled wing and recessed remainder of the façade. The projecting section incorporated a gable feature with scalloped edge shingles and weatherboard cladding and paired timber framed 1-over-1 sash windows. The recessed section incorporates a further pair of timber framed sash windows and the main entry which has a timber panelled and glass door, side panel and fanlight.</p> <p>The hipped roof extends down at a break of pitch to form the verandah canopy which extends across the full width of the front elevation. The canopy is supported on square timber posts with decorative frieze and non-original filigree brackets. A simple timber picket balustrade extends between the posts, the deck is timber with a centrally located set of steps.</p> <p>A carport has been constructed in the front setback incorporating similar detail to the house. The garden is enclosed by timber picket fencing.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1922

<b>Place name</b>	House, 67 Parker Street
<b>Place number</b>	181 (18314 – inHerit)
<b>Other reference numbers</b>	A4156
<b>Address</b>	67 Parker Street
<b>Location Description</b>	Lot No: 61 Plan 2471 Vol/Fol: 1682/592
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'30" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact modest example of the Inter War style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1923 and the first occupant was widow, Emily Ada Knight (c1872-1957). Emily's husband Albert had enlisted to serve in the AIF at the age of 42 in 1917. He returned to Australia but died in 1920. Emily Knight settled in Bassendean and lived there until 1944. Her daughter Eleanor Knight, a dressmaker lived at the house during this period.</p>

	Aerial photographs indicate that the residence has been subject to series of additions to the rear. The front elevation has not been significantly altered since the mid-20th century.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey timber framed and weatherboard clad dwelling with a hipped CGI roof. The west side of the south elevation incorporates a protruding gabled section which contains a centrally placed timber framed, six-over-six sash window.</p> <p>A CGI bullnose verandah, which is separate from the roof line, extends across the entire south elevation (incorporating both the protruding and recessed sections) which is supported by rectangular timber posts with a timber balustrade, which are supported by two courses of limestone blocks.</p> <p>The west elevation contains another six-over-six timber framed sash window and a small timber framed and weatherboard clad addition is partly visible. Due to dense vegetation, the majority of the south and east elevations aren't visible.</p>
<b>Condition</b>	Poor
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	 <p>The photograph shows a single-story house with light-colored weatherboard siding and a hipped roof. A verandah with a corrugated metal roof and a brick pillar is visible on the right side. The house is surrounded by trees and a white picket fence. A portion of a white car is visible in the bottom right corner.</p>
<b>Construction periods</b>	dates / c1923

<b>Place name</b>	House, 73 Parker Street
<b>Place number</b>	182 (18315 – inHerit)
<b>Other reference numbers</b>	A4160
<b>Address</b>	73 Parker Street
<b>Location Description</b>	Lot No: 59 Plan 2471 Vol/Fol: 1732/873
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Panelling (asbestos) Metal: Zinalume
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late, modest example of inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1940 and the first occupant was Pearl Cousins (1890-1971). Pearl was the widow of Harry Cousins (c1882-1934) a well-known farmer of Pithara. The couple had eight children.</p> <p>Aerial photographs indicate that the residence has several additions have been undertaken to the rear of the property and a carport added in the front yard.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber framed weatherboard and fibre cement sheet house with corrugated iron roof. The house is of traditional

	<p>asymmetric plan form incorporating a projecting section with gabled roof. The gable has a timber detail painted in a contrasting colour to the main house colour. The windows are arranged in a group of three timber framed casements with skillion iron window canopy supported on timber brackets. The weatherboard cladding extends from ground level to sill height around the property. The recessed section of the façade incorporates another group of three casement openings and the main entrance.</p> <p>The verandah canopy extending across this part of the elevation is the continuation of the main roof and is supported on square timber posts with a simple timber frieze and balustrade. The deck is timber with two steps leading to the entrance. A carport utilising the same design details as the gable element has been constructed in the front setback obscuring much of the projecting section of the elevation from clear view.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1940

<b>Place name</b>	House, 80 Parker Street
<b>Place number</b>	183 (18316 – inHerit)
<b>Other reference numbers</b>	A4167
<b>Address</b>	80 Parker Street
<b>Location Description</b>	Lot No: 139 Plan 2572 Vol/Fol: 1776/461
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'52"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard
<b>Architectural style</b>	Metal: Colorbond
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late, modest example of the late Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1915 and the first occupant was stonemason, Patrick Clohesy and his wife Nora Agnes Clohesy (c1876-1939). The couple lived at the house until the mid-1930s before moving to North Perth. Their only daughter Mary, became a nun with the Sisters of Mercy.</p> <p>Aerial photographs indicate that the house has not been significantly altered since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	An elevated single storey timber framed and weatherboard house with hipped iron roof. The house is of simple design with the hipped

	<p>roof extending down to form the verandah canopy at a slight break of pitch, supported on turned timber posts with a timber balustrade of a mix of styles. The façade incorporates a centrally placed entrance with a timber panelled and glass door, sidelights and panels and fanlights. All glazing to the door ensemble is leaded and stained glass. A timber framed on-over-one window is positioned to the south of the entrance and a set of timber framed French doors to the north of the main entrance. Twin brick and corbelled chimneys flank the raised ridgeline.</p> <p>In 2018 a timber framed and cladded extension and alfresco were developed at the rear of the property along with replacing the roof material with new metal colorbond sheeting.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1915

<b>Place name</b>	House, 84 Parker Street
<b>Place number</b>	184 (18317 – inHerit)
<b>Other reference numbers</b>	A4171
<b>Address</b>	84 Parker Street
<b>Location Description</b>	Lot No: 141 Plan 2572 Vol/Fol: 1190/95
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'52"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile Asbestos
<b>Architectural style</b>	Inter-war Californian Bungalow and Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late, modest example of the late Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the 1910s for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>The subdivision plan for this portion of Parker Street was approved in 1903. However development mostly occurred in the Inter War period. From the available information this residence was constructed c1919 and the first occupant was labourer, James Nicholas Marquis (c1863-1925) and his wife Anne Elizabeth Marquis nee Springett (c1865-1947). The couple had five children and following James's death in 1925 Anne Marquis stayed on in the house until the mid-1930s.</p>

	<p>Aerial photographs indicate that the house has been extended to the rear and it is possible the roof cladding was originally corrugated galvanised iron. The form and extent of the house has not been significantly altered since the mid-20th century.</p> <p>The Town of Bassendean hold records that indicate that additions to the building were approved in 1931.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Weatherboard, asbestos and tile house on corner block with steep pitched hip roof. Front entrance under half-timbered gable up short flight of timber steps. Front room window under timber bracketed awning. Side elevation has feature gable over wall plate. Verandah to two street fronts on timber posts with fretwork brackets and sheeted post and rail balustrade.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1919

<b>Place name</b>	House, 85 Parker Street
<b>Place number</b>	185 (18318 – inHerit)
<b>Other reference numbers</b>	A4172
<b>Address</b>	85 Parker Street
<b>Location Description</b>	Lot No: 53 Plan 2471 Vol/Fol: 1326/671
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of inter war style.</li> <li>• The place has historic value for its association with the Inter War development of this area.</li> <li>• This place has social value as a demonstration of the form and scale of Inter War housing.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>A subdivision plan for this portion of Parker Street was approved by the Department of Lands and Surveys in 1902 however it was not until the Inter War period that the area was densely settled. From the available information this residence was constructed c1922 and the first occupant was Mrs Emily Baynes. Emily Baynes' husband William Charles Baynes (c1873-1922) enlisted to serve with the AIF in 1915 at the age of 42. Although he returned to his wife and two sons he died in 1922. This cottage may therefore have been provided to Emily Baynes under the War Service Homes scheme however further research is needed to substantiate this conclusion. It is noted that this house is located across two of the lots and is larger than many of the other homes in the street.</p>

	A later long term occupant was painter, Francis Joseph Henry Leng (c1886-1974) who lived at the house until at least the 1940s. Aerial photographs indicate that the house has been extended to the rear and a garage has been added on the northern side of the house.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and iron house of symmetrical plan form to the façade. The hipped roof extends down at the same pitch to form the verandah canopy and also incorporates a small gable midway up the front plane of the roof positioned above the front door.</p> <p>The front door is positioned in the centre of the façade flanked by three section timber framed sash windows. The entry consists of timber panelled and glass door with narrow side lights to the upper section of the door with a tapered timber architrave around the entire. The three section sash windows consists of two narrow 1-over-1 sashes flanking a larger 1-over-1 sash.</p> <p>The verandah extends across the full extent of the façade before wrapping around to the south elevation, supported on square timber posts and brackets and has a timber deck. A carport has been constructed on the north elevation.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1922

<b>Place name</b>	House, 87 Parker Street
<b>Place number</b>	186 (18319 – inHerit)
<b>Other reference numbers</b>	A4174
<b>Address</b>	87 Parker Street
<b>Location Description</b>	Lot No: 52 Plan 2471 Vol/Fol: 1080/295
<b>Other names</b>	Lot No: 52
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'34" , 115°56'54"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of inter war style.</li> <li>• The place has historic value for its association with the Inter War development of this area.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: Stephen Henry Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Parker Street was named in honour of Sir Stephen Henry Parker Member of the Legislative Council 1878-1890, 1892-1897 and member of the Legislative Assembly 1890-1892.</p> <p>From the available information this residence was constructed c1935 and the first occupant was Mrs Florence Mabel Perry (c1896-1969). She lived at the house until the 1960s. He husband, John Perry, a platelayer working in Pemberton enlisted to serve during World War II.</p> <p>Aerial photographs indicate that the residence has been extended to the rear in the 1990s and the roof form was changed to accommodate this addition. At the same time the red corrugated iron roof cladding was changed to the current zincalume.in the 1980s.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low

<b>Physical description</b>	Single storey timber framed and weatherboard house with gable roof. The house is of simple presentation to the façade with a centrally placed entrance door flanked by timber framed casement windows. The roof has been reclad in colorbond and extends down at the same pitch to form the verandah canopy which extends across the full width of the elevation supported on square timber posts. The verandah deck is timber with a simple timber cross balustrade. Windows to the side elevations are a combination of smaller 1-over-1 timber framed sashes and timber framed casements. Towards the rear of the house on the southern elevation are timber framed multi-pane French windows opening out onto a verandah that wraps around the rear of the house. The land levels drop away from the front of the house which has resulted in the rear section of the property being significantly elevated.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1935

<b>Place name</b>	House, 1 Parnell Parade
<b>Place number</b>	187 (18320 – inHerit)
<b>Other reference numbers</b>	A80227
<b>Address</b>	1 Parnell Parade
<b>Location Description</b>	Lot No: 251 Plan 55378 Vol/Fol: 2663/421
<b>Other names</b>	Rosebrae
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'42" , 115°57'24"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. The name Parnell is more obscure but may refer to the Irish political leader of the late 19th century Charles Parnell.</p> <p>From the available information this residence was constructed in 1919 and the first occupants, and probable owners, were newlyweds William and Louise Elizabeth Browne (c1882-1942). The couple had married in 1919 and the house, which they named 'Rosebrae' was first recorded on the site in that year. This residence was likely to be one of the first in this section of Bassendean.</p> <p>William Browne (c1877-1967) recorded his occupation as a bootmaker and he may have practiced his trade on the premises. It</p>

	<p>was noted in the local press that a daughter was born at the house in 1923. The Browne family lived at the residence until the 1940s. Aerial photographs indicate that the house has undergone significant additions throughout the late 20th and early 21st century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick with a timber addition on a corner lot.</p> <p>The house is of brick and iron construction with timber framed casement windows and French doors. The hipped roof sweeps down with a gentle break of pitch to form the verandah canopy which is supported on timber posts with timber brackets.</p> <p>The timber framed construction with weatherboard cladding and a shallow hipped roof with a broken pitch. The former shop windows are evident behind a tall fence but cannot be seen in their entirety. The windows have CGI canopies supported on timber brackets.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1919

<b>Place name</b>	House, 95 Penzance Street
<b>Place number</b>	188 (18321 – inHerit)
<b>Other reference numbers</b>	A4326
<b>Address</b>	95 Penzance Street
<b>Location Description</b>	Lot No: 102 Diagram 32390 Vol/Fol: 1315/888
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'43" , 115°56'20"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard
<b>Architectural style</b>	Metal: Corrugated Galvanised Iron
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late example of the inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the 1940s.</li> <li>• This place has social value as a demonstration of the form and scale of housing for working families in the 1940s.</li> </ul>
<b>History</b>	<p>Portion of Bassendean was developed under the name 'Eden Estate' in the 1890s when developer and future Premier of Western Australia, Frank Wilson, subdivided land for residential use. The name was believed to come from a farm that once existed in the area. Penzance Street, together with Ida, Iolanthe and Ivanhoe Streets, are named in honour of characters from Gilbert and Sullivan Operettas.</p> <p>From the available information this residence was constructed c1940 and the first occupant was William Sleight. However the residence may have been there earlier as newspaper articles refer to the Sleight family living in Penzance Street in the 1930s. William Sleight was a descendant of John Law Davies who occupied the Pensioner Guard Cottage in Surrey Street.</p> <p>In the early 1940s when this residence was constructed the majority of the land in the vicinity was undeveloped and from an aerial photograph of 1953, the roads appear to have been unsealed. The original form of the residence is evident. Later additions have occurred to the rear of the residence and a carport is a later construction.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey timber framed and iron residence with weatherboard cladding. Symmetrical façade with timber framed casement windows either side of the entrance. The hipped roof continues down to form the verandah canopy at the same pitch and is supported by square timber posts. The roof has been reclad with long sheet corrugated galvanised iron.</p> <p>The property has a carport to the side elevation and a lawned garden enclosed by a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1940

<b>Place name</b>	House, 1 Prowse Street
<b>Place number</b>	189 (18322 – inHerit)
<b>Other reference numbers</b>	A4332
<b>Address</b>	1 Prowse Street
<b>Location Description</b>	Lot No: 25 Plan 3367 Vol/Fol: 1508/696
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'13" , 115°57'33"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Federation Bungalow style in timber</li> <li>• The place has historic value as one of the earliest homes in Bassendean.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean bound by Surrey Street, Brook Street, North Road and Old Perth Road was originally West Guildford Town Lots 134-138. These lots were owned and subdivided for sale by the Mayor of Subiaco John Henry Prowse (1871-1944). Prowse also served as the Mayor of Perth and was a Member of Federal Parliament. The subdivision with the name, Prowse Street was approved by the Department of Lands and Surveys in 1913.</p> <p>From information supplied by the Town of Bassendean Local History Collection this residence is believed to be one of the oldest in the town.</p> <p>By c1914, the first occupant and probably owner, was joiner Joseph Mills. He and his wife Rose Patricia Mills (c1891-1991) lived at the residence for approximately 10 years, left and then returned in the 1940s suggesting they were the owners of the property.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey timber framed and weatherboard cottage with corrugated iron hipped roof. The place presents with a traditional plan form incorporating symmetrical façade with the high hipped roof continuing down with a break of pitch for form the surrounding verandah canopy. The canopy is supported on turned timber columns and is open to the sides without balustrading to the timber deck.</p> <p>The centrally placed entrance consists of timber panelled and glazed door with glazed side lights and fan lights. The entrance is flanked by 1-over-1 timber frame double hung sash windows.</p> <p>The roof comprises a high hipped form with a raised and vented ridgeline and tall brick chimneys with corbelling.</p> <p>A planted and lawned front garden with a mature tree in the corner and enclosed by a timber picket fence and hedging. The picket fence is interspersed with limestone piers.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1890s

<b>Place name</b>	House, 4 Prowse Street
<b>Place number</b>	190 (18324 – inHerit)
<b>Other reference numbers</b>	A4335
<b>Address</b>	4 Prowse Street
<b>Location Description</b>	Lot No: 13 Plan 3367 Vol/Fol: 1839/598
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'11" , 115°57'32"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean bound by Surrey Street, Brook Street, North Road and Old Perth Road was originally West Guildford Town Lots 134-138. These lots were owned and subdivided for sale by the Mayor of Subiaco John Henry Prowse (1871-1944). Prowse also served as the Mayor of Perth and was a Member of Federal Parliament. The subdivision with the name, Prowse Street was approved by the Department of Lands and Surveys in 1913.</p> <p>From the available information this residence was constructed c1915 and the first owner and occupier was George Carter Avery (c1873-1930). Avery was a carpenter and it is possible that he was involved in the construction of the building. The family lived at the house until the 1950s, and their son Charles Avery built the house at 6 Prowse Street in 1939.</p> <p>Aerial photographs indicate that the form and extent of the original cottage are still discernible although it has been extended to the rear and the roof line altered to accommodate the addition.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low

<b>Physical description</b>	<p>A single storey timber framed and weatherboard house with hipped corrugated iron roof which continues down to form the verandah canopy. The verandah canopy is supported on chamfered edged timber posts with timber brackets and simple timber frieze. The deck is a concrete slab. The hipped roof to the house has a raised ridge with vented gablets and non-original decorative ridge detailing.</p> <p>The place presents with a symmetrical façade with a centrally placed entrance flanked by 6-over-1 timber framed sash windows. A port hole window is located in the side elevation and a large addition has been constructed to the rear of the house.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	House, 6 Prowse Street
<b>Place number</b>	191 (18323 – inHerit)
<b>Other reference numbers</b>	A4337
<b>Address</b>	6 Prowse Street
<b>Location Description</b>	Lot No: 1 Strata Plan 45956 Vol/Fol: 2593/663
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'11" , 115°57'31"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modest example of inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean bound by Surrey Street, Brook Street, North Road and Old Perth Road was originally West Guildford Town Lots 134-138. These lots were owned and subdivided for sale by the Mayor of Subiaco John Henry Prowse (1871-1944). Prowse also served as the Mayor of Perth and was a Member of Federal Parliament. The subdivision with the name, Prowse Street was approved by the Department of Lands and Surveys in 1913.</p> <p>From the available information this residence was constructed in 1939 for Charles Avery (c1907-1973) and his wife, Lilian Maud Avery, nee Wilsmore (c1909-1998). Charles Avery was a carpenter, like his father George Carter Avery who lived next door at 4 Prowse Street. The couple, who married in 1934, lived at the Prowse Street cottage until Charles's death in 1973.</p> <p>Aerial photographs indicate that the house has undergone additions to the rear, and the lot has been subdivided to enable the construction of a new residence in the rear of the lot in c2007.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	A timber framed and fibre cement sheet single storey house with hipped iron roof. The façade is of asymmetric plan form with a

	<p>traditional projecting bay. The main section of the house presents with a hipped roof form with a gabled roof with timber detailing to the projecting section of the façade. The projecting section also incorporates timber framed casement windows with a separate CGI awning above.</p> <p>The verandah extends across the recessed section of the elevation with the canopy formed by a combination of the main roof extending down at a break in pitch to form a skillion canopy to the central section above the door and a further gabled element on the opposite corner. The canopy is supported on masonry Doric styled columns and brick piers.</p> <p>In 2020 a carport was constructed to the western side of the lot and matches the materials (timber with metal roofing) and roof pitch of the existing dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1939

<b>Place name</b>	House, 32 Railway Parade
<b>Place number</b>	192 (18326 – inHerit)
<b>Other reference numbers</b>	A4360
<b>Address</b>	32 Railway Parade
<b>Location Description</b>	Lot No: 102 Plan 30791 Vol/Fol: 502/148A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'1" , 115°57'12"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, formerly part of location R1, was subdivided by a group of investors c1898. The group of investors included some of the most well known members of colonial society: Stephen H. Parker, George H. Leake, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Henry E. Parry, Dr. James Hope and William Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The demand for housing in the late 19th century was a result of the increasing population drawn to Western Australia following gold discoveries in the east of the colony.</p> <p>Railway Parade was named as a logical response to its location alongside the railway line. From the available information this residence was constructed c1913 and the first occupant was carpenter Robert Brooks Penaluna (c1874-1948) and his wife Annie Grace, nee Munro (c1876-1961). Robert Penaluna worked at the Midland Railway Workshops in the Wagon Shop. The couple had one son and lived at the house until the 1940s. Following Robert's death in 1948, Annie Penaluna stayed on in the house during the 1950s.</p>

	Aerial photographs indicate that the form and extent of the original residence are still evident despite additions to the rear in the second half of the 20th century.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Elevated single storey brick and iron house. The hipped roof is clad with short sheet corrugated iron sheets with tall corbelled brick chimneys project from the east and west planes of the roof.</p> <p>A separate skillion verandah canopy is positioned directly below the eaves and extends across the full width of the elevation, supported on square timber posts with a decorative timber frieze. The façade of the house is symmetrical in plan form with a centrally positioned front door flanked by timber framed 1-over-1 sash windows.</p> <p>Rendered brick and timber picket boundary wall enclosing the garden.</p> <p>In 2020 the patio to the northern side of the dwelling was replaced. The new timber framed, gable roofed patio has a roof pitch that matches the existing dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1913

<b>Place name</b>	House, 44 Railway Parade
<b>Place number</b>	193 (7427 – inHerit)
<b>Other reference numbers</b>	A4366
<b>Address</b>	44 Railway Parade
<b>Location Description</b>	Lot No: 33 Diagram 715 Vol/Fol: 405/21
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'5" , 115°57'3"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zinalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aeshetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, formerly part of location R1, was subdivided by a group of investors c1898. The group of investors included some of the most well known members of colonial society: Stephen H. Parker, George H. Leake, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Henry E. Parry, Dr. James Hope and William Paterson. The demand for housing in the late 19th century was a result of the increasing population drawn to Western Australia following gold discoveries in the east of the colony.</p> <p>Railway Parade was named as a logical response to its location alongside the railway line. From the available information this residence was constructed c1913 and the first occupant was Anna Greta Saville (c1858-1942). Anna Saville is likely to have built this home following the death of her husband Archibald Tunley Saville in Kalgoorlie, in 1912. Archibald Saville worked as a railway guard and was tragically killed by a train whilst on duty. It is possible Anna Saville received some compensation or funds were raised for herself and her four children. Anna Saville lived at this house until her death in 1942 and one of her daughters stayed on in the house.</p>

	Aerial photographs indicate that the house has not changed significantly in form or extent since the mid20th century.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard house positioned at a 45° angle to the street. The principal elevation is symmetrical in its presentation with a centrally positioned entrance flanked by windows. The entrance consists of single timber door with side panel and side light and fanlight above the entire. The flanking sashes are 1-over-1 timber framed windows.</p> <p>The roof is hipped in form with a raised ridgeline with gablets and tall brick corbelled chimneys to the east and west sides of the roof. The front plane of the roof extends down to form the verandah canopy incorporating a subtle break of pitch, supported on turned timber posts with filigree lace frieze and brackets. A timbered gable interrupts the verandah canopy and marks the point of entrance into the house.</p> <p>The verandah wraps around to the east elevation with a chamfered edge at the south-east corner looking out towards the road. The deck is timbered with brick and masonry steps at the chamfered south-east corner.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1913

<b>Place name</b>	House, 54 Railway Parade
<b>Place number</b>	194 (18327 – inHerit)
<b>Other reference numbers</b>	A4372
<b>Address</b>	54 Railway Parade
<b>Location Description</b>	Lot No: 371 Plan 2813 Vol/Fol: 1766/9
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'7" , 115°56'56"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zinalume
<b>Architectural style</b>	Inter War Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, formerly part of location R1, was subdivided by a group of investors c1898. The group of investors included some of the most well known members of colonial society: Stephen H. Parker, George H. Leake, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Henry E. Parry, Dr. James Hope and William Paterson. The demand for housing in the late 19th century was a result of the increasing population drawn to Western Australia following gold discoveries in the east of the colony.</p> <p>Railway Parade was named as a logical response to its location alongside the railway line. From the available information this residence was constructed c1922 and the first occupant was Robert Ford Bryant (c1893-1987) and his wife Violet Frances, nee Thompson (c1899-1978). Robert Bryant served with the AIF during World War One and on his return he took up work as a fitter, and married Violet in 1922 and the couple moved into this residence which was their family home until the 1980s.</p> <p>Aerial photographs indicate that the form and extent of the residence have not changed since the mid 20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>Corner property positioned at a 45° angle to Railway Parade. The single storey house is of timber framed and weatherboard construction with hipped iron roof. The principal façade is asymmetric in planform with a projecting gabled bay to the south west corner of the elevation. The gable contains timber batten detailing and multi-paned timber framed casement windows.</p> <p>The recessed section of the façade contains the entrance and a corner window that wraps around both the south and east elevations. The verandah canopy is formed by the continuation of the main roof at the same pitch, supported on square timber posts with simple timber balustrade.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1922

<b>Place name</b>	House, 58 Railway Parade
<b>Place number</b>	195 (18328 – inHerit)
<b>Other reference numbers</b>	A4373
<b>Address</b>	58 Railway Parade
<b>Location Description</b>	Lot No: 369 Plan 2813 Vol/Fol: 2230/542
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'8" , 115°56'55"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, formerly part of location R1, was subdivided by a group of investors c1898. The group of investors included some of the most well known members of colonial society: Stephen H. Parker, George, Harry Anstey Dr Daniel Kenny, John James, James Grave, Henry E. Parry, Dr. James Hope and William Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The demand for housing in the late 19th century was a result of the increasing population drawn to Western Australia following gold discoveries in the east of the colony.</p> <p>Railway Parade was named as a logical response to its location alongside the railway line. From the available information this residence was constructed c1929 and the first occupant was Emily Jones (c1854-1933). Emily Jones was recorded in the Electoral Rolls as a widow. It has not been established conclusively but it is likely that Emily was the widow of Henry Jones whom she had married in 1879 as Emily Waddingham. The couple had 10 children. Emily Jones lived at the residence which she named 'Lander' for approximately four years. A later, long term occupant during the 1930s and 1940s was Arthur Mottram.</p>

	Aerial photographs indicate that the residence has been extended to the rear but the original form and extent are still evident.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey brick and iron house with distinctive wide gable to the façade. The façade contains two windows, each being multi-paned timber framed casements. The gable is finished with fibre cement sheeting and timber battening painted in traditional contrasting colours.</p> <p>The verandah wraps around much of the side elevations as well as the façade. To the east and west the canopy is the continuation of the main roof at the same pitch. To the front, the canopy is a separate skillion positioned directly below the gable, supported on square timber posts with timber balustrading.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / c1929

<b>Place name</b>	Station Newsagency
<b>Place number</b>	196 (18329 – inHerit)
<b>Other reference numbers</b>	A4377
<b>Address</b>	66 Railway Parade
<b>Location Description</b>	Lot No: 364 Plan 2813 Vol/Fol: 2001/444
<b>Other names</b>	Shop, 66 Railway Parade; Bassendean Produce Store
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°56'52"
<b>Use (original/present)</b>	Original: Commercial – Shop/Retail Present: Commercial – Shop/Retail
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume, Corrugated Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Occupations: commercial services and industries
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of inter war style combined shop and residence.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• The place has historic value as a demonstration of a small local business that would have operated in most suburbs.</li> <li>• This place has social value as a demonstration of the form and scale of combined shops and houses in the inter war period for a working family.</li> <li>• The place is rare as an example of a still operating shop and residence.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, formerly part of location R1, was subdivided by a group of investors c1898. The group of investors included some of the most well known members of colonial society: Stephen H. Parker, George, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Henry E. Parry, Dr. James Hope and William Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The demand for housing in the late 19th century was a result of the increasing population drawn to Western Australia following gold discoveries in the east of the colony.</p> <p>Railway Parade was named as a logical response to its location alongside the railway line. From the available information this combined shop and residence were constructed in the 1920s although the exact date of construction and the first owner or occupant has not been determined.</p>

	<p>A search of the Town of Bassendean rates books may reveal this information. It is clear that a shop and residence were located on the site from 1926 and it appears that the building was constructed for this purpose. Its location adjacent to the railway line made it a logical choice for a small business. During the 1930s and 1940s the shop was operated by J. H. Grosvenor for the sale of dairy produce. Aerial photographs indicate that the form and extent of the building have changed little since the mid-20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Increased height single storey shed of timber framed, weatherboard and corrugated iron construction. The shop is of simple presentation with a weatherboard gable to the street facing elevation, centrally positioned double door entry flanked by boarded up windows, used as advertising hoardings. A fabric awning extends across the width of the elevation. The side elevations are clad in colorbond. The gable roof has been reclad in zincalume.</p> <p>The shop is a projecting element of the house behind which is reflective of an earlier way of life where the shopkeeper lived on site. The house has been reclad with colorbond replacing the original weatherboard cladding. The roof is hipped with a break of pitch to form the verandah canopy.</p> <p>The original door/sidelight/fanlight ensemble has been retained though the entrance door itself has been changed. French windows have been inserted into the façade to the west of the entrance.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1920s

<b>Place name</b>	House, 68 Railway Parade
<b>Place number</b>	197 (18330 – inHerit)
<b>Other reference numbers</b>	A4378
<b>Address</b>	68 Railway Parade
<b>Location Description</b>	Lot No: 363 Plan 2813 Vol/Fol: 1548/526

<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'10" , 115°56'51"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value as an intact example of inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, formerly part of location R1, was subdivided by a group of investors c1898. The group of investors included some of the most well-known members of colonial society: Stephen H. Parker, George, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Henry E. Parry, Dr James Hope and William Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The demand for housing in the late 19th century was a result of the increasing population drawn to Western Australia following gold discoveries in the east of the colony.</p> <p>Railway Parade was named as a logical response to its location alongside the railway line. From the available information this residence was constructed in the 1920s although conclusive evidence has not been currently found to determine the date of construction. The Town of Bassendean Rates Books indicate that the place was occupied by the railway employee, Charles Henry Burnett (c1896-1957) and his wife Ruby Isabella Burnett (c1894-1978).</p> <p>Aerial photographs indicate that the form and extent of the residence have changed little since the mid20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Restrained single storey rendered brick and tile house presenting with minimal ornamentation. The hipped terracotta tiled roof terminates in twin gables to the façade and incorporates a plain brick chimney stack on the north plane of the roof. The façade of the house is rendered brickwork whilst the side elevations are painted brick and presents in a symmetrical form.

	<p>The double door entry is protected by a flat roof verandah and enclosed by a masonry balustrade. The verandah canopy is supported by masonry piers and Tuscan style masonry columns. The flanking windows are the same, each comprising three section openings with casements and a fixed central pane. Both windows have shallow pitched canopies with the integral downpipes acting as an informal supporting bracket to the feature.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / 1920s

<b>Place name</b>	Railway Museum
<b>Place number</b>	198 (13537 – inHerit)
<b>Other reference numbers</b>	A4383
<b>Address</b>	136 Railway Parade
<b>Location Description</b>	Lot No: 501 Plan 302474 Vol/Fol: 204/116A
<b>Other names</b>	Bogie coal hopper, Vice-Regal, train, locomotive, carriage, car, van
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'35" , 115°56'20"
<b>Use (original/present)</b>	Original: Industrial/Manufacturing – Factory Present: Educational - Museum
<b>Construction materials</b>	Various
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Transport and communications: Rail and light rail transport Social and civic activities: Cultural activities
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has historic value as the repository of a wide range of items which tell the story of the history and development of rail transport in Western Australia.</li> <li>• The place has social value as the destination for visitors interested in the history of rail transport in Western Australia since 1974.</li> <li>• The place has social value for its contribution to the Bassendean community's sense of place as it represents the strong ties between rail transport and the district.</li> </ul>
<b>History</b>	<p>In the 1960s the Western Australian Government Railways (WAGR) had a small but significant collection of historical items that it displayed each year at the Royal Show. This collection was given on permanent loan to Rail Heritage WA for display in a future museum. In 1969, Rail Heritage WA began fundraising to develop a museum to display the collection of locomotives, rollingstock and items of railway memorabilia that had been collected over the years. There were no structures available but the WAGR assisted by laying rail trackage and loaning items for display. The Museum was opened in November 1974 on this land donated by CSBP &amp; Farmers in recognition of their ties with railways in WA. At this time the Exhibition Building had a comprehensive display of photographs and ephemera. The museum also had a small office and archives / library.</p> <p>The collection continued to grow beyond the early vision and additional land was obtained at the rear of the property, some by donation and another area was vested by the crown. However the biggest problem was the exposure of the collection to the elements. In 1991, using funds from the commercial lease of a locomotive purchased by the Society, the first section of roof cover for locomotives and rolling stock was constructed. In the following ten</p>

	<p>years three more stages were added but less than half the collection was undercover. Further roof cover for 'as is' vehicles was built in 2003 and 2004.</p> <p>In 1992, Westrail (WAGR) made a formal donation to RHWA of all items on permanent loan. This included some items at Boyanup Museum as well. With the donation was a sum of \$30,000 which was to be used to provide roof cover for the special service carriages.</p> <p>There are several heritage structures relocated to the museum. These structures would otherwise have been destroyed and could not be left in situ. These include a section of timber platform canopy which is from the Kalgoorlie Railway Station and the Zanthus Railway Station building originally built in 1915.</p> <p>In 2005 a new entry building was opened - formerly an apprentice classroom at Midland Workshops, the front has been altered to look like a railway station.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Timber framed and weatherboard building, signal box, metal shed, brick exhibition building, brick store, non-original platform canopy and a collection of trains.</p> <p>The weatherboard building altered to resemble a station building, is a simple building with low pitch gabled roof extending down to form the verandah canopy at a broken pitch. The façade is symmetrical in its presentation with a set of centrally placed double doors flanked by high level windows, five to either side.</p> <p>The timber framed and weatherboard signal box is a small square shaped building with steeply pitched gable roof clad in replacement corrugated iron. The principal façade orientated towards the replica station building and consist of a bank of timber framed windows with a shallow skillion canopy above. The entry into the signal box is via a timber panelled door on the south east elevation.</p> <p>The 'platform' canopies are open sided canopies protecting the trains and are of steel framed construction with colorbond roof.</p> <p>An original platform canopy is sited behind the brick N C Zeplin Exhibition Building.</p>
<b>Condition</b>	Generally Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	

	 The image consists of two side-by-side photographs. The left photograph shows a school building with a white roof and a yellow sign on a pole in the foreground. The right photograph shows a playground with blue and red equipment and a school building in the background.
<b>Construction periods</b>	<b>dates</b> / 1974

DRAFT

<b>Place name</b>	House, 142 Railway Parade
<b>Place number</b>	199 (18332 – inHerit)
<b>Other reference numbers</b>	A4384
<b>Address</b>	142 Railway Parade
<b>Location Description</b>	Lot No: 258 Plan 2759 Vol/Fol: 1687/630
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a mostly intact example of inter war style displaying remnant original elements.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• The place has social value for its demonstration of the influence of adjacent industrial functions having an impact on the residential development in the vicinity.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was developed later than the area south of the railway line. Development in the early 20th century was hastened through the establishment of the Cuming Smith and Co fertiliser factory in 1910 just north of the railway line. The new workforce led to a demand for new residential subdivisions. Survey plans for this area were approved in 1905 however this portion of Railway Avenue did not prove popular as a residential location because of the establishment of other industries adjacent to the fertiliser factory.</p> <p>This residence and the residence adjacent at 144 Railway Avenue appear to have been the only substantial homes in the section of Railway Avenue between Scadden Street and the current Tonkin Highway. From the available evidence this residence was built in 1923 for Henry Claude Hounsom Maley (1880-1964) and his wife Elizabeth Beatrice (c1885-1976). Henry Maley was a farmer in Moojebing before describing his occupation as a land agent whilst living at this place during the 1920s. Henry Maley was the son of Wesley Maley who owned and subdivided a significant portion of Bassendean south of the railway line under the name 'Riverside Subdivision'. Subsequent occupants were living at the residence for only short periods.</p>

	Aerial photographs indicate that the form and extent of the building have not changed considerably since the mid-20th century. The subsequent change of use to commercial premises has had an impact on the setting of the original residence.
<b>Integrity / Authenticity</b>	Low/Moderate
<b>Physical description</b>	<p>A single storey brick and render constructed dwelling with a terracotta tile clad roof. The bottom two thirds of the dwelling is constructed from red brick and the upper third of dwelling (from window height) is constructed from roughcast render. The façade has a gable end with a weatherboard, timber and roughcast render detail. From the western corner of façade is a projecting gable section with a small timber gable detail. Centrally located within the projecting section is a bay window with a roughcast render base, timber sill and a terracotta clad hipped roof. The bay window contains 3 timber framed windows with four small panes above a larger pane of glass. Above these are three timber framed four paned windows. At the corner of the recessed section of façade and east elevation is a bay window with a roughcast render base. The bay window consists of five timber framed windows with four small panes above a large pane of glass. Above each window is a separate four pane timber framed window. The front entrance is located on the east elevation; it consists of a timber framed front door with sidelights on the west side and a fanlight.</p> <p>The complex gable roof is clad in terracotta tiles with terracotta finials and ridge tiles. The roof continues at the same pitch and projects over the east elevation to create the verandah which extends around to the recessed section of façade. The verandah on the façade is separate from the roof line and sits beneath the gable detailing. The verandah is supported on timber posts with timber brackets. Along the central ridge of roof is a brick constructed, roughcast rendered chimney with a pair of terracotta chimney pots.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1922

<b>Place name</b>	House, 144 Railway Parade
<b>Place number</b>	200 (18331 – inHerit)
<b>Other reference numbers</b>	A4383
<b>Address</b>	144 Railway Parade
<b>Location Description</b>	Lot No: 259 Plan 2759 Vol/Fol: 1687/631
<b>Other names</b>	Davenwood Canoes and Kayaks
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Commercial – Shop/Retail Store
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for its inter war style displaying remnant original elements.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• The place has social value for its demonstration of the influence of adjacent industrial functions having an impact on the residential development in the vicinity.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was developed later than the area south of the railway line. Development in the early 20th century was hastened through the establishment of the Cuming Smith and Co fertiliser factory in 1910 just north of the railway line. The new workforce led to a demand for new residential subdivisions. Survey plans for this area were approved in 1905 however this portion of Railway Avenue did not prove popular as a residential location because of the establishment of other industries adjacent to the fertiliser factory.</p> <p>This residence and the residence adjacent at 140 Railway Avenue appear to have been the only substantial homes in the section of Railway Avenue between Scadden Street and the current Tonkin Highway. From the available information this residence was constructed c1924 and the first occupant was William Henry Morton (c1873-1943) who lived at the residence for only one year and he was replaced by a series of tenants suggesting the place, although a quality home it was an investment property.</p> <p>Aerial photographs indicate that the form and extent of the building have not changed considerably since the mid-20th century. The subsequent change of use to commercial premises has had an impact on the setting of the original residence.</p>

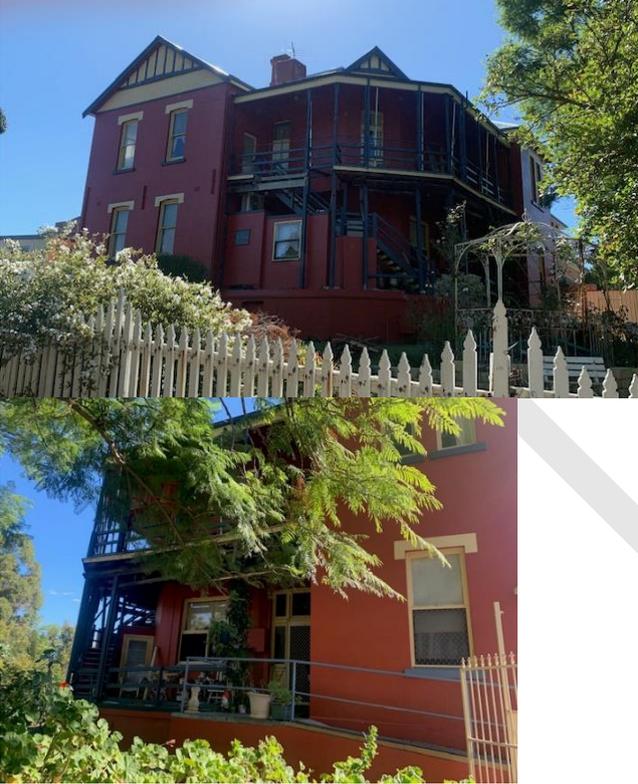
<b>Integrity / Authenticity</b>	Low
<b>Physical description</b>	<p>Single storey brick and tile gabled cottage converted to commercial use. Roof incorporates timbered and roughcast gables with terracotta ridge ornaments and finials. Pointed brick to lower half of facade with roughcast render above to the gable element.</p> <p>Roughcast render wall below the window with battered sides. Windows under timber bracketed awnings. Verandah under main roof pitch with aluminium glazed infill and weatherboard cladding. Side elevations are roughcast render with casement windows</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / c1924

<b>Place name</b>	Cyril Jackson Senior Campus
<b>Place number</b>	201 (8954 – inHerit)
<b>Other reference numbers</b>	A4383
<b>Address</b>	53 Reid Street
<b>Location Description</b>	Reserve No: 27462 Lot No: 15093 Plan 37565 Vol/Fol: LR3131/608
<b>Other names</b>	Cyril Jackson Senior High School, Ashfield High School
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'46" , 115°56'25"
<b>Use (original/present)</b>	Original: Educational – Secondary School Present: Educational – Secondary School
<b>Construction materials</b>	Brick: Common Metal: Zincalume, Aluminium Window Frames
<b>Architectural style</b>	Post War Perth Regional
<b>Historic theme(s)</b>	Social and civic activities: education and science Demographic settlement and mobility: government policy Demographic settlement and mobility: immigration, emigration and refugees
<b>Values</b>	Historic Social Aesthetic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has historic value for its association with the development of Ashfield in the post war period.</li> <li>• The school has historic value for its association with the government policy of providing public housing in estate developments particularly for migrants.</li> <li>• The school has social value for the many students, teachers and community members who have attended the school for a variety of reasons since 1964.</li> <li>• The place has aesthetic value as a representation of post war international style.</li> </ul>
<b>History</b>	<p>In the period following World War Two, Bassendean underwent a period of rapid growth and expansion like much of Western Australia. However, it was the decision by the State government to establish a public housing estate in Ashfield in the early 1950s that saw a tremendous increase in population. An initial plan for 230 houses was initially resisted by the Shire of Bassendean however the state government progressed with its plan and migrants from many countries settled there.</p> <p>In 1955, the Ashfield Primary School was built followed in 1964 by the opening of the Cyril Jackson High School named after the former Director General of Education, Bassendean resident and founding Chairman of the West Guildford Road Board. The school was designed by architects Silver Fairbrother and Associates under the management of the Public Works Department.</p>

	<p>The first intake of students occurred in 1961 although the official opening did not occur until 1964.</p> <p>The school has been extended and adapted as needs and teaching methods have changed. It is currently [2017] a school that provides a range of programs for school age and adult students and a high proportion of migrants.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey complex that has expanded over time. The main buildings are constructed from a darker brown brick with aluminium framed windows of carrying dimensions and a corrugated metal roof. The shade structures appear to be the continuation of the main roof, supported on metal posts.</p> <p>A prominent entry feature consisting of a projecting portico with dark brown brick columns supporting a gently domes roof which is clad with colorbond and lined with plaster sheeting to the underside. Double aluminium framed glazed doors provide the main entry into the school.</p> <p>The school is typically surrounded by a combination of open green areas, mature planting and parking areas all enclosed by a high metal fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	c1962

<b>Place name</b>	Success Hill Lodge
<b>Place number</b>	202 (9201 – inHerit)
<b>Other reference numbers</b>	A1314
<b>Address</b>	1 River Street
<b>Location Description</b>	Lot No: 223 Plan 65063 Vol/Fol: 2757/374
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'56" , 115°57'25"
<b>Use (original/present)</b>	Original: Commercial – Hotel Present: Residential – Two Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Brick: Rendered Metal: Corrugated Iron Tongue and Groove
<b>Architectural style</b>	Federation Queen Anne
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Depression and boom Social and Civic Activities: Institutions Social and Civic Activities: Community services and utilities Occupations: Hospitality industry and tourism
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>The following statement is drawn from the entry prepared for its inclusion in the State Register of Heritage Places in 2001.</i></p> <p>Success Hill Lodge, comprising a double-storey brick and iron building constructed in 1896 (c.1970s, 1980s) in the Federation Queen Anne style, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place is a fine, largely intact example of the Federation Queen Anne style and is the focus of a precinct of predominantly single storey residential and commercial premises;</li> <li>• the place contributes to the local community's sense of place by its</li> <li>• landmark quality in a residential area, and for its early history as a hotel with a colourful reputation;</li> <li>• the place was constructed in 1896 as the Lockeridge Hotel in a suburb that was developing as a result of the rapid population growth caused by the gold boom. The site was chosen in an effort to take advantage of the holiday traffic on the Swan River and the Fremantle-Guildford railway line;</li> <li>• the place has been associated with various branches of health care for much of its existence, having been a hospital in 1903, 1912-1914 and 1965-1973, aged men's home 1918-1947, and a psychiatric hostel since the early 1980s;</li> </ul>

	<ul style="list-style-type: none"> <li>• the place was associated with the Salvation Army as part of their social welfare program, specifically the care of aged men and, to a lesser extent women, from 1918 to 1947;</li> <li>• the place is valued by the local and wider community for its ongoing associations with health care, and its earlier associations with aged care and education; and,</li> <li>• the original hotel building was designed by Clarence Wilkinson and E H Dean-Smith, who were in an architectural partnership from 1895 to 1900 and designed a number of residential and commercial premises in Perth and Fremantle during this time.</li> </ul>
<b>History</b>	<p>Success Hill Lodge was built for Herbert Ernest Parry as the Lockeridge Hotel, to a design by architects Clarence Wilkinson and E. H. Dean-Smith in 1896.</p> <p>The first landlord of the hotel was Charles Pressentin. The hotel was intended to gain the patronage of picnic boating parties but it was not a successful venture and several licensees took on the property in its first years. It ceased to operate as a hotel in 1902 and since that time has been, a hospital on three separate occasions, a girl's boarding school, Salvation Army men's home, a residence, and a psychiatric hostel.</p> <p>Success Hill Lodge was extended on the western elevation on at least two occasions, c.1970s and 1980s, to provide accommodation for residents and staff when the place operated as a psychiatric hospital. During the later works the original face brick work of the main building was rendered.</p> <p>The site originally included two timber cottages on the northern side of the original hotel however the original landholding was subdivided and these two cottages were demolished c2004. The place is currently [2015] used as a family home.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>Success Hill Lodge is located on River Street with the main street fronts facing Anzac Terrace to the south and River Street to the east, with rear access and side view on Eighth Avenue to the west. The place comprises the original two storey building with attached single storey kitchen and verandah (1896), two periods of single storey extensions (c.1970s, 1980s).</p> <p>The rendered, two storey building is located on prominent corner site. The render is a later addition to the original face brick construction. The building was designed to take account of its corner position with a wing to each street elevation and angled central corner section incorporating the verandah and balcony.</p> <p>The complex roof system consisting of hipped and gabled elements is clad in short sheet CGI with a small timbered gablet above the chamfered corner elevation. The balcony canopy is part of the main roof, supported on timber columns to both levels. Timber framed sash windows. A well planted garden is enclosed by timber picket fence.</p> <p>The single storey painted brick additions constructed in the 1970s and 1980s adjoins the western elevation of the original building. The addition have contrasting roof forms, the 1970s addition is low pitched at about 5 degrees and clad with metal deck sheeting. The 1980s addition behind is a hipped roof pitched at approximately 45 degrees also clad in long sheets of Colorbond metal deck sheeting. In 2021, the owner replaced the sheet metal roofing and downpipes as a result of a Heritage Conservation Noticed issued by Council.</p>

<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2001)
<b>Images</b>	
<b>Construction periods</b>	dates / 1896; 1970s; 1980s

<b>Place name</b>	House, 17 Rosetta Street
<b>Place number</b>	203 (7412 – inHerit)
<b>Other reference numbers</b>	A4512
<b>Address</b>	17 Rosetta Street
<b>Location Description</b>	Lot No: 28 Plan 1599 Vol/Fol: 1902/284
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber Frame: Asbestos Cladding Metal: Zincalume
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Demographic Settlement and mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a rare example of the Post War international style in Bassendean which exhibits typical features of the period, such as a flat roof.</li> <li>• The place has historic value for its association with the phase of development and settlement in Bassendean following World War II.</li> <li>• The place has social value for its demonstration of housing scale and form in the 1960s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots and a survey for this portion was approved in 1896.</p> <p>The name Rosetta Street was chosen in recognition of the 70 ton Schooner on which local land investor, Thomas James Briggs sailed on in 1878.</p> <p>No information has been found in the current research in relation to the original owner or occupier of this residence. The building was constructed c1960 as it is not evident in aerial photographs of the area in 1953 but is apparent in 1965. The style of the residence, with its distinctive flat roof, is consistent with this period and it appears to have remained substantially intact since construction. The original asbestos roof cladding was replaced in October 2009.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey fibro sheeting clad dwelling with a pitched roof. The timber framed front entrance is centrally located on the façade. To the east of front entrance is a timber framed three pane window where the central pane is fixed and the two outer panes are sliding windows. To the west of the front entrance is a timber framed set of

	doors. Due to dense planting close to the dwelling no more detail of façade is visible. At approximately door height, extending from the façade is a flat roof verandah supported by circular metal poles set at angles. Above the verandah is an additional section of wall, not part of the original structure, which adds height to the façade to create mono-pitched roof which slopes towards the back of the house.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / 1960s

<b>Place name</b>	House, 20 Rosetta Street
<b>Place number</b>	204
<b>Other reference numbers</b>	A4516
<b>Address</b>	20 Rosetta Street
<b>Location Description</b>	Lot No: 83 Plan 37891 Vol/Fol: 2558/470
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Pressed Tile
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of inter war style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the inter war period for a working family.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots and a survey for this portion was approved in 1896. The name Rosetta Street was chosen in recognition of the 70 ton Schooner on which local land investor, Thomas James Briggs sailed on in 1878.</p> <p>From the available information this residence was constructed in the 1920s as a home for working families. Further research of the rates books may reveal the original owner and occupants.</p> <p>The pressed metal roof is likely to be a later addition and the extension to the rear has not affected the original form or extent.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey dwelling of timber framed construction, clad in weatherboard which presents a symmetrical façade. The front entrance is centrally located on the façade and is flanked on either side by timber framed one-over-one sash windows with timber sill beneath.

	The roof is hipped and clad in cement tiles and has a verandah which runs across the entire façade. Without breaking pitch the roof extends over the façade to create the verandah which is supported with timber posts and has a simple timber frieze, decorative timber brackets and a timber balustrade. Extending from the west plane of hipped roof is a brick chimney with a metal chimney cap.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / 1920s

<b>Place name</b>	House, 21 Rosetta Street
<b>Place number</b>	205
<b>Other reference numbers</b>	A4517
<b>Address</b>	21 Rosetta Street
<b>Location Description</b>	Lot No: 30 Plan 1599 Vol/Fol: 1452/971
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Federation Vernacular
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: Settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a simple example of a timber cottage built in the early 20<sup>th</sup> century.</li> <li>• The place has historic value as one of the first homes built in the townsite.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the early 20<sup>th</sup> century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots and a survey for this portion was approved in 1896. The name Rosetta Street was chosen in recognition of the 70 ton Schooner on which local land investor, Thomas James Briggs sailed on in 1878.</p> <p>Information from the Town of Bassendean Local History collection indicates that this residence is one of the oldest homes in the town site. Post Office Directories indicate that labourer, Archibald Campbell was living there in 1916 and he and his wife Isabella lived there until 1927.</p> <p>Aerial photographs indicate the place has undergone several additions but the form of the original cottage can still be determined.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber framed and weatherboard clad dwelling with an asymmetrical façade. There is a projecting section on the east side of façade which has a centrally located six-pane, double opening,

	<p>timber framed casement window. The front entrance is situated in the recessed section of façade and is timber framed with a timber glazed side light to the east of the door. To the west of front entrance is another six-pane, timber framed, double opening casement window.</p> <p>The roof is gabled with the central ridge running east-west and is clad in corrugated iron. The pitch of the roof breaks to extend over the façade which creates a verandah over the recessed section and is supported by timber posts. Projecting from the west edge of roof is a small roof tower which has a gable and corrugated iron roof.</p> <p>The dwelling does not present in its original form with changes to the roof, façade and cladding.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1890s

<b>Place name</b>	House, 24 Rosetta Street
<b>Place number</b>	206
<b>Other reference numbers</b>	A4519
<b>Address</b>	24 Rosetta Street
<b>Location Description</b>	Lot No: 81 Diagram 90638 Vol/Fol: 2069/589
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence

	Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots and a survey for this portion was approved in 1896. The name Rosetta Street was chosen in recognition of the 70 ton Schooner on which local land investor, Thomas James Briggs sailed on in 1878.</p> <p>From the available information this residence was constructed c1943 and the first occupant was bread carter, Hugh Hunt (c1909-1974) and his wife Edith Mary Hunt.</p> <p>The current roof cladding is likely to be a later addition as are of the more recent windows in the front facade. The form and extent of the original residence are still apparent.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber constructed and weatherboard clad dwelling which presents with an asymmetrical façade. On the west side of the façade is a projecting section with a timber detailed gable roof. Centrally located on the projecting section is a six-over-six pane, timber framed sash window. Housed with the recessed section of façade, abutting the projecting section, is the timber framed front door. To the east of the front door are two evenly spaced six-over-six paned timber framed sash windows.</p> <p>The roof is hipped with the central ridge running east-west with a gable element on the projecting section of the façade, all of which is clad in cement tiles. With a slight break in pitch the hipped roof extends over the recessed section of the façade, creating the verandah which is supported by timber posts. Projecting from the east plane of roof is a brick chimney.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4

**Images**



**Construction periods**    **dates**    /    c1943

DRAFT

<b>Place name</b>	House, 4 Scaddan Street
<b>Place number</b>	207 (18333 – inHerit)
<b>Other reference numbers</b>	A4557
<b>Address</b>	4 Scaddan Street
<b>Location Description</b>	Lot No: 9889 Plan 3262 Vol/Fol: 1763/722
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'13" , 115°56'44"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of the Inter war Californian bungalow style.</li> <li>• This place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• The place has historic value for its association with small family businesses that operated from the home, in this instance a firewood merchant.</li> <li>• The place has social value as a demonstration of the scale of a typical Inter war family home.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was developed later than the area south of the railway line. Development in the early 20th century was hastened through the establishment of the Cuming Smith and Co fertiliser factory in 1910 just north of the railway line. The new workforce led to a demand for new residential subdivisions. Survey plans for this area were approved in 1912 and the choice of the name Scaddan Street reflected the political mood of the day as it honoured Labor Premier John Scaddan (1911-1916).</p> <p>From the available information this residence was constructed c1923 and the first occupant was James Edward Frederic Cloughton (c1895-1972) and his wife Mabel Alice, nee Parker (c1899-1975). The couple married in 1924 had five children and was their family home until the late 1930s. James Cloughton was a firewood merchant and it is presumed he operated this business from this property. He also served as a member of the Bassendean Road Board from 1928-1931.</p> <p>Aerial photographs indicate that the residence has been extended to the rear in several stages.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and iron house with two timbered gable features to the hipped roof. The roof continues down at the same pitch to form the verandah canopy which is supported on square timber posts. The roof is clad in short sheet CGI with weatherboards to the two gable elements.</p> <p>The place has a symmetrical façade with a centrally placed entrance flanked by casement windows, each being an arrangement of three timber framed casement openings.</p> <p>The front elevation is clad with weatherboards to the lower section of the elevation with fibre cement sheeting to the upper section. The side elevations appear to be of the same construction method.</p> <p>Much of the house is obscured from clear street view due to the high boundary treatment.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1935

<b>Place name</b>	House, 32 Scaddan Street
<b>Place number</b>	208 (7422 – inHerit)
<b>Other reference numbers</b>	A4572
<b>Address</b>	32 Scaddan Street
<b>Location Description</b>	Lot No: 792 Plan 3262 Vol/Fol: 1495/57
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'13" , 115°56'34"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the Federation Bungalow style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was developed later than the area south of the railway line. Development in the early 20th century was hastened through the establishment of the Cuming Smith and Co fertiliser factory in 1910 just north of the railway line. The new workforce led to a demand for new residential subdivisions. Survey plans for this area were approved in 1912 and the choice of the name Scaddan Street reflected the political mood of the day as it honoured Labor Premier John Scaddan (1911-1916).</p> <p>From the available information this residence was constructed c1914 and the first occupant was striker, Richard Medcraft (c1883-1950) and his wife Laura Linfield, nee Penaluna (c1870-1951). It is likely that Richard Medcraft worked at the Midland Railway Workshops. The couple had one son and lived at the house until the 1940s. The Town of Bassendean have records of additions approved for the house in 1931.</p> <p>Aerial photographs indicate that the form and extent of the residence is still apparent despite major additions to the rear and on the eastern elevation.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low

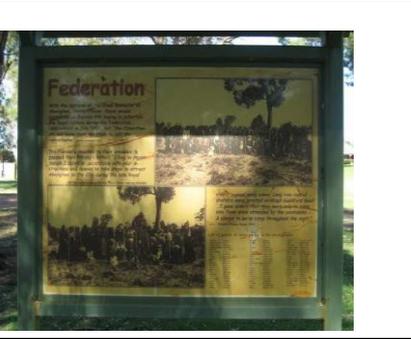
<p><b>Physical description</b></p>	<p>Single storey brick constructed dwelling with a CGI clad hipped gablet roof. The gablet runs along the central east-west ridge. Projecting from the west side plane of roof is a rendered chimney with a decorative crown. The entire south elevation has been rendered; the rest of dwelling is painted brick.</p> <p>Projecting from the east side of south elevation is a gable section with a separate CGI clad hipped roof. The projecting section has timber detailing at the apex of gable and has a centrally placed 1-over-1, timber framed sash window. Below the window is a decorative rendered sill and projecting over the window is a CGI clad skillion awning with decorative timber supports.</p> <p>Projecting from the east side roof plane of the projecting section is a rendered chimney with a decorative crown. Within the recessed section of south elevation is the front entrance which abuts the projecting section. The front entrance consists of the front door (any further detail not visible) with a timber framed fan light. To the west of front entrance is a 1-over-1 timber framed sash window with a decorative rendered sill. Extending across the entire recessed section is a CGI clad bullnose verandah supported by rectangular timber posts with decorative timber brackets.</p>
<p><b>Condition</b></p>	<p>Good</p>
<p><b>Parent / child places</b></p>	
<p><b>Listing type and status</b></p>	<p>Category 3</p>
<p><b>Images</b></p>	
<p><b>Construction dates / periods</b></p>	<p>c1911</p>

<b>Place name</b>	House, 34 Scaddan Street
<b>Place number</b>	209 (7423 – inHerit)
<b>Other reference numbers</b>	A4573
<b>Address</b>	34 Scaddan Street
<b>Location Description</b>	Lot No: 150 Diagram 93487 Vol/Fol: 2118/371
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'13" , 115°56'33"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Tile: Terracotta
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a fair example of the Post War international style.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War Two.</li> <li>• This place has social value as a demonstration of the form and scale of housing in the mid-20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was developed later than the area south of the railway line. Development in the early 20th century was hastened through the establishment of the Cuming Smith and Co fertiliser factory in 1910 just north of the railway line. The new workforce led to a demand for new residential subdivisions. Survey plans for this area were approved in 1912 and the choice of the name Scaddan Street reflected the political mood of the day as it honoured Labor Premier John Scaddan (1911-1916).</p> <p>From the available information this residence was constructed in the 1940s and may have been part of public housing program which was a major initiative in Bayswater in the period following World War Two. Further research is required to determine if this residence was one of the standard designs from this program. The first occupants of the residence were William and Ada Keightley.</p> <p>Aerial photographs indicate that the form and extent of the residence have not changed significantly since construction.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single story brick constructed dwelling with a terracotta tile clad hipped roof. Projecting from the west side roof plane is a brick chimney.</p> <p>On the east side of south elevation is a projecting hipped roof section with a centrally placed timber framed window. Two thirds of</p>

	<p>the window is fixed glass, the remaining third of window consists of two overhead awning windows. The recessed section of south elevation contains the front entrance (which abuts the projecting section) and the west of front entrance is a large window which consists of two large fixed glazed sections and three awning windows above and below each other.</p> <p>Extending across the recessed section is a CGI skillion verandah which is supported by two brick pillars.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods</b>	dates / 1940s

<b>Place name</b>	Success Hill Reserve
<b>Place number</b>	210 (17881 – inHerit)
<b>Other reference numbers</b>	A4773
<b>Address</b>	Seventh Avenue
<b>Location Description</b>	Reserve No: 16456 Lot No: 2838 Plan 222550 Vol/Fol: LR3044-401
<b>Other names</b>	
<b>Place type</b>	Park/Reserve
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'47" , 115°57'24"
<b>Use (original/present)</b>	Original: Park/Reserve Present: Park/Reserve
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Demographic settlement and mobility: Racial contact and interaction Demographic settlement and mobility: Aboriginal Occupation People: Aboriginal People Social and Civic Activities: Sport, recreation and entertainment Social and Civic Activities: Cultural activities People: Famous and infamous people
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a well maintained landscape of mature trees, shrubs and grasses in an undulating setting adjacent to the Swan River.</li> <li>• The place has historic and social value for the members of the Indigenous groups who have a strong association with the place.</li> <li>• The place has historic value for the many purposes which the place has used for since 1831; from water source, market garden, mine site, recreational reserve and meeting place.</li> <li>• Success Hill has social value for the many members of the community who have used the place in the past and present for a variety of purposes.</li> <li>• The place contributes to the Bassendean community's sense of place for its continuity as a public place since 1831.</li> </ul>
<b>History</b>	<p>This reserve was the location of springs which provided fresh water for Guildford settlers in 1831. The name is believed to originate with Lieutenant W Preston who was granted the land adjoining Success Hill in 1829.</p> <p>The land was designated as a reserve since 1831 and has been used for a variety of functions but has been closely associated with indigenous groups who regularly camped. In the mid-20th century</p>

	<p>it was the source of sand for construction works in the district. Control of the reserve was taken over by the Town of Bassendean in 1916 and gazetted as an 'A' Class reserve in 1922.</p> <p>Indigenous groups have a long and strong association with the place for its association with the mythical 'Waugal' and as an important meeting place. Corroborees were held at Success Hill until the 1950s and many groups lived at the reserve in the early 20th century.</p> <p>In 1929, a plaque was erected in the reserve which erroneously stated that Success Hill was where Lieutenant Stirling had refilled his water supplies while exploring the Swan River in 1827. Despite its inaccuracy the myth led to re-enactments of Stirling's landing in 1929 and 1979.</p> <p>In the 1960s the Bassendean Road Board sourced funds to develop the reserve for visitors. The reserve had been stripped of vegetation predominantly through removal of sand, and new planting began in this period.</p> <p>In 2001, a cultural pathway was developed on the reserve to tell the many stories of the reserve. Since that time the reserve continues to be managed by the Town of Bassendean and new services are added or removed as required. Most recently the Town of Bassendean, in conjunction with the Swan River Trust, completed the Success Hill foreshore restoration project to stabilise the foreshore, control weeds and revegetate with native species.</p> <p>A floating jetty and pathways were constructed in 2012.</p>
<b>Integrity / Authenticity</b>	Moderate/Low
<b>Physical description</b>	<p>A large reserve that had been an important Aboriginal meeting place. It was also an important water source from Success Spring and a supplier of local sand.</p> <p>The Swan River runs through the park and the planted environment is a mixture of native bushland and cultivated parkland with accessible pathways, play and sports equipment, picnic facilities and lookouts along the river with bridges and jetties enabling the visitors to experience the river.</p> <p>The hill is a grassed mound populated with mature trees.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2, Registered Aboriginal Site 3787
<b>Images</b>	 <p>The images show a park area with large, mature trees and a grassy hillside. The left image shows a large tree in the foreground with a grassy area and other trees in the background. The right image shows a path leading through a wooded area with many trees.</p>

		
<b>Construction periods</b>	<b>dates</b> /	N/A

DRAFT

<b>Place name</b>	Vilminore
<b>Place number</b>	211 (7413 – inHerit)
<b>Other reference numbers</b>	A4762
<b>Address</b>	27 Seventh Avenue
<b>Location Description</b>	Lot No: 2 Strata Plan 43907 Vol/Fol: 2584-154
<b>Other names</b>	House, 27 Seventh Avenue
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'50" , 115°57'19"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Tile: Terracotta Stone: Rendered
<b>Architectural style</b>	Post War International
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities Demographic settlement and mobility: Immigration, emigration and refugees.
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Post War international style with particular merit in the detail of the stonework.</li> <li>• The place has historic value for its association with the development of this area of Bassendean in the period following World War Two.</li> <li>• The place has historic value for its association with the Ghisalberti family who contributed to the Bassendean community.</li> <li>• This place has social value as a demonstration of housing in the mid-20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development in the late 19th century with approval for the subdivision granted in 1897. However it was not until the inter war period that this area north of the railway line was more densely settled. Seventh Avenue was originally an extension of West Road but when that was realigned to meet Lord Street, this northern portion was renamed Seventh Avenue which was consistent with the roads parallel.</p> <p>This residence was built in 1954 for the Ghisalberti family. Seraphina and Luigi Ghisalberti were born in Italy and migrated to Australia; Luigi in 1926 and Seraphina in 1928. The couple and their four children lived in Ivanhoe Street and Luigi was employed by Mr Andrews, a winemaker. Luigi Ghisalberti was naturalized in 1933 and died in 1940 aged 38 years old. The family home at 27</p>

	<p>Seventh Avenue built after Luigi's death was, named 'Vilminore' after the village where Luigi was born.</p> <p>The contribution of Seraphina Ghisalberti to Bassendean was acknowledged with a plaque on North Road, as part of the Cultural Heritage Pathway for the Australian Bicentennial in 1988, for being the first female migrant in the district.</p> <p>Aerial photographs indicate that the original form and extent of the residence have not changed significantly since its construction despite the addition to the rear of the residence. The lot was subdivided c2005 and a new residence constructed on the rear portion of the original lot.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey stone, render and brick tiled dwelling with asymmetric plan form. The stone cladding is to the lower half of the elevation only terminating at sill height and laid in a random manner with flush pointing. Render extends from the sill to the eaves.</p> <p>The façade consist of a projecting section with separate hipped roof, three-section windows consisting of a central fixed pane with flanking casements with stone quoining and window head and angled stone tiles forming the sill. The hipped roof extends down to form wide overhanging lined eaves to all elevations. The recessed section of the façade has a verandah across the full width with a separate flat canopy positioned below eaves height, supported on Doric style masonry columns.</p> <p>An integral garage of the same construction method has been built to the side elevation with high parapet wall terminating at eaves height.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1954

<b>Place name</b>	Brisbane and Wunderlich Wishing Well
<b>Place number</b>	212
<b>Other reference numbers</b>	A4827
<b>Address</b>	Surrey Street Reserve
<b>Location Description</b>	Reserve No: 21990 Plan 16056 Vol/Fol: LR2151/359
<b>Other names</b>	
<b>Place type</b>	Other Structure
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'16" , 115°57'32"
<b>Use (original/present)</b>	Original: Other Structure Present: Other Structure
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Vernacular
<b>Historic theme(s)</b>	Social and civic activities: sport, recreation and entertainment Occupations: manufacturing and processing
<b>Values</b>	Historic Aesthetic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The well has historic value for its association with the successful manufacturing firm H.L. Brisbane and Wunderlich Ltd, its managing director H.L. (Lance) Brisbane and his father, local resident Hugh Brisbane.</li> <li>The well has aesthetic and social value as an element in this public open space since the 1930s.</li> </ul>
<b>History</b>	<p>This wishing well was constructed as an advertising feature by the local manufacturing firm, H.L Brisbane and Co. This local firm achieved great success through the energy and determination of Hugh Lancelot (Lance) Brisbane (1893-1966). Lance Brisbane's parents lived in Devon Road, Bassendean and his father, Hugh Brisbane, was a member of the West Guildford Road Board from 1921-1922 and the Bassendean Road Board from 1929-1935, 1935-1937. Hugh was an active member of the Bassendean and Districts Horticultural Society and a great worker in the Methodist Church. Hugh Brisbane died in 1937 and it may have been at about this time that the wishing well was erected at this site.</p> <p>H.L. Brisbane Ltd did erect a number of these display structures around the metropolitan area in the 1930s. The first of these was in the early 1930s, on a residential lot leased for the purpose in Stirling Highway, Claremont, not far from Lance Brisbane's family residence. The reserve for this well was created in 1939 but the wishing well may have been in existence prior to this date.</p> <p>H. L. Brisbane and Company Ltd. built the first landscaped outdoor display area in Perth, to exhibit the company's products. It featured a large waterwheel. Over the next twenty years, numerous display parks were developed in the Perth metropolitan area. They were generally on small plots of land which were too small for other purposes, leased from a local authority and maintained at the</p>

	company's expense, located alongside major traffic arteries, and near to developing residential areas.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Small wishing well located in a public open space along Surrey Street.</p> <p>Small pale brick round well, projecting approximately 5 brick courses above ground level with a timber and corrugated iron canopy with carved timber brackets.</p> <p>There is no winding handle but the spindle for the winding of the rope connected to the pail remains extant. The well has been filled in with sand.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	1930s

<b>Place name</b>	Pensioner Guard Cottage
<b>Place number</b>	213 (131 – inHerit)
<b>Other reference numbers</b>	A673
<b>Address</b>	1 Surrey Street
<b>Location Description</b>	Lot No: 50 Plan 9441 Vol/Fol: 1524/213
<b>Other names</b>	Old Pensioner's Cottage
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'32"
<b>Use (original/present)</b>	Original: Military - Officers quarters Present: Educational - Museum
<b>Construction materials</b>	Brick, timber
<b>Architectural style</b>	Vicotrian Georgian
<b>Historic theme(s)</b>	Demographic Settlement and mobility: Settlements Demographic Settlement and mobility: Workers (including Aboriginal, convict)
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>From the 1 Surrey Street Conservation Plan, 2007.</i></p> <p>Surrey Street, Bassendean, comprising a brick rendered and shingle Pensioner Guard Cottage (1856-1857, 1991-1993) and brick rendered and tile residence (c.1893, c.1952), has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;</li> <li>• the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;</li> <li>• it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the</li> <li>• Pensioner Guard Cottage informs of the unique way of life for a Pensioner Guard and his family from the 1850s;</li> <li>• the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;</li> <li>• the Pensioner Guard Cottage evidences the use of local materials with convict labour;</li> <li>• it demonstrates the evolution of residential development on the site, from a two room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that</li> </ul>

	<p>residence in c.1952, with the eventual demise as a residential function in the 1980s; and</p> <ul style="list-style-type: none"> <li>• it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.</li> </ul>
<p><b>History</b></p>	<p><i>For a full history of the site and the cottage refer to the Conservation Plan prepared in 2007 by Laura Gray and Irene Sauman.</i></p> <p>The decision to take convicts in the Swan River Colony was in response to a significant number of the influential colonists demanding labour to assist in development of the struggling economy. Convicts arrived in the Swan River colony from 1850 to 1868 accompanying them were the Pensioner Guards, soldiers who had fought in British armies, but were on a pension. They had either served a twenty year term, or they had been made redundant as British armies were reduced in number.</p> <p>The Pensioner Guards were part of the British government's commitment to the West Australian colonists that free settlers would be sent out to dilute the convict presence. The guards were offered free passage to Western Australia for themselves and their families. They were employed as guards on the convict ships and once in the colony their duties were not particularly onerous. Employment was offered to them in the Convict Establishment as warders, but their main purpose was to act as a disciplined body of men who could be called upon by the civil authorities to quell any disturbance. The first contingent arrived in the second ship, the <i>Hashemy</i>, November 1850.</p> <p>In Western Australia Pensioner Guards were settled on the fringes of towns, especially towns in which there was a convict depot. Their blocks of land varied in size between two and ten acres, and each block had a two roomed cottage (value £15) erected by convicts, or ticket-of-leave labourers. The land and house became the property of the guard and his family provided he stayed and worked the land for seven years. Successful groupings of small land owners from the military caste were formed at North Fremantle, and at York, Toodyay, Bunbury, Kojonup, Greenough Flats and Albany.</p> <p>The construction of the four cottages in West Guildford was supervised by Lieutenant Edmund DuCane, Royal Engineer, whose reports of his completed work are thorough. DuCane was responsible for the eastern settlements of Guildford, Toodyay and York. At the time of the construction of the cottages Guildford was a ticket-of-leave depot, rather than the convict outpost it was to later become. Therefore most of the labour used to construct the cottages was ticket-of-leave men, supervised by Sappers.</p> <p>In August 1855, DuCane's half yearly report noted that Guildford had an average of 67 ticket-of-leave men at his disposal and they had been engaged in burning bricks for 12 Pensioner cottages, and sawing timber. It was originally planned to build 12 Pensioners' cottages at West Guildford, but only four were actually built. The cottages took several years to complete and were not occupied until the 1860s.</p> <p>The four Pensioner Cottages were located on Lots 114 to 117. The first occupants were Pensioner John Law Davis (Lot 114), Pensioner Henry Chartres (Lot 115), James Brown (Lot 116) and Pensioner William Oliver (Lot 117). The three Pensioner Guard occupants acquired title to their lots in 1864 and 1865 after the required seven years occupancy, but James Brown purchased Lot 116 for £7-10-0.</p>

	<p>On 27 November 1857, Pensioner Guard John Law Davis was appointed caretaker of the four Enrolled Pensioner Force cottages at Guildford which were unoccupied. Davis, his wife, Amelia Sarah and infant daughter, Amelia Law occupied the cottage on Lot 114. John Law Davis acquired title to Lot 114 in October 1864 at no cost after his seven years of occupancy. On his death in 1870, the cottage transferred to his son William and in 1893 the property was transferred to Edmund Ralph Brockman who it is understood to have built an additional larger cottage on the site for his daughter Frances Brown and her husband Aubrey Brown. The original pensioner guard cottage provided the kitchen and dining room for the new cottage. The couple lived there until the death of Aubrey in 1909 when Frances sold the property.</p> <p>By the 1930s, there were only two cottages remaining and by 1947, only one. In the 1950s, the property was used as a boarding house and alterations were undertaken to the 1890s cottage and the pensioner guard cottage.</p> <p>During the 1960s and 1970s, the property changed hands and the land was subdivided creating a smaller lot for the two cottages which were acquired by the Town of Bassendean in 1988 with the intention of creating a museum within the 1890s cottage and restoring the Pensioner Guard cottage as a rare example of its type.</p> <p>Conservation works were undertaken in the 1990s and in 1993; the restored Pensioner Guard cottage was opened by the Mayor of Bassendean, John Cox. Since then the place has been open to the public and further plans to develop the place as a tourist destination have been put forward by the Town of Bassendean Historical Society and interested community groups.</p> <p>In 1994, the Pensioner Guard Cottage was included permanently on the State Register of Heritage Places.</p> <p>Between 2015 and 2020, the Bassendean Council progressed a proposal for restoration of the historic buildings and repurposing the 1 Surrey Street residence; including an extension for use as a Family and Children’s Services Facility and new community space. The public tender process to appoint a contractor to undertake the works resulted in all tender responses significantly exceeding the cost estimates and budget for the project.</p> <p>In July 2020 Council therefore made the difficult decision of declining to award the tender due to the substantial financial burden it would have imposed on the local rate-paying community. In May 2021, Council resolved to seek to dispose of the property to Museum of Perth, and sought public comment on the proposal.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>The place comprises Pensioner Guard Cottage (1856-1857, 1991-1993) and residence (c.1893, c.1952) and is situated central between North Road and Calnon Street, in Surrey Street, on the south side of the road. Pensioner Guard Cottage is located on the west side of the site, adjacent to the residence, both facing the road.</p> <p>Pensioner Guard Cottage is a modest vernacular building that responded to the living requirements of the pensioner guards, and the availability of materials. It evidences some influences of the Victorian Georgian style of architecture in the gentleness of scale, simple rectangular form and symmetrical facades, and traditional bearing walls.</p> <p>The two roomed building forms a rectangle. The rooms are connected, with the front and rear doors aligned north-south in the</p>

	<p>west room of the cottage. French doors, a later intervention, provide access to the rear (south) from the second room (east).</p> <p>The gable roof is clad with 1991-1993 (Rose Oak from NSW) timber shingles. The gables are detailed with overlapped reverse scalloped barge boards. The eaves are unlined. The timber roof structure on the interior evidences some of the original lime-washed timbers that were in existence in 1991-1993. The single chimney is almost central, and on the ridge line. It is a square face brick chimney that has been rendered and painted. It has a simple corbelled detail.</p> <p>The external walls are rendered. Documentary evidence reveals that the original brick walls are laid in Flemish bond and were mostly still face brick work prior to be rendered in 1991-1993.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 1994) National Trust of Australia (WA) - Classified
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / 1855

<b>Place name</b>	House, 8 Surrey Street
<b>Place number</b>	214 (18334 – inHerit)
<b>Other reference numbers</b>	A4817
<b>Address</b>	8 Surrey Street
<b>Location Description</b>	Lot No: 34 Plan 3367 Vol/Fol: 1026/62
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'15" , 115°57'30"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta Stone: Limestone
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of a Federation style bungalow.</li> <li>• This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the 1910s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. Surrey Street, named after the English county, was one of the first surveyed roads in the West Guildford settlement and was chosen as the location of the Pensioner Guard cottages in the 1850s.</p> <p>From the available information this residence was constructed c1916 and the first occupant was fitter, Robert Munro Fraser (1884-1954) and his wife Agnes May Fraser. Robert Fraser noted his occupation in different periods as railway employee therefore he is likely to have worked at the Midland Workshops.</p> <p>Later long term occupants of the residence were solicitor, Christopher Thomas Parker Ewing (c1892-1953) and his wife Vera, nee Barrett-Lennard (c1893-1976).</p> <p>Information from the owners in 2004 stated that the house was built in 1919 and a former weatherboard addition at the rear was replaced with a brick structure, c1939 which was subsequently replaced with a timber addition in the early 2000s. The remainder</p>

	<p>of the house was consistent with original form and materials at that time.</p> <p>The difference in the date in construction could be resolved through further research of rates books and other sources. The style of the residence is consistent with the late 1910s construction.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick and tile house on a limestone plinth with raised verandah.</p> <p>The house presents with a distinctive façade with a tuckpointed finish. The asymmetrically planned façade incorporates a verandah across the full extent of the elevation, with a side entrance and a prominent 'eye' shaped window to the centre of the main elevation which incorporates stained leaded glazing.</p> <p>The asymmetric façade is stepped with a central projecting section with a corner faceted bay window which incorporates timber framed casements with stained glass leaded highlights.</p> <p>A roof is a complex hipped form with separate hips over each section of the house the roof to the front section incorporates a vented gablet at the apex of the hip with a decorative finial. The roof sweeps down with a gentle break of pitch to form the verandah canopy. The canopy is supported on square timber posts on top of brick piers with timber balustrade panels between each pier.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

<b>Place name</b>	House, 11 Surrey Street
<b>Place number</b>	215 (18335 – inHerit)
<b>Other reference numbers</b>	A4822
<b>Address</b>	11 Surrey Street
<b>Location Description</b>	Lot No: 500 Diagram 65255 Vol/Fol: 1650-145
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'17" , 115°57'27"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of the Inter war Californian bungalow style.</li> <li>• This place has historic value for its association with development in the Inter War period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was one of the first areas to be subdivided as town lots of approximately 2 acres each. The land was subsequently subdivided as smaller residential lots in the early 1900s. Surrey Street, named after the English county, was one of the first surveyed roads in the West Guildford settlement and was chosen as the location of the Pensioner Guard cottages in the 1850s.</p> <p>From the available information this residence was constructed in the inter war period. The original occupant of the residence has not been determined. Further research of rates books may reveal the original owner and/or occupants.</p> <p>Aerial photographs indicate that there have been several small structures in the rear of the property since the mid-20th century. In the late 1990s an addition was made to the south east corner of the building.</p> <p>Since that time the form and extent of the residence has predominantly remained the same.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey Californian bungalow of brick and tile construction.</p> <p>The roof is hipped in two sections which forms the main house roof and the attached verandah canopy. The canopy to the verandah</p>

	<p>incorporates a central timbered gable which is positioned above the main entrance to the house.</p> <p>The house has a symmetrical tuckpointed façade with a timber and glazed door flanked by small windows. The glazing to both the door and the windows is stained leaded and obscured glazing. The entry ensemble is topped with a concrete lintel. The windows to the façade are three-section timber framed casements, each incorporating diamond leaded lights.</p> <p>The verandah canopy is supported on paired timber posts positioned on top of rendered masonry columns, with painted brick balustrade panels between each set of columns. Access onto the verandah is from the side.</p> <p>Single storey addition to the side elevation which has been set back behind the main façade and incorporates twin leaded timber framed casements with painted concrete sills.</p> <p>Open lawned garden to the front without any boundary treatment.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1930s

<b>Place name</b>	Town Pillar Box
<b>Place number</b>	216 (7406; 25501 – inHerit)
<b>Other reference numbers</b>	
<b>Address</b>	Surrey St cnr North Road
<b>Location Description</b>	Road Reserve
<b>Other names</b>	Post Box Letter Box
<b>Place type</b>	Other Structure
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'16" , 115°57'35"
<b>Use (original/present)</b>	Original: Communications – Other Structure Present: Communications – Other Structure
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Transport and communications: Mail services
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The pillar box has historic value as a rare remaining element from the 19<sup>th</sup> century in the Bassendean community which demonstrates the establishment of the small settlement at this time.</li> <li>• The pillar box has aesthetic value as an example of 19<sup>th</sup> century design and manufacture which is in good condition.</li> <li>• The pillar box has social value as on at least two occasions the proposed removal of the pillar box has seen a strong community response to retain the box at this location.</li> </ul>
<b>History</b>	<p>Within six months of the establishment of the Swan River Colony, a rudimentary postal system had been established, with the Harbour Master at Fremantle being appointed postmaster of the colony. Predominately occupied with the management of mail incoming and outgoing by sea, letters could only be paid for at his office.</p> <p>As the population grew, post offices were established across the State, initially housed in the local postmaster's residential or business premises, and later in purpose-built post office buildings. Mail was carried by contract, on horseback or spring cart, or by native mail-carriers. Mail routes were long, covering great distances to reach the scattered population, and expensive to maintain. The high charge of postage resulted in colonists preferring to send mail via private agency rather than use the colonial postal service.</p> <p>In 1854, adhesive postage stamps were introduced to Western Australia, regulating the price and making prepayment of postage compulsory. Prepaid postage facilitated the introduction and operation of post boxes - letter receivers located away from a post office or shop. First introduced in Great Britain in 1851/52 (in the Channel Islands) and Australia in 1855/56 (at Circular Quay in</p>

	<p>Sydney) Western Australia's first post boxes are thought to have been erected in Fremantle in 1868. The red hexagonal 'Penfold' design which was standard issue in Britain from 1866 to 1879.</p> <p>The Penfold design was created by English architect John Penfold and were manufactured between 1866 and 1879. Pillar boxes were exported across the globe however this pillar post box was manufactured locally to a similar, but less decorative, design found in Great Britain at that time</p> <p>It is not known who manufactured these early boxes as there is no foundry mark on this box, or the two other surviving examples of the type. However it is thought that they were made in Western Australia rather than being imported from Britain or the Eastern States.</p> <p>It is presumed that post boxes were erected on an ad hoc basis, as no documentation has been found to support them being erected as part of an organised scheme. It appears that the post boxes were placed where demand dictated, in locations where the nearby population was not large enough to warrant a post office but which nevertheless generated enough post to warrant a box.</p> <p>Pillar boxes are cast with the initials of the reigning monarch and date of manufacture.</p> <p>Although abandoned in Great Britain in 1879 following complaints that letters were becoming trapped in the hexagonal design, the 'Penfold' design appears to have been standard issue in Western Australia until the Commonwealth took control of the postal system following Federation in 1901</p> <p>Prior to 1901, postal services in Western Australia in the second half of the 19<sup>th</sup> century were overseen by the Colonial Post and Telegraph Office within the Colonial Secretary's Office. Anton Helmich was the Post Master General of the Colony between 1847 and 1887 and he oversaw the introduction of adhesive postage stamps for the colony in addition to developing the provision of services throughout the colony.</p> <p>The decision to erect a pillar box at this site in Surrey Street c1876 was consistent with the location of the Pensioner Guard cottages in Surrey Street (built in the 1850s) and the relatively few settlers who lived in the locality known as 'West Guildford' until the 1920s.</p> <p>It has not been established when this pillar box was erected at the site. A pillar box is known to have been located near the former Lockeridge Hotel in 1910 indicating that pillar boxes were positioned around the townsite.</p> <p>In 1950, a newspaper article in <i>The West Australian</i> stated that the pillar box was to be removed and be replaced with a contemporary 'mail receiver'. This did not occur and it is recorded in <i>The Bassendean Town News</i> of March 1979 that a proposal in 1975 to remove the pillar box by Australia Post was fought and won by the Bassendean Town Council. Since that time the pillar box has been retained and continues to be used for its original purpose.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>This pillar box is a relatively simple and unadorned example of a 19<sup>th</sup> century traditional post box. This style is known as the 'Penfold' design.</p> <p>The hexagonal post box is approximately 120cm (4ft) in height with a horizontal posting slot beneath a domed and cantilevered, projecting cap. The horizontal opening below the cap has the word 'LETTERS' cast into the weather flap.</p>

	<p>Above the posting slot, the royal cipher - VR, for Victoria Regina (Latin for Queen Victoria) - and the date of manufacture (1876) is cast. Below the posting slot, a single moulded band is located and a key opening door allows access to the interior of the box. The door is hinged with two metal hinges.</p> <p>The entire box is painted red although some fading is evident and remnant paper from former signage is present. Branding for Australia Post is located on the front face of the box. The box appears to be in good condition (2021).</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1
<b>Images</b>	
<b>Construction periods</b>	dates / 1876

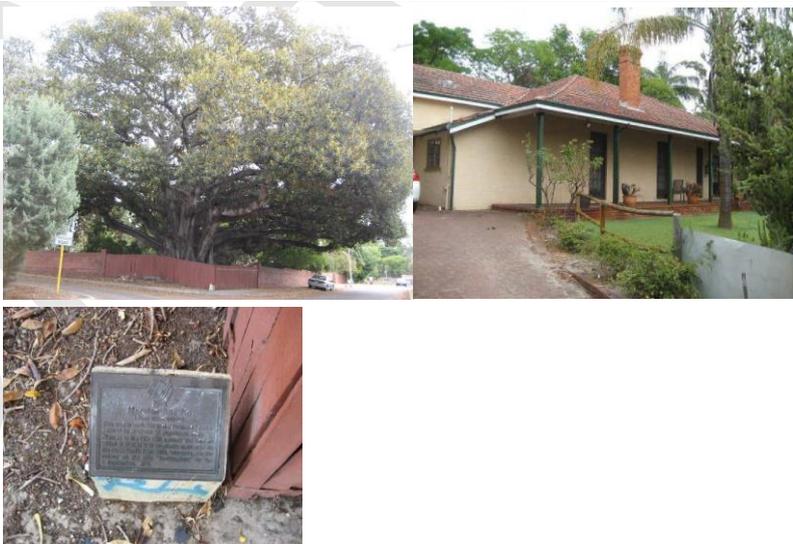
<b>Place name</b>	House, 45 Third Avenue
<b>Place number</b>	217 (7428 – inHerit)
<b>Other reference numbers</b>	A4902
<b>Address</b>	45 Third Avenue
<b>Location Description</b>	Lot No: 6 Plan 1785 Vol/Fol: 1802/592
<b>Other names</b>	Inverclyde
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'49" , 115°57'0"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Galvanised iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a simple example of Federation style and detail..</li> <li>• This place has historic value for its association with development in the early 20<sup>th</sup> century.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Third Avenue was originally an extension of James Street on the southern side of the railway line but was renamed c1930.</p> <p>From the available information this house was built c1915 for Williamena Irvine (c1858-1945). Little information has been found in this research regarding Williamena Irvine however the electoral rolls do not that she lived at this house with her son Peter who worked at the Midland Workshops. The house was called 'Inverclyde' suggesting that the family were originally from Scotland. Mother and son moved from the house c1934 when Peter built a timber weatherboard house at 11 Third Avenue. A subsequent long term occupant was George Atkins.</p> <p>Aerial photographs indicate that the house has undergone additions to the rear and a new carport to the southern side is a later addition.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey, brick and iron house with an addition along the rear half of the south elevation. Façade consists of face brickwork with a tuck-point finish and two rendered bands extending across the elevation. Façade front windows are I-over-I sash windows with narrow I-over-I side panes with a decorative rendered scroll below the sill. The dwelling has a timber panelled front door with traditional side lights and fanlight arrangement. The verandah consists of a separate bullnose canopy supported on turned timber posts with a concrete deck.</p> <p>The dwelling has a hipped roof with a raised vented ridge line with tall chimneys either side; each being painted brick with rendered corbelling and terracotta honey pot flues. The side elevations of the dwelling are rendered. Property has a well planted garden enclosed by a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1915

<b>Place name</b>	House, 76 Third Avenue
<b>Place number</b>	218
<b>Other reference numbers</b>	A4925
<b>Address</b>	76 Third Avenue
<b>Location Description</b>	Lot No: 38 Plan 3469 Vol/Fol: 1093/791
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'37" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as an intact and unmodified example of a Federation Bungalow style residence.</li> <li>• The place has historic value for its association with the early settlement and development of the Eden Hill area in the 1920s.</li> <li>• The place has aesthetic value as a landmark in the community as it has been unchanged since the 1920s</li> <li>• The place has social value for its demonstration of a family home of a working family in the 1920s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Third Avenue was originally an extension of James Street on the southern side of the railway line but was renamed c1930.</p> <p>From the available information this residence was built c1919 for glass cutter Albert Richard Winch (c1874-1946) his wife Annie and their seven children. The house was one of the first to be built in this portion of Eden Hill and was relatively isolated until after World War II. The house was set in a large garden which does not appear to have been used for commercial purposes.</p> <p>In 1929, the Bassendean Road Board approved plans for additions to the property although the nature of the additions is not known.</p>

	Aerial photographs indicate the property has not significantly changed in form or extent since the mid 20 <sup>th</sup> century.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey timber constructed and weatherboard clad dwelling which originally presented with a symmetrical façade. The west elevation and west corner of façade have been closed in using cement-fibro sheeting to create a sleep-out under the verandah, therefore making the current façade present as asymmetrical. The timber framed front entrance with timber panelled front door is located off-centre toward the east with what could be the original decorative timber fly screen. To the east of the front entrance is a timber framed six-over-six sash window with a small timber sill beneath. To the west of front entrance is another six-over-six timber framed sash window with a small timber sill. Centrally located on the sleep-out addition on the west corner of façade is a double framed louvre window.</p> <p>The roof is a pyramid hipped roof which is clad in corrugated iron. At the façade edge, the pitch of the roof breaks and extends over the faced creating the verandah which is supported by timber posts with a simple timber frieze, timber balustrade and timber decking. The verandah extends along the entire façade and east elevation and would have originally extended along the west elevation were it not for the later addition of the verandah sleep-out.</p> <p>The entire dwelling is in an extremely dilapidated condition. The mature trees surrounding the house are an indication of the age of the building.</p>
<b>Condition</b>	Poor
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House and Moreton Bay Fig Tree, 8 Thompson Road
<b>Place number</b>	219 (4350 – inHerit)
<b>Other reference numbers</b>	A4929
<b>Address</b>	8 Thompson Road
<b>Location Description</b>	Lot No: 15 Plan 2474 Vol/Fol: 149/568
<b>Other names</b>	Wilgoyne
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'3" , 115°57'21"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Victorian Georgian; Contemporary
<b>Historic theme(s)</b>	Occupations: domestic activities People: Early settlers Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as an excellent intact example of a residence built in the late 19th century in the Victorian Georgian style within a garden setting including an impressive Morton Bay Fig Tree.</li> <li>• The place has historic value for its association with the development of the district in the 19th century.</li> <li>• The place has social value as a demonstration of the type of accommodation built in the late 19th century for affluent members of the community.</li> <li>• The place has historic value for its association with early settlers, the Dodd, Thompson and Lukin families.</li> </ul>
<b>History</b>	<p>This residence was originally built c1873 for Mary Ann, nee Dodd and John Thompson. Mary Ann's parents Jane and James Dodd established the Cleikum Inn in the 1830s on a site on the southern side of the road between Perth and Guildford just west of the Swan River. The 40 acre landholding was transferred to their daughter Mary and, on her return to the area in the 1870s with her husband, they built this home and the family later subdivided the land around it under the name of the 'Nurstead Estate'. A name which recognised her mother's ancestral home in England.</p> <p>Mary and John Thompson had married in 1854 in York and they had three children all of whom relocated to West Guildford with their parents in the 1870s. John Thompson is believed to have built the original cottage which has undergone many additions and alterations. The Morton Bay Fig tree which dominates the streetscape and is planted within the grounds of the property is</p>

	<p>believed to have been planted by John and Mary Ann Thompson when they settled at this residence in the 1870s.</p> <p>From c1910, the house was occupied by George Lukin (c1853-1931), who named the house, Wilgoyne.</p> <p>Information from the 2017 owner states that the place has undergone internal modifications and additions that have removed original elements. Externally the residence has been extended and the original brickwork painted and new windows inserted.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A magnificent Moreton Bay Fig is positioned in the corner of the garden and branches out over to the far side of the road. The garden also contains a myriad of mature planting to create a luxurious setting of dense planting to the house. The Moreton Bay Fig is marked by a National Trust plaque commemorating the planting in the late 19th century on land originally cultivated by the Dodd family, who were early settlers of Western Australia.</p> <p>The property is situated behind a high brick wall which obscured much of the place from clear view from the street. The place is of single storey painted brick and tile construction with a shallow pitched hipped roof with a tall brick corbelled chimney to the front plane of the roof. The roof sweeps down to form the verandah canopy with a subtle break of pitch and is supported on square timber posts with a paved deck.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	<p>1873: house</p> <p>1870s: tree</p>

<b>Place name</b>	House, 26 Walter Road
<b>Place number</b>	220 (18337 – inHerit)
<b>Other reference numbers</b>	A5075
<b>Address</b>	26 Walter Road
<b>Location Description</b>	Lot No: 24 Plan 3469 Vol/Fol: 1895/680
<b>Other names</b>	Strathaven
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'40" , 115°57'7"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style executed in timber.</li> <li>• This place has historic value for its association with the development of Bassendean in the period following World War One.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or Walter Hartwell James.</p> <p>From the available information this residence was constructed c1920 and the first occupant was cabinet maker, John Young and his wife Jean Dora Young (c1897-1974). The couple named the home 'Strathaven' suggesting they were of Scottish ancestry or origin and lived at the house until, at least, the late 1940s.</p> <p>Aerial photographs indicate that the house has undergone several additions and alterations to the rear but the original extent and form of the residence can still be readily determined. The roof cladding has been changed from red corrugated to the current zincalume in stages during the 1980s and 1990s.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey timber framed, timber weatherboard clad dwelling. The dwelling has a steeply pitched CGI clad hipped roof with a partly rendered brick chimney projecting from the west side plane of roof.</p> <p>Attached to the west elevation and forming part of the south elevation is a skillion roof, timber framed and weatherboard clad addition. The south elevation of the addition contains a centrally placed timber framed, six-paned casement window.</p> <p>The main south elevation contains a centrally placed front entrance which is timber framed and contains a timber framed fly-screen door; no detail of the front door is visible. Flanking the front entrance are two timber framed six-paned casement windows. Extending across the entire south elevation (but not the skillion roof addition) is a CGI clad bullnose verandah supported by rectangular timber posts with decorative timber brackets and a timber rail balustrade. Five timber steps lead up to the verandah which are in line with the front entrance of dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1920

<b>Place name</b>	House, 34 Walter Road
<b>Place number</b>	221 (18339 – inHerit)
<b>Other reference numbers</b>	A5082
<b>Address</b>	34 Walter Road
<b>Location Description</b>	Lot No: 34 Plan 3469 Vol/Fol: 212/215
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'40" , 115°57'3"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Terracotta Fibre Cement Cladding
<b>Architectural style</b>	Post War
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good, intact example of a post war international style residence constructed in timber, fibro panelling and tile.</li> <li>• The place has historic value for its association with the development of Bassendean in the period following World War Two.</li> <li>• The place has social value as a demonstration of the scale and layout of a typical family home of the post-World War Two period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or Walter Hartwell James.</p> <p>From the available information this residence was constructed c1948 and the first occupant was machinist George Michael Sheedy (c1916-1975) and his wife Cleo Thelma Sheedy, nee Elliott (c1917-2007). The couple, who married in 1941, lived at the house until the late 1950s.</p> <p>Aerial photographs indicate that the residence has changed minimally since its construction apart from an addition across the rear of the building.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard sheet clad dwelling. The dwelling has a complex terracotta tile clad hipped roof and projecting from the east side plane of roof is a brick chimney. The bottom third of entire dwelling is clad with weatherboard, the upper two thirds is clad with exterior wall sheet cladding.</p> <p>The west side of the southern section consists of a projecting section with a separate hipped section of roof extending from the main hipped roof line. The projecting section contains a centrally placed timber framed, three-section, lead lighted casement windows and extending over the window is a skillion awning supported by timber supports and clad in terracotta tiles.</p> <p>The recessed section of south elevation contains the front entrance which abuts the recessed section; no more detail of front entrance was visible due to mature trees in the front garden. To the east of the front entrance is another timber framed, three-section lead lighted casement window.</p> <p>Extending over the recessed section of south elevation is a separate hipped section of roof which projects from the main hipped roof line. This extending hipped section creates the verandah over the recessed section and is supported by decorative concrete pillars on top of a brick balustrade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1948

<b>Place name</b>	House, 36 Walter Road
<b>Place number</b>	222 (18340 – inHerit)
<b>Other reference numbers</b>	A5084
<b>Address</b>	36 Walter Road
<b>Location Description</b>	Lot No: 115 Diagram 94035 Vol/Fol: 2121/214
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'40" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Pressed Sheeting
<b>Architectural style</b>	Inter War Vernacular
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style executed in timber.</li> <li>• This place has historic value for its association with the development of Bassendean in the period following World War One.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or former Premier Sir Walter Hartwell James.</p> <p>From the available information this residence was constructed in c1919 for Albert Charles Winch (c1895-1972) and his wife Elsie May, née Graham. Albert and Elsie married in 1918 and this was their family home until the early 1940s. Albert Winch recorded his occupation as a meter reader. He also served in France with the AIF during World War One. At the same time as the couple built their home, Albert's aunt, Edith Eleanor Winch built a small cottage on the adjacent corner, 38 Walter Road. Albert's parents, Albert Richard and Annie lived in a large property on the corner of Third Avenue and Esther Street Eden Hill.</p>

	<p>Aerial photographs indicate that the residence has been largely unchanged since the mid-20th century.</p> <p>Prior to that date it seems likely that additions had been undertaken to the rear.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed, weatherboard clad dwelling. The roof of the dwelling is hipped with a projecting gable section at the west side of south elevation and is clad in cement tiles. Projecting from the east side plane of roof is a brick chimney with a decorative brick crown and a terracotta chimney pot.</p> <p>The west corner of the south elevation contains a gable projecting section which contains a centrally placed, timber framed, 1-over-1 sash window. This window has a skillion awning extending over it which is clad with cement tiles and is supported by decorative timber brackets.</p> <p>The recessed section of south elevation contains the front entrance which abuts the projecting section. The front entrance contains the front door (which cannot be seen through the metal security door) and timber framed side lights and fan light. To the east of front entrance is a timber framed, 1-over-1 sash window.</p> <p>Extending across the recessed section of south elevation and around to the entire east elevation is a CGI bullnose verandah which is supported by rectangular timber posts and decorative timber brackets; the floor of the verandah is constructed from timber decking.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House, 38 Walter Road
<b>Place number</b>	223 (18341 – inHerit)
<b>Other reference numbers</b>	A5086
<b>Address</b>	38 Walter Road
<b>Location Description</b>	Lot No: 113 Diagram 93166 Vol/Fol: 2103/250
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'40" , 115°57'1"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Pressed Sheeting
<b>Architectural style</b>	Inter War Vernacular
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the Inter War style executed in timber.</li> <li>• This place has historic value for its association with the development of Bassendean in the period following World War One.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or Walter Hartwell James.</p> <p>From the available information this residence was built c1919 and the first occupant was single woman, Edith Eleanor Winch (c1879-1941). She was the aunt of couple, Albert and Elsie Winch who lived on the adjacent corner, 36 Walter Road. Her brother, Albert Richard Winch and his wife also lived in Bassendean. It has not been established if Edith had a specific occupation apart from the home duties recorded in the Electoral Rolls. However in her death notices in 1941 her foster children were recorded and acknowledged their affection for her. Edith only stayed in the house for a few years and a later long term resident was pensioner, George William Dunham (c1855-1941) and his wife Jane Dunham</p>

	<p>(c1859-1941). The couple lived at this small cottage throughout the 1920s until their deaths in 1941.</p> <p>In the late 1990s the block was subdivided to enable the construction of an additional residence on the rear of the lot. At about that time the original corrugated iron roof was replaced with the current red colorbond cladding. Subsequent additions have been made to the rear of the original building.</p> <p>Aerial photographs indicate that the original small cottage was originally roofed with corrugated iron.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard clad dwelling with a CGI clad, east-west gable roof. Projecting from the exterior of the east elevation is the chimney which is constructed from brick and render and has a decorative crown and a terracotta chimney pot.</p> <p>The south elevation contains the centrally located front entrance which consists of a timber framed timber and glazed front door. Flanking the front entrance are two timber framed, eight-paned casement windows. The roof line breaks in pitch to extend over the south elevation to create the verandah which extends across the entire south elevation and is supported by turned timber pillars and decorative timber brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1919

<b>Place name</b>	House, 41 Walter Road
<b>Place number</b>	224 (18342 – inHerit)
<b>Other reference numbers</b>	A5088
<b>Address</b>	41 Walter Road
<b>Location Description</b>	Lot No: 26 Plan 1785 Vol/Fol: 1154/774
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'42" , 115°56'60"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Federation Bungalow style.</li> <li>• This place has historic value for its association with the 1900s development of Bassendean</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or Walter Hartwell James.</p> <p>From the available information this residence was one of the first in Walter Road and was constructed c1906 for owner and occupier Arthur Ebenezer Yelland (c1875-1963) and his wife Agnes, née Stevenson (1882-1910). The couple married in Kalgoorlie in 1900 before settling in West Guildford, later Bassendean. It is probable that Arthur Yelland worked in the Midland Railway Workshops as he recorded his occupation as a coach builder.</p> <p>Sadly Agnes died in July 1910 giving birth to her third child. Arthur remarried in 1911 to Pearl Priscilla Martin (c1891-1967). Other long term occupants of the residence were Percy C. H. Organ throughout the 1920s and Harold Woodhams during the 1940s.</p> <p>Aerial photographs indicate that the form and extent of the house have not changed significantly since the mid-20th century.</p>

<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>A single storey timber framed and iron house with weatherboard cladding and a full verandah. The house is of symmetrical plan form to the façade with a centrally placed entrance door with sidelights and fanlights flanked by 1-over-1 timber framed sash windows.</p> <p>The roof is hipped to the main part of the house with two red brick chimneys and shallow eaves. A separate bullnose verandah canopy is positioned directly below the eaves supported on square timber posts, with a timber deck and no balustrade.</p> <p>A lawned garden to the front with informal lawned driveway access. The garden is enclosed by a low brick boundary wall with timber picket fence with mature trees.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1906

<b>Place name</b>	House, 44 Walter Road
<b>Place number</b>	225 (18343 – inHerit)
<b>Other reference numbers</b>	A5091
<b>Address</b>	44 Walter Road
<b>Location Description</b>	Lot No: 45 Plan 3469 Vol/Fol: 1662/394
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'40" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron Fibre Cement Cladding
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter War Californian Bungalow style executed in timber.</li> <li>• This place has historic value for its association with the development of Bassendean in the post-World War One period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or Walter Hartwell James.</p> <p>From the available information this residence was constructed c1919 for Robert William Andrews but was soon occupied for many years by lifter, George Alexander Roy Oakley (c1890-1970) and his wife Annie Elizabeth, née Low (c1887-1967). The couple had married in 1918 and this residence was their family home all their married lives.</p> <p>Aerial photographs indicate that the residence underwent a major addition c2009 to the rear which altered the roof line. Prior to that the building had only undergone minor additions to the rear leaving the original form and extent readily identified.</p>
<b>Integrity / Authenticity</b>	Moderate

<b>Physical description</b>	<p>A single storey timber framed property with weatherboard and fibre cement sheet cladding. The roof is hipped with a tall roughcast rendered chimney with brick capping. The roof continues down at a break in pitch to form the verandah canopy which extends around to the side elevations. The canopy is supported on square timber posts with non-original timber brackets and with a timber deck open to the sides without a balustrade.</p> <p>The façade has timber framed casement windows and timber and glazed panelled front door positioned at the end of the façade.</p> <p>Much of the street view of the façade to the house is obscured by boundary fencing.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1919

<b>Place name</b>	House, 46 Walter Road
<b>Place number</b>	226
<b>Other reference numbers</b>	A5093
<b>Address</b>	46 Walter Road
<b>Location Description</b>	Lot No: 111 Diagram 82516 Vol/Fol: 1943/99
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°53'40" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Frame Tile: Terracotta Asbestos Cladding
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact and late example of Inter War styling.</li> <li>• The place has historic value for its association with the development of Bassendean in the 1940s.</li> <li>• This place has social value as the house demonstrates the form and scale of housing in the 1940s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean north of Walter Road was subdivided for residential development in 1913. The area south of Walter Road between Lord Street and Second Avenue was subdivided and offered for sale in 1898. Being further from the railway line and the small town centre in Bassendean (West Guildford) this northern area of was slower to be settled and developed. Walter Road was changed from Government Road c1945 and the name chosen was in recognition of Walter Padbury or Walter Hartwell James.</p> <p>From the available information this residence was built c1941 for ex-serviceman William Arthur Fry (c1914-1986) and his wife Isabella (c1914-2006). William Fry recorded his occupation as fitters assistant when he was living at this place.</p> <p>Aerial photographs indicate that the place has been extended to the rear in series of projects but the original form and extent of the residence are still identifiable.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	Single storey dwelling of timber framed construction with cladding of cement fibre sheeting and weatherboards up to dado height. The simple pitched roof with a gable is clad in terracotta tiles. The place is set within a well maintained and mature garden
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1941

<b>Place name</b>	House, 14 Watson Street
<b>Place number</b>	227 (18344 – inHerit)
<b>Other reference numbers</b>	A5251
<b>Address</b>	14 Watson Street
<b>Location Description</b>	Lot No: 135 Plan 2789 Vol/Fol: 1059/5
<b>Other names</b>	Inglebush
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'40" , 115°57'21"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Terracotta
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Demographic settlement and mobility: land allocation and subdivision Occupations: Domestic activities
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>From the available information this residence was constructed c1914 for clerk, William Bushby (1889-1967).</p> <p>William Clarke married Dorothy Muriel Inglis (c1890-1954) in 1914 and this residence was their first home. They named it 'Inglebush' to recognise the union of their two names. Shortly after their marriage the couple settled in Daylesford, Victoria where William Bushby's family were located and he joined the AIF to serve during World War One.</p> <p>Occupants of this residence changed frequently throughout the first half of the 20th century suggesting it was owned as an investment and rented to a series of tenants.</p>

	Aerial photographs indicate that the form and extent of the residence have not changed significantly since the mid-20th century. An addition to the rear of the residence were evident at that time and these have been added to since.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey brick and tile residence with a tuck pointed finish and two rendered bands extending across the façade. The roof is hipped with a gable and includes a vented gablet. A separate tiled skillion roof supported on turned timber posts covers the verandah.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / c1914

<b>Place name</b>	House, 34 Watson Street
<b>Place number</b>	228 (18345 – inHerit)
<b>Other reference numbers</b>	A80366
<b>Address</b>	34 Watson Street
<b>Location Description</b>	Lot No: 1 Strata Plan 49531 Vol/Fol: 2705-862
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'39" , 115°57'13"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of the Inter war Californian bungalow style constructed in timber.</li> <li>• This place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the 1930s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>This residence was built c1934 for Samuel David Cooke (c1904-1982) and his family, which included his wife Dorothea Frances (née Leach) (c1907-1999) and their children. Samuel and Dorothea were originally from Victoria and had married in 1928 before settling in Western Australia where Samuel worked as a labourer. The family lived at the residence until the 1980s.</p> <p>In c2007, the lot which originally extended through to Bridson Street was subdivided and a new residence was built on the subdivided lot. This was consistent with many of the lots in this area. Since construction, the place has retained its basic building envelope with</p>

	a change to the roofline c2010 to accommodate the carport on the western side of the residence.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and corrugated iron dwelling with weatherboard and fibro panel cladding. An expansive hipped roof extends over the entire dwelling incorporating a decorative gable detail above the front entrance. The property has a symmetrical façade with a centrally placed entrance flanked by two windows either side.</p> <p>The windows are of varied sizes and styles but incorporate leaded lights to the main panes. The windows either side of the front door are timber framed side hung casements with highlight panes above. The remaining windows to the façade consist of three casement openings with leaded lights and no highlight windows. An altered opening is located at the eastern end of the façade consisting of two side panes, a fanlight all of plain glass and larger pane below with leaded lights.</p> <p>The house is positioned behind a lawned garden enclosed by a tall timber picket fence and an integral garage is located at the western end of the property.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1934

<b>Place name</b>	House, 50 Watson Street
<b>Place number</b>	229 (18346 – inHerit)
<b>Other reference numbers</b>	A5267
<b>Address</b>	50 Watson Street
<b>Location Description</b>	Lot No: 16 Plan 39739 Vol/Fol: 2555/126
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'38" , 115°57'6"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Pressed
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>From the available information this residence was built c1912 and the first occupant was labourer, John Honner (c1873-1949) and his wife Elizabeth Mary, née Daly (c1888-1974). The couple raised five children at the house before relocating in the mid-1930s. Elizabeth also worked as a dressmaker from the family home.</p> <p>Aerial photographs indicate that the house had a simple square plan form until the early 1980s and a corrugated iron roof. The block was subdivided in c2003 and a new residence built on the rear portion of the block. The original house was added to on the northern or rear elevation which has subsequently been added to and modified.</p>

<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	A single storey timber framed and weatherboard cottage with a replacement false tile hipped roof. The roof continues down to form the verandah canopy. The symmetrical façade includes 1-over-1 sash windows.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1912

<b>Place name</b>	House, 62 Watson Street
<b>Place number</b>	230 (18348 – inHerit)
<b>Other reference numbers</b>	A5278
<b>Address</b>	62 Watson Street
<b>Location Description</b>	Lot No: 7 Diagram 84343 Vol/Fol: 1966/914
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°57'2"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of the Inter war Californian Bungalow style.</li> <li>• This place has historic value for its association with the development of Bassendean in the inter war period.</li> <li>• The place has social value as a demonstration of the scale of family home of the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>From the available information this residence was constructed c1923 and the first occupant was fitter, William Sanders Garside (c1874-1938) and his wife Gertrude Alice Garside. The couple raised two sons at the home which they occupied until William Garside's death in 1938.</p> <p>Aerial photographs indicate that the lot which originally extended through to Bridson Street was subdivided in the late 1990s. The original form and extent of the residence have remained consistent since the mid-20th century apart from a major addition to the rear in 2008.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A well maintained single storey timber framed dwelling of asymmetric plan form. The roof is hipped and gabled with replacement corrugated iron cladding. There are timber framed casement windows to the projecting bay with a skillion canopy above which is supported on timber brackets.</p> <p>The recessed section incorporates a timber and glass entry with side panels and fan lights. The main window has been replaced with aluminium sliding windows with the original timber framed highlights retained above.</p> <p>The verandah extends across the recessed section of the façade with the canopy being the continuation of the main roof with a slight broken pitch.</p> <p>A contemporary carport is located in the front of the dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1923

<b>Place name</b>	House, 64 Watson Street
<b>Place number</b>	231
<b>Other reference numbers</b>	A80278
<b>Address</b>	64 Watson Street
<b>Location Description</b>	Lot No: 40 Diagram 49658 Vol/Fol: 2669/244
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°57'1"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good example of the Inter war Californian Bungalow style.</li> <li>• This place has historic value for its association with the development of Bassendean.</li> <li>• The place has social value as a demonstration of the scale of family home of the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>From the available information this house was built c1925 and the first occupant was blacksmith's striker, Peter John Reilly (c1893-1966) and his wife Amy Florence Reilly (c1898-1970).</p> <p>The lot was subdivided c2007 and a new residence constructed on the rear portion of the lot. During this period the residence was extensively renovated, a new carport constructed and the verandah extended.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A well maintained single storey timber framed dwelling of asymmetric plan form. The roof is hipped and gabled with replacement corrugated iron cladding and weatherboard clad gables facing the street. The verandah extends across the recessed section of the façade and down one the west elevation with the canopy being the continuation of the main roof. There are timber framed casement windows to the projecting bay and on the front verandah. The recessed section incorporates a timber and glass entry with side panels.</p> <p>The verandah has simple timber posts and brackets and the freestanding carport is constructed in a similar style to the main house with timber posts and brackets, weatherboard cladding and a gabled roof. The dwelling is set behind a white picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1925

<b>Place name</b>	House, 68 Watson Street
<b>Place number</b>	232 (18349 – inHerit)
<b>Other reference numbers</b>	A5294
<b>Address</b>	68 Watson Street
<b>Location Description</b>	Lot No: 1 Diagram 10144 Vol/Fol: 1734/66
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'37" , 115°56'59"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has some aesthetic value as an example of the Inter war Californian Bungalow style.</li> <li>• This place has historic value for its association with the development of Bassendean in the inter war period.</li> <li>• The place has social value as a demonstration of the scale of a family home of the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision.</p> <p>From the available information this residence was constructed c1927 and the first occupants was mechanic Archie Cruttenden (c1923-1977). He married Grace Elizabeth née Merrells (c1909-1986) in 1929 and the couple lived at the house until the 1970s, raising their family of five children. In later electoral rolls, Archie Cruttenden recorded his occupation as 'armourer'.</p> <p>Aerial photographs indicate that this property is one of the few in this street that continues to extend through to Bridson Street. The form and extent of the house have not changed significantly since</p>

	the mid20th century. Sundry structures have been built and removed in the property since that time.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed property with weatherboard cladding to the main house and fibre cement cladding to the enclosed side sleepout.</p> <p>The dwelling has an asymmetric plan form, with a hipped roof behind a gable feature and a verandah extending across the full width of the façade which is supported on timber posts.</p> <p>The roof features a flying gable over the front section with weatherboard to the wider section of the gable and fibre cement to the apex.</p> <p>The dwelling features replacement aluminium sliding windows.</p>
<b>Condition</b>	Poor
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction periods / dates</b>	c1927

<b>Place name</b>	Ashfield Flats
<b>Place number</b>	233
<b>Other reference numbers</b>	Various
<b>Address</b>	West Road
<b>Location Description</b>	Various
<b>Other names</b>	Bush Forever Site 214
<b>Place type</b>	Landscape
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°55'10" , 115°56'51"
<b>Use (original/present)</b>	Original: Farming/Pastoral Present: Park/Reserve
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Occupations: rural industry and market gardening Demographic settlement and mobility: Environmental change
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>the place has aesthetic value as a large landholding of predominantly native vegetation in a riverside setting.</li> <li>the place has historic value as an example of the physical environment in the early 20<sup>th</sup> century which may contain traces of past agricultural uses.</li> <li>the place has social value as demonstrated by the very active community groups and individuals who have voluntarily planted trees, weeded, and lobbied all levels of government for the ongoing care of the place.</li> </ul>
<b>History</b>	<p>Ashfield Flats was originally part of a larger landholding known as the Bassendean Estate which was purchased in 1905 by Wesley Maley and his partner, John Pearson Learmonth for £17,700. The majority of the land was subdivided into quarter acre lots for residential occupation except for the larger lots which were used for market gardens. Until the 1920s several of these lots were leased to Chinese market gardeners. Other farmers nearby grazed stock on the land. These larger lots are the basis of the 'Ashfield Flats'.</p> <p>Portions of Ashfield Flats were leased to the Bassendean Road Board and used for a variety of functions. During World War II a small commercial sand quarry was established on the northern boundary of the 'flats'.</p> <p>The land holding is now the property of the State Government and vested in the WA Planning Commission and designated as a bush forever site. The management of Ashfield Flats is assisted by several volunteer groups including the Bassendean Preservation Group which has planted hundreds of plants of the local flora.</p>

	The ongoing management and conservation of Ashfield Flats has been an issue of concern amongst many local groups in recent years. The fragile environment is believed to be the last river flat in the metropolitan area. It is subject to erosion on the river bank and bushfires are a common occurrence during the summer months.
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Ashfield Flats is a wildlife reserve and conservation area approximately 64 hectare in size adjoining Sandy Beach Reserve. It is roughly bound by West Road, Reid Street, Hardy Road and the Swan River. On the north west boundary is a steep rise to housing and a small fenced parkland which provides a view over the wetland.</p> <p>The area is predominantly open wetland with some mature trees and shrubs. The land is divided by a drainage channel which crosses the land in a direction approximately north east to south west. And service track provide access to the site. During winter the land is inundated with water creating a rare wetland in the metropolitan area. The reserve is accessible to the public for passive recreation</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	   
<b>Construction dates / periods</b>	N/A

<b>Place name</b>	House, 39 West Road
<b>Place number</b>	234 (18350 – inHerit)
<b>Other reference numbers</b>	A5314
<b>Address</b>	39 West Road
<b>Location Description</b>	Lot No: 5 Plan 1907 Vol/Fol: 1435/748
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°57'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Painted Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of a typical working family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs.</p> <p>From the available information this residence was constructed c1915 and the first occupant was blacksmith, George August MacKenzie (c1876-1967) and Christina MacKenzie (c1880-1962). The couple lived at the house until their deaths in the 1960s.</p> <p>Aerial photographs indicate that the form and extent of the house has not changed significantly since its construction.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey brick constructed dwelling with a CGI clad hipped roof. Projecting from the west side plane of roof is a brick constructed chimney with a decorative rendered crown.</p> <p>The east corner of south elevation consists of a projecting section which contains a centrally located, full length 1-over-1 window; it is unclear if the window is fixed or is a sash. Within the recessed section of south elevation is the front entrance which abuts the projecting section. The front entrance consists of the front door</p>

	<p>(detail of which cannot be seen) and timber framed side lights and fanlight. To the west of the front entrance is another full length timber framed 1-over-1 window (it is unclear whether the window is fixed or a sash).</p> <p>The structure of the verandah is unclear due to the mature vegetation growing on and in front of the dwelling.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1915

<b>Place name</b>	House, 41 West Road
<b>Place number</b>	235 (18351 – inHerit)
<b>Other reference numbers</b>	A5316
<b>Address</b>	41 West Road
<b>Location Description</b>	Lot No: 6 Plan 1907 Vol/Fol: 1366/44
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°57'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard and Fibrous Plasterboard Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of the Inter war Californian Bungalow style.</li> <li>• This place has historic value for its association with the development of Bassendean in the inter war period.</li> <li>• The place has social value as a demonstration of the scale of a professional family home of the inter war period.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs.</p> <p>From the available information this residence was built c1941 and the first occupant was Agnes Bremner (c1873-1947). No information has been currently been found regarding her occupation or family.</p> <p>Aerial photographs indicate that the form and extent of the residence have not changed significantly since its original construction.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>Single storey timber framed and weatherboard and exterior wall sheet clad. The bottom third of the dwelling is clad in weatherboard; the upper two thirds is clad with exterior wall sheeting. The roof of dwelling is hipped and clad with terracotta tiles; projecting from the east side plane of roof is a brick constructed chimney with a terracotta chimney pot.</p> <p>The southern elevation contains the centrally located timber framed front door (no detail of front door is visible). Flanking the front</p>

	<p>entrance are two timber framed, two-section casement windows where each section has an upper two pane detail.</p> <p>The roof line extends over the south elevation, without breaking pitch, to create the verandah which extends across the entire south elevation and is supported by rectangular timber posts with decorative brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1941

<b>Place name</b>	House, 42 West Road
<b>Place number</b>	236 (18352 – inHerit)
<b>Other reference numbers</b>	A5317
<b>Address</b>	42 West Road
<b>Location Description</b>	Lot No: 124 Plan 1786 Vol/Fol: 1746/142
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard and Fibrous Plasterboard Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an intact example of the Inter war Californian Bungalow style.</li> <li>• This place has historic value for its association with the development of Bassendean in the inter war period.</li> <li>• The place has social value as a demonstration of the scale of a professional family home of the inter war period.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots.</p> <p>The western side of West Road north of Palmerston Street to the railway line was subdivided in 1898 and promoted under the name 'West End'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: Stephen Henry Parker, George Leake, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Harry E. Parry, D. J. Hope and William Paterson.</p> <p>From the available information this residence was built c1935 and the first occupant was school teacher Simeon G Nelson (c1902-1986) and his wife Florence Jean Nelson, nee McDiarmid (c1905-1998).</p>
<b>Integrity / Authenticity</b>	High

<p><b>Physical description</b></p>	<p>Single storey timber framed and wall sheeting and weatherboard clad dwelling with a complex hipped roof. The bottom third of the entire dwelling is clad with weatherboard, the upper two thirds is clad with exterior wall sheeting.</p> <p>Projecting from the central ridge of roof is a brick constructed chimney with a clay chimney pot. Attached to the west elevation of dwelling and forming part of the south elevation is a skillion roof, timber framed and exterior wall sheeting clad addition. The south elevation of the addition contains a timber framed, two section casement window with an upper two-pane detail.</p> <p>Extending from the main hipped roof line at the east and west corners of the south elevation are two gabled projecting sections. At the apex of each gable is timber detailing and each projecting section has a centrally located timber framed, three-section casement window where each section has an upper two paned detail. Projecting from the east side roof plane of the east projecting section is a brick constructed chimney with a clay chimney pot.</p> <p>The recessed section between the two projecting sections contains the timber framed front entrance; no detail of front door can be seen through the metal security door. The main roof line breaks pitch slightly and extends down over the recessed section and along the front of the south elevation projecting sections, covering the windows, to create the front verandah. The verandah is supported by concrete Ionic style columns and has a concrete floor.</p>
<p><b>Condition</b></p>	<p>Good</p>
<p><b>Parent / child places</b></p>	
<p><b>Listing type and status</b></p>	<p>Category 3</p>
<p><b>Images</b></p>	
<p><b>Construction dates / periods</b></p>	<p>c1935</p>

<b>Place name</b>	House, 45 West Road
<b>Place number</b>	237 (18353 – inHerit)
<b>Other reference numbers</b>	A5319
<b>Address</b>	45 West Road
<b>Location Description</b>	Lot No" 8 Plan 1907 Vol/Fol: 1747/83
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'20" , 115°57'16"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Metal: Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a late example of the Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of a typical working family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean was subdivided for residential development c1905 by developer Thomas Briggs.</p> <p>From the available information this residence was one of the first in the street and the original occupants were believed to be Michael Reardon (c1866-1930) and Elizabeth Reardon, nee Coyne (c1875-1937) who had married in 1887. Michael Reardon established wood yards in Guildford and Bassendean before working with Cumming Smith. The family of 11 children did not stay in this cottage for many years and many different occupants are recorded during the first half of the 20th century suggesting it was built as an investment property.</p> <p>Aerial photographs indicate that the house has undergone major alterations and additions in the second half of the 20th century.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	Single storey brick and render constructed dwelling with a hipped CGI clad roof. Projecting from the north plane of roof is a rendered brick constructed chimney with a clay chimney pot.

	<p>The south elevation contains the centrally located front entrance. Flanking the front entrance are two, three-section casement windows with upper two-pane lead lighted detail and a decorative concrete sill beneath.</p> <p>Separate to the roofline is a CGI clad skillion verandah which is supported by rendered brick columns with a rendered brick balustrade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1910s

<b>Place name</b>	House, 48 West Road
<b>Place number</b>	238 (18355 – inHerit)
<b>Other reference numbers</b>	A5322
<b>Address</b>	48 West Road
<b>Location Description</b>	Lot No: 128 Plan 1786 Vol/Fol: 1757/759
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Occupations: commercial services Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of a typical working family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots.</p> <p>The western side of West Road north of Palmerston Street to the railway line was subdivided in 1898 and promoted under the name 'West End'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well known members of colonial society: Stephen Henry Parker, George Leake, Harry Anstey, Dr Daniel Kenny, John James, James Grave, Harry E. Parry, Dr. J. Hope and William Paterson.</p> <p>From the available information this residence was constructed c1913 and the first occupant was grocer Charles Herbert Williams (c1881-1968). Charles Williams married Annie White in 1902 and the couple lived in Bassendean all their married lives. Charles Williams also occupied the property adjacent at 46 West Road. From aerial photography of 1953 this property appears to have been a small shop set well forward of the residences. The William's grocery would have supplied the staples to the small community in</p>

	the vicinity in the early decades of the 20th century. The shop was no longer evident in 1965.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard clad dwelling with a CGI clad gabled roof, where the gable runs along the central east-west ridge. Projecting from the east and west side roof planes are two brick constructed chimneys with brick corbelling.</p> <p>Projecting slightly from the east and west corners of the south elevation are two gable sections with timber and roughcast render detailing at the apex of the gable. Each of the projecting sections contains two centrally located, equally spaced timber framed, 1-over-1 sash windows. The front entrance is believed to be situated in the small recessed section between the two projecting sections, but due to the mature vegetation in the front garden no more detail of south elevation is visible.</p> <p>Separate from the main roof line is a CGI clad bullnose verandah which extends across the entire south elevation and around to the entire east elevation; it is supported by rectangular timber posts with decorative metal brackets.</p>
<b>Condition</b>	
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1913

<b>Place name</b>	House, 58 West Road
<b>Place number</b>	239 (18356 – inHerit)
<b>Other reference numbers</b>	A5329
<b>Address</b>	58 West Road
<b>Location Description</b>	Lot No: 50 Plan 1784 Vol/Fol: 1398/603
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Colorbond
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for the remaining elements of its late Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s</li> <li>• The place has social value as a demonstration of the scale of a typical working family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots.</p> <p>The western side of West Road south of Palmerston Street to Bridson Street was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament.</p> <p>From the available information this residence was constructed c 1918 and the first occupant was railway employee, George Merryman (c1882-1949) and his wife Elizabeth Merryman. The couple lived at the until the 1930s. They are known to have had one son, George who sadly died aged 18 in 1926. It is not known if they had other children.</p>

	Aerial photographs indicate that the house underwent significant alterations and additions in the late 1990s.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey tuck-pointed brick constructed dwelling. The south elevation features three evenly spaced rendered bands extending across the entire façade. The remaining three elevations are painted brick. The dwelling has a CGI clad gablet roof, where the gablet runs along the central north-south ridge.</p> <p>At the east corner of the south elevation is a gable projecting section which has roughcast render and timber detailing at the apex of the gable. The projecting section contains two centrally placed, evenly spaced, timber framed, 1-over-1 sash windows with a rendered sill beneath. Extending over these windows is a skillion awning which is clad in CGI and supported with timber brackets. Projecting from the east roof plane of the projecting section is a rendered brick chimney with stone corbelling and two terracotta chimney pots. The front entrance is located within the recessed section of the south elevation; it abuts the projecting section and consists of a timber framed and timber panelled and lead lighted front door with lead lighted side lights and a fanlight. To the west of front entrance are two centrally located, evenly spaced windows. Due to the mature vegetation of the front garden no more detail of these windows or south elevation are visible.</p> <p>Without breaking pitch the roof line extends over the recessed section of the south elevation to create the verandah; it is supported by rectangular posts with a timber frieze.</p>
<b>Condition</b>	
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1918

<b>Place name</b>	House, 62 West Road
<b>Place number</b>	240
<b>Other reference numbers</b>	A5331
<b>Address</b>	62 West Road
<b>Location Description</b>	Lot No: 54 Plan 1784 Vol/Fol: 1394/999
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Zincalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place as some aesthetic value for the remaining elements of its late Federation style.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots.</p> <p>The western side of West Road south of Palmerston Street to Bridson Street was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament.</p> <p>From the available information this cottage was built c1915 and the first occupant was carpenter Albert (Taff) Mills (c1871-1942) and his wife Jean Mills (c1870-1943). The couple lived at the house until their deaths in the early 1940s and appear to have been involved in many aspects of community life in Bassendean. The town of Bassendean archives record that additions to the house were approved in 1952. Aerial photographs indicate that the house has been considerably extended and altered since the 1970s such that the original form is almost unrecognisable.</p>

<b>Integrity / Authenticity</b>	High/Low
<b>Physical description</b>	<p>A single storey dwelling with second storey additions, constructed from red brick with a hipped roof clad in corrugated metal. Projecting from the west corner of façade is a gable section with a timber and render gable detail. Centrally located on the projecting section is a group of three windows. Extending over the windows is an awning clad in corrugated metal supported with timber brackets. Beneath the window is a decorative rendered sill. Running along the entire façade is a rendered band which is situated at sill height. The front entrance is located within the recessed section of the façade, abutting the projecting section and to the east of front entrance is a group of windows. Due to the front garden planting, verandah balustrade and front fence no more detail of façade is visible.</p> <p>The roof is a complex hipped arrangement with gable elements. Projecting from the south roof plane is a gable dormer window with timber detailing. Attached to the roof line on the south roof plane and extending over the recessed section of façade is a separate hipped verandah, clad in corrugated metal with the same pitch as the main roof. The hipped verandah is supported by rectangular Doric columns atop of the brick constructed balustrade. Projecting from the west roof plane of the projecting gable section is a roughcast render chimney with brick corbelling detail and a pair of terracotta chimney pots.</p> <p>The dwelling has undergone extensive alterations; a second storey and two brick garages either side of façade have been added. Attempts have been made to build the additions in a similar style to the original building.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	Bassendean Primary School
<b>Place number</b>	241 (7400 – inHerit)
<b>Other reference numbers</b>	A5442
<b>Address</b>	70 West Road
<b>Location Description</b>	Reserve No: 24731 Lot 6247 and Lot 8572 Plan 1784 Vol/Fol: LR3153-401; LR3046-435
<b>Other names</b>	West Guildford School; West Road School
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'27" , 115°57'13"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Zincalume
<b>Architectural style</b>	Federation; Inter War
<b>Historic theme(s)</b>	Social and civic activities: Education and science
<b>Values</b>	Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The earliest buildings in the school grounds have aesthetic value for their demonstration of the Federation style in an educational institution and are representative of the government designs of the period.</li> <li>• The place has historic value for its association with periods of growth in the Bassendean district. From the initial construction in 1906, the school facilities have had to respond to the demands of a changing population.</li> <li>• The place has social value to the many members of the community past and present who have been associated with the school since 1906.</li> <li>• The school contributes to the community sense of place for its continuity of purpose since 1906 and as a demonstration of the community commitment to the district through the periods of activism by the wider community on behalf of the school community.</li> </ul>
<b>History</b>	<p>The Bassendean Primary School was built in 1906 in response to ongoing requests to the Education Department from the community and the newly established West Guildford Progress Association. In 1904, two lots were donated for a school by the two biggest landholders in the district, Dr Kenny and Stephen Parker. The site was considered too small by the Department of Education and a further six blocks were purchased by the Road Board in 1904 to enable planning for the school.</p> <p>Design of the school was undertaken by the Public Works Department and tenders were called in June 1906. Construction of the original school was undertaken by contractors Ward Brothers in 1906 for £680.</p>

	<p>The school was opened on 20th October 1906 with a ceremony attended by local and state MLA's Mr M.F. Troy and Mr P. Collier. The first head teacher was Mr Arthur Loveridge. The growth of the district saw additions to the school in 1913, 1917 and 1922.</p> <p>The school was renamed the Bassendean Primary School in 1922 to conform to the naming of the district.</p> <p>In 1971, additional land was acquired to the south of the existing site for a school oval after parents lobbied the state government to acquire the land. The school buildings and facilities has been adapted and added to as requirements and standards have changed. Aerial photographs indicate that major programs of work were undertaken in the 1990s and 2010s.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey building constructed of red brick with a corrugate metal roof. The front entrance is located towards the west corner of façade. The timber and glass front door is a modern addition. Above the front door is a timber framed window (detail obstructed by awning) and fanlight. Projecting over the front entrance is a corrugated metal clad awning. To the west of front entrance are two windows, each of which are timber framed two-over-two pane sash windows with timber framed fanlights and a rendered sill. To the immediate east side of front entrance is a group of three windows, evenly spaced, which are all timber framed two-over-two paned sash windows with a timber framed fanlight and rendered sill. The remaining eight windows, spaced at varying intervals along the façade, are all timber framed six-over-six sash windows with a timber framed six pane window above and a rendered sill beneath. Running between windows fourseven on the east side of front entrance is a rendered band at sill height.</p> <p>The gable roof of the building runs east – west and is clad in corrugated metal. Four chimneys are set at regular intervals along the roof line and are constructed from red brick with decorative brick corbelling and a metal chimney pot.</p> <p>There is a modern lean-to addition on the west elevation which extends the façade of the original structure. On the façade of addition are two pairs of windows, evenly spaced, which are timber framed six-over-six sash windows with a rendered sill.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	

	
<b>Construction periods</b>	<b>dates /</b> 1906; 1917, 1922, 1971, c1990, c2010.

DRAFT

<b>Place name</b>	House, 85 West Road
<b>Place number</b>	242 (18358 – inHerit)
<b>Other reference numbers</b>	A5340
<b>Address</b>	85 West Road
<b>Location Description</b>	Lot No: 3 Diagram 33514 Vol/Fol: 98/16A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'35" , 115°57'17"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of the Federation style executed in timber.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of a typical working family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots.</p> <p>The land on which this residence is located was subdivided for residential development by civil engineer, assayer and prospector and Member of Parliament, Harry Francis Anstey (1847-1927). He purchased 100 acres of land in Bassendean, or West Guildford as it was then known, in 1897 and the land was divided into 237 lots for sale in 1898.</p> <p>From the available information this residence was built c1915 and the first occupant was carpenter, John Augustus Gadd (1877-1969) and his wife Bertha May, née Truslove (1881-1959). As a carpenter it is possible that John Gadd was involved in the construction of the cottage although no information has been sourced to confirm this conclusion. The couple had married in 1902 and had five children. The family lived at the house until the late 1940s.</p> <p>The cottage was originally located in the centre of a landholding of five lots and Hyland Street was not constructed until c1960. Aerial photographs of the 1950s and 1960s, indicate that an orchard was located on the property. The landholding appears to have been subdivided in the late 1960s.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber framed and weatherboard clad dwelling. Due to the mature vegetation and high front fence no further detail of dwelling is visible.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1915

DRAFT

<b>Place name</b>	House, 88A West Road
<b>Place number</b>	243 (18359 – inHerit)
<b>Other reference numbers</b>	A5343
<b>Address</b>	88A West Road
<b>Location Description</b>	Lot No: 1 Strata Plan 32297 Vol/Fol: 2094-144
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'34" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Rendered Tile: Terracotta
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good, late example of the inter war Californian Bungalow style</li> <li>• This place has historic value for its association with the development of Bassendean in the 1940s</li> <li>• The place has social value as a demonstration of the scale of a typical professional family home of the mid-20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots.</p> <p>The western side of West Road south of Palmerston Street to Bridson Street was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament.</p> <p>From the available information this house was built in 1939 for Percy Alexander Pierce (c1896-1968) and his wife Muriel Hilda Pierce (c1907-1991). The Pierce's lived at the house until c1949 when the relocated to Bunbury where Percy Pierce worked as a radiographer.</p>

	Information from the owners' c2004 stated that interior featured original detail and a new storeroom and garage were constructed on the site in the late 1990s when the lot was subdivided.
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>Single storey brick and tile inter-war Californian bungalow of traditional asymmetric plan form to the façade. The projecting section of the elevation incorporates two gables: one to living accommodation whilst the smaller gable is above a small area of verandah. The main roof to the house is a stepped hipped form with a tall rendered chimney projecting up the south elevation and pushing through the eaves.</p> <p>The windows are timber framed casements either side of a larger fixed pane to the front elevation, both having tiled canopies above. A car port has been constructed along the south elevation and projects into the front setback. The lot has been subdivided with the subject property located to the front of the site.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / 1939, 1990s

<b>Place name</b>	House, 96B West Road
<b>Place number</b>	244 (18360 – inHerit)
<b>Other reference numbers</b>	A5350
<b>Address</b>	96 West Road
<b>Location Description</b>	Lot No: 1 Strata Plan 24275 Vol/Fol: 1961-138
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'39" , 115°57'14"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zinalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good and intact example of a simple Federation style timber cottage.</li> <li>• This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the 1910s.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the boundary of the Guildford town lots.</p> <p>The western side of West Road south of Palmerston Street to Bridson Street was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament.</p> <p>From the available information this small cottage was built c1915 and the first occupant was John Warne. No further information has been discovered in this research as to his occupation or family status. It seems probable that the cottage was built by an absentee landlord as several occupants are recorded living in the cottage during the 1920s and 1930s.</p>

<b>Integrity / Authenticity</b>	Moderate/High
<b>Physical description</b>	<p>Single storey timber framed and weatherboard clad dwelling with a CGI clad gable roof where the gable runs along the central east-west ridge. Both the east and west gable ends contain timber detailing at the apex of the gable. The south elevation contains the centrally located timber framed front entrance with lead lighted side lights and fanlight; detail of front door cannot be seen through the security screen. Flanking the front entrance are two timber framed 1-over-1 sash windows.</p> <p>Separate from the main roof line is a CGI clad bullnose verandah which extends across the entire south elevation; it's supported by turned timber posts with a decorative metal frieze.</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1915

<b>Place name</b>	House, 130 West Road
<b>Place number</b>	245 (18362 – inHerit)
<b>Other reference numbers</b>	A5356
<b>Address</b>	103 West Road
<b>Location Description</b>	Lot No: 124 Plan 2789 Vol/Fol: 2732/373
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'43" , 115°57'15"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good an intact example of an inter-war residence.</li> <li>• This place has historic value for its association with the development of Bassendean.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> <li>• The place has social value for its association with the provision of medical services to the community in the 1930s.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.</p> <p>From the available information this residence and others located between Deakin and Watson Streets were built c1919. Further research of the rates books may resolve the exact date of construction. It can be determined however that there was a period</p>

	<p>of development from 1919 in which several homes were built in the stretch of road. During the 1930s the property does appear to have been used as a hospital under the supervision of Nurse L. D. Campbell. This was likely to be a maternity hospital as small hospitals within walking distance of homes was a common practice in the first half of the 20th century.</p> <p>Aerial photographs indicate that the original form and extent of the residence is still apparent despite a series of additions to the rear of the building since the mid-20th century. In the mid-2000s the roof cladding was changed from a red corrugated iron to the current zincalume.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard house with asymmetric façade incorporating a small covered entrance area to the north corner of the façade. The main section of the house has a hipped cgi roof with the front projecting section incorporating a gable roof.</p> <p>A group of three timber framed casement windows are positioned in the projecting bay. The small verandah area has a shallow pitched hipped canopy supported on masonry columns on top of a masonry balustrade. The house is positioned behind a large lawned garden with non-original low brick boundary wall and palisade iron fencing. A carport has been constructed to the north side of the house in the front setback.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1919

<b>Place name</b>	House, 107 West Road
<b>Place number</b>	246 (7434 – inHerit)
<b>Other reference numbers</b>	A5360
<b>Address</b>	107 West Road
<b>Location Description</b>	Lot No: 122 Plan 2789 Vol/Fol: 429/41A
<b>Other names</b>	Rosewood
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'44" , 115°57'15"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good an intact example of an inter-war residence.</li> <li>• The place has historic value for its association with the early 20<sup>th</sup> century development of Bassendean.</li> <li>• The place has social value as a demonstration of the scale of a typical working family home.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.</p> <p>From the available information this residence and others located between Deakin and Watson Streets were built c1919. It can be determined that there was a period of development from 1919 in which several homes were built in the stretch of road. One long term resident was Edward Bewley (c1903-1947) a fitter, his wife</p>

	<p>Doris and a family member, Edith Stewart Bewley, spinster. They named the house 'Rosewood'.</p> <p>Aerial photographs indicate that the original form and extent of the residence is still apparent despite a series of additions to the rear of the building since the mid-20th century. This conclusion is supported by information from the owners of the property c2004.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Single storey timber framed and weatherboard cottage with hipped and gabled roof. The projecting wing forms the dominant feature of the façade with a three-section sash window ensemble and skillion CGI window canopy supported on timber brackets. The gable has a timber fascia and turned timber finial. The entrance is located on the north elevation set back from the main elevation with a hipped canopy supported on timber posts. A further verandah area is positioned to the south corner of the façade with a hipped roof, the detailing of which is obscured by shade cloth.</p> <p>The main part of the house is obscured from clear view from the street. Single storey timber framed and weatherboard cottage with hipped and gabled roof. The projecting wing forms the dominant feature of the façade with a three-section sash window ensemble and skillion CGI window canopy supported on timber brackets. The gable has a timber fascia and turned timber finial. The entrance is located on the north elevation set back from the main elevation with a hipped canopy supported on timber posts. A further verandah area is positioned to the south corner of the façade with a hipped roof, the detailing of which is obscured by shade cloth.</p>
<b>Condition</b>	Poor
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	1917

<b>Place name</b>	House, 111 West Road
<b>Place number</b>	247 (18363 – inHerit)
<b>Other reference numbers</b>	A5364
<b>Address</b>	111 West Road
<b>Location Description</b>	Lot No: 120 Plan 2789 Vol/Fol: 1414/204
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'45" , 115°57'15"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Tile: Concrete
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a good late example of a Federation residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.</p> <p>From the available information this residence and others located between Deakin and Watson Streets were built c1919. Further research of the rates books may resolve the exact date of construction. It can be determined however that there was a period of development from 1919 in which several homes were built in the stretch of road. One long term resident was Robert William Knights, a railway officer who was elected to the Bassendean Road Board</p>

	<p>between 1943 and 1945. He and his wife Eleanor Eliza lived at the house from 1920 to the mid-1930s.</p> <p>Aerial photographs indicate that the original form and extent of the residence is still apparent despite a series of major additions to the rear of the building since the mid-20th century. The owners c2004 stated that the original corrugated iron roof was replaced with tiles.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Single storey brick and tile Californian bungalow styled house of asymmetric plan form with extensive verandah to the north and west elevations.</p> <p>The main roof is hipped in form sweeping down at the same pitch to form the verandah canopy which is supported on Doric styled masonry columns. The verandah is open with a concrete deck. The projecting section of the façade incorporates a timbered gable detail and extension of the verandah canopy across the façade to form a window awning. The windows to the façade are timber framed casements with leaded lights.</p> <p>A further gabled wing is located on the north side of the property with similar timbered detail and rendered brick wall.</p> <p>The house is located behind a lawned garden with driveway and detached garage constructed to the south side of the property.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1919

<b>Place name</b>	House, 122 West Road
<b>Place number</b>	248 (18364 – inHerit)
<b>Other reference numbers</b>	A5374
<b>Address</b>	122 West Road
<b>Location Description</b>	Lot No: 254 Plan 2789 Vol/Fol: 1046/565
<b>Other names</b>	The Bakehouse
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'49" , 115°57'11"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Occupations: manufacturing and processing
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a modified example of an inter-war residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has historic value for its association with small family businesses that operated from the home, in this instance a bakery.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.

	<p>The owner of the property in 1936 was R. Irvine of Devon Road who may have built a cottage on the site but this has not been clearly established. The place is most closely associated with Walter George Bennett (c1914-1994) a pastry cook, who occupied the place from 1938.</p> <p>Walter Bennett and his wife Gwendoline (c1916-1996) lived at the house until the 1970s. Given the current naming of the residence 'the bakehouse' and Walter Bennett's occupation it is probable that the place was used as a bakery although no details were found in the current research.</p> <p>Aerial photographs indicate that the building was originally roofed in green corrugated iron and there were several large buildings in the rear of the property which supports the conclusion that the place was used as a bakery. From the 1990s onwards the building has been significantly extended to the rear and on the southern elevation.</p>
<b>Integrity / Authenticity</b>	Moderate/Low
<b>Physical description</b>	Weatherboard and iron Federation Bungalow cottage with hipped roof. Roof and bullnosed verandah extended to form carport. Verandah features cast valance and brackets to timber posts. Front room under feature timber gable. New double garage on the south. Oiled weatherboard bakery shed with skillion roof form.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	c1936

<b>Place name</b>	Winery (fmr), West Road
<b>Place number</b>	249 (25687 – inHerit)
<b>Other reference numbers</b>	A5394
<b>Address</b>	147 West Road
<b>Location Description</b>	Lot No: 336 Plan 2789 Vol/Fol: 1401/566
<b>Other names</b>	Riverside Vineyard
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°55'1" , 115°57'13"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber Framed: Clad in Asbestos Metal: Corrugated Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Occupations: rural industry
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as an intact collection of buildings, structures and machinery used in wine production since the 1940s.</li> <li>• The place has historic value as a rare example of a small family winery in the metropolitan area.</li> <li>• The place has social value as a landmark in the district.</li> <li>• The place has historic value for its association with the Nicoletto family who settled in the district in the 1930s.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.</p> <p>The lots adjacent to the river were large and attractive for farming, orchards and market gardens in addition to the large estates favoured by the prosperous members of the community. This large</p>

	<p>lot was acquired by Luigi Carlo Nicoletto (c1906-1989) in the 1930s. Luigi Nicoletto had arrived in Fremantle from Italy in 1927. He travelled to Italy in early 1934 and then came back to Australia later that year with his wife and child. The family settled in the district and established a farm and winery.</p> <p>Laurie Nicoletto (1936-2014), son of Luigi and Anna worked in a variety of places and professions before returning to work at the family vineyard which had expanded to become a well-known winery in the metropolitan area. The name chosen for the winery 'Riverside' winery reflected the early subdivision name of the district. It later became known as Bassendean Estate when the family began bottling wine for sale. The Nicolettos continued to sell wine from the site until 1994.</p> <p>Aerial photographs indicate that the place has not substantially changed since the mid 20th century. The methods of manufacture and sale from the site are still evident at the place.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey fibro sheeting clad dwelling with a corrugate metal roof. The dwelling has a complex hipped and gable roof; the east side having a gable roof and the west having a hipped roof, all of which is clad in corrugated metal.</p> <p>The façade comprises of three sections each at varying depths. The east section of façade is set back the most and contains the front entrance. To the east of front entrance is a group of windows; no detail of which is visible due to vegetation in front garden. The roof of this section breaks pitch slightly to extend over the façade which creates an awning. The central section of facade consists of a projecting gable element which is separate from the main roof line. This projecting central section contains a centrally located three paned timber framed window; the central pane being fixed and the two outer panes being casement windows. A section of hipped roof has extended along this section of façade to create a small awning which is clad in corrugated metal and is supported by timber brackets. The east section of façade extends to the roof edge. Centrally located in this section is another three paned timber framed window. Due to dense vegetation in front garden no more detail of window is visible.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1939

<b>Place name</b>	House, 150 West Road
<b>Place number</b>	250 (7435 – inHerit)
<b>Other reference numbers</b>	A80986
<b>Address</b>	150 West Road
<b>Location Description</b>	Lot No: 61 Plan 74510 Vol/Fol: 2866/791
<b>Other names</b>	150 Main Parade
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'58" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good example of a simple timber cottage built in the Federation style.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.</p> <p>From the available information this residence was one of the first homes in this portion of West Road, constructed c1913 and the first occupant was John Mather (c1858-1922) a fitter who worked at the Midland Railway Workshops. Mather and his wife Elizabeth, née Stevens (1858-1936) were from Derbyshire England and settled in Western Australia in 1911 with their family of three children.</p>

	<p>Elizabeth was noted in the electoral rolls as a dressmaker who presumably undertook her profession at these premises. Following John Mather's death, the family moved from the property and there were many subsequent occupants of the residence.</p> <p>Aerial photographs indicate that the original form and extent of the residence is still evident despite additions to the rear and side elevations. The owners of the property in 2004 and 2016 confirmed this conclusion.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber frame and weatherboard house with hipped roof. The façade is symmetrical in plan form with a centrally placed entrance flanked by windows. The entrance is a traditional arrangement of timber and glass panelled door with glass and timber panel side sections and fanlights above. A gabled canopy feature projects out over the entrance. The windows are 1-over-1 timber framed sashes arranged in pairs. The roof is hipped with gablets to the ridge and extends down with a slight break of pitch to form the verandah canopy that wraps around the three principal elevations. The canopy is supported on square timber posts, the deck is timber and there is no balustrade. The gabled section above the front entrance forms part of the verandah.</p> <p>In 2019, additions, enclosing of the existing verandah and a new carport were developed at the rear, and an open carport was erected to the northern side of the dwelling.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1913

<b>Place name</b>	Broun Homestead (fmr) - site
<b>Place number</b>	251
<b>Other reference numbers</b>	A5407
<b>Address</b>	167 West Road
<b>Location Description</b>	Lot No: 3 Diagram 11186 Vol/Fol: 1064/450
<b>Other names</b>	Stoke Farm Bassendean Estate
<b>Place type</b>	Historic Site
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°55'7" , 115°57'12"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements People: early settlers
<b>Values</b>	Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place has the potential to reveal information relevant to the early settlement and occupancy of the Bassendean district in the 19<sup>th</sup> century.</li> <li>The place has historic value for its association with early landowner and prominent citizen, Peter Broun.</li> </ul>
<b>History</b>	<p>This property was originally part of a large landholding granted to James Henty in 1829. He named this landholding 'Stoke Farm' and engaged carpenter, William Dyer, to build a large house on the site. The Henty family left the Swan River Colony in 1831 and the property was transferred to the Colonial Secretary for the colony, Peter Nicholas Broun (1797-1846).</p> <p>Broun and his family settled at the property in 1832 and named it 'Bassendean' after his home in Berwickshire, England. Broun successfully developed the farm alongside his duties in Perth. However by 1834 he and the family were back in Perth and the farm was leased to a tenant. A series of poor financial decision and ill health led to Broun's death in 1846 at the age of 49. The place was transferred to a series of owners throughout the 19<sup>th</sup> and 20<sup>th</sup> century with the farmhouse remaining within a relatively large landholding.</p> <p>The homestead was demolished in 1940 and since that time local residents have provided information that building foundations are still in evidence on the site although no recent information is available to confirm this conclusion.</p> <p>The farmhouse was known locally as 'Old Bassendean Homestead' and the name Bassendean was chosen as the new name of the</p>

	district in 1922 demonstrating its importance to the community at that time.
<b>Integrity / Authenticity</b>	N/A
<b>Physical description</b>	The site has the potential to contain significant archaeological artefacts.
<b>Condition</b>	Unknown
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	C1831, demolished 1940

<b>Place name</b>	House and Gardens, 168 West Road
<b>Place number</b>	252
<b>Other reference numbers</b>	A5408
<b>Address</b>	168 West Road
<b>Location Description</b>	Lot No: 329 Plan 2789 Vol/Fol: 1676/578
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°55'3" , 115°57'4"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common and Render Tile: Terracotta
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Demographic settlement and Mobility: settlements
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a fine, intact example of the Federation Bungalow style executed in brick in its original garden setting.</li> <li>• The place has historic value for its association with the development of this more remote portion of Bassendean in the early 20<sup>th</sup> century.</li> <li>• The place has social value as a landmark in the district.</li> </ul>
<b>History</b>	<p>Bassendean was originally known as 'West Guildford' and West Road was the original boundary of the Guildford town lots. This portion of Bassendean, south of Watson Street, was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. West Road was to be known as 'Main Parade' in the original plan for this subdivision but it was more logical to retain the name 'West Road' as the existing road continued into the new subdivision.</p> <p>From the available information this residence was built for civil servant Archibald Amos McCallum (c1883-1964) and his wife Florence May McCallum, nee Tredrea (c1880-1958). The couple</p>

	<p>and their family lived at the house until the mid-1940s. A later long term occupant was PMG linesman Frederick John Hams and his family.</p> <p>Aerial photographs indicate that the house has been largely unchanged since the mid 20<sup>th</sup> century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey dwelling with a hipped roof. As the dwelling is set back from the road and has a densely planted formal rose garden with other mature trees.</p> <p>The dwelling has a hipped roof with a vented gablet element along the central ridge. There are two evenly spaced gable elements with timber detailing which protrude from the roof plane at the façade edge. The roof pitch breaks at the façade and projects out to create a verandah which extends along the east and west elevations and is supported by timber posts and brackets. Additional awnings have been attached to the edge of the verandah. The entire roof has been clad in Colorbond corrugated metal. A brick chimney projects, slightly off centre, from the southern roof plane and has two terracotta chimney pots. Another brick chimney with a pair of terracotta chimney pots projects from the west roof plane.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	House, 2 Whitfield Street
<b>Place number</b>	253 (18365 – inHerit)
<b>Other reference numbers</b>	A5448
<b>Address</b>	2 Whitfield Street
<b>Location Description</b>	Lot No: 50 Plan 1910 Vol/Fol: 1288/20
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'6" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Pressed Metal
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good example of a simple cottage built in the Federation style.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the name 'West End' estate.</p> <p>The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1914 for labourer, Michael Stephen Ryan (c1868-1942) who lived there with his wife Edith Mary, née Gathercole (c1878-1948) until 1918. It was then occupied by another labourer, Oliver James Goodchild (c1873-1928) and his wife Agnes (c1871-1931) and their descendants.</p> <p>Aerial photographs indicate that the form and extent of the original residence is still intact despite several additions to the rear and southern elevation.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<p><b>Physical description</b></p>	<p>A single storey dwelling constructed from red brick with a gablet roof clad in cement tiles. The façade is symmetrical in arrangement and is constructed from red brick with a rendered band, situated at sill height running along the entire façade. The front entrance is centrally located within the façade and consists of a timber framed front door with side lights and a fan light. Flanking the front entrance at equal distances are two windows which each comprise of two large panes of glass underneath one smaller pane and a rendered sill. No more detail of window construction is visible.</p> <p>The roof is a vented gablet roof with the central ridge running east-west and is clad in cement tiles. Projecting from the east and west roof planes is a brick chimney with brick corbelling detail; the east chimney has a pair of terracotta pots whereas the west chimney has a single metal chimney pot. Breaking pitch slightly, the roof extends over the façade and east and west elevations to create the verandah which is supported by timber posts with filigree metal brackets and frieze.</p>
<p><b>Condition</b></p>	<p>Good</p>
<p><b>Parent / child places</b></p>	
<p><b>Listing type and status</b></p>	<p>Category 3</p>
<p><b>Images</b></p>	
<p><b>Construction periods</b></p>	<p>dates / 1914</p>

<b>Place name</b>	Bassendean Croquet Club (fmr)
<b>Place number</b>	254 (7398 – inHerit)
<b>Other reference numbers</b>	A46921
<b>Address</b>	10 Whitfield Street
<b>Location Description</b>	Reserve No: 21150 Lot No: 500 Plan 63754 Vol/Fol: LT3159/765
<b>Other names</b>	Bassendean Tennis Club; Reserve 21150
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'9" , 115°57'8"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Terracotta
<b>Architectural style</b>	Post War
<b>Historic theme(s)</b>	Social and Civic Activities: Sport, recreation and entertainment Outside influences: Depression and boom
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as an example of post war style with elements that are consistent with domestic scale and form rather than a public building.</li> <li>• The place has historic value for its association with the ongoing commitment to the provision of public amenities at the BIC reserve by the Bassendean Road Board, subsequently the Town of Bassendean.</li> <li>• The place has social value for many members of the Bassendean and wider community who have used the facility on the reserve since 1958.</li> </ul>
<b>History</b>	<p>This building is located within the BIC (Bassendean Improvement Committee) Reserve, established c1935 through the lobbying, fundraising and labour of members of the Bassendean community. The reserve was aimed to provide a sporting and recreational venue for the Bassendean community. Since that time the activities on the Reserve have changed as popularity and funding for specific sports has ebbed and flowed. Recently [2015] much of the reserve has been allocated for the relocated War Memorial. Buildings on the reserve have been erected, relocated and demolished as needs have changed.</p> <p>This building which is currently [2015] used by the Bassendean Tennis Club was built in 1958 for use by the Bassendean Croquet Club. At that time the building was located in the northern portion of the BIC reserve. It was relocated c1975 when Guildford Road was widened.</p>

	<p>From c1975 to 2006, the building was used by the Croquet Club however with the demolition of the Bassendean Tennis Club clubrooms in June 2009; this building was allocated to the Tennis Club.</p> <p>In late 2006, a smaller demountable building was constructed to the south of this building which is used as an adjunct to the Tennis Club facilities. The Bassendean Croquet Club ceased operating from the BIC Reserve c2007.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	<p>A single storey weatherboard clad building with terracotta roof tiles. Situated slightly off centre on the façade is the front entrance. On the west side of front entrance is a timber framed window. On the east side of front entrance is a timber framed double pane window, a set of double doors and then another set of timber framed double paned windows. All openings on the façade are covered by security grilles. Underneath each of the timber sills of the windows on the east side of front entrance are timber slat benches.</p> <p>The roof of the building is hipped with the central ridge running east to west and is clad in terracotta tiles. Connected to the south roof plane is a separate hipped roof which forms the verandah across the façade and is supported by timber posts.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1958; c1975 relocated

<b>Place name</b>	House, 27 Whitfield Street
<b>Place number</b>	255 (18366 – inHerit)
<b>Other reference numbers</b>	A5459
<b>Address</b>	27 Whitfield Street
<b>Location Description</b>	Lot No: 10 Diagram 83639 Vol/Fol: 1957/468
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'19" , 115°57'11"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good example of a simple cottage built in the Federation style.</li> <li>• The place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a typical working family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the name 'West End' estate. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1919 and the first occupant was carpenter and builder Henry Stanford Hyde (c1887-1968) and his wife Bertha, née Glance (c1887-1962). It is likely that the house was built by Hyde or at least he contributed to the construction of the building. There were many members of the Hyde family living in Bassendean in the early 20th century.</p> <p>Aerial photographs indicate that the form and extent of the building have not changed significantly since the mid-20th century. The block was subdivided and a new residence built at the rear c1990.</p>

	Prior to that date the roof cladding appears to have been red corrugated iron.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed and weatherboard clad dwelling with a CGI gablet roof; the gablet runs along the east-west central ridge. Extending from the north roof plane is a brick constructed chimney with brick corbelling.</p> <p>Projecting from the east corner of south elevation is a gable section which has a timber weatherboard detail at the apex of gable end. Centrally located on the projecting section is a timber framed, two section casement window with two smaller casement windows above these. Extending over these windows is a skillion, CGI clad awning with timber supports. Located within the recessed section of the south elevation is the front entrance; it abuts the projecting section and consists of a timber panelled and glazed front door with a fanlight. To the west of the front entrance is a centrally located timber frame, two section casement window with two smaller timber casement windows above and a timber sill beneath.</p> <p>The roof pitch breaks slightly and extends over the recessed section of south elevation to create the verandah; it is supported by rectangular timber posts with timber brackets. There is a separate hipped verandah which extends along the recessed section of the east elevation.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1919

<b>Place name</b>	House, 37 Whitfield Street
<b>Place number</b>	256 (18367 – inHerit)
<b>Other reference numbers</b>	A5467
<b>Address</b>	37 Whitfield Street
<b>Location Description</b>	Lot No: 129 Plan 1786 Vol/Fol: 1045/276
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°57'11"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the Inter-War period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the name 'West End' estate. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1925 for spring maker, William Clare and his wife Alice (c1872-1961).</p> <p>Aerial photographs indicate that the residence has undergone major additions to the rear which have altered the roof line at the rear but the front elevation remains consistent with the original form.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	Single storey timber framed and weatherboard house with hipped and gable roof. The weatherboard cladding is to the lower section of the elevations, terminating just above the window sills with the

	<p>remainder of the cladding being fibre cement sheeting. The house is of asymmetric plan form to the façade with a projecting element at the southern end of the house with a timber battened gable treatment and three timber framed casement windows below. The recessed section of the elevation contains a single door for the main entrance and another bank of three timber casement windows.</p> <p>The main roof is hipped and extends down to form the verandah canopy at a break of the pitch. The canopy extends across the entire width of the façade including the gabled section and is supported on square timber posts and has a timber deck. The verandah at the north end has been enclosed with weatherboard and incorporates a timber panelled door.</p> <p>A car port has been constructed in sympathetic style in the front setback.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1925

<b>Place name</b>	House, 42 Whitfield Street
<b>Place number</b>	257 (18368 – inHerit)
<b>Other reference numbers</b>	A5471
<b>Address</b>	42 Whitfield Street
<b>Location Description</b>	Lot No: 5 Diagram 84342 Vol/Fol: 1963/814
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision Occupations: commercial services and industries
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value an example of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has historic value for its association with small family businesses that operated from the home, in this instance a farrier.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1916 for the occupier Thomas William Walker Potts (c1875-1954), a farrier. He lived at the house with his wife Rebecca until the 1940s. As a farrier it is likely that the property was used for his</p>

	<p>occupation so may have included a blacksmith's workshop and horse stalls.</p> <p>Aerial photographs indicate that the residence has been extended to the rear in stages and on the southern elevation. The lot was subdivided in c1990 and a new residence constructed on the rear portion of the lot.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed, weatherboard clad dwelling with a CGI clad hipped roof with two vented gablet endings along the central east-west ridge. Projecting from the east roof plane is a brick constructed chimney with brick corbelling. On the south roof plane, over the point of the front entrance is a timber and roughcast render detailed gable feature which creates a statement entrance to the dwelling.</p> <p>The south elevation contains the centrally located front entrance which consists of a timber framed and panelled front door with timber and leaded glass side lights and a fanlight. Flanking the front entrance are two timber framed 1-over-1 sash windows with leaded glass side lights and a timber sill.</p> <p>Separate to the main roofline is a CGI clad bullnose verandah which extends across the entire south elevation which is supported by turned timber pillars and a timber frieze and decorative metal brackets.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

<b>Place name</b>	House, 44 Whitfield Street
<b>Place number</b>	258 (18376 – inHerit)
<b>Other reference numbers</b>	A5473
<b>Address</b>	33 Whitfield Street
<b>Location Description</b>	Lot No: 36 Plan 1784 Vol/Fol: 1414/167
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'24" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1916 and the first occupant and probable owner was wood machinist, Sydney Martin Pyne (c1882-1952) and his wife Sarah Ann, née McCormick (c1885-1975). The couple married in 1907 and lived at this house until Syd Pyne's death in 1952. They had two sons and Syd Pyne was a foundation member of the</p>

	<p>Bassendean Branch of the Australian Labour Party. After working at the Midland Railway Workshops for 19 years, Syd Pyne left in 1930 to go into 'business in the city'.</p> <p>Aerial photographs indicate that the residence has undergone several major additions since the mid-20th century however the form and extent of the original building can still be determined.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed, weatherboard clad dwelling with a steeply pitched Colorbond clad hipped roof with two vented gablet endings along the central east-west roof ridge. Separate from the main roof line is a Colorbond clad bullnose verandah which extends across the entire south façade and around to the entire east elevation and is supported by rectangular timber posts. Incorporated into the south elevation verandah, over the front entrance, is a gable feature which creates a statement entrance to the dwelling.</p> <p>The south elevation contains the centrally placed front entrance which consists of a timber framed and panelled front door with timber and leaded side lights and a lead light fan light. Flanking the front entrance are two timber framed 6-over-1 sash windows with timber window sills.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

<b>Place name</b>	House, 46 Whitfield Street
<b>Place number</b>	259 (18369 – inHerit)
<b>Other reference numbers</b>	A5475
<b>Address</b>	46 Whitfield Street
<b>Location Description</b>	Lot No: 38 Plan 1784 Vol/Fol: 586/85A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Pressed Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value an example of late example of the Federation style in brick.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1916 and the first occupant was upholsterer, Alfred Melville Low (c1887-1974) and his wife Isabella, née Dow (c1892-1975). The couple married in 1909 and had at least one son who worked with his father in his upholstery business. They remained at this residence for only a few years before it was occupied by long term</p>

	<p>owner and occupier, telephone linesman Alexander Medrum (c1887-1956) and his wife Minnie Bertha, née Birch (c1887-1951). The couple married in Coolgardie in 1912 and lived in Bassendean throughout the 1930s and 1940s,</p> <p>Aerial photographs indicate that the house has undergone several programs of additions and alterations to the rear of the residence.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey tuck-pointed brick constructed dwelling with a cement tile and Corrugated iron clad hipped roof with two vented gablet endings along the central east-west roof ridge.</p> <p>For the entire south elevation, the top two thirds are tuck-pointed red brick and the bottom third is rendered brick which has been painted white. On the west corner of the south elevation is a projecting gable section with timber detailing at the apex of the gable. The projecting gable section contains a centrally located timber framed 1-over-1 sash window with sidelights. Extending over the window is a skillion awning clad with cement tiles and supported with decorative timber brackets. Within the recessed section of the south elevation is a timber framed, leaded light, 1-over-1 sash window. Also within the recessed section is a small projecting portion of walling, abutting both the projecting and recessed sections, which contains the front entrance.</p> <p>Connected to the main roof line, but extending at a different pitch over the recessed section of south elevation is a gable verandah which is clad in cement tiles and has timber detailing at the apex of the gable. This is supported by groups of two, Doric style columns atop of a rendered brick balustrade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

<b>Place name</b>	House, 50 Whitfield Street
<b>Place number</b>	260 (18370 – inHerit)
<b>Other reference numbers</b>	A5477
<b>Address</b>	50 Whitfield Street
<b>Location Description</b>	Lot No: 42 Plan 1784 Vol/Fol: 1734/401
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1927 and the first occupant was boilermaker, William Frederick Beresford (c1898-1976) and his wife Hilda Winifred, née Neave (c1898-1976). The couple had married in 1920 and lived at this residence until the 1940s.</p> <p>Aerial photographs indicate that the residence has undergone major additions to the rear of the original building however the form and extent of the original structure can be determined.</p>

	The owners of the property c2004 noted that additions have included a new garage in 1990 and in 1996 the construction of an addition at the rear in matching materials.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed, weatherboard clad dwelling with a CGI clad hipped roof with a gablet on the south roof plane with timber detailing at the apex of the gable.</p> <p>On the west corner of the south elevation is a projecting section which contains a two-section timber framed casement window with a two-pane detail at the top of each section of the window. Within the recessed section of the south elevation, abutting the projecting section is the timber framed front entrance with side lights. To the east of the front entrance is a three-section, timber framed casement window with a two-pane detail at the top of each section of window.</p> <p>The hipped roof extends over the recessed section to create the verandah and is supported by rectangular timber pillars with decorative timber brackets and has a timber decked floor.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1927

<b>Place name</b>	House, 54 Whitfield Street
<b>Place number</b>	261 (18371 – inHerit)
<b>Other reference numbers</b>	A5479
<b>Address</b>	54 Whitfield Street
<b>Location Description</b>	Lot No: 46 Plan 1784 Vol/Fol: 1348/334
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'28" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as an example of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the 1930s and particularly the pattern of settlement among families in the district.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1933 and the first occupant was Kenneth William McCashney (1904-1975) and his wife, Beryl Edna, née Knights. The couple married in 1932 and moved into this residence which was next door to McCashney family home at 56 Whitfield Street. Ada and Thomas</p>

	<p>McCashney had lived in Whitfield Street since c1917 and raised their family there. Several of their children lived in the vicinity including Ken and his new wife next door. Ken and Beryl McCashney left the residence in the 1940s.</p> <p>Aerial photographs indicate that the residence has been added to in several programs of work since the mid-20th century. The extension of the roof line on the north and south elevations has made a significant change to the form of the original construction.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>Single storey timber framed, weatherboard clad dwelling with a CGI clad hipped roof. The hipped roof breaks pitch slightly and extends over the south, east and part of west elevations to form the verandah which has timber deck flooring and is supported by groups of two turned timber posts. At the point of the front entrance a gablet detail has been incorporated into the south plane of the roof; creating a statement entrance to the dwelling.</p> <p>The south elevation contains the centrally located timber framed front entrance. Details of the front door are not visible due to the security door and vegetation in the front garden. On either side of the front entrance is a three-section timber framed casement window, with a two-pane detail at the top of each section of glazing.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1933

<b>Place name</b>	Smallman Furniture Manufacturer (fmr)
<b>Place number</b>	262 (7404 – inHerit)
<b>Other reference numbers</b>	A5482
<b>Address</b>	62 Whitfield Street
<b>Location Description</b>	Lot No: 106 Plan 1784 Vol/Fol: 1958/280
<b>Other names</b>	Residence, 62 Whitfield Street
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Residence: Inter War Factory: Californian Bungalow
<b>Historic theme(s)</b>	Occupations: commercial services and industries Occupations: Domestic activities Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence and workplace from the early 20th century.</li> <li>• The place has historic value for its association with the development of the area in the inter war period.</li> <li>• The place has social value as a rare demonstration of a family business and family home within a residential area.</li> </ul>
<b>History</b>	<p>This parcel of land was purchased by cabinetmaker John William Henry Flavel Smallman (c1899-1994) as a vacant block in the 1920's and he built the weatherboard residence shortly afterwards which he and his wife, Violet, nee Hyatt lived in until the 1970s.</p> <p>A detached factory at the rear of the block, the "Smallman Furniture Manufacturer" building was constructed in stages over the next 20 years. The firm manufactured domestic and church furniture until the 1970's.</p> <p>John Smallman served on the Bassendean Roads Board from 1940 to 1953 and was chairman between 1947 and 1952.</p> <p>The house underwent alterations and additions in 1941 and since then the building has been extensively repaired and restored. Works included the replacement and insulating of the roof, repair/replacement of interior wall and ceiling fabric, rewiring of electrics, replacement of stumps and renovation of the kitchen and bathroom.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>Single storey timber framed, weatherboard clad dwelling with a CGI clad hipped roof.</p> <p>At the east corner of the south elevation is a gabled projecting section which has timber detailing across the apex of the gable and contains two centrally located timber framed 1-over-1 sash windows. The front entrance is located within the recessed section of the south elevation, abutting the projecting section. The front entrance consists of a front door with sidelights and panels to the west of front door and a glazed fan light. No detail of front door is visible through the metal security door. To the west of the front entrance is a group of two timber framed 1-over-1 sash windows with a timber window sill.</p> <p>Without breaking pitch the roof line extends over the majority of the recessed section and the projecting section of the south elevation to form the verandah which is supported by rectangular timber posts. The west corner of the south elevation is the only part of the elevation not covered by the verandah.</p> <p>At the west corner of south elevation is a section of elevation not covered by the verandah; this section contains a two-section timber framed casement window. Extending over the window is a CGI clad skillion awning with timber supports.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1925

<b>Place name</b>	House, 64 Whitfield Street
<b>Place number</b>	263 (18372 – inHerit)
<b>Other reference numbers</b>	A5484
<b>Address</b>	64 Whitfield Street
<b>Location Description</b>	Lot No: 104 Plan 1784 Vol/Fol: 931/20
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°57'9"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal; Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: commercial services and industries Occupations: Domestic activities Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value an example of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided in 1899 and promoted under the name 'Heidelberg'. The developers of this estate were a prominent group of local businessmen who held considerable land in the district and took the opportunity to subdivide the land in the late 19th century when there was a high demand for accommodation for working families following the gold discoveries in the east of the colony. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Whitfield Street was named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed in the 1920s and a search of the Town of Bassendean rates books is likely to determine a more accurate date of construction. A long term occupant of the residence from the late 1920s to the 1960s was John Soulsby (c1890-1969) and his wife Mary Eliza, née</p>

	<p>Brown. The couple originally from Northumberland in England married in 1912 and relocated to Western Australia in the 1920s. John Soulsby originally recorded his occupation as a labourer and later as a blacksmith striker and it is probable he worked at the Midland Railway Workshops.</p> <p>Aerial photographs show that the simple square plan form of the residence is still intact although later additions to the rear have been undertaken in the late 20th century.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard clad dwelling with a hipped CGI roof.</p> <p>The roof incorporates two gables along the central east-west ridge and a small eyebrow dormer centrally located on the south elevation. The roof pitch breaks slightly to extend down and form the verandah. A significant amount of the dwelling is not visible due to the front picket fence and the well-established vegetation growing on and around the dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	1920s

<b>Place name</b>	House, 83 Whitfield Street
<b>Place number</b>	264 (18373 – inHerit)
<b>Other reference numbers</b>	A5500
<b>Address</b>	83 Whitfield Street
<b>Location Description</b>	Lot No" 222 Plan 2789 Vol/Fol: 599/130A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'42" , 115°57'10"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: commercial services and industries Occupations: Domestic activities Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value for the remaining elements of a simple inter-war timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. Whitfield Street was extension of the road from the subdivision to the north named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1924 and the first occupant was Clement Patchett (c1875-1925) and his wife Kate Patchett (c1876-1954). Sadly Clement Patchett, who worked as a mill hand, died the following year and Kate only remained at the residence for one more year. The place was subsequently occupied by a series of tenants suggesting the residence was built as an investment property.</p>

	Aerial photographs indicate that the house has undergone many additions and alterations making the original form of the house almost unrecognisable.
<b>Integrity / Authenticity</b>	Moderate/Low
<b>Physical description</b>	<p>Single storey timber framed, weatherboard clad dwelling with a CGI clad hipped roof with a gablet incorporated into the south plane of roof.</p> <p>The eastern corner of the south elevation consists of a projecting section with a hipped roof and another gablet incorporated into the south roof plane. The projecting section contains a three-section window; the central section is fixed and the remaining sections either side are casement windows. Separate from the roof line, extending over the entire width of projecting section is a CGI clad skillion verandah which is supported by turned timber pillars.</p> <p>Centrally located within the recessed section of the south elevation is the front door with a lead light fan light. On either side of the front door are two-section timber framed, lead lighted casement windows with timber window sills.</p> <p>Separate from the main roof line, a skillion awning extends across the entire recessed section creating the verandah which is supported by turned timber pillars with timber balustrading.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 4
<b>Images</b>	
<b>Construction dates / periods</b>	c1924

<b>Place name</b>	House, 88 Whitfield Street
<b>Place number</b>	265 (18374 – inHerit)
<b>Other reference numbers</b>	A5505
<b>Address</b>	88 Whitfield Street
<b>Location Description</b>	Lot No: 212 Plan 2789 Vol/Fol: 174/36A
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'44" , 115°57'8"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Terracotta
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: commercial services and industries Occupations: Domestic activities Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a simple, mostly intact example of a Federation style timber cottage.</li> <li>• The place has historic value as one of the first homes built in this subdivision of Bassendean.</li> <li>• The place has social value as it demonstrates the scale of a typical family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. Whitfield Street was extension of the road from the subdivision to the north named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>This residence was constructed in 1906 as noted in information supplied by the Town of Bassendean. The original occupant was John Burgess.</p> <p>Aerial photographs indicate that although the place has been added to at the rear the original simple square plan form is still discernible.</p>

	This was confirmed through information provided by the owners in c2004.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard clad dwelling. The dwelling consists of a steeply pitched, tile clad roof which incorporates two timbered gables along the central east-west ridge and has a metal chimney on the east side. The roof pitch breaks slightly to extend over the south elevation to form the verandah.</p> <p>A modern, hipped carport addition has been built alongside the east elevation.</p> <p>Due to a tall picket front fence and well established vegetation, most of the elevations are obscured.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1906

<b>Place name</b>	House, 108 Whitfield Street
<b>Place number</b>	266 (18375 – inHerit)
<b>Other reference numbers</b>	A80663
<b>Address</b>	108 Whitfield Street
<b>Location Description</b>	Lot No: 1 Strata Plan 57771 Vol/Fol: 2734-183
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'51" , 115°57'6"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Occupations: commercial services and industries Occupations: Domestic activities Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value an example of a simple timber residence.</li> <li>• This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a simple family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. Whitfield Street was extension of the road from the subdivision to the north named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed c1916 and the first occupant was Henry Goldie McNair (c1876-1963) and his wife Helen Small McNair (c1887-1955). The couple, originally from Scotland, married there in 1911 before settling in Western Australia and raising their family of girls. Henry McNair worked as a labourer but was a very keen gardener and the property</p>

	<p>was well known in the district for its blooms. The family lived in this house until the 1950s.</p> <p>Aerial photographs of the residence indicate that although the house has undergone major additions at the rear the original form is able to be determined. The lot was subdivided in 2009 and a large residence was constructed in the rear portion of the lot.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	<p>Single storey timber framed, weatherboard clad dwelling with a CGI clad hipped roof.</p> <p>At the eastern corner of the south elevation is a protruding gable section with timber detailing and vent at the apex of gable. The projecting section contains a timber framed, three-section window; the central section is fixed and the sections either side are casement windows. Above the 3-section window are two, four-section stained glass timber framed windows.</p> <p>Contained within the recessed section of the south elevation is the front entrance which abuts the projecting section and consists of glazed side lights and a fan light. To the west of the front entrance are a group of two timber framed casement windows; above each casement window is a four-paned, stained glass, timber framed window.</p> <p>The roof pitch breaks and extends down over the recessed section of the south elevation to create the verandah which is supported by rectangular timber pillars.</p> <p>In front of the west corner of the south elevation is a modern carport addition with a CGI clad, hipped and gabled roof.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1916

<b>Place name</b>	House, 109 Whitfield Street
<b>Place number</b>	267 (18377 – inHerit)
<b>Other reference numbers</b>	A5522
<b>Address</b>	109 Whitfield Street
<b>Location Description</b>	Lot No: 235 Plan 2789 Vol/Fol: 2061/676
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'51" , 115°57'8"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Occupations: commercial services and industries Occupations: Domestic activities Demographic settlement and mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value an example of a simple timber residence built in the early 20th century.</li> <li>• This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>• The place has social value as a demonstration of the scale of a simple family home of the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. Whitfield Street was extension of the road from the subdivision to the north named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed in 1915 and the first occupant was Joseph Cornelius O'Donnell (c1874-1934) and his wife, Rachel Kennedy Caroline, née Nelson (c1865-1955). Joseph O'Donnell worked as a railway employee and the couple lived at the residence all their married life, raising four children in the home. Following Joseph O'Donnell's death in 1934, Rachel O'Donnell lived on in the family home.</p>

	Aerial photographs indicate that the house has been added to at the rear but the form and extent of the original construction is still apparent.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>This portion of Bassendean was subdivided for residential development c1905 when developer, Wesley Maley purchased a large parcel of land bordering the river. The names of roads in this subdivision known as 'Riverside', reflected Wesley Maley's enthusiasm for the prize rams he purchased for his Katanning pastoral property, Moojebing. Maley purchased a flock of rams from South Australian politician, J.H. Angus. Several of the rams were named in honour of Australian prime ministers and consequently the names Watson, Deakin, Barton, Fisher and Reid were applied to the roads in this subdivision. Whitfield Street was extension of the road from the subdivision to the north named in honour of Francis Whitfield, an early colonist and Guildford landowner and Government Resident in the 1830s.</p> <p>From the available information this residence was constructed in 1915 and the first occupant was Joseph Cornelius O'Donnell (c1874-1934) and his wife, Rachel Kennedy Caroline, née Nelson (c1865-1955). Joseph O'Donnell worked as a railway employee and the couple lived at the residence all their married life, raising four children in the home. Following Joseph O'Donnell's death in 1934, Rachel O'Donnell lived on in the family home.</p> <p>Aerial photographs indicate that the house has been added to at the rear but the form and extent of the original construction is still apparent.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1915

<b>Place name</b>	Bassendean Improvement Committee Reserve
<b>Place number</b>	268 (7397 – inHerit)
<b>Other reference numbers</b>	A46921
<b>Address</b>	Cnr Wilson Street and Guildford Road
<b>Location Description</b>	Reserve No: 21150 Lot No: 500 Plan 63754 Vol/Fol: LT3159/765
<b>Other names</b>	BIC Reserve Reserve 21150
<b>Place type</b>	Park/Reserve
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'12" , 115°56'59"
<b>Use (original/present)</b>	Original: Park/Reserve Present: Park/Reserve, Memorial, Open Air Cinema
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Social and Civic Activities: Sport, recreation and entertainment Outside influences: Depression and boom
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p><i>The following Statement of Significance has been based on the documentation prepared in 2003 for the State Heritage Office.</i></p> <p>Bassendean Improvement Committee Reserve comprising tennis courts and clubrooms (c1958), bowling clubrooms and greens (c.1960), the relocated Bassendean War Memorial (1920; 1971; 2015), and extensive landscaped public recreation space, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place demonstrates the commitment of the Bassendean Improvement Committee and the greater Bassendean community which achieved the goal of creating a substantial sporting venue in 1935, created by sustenance workers during the period of economic depression;</li> <li>• the place is important as a substantial recreational area containing a range of sporting and recreational facilities within a parkland setting;</li> <li>• since the relocation of the Bassendean War Memorial to the reserve in 2015, the place is associated with the servicemen and women from Bassendean who served with the AIF since 1920 and the annual memorials at the structure;</li> <li>• the place is valued by the community of Bassendean as a venue for a wide range of sporting and community activities continuously since its construction in 1934; and,</li> <li>• the place contributes to the community's sense of place because of its prominent location adjacent to the town centre and continued use as a community recreation facility.</li> </ul>
<b>History</b>	The land on which Bassendean Improvement Committee Reserve is located was formerly known as Hay's Swamp. The land, owned by journalist Jose Hay was largely a swamp which featured a large

	<p>wooden home built by Hay considered to be an 'eyesore' by local Bassendean businessmen. Upon Hay's death in 1923 it was suggested to the Bassendean Road Board that they purchase the land in order to improve the view and the facilities for the residents of Bassendean.</p> <p>The Road Board convened a committee in December 1923 of the Traders Association and other interested citizens to raise funds for the purchase of 'Hay's Swamp'. The main driver of the project was Dick McDonald, an Irishman who had settled in the district with his family in 1911. He continued his contribution to the community following service during WWI as a long serving Chairman and member of the Bassendean Road Board.</p> <p>The creation of the BIC Reserve was stifled through the poor economic climate throughout the 1920s. The ambition of raising £750 to purchase the 11 acres of Hay's Swamp took until 1928 and involved many community events.</p> <p>Clearing the land was undertaken by 'sustenance' workers, a government scheme to use unemployed workers during the depression period to facilitate the completion of public works. The 'susso' workers were often local ex-servicemen.</p> <p>A design of the Reserve was secured through a competition in 1927. An entry by architect, Mr A.S.H. McClay of Midland Junction influenced by the 'City Beautiful' movement featured a maze, rose garden, landscaped gardens and a viewing platform for spectators to watch the sports.</p> <p>Buildings on the reserve were designed by architects Powell, Cameron and Chisholm in 1935 and included a tennis pavilion, bowling clubrooms and change rooms. A successful tender of £1528 was received from builder J.F. Meredith for these buildings.</p> <p>The BIC reserve was opened on 9 November 1935 and included a tennis pavilion, bowling clubrooms, change rooms, shelter shed, tennis courts, bowling greens, oval and play grounds.</p> <p>The BIC reserve has been adapted and changed since its creation as the needs of the community have altered. The buildings have been relocated on the site and the oval gradually diminished in size so that it was no longer viable for football. The widening of Guildford Road in the 1970s was a significant influence on the shape of the BIC Reserve.</p> <p>The most significant change in recent years was the relocation of the war memorial in late 2014 to 2015. It was completed in time for the Anzac Day ceremony in 2015. A recent innovation has been the dedication of land north of the council offices for an outdoor cinema during the summer months.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>The reserve is largely a grassed open space linking various elements within the landscaped space. The Bassendean War Memorial is featured within the former oval and is accessed by concrete pathways and bordered with garden beds. Within the reserve are tennis courts, the bowling club and playground equipment.</p> <p>The Town of Bassendean administration offices and library border the reserve on the south.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2

**Images**



**Construction periods**

**dates /** c1935; c1958; 1960; c1975; 2015

<b>Place name</b>	Bassendean War Memorial
<b>Place number</b>	269 (7407 – inHerit)
<b>Other reference numbers</b>	A46921
<b>Address</b>	Wilson Street cnr Guildford Road
<b>Location Description</b>	Reserve No: 21150 Lot No: 500 Plan 63754 Vol/Fol: LT3159/765
<b>Other names</b>	
<b>Place type</b>	Other Structure
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'12" , 115°56'59"
<b>Use (original/present)</b>	Original: Monument Present: Monument
<b>Construction materials</b>	Granite
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Outside influences: World wars and other wars Social and civic activities: cultural activities People: Local heroes and battlers
<b>Values</b>	Historic Aesthetic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The war memorial and historic value for its association with the contribution and sacrifice from individuals from the Bassendean district who served during armed conflict since World War One.</li> <li>• The war memorial has aesthetic value as a simple monolith within a parkland setting that provides the opportunity for contemplation and reflection.</li> <li>• The war memorial has social value for the community of Bassendean as the location of popular services and ceremonies that acknowledge and commemorate Australian servicemen and women.</li> <li>• The war memorial contributes to the Bassendean sense of place for its continuity of function since 1920, despite its relocation.</li> </ul>
<b>History</b>	<p>The West Guildford Soldiers Memorial was originally erected to commemorate those who served in World War One and was unveiled by His Excellency, the Governor of Western Australia, Sir Francis Newdegate on the 12th December 1920 . His Excellency stated in his address that part of the appreciation of the memorial was that it had been erected by two returned soldiers who had taken part with those whose names were inscribed on the memorial. The memorial was located on the corner of Wilson Street and Old Perth Road at the site of the current [2015] library. The name of the Bassendean Memorial Library acknowledges this original function of the site.</p> <p>The War Memorial was relocated in 1971 to a site in front of the Town of Bassendean council offices to enable the construction of the new library. Due to the congestion of the site and the growing attendances at memorial services the memorial was moved again</p>

	<p>in 2014 to a site within the BIC reserve and included a new memorial wall and reflection pond.</p> <p>The monument was re-dedicated on 11 April 2015, and the unveiling of the new plaque was made by Graham Edwards A.M., the Honourable Alannah McTiernan M.P. and the Mayor of Bassendean John Gangell.</p> <p>Five clergymen carried out the re-dedication, one of them being the Army Area Chaplain in Western Australia, the Reverend Andrew McNeill.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	A granite obelisk mounted on a wide, square base and plinth. There are four marble faces on which the veterans names are inscribed. The memorial is located within a circular paved area that has a semi circular concrete wall surround. This wall is inscribed with the names of conflicts in which Australian men and women have served.
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2, Statewide War Memorial Survey (adopted 1996)
<b>Images</b>	
<b>Construction periods</b>	<b>dates</b> / 1920; 1971; 2014

<b>Place name</b>	St Mark The Evangelist Church
<b>Place number</b>	270 (11467 – inHerit)
<b>Other reference numbers</b>	A5598
<b>Address</b>	2 Wilson Street
<b>Location Description</b>	Lot No: 8 and 9 Plan 2471 Vol/Fol: 390/190
<b>Other names</b>	St Mark's Church and Parish Hall; Church on the Rise
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°56'56"
<b>Use (original/present)</b>	Original: Religious – Church Present: Religious – Church
<b>Construction materials</b>	Brick: Common Metal: Zincalume
<b>Architectural style</b>	Inter War Gothic
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision Social and Civic activities: Religion
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good example of a church constructed in phases reflected elements of the Federation Gothic and Inter War Gothic styles.</li> <li>• The place has historic value for its association with periods of development of the district in the early 20th century, the Inter War and Post-World War Two periods.</li> <li>• The place has social value for its provision of religious and social services to the Bassendean community at this site since 1915, and in the district since 1909.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the west side of Wilson Street, was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The origin of the name of Wilson Street is likely to have been either Frank Wilson, Premier of Western Australia (1910-1911) developer of the Eden Estate, or in honour of Colonel Wilson an early resident of Guildford.</p> <p>The Anglican Church established a church in West Guildford in 1909 in Lord Street but this weatherboard building was destroyed in a windstorm in 1915. This site on high ground nearer to the centre of the townsite was chosen for the new church. In October 1915, foundations for the brick sanctuary and chancel were laid.</p>

	<p>The original weatherboard structure was re-erected as a meeting room and hall.</p> <p>On 15th January 1916, the new brick chancel was consecrated by the Archbishop of Perth C.O. L. Riley. The furnishings for the new portion were donated by friends and members of the congregation and the frontal was 'donated by the Cathedral and worked by Mrs Phillips of Claremont'. In 2015, the portion was the sanctuary of the church.</p> <p>In 1937, the church was completed with the construction of a brick nave. The completed church was consecrated by Archbishop of Perth, Primate Dr H. F. Le Fanu on 12 December 1937.</p> <p>In the period following World War Two, Bassendean experienced a population growth and a successful Stewardship program secured funds to enable the construction of a new hall on the site. It was opened on 19 July 1959.</p> <p>The church has continued to evolve as the needs and practices of the community have changed. In 1985, four stained glass windows were donated to the church. In 1991, the hall was rewired and new lighting was installed. In 2001, the interior of the church was rearranged to create a church in the round and in 2008 the church and hall received an electrical upgrade.</p>
<b>Integrity / Authenticity</b>	High
<b>Physical description</b>	This ecclesiastical building is constructed in exposed red brickwork with stucco detailing. There is a portico entrance to one side in brickwork with a gable roof. Catholic cross is located on top of parapet gable and a small circular window over larger pointed arch window. Concrete tracery to windows with stained leadlight glazing.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2, Anglican Church Inventory (adopted 1992)
<b>Images</b>	 <p>The photograph shows the exterior of the St Albans Anglican Church. It is a two-story red brick building with a prominent gabled roof. A small circular window with a cross is set into the gable. Below it is a larger pointed arch window with stained glass. The church is surrounded by a brick wall and a paved area. A sign on the wall reads 'WELCOME TO ST ALBANS ANGLICAN CHURCH'. The sky is clear and blue.</p>
<b>Construction dates / periods</b>	1915; 1937; 1959

<b>Place name</b>	Anglican Rectory (fmr)
<b>Place number</b>	271
<b>Other reference numbers</b>	A5598
<b>Address</b>	4 Wilson Street
<b>Location Description</b>	Lot No: 10 and 11 Plan 2471 Vol/Fol: 1747/705; 1747/706
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'18" , 115°56'55"
<b>Use (original/present)</b>	Original: Place of Worship Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic settlement and Mobility: land allocation and subdivision Social and Civic activities: Religion
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a good, intact example of the Inter War Californian Bungalow Style executed in brick.</li> <li>• The place has historic value for its association with the development of the district in the Inter War period.</li> <li>• The place has historic value for its association with the establishment and development of the Anglican Church in the district.</li> <li>• The place has social value for the members of the community who would have known the place as the Anglican Rectory since 1923 and it would have been the venue for community events since then.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the west side of Wilson Street, was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well known members of colonial society: S.H. Parker, G.H.Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The origin of the name of Wilson Street is likely to have been either Frank Wilson, Premier of Western Australia (1910-1911) and developer of the Eden Estate, or in honour of Colonel Wilson an early resident of Guildford.</p> <p>The Anglican Church purchased two blocks from E. Burgess and A.W.P. Scales in 1922 for the future rectory for St Mark's Anglican Church located on the lot immediately to the north. The rectory was</p>

	<p>built through the initiative of Reverend W. K. Elphick who organised the design and construction of the rectory however details of the architect or builder have not been determined.</p> <p>A small verandah was constructed on the north side of the rectory facing the church in the early 1940s which was subsequently enclosed as a bedroom. The existing verandah surrounding the front and south sides of the house was added in 2002, when the windows were enlarged and fitted with French doors.</p> <p>Since its construction the place was occupied by a series of parish minister and their families. Occupants included Reverends A.W. Everitt, W. B. Kirby, T. E. Currie and F. E. Eccleston, J. E. Stannage, A G Thomas, R W Edwards, D G Newman, S E C Good and I L Jones. The rectory was the childhood home (1950-1959) of eminent Western Australian historian C T (Tom) Stannage.</p> <p>In 1986, prior to disposal of the property the church amalgamated the two lots and it was sold to a private owner. The church purchased a house in Ireland Way, Eden Hill for use as a rectory.</p>
<b>Integrity / Authenticity</b>	Moderate/High
<b>Physical description</b>	<p>A single storey brick and zincalume residence with a verandah enclosing three sides of the front of the residence. The simple pitched roof has a separate roof over the verandah.</p> <p>The timber doors and windows on the main elevations appear to date from the original construction. The residence is set within a large property of mature trees and well-established gardens. A carport with a pitched roof of a more recent construction is located on a lower level.</p> <p>In 2020, a weatherboard addition for a living area was developed, accompanied by decking at the rear of the dwelling.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 2
<b>Images</b>	
<b>Construction dates / periods</b>	1923

<b>Place name</b>	House, 16 Wilson Street
<b>Place number</b>	272 (18378 – inHerit)
<b>Other reference numbers</b>	A5607
<b>Address</b>	16 Wilson Street
<b>Location Description</b>	Lot No: 16 Plan 2471 Vol/Fol: 1728/70
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°56'56"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the west side of Wilson Street, was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The origin of the name of Wilson Street is likely to have been either Frank Wilson, Premier of Western Australia (1910-1911) and developer of the Eden Estate, or in honour of Colonel Wilson an early resident of Guildford.</p> <p>From the available information this residence was constructed c1926 and appears to be one of three timber cottages built at 16, 18 and 20 Wilson Street. The first occupants of this cottage were Henry Lenard (Len) Skeels (c1880-1941) and his wife Bertha Skeels, née Bindon (c1886-1961). Len Skeels worked as a crane driver at the Midland Railway Workshops and following his death in 1941, Bertha stayed on in the house for many years.</p>

	Aerial photographs indicate that the form and extent of the cottage has not changed significantly since the mid-20th century.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A timber framed single storey house set behind a garden full of mature trees. The house has weatherboard cladding, a corrugated iron hipped roof and timber framed casement windows.
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1926

<b>Place name</b>	House, 20 Wilson Street
<b>Place number</b>	273 (18379 – inHerit)
<b>Other reference numbers</b>	A5610
<b>Address</b>	20 Wilson Street
<b>Location Description</b>	Lot No: 18 Plan 2471 Vol/Fol: 1527/771
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'21" , 115°56'56"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Coloured Zincalume
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Occupations: domestic activities Demographic settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a predominantly intact example of the Inter War style.</li> <li>• The place has historic value for its association with the development of Bassendean in the Inter War period.</li> <li>• This place has social value as the house demonstrates the form and scale of housing for working families in the inter war period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the west side of Wilson Street, was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. The origin of the name of Wilson Street is likely to have been either Frank Wilson, Premier of Western Australia (1910-1911) and developer of the Eden Estate, or in honour of Colonel Wilson an early resident of Guildford.</p> <p>From the available information this residence was constructed c1926 and appears to be one of three timber cottages built at 16, 18 and 20 Wilson Street. This cottage was first occupied by Mary Ann Villis (c1858-1943) who was recorded in the electoral rolls as a widow. She had daughters living in the area but no further biographical information has been discovered.</p> <p>Aerial photographs indicate that the form and extent of the cottage has not changed significantly since the mid-20th century.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber frame and weatherboard cottage with high hipped roof. Symmetrical façade consisting of centrally placed front entrance containing a timber door with glazed side and fan lights. The door is flanked by timber framed sash windows of six-over-one design.</p> <p>A simple verandah extends across the full width of the façade with turned timber columns and timber deck without a balustrade.</p> <p>The hipped roof has been reclad in Colorbond and extends down over the verandah at a slight broken pitch. Features include a tall brick and corbelled chimney and awnings over the side windows.</p> <p>Small front garden enclosed by two brick walls with a picket fence and a bitumen driveway is located at the side of the property.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods / dates</b>	c1926

<b>Place name</b>	Bassendean Masonic Lodge (fmr)
<b>Place number</b>	274 (16003 – inHerit)
<b>Other reference numbers</b>	A5608
<b>Address</b>	25 Wilson Street
<b>Location Description</b>	Lot No: 205 Plan 70202 Vol/Fol: 2775/595
<b>Other names</b>	West Guildford Masonic Lodge
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'22" , 115°56'58"
<b>Use (original/present)</b>	Original: Social Recreation – Masonic Hall Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron Tile
<b>Architectural style</b>	Inter War Free Classical
<b>Historic theme(s)</b>	Social and Civic Activities: Institutions Social and Civic Activities: Community Services and Utilities Social and Civic Activities: Cultural Activities Social and civic activities: education and science
<b>Values</b>	Cultural
<b>Statement of significance</b>	<p>Bassendean Masonic Lodge (fmr), a single storey brick, tile and corrugated iron building in Inter-War Free Classical style in a sparse suburban setting, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place is representative of the social input Freemasons have made in local communities across Australia, having housed Freemasons of both the Bassendean Lodge and the Bassendean Chapter who were part of and contributed to their local community;</li> <li>• the place is a fine representative example of a Masonic Lodge rendered in the Inter-War Free Classical style;</li> <li>• the place represents a time when the Masonic movement in Western Australia had strong membership;</li> <li>• by virtue of its scale, imposing proportions and siting, it is an imposing local landmark; and,</li> <li>• the place is highly valued by the local community, which was made evident by their reaction to the development proposals of the Town of Bassendean.</li> </ul>
<b>History</b>	The Bassendean Masonic Lodge (fmr) was erected in 1934 by the members of the Bassendean Lodge No. 102 (formerly West Guildford Lodge 102) and Bassendean Chapter 20 for use by both as their Masonic home.

	<p>The details of the Bassendean Masonic Lodge (fmr) building were finalised at the Building Committee meetings of 24 October and 29 December 1933. W. Bro. Eric Jones, who was the West Guildford Lodge Secretary and 1st Principal for Bassendean Chapter, was requested to prepare plans, and the erection of the hall was to be supervised by Bro. G. McDonald.</p> <p>The building committee prepared the tenders for the various trades, selected the contractors and ordered materials. The bricks (49,000) were supplied by Whitemans Brickyard, and W Bro D Dells carted them to the site for 8 shillings per 1,000 bricks and Bro W H H Adie laid them at a cost of £1-17s-6p per 1,000.</p> <p>Since its construction very few alterations or additions have occurred to the building. In 1946, it was proposed to build a porch on the south-west side of the hall, but, apart from the plans showing the proposed porch, there is no other documentary or physical evidence to confirm that this was constructed. In 1961, some internal renovations were carried out to the hall, and in 1972 a suspended ceiling was installed in the Lodge room. The building was transferred to the Town of Bassendean in 1988 and until 2012 it was used intermittently for meetings and functions.</p> <p>In 2012, the place was converted into a private residence with portion allocated for use as professional rooms. The works were undertaken in 2012/2013 with majority of the works to the interior of the place.</p> <p>The Bassendean Masonic Lodge (fmr) was used continuously as a Masonic hall until 1988, when both the Bassendean Lodge No. 102 and the Bassendean Chapter No. 20 held their last meetings.</p>
<b>Integrity / Authenticity</b>	Moderate/High
<b>Physical description</b>	<p>A majestic looking building of brick and tile construction incorporating a prominent gable with pediment with many decorative elements. The façade is face brick, divided into three sections by rendered pilasters, each section containing a 3-sectioned timber framed opening. Each opening arrangement consists of a casement opening with obscured glazing, two high lights above and a further small top hung opening above. Angled rendered sills and rendered lintels are positioned directly under the frieze.</p> <p>The gable is the main decorative feature of the façade, rendered and painted bright white, incorporating dentils to the corbelling and around the pediment. Simple geometric moulding within the gable and a vented element to the apex.</p> <p>No entrance to the façade, with entry provided along the side elevation. The side elevations are divided into bays by stepped buttresses with rendered raked cappings. Each bay containing a high level timber framed window with angled brick sill and rendered lintels. Access is via double timber doors with double height fan light above.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 1, State Register of Heritage Places (adopted 2003)

**Images**



**Construction periods**    **dates**    /    1934; 1972

<b>Place name</b>	House, 35 Wilson Street
<b>Place number</b>	275 (7425 – inHerit)
<b>Other reference numbers</b>	A5620
<b>Address</b>	35 Wilson Street
<b>Location Description</b>	Lot No: 5 Plan 1784 Vol/Fol: 1936/909
<b>Other names</b>	Watsonia
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'25" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the early 20th century.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for working families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>This residence was built c1912 when it is first noted in the Post Office Directories. (Confirmation with rated books will confirm the date of construction.) Alfred John Watson (c1874-1950) and his wife Emily were the first occupants of the house which they called 'Watsonia'. Alf Watson worked as a labourer. The Watson's left the residence c1925 and the subsequent occupants until the 1960s was Arthur Edwin Popham (c1884-1966), a grocer and his wife Nellie Craig Popham, nee Aitken (c1889-1979).</p>

	The Town of Bassendean archives note that additions were undertaken in 1939. Aerial photographs indicate that there have been minimal changes to the form and extent of the cottage since the mid-20th century.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and iron dwelling with twin timbered gables to the façade. The asymmetric façade incorporates a projecting bay with a 3-sectioned timber framed opening containing casement windows, shaded by a corrugated galvanised iron and timber window awning. The recessed section of the façade contains a timber and glass door on the return wall of the bay and a further 3-sectioned opening to the façade.</p> <p>A verandah wraps around the recessed section of the elevation and around the side elevation. The canopy is a separate skillion form supported on paired timber columns with carved brackets.</p> <p>The property is located within a lawned garden enclosed by a timber fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1912

<b>Place name</b>	House, 37 Wilson Street
<b>Place number</b>	276 (18381 – inHerit)
<b>Other reference numbers</b>	A5622
<b>Address</b>	37 Wilson Street
<b>Location Description</b>	Lot No: 7 Plan 1784 Vol/Fol: 1996/690
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the Inter War period.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for working families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was constructed in the late 1920s and the first occupant was Thomas Bell (c1880-1951) and his family.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A single storey timber framed weatherboard and corrugated galvanised iron dwelling hidden behind a well planted garden containing mature trees and shrubs. Property has a symmetrical façade with a centrally placed entrance flanked by timber framed

	<p>sash windows, each with one full sized sash with narrow sashes either side.</p> <p>The entrance consists of a timber panelled and glazed door with stained glass and leaded patterning to the glazed panel. High level leaded windows flank the entry.</p> <p>A hipped corrugated galvanised iron roof sweeps down to form the verandah canopy supported on square timber posts.</p> <p>The original cottage has a large addition to the rear.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1920s

<b>Place name</b>	House, 41 Wilson Street
<b>Place number</b>	277 (18382 – inHerit)
<b>Other reference numbers</b>	A5625
<b>Address</b>	41 Wilson Street
<b>Location Description</b>	Lot No: 9 Plan 1784 Vol/Fol: 1555/641
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'26" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Galvanised Iron
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1920s.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for working families.</li> </ul>
<b>History</b>	<p>This portion of Bassendean was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most well-known members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was built in the late 1920s. Further research of the rates books may reveal the original owner and occupier.</p> <p>The place has been extended significantly to the rear, which has altered the original roofline but retained the original gable.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	A timber framed single storey house of asymmetric plan form. The house is clad in weatherboard and has a corrugated, hipped and

	<p>gabled roof. The gable is located over the projecting wing and includes timber detailing. The remainder of the house is covered by a sweeping hipped roof with a timbered gable including detail mid-way up the roof, approximately in line with the entrance door. The main roof continues down to form the verandah canopy across the recessed section of the façade at the same pitch, supported on timber columns.</p> <p>The front elevation incorporates casement windows and leaded French doors and a side verandah. The windows are timber framed three section casements with leaded lights and a corrugated iron awning with timber brackets over the windows in the projecting bay.</p> <p>A paved driveway leads to a garage and the rear garden while the well planted front garden is enclosed by a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1920s

<b>Place name</b>	House, 45 Wilson Street
<b>Place number</b>	278 (18383 – inHerit)
<b>Other reference numbers</b>	A5628
<b>Address</b>	45 Wilson Street
<b>Location Description</b>	Lot No: 11 Plan 1784 Vol/Fol: 2072/534
<b>Other names</b>	Watsonia
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'27" , 115°56'57"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Zincalume
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1910s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean, in the 1910s.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for working families in the early 20th century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>Information from the owners' c2004 stated that the house was built in 1913 and additional sources indicate this residence was built c1912 when it is first noted in the Post Office Directories. (Confirmation with rates books may confirm the date of construction.) Alfred John Watson (c1874-1950) and his wife Emily were the first occupants of the house, which they called 'Watsonia'. Alf Watson worked as a labourer.</p>

<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey, timber framed and weatherboard clad dwelling with a steeply pitched, CGI clad roof. The south elevation consists of a centrally located front entrance. The front door is timber panelled and glazed with sidelights and a fanlight. On either side of the front entrance are three-section timber framed sash windows.</p> <p>Separate from the roof line is CGI, bullnose verandah which extends across the entire south elevation. The verandah is supported by rectangular timber posts with a timber frieze and has a timber balustrade.</p> <p>The hipped roof incorporates two gables along the central east-west ridge and a brick chimney on the east</p>
<b>Condition</b>	Excellent
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	1913

<b>Place name</b>	House, 54 Wilson Street
<b>Place number</b>	279 (18384 – inHerit)
<b>Other reference numbers</b>	A5635
<b>Address</b>	54 Wilson Street
<b>Location Description</b>	Lot No: 2 Diagram 28268 Vol/Fol: 1275/47
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'55"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact brick and iron residence from the 1900s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1910s.</li> <li>• The place has historic value for its association with member of the West Guildford Road Board, Charles McSwain and his family.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for more affluent members of the community in the 1900s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence set within two of the housing lots was one of the first in the street built c1903 for carpenter, Charles James Morrison McSwain (c1870-1949) and his wife Annie Eleanor McSwain. The couple had four children. It is</p>

	<p>possible that McSwain contributed to the construction of this cottage.</p> <p>Charles McSwain was a member of the West Guildford Road Board, 1904-1908 and 1909-1913, and an employee of Cuming Smith and Co. In the 1910s he suggested the name 'Florida' for the suburb of West Guildford after the well-known brand name for the superphosphate made by Cuming Smith and Co.</p>
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey brick and iron dwelling with a high hipped roof and tall brick corbelled chimneys. The painted brick symmetrical façade features timber framed, 1-over-1 sash windows.</p> <p>The bullnose verandah canopy is supported on painted brick columns, extending across the full width of the front elevation.</p> <p>The dwelling is set within a mature garden enclosed by wire fencing.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1903

<b>Place name</b>	House, 60 Wilson Street
<b>Place number</b>	280 (18385 – inHerit)
<b>Other reference numbers</b>	A5637
<b>Address</b>	60 Wilson Street
<b>Location Description</b>	Lot No: 1 Diagram 28267 Vol/Fol: 1275/46
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'29" , 115°56'56"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1920ss.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for professional members of the community in the 1920s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr. J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was built c1924 for laboratory assistant and later assistant assayer, Percy Melmoth Gibson (c1889-1968) and his wife Myra Eleanor, nee Kynaston. The couple married in 1913 and had one son.</p> <p>The form and extent of the cottage have not changed considerably since construction as indicated in the aerial photos of the property.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	<p>A single storey timber framed house with a hipped roof. The roof and verandah canopy have been reclad with red Colorbond. The tall brick chimney features honey pot flues.</p> <p>The verandah canopy is separate to the main roof, being a bullnose canopy across the full width of the front elevation and supported on turned timber posts.</p> <p>Double timber framed 1-over-1 sash windows flank the centrally placed main entrance door. The entrance is a traditional arrangement of timber panelled door with side panels and fanlights with leaded and stained glass.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / c1924

<b>Place name</b>	House, 62 Wilson Street
<b>Place number</b>	281 (18386 – inHerit)
<b>Other reference numbers</b>	A5639
<b>Address</b>	62 Wilson Street
<b>Location Description</b>	Lot No: 38 Plan 2471 Vol/Fol: 1358/949
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'30" , 115°56'55"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Colorbond Fibre Cement
<b>Architectural style</b>	Federation Bungalow
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1920ss.</li> <li>• The place has social value as a demonstration of the scale of housing constructed for professional members of the community in the 1920s.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was built c1921 and the first occupant was Thomas Walter Hall (c1893-1934) and his wife Eileen Emma, nee Parlour. The couple had married in 1919 and Thomas's father, James Henry Hall a builder, may have built the house for them.</p>

	Information from the owners' c2004 stated that the house is substantially in its original form with a later addition of two bedrooms at the rear.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed house with a hipped roof. The roof has been reclad in red Colorbond with a vented gablet ridge, flying gable and verandah canopy, supported on square timber posts.</p> <p>The house has an asymmetric plan form with weatherboard to dado height and rough cast render above. The main entrance features a timber and glass panelled door with leaded light panel and leaded side lights and fan light. The windows are timber framed casements.</p> <p>A feature of the façade is a box bay with four casements, one to each side of the bay with stained glass fan lights.</p> <p>The house is located within a mature garden setting behind a timber picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1915

<b>Place name</b>	House, 68 Wilson Street
<b>Place number</b>	282 (18387 – inHerit)
<b>Other reference numbers</b>	A5643
<b>Address</b>	68 Wilson Street
<b>Location Description</b>	Lot No: 42 Plan 2471 Vol/Fol: 1064/372
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'32" , 115°56'56"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron Fibre Cement
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>The place has aesthetic value as a substantially intact timber residence from the 1930s.</li> <li>The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1930s.</li> <li>The place has social value as a demonstration of the scale and form of housing constructed for working men and their families in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was built in c1938 and the first occupants were super phosphate worker, Bertie Francis Besch (c1910-1982) and his wife Doris Mabel Besch, nee Ewing (c1916- 1975). The couple had married in 1936.</p>

	The cottage has been extended to the rear since the mid-20th century however the form and extent of the original residence are still evident.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>An elevated single storey residence of timber framed and zincalume construction. The timber frame is clad with weatherboards and fibre cement sheeting.</p> <p>The residence has an asymmetric plan form with a projecting bay incorporating a gable roof with timber battened detailing. The windows are 3 sections of timber framed casements with leaded window and skillion Colorbond canopy supported with timber brackets.</p> <p>The recessed section sits under another gabled element forming a verandah canopy, lined on the underside with fibre cement sheeting, supported on square timber posts with a simple timber balustrade extending between the posts.</p> <p>The verandah is accessed by a short flight of concrete steps and the void under the verandah is bricked up. The house is on timber stumps.</p> <p>The roof has been reclad with Colorbond with open eaves. The open front garden has a retaining wall to minimise the slope of the garden and has a paved driveway to the side.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1938

<b>Place name</b>	House, 69 Wilson Street
<b>Place number</b>	283 (18388 – inHerit)
<b>Other reference numbers</b>	A5644
<b>Address</b>	69 Wilson Street
<b>Location Description</b>	Lot No: 143 Plan 1784 Vol/Fol: 880/168
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'31" , 115°56'58"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: colorbond
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1920s.</li> <li>• The place has social value as a demonstration of the scale and form of housing constructed for working men and their families in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was built c1926 and the first occupants were boilermaker's assistant, Edwin Joseph O'Kely (Okely) (c1890-1985) and his wife Amy Semark Okely (c1894-1983). The couple lived at the residence until the 1950s.</p> <p>Aerial photographs indicate the building has been added to at the rear in several programs of work.</p>
<b>Integrity / Authenticity</b>	High/Moderate/Low

<b>Physical description</b>	<p>A timber framed and weatherboard single storey house with a complex hipped roof clad in Colorbond. The asymmetric façade has a stepped elevation including three double windows to the front of replacement sliding aluminium. The entry is a shallow return wall with a double window adjacent.</p> <p>The roof is hipped to the front section with another hipped form to the rear. The front hip incorporates a rough cast rendered flying gable above the main front window. The verandah extends the full width of the front elevation being the continuation of the main roof with a gentle break of pitch. The verandah canopy is supported on square timber posts with horizontal timber balustrade.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1926

<b>Place name</b>	House, 73 Wilson Street
<b>Place number</b>	284 (18389 – inHerit)
<b>Other reference numbers</b>	A5648
<b>Address</b>	73 Wilson Street
<b>Location Description</b>	Lot No: 300 Diagram 91857 Vol/Fol: 2082/284
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'57"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Tile: Concrete or Pressed Metal
<b>Architectural style</b>	Inter War
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1920s.</li> <li>• The place has social value as a demonstration of the scale and form of housing constructed for working men and their families in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this residence was built in the early 1920s and was occupied by Charles Crowther Cope (c1857-193), his wife Elizabeth and their children Harold and Eileen.</p> <p>The block has been subdivided and a new residence built on the rear portion. Additions to the rear of the original residence have not had a significant impact on the form and extent of the original residence.</p>
<b>Integrity / Authenticity</b>	High/Moderate

<b>Physical description</b>	A single storey timber dwelling with a hipped tiled roof. The roof extends down to form the verandah canopy at the same pitch with a weatherboard flying gable above the entrance door. A simple symmetrical façade with a central entry flanked by 1-over-1 sash windows. The front garden is enclosed by a timber picket fence.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1920s

<b>Place name</b>	House, 77 Wilson Street
<b>Place number</b>	285 (18390 – inHerit)
<b>Other reference numbers</b>	A5651
<b>Address</b>	77 Wilson Street
<b>Location Description</b>	Lot No: 137 Plan 1784 Vol/Fol: 1628/352
<b>Other names</b>	
<b>Place type</b>	Individual Building or Place
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'57"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Brick: Common Metal: Corrugated Iron
<b>Architectural style</b>	Inter War Californian Bungalow
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1920s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1920s.</li> <li>• The place has social value as a demonstration of the scale and form of housing constructed for working men and their families in the Inter War period.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>Information from the owners c2004 stated that the house was constructed in the 1920s. Other sources confirm that the house was built c1923 and was first occupied by carpenter, Clarence Cook (c1895-1970) and his wife Minnie, nee Roach(c1902-1968). The couple lived at the house until the 1950s.</p>

	Current owners state that the house was originally weatherboard and has been clad in brick pre 1992 and many of the doors and windows are not original having been salvaged from other buildings.
<b>Integrity / Authenticity</b>	High/Moderate/Low
<b>Physical description</b>	<p>A single storey dwelling of rendered brick construction with a hipped corrugated iron roof. The symmetrical façade features casement windows flanking a central doorway. The windows are timber framed leaded openings with angled brick sills. A concrete deck verandah is located across the entire facade with the main roof extending down to form the canopy at a broken pitch, supported on rendered brick columns.</p> <p>The hipped roof incorporates two gablets at the end of the ridge and a short brick chimney.</p>
<b>Condition</b>	Fair
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction periods</b>	dates / 1920s

<b>Place name</b>	House, 78 Wilson Street
<b>Place number</b>	286 (18291 – inHerit)
<b>Other reference numbers</b>	A5652
<b>Address</b>	78 Wilson Street
<b>Location Description</b>	Lot No: 47 Plan 2471 Vol/Fol: 2070/160
<b>Other names</b>	
<b>Place type</b>	Individual Building or Group
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude, longitude</b>	-31°54'33" , 115°56'55"
<b>Use (original/present)</b>	Original: Residential – Single Storey Residence Present: Residential – Single Storey Residence
<b>Construction materials</b>	Timber: Weatherboard Metal: Corrugated Iron
<b>Architectural style</b>	Federation
<b>Historic theme(s)</b>	Demographic Settlement and Mobility: Settlements Demographic Settlement and Mobility: land allocation and subdivision
<b>Values</b>	Aesthetic Historic Social
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has aesthetic value as a substantially intact timber residence from the 1910s.</li> <li>• The place has historic value for its association with the development of the area known as West Guildford, later Bassendean in the 1910s.</li> <li>• The place has social value as a demonstration of the scale and form of housing constructed for working men and their families in the early 20<sup>th</sup> century.</li> </ul>
<b>History</b>	<p>This portion of Bassendean, on the eastern side of Wilson Street, was subdivided by a group of investors in 1898 under the promotional name of 'West End'. The group of investors included some of the most wellknown members of colonial society: S.H. Parker, G.H. Leake, H. Anstey, Dr D. Kenny, J. James, J. Grave, H.E. Parry, Dr J. Hope and W. Paterson. Three of these men; Parker, Leake and Paterson; were at various times members of parliament. Wilson Street was the western boundary of this subdivision and a slightly later subdivision was created c1902 on the western side of Wilson Street. The name of the street recognises either the Premier of Western Australia, Frank Wilson but more likely an early resident of Guildford, Colonel Wilson.</p> <p>From the available information this larger residence built over two lots was constructed c1916 for James Henry Hall (c1876-1950) and his wife Kate Caroline Hall (c1877-1941). James Hall is recorded as a plumber and later builder so may have constructed this home and others in adjacent lots which were occupied by members of the Hall family (Nos. 80 and 62).</p>

	Aerial photographs indicate that the place has been extended to the rear, which has not had a significant effect on the form and extent of the original cottage.
<b>Integrity / Authenticity</b>	High/Moderate
<b>Physical description</b>	<p>A single storey timber framed and weatherboard cottage with corrugated iron hipped roof with small gablets which sweeps down to form the verandah canopy at a broken pitch. The verandah returns around the side elevations and the canopy is supported on square timber posts.</p> <p>The façade is symmetrical with 1-over-1 sash windows flanking the central entrance door. The door forms part of an ensemble that includes side lights and fan lights.</p> <p>The house is set within a garden enclosed by a picket fence.</p>
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	c1916

# **ATTACHMENT NO. 2**

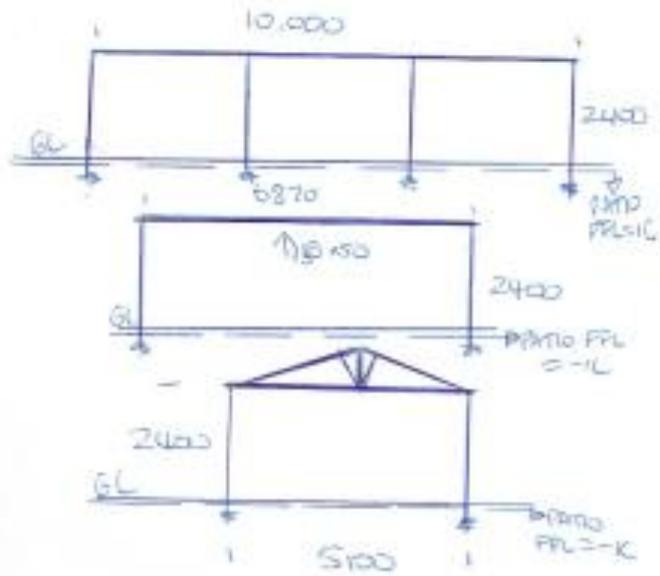
50 FAULKNER WAY, EDEN HILL







ELEVATIONS  
1:100



400X400 CONC TO ENG & PECS  
PPL = 1/2 BELOW FL

#50 FALKNER WY, EDEN HILL

**Roof of gable to be  
painted deep ocean to match  
existing house**

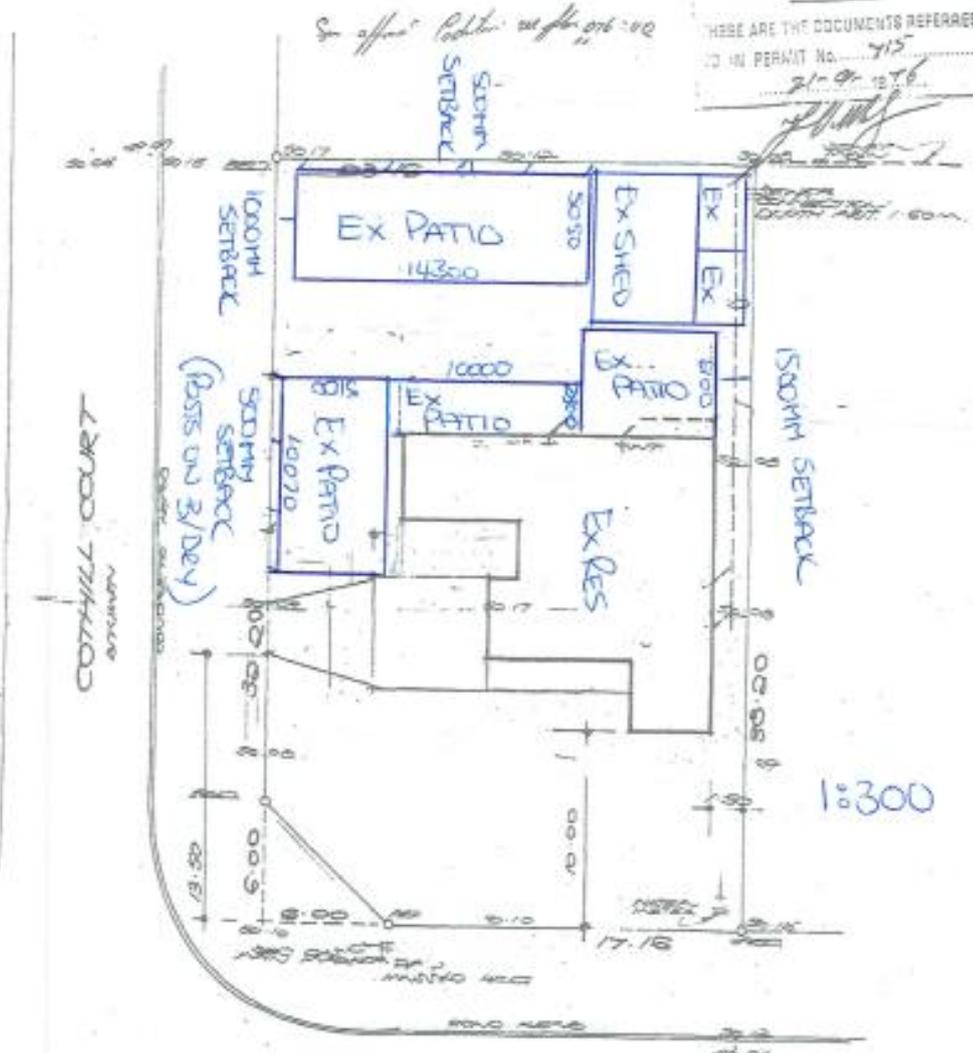
BASSEDEAN TOWN COUNCIL  
 BEFORE WORK IS COMMENCED PLAN  
 MUST BE SUBMITTED TO  
 MET. WATER SUPPLY DEPT.

BASSEDEAN TOWN COUNCIL  
 BUILDING SURVEYOR TO BE NOTIFIED  
 WHICH FOOTING TRENCHES HAVE  
 BEEN EXCAVATED.

TOWN OF BASSEDEAN  
 MUST BE SUBJECT TO COMPLIANCE  
 WITH THE COUNCIL'S BYLAWS

BASSEDEAN TOWN COUNCIL  
 THESE ARE THE DOCUMENTS REFERRED  
 TO IN PERMIT No. \_\_\_\_\_

BASSEDEAN TOWN COUNCIL  
 THESE ARE THE DOCUMENTS REFERRED  
 TO IN PERMIT No. 415  
 21-9-1976



50 TALKNER WAY, EDEN HILL

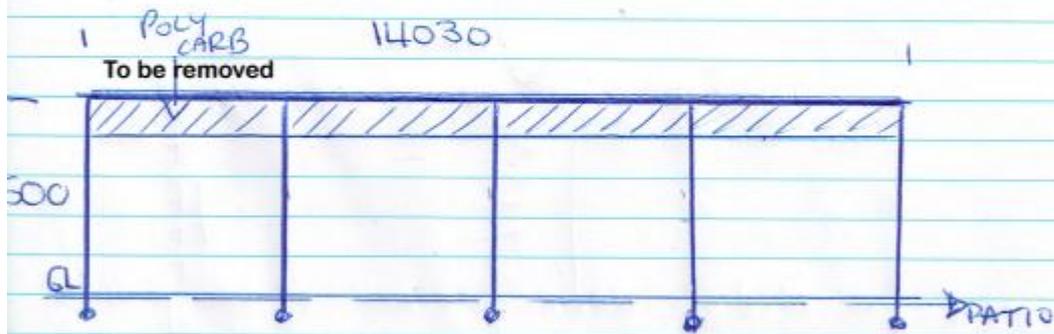
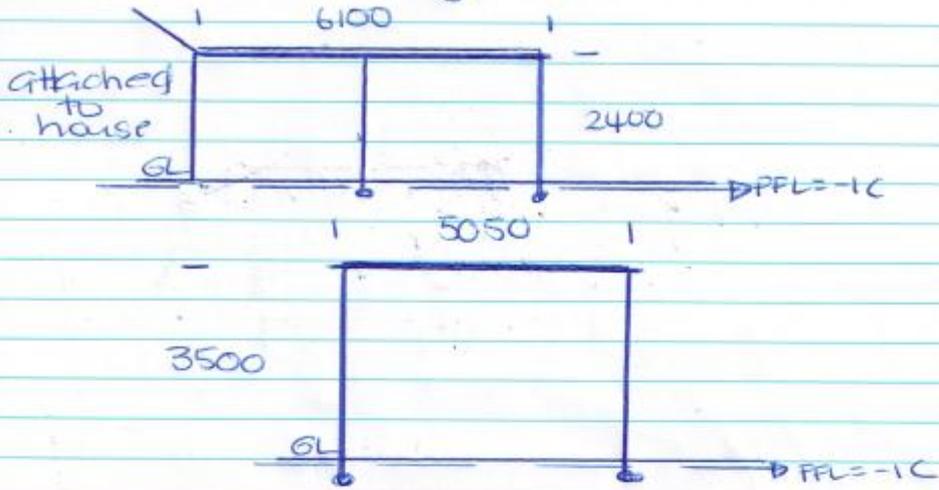


M. CALLAGHAN  
 187, 50 TALKNER WAY,  
 EDEN HILL  
 KALEMA HOMES P/L  
 4 HERBERT ST, EDEN HILL

SCALE	1:300	DWG NO	
DRAWN	M.C.	DATE	27-7-76
CHECKED		SHEET	2

ELEVATIONS  
1:100

#50 FAULKNER WAY, EDEN HILL



400x400 CONC TO ENG SPECS

PFL = 1C BELOW FL

# **ATTACHMENT NO. 3**

## 4.6 Circus Policy

### Objectives

To provide a decision-making framework for determining use of the Town’s reserves and facilities for circuses.

### Strategies

Only circuses without exotic animals will be permitted in the Town.

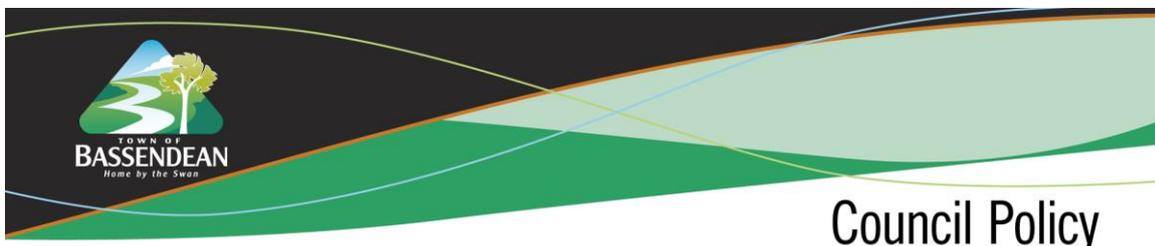
Delegated authority is given to the Chief Executive Officer to approve the hire of a reserve or facility within the Town for the purpose of conducting a circus without exotic animals. A fee for use of the facility and bond will be charged to the hirer as determined by Council and listed in the Annual Schedule of Fees and Charges.

### Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors and Chief Executive Officer. The Policy is to be reviewed every three years.

<p><b>Policy Type:</b> Council Policy</p> <p><b>Link to Strategic Community Plan:</b> Arts, Heritage and Culture -</p>	<p><b>Policy Owner:</b> Director Community Development</p> <p><b>Adopted:</b> OCM – 08/08/06</p> <p><b>Last Review Date:</b></p> <p><b>Version 1</b></p> <p><b>Next Review due by:</b> December 2016</p>
--	--

# **ATTACHMENT NO. 4**



## LOCAL PLANNING SCHEME NO. 10

# LOCAL PLANNING POLICY NO. 4 - FLOODPLAIN MANAGEMENT & DEVELOPMENT

### BACKGROUND

This policy has been prepared with the primary objective of establishing a framework for floodplain management. The framework will be used to guide the decision-making process and for identifying where responsibilities lie with respect to the development and management of land that has identified flood potential.

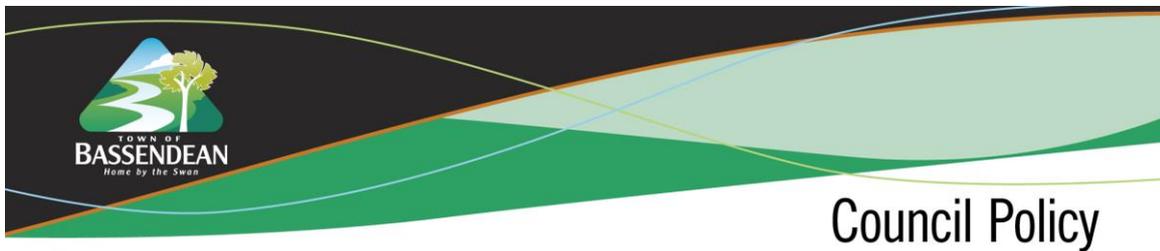
The criteria outlined in this policy is based on information obtained from the Department of Water and the Swan River Trust.

The Department of Water has 100 year ARI floodplain mapping of the Swan River with an associated floodplain development strategy. The floodplain development strategy is based on two guiding principles, ie:

- proposed development has adequate protection from 100 year ARI flooding, and
- proposed development does not detrimentally impact on the existing 100 year ARI flooding regime of the general area.

The 100 year ARI floodplain mapping shows the extent and level of flooding in a 100 year ARI flood event. The 100 year ARI floodplain is delineated into flood fringe and floodway areas where:

- proposed development (ie, filling, building, etc) that is located outside of the floodway is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.50 metre above the adjacent 100 year ARI flood level is recommended to ensure adequate flood protection.
- proposed development (ie, filling, building, etc) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable in the floodway.



## PURPOSE

The purpose of this policy is:

- \* to reduce loss of life and property due to floods;
- \* to conserve the floodplain environment;
- \* to guide residential development which permits access to residences in times of flooding;
- \* to ensure that proposed development is compatible with flood hazard in order to minimise the risks of damage and impacts of flooding;
- \* to encourage development which maintains or enhances the physical and visual amenity of the floodplain; and
- \* to provide guidelines for the use and development of the floodplain.

## DEFINITIONS

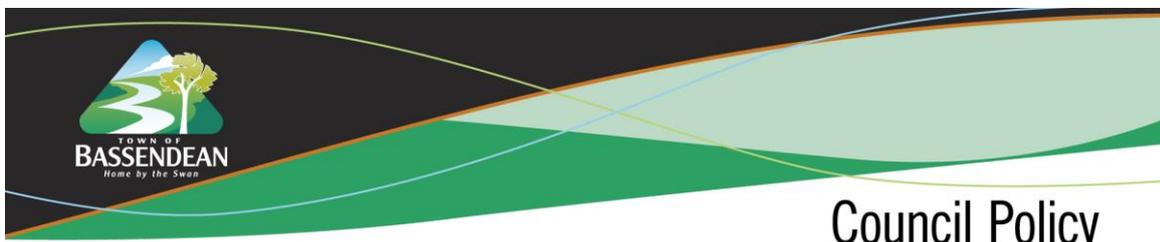
*Average Recurrence Interval (ARI):* A statistical estimate of the average period in years between the occurrence of a flood of a given size or larger.

*100 Year ARI Flood:* A major river flow which has a one per cent average probability of occurring in any one year. This flood is expected to occur on average once every 100 years. The 100 year flood has been generally adopted in Australia and overseas as the basis for floodplain management and planning.

*100 Year ARI Floodplain:* The area which is affected by flooding in a 100 year ARI flood event as shown on the Department of Water's floodplain mapping.

*Floodway:* The part of the floodplain which contains the river channel and portion of the floodplain and forms the main flow path for floodwaters once the main channel has overflowed. Proposed development in the floodway should be avoided wherever possible as obstructive developments would increase flood levels upstream.

*Flood Fringe:* The part of the floodplain where proposed development is considered hydraulically acceptable but is subject to appropriate building conditions that will achieve adequate flood protection.



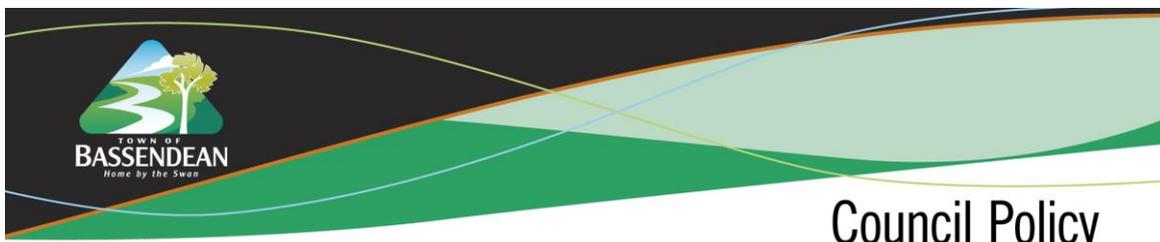
*Designated 100 Year ARI Flood Level:* The 100 year ARI flood level assuming all flood fringe areas have been filled and developed. This level is used as a basis for determining minimum habitable building floor levels.

*Minimum Habitable Building Floor Level:* A minimum habitable building floor level of 0.50 metre above the designated 100 year ARI flood level is set to achieve adequate flood protection to proposed development.

## **POLICY**

### **1. Planning Proposals**

- 1.1 Council will determine planning proposals for floodprone land according to the guidelines in this policy, and may seek and have regard to the comments of the Department of Water, the Swan River Trust and the WA Planning Commission.
- 1.2 Within the flood fringe areas defined on the floodplain mapping, Council will consider each planning application on its merits and will determine the development standards or refuse approval for that development after taking into account:
  - a) the specific site characteristics of the development site and the surrounding areas including natural surface or fill levels and existing floor levels;
  - b) areas of environmental significance;
  - c) potential impacts of the proposal on the hydrology, ecology and amenity of the floodplain; and
  - d) any positive aspects of the development.
- 1.3 Council, in permitting any development on floodprone land, should:
  - a) advise the applicant of the flood hazard to the development; and
  - b) require the applicant to lodge a notification under Section 70A of the Transfer of Land Act 1893, at the applicant's expense, advising registered and prospective purchasers that the property is located in the floodplain of the Swan River and is liable to be affected by flooding. The notification shall also advise of any restrictions on the use of the premises, as contained in the conditions of any planning consent that may be granted. The notification shall be registered on the Certificate of Title prior to the issue of a building permit.



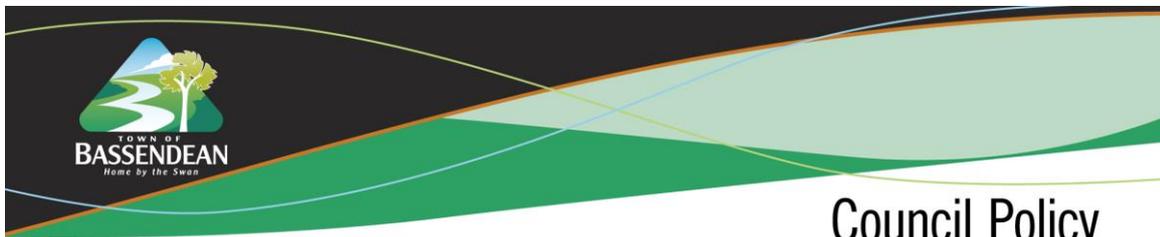
## Council Policy

### **2. Environmental Conservation**

- 2.1 Council will have regard to the impact of development on areas within the floodplain which it considers to be of environmental significance. These areas may include Aboriginal sites, river banks, wetlands and stands of vegetation. The retention, protection or rehabilitation of these areas by fencing, replanting, and other measures may be required as condition of planning approval.
- 2.2 Council may seek the advice of the relevant government departments in determining the significance and treatment of such area within or adjoining development sites.

### **3. Proposed Development in the Floodway**

- 3.1 The topography of the floodway should remain in its natural state to ensure the effective discharge of floodwaters. Preferably, rural and recreational uses which will not impede flood flow should be developed.
- 3.2 Further subdivision of land wholly within the floodway will not be supported.
- 3.3 The following conditions will apply for proposed development within the floodway:
  - a) planning consent will not be granted for the construction of a dwelling within a floodway unless it is to replace an existing dwelling and the applicant can demonstrate that the dwelling can be constructed to be protected from a 100 year ARI flood;
  - b) the obstruction of the new dwelling to the floodway should be no greater than the obstruction of the existing dwelling;
  - c) a detailed Engineer's report will be required in support of the application and Council will take into consideration comments from the Department of Water in making a decision;
  - d) site access shall be designed to be functional at all times;
  - e) minor additions to existing dwellings will be supported subject to confirmation from the Department of Water that the new development will not adversely affect the existing flooding regime;



## Council Policy

- f) any urban or rural development, including associated tree clearing, site works, fencing and landfill, which will detrimentally impact on the free flow of floodwaters and the moderating influence of wetland vegetation will be prohibited; and
- g) where planning consent is granted for a structure to be established within a floodway the proponent will be required to enter into a flood damage indemnity agreement with Council.

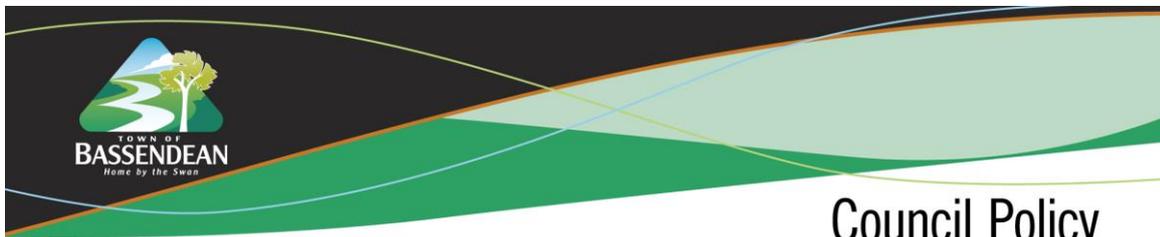
### 4. Proposed Development in the Flood Fringe

The following guidelines will apply to proposed development in the flood fringe:

- 4.1 Habitable floor levels and all electrical installations should be a minimum of 0.50 metre above the 100 year ARI flood level, except depending on the circumstances in each case, Council may consider the granting of building licenses for the following:
  - a) alternative housing forms to achieve the required habitable floor level, such as two storey developments with non-habitable rooms on the ground floor, stumped houses or raised pads, should be flood proofed (electrical/structural) and designed to ensure the building drains in the event of a flood. The minimum floor level of these non-habitable areas should be a maximum of 1.8 metres below the 100 year ARI flood level as determined by the Department of Water;
  - b) minor non-habitable outbuildings including sheds, which will not be used to store hazardous chemicals, may be exempt from the minimal floor level requirement, but should be flood proofed (electrical/structural) and designed to ensure the building drains in the event of a flood. Council may identify a lower flood level below which development will not be approved.

The granting of building licences under the special conditions of this clause will be subject to normal setback distances from the river or boundaries adjacent to reserves for the main building and a certificate from a competent structural engineer that the structure would be safe under severe flood conditions.

- 4.2 A licensed surveyor will be required to check and certify habitable floor levels following completion of any building on floodprone land.
- 4.3 The following conditions will apply for the construction of non-habitable undercroft areas on floodprone land:
  - a) the proposed floor level of the undercroft area shall be a maximum of 1.8 metres below the 100 year ARI flood level as determined by the



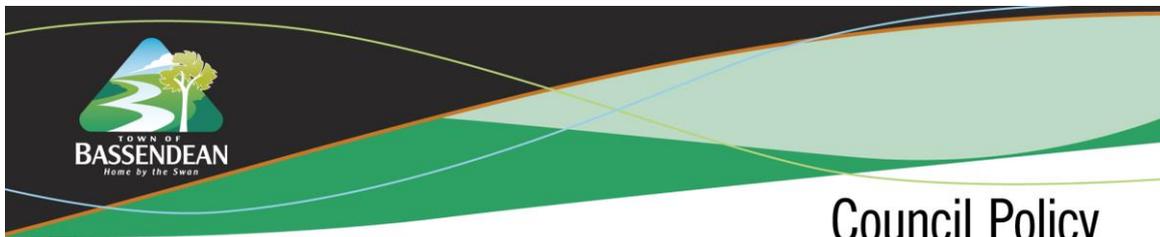
## Council Policy

Department of Water. The minimum habitable floor level shall be determined on the advice of the Department of Water as being 0.50 metre above the 100 year ARI flood level;

- b) unless otherwise specified in the building code for non-habitable areas, the minimum clearance height (headroom) shall be 2.1 metres above the finished floor level;
  - c) the undercroft floor area shall be flood proofed (electrical/structural) and designed to ensure it drains in the event of a flood;
  - d) the granting of building licences for undercroft development will be subject to:
    - i. normal setback distances from the river or boundaries adjacent to reserves for the main building; and
    - ii. a certificate from a certified structural engineer that the structure would be structurally sound in severe flood conditions.
- 4.4 Land filling should not encroach into the floodway and the height and location of fill will be determined by Council having regard to the advice of the Department of Water. Subject to site conditions, the following standard generally apply:
- a) grassed embankments with fill batters at a slope of no steeper than 1:4 (vertical: horizontal) and the toe of the batter to not extend beyond the floodway limit; or
  - b) where fill is prone to flood impact due either to its proximity to the mainstream of the river or its exposure to the increased velocity of flood waters, the fill to be protected from erosion by a retaining wall which is designed to the engineering standards specified by Council and maintained by the applicant.

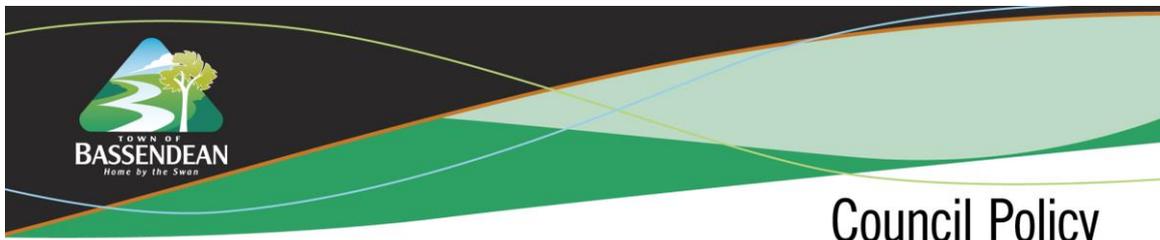
### 5. Landscape Amenity

- 5.1 Council, in considering planning proposals in or abutting the floodplain, will have regard to the visual and physical relationship of the proposals to the character and landscape amenity of the floodplain.
- 5.2 The following guidelines will apply to development in the flood fringe areas:
- a) Building bulk and design should be integrated with the floodplain landscape using the following design features:



## Council Policy

- i. where possible, building should occur outside the floodplain and the floodplain areas of a development site should be integrated with the development as open space;
  - ii. building materials and finishes should be sympathetic to adjoining development;
  - iii. the tree canopy line should not be exceeded; and
  - iv. where necessary, the building bulk should be modified by supplementary landscaping.
- b) Fences which are visible from the floodplain should be unobtrusive:
- i. post and rail fences are preferable, particularly in the floodway;
  - ii. cyclone fences are acceptable in most areas but should be of a suitable colour to merge with the floodplain landscape; and
  - iii. solid screen walls, including fibro-cement fences, are not appropriate in the floodplain landscape, but may be permitted if the materials and colours are not visually intrusive are adequately screened by landscaping.
- c) Land fill height and location will be determined on the basis of the following guidelines:
- i. as far as practicable, land fill within the floodplain should be minimised and the floodplain left intact to preserve its integrity and amenity;
  - ii. for aesthetic reasons, the maximum height of fill should not exceed the existing surface level of adjoining development except for reasons of flood mitigation;
  - iii. land fill should preferably reflect the natural topography;
  - iv. slopes steeper than 1:4 (vertical: horizontal) should be retained using either:
    - materials and colours prevalent in the locality; or
    - stone pitching, Humes crib blocks or equivalent which should be planted with creepers and groundcovers and adequately reticulated.



## Council Policy

- v. Retaining walls higher than 1.5 metres are visually intrusive and restrict access to the floodplain and will only be permitted if:
  - there is no other practical alternative; or
  - the Department of Water advises Council that the height of a retaining wall is required to protect the development from flood damage.
- vi. High retaining walls, where permitted, should have a setback of at least 1 metre for every interval of a maximum 1.5 metres in height. The setback area should be planted with shrubs and creepers to provide relief to the visual height of the wall.

5.3 Landscaping may be used to supplement existing vegetation or to minimise visual impact of development on the floodplain landscape. In either case, the landscaping should be consistent with the species and density of natural vegetation occurring in the floodplain and should incorporate the environmentally significant areas wherever possible.

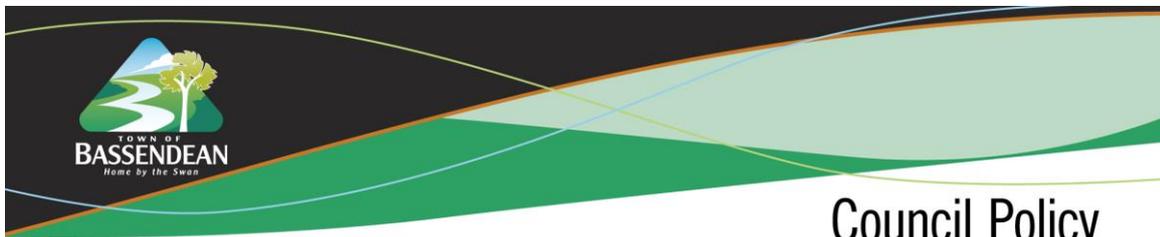
5.4 A landscaping plan for the development of sites may be required to be submitted with development applications showing the extent of clearing, the environmental areas and the proposed type and layout of landscaping. Council may require the landscaping plan to be prepared by a qualified landscape architect/planner.

5.5 Council may impose the following as conditions of development approval:

- a) the carrying out of landscaping according to a plan approved by Council;
- b) the rehabilitation of existing vegetation;
- c) the retention of areas which it considers to be of environmental significance; and
- d) the installation of reticulation in landscaped areas.

## 6. Requirements of the Swan River Trust

Much of the floodplain in Bassendean either falls within the Development Control Area (DCA) or adjoins the DCA of the Swan River Trust. In accordance with Clause 30A of the Metropolitan Region Scheme, all developments that are on land:



## Council Policy

- abutting other land in the Trust Development Control Area (DCA);
- abutting water in the DCA;
- partially in the DCA; or
- that may otherwise affect waters in the DCA

must be referred to the Trust for comment and will therefore be subject to the Trust's policies.

The Swan River Trust will assess any application against its own policies including:

### *Development Setback Requirements (SRT/D3):*

- Development must be set back a minimum of 10 metres or 20 % the depth of the lot (whichever is the lesser) from the boundary of the Parks and Recreation reservation.
- Retaining walls in the development setback area must be located at least 5 metres from the boundary of the Parks and Recreation reserve and must not exceed an individual height of 1 metre and a total combined height of 3 metres.
- Depending on site circumstances, the Trust may allow the lower portion of a boundary fence to include a small solid retaining wall component, provided it is no higher than 1 metre and the entire fence height does not exceed 1.8 metres.

**Policy Number: Local Planning Policy No. 4**  
**Policy Title: Floodplain Management and Development**

**1. Citation**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 4 – Floodplain Management and Development.

**2. Policy Statement**

The purpose of this Policy is to provide guidance in relation to acceptable forms of development or subdivision of land which is situated within the Swan River floodplain.

**3. Policy Objectives**

- (a) To provide guidance on the permissible forms of development on flood affected land within the Town.
- (b) To minimise the potential for loss of life and property damage due to floods.
- (c) To conserve the floodplain environment and ensure that proposed development within the floodplain is compatible with the locality.

**4. Application**

This Policy applies to any form of development or subdivision that is proposed to be undertaken on land within the district which is designated as flood prone by the Department of Water and Environmental Regulation (DWER): <https://www.water.wa.gov.au/maps-and-data/maps/flood-maps>

**5. Definitions**

- Average Recurrence Interval (ARI): *means a statistical estimate of the average period in years between the occurrences of a flood of a given size or larger.*
- Designated 100 Year ARI Flood Level: *means the vertical water level that would potentially occur as part of a 100 year ARI flood event, as prescribed by the Department of Water and Environmental Regulation.*
- Floodway: *means the part of the floodplain which contains the river channel and portion of the floodplain that forms the main flow path for floodwaters once the main channel has overflowed.*

Flood Fringe:	<i>means the part of the floodplain where proposed development is considered hydrologically acceptable but is subject to appropriate building conditions that will achieve adequate flood protection.</i>
Minor Addition/Alteration:	<i>means an addition/alteration that does not involve the creation of more than a single room which has the potential to be used for habitable purposes.</i>
Development Control Area	<i>means the land and waters referred to in section 10 of the Swan and Canning Rivers Management Act 2006, and includes any land the subject of an agreement under section 28 for management as if the land were part of the development control area.</i>
100 Year ARI Floodplain:	<i>means the spatial area which will be affected by flooding in a 100 year ARI flood event, as prescribed by the Department of Water and Environmental Regulation.</i>

## **6. Policy Requirements**

### **6.1 General Subdivision and Development requirements for land within the Flood Fringe and Floodway**

- (a) Electrical installations shall be installed so as to achieve a minimum 500mm clearance above the designated 100 year ARI flood level.
- (b) Minor additions and alterations to an existing dwelling where existing floor levels do not achieve a minimum of 500mm above the designated 100 year ARI flood level may be considered subject to consideration of any comments received from State Government agencies consulted in relation to the proposed development, including potential impact on river flows and emergency management.
- (c) Non-habitable outbuildings may be supported with a floor level of less than 500mm above the designated 100 year ARI flood level, subject to it being flood-proofed (electrical and structural) and designed to drain in the event of a flood.

### **6.2 Subdivision and Development requirements for land designated Flood Fringe**

- (a) Subdivision and development may be supported where it is accordance with the density specified by Local Planning Scheme No. 10, the requirements of this Local Planning Policy and any requirements of State Government agencies.
- (b) Development and subdivision for land which is situated within the flood fringe is generally acceptable provided that the finished floor level of habitable floor space of a new dwelling achieves a minimum of 500mm above the designated 100 year ARI flood level as determined by DWER.

### 6.3 Subdivision and Development requirements for land designated Floodway

- (a) Subdivision and development that increases the number of lots or dwellings within the floodway is not supported. In applying this provision, it is noted that existing, vacant sites are permitted to accommodate a Single House.
- (b) The construction of a new dwelling within the floodway will only be supported where:
  - (i) the finished floor level of habitable floor space of the new dwelling achieves a minimum of 500mm above the designated 100 year ARI flood level as determined by DWER.; and
  - (ii) in the case of a new dwelling to replace an existing dwelling, the obstruction of the floodway caused by the new dwelling is no greater than the obstruction caused by the existing dwelling.
- (c) In determining an application development within the floodway, consideration will be given to various emergency management issues, including, the likely depth of flood water, the likely velocity of flood water, the distance to higher ground, the potential for damage to property and infrastructure and the potential need for evacuation.

### 6.4 Conditions on Subdivision and Development approvals

- (a) In granting development approval or providing a recommendation to the WAPC on any application for development or subdivision, the Town will impose a condition (or recommend a condition be imposed) requiring the applicant to lodge a notification under Section 70A of the *Transfer of Land Act 1893*, at the applicant's expense, advising registered and prospective purchasers that the property is located in the floodplain of the Swan River and is liable to be affected by flooding.

The notification shall also advise of any restrictions on the use of the premises, as contained in the conditions of any development approval that may be granted. The notification shall be registered on the Certificate of Title prior to the issue of a Building Permit.

#### Document Control

<b>Directorate</b>	Community Planning
<b>Business Unit</b>	Development and Place
<b>Inception Date</b>	[Insert OCM RESOLUTION NO & DATE]
<b>Version</b>	
<b>Next Review Date</b>	[Insert date – maximum 2 years generally is considered good practice]

## Schedule of Submissions

### Local Planning Policy No. 4 – Floodplain Management and Development

<b>1</b>	<b>Affected Property:</b> 161 West Road Bassendean	<b>Postal Address:</b> 161 (Lot 1) West Road BASSENDEAN WA 6054
Summary of Submission		Comment
Objection to the proposal. 1.1 Please explain how a Council that professes to believe in a drying climate can support State government departments to impose an outdated flood level to the detriment of the rate payers of Bassendean. DWER has accepted the lowered 100 year flood level but not amended there floodplain maps ( <i>sic</i> ), The Bassendean Council should support their rate payers and request DWER update the maps to reflect the now accepted levels.		DWER prepares flood mapping based on data from past flood events and catchment modelling. The floodplain mapping displayed in the tool is the defined flood event for land use planning, in most cases the 1 in 100 (or 1%) annual exceedance probability (AEP) flood event (previously referred to as the 100-year annual recurrence interval (ARI) event). DWER has not advised the Town that the mapping is incorrect, or needs to be updated. As the custodian of the map, any request to amend the map should be directed to DWER.

<b>2</b>	<b>Affected Property:</b> 15 North Road Bassendean	<b>Postal Address:</b> 15 (Lot 692) North Road BASSENDEAN WA 6054
Summary of Submission		Comment
Objection to the proposal. 2.1 I have enclosed a copy of a brief from McLeods lawyers regarding the draft Floodplain Management Policy. From my reading, I suggest the Town and/or Council consider reviewing the draft policy, specifically clause 6.4 which may require a landowner to insert a Section 70 notice on their title. The SAT made the following comments with the 43 McGregor Road case, i.e. if the impact (flooding) has been ameliorated (by raising floor levels) then why the need to put a notice on the title or conversely, why approve the development. “If the amenity impacts are sufficiently ameliorated by relevant details of the proposed development, or by way of conditions of approval that add additional aspects of amelioration, then what is the purpose of the notification? On the information before the Tribunal, the answer to that question is not apparent. If the purpose is to warn of potential amenity impacts, in circumstances where those impacts have not been		Noted. The Town considers the imposition of a Section 70A notification advising of flood risk as appropriate. The content of the notification does not place a continuing obligation on the owner or occupier of the land to undertake any action, nor is it considered unusual given the land is flood prone. A condition requiring a Section 70A notification serves a proper planning purpose, as it advising existing and future landowners and occupiers of the risk of flooding which has not been ameliorated.

	sufficiently and appropriately ameliorated, then why has the proposed development been approved? Warning of the impact cannot ameliorate or remove the impact, so again, what does it achieve?"	
2.2	Furthermore, it appears the spirit or intent of the law is to provide appropriate warning to potential purchasers of the likely environmental or amenity impacts that may affect the use and enjoyment of the land subject to the notification. The impact may well be deemed trivial if all it does is flood part of a garden once every hundred years – assuming habitable areas have floor levels at least 500mm above the 1% ARI (1:100 year event).	Noted. Section 70A allows a notification of the factor which affects the use of enjoyment of the land or part of the land. As such, even if flooding affects only a part of the land, the Town considers that landowners/occupiers and prospective purchasers should be made aware that part of the land is affected by flooding.
2.3	In summary, if one complies with sections 6.1, 6.2 and 6.3 then section 6.4 is logically superfluous – the impact has been ameliorated. Alternatively, section 6.4 would be relevant if one did not comply with sections 6.1 to 6.3 with the corollary, why was the development approved.	Disagree for the reasons outlined in 2.1 and 2.2 above.

<b>3</b>	<b>Affected Property:</b> 182 West Road Bassendean	<b>Postal Address:</b> 22 (Lot 196) Haig Street BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
<p>Objection to the proposal.</p> <p>3.1 On 04 Sept 2020 I received a letter from the Town of Bassendean signed by Donna Shaw Manager of Development regarding a request to make public comments regarding the town's draft amendment to Local Planning Policy No.4 – Floodplain Management and Development – Local Planning Scheme 10 and Schedule 2 of the State WA Planning and Development (Local Planning Schemes) Regulations 2015.</p> <p>In respect of agenda Item 12.7 of the 25 Aug 2020 ordinary council meeting that will possibly effect a property that my brother Brendan van Hoek and I own at 182 West Road Bassendean.</p> <p>We both find that the 3 week time frame required to respond to such a request for the major changes to Planning Policy No.4 by the 25 Sept 2020 is totally unacceptable to us.</p> <p>Especially as Brendan lives and works in Karratha and not all government departments including DWER DFES /</p>		<p>Noted. An extension of time to make a submission was granted until 27 October 2020.</p>

	WAPC/ERMA or their researches such as BMT WBM Pty Ltd or the Swan River Trust are contactable in the short term including being able to speak with other home owners in the area whose land holdings will also be impacted by these changes.	
3.2	Let alone read/review and then reflect on section 70A or other sections of the Land Transfer Acts of 1893 any of its amendments or its later acts that could impact us if imposed by the Town let alone pay toward costs to discuss that impact with a Property Lawyer.	Noted.
3.3	Further the fact that the Town is pre-empting the findings of ERMC and BMT WBM P/L before it has finalised its full report is also of a concern to us. Donna Shaw has advised an extension of time can be granted to Brendan to respond to the Town by the 27 Oct 2020 which he may or may not do, hence the reason this letter is only from me today.	Disagree. The Town has not pre-empted the findings of any agencies.
3.4	Agenda Items 12.7 of the Towns - Ordinary Council Meeting of the 25 August 2020 and the attachment for Draft Policy No.4 - Point 6 Policy Requirements – I mostly agree with 6.1 items a) to c) as it does not currently affect us and nor likely to in the future.	Noted.
3.5	And I could agree with 6.2 Subdivision and Development in Flood Fringe a) & b. if I had prior to this draft becoming a local ruling been able to discuss with a builder or engineer as I don't understand all these items never having built a home myself.	Noted.
3.6	In respect of 6.3 Subdivision and Development in Floodway I am encouraged with the end part at point a) that states "it is noted that vacant sites are permitted to accommodate a single house, something that has never been in print before.	Noted.
3.7	As for the first section of part a) that states "Subdivision and development that increases the number of lots or dwellings within the floodway is not supported" the only comment I can make here is that there are no attached diagrams for me to view with this draft. So I assume that the Floodway refers to the Ashfield Flats Basin area up to the back of the current properties 180-186 West Rd and one home in Whitfield St.	Noted. The Town had not included the flood mapping as an attachment to the Policy, as DWER is the custodian of the map, which is updated from time to time. The Town is now proposing to revoke the Policy.

<p>And that the Flood Fringe is all of the properties that are already established on 180-186 West Rd and the one home in Whitfield St, including my property that I share with my brother at 182 West Rd.</p> <p>So if my assumption is correct then yes I do not agree with buildings in the floodway or Ashfield Flats basin but do agree with subdivision in the Flood Fringe. Which is where the existing buildings already are.</p>	
<p>3.8 I think in an ideal time that there would only be a further 6 homes erected either on the riverside of West Rd 183 - 187 if those larger 5000sqm homes were to be subdivided and possibly 2 on the opposite of the street down to 2000sqm such as ours. And I currently prefer the 2000 lot size.</p>	<p>Noted. The ability to subdivide has never been based on any Town documentation or the Building Code of Australia. Subdivision applications are determined by the Western Australian Planning Commission (WAPC), with the size of the lots created based on the minimum and average land area requirements of State Planning Policy 7.3 – Residential Design Codes.</p> <p>The Town's role in the subdivision process, along with other service agencies, is to provide advice on the proposed plan. The WAPC is not obligated to determine the application in accordance with the Town's or service agencies recommendations.</p> <p>The subject land is coded R5, which requires a minimum lot size of 2,000m<sup>2</sup>.</p>
<p>3.9 My brother has other views from mine and would prefer to even further subdivide our 2000sqm block but has not advised me to what size. I think that is in part like me he knows that in Stone St Bayswater that there were 2 x 5000 sqm lots that are about 10-15 feet from the river that have been subdivided to 300 - 491sqm and now selling from \$500 to \$620. And they have no building restrictions due to the fact that a lot of sand was installed on those properties.</p> <p>Which led me to discuss this accept with Cameron Hartley when I learnt that we could have done the same without DWER input and perhaps secured a sale almost 15 years ago.</p> <p>Yet after 27 years we cannot realise a sale due to the building restrictions under the guise of DWER so called protection of a 100 year flood occurring.</p>	<p>Noted. The subject land is coded R5, which requires a minimum lot size of 2,000m<sup>2</sup>. Land further subdivided in other localities may have a different R-Code afforded to it, and therefore a different minimum and average site area per dwelling.</p>
<p>3.10 So allowing subdivision of those larger lots is a bonus for the landowners and the town. But I also understand that some people prefer larger blocks as it is of benefit for them or prestige in owning a larger block on the river front. So it is hard for the town to make everyone necessarily happy but I think it is achievable.</p>	<p>Noted.</p>

<p>But in respect of item 6.4 – Conditions of Subdivision or Development approvals I definitely do not agree with it at all in its current draft form.</p>	
<p>As the Town has not disclosed to us what costs we will incur or even advise us of what type of wording or what type of Building evidence such as a Master Builders Report or recommendation would be in any notification applied to our land title.</p> <p>I have had to do that myself and have been advised by Landgate that the cost per item on each notification is \$178-20 or if it were 20 items \$3,564. A cost that my brother and I feel is totally unwarranted due to the fact it will still not alter anything for us or any prospective buyer now or in the future from still having to obtain both the Town's or DWER/ DFES emergency management approvals for any building erected on the property.</p>	<p>Noted. The Section 70A notification is to advise landowner/occupiers and prospective purchasers that the land is subject to flooding. This is a single notification, the price of which is determined by Landgate.</p>
<p>3.11 Further due to paragraph two being very ambiguous in its wording, open for interpretation with no effective guidelines to follow or evidence or examples given to support councils position or any such finding in respect of building applications or approvals or any other occurrence of a civil nature that may arise thru out the building process re-engineering etc.</p> <p>The only thing that a Notification brings benefit to is the Lawyers or Council or the Real Estate Agents to cover themselves from indemnity or being sued by any prospective buyer if they or us were;</p> <p>Not to be advised by council in the first place that building restrictions were to be applied and those further approvals would be based upon point B),</p> <p>(a) Failing to be given that information at point A) as part of the due diligence process were not advised that further approvals were also required by DWER/DFES.</p> <p>(b) That adding the Notifications seems to suggest that Council means that they are not having to discuss due diligence with any prospective buyer.</p>	<p>Disagree. Section 70A notifications advise landowner/occupiers and prospective purchasers that the land is subject to flooding. Prospective purchasers receive a copy of the certificate of title as part of the contract of sale. The Section 70A notification appears on the certificate of title.</p>

<p>3.12 However, I did speak with Planning Officer Cameron Hartley on 17 Sept 2020 at approximately 1000am as I was concerned that after a few phone calls and emails to the Town's Senior Planning Officer Christian Buttle as mentioned in the letter from Donna Shaw as being the Towns point of contact, that I could not clarify point 6.4 before the 25 Sept 2020 community consultation period.</p> <p>Cameron Hartley has advised me today the 17 Sept 2020 that Christian Buttle had left the Towns employment the previous week, (being 7-11 Sept 2020).</p> <p>I have explained to Cameron my concerns below but he assures me that Notifications to the Land Transfer Act are generally organised via a Property Lawyer and are generally a single sentence notifying specifics on the Title.</p> <p>For Example - In Paragraph One of Point 6.4 to be included on the Certificate of Land Transfer Title.</p> <p>"That the Notification is advising registered and prospective buyers of 182 West Rd Bassendean that the property is located within the floodplain of the Swan River and is liable to be affected by flooding."</p> <p>The second Paragraph pertains to restrictions regarding the use of the premises as contained in the conditions of any development approval that may be granted as a Second Notification on the certificate/title.</p> <p>"This notification is to advise that there is to be no residing in unliveable areas of an under croft".</p> <p>Cameron's advice to me today was that the first notification could be included on our current title which could make it clearer for any prospective buyer. And the second notification is only included as part of a submission for building development by the person wishing to build a home on the property be that by ourselves or who has ever bought the property from us. And making it easier for Real Estate agents for advertising purposes.</p> <p>However, he has stated to me that he feels that in our particular case that the notifications mentioned in the draft are not a current necessity for us at this point in time.</p>	<p>Noted.</p>
--	---------------

<p>And therefore if we were still wanting to put the block back on the market would not have to include either the first or second notification on our current certificate of title at this time.</p>	
<p>3.13 I have emailed Cameron in the past re the positioning of any home on our property that a prospective buyer may want in a different spot on the block or us wanting to lay sandfill on the property to perhaps make a quicker sale by reducing this impediment for any buyer.</p> <p>Cameron's advice was that if SAT or any other entity such as DWER has proof that has already been made public, such as a new ruling or hydrology report then we as owners could apply to DWER to have any home placed elsewhere on the property.</p>	<p>The Town considers each development application on its merits. All development proposals within the flood affected areas are referred to DWER for advice.</p>
<p>3.14 Cameron has also advised that we can place landfill (not levy) on the property without DWER approvals if it is in anticipation of a sale. As opposed to approvals for a full building application. He has also advised that there would then need to be further emergency management approvals I assume from DWER/DFES.</p> <p>I had commented to Cameron Hartley today that I do feel for the other large land holders in the area who have had their properties on the market for 8-10 years who cannot subdivide in the past.</p>	<p>Noted. This advice has been misinterpreted. The definition of development under the <i>Planning and Development Act 2005</i> includes the carrying out on the land of any excavation or other works. Depending on the nature of the proposal fill, a development application may be required. All development proposals within the flood affected areas are referred to DWER for advice.</p>
<p>3.15 And I had thought that thru the efforts of the owner of 183 West Road Bassendean whose property is directly opposite across the street from us, in having gone to SAT against the Town and DWER with their new hydrology reports and won the right to subdivide that property from 5000sqm to include two homes on it, meant that all other large home owners at 5000sqm in the West Road area could now do the same.</p>	<p>This is incorrect. The application to the State Administrative Tribunal was the landowner vs the WAPC as the decision maker on the subdivision application, not the Town.</p>
<p>3.16 Cameron's advice to me today is that this is no longer the case. Due to that particular SAT decision now having lapsed due to a clause that any buildings that were to be erected on the neighbour's property were bound by certain timeframes which had not been met. Hence the SAT decision has now passed effectively to the point that there can no longer be Subdivision of that property or others in the area.</p> <p>He also advised that since that SAT decision that there had been a few other</p>	<p>This is incorrect. The WAPC determines subdivision applications, not the Town. Subdivision approvals are valid for a period of 3 years (5 lots or less).</p>

<p>landowners who had also applied to have their larger properties subdivided and all have been declined by the Town/DWER and now it would also seem DFES.</p> <p>So this new information today has altered some but not all of my concerns in respect of the items to still be considered under the draft. Especially in respect of either ourselves or any prospective buyer being able to apply to DWER to reposition any intended new dwelling on our block due to that SAT decision now having lapsed.</p>	
<p>3.17 Some of the points we agree with but several we do not.</p> <p>In respect of Ordinary Council Agenda Item 12.7 of 25 Aug 2020 we have read and respond accordingly.</p> <p>Heading - Proposal – Communication and Engagement</p> <p>DWER comments that “the current boundary of the Floodway should not change” is still of a concern and confusing when read with the rest of the conflicting statements stating “based on updated flood modelling development or filling is no longer seen as obstructive to major river flows that would result in increased flood levels upstream “ in paragraph one.</p> <p>But then in paragraph two goes on to state “that flooding within the Floodway is relatively deep and hazardous to vehicles and people at peak levels”. And then goes on to make further comments in respect of no DWER approvals unless DFES give their approvals.</p> <p>So I am a bit perplexed because DWER says it agrees with change but does not want it to take effect.</p> <p>Then DWER refers the matter to DFES for comments relating to appropriate management control in relation to development or subdivision of land within the floodway is not supported.</p>	<p>Noted. Formal advice from DWER on the draft Policy is contained within this Schedule of Submissions. The Town is now proposing to revoke the Policy in any instance.</p>
<p>3.18 DFES then goes onto say that they will not support development or subdivision unless satisfactory arrangements can be put in place to allow safe access from Floodway land to the Flood Fringe then the only possible way for this to be achieved would involve filling the entirety of the Floodway or construction of a levy around the land within the Floodway.</p> <p>Which is absolute hypocrisy and would affect plenty of wildlife in that area if they</p>	<p>Noted. Formal advice from DFES on the draft Policy are contained within this Schedule of Submissions. The Town is now proposing to revoke the Policy in any instance.</p>

<p>are speaking of filling in the whole basin area of Ashfield Flats .The homes that have already been erected within the Floodway or Fringe since the 1930's have all had to build up their land with substantial fill that now creates their own levies. And due to that fact means any further subdivision of the land will have to do the same.</p> <p>Notwithstanding the fact that over the past 30-40 years that the Swan River Trust and Council had let the river area go and had to be forced into doing something about the degradation by boats and fisherman digging for blood worms by previous Community Groups headed by Cr Paul Bridges or Cr Peterson and others during the late 1990's. With the Town then going onto upgrading dirt tracks to accommodate trucks.</p>	
<p>3.19 So there has been no major degradation or erosion of flooding impacted by subdivisions in the West Road area or any loss I dare say to bird life or other creatures in this area, other than the turtle population due to the fishermen either killing them or people taking them home as pets.</p> <p>As for the safety access to homes in this area due to fires I agree it is of concern but with the correct planning for such an event it can be avoided and managed in an appropriate way.</p>	Noted.
<p>3.20 But I remind both the Town and DFES it was their decision in 2016 I think to close the Bassendean Fire Brigade main office in Parker Street in the heart of Bassendean which then saw the demise of the 100 year old volunteer fire brigade. And both used to monitor the Ashfield Flats Area for summer fires but also keep an eye on any flooding if any along the river bank since 1929.</p>	Noted.
<p>3.21 And since that time there has really only been 2 major flooding instances in 2012 &amp; 2016-17. Both of which caused major flooding in the upper river area around The Vines area under the Bridge and Caversham or Bayswater Boat Ramp with minimal flooding in Sandy Beach. And I know that as I have generally kept photos of those flood times and our block along with others have never flooded more than 3cm if that, yes a puddle.</p> <p>There is I believe no official record of the 1847 &amp; 1874 - 100-150 year flood event other than verbal records as my</p>	Noted.

<p>understanding is that public records did not start until 1850 and Bassendean was not included in those records until the occurrence of the 1924 or 1929 floods ,which were still based on Midland Records. That saw the river flood along West Road up to the now Villiers St demarcation line which was then used by Department of Water and used later by DWER after the further floods of 1964.</p> <p>The 1964 flood was significant and then saw the Town and other government entities work to add a larger drain during the 1970's and later management in 1980's &amp; late 1990's.</p>	
<p>3.22 Which has since curtailed any further flooding to streets or indeed to the Ashfield Flats Basin itself to a much more manageable state where there is little flooding to amenities or infrastructure. And only now floods in the inner basin area of the Ashfield Flats with no real flooding of Sandy Beach or West Road.</p> <p>Including very little maintenance by the Town of dirt tracks around the flats that prior to the current installation of the new fence in 2017 by council or DWER around the flats was always accessed by the DFES fire brigade or the Towns own work vehicles or DWER.</p>	<p>Noted. The Ashfield Flats are owned and managed by the WAPC.</p>
<p>3.23 Something which they can now no longer do and I have already written to the Town regarding our total objection to DFES closing the fire station, especially given the amount of large homes in that Ashfield Flats area but also because it will impact other infrastructure such as the Cyril Jackson High School or Ashfield Primary School and Perth Airport or the Business Precinct of Tonkin Park.</p> <p>So overall we find that yes we have had several challenges over the past 27 years since we purchased the property in 1993 paid our rates and advised prospective buyers thru private sale or via real estate agents that the block is subject to Building Restrictions or further approvals from DWER and now DFES and cannot be subdivided.</p> <p>And we have had to constantly check and double check that information from council to us over the years so not as to fully understand our obligations or cause conflict or disclose the incorrect information to anyone else.</p>	<p>Noted.</p>

<p>3.24 So in good faith we have accepted and never disputed the Towns advice to us re the building restrictions of pole mounted or under croft or not being able to sub divide the property. But after that amount of time without a sale, ort to be angry that we cannot take full advantage of our valuable property the same way that others have been allowed to do within the rest of Bassendean or elsewhere in Perth. Even just being able to build whatever style home on the property without subdividing would be a bonus for us.</p>	<p>Noted.</p>
<p>3.25 These issues have only been raised by us since the Towns planning department has in more current times either wanted to change the zoning in 2016 or been during 2017-2019 of us trying to sell the property. That due to public perception or expectations of building restrictions along with their inability to sub dive (<i>sic</i>) being unworkable or unlikeable in today's market meant we have had to constantly monitor advice from council and our legal responsibilities for any prospective buyer or real estate agents. Added to which there are other properties in the street that have been on the market between 8-10 years that cannot realize a sale due to those blocks being 5000 sqm and not being able to be subdivided down.</p>	<p>Noted.</p>
<p>3.26 But equally there is just not that kind of big money around Perth now due to the down turn in the mining boom and there are much more saleable assets in other areas of the Perth CBD or along other areas of River frontage such as Ascot, Belmont, Caversham, East Perth, Fremantle, Maylands, Rivervale, Rockingham, South Perth or Elizabeth Quays. Plus these larger blocks possibly purchased initially for between \$60 to \$100K in the 1970-1990's.</p>	<p>Noted.</p>
<p>3.27 And that has included the feedback from the two real estate agents we had used during those times and the comments of at least 17 of the 3000 views on their websites and that of REIWA. Which had me then email you about one prospective buyer not wanting to make an offer unless their two storey architect plans could first be submit for review by the Town. Which thankfully the Town agreed to do, but sadly due to them including a sewing</p>	<p>Noted.</p>

<p>room and gym in the undercroft meant that the council could not approve those plans. Due to planning policies deeming sewing and gym's to be liveable areas.</p> <p>Which to me is a nonsense as it's a useable area as opposed to what statutes claim as liveable. The main home is a liveable area of kitchen, bedrooms amenities all of which were on the upper floors accessed by a lift.</p>	
<p>3.28 A lift suits both purposes due to age and health. But if a 6 foot flood comes you would not locate to the basements undercroft unless it was safe to do so to leave the area or drive your car out to escape the flood. And if you have stayed in a 6 foot flood then it's your own fault for not looking out for yourself.</p> <p>But I get it, the Town does have legitimate concerns in respect of flooding from the Ashfield Basin or storm water runoff and if it allows structures to be built in the path of flood it may be liable for a heavy insurance bill or replacement of normal amenities such as electricity, gas, water or phone lines.</p> <p>But then why allow homes to be built in West Road in the first place if they knew it was a market garden or diary. Why now propose a kids playground with a flying fox for Sandy Beach including the new cycle way along West Road that front those existing homes. All of those homes have full amenities now. So 70 or 80 years back if they did not want further development then DWER should never have agreed in the first place to allow development in this area.</p>	<p>Noted. The Town acknowledges the risk to the proposed Sandy Beach playground as a result of flooding. No habitable buildings are proposed as part of these works.</p>
<p>3.29 But I have never in my 55 years of living in Ashfield seen the Ashfield Basin flood to the point where it has impacted the homes in that area or in a great amount along the river front at Sandy Beach, even the Town's carpark has not been effected in this area. While places such a Bayswater boat ramp off Kenmure Ave have flooded most years causing absolute chaos and headaches. Along with other places like Como along the freeway.</p>	<p>Noted.</p>
<p>3.30 But remarkably properties that front 10-15 Villers St at the end of West Road were able to be subdivided down and they are actually closer to the river front. When I asked Brian Reed why they were able to subdivide and we weren't his</p>	<p>Noted.</p>

<p>advice to me is due to the fact that the front of their homes fronts Villers St and therefore is not impacted by the Flood plain. Which I thought odd given that all over their backyards do. But by the way have never flooded including the property at 183 West Road. But constantly does at Point Reserve each year. So to continually stifle development in West Rd southern end makes no sense.</p> <p>However, as I had already emailed you in the past re these concerns still feel that if the Town or DWER removes the current Flood demarcation line to the back of the properties from 180-186 West Road and the back of Whitfield St would mean there would be less likely hood of serious damage to infrastructure in this area. DWER would only be liable for any bill from the Town up to that point.</p>	
<p>3.31 As it is I have concerns now for our property because in the past the Town had advised that if a home was placed on our property it would have to be in the middle of the property of the two fence lines and about 14 metres from the front fence in line with the existing conjoined gate and raised 4 feet or so in sandfill re the 100 year flood plain.</p> <p>But after Cameron Hartley's assessment of the one prospective buyer's architect's plans had been told by Cameron and the architect that it had to be more toward the fence line of the home at 180 West Rd.</p> <p>Which I thought odd given there is a swimming pool within 5 feet of that fence line. And on the other side at 184 West Rd the home almost abuts the fence line within 2 feet also has a swimming pool.</p> <p>And I know that in the past that the owner of 184 had wanted to up stump his old home and move into the centre of the property before he improved it to its new look, which the Town did not allow. And which I also thought odd as it is a pole mounted home and in its current position if up rooted by a 6 foot flood would see it slide out into the main part of West Road.</p> <p>So to me that is just asking for trouble and more flooding if a proposed home was ever placed on our property other than in the middle of the property, but I agree I am no expert I just question certain decisions at times.</p>	<p>Noted.</p>
<p>3.32 Such as why DWER/DFES are objecting to further subdivisions in this area or</p>	<p>Disagree. The WAPC determined subdivision applications, and any decision by the State</p>

<p>subjecting people to putting notifications on their certificate of land titles in the West Road area and not the whole of Bassendean river areas or other areas in Perth.</p> <p>Or for people wanting to purchase smaller subdivided properties to 2000 sqm. Especially given as we also know and the Town is fully aware of the owners at 183 West Rd having been told by the Town he could not subdivide the 5000sqm property and then did his own extensive and expensive research applied to the State Administration Tribunal (SAT) to overrule the Town and DWER and won his case.</p>	<p>Administrative Tribunal on a subdivision matter is between the landowner and the WAPC, not the Town.</p>
<p>3.33 And I dare say that due that SAT decision that the other larger land holders in West Rd thought that due to having the proposed R2 zoning rescinded on 13 Dec 2016 and a further council meeting I believe in 2017 or 2018 where it was agreed that the Town would no longer impede building improvements or possibilities of further subdivisions would have no further restrictions imposed upon them by the Town or others.</p> <p>An outcome that some of them oppose and will likely now see those other people having to embroil themselves in a possible class actions against the Town or DWER/DFES to realise what other land holder thru out Perth CBD or other areas including those owners of 183 West Rd might still be able to benefit from.</p>	<p>Disagree. There is no proposal to zone land R2. The land is zoned R5, and is not proposed to be rezoned.</p>
<p>3.34 And recently it seem that some landowners in West Road along with a few of the Towns elected councillors have made their concerns public re an article that has appeared in the Eastern Suburbs Reporter by Michael Palmer on 03 Sept 2020 titled “ Call to lift river restrictions “ which I have included for your benefit.</p> <p>I have yet to understand the decisions of some of the councillors’ comments in this article as I had thought that Councillors were the elected people’s representatives. So it appears that those councillors who are not land owners in West Road want to divide the community and have a say over my assets.</p> <p>Which I and my brother Brendan object to if they want to impede the sale of our property without even first discussing it with us or finding out our opinion about it.</p>	<p>Noted.</p>

	<p>But I understand that being part of a democracy is having your say be it in private or public.</p>
<p>3.35 I personally do not wish to make any public comment about my private affairs or held assets but will still want to in a private way make it known to you. My brother has other views and it is up to him to reply to you regarding this draft.</p> <p>So I Anne-Marie had thought by me continually contacting you during 2018-2019 that you have listened to my concerns and those of my brother and I had thought that we were moving in the right direction for not only ourselves but any prospective buyers be given approval of prospective buyers to submit their architect plans for perusal to council.</p> <p>But now find that council is not only wanting to penalise us by introducing differential rating system for our properties which I have also opposed and emailed you about regarding differential rating being applied due to the Town's advising us in writing that this was due to not enough building applications being made to council.</p>	<p>Noted. Differential rates are not a consideration of this local planning policy.</p>
<p>3.36 And now we find also thru no fault of our own that the Town want to impose further penalties on us expecting us to pay for our land titles to be changed but give no wording or guarantee of what those Notifications or their interpretations mean for us as Landowners further on down the track.</p> <p>Especially as not all Notifications can or will be removed even if you apply to Landgate to have them to be removed. And that is especially true of any Caveat or Covenants that one may have to get a bill passed by an Act of State or Federal Parliaments to have special caveats or notifications removed.</p> <p>So to turn this all back on us now due to the Towns decisions and lack of strength in standing up for the ratepayers against the opinions of DWER/ DFES in either respect of building restrictions or subdivisions is to say the least a little unfair.</p>	<p>Disagree. The Section 70A notification is not intended as a penalty, nor is it a caveat or covenant on the land.</p>
<p>3.37 Given that the Town is not disclosing to us as ratepayers or land owners why it is that in the Towns opinion they are against sub dividing when the Town can benefit from further rates or housing. If the Town is wanting to maintain the</p>	<p>Disagree. The Town provides advice to the WAPC on subdivision applications based on the minimum and average land area requirements of State Planning Policy 7.3 – Residential Design Codes and any application planning frameworks. The WAPC makes its determination on</p>

<p>larger blocks for its lifestyle or ambience then don't be afraid to say so.</p> <p>The Town's or DWER/DFES along with WA State Planning arguments are supposed to be substantiated with proof, so where is the proof of the new or any hydrology reports that I can witness to prove your case. Because to date the Town / DWER has never provided me with any.</p>	<p>subdivision applications based on the advice of the Town and service agencies.</p>
<p>3.38 Personally I do not want a long drawn out process for any further sale of our property. Nor do I want to have to engage a property lawyer so close to any point of sale when certain statutes already cover any proposed home on it. Nor do I want to engage litigation against the Town or DWER / DFES.</p> <p>And would much rather prefer that the existing status quo continues in all but Point 6.4 until the Town can prove to us any actual benefit in that being changed in its current format. I do of course appreciate the Towns/DWER efforts given to us thus far and are encouraged that at least DWER is acknowledging that we can at least place one dwelling on our property now or if sold to someone else.</p>	<p>Noted.</p>

<p><b>4</b></p>	<p><b>Affected Property:</b> 186 West Road Bassendean</p>	<p><b>Postal Address:</b> 186 (Lot 630) West Road BASSENDEAN WA 6054</p>
<p><b>Summary of Submission</b></p>		<p><b>Comment</b></p>
<p>Objection to the proposal.</p> <p>4.1 I write as an affected party in response to amended LPP4, laying out my concerns below:</p> <p>3. Policy Objectives, (b), there is nothing regarding 'minimisation' in the policy document that establishes any difference between hazard in the floodway and flood-fringe, hence why there should be a difference in the acceptability of development. There is no clause under 6.2 equivalent to 6.3 (c). Any notion that a difference in hazard exists is not supported by data provided by DWER or DFES.</p>		<p>Noted.</p>
<p>4.2 However, Mr Brian Bethune has presented to the Development Office (C Buttle) a report by BMT, consultant to the EMRC flood study, showing hazard in areas in the flood-fringe exceeds that in the floodway. In either case, the threat to</p>		<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>

	<p>life and property is not severe, to which Bassendean's history attests, and any concern should revolve around mandating individual plans committing to evacuation. Some concern regarding flood-compliant housing encouraging residents to ensconce for a few hours of flooding rather than to evacuate, is no basis for making a distinction between development in the flood-fringe and floodway. The situations are equivalent, especially where flood-flow is insignificant, yet 6.3 (c) pointedly suggests otherwise.</p>
<p>4.3</p>	<p>5. The definition of Floodway does not apply to a large part of the area currently mapped as floodway. DWER has provide no sound hydraulic basis for its mapping (read my deputation to the August OCM on this). Again, BMT has demonstrated that DWER has not applied the correct floodway definition in LPP4, which has been received by the Development Office (C. Buttle). I assert that the Town is not bound to accept DWER's determination of the floodway as it is not based in science, but, a concocted set of parameters unknown to hydrologists. (In response Mr Bethune's challenge to floodway mapping, DWER advised of its intention to apply its 'parameters' to the flood-fringe).</p> <p>In short, the definition of a floodway is correct, but the floodway that is mapped does not adhere to the definition.</p>
<p>4.4</p>	<p>The definition of Flood-fringe is not a definition at all, but a planning statement. The term 'hydrologically acceptable' requires its own definition. As it stands this simply means 'whatever we say'. It is self-referential, with no scientific meaning compared with the floodway definition. It should contain no reference to development.</p> <p>The definition of the floodway has no attachment regarding development on any basis in hydrology, or hydraulics. There is no basis given, throughout the policy, for rejecting development in the floodway that could not <i>equally</i> be applied to the flood-fringe.</p>
<p>4.5</p>	<p>6.2 (a) This states that the Town will adopt the requirements of agencies, including DWER and DFES in relation to the newfound justification to oppose development described above, which it applies to the floodway. The Town, nor external agencies or the planning</p>

Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.

Disagree. The area between the floodway and the extent of the floodplain area is the flood fringe. It is based on mapped floodplain data.

Noted. The Town reviews advice received from DWER in each application when determining the appropriateness of the development, and therefore cannot presuppose DWER's response.

	<p>authority, has ever rejected development in the flood-fringe, or the floodway, based on emergency management, even in the least benign example of hazard. The Town's ongoing, guaranteed support for flood-fringe development is not enshrined in this clause.</p>
<p>4.6 6.3(c) This is articulated pointedly only to floodway development yet has equivalent application to the flood-fringe where hazard is similar. This, together with the spurious floodway mapping described earlier, results in owners of floodway designated lots being unfairly treated.</p> <p>This planning policy operates as an instrument of DWER's aspirations, which have expanded well beyond its official brief of simply mapping the floodplain. With inclusions such as its development-based definition of a flood-fringe, Clause 6.2 (a), and comparatively pejorative in 6.3 (c), DWER becomes the planning authority in the floodplain. In critiquing the amended policy, it is fair to question why DWER would behave in the manner it has. An account of this follows:</p> <p>DWER/DFES supposedly long-held risk and safety concerns were never voiced in opposition to floodplain developments until the scientific basis for DWER's decades old floodway mapping was proven entirely spurious and, by this, a development permitted there (2016) by the WAPC. DWER's reaction was to defend its corporate pride.</p> <p>DWER went to SAT against the next development application in the floodway, armed with a newfound concern for those who may choose to risk ensconcing at home in a flood. It did not simultaneously express any such concern regarding the flood-fringe.</p> <p>DWER asserted in SAT that the floodway was peculiar regarding the extent of hazard caused by home enunciation, swaying the decision and restoring its corporate pride. Subsequently, DWER withdrew from this position in response to a report by BMT (consultant to the EMRC flood study) proving that risk was similar in the flood-fringe. The logic that follows, from a planning policy perspective, to oppose developments in the flood-fringe. DWER and DFES will together exert opposition through amended LPP4.</p>	<p>In considering applications where land is outside the Swan and Canning Rivers development control area but abutting waters within the development control area, or likely to affect waters within the development control area, the Town is required to refer the application to the Swan River Trust (DWER) for comment before being determined by the local government. Where the Town disagrees with the advice of DWER, the application is required to be referred to the Western Australian Planning Commission (WAPC) for determination. Applications pertaining to land within the development control area are required to be determined by the WAPC only.</p> <p>Should DWER's advice defer to DFES requirements, the Town is also required to consider this advice.</p> <p>As such, the Town loses the ability to determine applications where it does not follow the advice of DWER.</p>

<p>BMT demonstrated DWER’s mapping of the floodway to be completely spurious per its definition in LPP4. In its hubris, DWER rejected this definition accepted everywhere in the world, and created its own novel mapping method. This resulting, unsurprisingly, in an unamended floodway.</p> <p>If the flood-fringe was extended, by application of the definition of a floodway in LPP4, to include floodway lots, therein DWER could maintain its reasonable, historical lack of concern towards flood-fringe development. This would display a semblance of integrity, fairness, and consistency.</p>	
<p>4.7 Amended LPP4 is a highly flawed document representing an overstepping of DWER’s official brief, which is to correctly map the floodplain, and into Town planning, on no sound basis. It has co-opted DFES into this quest and the Town’s autonomy is being ceded to these agencies under the policy.</p>	<p>Disagree. The role of DWER includes planning, policy and regulatory services. DWER provides advice on matters related to water regulation, not just floodplain mapping.</p>
<p><b>Additional Comments Following Submission</b></p>	
<p>4.8 Brian Bethune referred me your comment that , “The Town is happy to maintain the dialogue with you and DWER regarding the flood mapping, but that is a somewhat separate issue to the draft amended Local Planning Policy, which exists to guides the Town’s decision making (rather than that of DWER or DFES)”.</p> <p>I would make two points regarding this:</p> <ol style="list-style-type: none"> <li>1. The pejorative position against development in the floodway compared the flood-fringe, is highlighted by: <ol style="list-style-type: none"> <li>A. Their definitions pertaining to acceptance of development. It’s self-referential to discriminate on a basis of development acceptance without any foundation for discrimination.</li> <li>B. the lack of an item 6.3 (c) equivalent under Section 6.2. No sound scientific basis is provided for this omission in the draft policy.</li> </ol> </li> </ol>	<p>Noted.</p>
<p>4.9 Clearly, DWER’s hand in amended LPP4 is to entwine floodway mapping with town planning, i.e. the issues are NOT separate. I am most concerned that the Development Office (DO) turns a blind-eye to the lack of reason in DWER’s guidance of policy, requiring no data</p>	<p>Noted.</p>

<p>sufficient for its refusal to amend floodway mapping designed to impact on development. This is after the DO was presented with expert opinion (BMT) challenging the floodway mapping based on its very definition in the draft policy, and, quotations from DWER's communications with Brian that undermine its own evidence in the SAT (both were provided to the DO).</p>	
<p>4.10 2. The position that the Town will merely consider the advice of DWER/DFES and not <i>adopt</i> it is contrary to item 6.2 (a) and the whole tenor of the draft policy. The 'Have Your Say' link to the proposed amended LPP4 is currently <i>broken</i>. However, in the preamble section of that webpage, I recall that DWER/DFES's position is suggested as paramount in amending the policy.</p> <p>There have been government agencies, other than DWER/DFES, whose decisions/actions/advice the Town has rejected or opposed. It's unnecessary for the DO to adopt DWER/DFES's pejorative position towards floodway landowners in amending LPP4. That it is doing so is disturbing to any sense of fairness and justice. By the draft amended LPP4, ratepayers being treated as mere subjects in the exercise of power by agencies and the DO, deserving of no scientific rationale for policy affecting us.</p>	<p>In considering applications where land is outside the Swan and Canning Rivers development control area but abutting waters within the development control area, or likely to affect waters within the development control area, the Town is required to refer the application to the Swan River Trust (DWER) for comment before being determined by the local government. Where the Town disagrees with the advice of DWER, the application is required to be referred to the Western Australian Planning Commission (WAPC) for determination. Applications pertaining to land within the development control area are required to be determined by the WAPC only.</p> <p>As such, the Town loses the ability to determine applications where it does not follow the advice of DWER.</p> <p>The above is a requirement of the instrument of delegation under section 16 of the <i>Planning and Development Act 2005</i>.</p>
<p>4.11 Finally, I understand from Brian that you are awaiting a response from DWER regarding data supporting its floodway mapping. I expect that if you receive anything it will be to point to hazard parameters regarding Brian's lot, which BMT provided. Without making proper comparisons with lots in the flood-fringe, which BMT also provided, any discrimination between the floodway and flood-fringe based on hazard is completely vacuous. In any event, DFES has provided no definition of what it considers 'acceptable risk' other than to state, in the SAT, its opposition to any development in the floodplain that will lead to more people residing there. It's baffling that development in the flood-fringe, let alone the floodway, is deemed 'acceptable' in amended LPP4 without any statement regarding limits to this acceptability.</p>	<p>Noted.</p>

<b>5</b>	<b>Affected Property:</b> 165 West Road Bassendean	<b>Postal Address:</b> 165 (Lot 2) West Road BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
<p>Objection to the proposal.</p> <p>5.1 Dear Council, Thank you for the opportunity to comment. I am the current Chair of the Foreshore Environmental Action Group Inc. (FEAG) and this submission is on behalf of FEAG. Our comments are: 1. During and beyond the life of the Consultation, correct (updated) 1 in 100 year AEP flood level information ought to be made known and brought into line with the EMRC Swan and Helena Rivers Flood Study: Hydrology Final Report, Version 3, May 5, including, but not limited to for example from Villiers Street East to the Sandy Beach area from 2.5 m AHD to 3.8 m AHD, respectively approximately 1 m lower than prior to the 2016 Hydrology Report. Consequently, the 1/100 year flood levels prior to the 2016 Hydrology Report will also have dropped similarly and in some areas resulting in no longer being within a 'floodway'; and 2. Flood Signs secured to street poles throughout the Bassendean floodplain area ought to be removed and where an area is within a 'floodway' changed so as to represent correctly the current DWER accepted (lower) 1/100 year flood levels and wherever no longer able to be classified as being within a floodway', removed altogether. 3. FEAG believes the Draft Policy is onerous and unreasonably restrictive. 4. FEAG provides it's in principle support of the letter from Mr Craig Lucanus to Ms Shaw (September, 2020). Yours Sincerely, Colin Chapman FEAG Inc. Chair</p>		<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>

<b>6</b>	<b>Affected Property:</b> 165 West Road Bassendean	<b>Postal Address:</b> 165 (Lot 2) West Road BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
<p>Objection to the proposal.</p> <p>6.1 Hello, Donna and I believe that the first step in creating a Floodplain Management and Development policy is to get the facts correct regarding where the floodplain and flood fringe boundaries are. Accordingly, to provide the best service to the ratepayers of</p>		<p>Noted.</p>

	Bassendean, to encourage investment, more ratepayers via potential subdivision or the potential thereof and contentment amongst ratepayers, focus should be given to the following points:	
6.2	1. During and beyond the life of the Consultation, correct (updated) 1 in 100 year AEP flood level information ought to be made known and brought into line with the EMRC Swan and Helena Rivers Flood Study: Hydrology Final Report, Version 3, May 5, including but not limited to for example from Villiers Street East to the Sandy Beach area from 2.5 m AHD to 3.8 m AHD, respectively approximately 1 m lower than prior to the 2016 Hydrology Report. Consequently, the 1/100 year flood levels prior to the 2016 Hydrology Report will also have dropped similarly and in some areas resulting in no longer being within a 'floodway'; and	Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended should provided to DWER.
6.3	2. Flood. Signs secured to street poles throughout the Bassendean floodplain area ought to be removed and where an area is within a 'floodway' changed so as to represent correctly the current DWER accepted (lower) 1/100 year flood levels and wherever no longer able to be classified as being within a floodway', removed altogether.	Noted. The Town will investigate whether signage is consistent with DWER mapping.
6.4	We are also concerned the influence that DWER and DFES are having on TOB development applications as they appear to be coming from a "no development at any cost" mindset when the facts of lower 1 in 100 flood levels should be a dominating factor and the TOB should take more ownership of the priorities and motives behind floodway policy. Thanks for the opportunity to comment. Regards, Colin and Donna Chapman	In considering applications where land is outside the Swan and Canning Rivers development control area but abutting waters within the development control area, or likely to affect waters within the development control area, the Town is required to refer the application to the Swan River Trust (DWER) for comment before being determined by the location government. Where the Town disagrees with the advice of DWER, the application is required to be referred to the Western Australian Planning Commission (WAPC) for determination. Applications pertaining to land within the development control area are required to be determined by the WAPC only.  As such, the Town loses the ability to determine applications where it does not follow the advice of DWER.

<b>7</b>	<b>Affected Property:</b> 183 (Lot 636) West Road Bassendean	<b>Postal Address:</b> 365 Newcastle Street NORTHBRIDGE WA 6003
<b>Summary of Submission</b>		<b>Comment</b>
Objection to the proposal.		

7.1	<p>We refer to the draft amended <i>Local Planning Policy No. 4 – Floodplain Management and Development</i> ('LPP 4') currently being advertised by the Town of Bassendean (the 'Town') for public comment until 2 October 2020. Rowe Group acts on behalf of the landowner of Lot 636 (No. 183) West Road, Bassendean (the 'subject site') which falls within the policy area, and has been instructed to prepare a submission in relation to the proposed modified LPP 4.</p>	Noted.
7.2	<p>We note that the draft policy takes a position against any further development within the floodplain and incorporates provisions stating that subdivision and development resulting in an increase in the number of lots or dwellings within the floodway will not be supported by the Town.</p> <p>In this regard, we advise that our Client does not support the proposal and strenuously urges Council to not proceed with the policy as currently drafted. We provide the following information in support of the abovementioned position.</p>	Noted.
7.3	<p>The purpose of draft Local Planning Policy No. 4 – Floodplain Management and Development ('LPP 4') is to provide guidance in relation to acceptable forms of development or subdivision of land which is situated within the Swan River floodplain, and states the following objectives:</p> <ul style="list-style-type: none"> <li>- <i>To provide guidance on the permissible forms of development on flood affected land within the Town.</i></li> <li>- <i>To minimise the potential for loss of life and property damage due to floods.</i></li> <li>- <i>To conserve the floodplain environment and ensure that proposed development within the floodplain is compatible with the locality.</i></li> </ul> <p>Section 6.3 of LPP 4 states that subdivision and development that increases the number of lots or dwellings within the floodway is not supported (however it is noted that existing vacant sites are permitted to accommodate a single house).</p>	Noted.
7.4	<p>Our Client is not supportive of the policy in this regard and is of the view that subdivision within the floodway should be considered based on the merits of the</p>	Noted.

<p>proposal that can be reinforced by supporting material such as assessments relating to risk management and hydrological reporting. This is based upon the previous preparation of a Hydrological Assessment undertaken for the West Road area as part of the proposed subdivision of No.183 (Lot 638) West Road Bassendean. Further information on this aspect is detailed in the following sections.</p>	
<p>7.5 In response, we request that the draft LPP4 be modified as follows (deleted content in strikethrough, additional content in bold &amp; italic font):</p> <p><del>(a) Subdivision and development that increases the number of lots or dwellings within the floodway is not supported. In applying this provision, it is noted that existing, vacant sites are permitted to accommodate a Single House.</del></p> <p><i>(b) (a) The construction of a new dwelling within the floodway will only be supported where:</i></p> <p><i>(i) the finished floor level of habitable floor space of the new dwelling achieves a minimum of 500mm above the designated 100 year ARI flood level as determined by DWER.; and (ii) in the case of a new dwelling to replace an existing dwelling, the obstruction of the floodway caused by the new dwelling is no greater than the obstruction caused by the existing dwelling. (c) (b) In determining an application for <b>subdivision and/or</b> development within the floodway, consideration will be given to various emergency management issues, including, the likely depth of flood water, the likely velocity of flood water, the distance to higher ground, the potential for damage to property and infrastructure and the potential need for evacuation.</i></p>	
<p>7.6 Site Details. The subject site is situated in Bassendean and is boundary by West Road to the north west, residential lots to the north east and south west, and the Swan River to the south east. The subject site has a total area of 7,876m<sup>2</sup> and is situated within the Swan River floodplain area. Flood mapping available via the Department of Water and Environmental Regulation's ('DWER') "Floodplain Mapping Tool" shows the subject site as within the 'Floodway' of the Swan River.</p>	<p>Noted.</p>

<p>7.7 Previous Subdivision Application. On 17th April 2015 a Subdivision Application was lodged with the WAPC proposing a two (2) lot subdivision of the property (WAPC ref: 151792). The Plan of Subdivision proposed the creation of two (2) green title lots, together with a 426m<sup>2</sup> portion adjacent to the Swan River to be set aside for future acquisition as a Parks and Recreation Reserve under the Metropolitan Region Scheme. The application was refused by the WAPC on 23rd July 2015, primarily due to the property being located within the floodway of the Swan River which is applicable to all lots on West Road. An Application for Review was subsequently submitted with the State Administrative Tribunal ('SAT') on 20th August 2016. During the Mediation process, the Applicant prepared further supporting information including: a) Development plans for a single dwelling on each of the proposed lots, with the floor level and construction standard considerate of the potential highest known flood level; and b) A flood study by JDA Consultant Hydrologists to determine the impact of the proposed subdivision on the 1%, 4% and 10% Average Exceedance Probability (AEP) flood levels, previously referred to as the 100yr, 25yr and 10yr ARI, respectively. Copies of the material relating to items a) and b) above are attached.</p>	<p>Noted.</p>
<p>7.8 The above material was subject to review by the (then) Department of Water and the (then) Department of Planning, prior to the reconsideration of the application by the Statutory Planning Committee of the Western Australian Planning Commission in May 2016 where it was ultimately approved.</p> <p>We note that following granting of the subdivision approval, the proponent experienced a number of major life changing events which prevented the implementation of the subdivision approval within the specified timeframe. Whilst efforts were made to address the subdivision approval conditions, it was not possible to complete the process and the approval has since lapsed. Our office has subsequently resubmitted the subdivision proposal to the Department to reinstate the approval. Refer Attachment One – Development Plans and Attachment Two – Flood Study.</p>	<p>Noted.</p>

<p>7.9 Hydrological Assessment. As noted in the previous section, a Hydrological Assessment was prepared by JDA Consultant Hydrologists in February 2016. This assessment was completed to determine the impact on the 1%, 4% and 10% Average Exceedance Probability (AEP) flood levels, previously referred to as the 100yr, 25yr and 10yr ARI, respectively. It was undertaken in liaison with Mr Simon Rodgers from the (then) Department of Water, now the Department of Water &amp; Environmental Regulation.</p> <p>The flood modelling incorporated a pre-development model calibration with consideration given to flood studies undertaken in 1985 and 2008. Post development modelling scenarios were then prepared which illustrated the impact of the combined flood impact from the proposed subdivision. These two scenarios consisted of the following:</p> <ol style="list-style-type: none"> <li>1. The potential subdivision of all 9 Residential zoned lots within West Road;</li> <li>2. As per Scenario 1 but based upon an extended study area following discussion with the Department of Water, consisting of an extended study area which relates to all land to the south-west of the 2.0m AHD contour.</li> </ol>	<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>
<p>7.10 The results of the flood study were detailed in Section 4.3 and stated as follows: <i>“The filling of the floodway in both Scenarios 1 and 2 results in a maximum increase (relative to as existing flood level) in the 1% AEP flood level of 0.05m, which is within the DoW accepted definition of 0.15m associated with filling of the flood fringe. As such the filling of the floodway, as described in the report should be acceptable to DoW.”</i> Following review of the report by DoW and the (then) Department of Planning, prior to the reconsideration of the application by the Statutory Planning Committee of the Western Australian Planning Commission in May 2016 where it was ultimately approved. The findings of the Hydrological Assessment demonstrates that lots within West Road are capable of subdivision in accordance with the R5 density coding in a manner which would conform to the relevant standards of the Department of Water &amp; Environmental Regulation.</p>	<p>See comments on 11.9 above.</p>
<p>7.12 Town of Bassendean Local Planning Scheme No. 10 The Town of</p>	<p>Noted. Subdivision applications are determined by the WAPC, not the Town. The WAPC has the</p>

<p>Bassendean Local Planning Scheme No. 10 ('LPS 10') sets out the provisions for development and land use within the Town. Within LPS 10, the subject site is located within the 'Residential' Zone and has an applicable density coding of 'R5' as per the Residential Design Codes of WA (the 'R-Codes'). The R-Codes contemplate a minimum lot size of 2000m<sup>2</sup> for 'R5' coded residential development. The subject site has a total site area 7,876m<sup>2</sup>, and therefore has a development potential for subdivision into three (3) lots under LPS 10. It is fair and reasonable that landowners with lots capable of subdivision and development under LPS 10 should be able to use their land to its full development potential. Where a proposal can demonstrate minimisation and management of risk and hydrological impacts, landowners should be able to undertake development and subdivision within the floodplain.</p> <p>On this basis, our Client does not support the draft amended LPP 4 as it presents an unreasonable imposition on affected property owners through the loss of development potential.</p> <p>Furthermore, we note that under the current circumstances of COVID-19 and directive from the Minister for Planning, it would not be appropriate to add unnecessary constraints to landowners and further impede economic recovery and development.</p>	<p>ability to approve an application for subdivision that is inconsistent with the policy.</p>
<p>7.13 Previously Approved Subdivision. On 17 April 2015, a Subdivision Application was lodged with the Western Australian Planning Commission ('WAPC') proposed a two (2) lot subdivision of the subject site (WAPC Ref: 151792). The Plan of Subdivision proposed the creation of two (2) green title lots, proposing a minimum lot size of 2,000m<sup>2</sup> and an average lot size of 3,725m<sup>2</sup>. A 426m<sup>2</sup> portion of the subject site was also proposed to be set aside for future acquisition as a Parks and Recreation Reserve under the Metropolitan Region Scheme ('MRS').</p>	<p>Noted.</p>
<p>7.14 The application was refused by the WAPC on 23rd July 2015, primarily due to the property being located within the floodway of the Swan River which is applicable to all lots on West Road. An Application for Review was subsequently submitted with the State Administrative</p>	<p>Noted.</p>

<p>Tribunal ('SAT') on 20th August 2016. During the Mediation process, the Applicant prepared further supporting information including: a) Development plans for a single dwelling on each of the proposed lots, with the floor level and construction standard considerate of the potential highest known flood level; and b) A flood study by JDA Consultant Hydrologists to determine the impact of the proposed subdivision on the 1%, 4% and 10% Average Exceedance Probability (AEP) flood levels, previously referred to as the 100yr, 25yr and 10yr ARI, respectively.</p> <p>The above material was subject to review by the (then) Department of Water and the (then) Department of Planning, prior to the reconsideration of the application by the Statutory Planning Committee of the Western Australian Planning Commission in May 2016 where it was ultimately approved.</p>	
<p>7.15 On this basis, subdivision and development within the floodway ought to be considered by the Town where supporting hydraulic and risk management reporting can be provided to demonstrate that the proposal will not result in risk to people or property or the floodplain environment.</p>	<p>Noted. See comments on 11.2 above.</p>
<p>7.16 Summary. As outlined above, our Client is not supportive of the proposed modified LPP 4 advertised form and notes that the provisions relating the development and subdivision in the floodway and flood fringe do not present a fair and reasonable planning outcome for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposed LPP 4 presents an unreasonable imposition on affected property owners through the loss of development potential available through the current R5 density coding.</li> <li>- Further subdivision and development within the floodway should be considered on the merits of the proposal where supporting risk management and hydraulic reporting can demonstrate impacts to the floodplain environment and risk to people and property can be managed and reduced.</li> </ul> <p>We request that the Town's position with regard to subdivision and development within the floodplain be considered on a case by case basis and supported where it is demonstrated that risk to people, property and the environment is within</p>	<p>Noted.</p>

<p>acceptable levels. Accordingly, we request that the draft modified LPP4 be adopted subject to modifications to Section 6.3 as described within this submission.</p> <p>We trust the information contained within this letter assists your deliberations of the proposed Local Planning Policy No. 4 and thank you for the opportunity to comment.</p>	
--	--

<b>8</b>	<b>Affected Property:</b> 6 Barton Parade Bassendean	<b>Postal Address:</b> 6 (Lot 2) Barton Parade BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
<p>Objection to the proposal.</p> <p>8.1 Thank you for the opportunity to comment on development within food affected areas in the Town of Bassendean. I have been a resident of the Town for over 45 years and have witnessed first hand two 'foods' and many high water events in that time, including 'localised flooding'. As many of the staff and officers of the Town were not here to see these. I feel it is important to appreciate the various impacts of flooding within the Town, not just in terms of \$ value or insurance premiums.</p>		Noted.
<p>8.2 The ToB is located adjacent to the Swan River, and much of it is within the direct catchment. The Town also contains wetlands and watercourses (drains) which have been modified significantly since European settlement. The part of the Swan River flowing here is influenced by the broader (mainly agricultural) upstream catchments of the Avon River and Salt River, and also by tidal patterns. As such, rainfall (including both runoff &amp; infiltration and groundwater discharge) and tide combine at times to influence the levels and quality of water here. It is a complex relationship which can lead to unpredictable conditions in some weather events.</p>		Noted.
<p>8.3 The most recent flooding of summer 2017 was at the time considered a 1:5 yr event. This flooding was caused by a tropical low weather system – too weak to have been labelled a cyclone - dissipating and dumping large amounts of rainfall in the upstream catchments in the wheat belt as far away as Southern Cross. By the time the food water</p>		Noted.

	<p>reached Bassendean it carried with it silt, agricultural chemicals &amp; soluble nutrients, pathogens, pest species, weed seeds, large logs &amp; other navigational hazards and other assorted debris including a large round hay bale which became lodged under the Guildford Bridge.</p>
<p>8.4</p> <p>Numerous trees along the foreshore were uprooted by the force of the flow. As the water passed through the Town we saw it upend wheelie bins in parks, their contents mingling with this already polluted water. No doubt there were other unseen sources of contamination as the waters swirled around paddocks, sheds, yards and agricultural &amp; sewer infrastructure within the metro area. Meanwhile a high tide combined with these food waters to hold them back, causing the levels to increase further within the food fringe. Water was observed flowing upstream over the weir at Bindaring Park approx 25cm above the level of the walkway.</p>	<p>Noted.</p>
<p>8.5</p> <p>Following weeks saw a massive fish death resulting from the abrupt changes in salinity, turbidity, nutrient and pH. The environmental costs of such flooding are difficult to ascertain, but it is certain that efforts to control foreshore erosion can become futile in these cases.</p>	<p>Noted.</p>
<p>8.6</p> <p>It has been mentioned recently in a local paper that there have been 'no deaths' due to flooding within the ToB. The author would have been referring to human deaths. Although no people have actually died as a direct result of foods they have certainly been inconvenienced and no doubt also injuries and possibly illness have occurred. The human behaviours we witnessed (and some filmed) in the 2017 food were astonishing. For example:</p> <ul style="list-style-type: none"> <li>- Boats were seen driving at speed over the submerged jetties at Point Reserve</li> <li>- People were on the floating jetty at Success Hill Reserve, wading through thigh deep rushing waters to get there</li> <li>- Idiots (can I say idiots here?) were hooning around the flooded car park at Point</li> <li>- Reserve while young children were wading in the same opaque water. The waves caused by these vehicles were enough to knock over a small</li> </ul>	<p>Noted.</p>

<p>child. At this same park, children were using the swings &amp; slide in the playground which was deep in murky water – in recent times people have become more aware of basic hygiene and how risky this activity might be.</p> <ul style="list-style-type: none"> <li>- In Swan, a motor boat was observed roped to a swing set in a playground while the family picnicked on top of a park table.</li> </ul> <p>This is just some of the activity we saw. As the food waters began rising on a Saturday, by Sunday the Town was full of “food tourists” creating traffic havoc. On Monday, Town staff blocked vehicle access to the flooded areas after requests from residents.</p>	
<p>8.7 The question of whether or not developments should occur within the floodway and food fringe has been an ongoing debate, and is the reasoning behind the Town's 4A scheme, which sought to prevent inappropriate development within food prone areas of the Town. There has been a vocal handful of people with vested financial interests who seek to personally profit from developing within these environmentally sensitive areas. These people and their hired representatives have made depositions to the Council on many occasions lobbying for a relaxation on development controls so as to further their own monetary gain.</p>	<p>Noted.</p>
<p>8.8 The advice of the Department of Water and Environmental Regulation is that NO NEW BUILDING should occur within a Floodway, and that developments within the Flood Fringe will be assessed on a case by case basis. This does not concur with the Town's draft policy – see excerpts from both documents below*.</p>	<p>Noted. DWER's position on the draft policy is contained within this Schedule of Submissions.</p>
<p>8.9 I support the advice from DWER that no building occur within the Flood Way, and also note that of the Swan Coastal Plain's original wetlands and waterways almost all have been filled in or otherwise destroyed since European Settlement. Increasing ground levels within the Flood Fringe effectively has the same environmental impact as filling in swamps, and in the 21st Century we now know that this is a bad idea as it reduces the capacity of the environment to absorb and mitigate food impacts. I do not support the use of fill for ANY construction within the Flood Fringe for</p>	<p>Noted. Refer to 10.8 above.</p>

<p>this reason. The construction of framed buildings (stumped etc.) could be considered but only where the “non-habitable” areas of the building are under no circumstances used for the storage of hazardous goods (for example paints, cleaning products, pesticides, herbicides, automotive products etc) whether they be for household or commercial use.</p>	
<p>8.10 Until we improve agricultural practises in the wider catchment and implement Water Sensitive Urban Design and Urban Forest Strategies in our residential areas there will always be the potential for damaging flooding. With climate change resulting in less predictable and more extreme weather events, and sea level rise directly affecting the water level of the river and surrounding wetlands right here in Bassendean we have a responsibility to take this risk seriously and not allow inappropriate developments to occur within food affected areas.</p>	<p>Noted.</p>
<p>8.11 *From the ToB draft policy: 6. Policy Requirements. 6.1 General Subdivision and Development requirements for land within the Flood Fringe and Floodway (a) Electrical installations shall be installed so as to achieve a minimum 500mm clearance above the designated 100 year ARI flood level. (b) Minor additions and alterations to an existing dwelling where existing floor levels do not achieve a minimum of 500mm above the designated 100 year ARI flood level may be considered subject to consideration of any comments received from State Government agencies consulted in relation to the proposed development, including potential impact on river flows and emergency management. (c) Non-habitable outbuildings may be supported with a floor level of less than 500mm above the designated 100 year ARI flood level, subject to it being flood-proofed (electrical and structural) and designed to drain in the event of a flood. * From the DWER Flood Mapping Tool info panel: Development (i.e. filling, building) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase food levels upstream. No new buildings are acceptable within the floodway.</p>	<p>Noted. Refer to 10.8 above.</p>

**Support**

<b>9</b>	<b>Affected Property:</b> 47 North Road Bassendean	<b>Postal Address:</b> 47 (Lot 109) North Road BASSENDEAN WA 6054
Summary of Submission		Comment
<p>Support to the proposal.</p> <p>9.1 There should be more development of the large blocks on the east side of North Road which aren't impacted by the flood plain, there is no use for 4000 square metre blocks. Half the street on the east side of North Street was subdivided into 2000 sqm lots back in the 1990s then it was changed back to r5 which allowed no subdivision. Zoning should be a minimum R10 with 1,000 square metre lots to create some new construction and remove the 1950-1970s knock overs.</p>		<p>Noted that the submission has indicated support to the proposal, contrary to the content of the submission. The current R5 zoning requires a minimum lot size of 2,000m<sup>2</sup>.</p>

## Comment

<b>10</b>	<b>Affected Property:</b> 127A Whitfield Street Bassendean	<b>Postal Address:</b> 127A (Lot 62) Whitfield Street BASSENDEAN WA 6054
Summary of Submission		Comment
<p>Comment to the proposal.</p> <p>10.1 Thank you for the opportunity to comment. As the YourSay link seems broken but the webpage states the period is open to 2 Oct I am submitting these comments through this attachment to General Enquires Online route and also to the CEO.</p>		<p>Noted.</p>
<p>10.2 Definitions. Let's link the 1% AEP with the ARI to back up the Town's investment in the power pole labels. It is good the lines are marked on the poles but the information needs to be more consistently accessible.</p>		<p>Agreed. The definition has been updated in the draft policy.</p>
<p>10.3 Section 6. 6.1 does not seem to cover subdivision issues at all and raises expectations that it will be fine if those building specs are met. To be clear about the development potential of land in the Floodway I suggest swapping the order so that 6.3 becomes 6.1. 6.4 is important.</p>		<p>Noted. Subdivision applications are determined by the WAPC, not the Town.</p>
<p>10.4 General observation. I appreciate the beauty of reducing a 9 page policy to 3 pages but wonder where development applicants might otherwise be able to access the sound recommendations made in the existing policy 2, 3 &amp; 4?</p>		<p>All State and local planning policies are publicly available, and the Town can provide advice via pre lodgement written planning advice if requested. Determination of applications is based on the advice received from DWER, the Town can consider the inclusion of provisions</p>

	Probably not a good idea to rely on another agency to do this on our behalf over time. I think the Town needs to have its position on best practice to hand rather than rely on a generic response from others.	relating to environmental conservation. The Town is now proposing to revoke the Policy in any instance.
10.5	<p>Additional comments on the Floodway in the Town of Bassendean With respect to the Floodway I would like to see the Town:</p> <p>Be clear that it will not support net increase of fill in the Floodway.</p> <p>Lead by example with appropriate designs for developments within parks such as the Sandy Beach proposals for playgrounds and toilets.</p>	<p>Noted. Fill is considered development and would therefore trigger a development application, which would be referred to DWER for comment. The Town would make its assessment on the appropriateness of additional fill based on the advice of DWER and draft State Planning Policy 2.9 – Planning for Water Guidelines.</p> <p>In respect to the proposed nature based playground at Sandy Beach reserve, the playground has not been designed to be raised out of flood affected areas given it is not a habitable structure. The proposed toilets will be connected to deep sewer as an ATU system in flood affected areas is not considered best practise from an environmental perspective.</p>
10.6	<p>Structural weakness in the TPS. I have witnessed the issue of landowner's expectations vs. government policy on flood management repeat over a number of decades. This tension will inevitably continue while there is land zoned for residential purposes in the Floodway. Ideally, to eliminate the recurring pressure for its development, I support the state acquisition of private lots in the Floodway at the time they become available for sale. However, as such a stance is likely to cause a counter-productive backlash I do not expect Council to take that on, but feel compelled to air that possibility when the policy is being reviewed.</p>	<p>Noted. Given the land is already zoned ad largely developed for urban purposes, it is not considered appropriate to de-zone the land as a reserve. Appropriate mitigation measures can be included at the time of development to address flood risk (such as appropriate habitable flood levels).</p> <p>Further, the Town's local zones are required to comply with the zonings under the Metropolitan Region Scheme, which zones the subject land urban. The acquisition of private land is a matter for the State Government to consider when reserving land under the Metropolitan Region Scheme.</p>

<b>11</b>	<b>Affected Property:</b> 17 Ashfield Parade Ashfield	<b>Postal Address:</b> 17 (Lot 1116) Ashfield Parade ASHFIELD WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
<p>Comment to the proposal.</p> <p>11.1 I wish to make comment on a recent decision by Council to seek public comment relating generally to home subdivision development within the Town of Bassendean Floodway.</p> <p>I am aware residents and ratepayers who occupy existing homes within the Bassendean estuary floodway were entitled, under the Town's building codes, to subdivide their blocks of land if they met the criteria as set out under</p>		<p>The ability to subdivide has never been based on any Town documentation or the Building Code of Australia. Subdivision applications are determined by the Western Australian Planning Commission (WAPC), with the size of the lots created based on the minimum and average land area requirements of State Planning Policy 7.3 – Residential Design Codes.</p> <p>The Town's role in the subdivision process, along with other service agencies, is to provide advice on the proposed plan. The WAPC is not</p>

<p>these codes. In many cases our town's people based their financial and family future on this belief. They had an expectation that if they ever sought to subdivide, provided certain conditions were met, they could so. Generally, these would be single subdivisions accommodating family homes.</p>	<p>obligated to determine the application in accordance with the Town's or service agencies recommendations.</p>
<p>11.2 This expectation was removed arbitrarily as State Government authorities claimed additional homes would cause catastrophic flooding upstream because of the 'barrage' effect of these additional homes during times of flood. They were strident in this view offering no other objection. This view was, in principle, supported by the Town.</p>	<p>In considering development applications, the Town is required to determine applications in accordance with advice provided by DWER. Should the Town disagree with the advice provided by DWER, the Town is required to refer the application to the WAPC for determination. The WAPC is the determining authority for subdivision applications as noted in 9.1 above.</p>
<p>11.3 When this objection was shown to be invalid the same Government departments changed their objection which had been previously unspoken. The objection is based on a spurious claim that during times of flood the lives of residents and first responders would be placed in grave danger. To many, including me, this was a vindictive and adversarial bureaucratic reaction to their previous strident claims being rejected.</p> <p>It should be noted homes have been constructed within the affected area since before Bassendean existed as a Town. Periodic floods are a feature of estuary-side suburbs including Bassendean. To my knowledge of local history and according to local lore, no lives have ever been lost and homes have survived these flooding events. Indeed, in relatively recent time extensive civil works have been conducted to reduce the risk of flooding, including riverbed dredging and the excavation of a flood mitigation channel thereby forming Ron Courtney Island.</p>	<p>Noted.</p>
<p>11.4 It should be further noted that modern weather forecasting provides sufficient time for residents to activate their personal flood evacuation plans - similar to bush fire plans. The nature of the estuary and associated catchment precludes 'Flash' flooding as witnessed in other regions of Australia and any inundation would be well predicted and gradual.</p> <p>I believe the Town should permit single subdivision, provided any development meets modern flood compliant architecture requirements. The risk of</p>	<p>Noted. The WAPC is the determining authority for subdivision applications.</p>

doing so will be borne by the owners and their insurers.	
--	--

<b>12</b>	<b>Affected Property:</b> 8 Carnegie Road Bassendean	<b>Postal Address:</b> 8 (Lot 7) Carnegie Road BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
Comment to the proposal.		
12.1	I welcome the Town reviewing its LPP for floodplain management and development to ensure that the policy is consistent with the latest advice from the Department of Water and Environment Regulation, the Department of Fire and Emergency Services and any other relevant state or commonwealth government agencies.	Noted.
12.2	Under 5. Definitions: a. The terminology ARI has now been generally updated to AEP (Annual Exceedance Probability), with ARI of 100 years equivalent to AEP of 1%, as shown on recent installations by the Town on power poles in the floodplain, and that should be the terminology used throughout this document. b. The definition for Flood Fringe should be on the same hydrological base as Floodway, not in terms of being for allowable development, although that aspect can be included later in the document. c. A definition of "Electrical installation" should be included. This is referred to several times in the document but with no definition of what it means.	Agreed in part. The Town considers requirements contained in draft State Planning Policy 2.9 – Planning for Water and associated Guidelines will capture such requirements, and in addition, the Town can impose conditions on development approval that serve a planning purpose.
12.3	I support Section 6.2.	Noted.
12.4	I support Section 6.3. I believe that it is important that there be no intensification of development within the floodway. Such development is unwise because of its deleterious effects from social, environmental and economic points of view.	Noted.
12.5	I support Section 6.4.	Noted.

<b>13</b>	<b>Affected Property:</b> 6 Barton Parade Bassendean	<b>Postal Address:</b> 6 (Lot 2) Barton Parade BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>

<p>Comment to the proposal.</p> <p>13.1 This policy is concerned with areas of the Town Of Bassendean which are affected by flooding, but should also recognise that activities and developments in flood prone areas have impacts on areas both upstream and downstream which may be beyond the boundaries of the town. As such, this policy should defer to Government Departments which are responsible for advising on the suitability of developments within these zones. A 'whole of catchment' approach needs to be considered in order to make decisions on flood affected developments, rather than a single Local Council having the discretion. This really goes beyond the realm of Planning in terms of Local Town Planning. It is an issue of Sustainability in the broader context and even within the town should also be referred to those officers responsible for Sustainability and Conservation.</p>	<p>Agreed. The draft policy has been referred to relevant state government agencies.</p>
<p>13.2 As a member of 'Friends of Bindaring Wetland' I am conscious of the vulnerability of our local Conservation Category Wetland, and its connection to the river. This Flood Fringe wetland acts as a buffer during flood events, absorbing stormwater runoff from the catchment of the town itself but also from the Swan River catchment and tidal surges from 'downstream'. Its ability to do this effectively has already been compromised by inappropriate developments, mostly during the 20<sup>th</sup> century when fill was dumped in &amp; around the wetland to facilitate construction of housing and access roads. This will be further exacerbated by sea level rise and the predicted increase in extreme weather events.</p>	<p>Noted.</p>
<p>13.3 Future developments involving filling to increase ground levels will only make problems worse and increase the flood risk. I am supportive of building typologies which do not use fill to increase levels, such as framed construction. The Town of Bassendean could do more to encourage this type of construction in preference to slab on ground within the Flood Fringe, environmentally sensitive areas and where the soil type is clay or poor draining.</p>	<p>Noted. The design of residential development is controlled by State Planning Policy 7.3 – Residential Design Codes, which does not preclude the use of slab construction, regardless of location.</p>
<p>13.4 As to developments in the Flood Way – the purpose of the flood way is to allow for free movement and drainage of flood</p>	<p>Noted.</p>

<p>waters. Flood water can be fast moving and damaging to infrastructure and even vegetation in its path. It is foolish to allow buildings of any type in a Flood Way. Policy for any proposed works that affect the Floodway need to consistent across local government boundaries.</p>	
--	--

<b>14</b>	<b>Affected Property:</b> 55 Broadway Bassendean	<b>Postal Address:</b> 55 (Lot 769) Broadway BASSENDEAN WA 6054
<b>Summary of Submission</b>		<b>Comment</b>
Comment to the proposal.		
14.1	I am concerned that we continue to see some people here in the Town who still want to exploit the Floodway here in Bassendean.	Noted.
14.2	These land owners who want to increase the development on the land that they purchased knowing fully well that they had purchased land in the Floodway with the intent of having the flood plain line shifted down the track for what can only be described as serious financial gain, ignoring the ramifications of any potential flood that could take place that would not just impact on their property but other property owners who could be impacted by floods and serious insurance premiums and would create a real financial burden to other property owners.	Noted.
14.3	I am annoyed that every few years members of the community are forced to write submissions justifying why it's not ok to build in on the Floodway or that matter in flood effected areas, when property owners who might think it's a good opportunity to push their case to build on a Flood plain and Flood way because they see the government is keen to have any building construction taking place during this COVID-19 financial crisis is deplorable.	Noted.
14.4	I think when this Council and the State Government says No it can't be done, that in my opinion means No means No.	Noted.
14.5	I would urge this council to reject the idea that we can ignore the advice from the relevant government agencies and policy of the State Government that there could be some changes in any form to the current Local Planning policy No 4-Floodplain Management and Development	Noted.

policy. The policy should remain the same and not be changed is my view.	
--	--

## Agency Submissions

(It is noted that agency submissions were provided ahead of the advice received from DPLH and the draft State Planning Policy as outlined in the report).

<b>15</b>	<b>Affected Property:</b> Department Water and Environmental Regulation	<b>Postal Address:</b> Department Water and Environmental Regulation
<b>Summary of Submission</b>		<b>Comment</b>
Comment to the proposal.		
15.1	Thank you for providing the above referral for the Department of Water and Environmental Regulation (Department) to consider.  The Department has identified that the artificial insemination centre has the potential for impact on water values and management. While the Department does not object to the proposal, key issues and recommendations are provided below and these matters should be addressed:	
15.2	3. Policy objectives. Point b): the word minimises should be replaced with reduce.	
15.3	4. Application. The flood study was also endorsed by the Town of Bassendean and this should be included in the statement. The link should be removed to ensure the policy is not reliant on outside data sources.	
15.4	5. Definitions. Average Recurrence Interval (ARI) should be replaced with Annual Exceedance Probability: the probability of a flood event of a given size being equalled or exceeded in any one year, usually expressed as a percentage. All references to ARI should be updated accordingly.  Designated 1 % (1 in 100) AEP Flood Level: the peak vertical water level that would potentially occur during a 1 % AEP flood, as determined by the latest flood study endorsed by the Town of Bassendean and the Department of Water and Environmental Regulation.  Flood Fringe: the part of the floodplain outside of the floodway (see above) where proposed development is considered hydraulically acceptable but is subject to appropriate emergency management and building conditions to achieve adequate flood protection.  1 % AEP Floodplain: means the spatial area which will be affected by flooding in a 1% AEP flood event, as determined by the latest flood study endorsed by the Town of Bassendean and the Department of Water and Environmental Regulation.	
15.5	6.1 General subdivision and development requirements for land within the flood fringe and floodway. Point (a) should be replaced by the following text: An appropriate vertical separation (i.e. minimum habitable floor level), safe access and evacuation procedures and, where appropriate, the provision of an adequate waterway foreshore reserve must be demonstrated.  The previous point (a) should read: Electrical installations shall be installed so as to achieve a minimum 500mm clearance above the designated 1% AEP flood level, and be included as point (d).	
16.6	6.2 Subdivision and development requirements for land designated floodway. 6.2 should address subdivision and development in floodway, with section 6.3 addressing subdivision and development in the flood fringe. A third subpoint should be added that reads: Safe access and evacuation procedures exist to manage the risk of isolation during a major flood.	
15.7	6.3 Subdivision and development requirements for land designated flood fringe. The following subpoints should be added to point (b): (i) Safe access and evacuation procedures exist to manage the risk of isolation during a major flood and (ii) that the	

	finished floor level of habitable floor space of a new dwelling achieves a minimum of 500mm above the designated 1% AEP flood level. Point (c) should be removed.
15.8	6.4 Conditions on subdivision and development approvals. Consideration should be given to developments that propose to fill the land so that it is not flooded in a 1% AEP event.

<b>16</b>	<b>Affected Property:</b> Department Fire and Emergency Services	<b>Postal Address:</b> Department Fire and Emergency Services
<b>Summary of Submission</b>		<b>Comment</b>
Comment to the proposal.		
16.1	As a referral agency for Flood Advice DFES maintains the position that it does not support development within the 1% AEP Flood Plain that increases the risk to members of the community, emergency services of volunteers. This risk is determined from advice provided by DWER and in addition consideration of the AIDR Hazard Vulnerability Curves in relation to hazard to people and vehicles.	

For public comment



Department of Planning,  
Lands and Heritage



# Draft State Planning Policy 2.9 Planning for Water

August 2021

*Prepared under Section 26 Part 3 of the Planning and Development Act 2005*

#### Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© Western Australian Planning Commission

Published by the  
Western Australian Planning Commission  
Gordon Stephenson House  
140 William Street  
Perth WA 6000

Locked Bag 2506  
Perth WA 6001

Published August 2021

website: [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)  
email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)

tel: 08 6551 8002  
fax: 08 6551 9001  
National Relay Service: 13 36 77

This document is available in alternative formats on application to Communication Services.

# CONTENTS

[click to follow](#)

1	CITATION	1	7.6	Specific area measures: Peel-Harvey coastal plain catchment	6
2	POLICY INTENT	1	7.7	Specific area measures: Swan Canning river system	7
3	WATER IN WESTERN AUSTRALIA	1		DEFINITIONS	8
4	APPLICATION OF THIS POLICY	2			
5	POLICY OBJECTIVES	2			
6	POLICY OUTCOMES	2			
7	POLICY MEASURES	3			
7.1	General measures	3			
7.2	Environmental, social and cultural values	3			
7.3	Riverine flooding	4			
7.4	Infrastructure and supply	5			
7.5	Specific area measures: Public drinking water source areas	6			



## 1 CITATION

This is a State Planning Policy prepared under Part Three of the *Planning and Development Act 2005*. It may be cited as *State Planning Policy 2.9 Planning for Water*.

## 2 POLICY INTENT

To ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes.

## 3 WATER IN WESTERN AUSTRALIA

Water is a basic requirement of life. The health and wellbeing of the community, the environment and the economy are all dependent on water that is of sufficient quantity and quality. Groundwater, surface water and desalinated water support a wide range of ecological values and human use values such as drinking water, amenity, recreation, tourism, agriculture, fishing, aquaculture, mining, industry and cultural heritage.

Western Australia's water resources are vulnerable and subject to increasing pressure from factors that can affect both quality and quantity of water, as well as the values that depend on it. Climate change in Western Australia has already resulted in changes to rainfall patterns, increased temperatures and sea level rise, which has in-turn impacted the reliability and quality of our water resources. For example, decreased rainfall in the south west land division of the state is resulting in lower recharge to groundwater and surface water flows into waterways and reservoirs.

Land use change and development required to support a growing population can impact water resources through changes to hydrological regimes, ecological health, contamination, water demand, salinisation and eutrophication.

Planning plays an important role in responding to the pressures on water resources. This includes ensuring that future development is located adequately, serviced with appropriate wastewater, stormwater and groundwater management infrastructure and contributes towards the management of water quality and quantity, ecological health and the social and cultural values of water resources.

Future development will need to be supported by both drinking and non-drinking water supplies from a range of sources, including surface water, groundwater, desalinated seawater, treated wastewater, stormwater and rainwater and should be suited to the required purpose (that is 'fit-for-purpose').

For the foreseeable future, surface water and groundwater will continue to be the most cost-effective source of high-quality public drinking water. The protection of public drinking water source areas is essential to safeguard public health and retain these strategically important supply resources. The State Government has adopted an integrated land use and water resource management approach to protect public drinking water supplies, with an emphasis on the prevention of risks to water quality.

Development and water resource management are interrelated and need to be assessed and delivered in an integrated manner. Integrated water resource management is essential for the sustainable growth of our State. It provides an opportunity to respond to the pressures on water resources and enhance the values that depend on them. This includes improving the amenity, liveability and economic viability of our cities, towns and rural areas.

Integrated water resource management requires a whole-of-government approach. It involves a range of water, environmental, planning, health and economic legislation, policies and processes.



## 4 APPLICATION OF THIS POLICY

This policy and its guidelines outline how water resource management should be integrated into planning processes. For detailed guidance on the implementation and application of this policy, the policy is to be considered in conjunction with the policy mapping and the Planning for Water Guidelines (Guidelines).

This policy and its Guidelines apply to the preparation and assessment of proposals in relation to water resource matters, including regional and sub-regional frameworks, region and local planning schemes and scheme amendments, local planning policies, planning strategies, precinct plans, activity centre plans, structure plans, subdivision applications and development applications across Western Australia.

This policy applies only to proposals prepared and assessed under the *Planning and Development Act 2005*. This policy is not intended to apply to a single house on a single lot unless a significant water resource matter has been identified for the lot within a local planning scheme (e.g. sections 7.3, 7.5 and 7.7 of this policy).

The policy mapping includes:

- Public drinking water source areas
- Peel Harvey coastal plain catchment
- Swan Canning river system
- Sensitive water resource areas

The policy mapping is available online and can be viewed at [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au).

## 5 POLICY OBJECTIVES

The objectives of this policy are to:

- 5.1 Protect and improve the environmental, social, cultural and economic values of the State's water resources.
- 5.2 Protect public health and the long-term supply of good quality and affordable drinking water.
- 5.3 Manage the risk of riverine flooding to people, property and infrastructure.
- 5.4 Ensure the secure and sustainable supply, use and re-use of water resources.
- 5.5 Ensure future development is resilient to the water-related impacts of climate change.
- 5.6 Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.

## 6 POLICY OUTCOMES

The outcomes listed below specify the role of planning and development in contributing to the overall objectives of this policy. Due to the interrelated nature of water resources, each outcome may contribute to multiple objectives. The outcomes should be achieved through compliance with the policy measures. The outcomes may also provide a basis for policy evaluation.

### *Environmental, social and cultural values*

- 6.1 Planning and development maintains or enhances water quality and hydrological regimes to protect public health and support healthy ecosystems through the:
  - i. protection of sensitive water resources;
  - ii. protection of existing vegetation and/or restoration of cleared or degraded vegetation, preferably with endemic species;
  - iii. appropriate siting and management of land uses; and
  - iv. maintenance of natural flows in waterways, groundwater levels and inundation of wetlands to sustain aquatic and terrestrial habitats through the delivery of appropriate stormwater and groundwater management systems.
- 6.2 Waterways and wetlands have adequate foreshore areas and wetland buffers to protect, manage and conserve water quality and quantity, native vegetation, aquatic and riparian habitats, ecological linkages and associated biodiversity values.
- 6.3 Aboriginal and historic cultural heritage values of water resources are protected and, where appropriate promoted.



- 6.4 Planning and development maintains and enhances access to water resources where relevant.
- 6.5 Planning and development enhances amenity and sense of place associated with water resources, which in turn protects public health and increases resilience of the community.

#### *Riverine flooding*

- 6.6 Planning and development in and around flood prone land:
  - i. does not introduce unacceptable risk to people, property or infrastructure;
  - ii. does not impede the movement of or increase floodwater (upstream or downstream) in flood events; and
  - iii. reduces, where possible, the impact of flooding on people, property and infrastructure.

#### *Water use and infrastructure*

- 6.7 Water demand is minimised through water sensitive design, and the efficient use and re-use of water.
- 6.8 Development has access to, and contributes to secure, sustainable, and climate resilient water supplies. Where practical, this involves recycled water and/or other fit-for-purpose water sources.
- 6.9 Development connects to or provides for reticulated sewerage to protect public health, amenity and the environment and to minimise financial burden to future communities.

- 6.10 Onsite wastewater disposal is only provided where reticulated sewerage is not a viable option and where the associated risks are appropriately managed.
- 6.11 The construction of dams, crossings and rural drains does not adversely affect the environment, visual amenity, public health or other users (upstream or downstream) of the water resource.
- 6.12 Safe, resilient and effective stormwater and groundwater management systems adopt water sensitive design approaches to enhance amenity and protect environmental values.

#### *Public drinking water source protection*

- 6.13 Planning and development in public drinking water source areas maximises the long-term protection and management of water quality and quantity for public drinking water supply.

## **7 POLICY MEASURES**

### **7.1 General measures**

- a) Water resources should be considered at the earliest possible stage of the planning process and all subsequent stages in accordance with the Guidelines.
- b) Proposals are to be accompanied by sufficient information to demonstrate appropriate protection and management of water resources relating to relevant policy outcomes. The information provided should be in accordance with the Guidelines, which specify instances where a Water Management Report is required and what it must contain.
- c) Proposals and supporting information should be referred to relevant agencies and licensed water service providers in accordance with the Guidelines.
- d) Proposals should consider water resource related issues associated with climate change.
- e) Planning decisions (except development applications) should consider cumulative impacts on water resources. Where the cumulative impact is considered significantly detrimental, the proposal should not be supported.

### **7.2 Environmental, social and cultural values**

#### *Wetlands and waterways*

Proposals should, in accordance with the Guidelines:

- a) identify wetlands and their buffers and waterways and their foreshore areas and/or reserves;



- b) facilitate the transfer of wetland buffers and waterway foreshore areas to public ownership, where appropriate;
- c) retain and/or restore vegetation important for the long-term health of water resources within wetlands buffers and waterway foreshore areas with the restoration of vegetation should preferably using endemic species;
- d) where possible, maintain and restore ecological linkages;
- e) identify appropriate wetland buffers and foreshore areas to protect public health from mosquito borne diseases;
- f) identify and protect sensitive water resources;
- g) where possible, protect and enhance vegetation within sensitive water resource areas, in particular, deep-rooted native and endemic species; and
- h) ensure that land uses that have the potential to significantly alter the hydrological regime are managed to protect water resources and associated ecological and aquatic values.

### Water quality

Proposals should, in accordance with the Guidelines:

- i) minimise export of nutrient and non-nutrient contaminants entering water resources;
- j) avoid adverse effects on the natural and built environment and/or human health when undertaking subdivision and development of land containing acid sulfate soils or contaminated sites;

- k) be located on land where nutrient export to sensitive water resources can be effectively managed, when they involve:

- *agriculture - intensive* (particularly annual horticulture)
- *animal husbandry* – intensive
- *animal establishments or rural pursuits* involving stocking rates that exceed recommended stocking rates

Flexibility to this measure may be applied where the proposal is located within priority agricultural land. In areas where nutrient export cannot be effectively managed, closed agricultural systems are encouraged; and

- l) demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas and public drinking water source areas.

Local planning schemes and local planning policies should, in accordance with the Guidelines:

- m) include site-specific measures where relevant to manage the potential impacts on water quality and protect water resources.

### Social

Proposals should, in accordance with the Guidelines:

- n) maintain or enhance safe public access to water resources, except where at the detriment of ecosystem health and/or public drinking water source protection; and

- o) maximise opportunities for water in the landscape to enhance amenity, senses of place, liveability and contribute to urban greening and mitigation of urban heat.

### Cultural

Proposals should, in accordance with the Guidelines:

- p) identify, protect and, where appropriate, promote Aboriginal and other historic cultural heritage places and values.

### 7.3 Riverine flooding

The following measures apply to flood prone areas that are dominated by riverine processes. Coastal storm surge and other inundation associated with water bodies dominated by tidal processes is to be addressed in accordance with *State Planning Policy 2.6 State Coastal Planning*. Where there are any inconsistencies between this policy and the flood measures in Section 5.2 of *State Planning Policy 3.4 Natural Hazards and Disasters*, this policy shall prevail.

Proposals should, in accordance with the Guidelines:

- a) identify flood prone areas;
- b) not rezone, subdivide or propose additional development that intensifies land use within a defined floodway;
- c) maintain the free passage and temporary storage of floodwaters;
- d) incorporate minimum habitable floor level of 0.5 metre above the expected 1 per cent annual exceedance probability flood event (or alternative height above the defined flood event as defined in an endorsed floodplain development strategy);



- e) consider the flood risk management principles when replacing existing development within a floodway; and
- f) be informed by advice from the Department of Water and Environmental Regulation, if flooding is likely and no flood mapping exists.

## 7.4 Infrastructure and supply

### Water demand and supply

Proposals should, in accordance with the Guidelines:

- a) minimise future water demand by ensuring that development is designed to conserve and use water efficiently; and
- b) demonstrate secure, sustainable and fit-for-purpose drinking and non-drinking water supply for domestic consumption, public open space irrigation and industry. This should include consideration of future rainfall projections that incorporate climate change and, where a licence is required, within water allocation limits.

### Dams, crossings and rural drains

Proposals should, in accordance with the Guidelines:

- c) demonstrate that the dam, crossing or rural drain and their associated clearing and site works manage water resources appropriately and do not result in unacceptable off-site impacts.

Local planning schemes and/or local planning policies should, in accordance with the Guidelines:

- d) specify instances where the construction of dams, crossings and rural drains is exempt from development approval; and

- e) outline development requirements for dams, crossings and rural drains in response to local conditions.

### Stormwater and groundwater

Proposals should, in accordance with the Guidelines:

- f) ensure stormwater and groundwater management systems are designed and constructed in accordance with the *Decision process for stormwater management in Western Australia, Stormwater Management Manual for Western Australia and the Australian Rainfall and Runoff Guidelines*, and in consultation with the relevant water management agency and/or infrastructure manager(s);
- g) provide for the retention, detention, conveyance and treatment (where required) of stormwater and manage groundwater inundation, including treatment of groundwater discharges, while also protecting and enhancing environmental functionality, local amenity and liveability; and
- h) incorporate water sensitive design, in the early stages of the planning process. This should include setting aside sufficient land for drainage areas as part of an integrated stormwater drainage system.

### Wastewater

- i) Proposals are required to connect to or provide for reticulated sewerage where:
  - i. deemed reasonable;
  - ii. required on planning grounds; or

- iii. the decision maker determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources.

Refer to the Guidelines for details on the assessment of these criteria;

- j) Proposals for on-site wastewater disposal<sup>1</sup> may be considered where the decision maker is satisfied that:
  - i. reticulated sewerage is not required in accordance with measure 7.4(l) of this policy;
  - ii. the highest groundwater level is greater than 0.5m from the natural ground surface for rezoning proposals to create unsewered lots less than 1 hectare in size;
  - iii. each lot can accommodate on-site wastewater disposal in accordance with *AS/NZS 1547:2012 On-site domestic wastewater management* where relevant;
  - iv. the site requirements for on-site wastewater disposal outlined in the Guidelines can be met; and
  - v. development will be serviced by an appropriate on-site wastewater system that will manage risk to the environment and public health where relevant.
- k) Proposals are, in accordance with the guidelines, encouraged to incorporate the beneficial use and re-use of wastewater; and

<sup>1</sup> On-site disposal of trade waste to be managed in accordance with an industry regulation approval under the *Environmental Protection Act 1986*, where relevant.



- l) local planning schemes should in accordance with the Guidelines require the provision of reticulated sewerage where appropriate.

### 7.5 Specific area measures: Public drinking water source areas

In addition to all other measures contained in this policy, the following policy measures apply to public drinking water source areas that are constituted under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* (identified on the policy map of Public Drinking Water Source Areas). They may also be used for guidance within non-constituted drinking water source areas such as remote communities, mine sites and catchments identified as future public drinking water source areas.

The protection of public drinking water source areas and other sources of public drinking water should not be compromised. There is a presumption against development or land uses that pose an increased risk to public drinking water source areas.

Proposals should, in accordance with the Guidelines:

- a) be consistent with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*. Proposals inconsistent with this document should not be supported;
- b) identify public drinking water source area boundaries, priority areas, wellhead protection zones, reservoir protection zones and water off-take points (that is, reservoirs and abstraction bores);
- c) include measures to address risk to the drinking water resource. These measures should be incorporated into a Water Management Report where required;

- d) provide for connection to reticulated sewerage for all urban and industrial subdivision;
- e) where practical, maintain or increase native vegetation coverage to protect water quality; and
- f) be referred to the Department of Water and Environmental Regulation and the relevant licenced water service provider for advice, prior to making a determination on:
  - i. regional and sub-regional frameworks, region and local planning schemes and scheme amendments, planning strategies, precinct plans, activity centre plans and structure plans;
  - ii. subdivision applications that are inconsistent with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*; and
  - iii. development applications involving a use class that is: listed as 'incompatible', 'compatible with conditions', or not identified in *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*.

The Metropolitan Region Scheme (MRS) and corresponding local planning schemes should, in accordance with the Guidelines:

- g) include Priority 1 areas within the Water Catchment reservation;
- h) include Priority 2 areas within the 'Rural-Water Protection' zone (or equivalent); and
- i) identify Priority 3 and Priority 3\* areas as Special Control Area (or equivalent) in the local planning scheme.

Region schemes and local planning schemes outside the MRS area should, in accordance with the Guidelines:

- j) identify and protect public drinking water source areas (Priority 1, 2 and 3) as Special Control Areas.

Planning decisions involving the intensification of land uses in Priority 1 and 2 areas should be based on the following and in accordance with the Guidelines:

- k) there is a general presumption against the intensification of land uses;
- l) proposals will only be considered where the land is located in the MRS area and has been identified for development in the manner proposed through a strategic planning document prepared by the Western Australian Planning Commission (WAPC), such as a sub-regional planning framework or subregional structure plan; and
- m) planning decisions should give due regard to the detailed assessment of the associated risk to the drinking water source. Criteria to inform this assessment are provided in the Guidelines.

### 7.6 Specific area measures: Peel-Harvey coastal plain catchment

In addition to all other measures contained in this policy, specifically 7.2 water quality, the following measures apply to planning proposals in the Peel-Harvey coastal plain catchment (identified on the policy map of *Peel-Harvey Coastal Plain Catchment*).

Proposals should, in accordance with the Guidelines:

- a) have regard to the water quality objectives contained in *Environmental Protection (Peel Inlet – Harvey Estuary) Policy Approval Order 1992* for the Peel Harvey estuarine system;



- b) protect remnant vegetation and maintain or increase deep-rooted perennial vegetation coverage to improve water quality;
- c) protect and revegetate waterways and drains with endemic plant species to improve the values to the Peel-Harvey estuarine system and/or engineer and manage rural drains to reduce nutrient export; and
- d) manage nutrient export when they involve:
  - *agriculture – intensive*
  - *animal husbandry – intensive*
  - *animal establishments or rural pursuits* that exceed recommended stocking rates

In this regard:

- the use of closed agricultural systems is encouraged;
- there is a presumption against non-closed agricultural systems on sites with low or very low capability land for the intended land use or sites prone to nutrient export;
- in all other instances, applicants should demonstrate that nutrient export will be managed within acceptable levels.

Region and local planning schemes and local planning policies should in accordance with the Guidelines:

- e) identify the Peel-Harvey coastal plain catchment in scheme maps; and
- f) include specific provisions in scheme text to protect water resources.

### 7.7 Specific area measures: Swan Canning river system

In addition to all other measures contained in this policy, the following measures apply to planning proposals that are within the Swan Canning river system and that are wholly or partially within, abut the water or land of the Swan Canning Development Control Area (DCA) or are, in the opinion of the WAPC, likely to affect the waters of the DCA.

The Swan Canning river system refers to the catchment areas of the Swan, Canning, Helena, Southern and Avon (to Moondyne Brook) rivers. The DCA was established in the *Swan and Canning Rivers Management Act 2006* (both areas are identified on the policy map of *Swan Canning River System*).

Proposals should, in accordance with the Guidelines:

- a) maintain and enhance the natural ecosystem and hydrological functions of the river system, and demonstrate detrimental impacts have been mitigated;
- b) demonstrate a benefit to the community and a functional need to be located within the river and/or foreshore reserves, where the proposal is located on public land;
- c) maintain and enhance public access to and along the rivers and its foreshores, including through the establishment of foreshore reserves;
- d) consider the importance of the river as a strategic water transport network for commercial and recreational use;
- e) maintain and enhance the natural landscape character and sense of place of the river system;

- f) maintain and enhance views to or from the Swan Canning river system from public places;
- g) identify and protect Noongar and other cultural heritage places and values;
- h) protect, maintain or increase vegetation coverage (preferably with endemic species); and
- i) maintain or establish ecological and public open space linkages to the Swan Canning river system for wildlife habitat and movement and natural water flows.



## 8 DEFINITIONS

**Agriculture - intensive:** as per *Planning and Development (Local Planning Schemes) Regulations 2015*.

**Animal husbandry - intensive:** as per *Planning and Development (Local Planning Schemes) Regulations 2015*.

**Closed agricultural system:** a system of intensive agricultural production or animal husbandry where there is zero or minimal discharge of nutrient rich liquid or solids or non-nutrient contaminants to the immediate environment. Nutrient enriched liquid and solids waste and non-nutrient contaminants are removed from the property and disposed in an environmentally safe manner.

**Crossing:** a structure or works such as a ford or low-level crossing, culvert, causeway or bridge to allow a waterway to be crossed from one waterway bank to another by a track, road, pipeline or railway.

**Dam:** any artificial structure, barrier or levee, whether temporary or permanent, which does or could impound, divert or control water, silt, debris or liquid borne materials, together with its appurtenant (associated) works.

**Ecological linkages:** a series of (both contiguous and non-contiguous) patches which, by virtue of their proximity to each other, act as stepping stones of habitat which facilitate the maintenance of ecological process and the movement of organisms within, and across, a landscape.

**Flood prone area:** land susceptible to inundation by the probable maximum flood event. Generally used interchangeably with floodplain.

**Floodplain:** the area inundated in a flood event on a waterway, which may include the floodway and flood fringe areas. For land planning purposes, the one percent (1 in 100) Annual Exceedance Probability event is typically adopted.

**Floodway:** the area of land that would be affected by river flooding in a one percent (1 in 100) Annual Exceedance Probability flood event for a waterway. This area is generally a high flood risk area where floodwaters are flowing fast and deep.

**Flood fringe:** the area of land that would be affected by river flooding in a one percent (1 in 100) Annual Exceedance Probability flood event but not designated as floodway.

**Foreshore area:** the land that adjoins or directly influences a waterway. It is the area of transition between the edge of the waterway channel and the furthest extent of riparian vegetation, the floodplain and riverine landforms; or a negotiated area endorsed by the Department of Water and Environmental Regulation (and on the advice of the Department of Biodiversity, Conservation and Attractions where it relates to the Swan Canning Development Control Area).

**Foreshore reserve:** all or part of a foreshore area that is publicly owned and vested with a local government or State Government department. It may be reserved under a planning scheme, for purposes such as foreshore protection; or foreshore protection and public recreation.

**Guidelines:** refers to Planning for Water Guidelines.

**Groundwater:** the area of an aquifer in which all pores and fractures are saturated with water. Also known as water in the phreatic zone.

**On-site wastewater disposal:** disposal of wastewater within the boundaries of the freehold lot or survey strata within which the wastewater was generated.

**On-site wastewater system:** a wastewater treatment and disposal or reuse system that receives treats and applies wastewater to a land application area located within the boundaries of the freehold lot or survey strata within which wastewater was generated.

**Priority agricultural land:** as per *State Planning Policy 2.5 Rural Planning*.

**Priority areas:** Priority 1, 2, 3 and 3\* areas assigned by the Department of Water and Environmental Regulation to guide land use and management decisions in public drinking water source areas in accordance with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*.

**Protection zones:** wellhead protection zones and reservoir protection zones that surround drinking water off-take points assigned by the Department of Water and Environmental Regulation in accordance with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*.

**Public drinking water source area:** underground water pollution control areas, catchment areas and water reserves that are constituted under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*.

**Public health:** as per *Public Health Act 2016*.

**Reticulated sewerage:** a network of sewers and associated wastewater treatment plant managed by a sewerage service provider.



**Sensitive water resource areas:** areas in which development has the potential to affect water dependent ecosystems, natural waterways and estuaries, wetlands and selected coastal inlets and embayment that have been recognised at either the State or National level as having high ecological, social, cultural and/or economic values and are sensitive to contamination associated with land use and development. They include:

- a) estuary catchments on the Swan and Scott Coastal Plains;
- b) land that drains to and is within two kilometres of Irwin Inlet, Wilson Inlet, Torbay Inlet, Manarup Lagoon, Lake Powell, Princess Royal Harbour and Oyster Harbour;
- c) land that drains to and is within two kilometres of the estuarine areas of the following: Dampier Creek (Broome), Hill River, Irwin River (Mid West), Margaret River (South West), Murchison River, Hardy Inlet, Chapman River, Walpole-Nornalup Inlet, Wellstead Estuary and Greenough River;
- d) land that drains to and is within two kilometres of the following coastal embayments: Cockburn Sound, Coral Bay, Cowaramup Bay, Flinders Bay, Geographe Bay, Jurien Bay, Koombana Bay, Mangles Bay, Peaceful Bay, Roebuck Bay, Shark Bay (south of the northern tip of Peron Peninsula) and Warnbro Sound;
- e) land that drains to and is within one kilometre of other estuarine areas, except for portions approved by Government for uses such as ports;
- f) within one kilometre up groundwater gradient and 250 metres down groundwater gradient of a significant wetland; or where the groundwater gradient is unknown or seasonably variable within one kilometre of the significant wetland;

- g) habitats of specially protected water dependent fauna and the area within one kilometre of groundwater dependent threatened ecological communities and groundwater dependent priority ecological communities; and
- h) wild rivers catchments.

Site specific assessments undertaken during the planning process may identify additional significant water resources.

The sensitive water resource area boundaries are identified on the policy map of *Sensitive Water Resource Areas* and may be refined through higher resolution mapping in accordance with the definition provided above.

**Sewage:** any kind of sewage, faecal matter or urine, and any waste composed wholly or in part of liquid.

**Significant wetland:** include Ramsar wetlands and those listed in the Australian Government's Directory of Important Wetlands in Australia; wetlands categorised as Conservation Category in the Department of Biodiversity, Conservation and Attraction's Swan Coastal Plain wetlands dataset, wetlands listed in the South Coast Significant Wetlands dataset, other endorsed wetland dataset and other wetlands that have been identified for protection during the land planning process.

**Stormwater:** water that flows over ground surfaces and in natural streams and drains, as a direct result of rainfall over a catchment. Stormwater consists of rainfall runoff and any material (soluble and insoluble) mobilised in its path of flow.

**Trade waste<sup>2</sup>:** any wastewater, discharged from a business or industry, aside from that which comes from staff amenities or office facilities.

**Wastewater:** sewage, and does not include stormwater, surface water or ground water of a type that is ordinarily drained from land as part of the provision of a drainage service. This includes trade waste.

**Water resources:** includes watercourses, waterways and their estuaries, inlets and floodplains, wetlands, groundwater, surface water, stormwater and drainage. A water resource includes all aspects of the water resource, including water, organisms and other components and ecosystems that contribute to the physical condition and ecological health of the water resource.

**Water service provider:** a company, non-governmental organisation or other person providing water services under and in accordance with the *Water Service Act 2012*.

**Waterway:** any river, creek, stream or brook, including its foreshore area or reserve, floodplain, estuary and inlet. This includes systems that flow permanently, for part of the year or occasionally; and parts of the waterway that have been artificially modified.

**Wetland:** an area of seasonally, intermittently or permanently waterlogged or inundated land, whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland and sumplands.

**Wetland buffer:** an area of terrestrial land immediately surrounding a wetland that provides spatial separation between the wetland and adjacent land use(s).

<sup>2</sup> On-site disposal of trade waste to be managed in accordance with an industry regulation approval under the *Environmental Protection Act 1986*, where relevant.



Department of Planning,  
Lands and Heritage



For public comment

Draft

# State Planning Policy 2.9

## Planning for Water Guidelines

For the implementation of State Planning Policy 2.9

Planning for Water

August 2021

#### Acknowledgments

The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps. DPLH gratefully acknowledges the support and assistance of consultants Urbaqua Land and Urban Water Solutions in the development of this document.

#### Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the  
Western Australian Planning Commission  
Gordon Stephenson House  
140 William Street  
Perth WA 6000

Locked Bag 2506  
Perth WA 6001

Published August 2021

website: [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)  
email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)

tel: 08 6551 8002  
fax: 08 6551 9001  
National Relay Service: 13 36 77

This document is available in alternative formats on application to Communication Services.

In partnership with:



When gazetted, the new SPP 2.9 and this Guideline will replace the following policies and guidelines:

1. *State Planning Policy 2.1 Peel-Harvey Coastal Plain Catchment*
2. *State Planning Policy 2.2 Gnangara Groundwater Protection*
3. *State Planning Policy 2.3 Jandakot Groundwater Protection*
4. *State Planning Policy 2.7 Public Drinking Water Source Policy*
5. *State Planning Policy 2.9 Water Resources*
6. *State Planning Policy 2.10 Swan-Canning River System*
7. *Better Urban Water Management*
8. *Government Sewerage Policy*
9. *Government Sewerage Policy Explanatory Guidelines*

# CONTENTS

click to follow

1.	INTRODUCTION	1	6	ENVIRONMENTAL, SOCIAL AND CULTURAL VALUES	23	9	PUBLIC DRINKING WATER SOURCE AREAS	50
1.1	Purpose of these Guidelines	1	6.1	Wetlands and waterways	23	9.1	Key concepts and assumptions	50
1.2	How to use the Guidelines	1	6.2	Sensitive water resources	27	9.2	Integrated water resource management and water source protection	51
1.3	Supporting documents	1	6.3	Water quality	28	9.3	Region and local planning schemes	51
1.4	Integrated water resource management	3	6.4	Aboriginal and historic cultural heritage	31	9.4	Considerations for proposals and decisions	52
2	GUIDING PRINCIPLES	4	7	RIVERINE FLOODING	33	9.5	Assessing land use intensification risk to drinking water resources	54
3	ADDRESSING CLIMATE CHANGE	5	7.1	Identifying flood prone land	33	10	PEEL-HARVEY COASTAL PLAIN CATCHMENT	55
4	ADDRESSING CUMULATIVE IMPACT	6	7.2	Identifying flood information in local planning instruments	34	10.1	Considerations for proposals and decisions	55
5	WATER MANAGEMENT REPORTS	8	7.3	Planning and development in flood prone land	35	10.2	Local planning schemes	57
5.1	Water Management Report types	8	8	INFRASTRUCTURE AND SUPPLY	37	11	SWAN CANNING RIVER SYSTEM	58
5.2	Regional Water Management Report	11	8.1	Water demand	37	11.1	Considerations for proposals and decisions	58
5.3	District Water Management Report	11	8.2	Water supply and alternative water sources	37	12	ROLES AND RESPONSIBILITIES	61
5.4	Local Water Management Report	13	8.3	Dams, crossings and rural drains	38	12.1	Landowners/proponents	61
5.5	Subdivision and Development Water Management Report	16	8.4	Stormwater management	39	12.2	Local governments	61
5.6	Process for preparing a Water Management Report	17	8.5	High groundwater	40	12.3	Department of Planning Lands and Heritage (DPLH)	62
			8.6	Catchment drainage planning	41	12.4	Department of Water and Environmental Regulation (DWER)	62
			8.7	Wastewater	42			



12.5 Environmental Protection Authority (EPA)	62	Figure 3: The protection of wetlands and coastal areas adjacent to and beyond this study area are a critical component of district planning	14	APPENDIX A – EXAMPLE OF AN INTER-DISCIPLINARY TEAM	64
12.6 Department of Biodiversity, Conservation and Attractions (DBCA)	62	Figure 4: The ultimate (top) and interim (bottom) stormwater management system layouts for this site show an increased level of detail for the initial stages of a proposed development	15	APPENDIX B – REGIONAL WATER MANAGEMENT REPORT	66
12.7 Department of Primary Industries and Regional Development (DPIRD)	63	Figure 5: The hydrological system (DWER 2004 to 2007)	19	APPENDIX C – DISTRICT WATER MANAGEMENT REPORT	68
12.8 Department of Health (DoH)	63	Figure 6: Flood events terminology	33	APPENDIX D – LOCAL WATER MANAGEMENT REPORT	72
12.9 Western Australian Planning Commission (WAPC)	63	Figure 7: Flood criteria and terminology	34	APPENDIX E – SUBDIVISION AND DEVELOPMENT WATER MANAGEMENT REPORT	76
12.10 Water service providers	63	Figure 8: Swan Canning Development Control Area (DCA) determination process for development applications	59	APPENDIX F – SITE REQUIREMENTS FOR ON-SITE WASTEWATER SYSTEMS	79
FIGURES		TABLES			
Figure 1: The WMR and planning instrument hierarchy	9	Table 1: Water Management Reports (WMR) to inform land use planning in Western Australia	10		
Figure 2: The combined influences of riverine flooding downstream of this study area and a large upstream drainage catchment needed to be understood to ensure that adequate flood protection is given to the proposed development as well as existing land uses	13	Table 2: Minimum lot sizes	45		



# 1 INTRODUCTION

The Guidelines should be read in conjunction with the *State Planning Policy 2.9 Planning for Water* (SPP 2.9).

## 1.1 Purpose of these Guidelines

The Guidelines provide support for decision-making authorities, planners, landowners/proponents and referral agencies to implement SPP 2.9. Specifically, they assist in:

- i. determining appropriate land use planning practices in relation to water resources across Western Australia;
- ii. specifying the requirements to be met at each stage of the planning process; and
- iii. ensuring that necessary water resource management measures are incorporated into land development.

## 1.2 How to use the Guidelines

These Guidelines provide guidance on satisfying the requirements of SPP 2.9 policy measures. Specifically, the information provided seeks to inform the planning and development approvals processes, including key concepts, considerations for proposals as well as supporting information and resources.

In accordance with measure 7.1(b) of SPP 2.9, a Water Management Report (WMR) is required in most, but not all instances, to demonstrate the appropriate protection, management and use of water resources. The type of WMR to accompany proposals should correspond to the relevant planning decision. Appendices B, C, D and E provide guidance on the preparation and contents of a WMR and how water resources should be considered at each stage of the planning process. This is achieved by identifying the various actions and investigations required to support the planning decision being made.

## 1.3 Supporting documents

Implementation of SPP 2.9 is supported by several documents, policies and guidelines produced by other Western Australian State government agencies with a responsibility for water resource management. Key documents include, but are not limited to:

- i. *Decision Process for Stormwater Management in Western Australia* (Department of Water and Environmental Regulation (DWER), 2017).
- ii. *Stormwater Management Manual for Western Australia* (the former Department of Water (DoW), 2004-2007).
- iii. *Environmental Factor Guideline - Inland Waters* (EPA, 2018).
- iv. *Water Resource Considerations When Controlling Groundwater Levels in Urban Development* (DoW, 2013).





- v. *Draft Specification Separation Distances for Groundwater Controlled Urban Development* (IPWEA, 2016).
- vi. *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016) and other water quality protection notes prepared by DWER.
- vii. *Guideline for the Approval of Non-Drinking Water Systems in Western Australia* (DoW, 2013).
- viii. *Public Parkland Planning and Design Guide WA* (Government of Western Australia, 2014).
- ix. *Swan Canning River Protection Strategy* (Department of Biodiversity, Conservation and Attractions (DBCA, 2015).
- x. Corporate Policy Statement No. 42: Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area (DBCA, 2016) and other Swan Canning planning and development policies, guidelines, plans and procedures prepared by DBCA. *A methodology for the Evaluation of Wetlands on the Swan Coastal Plain, Western Australia* (DBCA, 2017).
- xi. Operational Policy: Identifying and Establishing Waterway Foreshore Areas (DoW, 2012).
- xii. *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (Agriculture WA (Van Gool, D; Angell, K; and Strange, L), 2000).
- xiii. *Water monitoring guidelines for better urban water management strategies and plans* (DoW, 2012).

- xiv. DWER regional water plans, water quality improvement plans, water supply plans and strategies, water allocation plans, drinking water source protection reports, drainage and water management plans, river action and recovery plans and floodplain mapping.
- xv. *National Water Quality Management Strategy - Australian Drinking Water Guidelines* (National Health and Medical Research Council, 2011, updated 2018).
- xvi. *Local Government Guidelines for Subdivisional Development* (IPWEA, 2017).
- xvii. *Australian Standard AS/NZS 1547 On-Site Domestic Wastewater Management* (Standards Australia/New Zealand Standard, 2012).
- xviii. *Environmental Guidance for Planning and Development – Guidance Statement 33* (EPA, 2008).
- xix. *A Guide to Managing and Restoring Wetlands in Western Australia* (the former Department of Environment and Conservation, 2012).
- xx. *Australian Disaster Resilience Guideline 7-3 Flood Hazard* (The Australian Institute of Disaster Resilience, 2017).

### 1.3.1 Mapping and data

SPP 2.9 and Guidelines are supported by interactive maps available online at [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au). This mapping identifies areas where geographical specific provisions of SPP 2.9 apply, including:

- i. Public drinking water source areas (PDWSA), priority areas and protection zones;
- ii. Peel-Harvey coastal plain catchment;

- iii. Swan Canning river system and Swan Canning Development Control Area; and
- iv. sensitive water resource areas.

Other useful sources of geographic data include:

- v. DataWA's Shared Land Information Platform (SLIP) via [www.data.wa.gov.au](http://www.data.wa.gov.au);
- vi. Local Government IntraMaps (on individual websites);
- vii. Australian Government's National Map;
- viii. DPIRD's natural resource information (NRInfo) mapping;
- ix. WALGA's LGmap;
- x. DWER mapping tools, including floodplain mapping and Perth groundwater map;
- xi. clearing controlled land under the *Country Areas Waters Supply Act 1947*;
- xii. waterways management areas under the *Waterways Conservation Act 1976*; and
- xiii. proclaimed groundwater areas, surface water areas, rivers and irrigation districts under the *Rights in Water and Irrigation Act 1914*.



## 1.4 Integrated water resource management

Integrated water resource management is defined as:

*A process which promotes the co-ordinated development and management of water, land and related resources in order to maximise the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems (Global Water Partnership, 2000).*

It includes the management of all water resources including sustainable drinking and non-drinking water supplies; stormwater, groundwater and wastewater management; flood and inundation risk management; and protection of water quality and water-dependent ecosystems. Integrated water management should be applied in planning and development decision-making to ensure that the environmental, social, cultural and economic values of water resources are recognised and maintained. To achieve this, all water-related matters across the planning framework are consolidated and included in the requirements of SPP 2.9.

Water Sensitive Design (WSD) helps to deliver integrated water resource management. Historically referred to as Water Sensitive Urban Design, WSD is a planning and engineering approach that incorporates elements of the water cycle into the design of towns and cities. Its relevance extends beyond urban zoned land and has evolved to apply to a wide range of zones and land uses, including *industrial, recreation, tourist* and *rural residential*. WSD outcomes also support the vision of water sensitive or waterwise places that are cool, liveable, green and sustainable, places where people want to live, work and spend their time.

The key principles that support WSD, which are to be incorporated into development where appropriate, are to:

- i. provide protection from flooding (1 in 100 (1 per cent) annual exceedance probability (AEP) flood event);
- ii. maximise water use efficiency and facilitate fit-for-purpose water sources including water reuse;
- iii. minimise runoff and manage rainfall/stormwater as close to source as possible;
- iv. mimic and enhance natural systems;
- v. retain and restore wetlands and waterways;
- vi. minimise pollution inputs and outputs in flows and in receiving environments;
- vii. protect the quality of water that is draining from development;
- viii. create fit-for purpose, safe and sustainable water management systems; and
- ix. ensure that economic, social and cultural values of water resources are recognised and maintained.



## 2 GUIDING PRINCIPLES

The following principles provide the contextual framework for the implementation of SPP 2.9. They should be used to guide the proponent in the preparation of a WMR and for the decision-maker to acknowledge when considering water resource matters and making decisions in relation to planning and development.

### 1. Outcome-focused decision-making

Discretion in planning and development decision-making should focus on achieving the policy outcomes of SPP 2.9.

### 2. Early consideration

Water resources are identified and addressed from as early as possible in the planning process and at all subsequent stages. Water resource considerations should not be deferred if they are likely to pose significant issues that will become more difficult to resolve at subsequent planning stages.

### 3. Site-responsive solutions

Investigations and consideration of water resources should respond to only those identified issues relevant to the site, the potential impacts of activities undertaken on the site and impacts from or to the surrounding water resources. Proposed water management measures should be tailored to local and site-specific attributes.

### 4. Risk management

The nature and scale of the required information, investigation or response provided should be commensurate with the significance of the water resources and the level of risk the proposed planning activity could create.

### 5. Evidence-based decision-making

Planning decisions are supported by reliable, current and accurate evidence to objectively assess water resource matters. Where preliminary investigations suggest an enhanced level of risk to the environment, community or water resource is evident, more detailed investigations may be required.

### 6. Collaboration

The preparation and assessment of water management reports should draw on all relevant disciplines through an integrated and collaborative approach to ensure all stakeholder interests and objectives are understood and considered.

Early engagement with State and local government, assessing authorities, regulators, service providers, industry bodies and the community (where appropriate) is encouraged.

### 7. Precautionary principle

The presumption against approving further strategic planning proposals, subdivision and development applications or intensification of land uses where there is a lack of certainty that the potential for significant adverse impacts can be adequately avoided, mitigated or managed in the opinion of the decision-maker.

### 8. Intergenerational equity

Planning and development decisions should consider the needs of future generations.



### 3 ADDRESSING CLIMATE CHANGE

SPP 2.9 encourages proposals to adapt to the predicted impacts of climate change in relation to water resources. Managing the impacts of climate change is essential for the sustainable management of our State's water resources. Climate change impacts should be addressed in the consideration of water resource matters and, where applicable, reflected in the WMR.

Timely consideration of climate change impacts on infrastructure will help produce infrastructure that is more resilient, adaptable and ultimately reduce future costs. For example, it may reduce the need for expensive retro-fits to infrastructure or the construction of new infrastructure to respond to climate change impacts.

Changes to Western Australia's climate, including rainfall, temperature, evaporation and extreme weather events, influences the availability and quality of water resources as described below:

1. reduced rainfall across the South-West land division has:
  - a. reduced groundwater and surface water availability for non-drinking water supplies to irrigate green spaces;
  - b. increased climate independence of drinking water supplies;
  - c. increased the need to fully consider water conservation and supplementary water supplies for non-drinking water uses;

- d. impacted on water quality due to changing quantity and quality of inflows or exposure of acid sulfate soils due to falling groundwater levels;
  - e. impacted on water-dependent fauna, flora and ecosystems, for example increasing the importance of dry season refuges for aquatic fauna and/or changing their location; and
  - f. increased the need to consider the migration or passage of aquatic fauna;
2. increasing frequency of heatwaves that may result in increasing water demand and greater need for green spaces and temperature- mitigating designs;
3. sea level rise, which may increase estuarine and riverine flood levels, groundwater levels and the potential for salt water intrusion into groundwater and surface water resources;
4. changes in the frequency and magnitude of extreme weather events that may alter the frequency and extent of flooding and droughts;
5. increasing water temperature, which lowers oxygen levels and increases the risk of algal blooms and fish kills; and
6. increasing the bushfire risk posed by native vegetation that is important for protection of water resources.

Further advice is available via DWER's website, including the *Report card of climate change and Western Australian aquatic ecosystems* (National Climate Change Adaptation Research Facility 2011) and *Climate change adaptation briefing note 3: Planners* (National Climate Adaptation Research Facility 2011).



## 4 ADDRESSING CUMULATIVE IMPACT

Cumulative impacts are the interactions or compounding effects of one or more impacts, including past, present and (reasonably) foreseeable future pressures. Planning decisions should consider the cumulative impacts of development and land uses may cause significant and/or detrimental impacts on water resources.

The consideration of cumulative impacts takes into account the compounding effects of direct, indirect and consequential impacts over time. In many instances, individual subdivision or development proposals will not have a significant impact on water resources if appropriately managed. However, over time and where further intensification of development or a proliferation of similar proposals in the surrounding area occurs, the cumulative impact may significantly affect the water quality, quantity, physical condition and ecological health of water resources. The consideration of cumulative impacts will vary depending on the water resource issue relevant to the site and the type and scale of proposed development. No single approach to cumulative impacts can satisfy the often-unique circumstances surrounding a particular area or proposal.

Cumulative impact consideration has numerous benefits to the environment and the community. Within the land planning and development context, it is a necessary consideration to ensure that all proposed development within a particular area can occur because the cumulative impact of doing so has been factored into the decision. It can assist in avoiding the scenario where most of the permitted development occurs, but the remaining proposals may become more constrained and difficult

to deliver due to the cumulative impact of the previous development now representing a significant constraint (for example, drainage or flooding).

Cumulative impacts should particularly be considered at the regional and district levels of planning (such as the preparation and amendment of strategies and schemes). It is a complex and difficult task to determine the extent and analysis of cumulative impacts and therefore identifying and understanding cumulative impacts is a shared responsibility, requiring consultation with other stakeholders, particularly DWER. Consideration of cumulative impacts is required at subdivision if not already considered through zoning or structure planning. Cumulative impacts should not be considered a reason for refusal at the development approval stage.

Cumulative impact consideration will not be relevant for all planning and development decisions and should be undertaken only where there is the likelihood of significant impacts from more than one proposal. Considerations should be 'fit for purpose' and adapted to the site-specific circumstances faced. In the majority of circumstances, it will likely be a qualitative assessment of any potential cumulative impacts. In more limited circumstances, the potential cumulative impacts may require additional technical information to support a decision. The relevant information should be included within the WMR as part of the planning and water resource context.

In planning decisions, the decision-maker considers cumulative impacts at a strategic level as a four-stage process:

- i. Determine the spatial area for which the impact could occur, inclusive of areas that may in the future be considered for intensification or a change in land use. Depending on the nature of the affected water resource(s), the area will vary.
- ii. Determine the potential extent of development that may result in a cumulative impact, inclusive of areas that may in the future be intensified. This will be based on the lot sizes, zoning and any other relevant planning instruments.
- iii. Evaluate the overall impact of such development. In most instances the evaluation will be qualitative.
- iv. Decide on appropriate actions. For example, if the cumulative impact is considered significant, it may not be appropriate to support the proposal. This may involve refusing the strategic proposal or amending the proposal to reduce the cumulative impact (e.g. smaller land area rezoned).

For example:

1. A proposal to rezone an area of rural land to the urban zone. The area subject to the proposal has a major rural drain traversing the site that serves a broader catchment area. If insufficient land is set aside to allow for future upgrades to the rural drain, there is the potential for the rezoning and ultimate development of the area to constrain land use planning in the broader catchment area. The decision-maker should, in consultation with DWER, consider the cumulative impact of any land use and development changes to the broader catchment area and the potential impacts on the area subject to the rezoning proposal.



2. A proposal for a small subdivision (and resulting development) has the potential to impede the movement of flood waters along a small section of a waterway with the spatial area involving a small number of adjoining lots. Within this area, there is the potential for five additional buildings to be constructed that may have the potential to impede water flow in a flood event. The decision-maker should consult with DWER to understand the likely cumulative impacts and factor this into their decision.

3. A subdivision proposal in PDWSA involves the creation of lot sizes that are smaller than recommended in *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (WQPN 25). The decision-maker should, in consultation with DWER, consider the cumulative impact on the PDWSA if the larger area was to be subdivided and developed in a similar manner when making a decision.



Consistent with the guiding principle for risk management in section 2 of these Guidelines, the nature and scale of a cumulative impact assessment should reflect the significance of the water resource(s) and the level of risk from the proposal(s), including risks to intergenerational equity.



## 5 WATER MANAGEMENT REPORTS

A water management report (WMR) is a document which addresses all water-related matters relevant to a planning proposal. A WMR is required in most, but not all instances, to demonstrate the appropriate protection, management and use of water resources. The proponent is responsible for preparing a WMR to support their proposal, in accordance with measure 7.1(b) of SPP 2.9. The information contained within a WMR should demonstrate achievement of the SPP 2.9 outcomes.

In line with the Guiding Principles in section 2, the content of the WMR will depend on the level of planning process and the characteristics of the site of the proposed development. The WMR does not need to be a lengthy or complex document, however, all water resources relevant to the site and surrounds (including cumulative and downstream impacts) need to be addressed. In addition, the information provided in the WMR, should appropriately correspond with the level of risk to and from water resources from the planning activity.

**For proposals with minimal water management matters, a separate WMR may not be required, instead the relevant information can be contained as a section of a larger planning report. Where there is no planning report that is accompanying the application, the relevant information may be submitted in an alternative format to the satisfaction of the decision-making authority.<sup>1</sup>**

Where required, site-specific advice regarding existing data, investigations, documents and modelling should be sought from DWER, water service providers and/or the relevant State government agencies and local government, where necessary. Where requested by a decision-making authority, DWER will also provide advice regarding the adequacy of each WMR as part of the planning referral process (refer to Table 1 for WMR approval authority).

Consultation with all relevant agencies, service providers and affected infrastructure/land owners/managers is necessary to seek advice on key matters and to develop proposed management strategies. Therefore, establishment of a multidisciplinary project team (refer to Appendix A) is recommended.

The composition of the multi-disciplinary team depends on the land use change being proposed. For example, a WMR for rural and agricultural development will require expertise from a broader range of disciplines such as agricultural science, animal science, horticulture, irrigation design, soil survey and land capability assessment. This will facilitate a greater understanding of any competing objectives and provide an opportunity to optimise outcomes.

### 5.1 Water Management Report types

The type of WMR required should correspond to the relevant planning instrument as shown in Figure 1 and further explained in Table 1. It is recognised that not all proposals will fit neatly within the WMR and planning instrument hierarchy. In this instance, the WMR will need to consider the information requirements of each level that the proposal fits into.

Additional guidance on the preparation of a WMR is provided in sections 5.2 to 5.6 and Appendices B, C, D and E.

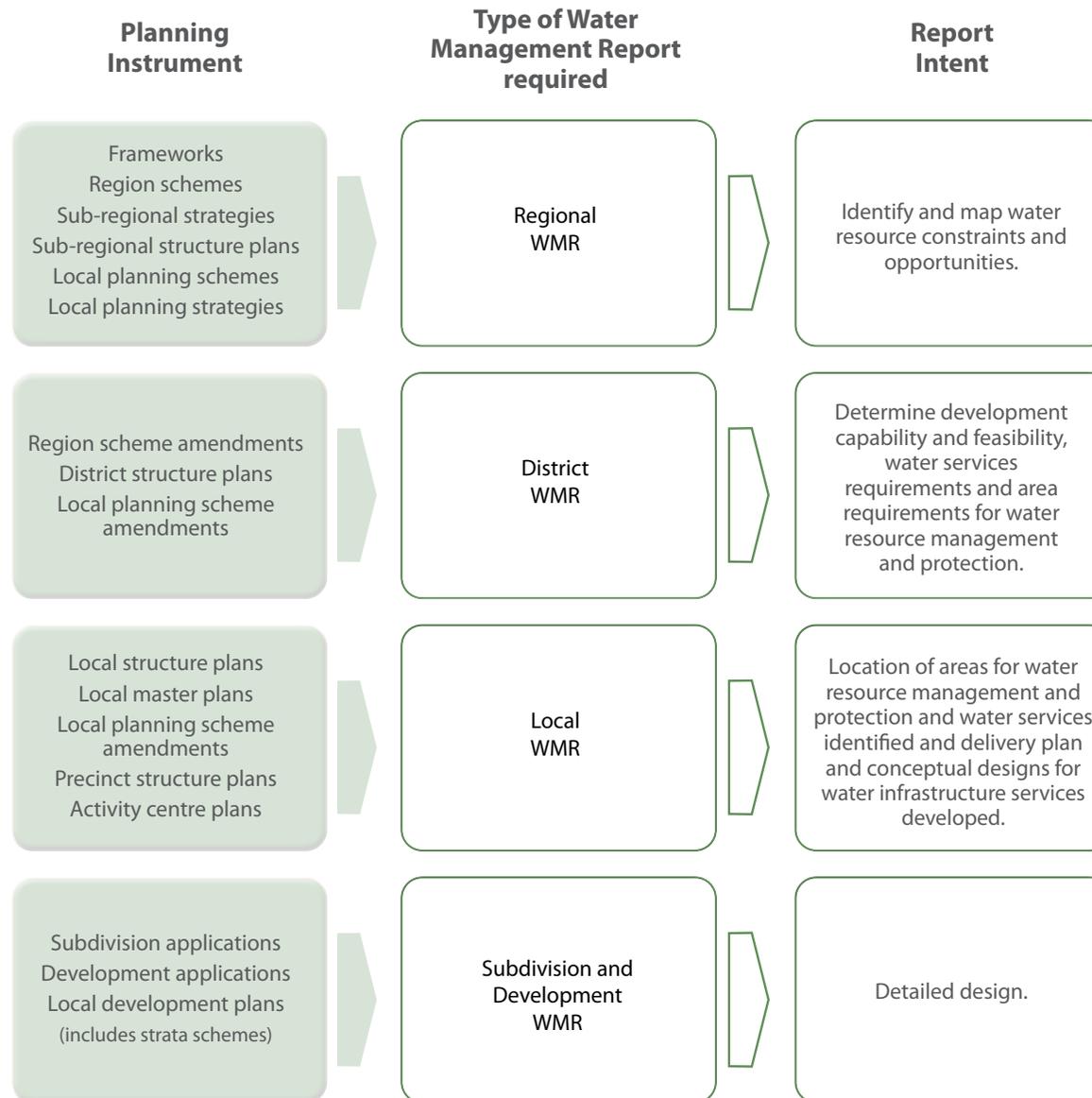
The consideration of water resources should not be deferred to later stages of the planning process. By the time a project has been through regional, district and local structure planning processes, water resource issues should be adequately addressed and should not require resolution at the subdivision or development application stage where there are greater limitations to resolving them.

In addition, where no or limited pre-existing information is available site-specific investigations may be required. The cost and time needed to undertake these investigations should be identified early and factored into project schedules.

<sup>1</sup> 'Decision-making authority' is defined as the WAPC, local government or other 'responsible authority' defined under the *Planning and Development Act 2005*.



**Figure 1: The WMR and planning instrument hierarchy<sup>2,3</sup>**



Note: If the previously approved WMR specifically states that there is sufficient information and the proposal complies with the previously approved WMR, a further WMR is not required.

<sup>2</sup> It is recognised that classifying the local planning strategy and local planning scheme as district level tools may cause confusion. However, separating this broader level of planning from the more local planning that occurs via local structure plan is the more important characteristic.

<sup>3</sup> Strata schemes also extends to leaseholder strata and survey-strata development.



**Table 1: Water Management Reports (WMR) to inform land use planning in Western Australia**

Planning stage/ instrument	Likely proponent	Notes	Type of WMR	Further Information	Responsibility for approval
Frameworks, Region schemes, Sub-regional strategies, Sub-regional structure plans	State Government	Regional WMR may be informed by State Strategies or a water supply strategy	Regional WMR	section 5.2 Appendix B	WAPC with endorsement of WMR from DWER
Local planning schemes, Local planning strategies	Local government	WMR can be presented as a water management section in local planning scheme and/or strategy document and/or a stand-alone document	Regional WMR	section 5.2 Appendix B	WAPC with endorsement of WMR from DWER
Region scheme amendments	State Government/ local government/ landowner/developer	A region scheme amendment proposal (including the rezoning to or lifting of urban deferred land)	District WMR*	section 5.3 Appendix C	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s)
District structure plans	State Government/ local government/ landowner/developer		District WMR*	section 5.3 Appendix C	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s)
Local planning scheme amendment	Local government/ landowner/developer	If a local planning scheme amendment is concurrently being proposed with a region scheme amendment or local structure plan, a combined WMR can be developed as long as water resource information is adequate for both planning instruments	District WMR*	section 5.3 Appendix C	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s)
Local structure plans, precinct structure plans, master plans and activity centre plans	Local government/ landowner/developer		Local WMR*	section 5.4 Appendix D	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s <sup>4</sup> )
Subdivision, development, local development plans and strata scheme applications	Landowner/developer	If the approved WMR for the preceding planning level states that there is sufficient detailed information to support the current planning level, and the proposal is consistent with the previously approved WMR <b>and</b> the site will be connected to services including drinking water, wastewater and drainage systems and all relevant policies and design requirements can be satisfied, a WMR is not required.  Condition of subdivision to be applied requiring detailed design to be in accordance with endorsed WMR and/or connect to services above.	Subdivision and Development WMR*	section 5.5 Appendix E	WAPC with endorsement of WMR from Local Government, or Local Government (where they are the decision-maker) with the advice from DWER where requested

\* If the previously approved WMR specifically states that there is sufficient information and the proposal complies with the previously approved WMR, a further WMR is not required.

<sup>4</sup> Where the local government is not the decision maker they must support the Local WMR prior to finalisation the more important characteristic.



## 5.2 Regional Water Management Report

Regional level planning is generally “high level” strategic planning, which provides a broad scale framework for development of an area in the medium to long term (five to thirty plus years). As outlined in Figure 1, regional land use planning is usually facilitated by the preparation of a regional strategy or regional structure plan. These strategies provide the broad framework for planning at the regional and sub-regional level, and the strategic context for local planning schemes and region schemes.

A Regional WMR will generally be prepared by State Government and may cover more than one local government area. A Regional WMR for a local planning scheme or a local planning strategy will be prepared by local government.

The WMR report should be attached as an appendix and summarised in a chapter of the regional/sub-regional structure plan or strategy or in the local planning scheme or strategy. The Regional WMR should be developed in consultation with the relevant State government agencies, local government(s) and infrastructure managers/owners and be referred to DWER for endorsement prior to WAPC approval.

A Regional WMR is required to identify water resources, drinking and non-drinking water supplies and other issues for management which can be used to underpin planning controls in region and local planning schemes. This includes, at an appropriate scale, the identification and mapping of water resources, source of drinking water and non-drinking water, areas of catchment flooding and seasonal inundation, depth to groundwater, opportunities for alternative water supplies and infrastructure co-location.

The main water management questions a Regional WMR will need to answer include:

- i. Where are water resources, PDWSA and sensitive water resource areas located?
- ii. Where is future land use change likely and what impacts will this have for water resources management?
- iii. What types of development are the areas suitable for in the context of water resources?
- iv. What is the water availability in the area (existing or potential alternative sources)?
- v. What water resource and infrastructure asset protection measures are needed?
- vi. What water services/infrastructure may be needed (for example public drinking water, reticulated wastewater systems and plants, and managed drainage systems)?
- vii. What water matters need to be resolved in future planning?

The information used to develop a Regional WMR is likely to include the collation and analysis of existing information and mapping, consideration of policy, guidelines and legislation, broad water resource requirements, a fatal flaw assessment and summarised expectations of water resource issues to be managed. The requirements for preparation of a Regional WMR are outlined in Appendix B.

## 5.3 District Water Management Report

A District WMR is prepared by a proponent to demonstrate that the land can support the proposed development and how the appropriate water resource protection and management outcomes will be delivered. The District WMR should expand on and/or address the matters identified in the Regional WMR (if one exists) and/or the Drainage and Water Management Plan<sup>5</sup> (if one exists). The District WMR should also identify, in more detail, land areas required for water management.

Region scheme amendments are always required to be informed by a District WMR. District structure plans are required to be informed by a District WMR unless a Regional WMR provides sufficient detail. The decision-maker will refer a District WMR to DWER for endorsement, in close consultation with the relevant local government(s), State government agencies and infrastructure managers/owners prior to WAPC assessment of the planning proposal.

The main water management questions a District WMR will need to answer include:

- i. What are the sources of public or private drinking water and non-drinking water for the development?
- ii. Where are water resources, PRDWSA and sensitive water resource areas located?
- iii. Is the land and water resources capable of supporting development without adversely impacting the water resources on the site?

<sup>5</sup> Prepared by DWER.



- iv. What areas are required for water management and protection and what is left for development?
- v. How will drinking and non-drinking water supplies and services be provided for?
- vi. Will the proposed development have an impact on upstream, downstream or adjacent land users?

Where appropriate, the District WMR must identify land to be set aside for water resources, major infrastructure (natural and constructed) and areas of Aboriginal or other heritage value. This includes, wetlands and their buffers, waterways and their foreshore areas or reserves, living stream corridors, discharges and groundwater subsoil discharges, floodwater storage areas, flow paths for major flooding and major water supply/sewerage infrastructure (such as pump stations and treatment plants) and their buffers. This information should be 3D-modelled where appropriate. The requirements for preparation of a District WMR are outlined in Appendix C.

The District WMR should identify and evaluate the water demands, water sources and delivery options for drinking and non-drinking water. If drinking water is unavailable from an existing drinking water supply network, the WMR should demonstrate the technical viability and financial sustainability of establishing a drinking water supply, including infrastructure planning (refer to section 8.2).

If non-drinking water is unavailable from groundwater or surface water resources, the WMR must identify technically viable and financially sustainable alternative non-drinking water source options (refer to section 8.2).

Consultation with the water service provider and local government who will supply the proposed development should also be undertaken as early as possible.

### 5.3.1 Crossing local government boundaries

A coordinated approach should be undertaken between local governments, proponents and consultants when preparing a District WMR that is located across or adjacent to local government boundaries. Responsibilities for implementing the District WMR must be clearly defined and ensure that the requirements of both local governments can be met for key issues such as flood management and infrastructure provision.

### 5.3.2 Fragmentation of land ownership

Land ownership is likely to be fragmented in an area of district size. Decisions will need to be made about who bears the costs and who coordinates studies. Some ways of dealing with these circumstances include a coordinated approach by several landowners or proponents, or coordination by local governments, with an agreed mechanism or arrangement between landowners for funding the study, such as through a development contribution scheme.

### 5.3.3 Broader catchment planning considerations

A District WMR must always consider water resources and associated risks to and from the development at a catchment scale, even when the catchment (surface water, groundwater and/or flood) extends beyond the planning area. More information on catchment drainage planning is provided in section 8.6.

Critical considerations that are likely to require information gathering and/or modelling of the proposal area and broader catchment include:

- i. flood levels and floodplain areas;
- ii. incoming upstream surface water flows and downstream discharges;
- iii. regional groundwater flows and levels;
- iv. sensitive water resource areas;
- v. waterways and their foreshore areas and wetlands and their buffers;
- vi. surface water and groundwater management and their interactions;
- vii. anticipated demand for and availability of fit for purpose water demands;
- viii. pre/post development topography;
- ix. adjoining tenure and land uses;
- x. other pre-existing land planning approvals; and
- xi. water supply and wastewater infrastructure need to support development and protect the environment.

The decision to undertake modelling or other investigations outside of the planning area must take into consideration the site and its surrounding water resources. For example, a site located within the catchment of a wetland will need to consider the potential impact to the wetland from development practices which may include clearing, filling and draining the land, changes to groundwater quality and levels, and changes to surface water flows, quality and timing, noting that the wetland's surface and sub-surface catchments may have a significant spatial extent. Certain activities, such as the taking of water for public open space irrigation, may need to be restricted in these areas or managed closely, depending on the location. This could trigger the need for alternative water sources for public open space irrigation.



Similarly, a site adjacent to a drain or waterway that receives flow from a large external catchment must consider the spatial extent of land required to manage incoming and outgoing flood flows without increasing the flood risk of the general area.

Figures 2 and 3 provide examples of where consideration of factors outside the immediate planning area have been critical to the successful development of the WMR.

#### 5.4 Local Water Management Report

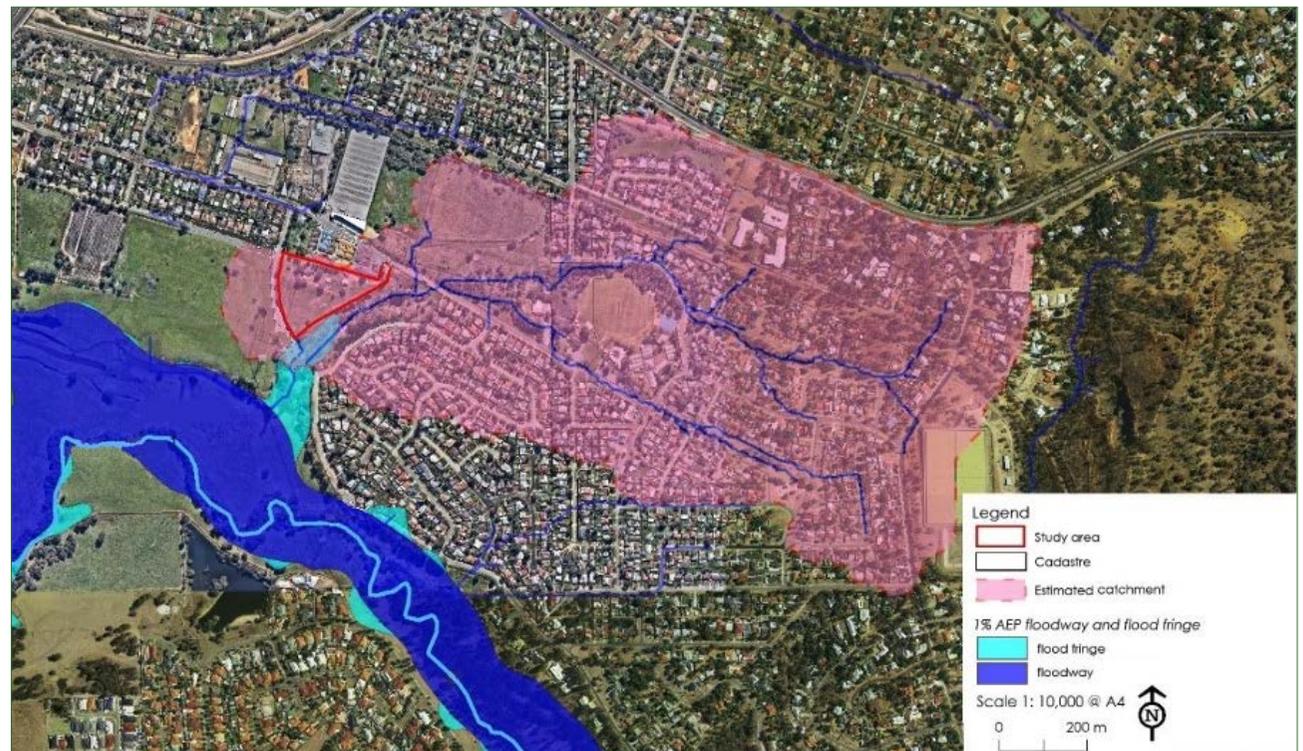
A Local WMR is prepared by a proponent to demonstrate feasibility of the water management systems and strategies with conceptual plans and designs that are proposed for implementation through detailed design and development. The Local WMR should expand and/or address the matters identified in the District WMR (if one exists) and identify in more detail land areas required for water management.

A local structure plan or precinct structure plan (including masterplans and activity centre plan) is required to be informed by a Local WMR unless a District WMR exists and provides sufficient information.

The decision-maker will refer a Local WMR to DWER for endorsement, in close consultation with relevant State government agencies (DBCA and DPIRD for instance) and the relevant local governments(s) prior to WAPC consideration of the planning proposal. Where the local government is not the decision-maker they must support the Local WMR prior to finalisation.

Lodgement of a local structure plan or precinct structure plan (including masterplans and activity centre plans) is typically the first major milestone of a design process that responds to site conditions to locate public open

**Figure 2: The combined influences of riverine flooding downstream of this study area and a large upstream drainage catchment needed to be understood to ensure that adequate flood protection is given to the proposed development as well as existing land uses**



spaces, set out lot and road layouts, as well as design the necessary systems and infrastructure that will service the future proposed land uses. Consequently, water planning as part of the concept design is a critical element of this process and requires a preliminary design of 'whole of development' water management systems/strategies to guide future detailed designs.

The Local WMR must confirm the feasibility of the preferred water supply sources and where possible, delivery arrangements. This includes sources of water which are available to meet the expected water demand for drinking and non-drinking uses. To determine the availability of groundwater and surface water on the site



and to identify any potential sources of water, consultation with DWER is recommended. Consultation with the water service provider who will supply the proposed development should also be undertaken as early as possible.

The main water management questions a Local WMR will need to answer include:

- i. How will water be managed within the development? Demonstrate proof of concept (that is, providing a short synopsis of a certain method or idea(s) to demonstrate its feasibility and set controls for subsequent planning stages).
- ii. How much land is needed for water management and protection and where will it be located including areas for treating the quality of stormwater and groundwater subsoil discharges, wetland buffers and waterway foreshore areas, protection zones, flood storage areas and major flow paths?
- iii. Who will deliver services (water, sewer and water for public open space), where will the services be located, are these services secured and when will they be provided?

**Figure 3: The protection of wetlands and coastal areas adjacent to and beyond this study area are a critical component of district planning**





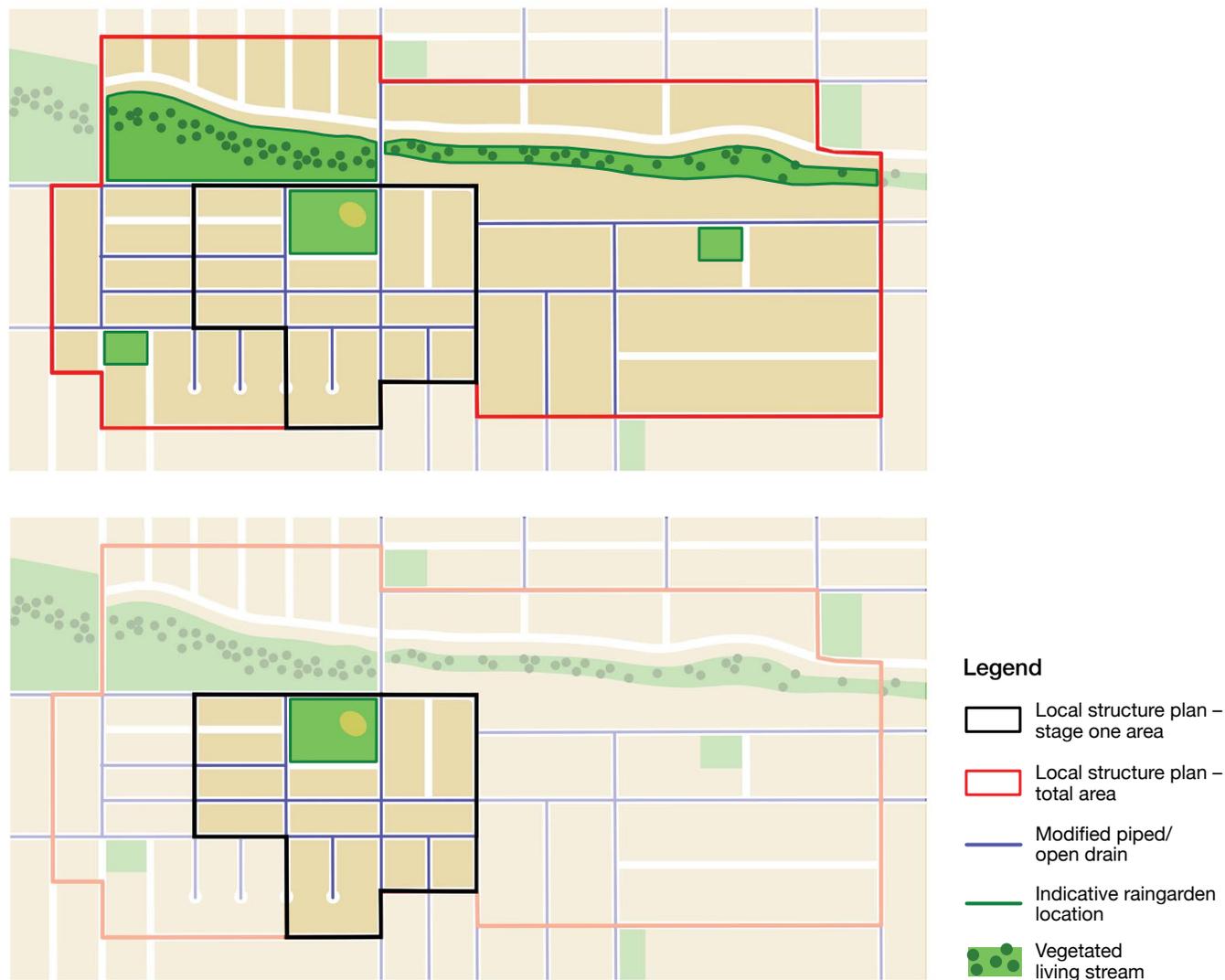
Where a local structure plan or precinct structure plan is amended, and these changes may have an impact on water management and protection, the Local WMR must be updated to explain the impact of these changes. This may include changes to residential density, drinking and non-drinking water sources, amount of flood storage area, proximity of development to sensitive water resource areas, waterways and their foreshore areas and wetland and their buffers. The requirements for preparation of a Local WMR are outlined in the Appendix D.

#### 5.4.1 Planning considerations for staged developments

A Local WMR is required to address the entirety of the proposal area and provide enough detail to demonstrate feasibility of the water management systems and strategies, water supplies and acceptability of water resource protection. For multi-stage developments it is reasonable to provide differing levels of detail for the various stages. The first stage of the development will act as a 'template' for subsequent stages, demonstrating street and lot scale systems, while still providing critical information for major elements of the design at a broader scale for the whole structure plan area.

Figure 4 is an example of stormwater management systems for a staged development.

**Figure 4: The ultimate (top) and interim (bottom) stormwater management system layouts for this site show an increased level of detail for the initial stages of a proposed development**





## 5.5 Subdivision and Development Water Management Report

A Subdivision and Development WMR is required to demonstrate in detail that all water matters within or impacting on the site will be appropriately managed.

1. A Subdivision and Development WMR **will not** be required where:
  - a) the site will be connected to services including drinking water, wastewater and drainage systems to the satisfaction of the service provider, and all relevant policies and design requirements can be satisfied;
  - b) there is an approved WMR (usually Local WMR) which provides guidance for development of the site, confirms that no further WMR is required and the proposal doesn't significantly differ from the approved WMR<sup>7</sup>; **and/or**
  - c) sufficient information has been provided, to the satisfaction of the decision-maker, which demonstrates that the proposal is unlikely to impact upon or be impacted by further water systems or water resource planning.
2. A Subdivision and Development WMR **may** be required when lodging a subdivision or development application, in any of the following instances (only where it has not been addressed in an earlier stage of the planning process):

- a) no prior approved WMR has been prepared that is relevant to the specific subdivision or development;
- b) a prior approved WMR exists but provides insufficient detail to properly inform detailed design;
- c) where the proposal deviates from the requirements of a previously approved WMR;
- d) the proposal is impacted by any published floodplain mapping or contains areas designated as 'floodway, or, the site is located on land likely to be impacted by flooding where no floodplain has been defined;
- e) finished ground levels and/or the area required for drainage have not been identified;
- f) the site is located within a PDWSA or within or adjacent to sensitive water resource areas;
- g) there is a risk that the development will disturb soil or groundwater contamination associated with a registered contaminated site;
- h) the proposal may cause an increase in saline groundwater discharge because of native vegetation clearing;
- i) connection to existing water, wastewater and/or drainage systems is not currently possible;
- j) Wastewater treatment and disposal is proposed on a site located within a PDWSA or mapped sensitive water resource area;
- k) Irrigation with nutrient rich wastewater or fertigation is proposed;

- l) Where a foreshore management plan or wetland management plan is required;
- m) the site contains high groundwater or surface water; and/or
- n) construction of a new drain or modification of an existing drain is proposed.

In determining whether a Subdivision and Development WMR may be required, proponents in consultation with decision-makers should consider the size, characteristic and/or complexity of the proposal in accordance with the Guiding Principles (refer to section 2). There may be proposals where water resource matters can be addressed to the satisfaction of the decision-maker without a WMR.

If a WMR is required, it is to be submitted to the WAPC and/or local government as part of the planning application to inform the assessment. The Subdivision and Development WMR requires consultation with DWER (and other relevant State government agencies whose functions may be impacted) prior to approval of the subdivision or development application by the WAPC or local government. Where justified, the WAPC, in agreement with the applicant, may extend the determination period of 90 days to allow further information to be provided.

For urban development, conditioning the preparation of a WMR is not appropriate.

For non-urban development and where an approved Local WMR exists, the Subdivision and Development WMR will be required to be lodged and approved prior to any site works as a condition of subdivision. Where no approved Local WMR exists, the Subdivision and Development WMR will be required upfront and will form part of the subdivision application.

<sup>7</sup> A proposal is considered consistent with the approved Local WMR when there have been no changes to the design that could impact on water resource management of the site. Changes that could impact on water resource management could include but is not limited to changes in; density or land use, size and location of public open space, waterway foreshore or wetland buffers and significant changes to stormwater management.



The main water management questions a Subdivision and Development WMR will need to answer include:

- i. How much land is needed for water management and protection and where will it be located (for example, identification of wetland buffers and waterway foreshore areas)?
- ii. What should the refined infrastructure design look like?
- iii. How will the detailed design of the proposal prevent or reduce impacts to water resources (including downstream environments)?
- iv. How will dewatering be managed to ensure that impacts to environmental assets are avoided?
- v. How will water resources, PDWSA and sensitive water resources areas be protected and managed by the detailed design?
- vi. Who will deliver services (water, sewer and water for public open space), are these services secured and when will they be provided?
- vii. Will the proposed water management system be sustainable?

The requirements for preparation of a Subdivision and Development WMR are outlined in the Appendix E.

### 5.5.1 Infill

Decisions related to infill proposals should be supported by sufficient information, as determined by the decision-making authority, to demonstrate that the existing water systems and services have the capacity to support future development, including sewerage, drinking and non-drinking water (including for public and private open spaces), flood storage, stormwater management and high groundwater management. In addition, consider the cumulative impacts of similar developments within the catchment, including the potential for groundwater rise.

Where appropriate, infill projects should be informed by a WMR that is likely focused on capacity of existing systems and services. Consideration of replacing ageing or inadequate infrastructure with multi-functional systems to improve amenity, water quality and efficiency may be necessary.



## 5.6 Process for preparing a Water Management Report

To optimise outcomes for both water resources and the proposed land use and development, the following seven-step process will assist in the preparation of WMRs.

### 5.6.1 Step 1: Site and development context

Identify which planning instrument the proposal represents (refer to Figure 1) and determine if there are existing approved WMRs that are relevant to the site.

In addition, to address the outcomes and apply the measures of SPP 2.9, an understanding of the site and development context is required. This includes an understanding of the built and natural features and their relationship to the broader context of the surrounding area



to establish whether this will influence the design of the development. It is critical that the site and development context influences are considered in an integrated and iterative manner so that place-responsive outcomes can be optimised.

### 5.6.2 Step 2: Consideration of important environments

Identify important environments to inform the relevant WMR.

To assist in the identification of important environments a review of the below information sources is recommended. This includes, but not limited to:

- i. sensitive water resource areas (refer to policy map of Sensitive Water Resource Areas);
- ii. Swan Canning river system (refer to policy map of Swan Canning River System);
- iii. Peel-Harvey coastal plain catchment (refer to policy map of Peel Harvey Coastal Plain Catchment);
- iv. PDWSA (refer to policy map of Public Drinking Water Source Areas);
- v. other waterway and wetland mapping;
- vi. Ministerial Statements (EPA) and implementation conditions; and
- vii. other environmental datasets and existing studies.

Other important environments include, but are not limited to:

- viii. significant ecosystems as identified in the Environmental Factor Guidelines: Inland Waters (EPA, 2018) (such as regionally significant natural areas, threatened and priority ecological communities, flora and fauna; remnant native vegetation and ecological linkages, and significant public amenity, recreation and social values);
- ix. water resources protected by Environmental Protection Policies under Part III of the *Environmental Protection Act 1986*;
- x. clearing controlled land under Part IIA of the *Country Areas Water Supply Act 1947*;
- xi. waterway management areas under the *Waterways Conservation Act 1976*;
- xii. environmentally sensitive areas under the *Environmental Protection Act 1986*;
- xiii. Aboriginal heritage sites under the *Aboriginal Heritage Act 1972*;
- xiv. matters of national environmental significance under the Australian Government's Environmental Protection and Biodiversity Conservation Act 1999 (for example world heritage properties, national heritage places, habitats of migratory species and nationally threatened species and ecological communities, Bush Forever sites);

- xv. the conservation estate (for example national parks, nature reserves and regional parks) and areas reserved through the planning process for purposes that include conservation; and
- xvi. cave and aquifer ecosystems.

Following the identification of important environments, the relevant WMR should capture how they can be protected and sustained. This requires consideration of hydrological conditions (water quality and quantity), the hydrological processes that support these environments (refer to section 5.6.3), as well as physical protection measures such as revegetated wetland buffers and waterway foreshore areas and/or reserves.



### 5.6.3 Step 3: Understanding hydrological processes

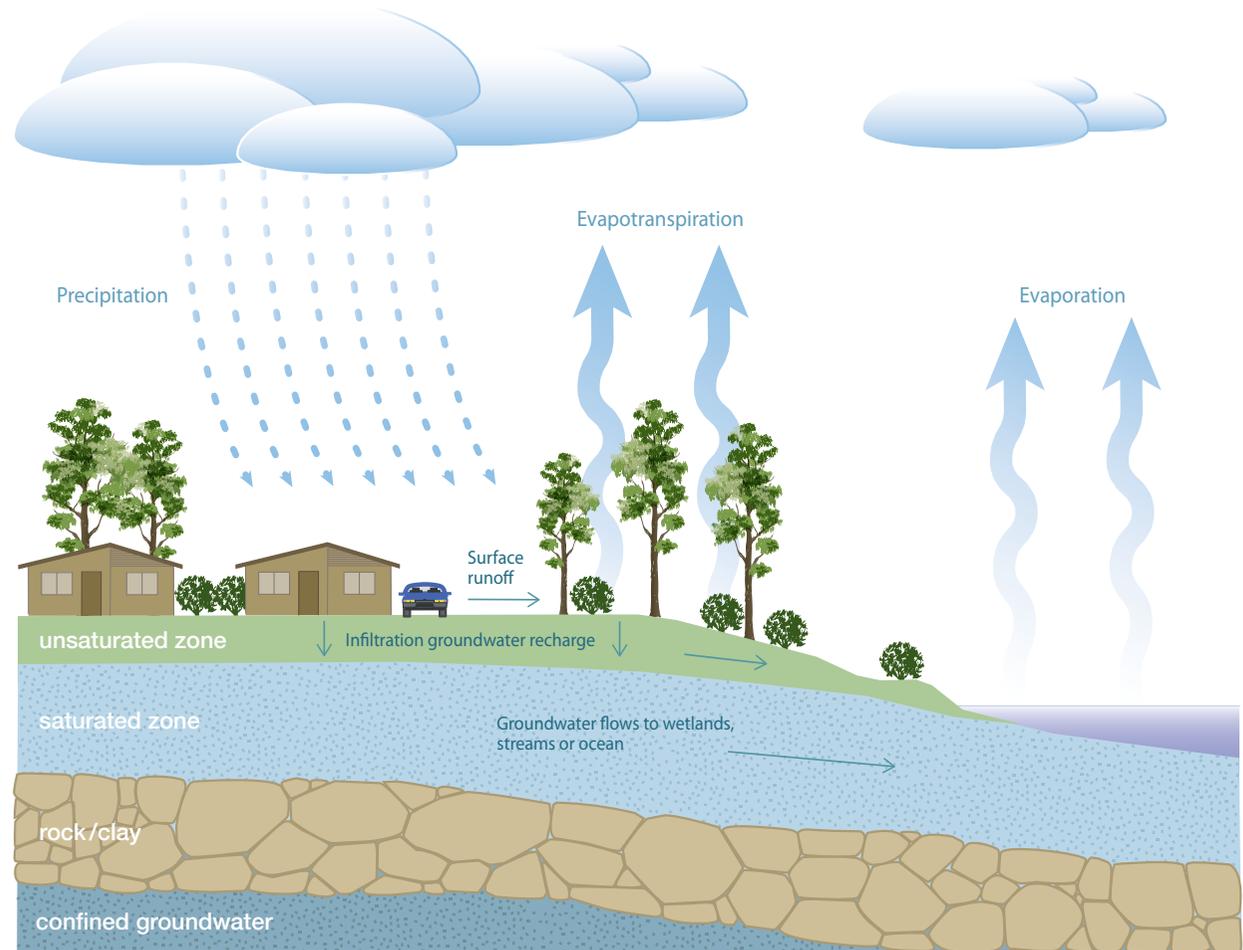
Understand and communicate the hydrological character of a site as a critical component to the successful delivery of site-specific solutions.

For example, sites with sandy soils and little evidence of surface water flows require a different design response to sites where water is evident at the surface in waterways, wetlands, waterlogged soils or where groundwater is close to the soil surface. Figure 5 shows the components of the water cycle or hydrological cycle.

There is a need to understand the surface water and groundwater fluxes of the area and how this is related to the hydrological regimes of the site. Depending on the complexity of the area, this could be done using a mass water balance or modelling exercise such as a catchment or local area model. This will enable a preliminary assessment of how much water is allocated to existing uses (natural and consumptive). This tool could also be used to enable a preliminary assessment of how much water will be available for use after development and to provide a preliminary indication of the need for alternative water sources, so that opportunities for other fit-for-purpose sources can be identified. DWER's drainage and water managements plans may also provide this type of information.

Generally, the most successful approach to designing with water is to mimic the dominant natural processes and water movement pathways and be guided by observable signals in soils, landform and vegetation types. As a result, the best way to understand the hydrological processes is

Figure 5: The hydrological system (DWER 2004 to 2007)





to visit the site and use site-specific, fit-for-purpose data to identify the water resource context and answer the following questions:

- i. What is the history of the site and surrounds that may have left a legacy of contamination or nutrient enrichment and may require remediation or careful management?
- ii. What hydrological processes support the existing water-dependent environmental values?
- iii. What are the existing water sources and the environments, people and activities that they support?
- iv. Can existing water systems be adapted and integrated so that the development can be placed on the site?
- v. Are there any other key risks which may result from development of the land, which relate to water resources such as flood risks, acid sulfate soils, highly permeable soils, surface and groundwater, contaminated sites and high groundwater?

#### 5.6.4 Step 4: Fit-for-purpose water sources and service delivery

Identify sustainable fit-for-purpose water sources and wastewater management solutions to inform and integrate with land planning.

The availability and suitability of public drinking water and non-drinking water sources and the required government approvals need to be considered early in the planning process to facilitate solutions that are efficient and cost-

effective<sup>8</sup>. Specifically, water supply and service delivery options should be identified, assessed and a preliminary concept developed when preparing a District WMR.

Feasibility should also be demonstrated when preparing Local WMR. This requires the consideration and quantification of water demands and wastewater streams resulting from a development, including:

- i. drinking water and household use (such as gardens, showers, toilets, swimming pools, vehicle washing);
- ii. irrigation (such as for public open space, schools, recreational facilities, horticulture, agriculture);
- iii. manufacturing and processing; and
- iv. construction.

With an understanding of the likely water demands, consideration can be given to the potential water sources that may be applied to meet those demands. Although conventional development results in separate systems for water and wastewater, opportunities for integrated solutions should be considered wherever possible. This may include:

1. drinking water from integrated supply systems and/or desalination plants;
2. groundwater and surface water including water licences obtained via trades, transfers or leases;
3. stormwater/surface water harvested from an impervious surface, or drainage system (subject to ecological water requirements being met for receiving environments);

4. rainwater harvested on-site;
5. sub-surface drainage water;
6. greywater or wastewater generated and treated on-site;
7. treated wastewater sourced from an integrated collection network (sewer mining); and
8. treated wastewater sourced from a centralised treatment plant.

For large scale developments, staged implementation of final servicing solutions will also be required and included in the preparation of a WMR.

It is important to thoroughly investigate the land use planning impacts, regulatory processes (for example licence, permit or monitoring requirements) and approvals pathways of decision-making authorities associated with different water sources and wastewater systems. This is to determine the impact on the developable land and economic feasibility of a project. For example, land may be needed for treatment plants, odour and noise buffers, pump stations and bore infrastructure.

In addition, it is important to consider who will take responsibility for the ongoing operation of any fit-for-purpose water source. In the case where the water source is less conventional (for example sewer mining), consideration of who will operate and maintain the assets needs early consideration and buy-in. In some cases, this may involve coordination with a water service provider, the local government or a third-party specialist. It is critical that there is clarity between the proponent and service

<sup>8</sup> DPLH has developed a calculator as a method of assessing rainfall as an alternative water source for rural living proposals where reticulated water is not available – refer to DPLH's website to access this tool.



provider/local government/third-party specialist as to who will inherit the scheme, what the required service strategy or maintenance plan is, and how this will be funded.

### 5.6.5 Step 5: Consideration of critical site conditions

Consider critical site conditions and issues that may trigger a requirement for more detailed investigations and analysis.

These site conditions include, but are not limited to:

- i. contaminated sites and acid sulfate soils;
- ii. highly permeable sandy soil with poor phosphorus retention capacity;
- iii. water balance change;
- iv. PDWSAs;
- v. sensitive water resource areas and other important environments;
- vi. limited available drinking or non-drinking water resources;
- vii. water and wastewater service infrastructure capacity and capability upgrades (considering staging);
- viii. multiple or fragmented landownership;
- ix. mosquito/midge/disease vector management and control;
- x. flood or significant inundation risk;
- xi. high groundwater systems and dewatering requirements; and/or
- xii. proposals involving land uses with potential to impact on water quality.

The following investigations and assessments may need to be undertaken to address site specific risks and issues:

#### 1. Monitoring and site investigations

To gain an understanding of the site's existing environment, its ability to support development and the type of water management systems that will be appropriate, monitoring and site investigations should be undertaken. These should be targeted and must consider the effects of seasons (winter/summer and wet/dry) and episodic variations where relevant. Monitoring is an iterative process and as such the duration will be dependent on several factors including but not limited to: the level of risk to and from the water resources being monitored; seasonal and episodic variability; the proposed land use management approaches; and the results presented by the monitoring. Monitoring should therefore be started as soon as possible and factored into development timeframes. For more information refer to *Water monitoring guidelines for better urban water management strategies and plans* (DoW, 2012).

#### 2. Detailed site water balance

A detailed site water balance may be undertaken to understand and quantify the potential impacts and opportunities associated with various land uses and water management actions to provide for and sustain the environment and guide the design of water management and use strategies. For example, a detailed site water balance may reveal an opportunity to collect and store water for future reuse as a fit-for-purpose water source that would have previously occurred in the landscape and eventually evaporated away. Considerations that may result in significant changes to the site water balance include:

- a) changes to groundwater levels or groundwater quality that could impact on PDWSA, sensitive water resource areas, water-dependant ecosystems or terrestrial vegetation;
- b) increased recharge and/or reduced evapotranspiration raising groundwater levels and inundating public and private open spaces and/or damaging infrastructure or built form;
- c) changes in the volume, quality, seasonality or direction of surface water flows causing hydrological changes that could impact on PDWSA, sensitive water resource areas, water dependant ecosystems, downstream water users and/or terrestrial vegetation;
- d) water brought in from off-site sources to support proposals; and/or
- e) potential impacts of climate change.

#### 3. Modelling of critical water systems

Modelling of critical water systems (surface water and/or groundwater) may need to be undertaken to quantify flood risk, predict flows, levels and/or water quality in response to different land uses, activities and management options and enable site-responsive designs for water management systems and the surrounding development.

#### 4. Water demand analysis

A water demand analysis for an alternative servicing strategy may need to be undertaken to consider and identify opportunities for alternative drinking and non-drinking water sources, water and wastewater servicing approaches and strategies to meet the expected drinking and non-drinking water demands.



### 5.6.6 Step 6: Consideration of management approach

Identify a management approach in all WMRs that provides for the delivery and ongoing sustainable management of water resources and infrastructure as a key consideration of the planning and development process.

Accordingly, collaboration with all relevant stakeholders and/or the project team will ensure appropriate water management measures are supported by the owner of the water resources and/or infrastructure. Key considerations for implementation and asset management planning for water infrastructure include:

- i. water management systems designed to retain and restore healthy ecosystems and maintain the hydrological regime;
- ii. water management systems designed for protection of water resources in the long-term;
- iii. identification of who will deliver the infrastructure in the short-term, how it will be delivered and when;
- iv. identification of an appropriate long-term asset manager and ceding of any associated land free of charge;
- v. identification of appropriate maintenance regimes for water management assets and systems;
- vi. potential climate change mitigation measures and provision for their future implementation;
- vii. monitoring and reporting in accordance with approved monitoring program and maintenance plan; and
- viii. financial sustainability of water infrastructure after development, particularly where non-traditional approaches are proposed.

### 5.6.7 Step 7: Future investigations

Clearly identify in all WMRs requirements for future stages of planning and development.

The findings of investigations and analysis undertaken for previous planning stages should be used as the basis for further investigation and planning decision-making at subsequent stages. Where further investigations are required these must be clearly stated in the WMR, including details of what investigations are required, the purpose of the investigation, when it is to be completed by and by whom. It is required that the endorsed WMR will contain one of the following statements by the decision-maker:

*“More detailed Water Management Reports will be required to support future planning decisions in this proposal area.”*

*Or*

*“This Water Management Report contains sufficient detail to support future planning decision within the proposal area and therefore no further Water Management Report will be required in accordance with the Planning for Water Guidelines.”*

For multi-stage developments or in other situations, it may be necessary to provide an updated WMR for approval in response to changes in site conditions, policy requirements and/or community expectations. When a proposal or design is significantly changed any prior approval of a WMR will not be considered valid.



## 6 ENVIRONMENTAL, SOCIAL AND CULTURAL VALUES

### 6.1 Wetlands and waterways

Wetlands and waterways provide a range of ecosystem functions, including providing habitat for a wide variety of fauna and flora, have cultural significance and are valued for passive and active public recreation and social amenity. They also reduce the impacts of flood by storing and detaining stormwater, improve water quality by trapping sediments, and capture and store nutrients and other pollutants. Consequently, development should, where possible, seek to protect and restore wetlands and waterways, recognising their value as ecological assets as well as providing social benefits including recreation, improved mental and physical health and urban heat mitigation.

The ecological integrity of wetlands and waterways are protected and enhanced through the establishment of wetland buffers and waterway foreshore areas that maintain and/or improve the physical condition, ecological health, functions, values and community benefits of waterways and wetlands. Waterway foreshore areas and wetland buffers allow for future restoration where degradation has occurred (for example realignment of straightened channels, controlling erosion and restoration of endemic native vegetation).

Waterway foreshore areas and wetland buffers function by:

- i. separating a waterway or wetland from the adjacent land use(s) and related activities that pose risks to their values, including habitat modification and loss, changes to hydrology, declining water quality, weed incursion and damage by people, vehicles and animals;
- ii. reducing the chance that a waterway or wetland may adversely affect the surrounding land use(s) (for example, through flooding, hydrological change or midges and mosquitoes);
- iii. maintaining the ecological processes and functions of the waterway or wetland; and
- iv. providing habitat important for many native flora and fauna species.

For foreshore areas and wetland buffers to perform their protective functions, ecological linkages and the allocation of enough land for an appropriate width of healthy native vegetation is critical and should be identified and considered as early as possible in the planning process. This should occur as part of the preparation of WMRs, consistent with *Environmental Guidance for Planning and Development: Guidance Statement 33* (EPA, 2008) and *Operational Policy: Identifying and Establishing Waterway Foreshore Areas* (DoW, 2012) and Appendices B, C, D and E of this Guideline.

Waterway foreshore areas and wetland buffers assist with protecting water quality. However, they are not designed to protect water quality from the land uses described in section 6.3 of this Guideline. Where these land uses are proposed near a waterway or wetland an additional separation distance may be required. The additional separation distances must consider the values, features





and functions of the wetland or waterway; the water quality risk and vulnerability of the wetland or waterway, topography, stormwater velocities and the effectiveness of measures designed to minimise nutrient and non-nutrient contaminant export. Different methods are used to identify land for waterway foreshore areas and buffers for wetlands to ultimately be reserved in a region scheme or local planning scheme. For this reason, it is important to first determine whether a given ecosystem is a waterway or wetland (refer to SPP 2.9 Definitions and SLIP dataset). In cases where it is not clear, proponents should seek advice from DBCA and DWER.

### 6.1.1 Identifying waterway foreshore areas

A foreshore area is the land that adjoins or directly influences a waterway. It is the area of transition between the edge of the waterway channel and the furthest extent of riparian vegetation, the floodplain and riverine landforms.

A preliminary foreshore area should be determined as part of a district WMR and refined as part of a local WMR. The dimensions of foreshore areas are site-specific and based on the defined floodway (refer to section 7.3); climate; hydrology; ecological, social and cultural values; biological and physical features of the waterway, including erosion and other channel formation processes that may change its shape and direction (morphology); consideration of disease vector and nuisance insects (such as mosquitoes and midges); and the existing and proposed adjacent land uses.

Foreshores are often variable in width along a section of a waterway. The widths of the foreshore should be indicated in the WMR, measured separately for each bank outwards from either the outer edge of riparian vegetation

or the high-water mark (bankfull) level, whichever is the greatest. The width of the foreshore area or reserve should be at least a minimum of 30 metres for waterways and a 'development setback' of 50 metres for estuaries. The foreshore area is a negotiated distance with DWER (or DBCA for foreshores within or abutting the Swan Canning development control area). DWER (and/or DBCA) advice is provided to the land use planning decision maker. Foreshore widths of less than 30 metres for waterways or a development setback of 50 metres for estuaries are generally not considered to provide adequate protection for the ecosystem. In some circumstances, especially where significant ecological, social or economic values are present, there may be the need for a wider foreshore area or reserve. This will minimise the potential for loss of valuable habitat and the degradation of foreshore and waterway values.

In limited circumstances, exceptions to the minimum width of the foreshore may be granted. Examples include some small subdivisions and development applications where the proposed land use or development poses an insignificant additional risk to the waterway. In these circumstances, a non-standard foreshore width that adequately protects the waterway may be requested. Justification will be required for any areas of the foreshore where the width is proposed to be less than 30 metres for waterways or a 'development setback' of less than 50 metres for their estuaries.

*Operational Policy: Identifying and Establishing Waterway Foreshore Areas* (DoW, 2012) and *Determining Foreshore Reserves* (Water and Rivers Commission, 2001) provides guidance on the method for identifying and establishing a waterway foreshore reserve; and the land uses and activities that are compatible with a foreshore area or reserve. A checklist of threats and issues to consider for

waterways is provided in chapter B5 of *Environmental Guidance for Planning and Development: Guidance Statement 33* (EPA, 2008).

Foreshore areas should be planned with sufficient distance between the waterway and adjacent land use(s) to allow for:

- i. unimpeded movement of floodwaters during large flood events;
- ii. conservation of the waterway environment, including riparian vegetation;
- iii. maintenance of the natural hydrology of the waterway;
- iv. accommodation of elevated water levels and storm surges due to climate change;
- v. management of pests and weeds, specifically declared plants;
- vi. public access and recreational use of the foreshore and the waterway, where appropriate;
- vii. no new installation or placement of public utility infrastructure (for example electricity, gas and sewerage) or on-site wastewater management systems;
- viii. views of the waterway from public places;
- ix. rising river levels and storm surges;
- x. protection and enhancement of landscape and landform, where needed;
- xi. adequate separation distance from disease vector and nuisance insects such as mosquitoes and midges; and



- xii. no direct discharge of stormwater runoff and/or mobilised groundwater (via pipes and drains for example), consistent with the *Decision Process for Stormwater Management in Western Australia* (DWER 2017).

### 6.1.2 Identifying wetland buffers

A wetland buffer is an area of (usually) terrestrial land immediately surrounding a wetland that provides spatial separation between the wetland and adjacent land use(s).

The process to determine an appropriate wetland buffer should be undertaken on a case-by-case and consider the physical characteristics relevant to the wetland, including the wetland values, attributes and the surrounding land use. Based on the physical characteristics of a wetland, a negotiation buffer can be achieved. Further guidance on the determination of appropriate and functional buffers between wetlands and proposed land uses is contained in *Guidance Statement 33: Environmental Guidance for Planning and Development* (EPA, 2008) and in the *Draft Guideline for the Determination of Wetland Buffer Requirements* (WAPC, 2005).

Advice can also be sought from DBCA regarding the identification of wetlands to be protected including mapping datasets, evaluation methodology, wetland boundary delineation, buffer restoration and preparation of wetland management plans. Further advice on hydrology can be sought from DWER.





### 6.1.3 Reservation of wetland buffers and waterway foreshore areas

Foreshore areas and wetland buffers identified in planning proposals are often reserved in region schemes or local planning schemes and placed in public ownership. This is to prevent the area from being used for any other land use purpose to allow for seasonal fluctuations and increases in water levels, as well as in some cases to allow people to access the area for recreational purposes. Following reservation in a region scheme or local planning scheme, a management order may be placed on the reserve to ensure it will be managed by a local government or a State government agency for purposes such as foreshore protection and public recreation, or conservation. The relevant WMR should identify the appropriate waterway or wetland manager prior to the approval of the foreshore reserve or wetland buffer. As foreshore reserves and wetland buffers are primarily ceded for conservation purposes, they are not included in any public open space contribution calculation.

Significant wetlands and their buffers, and waterways and their foreshore areas, are often required to be ceded to the Crown free of charge at subdivision stage, in accordance with section 152 of the *Planning and Development Act 2005*. Where public acquisition of private land planned for future foreshore reserve or wetland buffer purposes is not likely to occur in the short-term, development should not be permitted within the area of reservation if it is likely to impact on the natural values of the land, or if it would prejudice its timely transfer to the Crown in the future. Where a wetland and buffer are identified, a Wetland Management Plan will need to be prepared to support a subdivision application or as a condition of subdivision – refer to *DBCA's Guidelines checklist for preparing a wetland management plan* (DEC, 2008).

In limited cases, wetlands and their buffers, and waterways and their foreshore areas, will remain in private ownership. This is generally less desirable as management practices may be inconsistent across multiple landowners and public access may be restricted. In these circumstances, the options for protection in the planning process are:

- i. a conservation covenant;
- ii. a restrictive covenant;
- iii. applying conditions that ensure building envelopes are located outside of the buffer or foreshore area and where appropriate, requiring the installation of wildlife-friendly fences or other barriers;
- iv. preparation of a wetland or foreshore management plan; and/or
- v. provisions within a local planning scheme or WMR which require the preparation of a foreshore or wetland management plan.

Where a wetland and buffer or waterway foreshore area are identified, a wetland management plan or foreshore management plan will need to be prepared to support a subdivision application or as a condition of subdivision. For wetland management plans, refer to DBCA's *Guidelines checklist for preparing a wetland management plan* (DEC, 2008). For foreshore management plans, contact DWER for advice.

The level of detail required within a wetland management plan or a foreshore management plan will vary depending on the nature of the water resource, its condition and the scale of the planning proposal. Accordingly, the plan may be incorporated as part of the WMR, or for larger proposals, may be a separate stand-alone report.

### 6.1.4 Sustainable management of wetlands and waterways

The establishment of appropriately vegetated wetland buffers and waterway foreshore areas help manage threats to the long-term health of wetlands and waterways. However, it should be recognised that wetlands and waterways in developed areas require ongoing management of the site and activities that may individually or cumulatively cause adverse impact including susceptibility to the effects of future climate change. These issues and the key design elements below should be addressed in the relevant WMR.

For further guidance on the management and restoration of wetlands refer to *A Guide to Managing and Restoring Wetlands in Western Australia* (DEC, 2012). For further guidance on the management and restoration of waterways refer to the *River restoration manual – a guide to the nature, protection, rehabilitation and long-term management of waterways in Western Australia* (Water and Rivers Commission and Department of Environment 1999–2003).

### 6.1.5 Bushfire risk and management of buffer and foreshore areas

Waterway foreshore areas and wetland buffers are generally bushfire prone areas that have implications for bushfire risk management and the design of future land developments in their vicinity. Consideration of bushfire risk management in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the development of a bushfire management plan is likely to be required.



Bushfire management plans must be developed after the identification of the waterway foreshore area and wetland buffer, and consider any future waterway foreshore area or wetland buffer restoration plans. No bushfire mitigation strategies are to be contained within a waterway foreshore area or wetland buffer.

### 6.1.6 Works on a wetland or waterway/ watercourse<sup>9</sup>

Permits are required from DWER under the *Rights in Water and Irrigation Act 1914* to undertake works that obstruct, interfere, or destroy the bed or banks of a watercourse or wetland (for example works relating to pumps, dams, crossings, boat ramps or jetties) in proclaimed surface water areas, rivers and irrigation districts. Permits are also required in unproclaimed areas where the taking, storing or diverting of water is involved and the watercourse or wetland is accessed by road or reserve. Proposals are likely to require a permit if they include any of the following activities:

- i. clearing of native vegetation in the watercourse or wetland;
- ii. altering the route or profile of the watercourse or wetland in any way;
- iii. excavating the watercourse or wetland bed or banks;
- iv. filling, stockpiling material and operating earth moving machinery on the watercourse or wetland bed or banks;

- v. interfering with existing flow regimes through watercourses by dams, weirs, pits, pumps, drains or pipelines;
- vi. obstructing flow with material or objects and causing water to pond and inundate land and native vegetation;
- vii. drilling, blasting or other exploration activities in the watercourse or wetland;
- viii. constructing structures in or across the watercourse or wetland, including dams, roads, culverts, causeways or crossings, riffles, pylons or fish ways; and
- ix. carrying out any other activity that interferes with riparian areas, pools or the water table in such a way that it alters the natural environment, interferes with the existing flow of water or the use of that watercourse or wetland by others.

Refer also to section 8.3.

## 6.2 Sensitive water resources

### 6.2.1 Identifying sensitive water resources

SPP 2.9 requires proposals to identify and protect sensitive water resources. This should be addressed in all WMRs and relevant proposals. Sensitive water resources can be identified through:

- i. 'Sensitive water resource areas' as defined in the definitions of SPP 2.9 and the policy map of sensitive water resource areas. The water resources and adjoining lands are mapped at a State-wide level to support planning decisions. Development within these areas has the potential to affect water-

dependent ecosystems, that have been recognised at either or State or National level as having high ecological, social and/or economic values.

- ii. Any additional significant water ecosystems identified through environmental impact processes in accordance with *Environmental Factor Guidelines – Inland Waters*.

### 6.2.2 Protection of sensitive water resource areas

Sensitive water resource areas will generally require a high level of protection and management.

All sensitive water resource areas should be identified in the relevant WMR with appropriate management measures identified. For example, sensitive water resource areas can be protected through:

- i. retention, and where possible, enhancement of vegetation (including endemic species where possible), and ecological linkages within these areas;
- ii. appropriate siting, design and management of land uses with potential to impact on water quality (refer to section 6.3);
- iii. consideration of the potential impact of a proposal on hydrological regimes;
- iv. development managed in accordance with the *Stormwater Management Manual for Western Australia for WA* (DoW, 2004-2017) and *Decision Process for Stormwater Management in WA* (DWER, 2017);
- v. appropriate disposal of wastewater; and
- vi. the consideration of cumulative impact on water quality and hydrological regimes.

<sup>9</sup> Watercourse' is the term used under the *Rights in Water and Irrigation Act 1914*.



### 6.3 Water quality

A key outcome of SPP 2.9 is to maintain or enhance water quality through ensuring that future development is sited appropriately, and measures are in place to manage the risks associated with potential contaminants.

Proposals should prevent an increase in, or where possible reduce, nutrient loads and non-nutrient contaminants entering water resources. Water quality can be managed through the following means:

- i. Stormwater and groundwater management systems which are designed in accordance with WSD principles and practices. Development should not result in an increase in nutrient loads into receiving waters, including groundwater. DWER's Urban Nutrient Decision Outcomes tool may be used to evaluate nutrient reduction decisions for urban development.
- ii. Management of sediment associated with site works. Detailed information on industry best practice for erosion control is provided in *Best Practice Erosion and Sediment Control* (IECC, 2008).
- iii. Identification and management of contaminated sites. Contaminated sites are regulated by DWER through the *Contaminated Sites Act 2003 and Contaminated Sites Regulations 2006*. Where a known or suspected contaminated site is present, the WMR should identify the location and condition of the site(s) with reference to separate documents and processes being undertaken in accordance with the *Contaminated Sites Act 2003 and Contaminated Sites Regulations 2006*.

Where there are specific requirements relating to water management within and surrounding the known or suspected contaminated site these should be identified and considered in the development of conceptual water management designs. Practitioners are expected to refer to the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and DWER guidelines when conducting site assessments.

- iv. Identification and management of acid sulfate soils in accordance with *Acid Sulfate Planning Guidelines* (DPLH, 2008). The *Acid Sulfate Planning Guidelines* outline how acid sulfate soils are to be addressed at various stages of the planning process.

Where a site has been identified, more detailed investigations should be undertaken prior to ground disturbing and/or groundwater disturbing activities. *Identification and Investigation of Acid Sulfate Soil*





and *Acidic Landscapes* (the former Department of Environmental Regulation, 2015) provides guidance on works that require further investigation.

- v. Construction dewatering is required to be undertaken consistent with *National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in high groundwater environments* (Water Quality Australia, 2018).
- vi. Management of land uses that have the potential to impact on water quality in accordance with sections 6.3.2, 6.3.3 and 6.3.4.

### 6.3.1 Specific land uses and water quality

A wide range of land uses have the potential to impact on water quality through the export of nutrient (primarily phosphorus and nitrogen) and non-nutrient contaminants. These land uses and associated contaminants are listed in *Assessment and Management of Contaminated Sites – Contaminated Sites Guidelines - Appendix B* (DWER, 2014). Further guidance on land uses with high nutrient export risk are detailed in section 6.3.3 and provided in DWER Water Quality Protection Notes.

The assessment of planning proposals with the potential to impact water quality should have due regard to the advice and recommendation of the EPA and/or DWER and not duplicate the roles of these agencies in the implementation of Part IV and V of the *Environmental Protection Act 1986*.

- i. Where environmental impacts may be significant, local government is required to refer proposals to the EPA under Part IV of the *Environmental Protection Act 1986*. A proponent may also elect to refer a proposal to the EPA.

- ii. DWER regulates industrial emissions and discharges from prescribed premises to the environment through a works approval and licensing process, under Part V of the *Environmental Protection Act 1986*. ‘Prescribed premises’ are industrial premises with potential to cause emissions and discharges to air, land or water. They are listed in Schedule 1 of the *Environmental Protection Regulations 1987*.
- iii. Where proposals are not referred to the EPA under s48A or s38 of the *Environmental Protection Act 1986*, DWER can assess an application for prescribed premises concurrently with applications for planning approval. It is common for DWER to defer formal determination until after the relevant planning decision has been made. However, this can vary under certain circumstances. *Industry Regulation Guide to Licensing* (DWER, 2019) outlines DWER’s implementation approach to Part V of the *Environmental Protection Act 1986* where planning approval is required.

### 6.3.2 Locating high nutrient land uses

Proposals should be located on land where nutrient export to significant water resources can be effectively managed.

The following land uses are associated with high nutrient export:

- i. *agriculture intensive; particularly annual horticulture*. The land use ‘Agriculture – intensive’ encompasses a wide variety of agricultural pursuits, and the associated nutrient requirements vary significantly. Annual horticulture has particularly high phosphorus inputs. Annual horticulture involves the production of plants with short-term life cycles (typically completed

within the period of a year). Crops include annual fruits (strawberries, melons, etc.), vegetables (for example potatoes, lettuce, cabbages, tomatoes, pumpkins), commercial turf production and cut flowers.

Some land uses included within the definition of *Agriculture – intensive* such as the production of native flowers have low nutrient inputs and unlikely to have a detrimental impact on significant water resources, regardless of location. This includes some forms of aquaculture, as well as the production of native plants or other crops with low nutrient requirements.

- ii. *animal husbandry – intense*.
- iii. *animal establishments or rural pursuits* involving stocking rates that exceed recommended stocking rates. These rates are prescribed in *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000). In areas where these guidelines do not apply, contact DPIRD for recommended rates.

Land where nutrient export to significant water resources can be effectively managed is generally:

1. located outside sensitive water resource areas;
2. characterised by site and soil conditions that are favourable to the retention of nutrients:
  - a) This can be identified at a regional scale by DPIRD soil-landscape and land capability mapping in conjunction with advice from DPIRD and DWER. The land uses identified above may not be suitable for land identified on these maps with greater than 50 per cent: high to extreme



phosphorus export hazard or very low to low land capability for the intended land use. Site-specific soil and land capability assessment, including testing of soils for phosphorus buffering is recommended when DPIRD's mapping is not available at the required scale or accuracy;

- b) This excludes land with high groundwater, a high density of artificial drains or frequent flooding; or
3. where it can be demonstrated that the proposal will not contribute to an increase in nutrient levels in surface or groundwater to the satisfaction of local government (in consultation with DPIRD and DWER). For example, this may involve demonstration that nutrient inputs will be low or that closed agricultural systems will be used.

SPP 2.9 states that flexibility to the siting of land uses should be applied to priority agricultural land. *State Planning Policy 2.5 Rural Planning* identifies priority agriculture land as:

*"land of State, regional or local significance for food production purposed due to its comparative advantage in terms of soils, climate, water (rain or irrigation) and access to services. Priority agricultural land is derived from High Quality Agriculture Land data that has been subject to consultation and refinement, and has removed land required for existing and future urban/development areas, public use areas and land require for environmental purposes."*

It is acknowledged that intensive agriculture and animal premises are important contributors to the food security and economy of Western Australia. Priority agricultural

land is preserved for the purpose of maintaining important agricultural activities. Processes to designate priority agricultural land should consider the potential impact on water resources of nutrient intensive land uses.

### 6.3.3 Management of water quality

Proposals should demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas. Where a development application involves a land use with the potential to impact water quality, local government may consider the likely effect of the development on water resources and means proposed to mitigate impacts in accordance with the *Planning and Development (local Planning Schemes) Regulations 2015 (clause 67)*. A detailed WMR as described in section 5.1 will not be required. Planning assessment should not duplicate the assessment of water quality impacts that is required under separate legislation.

Where a proposal involves irrigation with nutrient rich wastewater or fertigation, local government may require a nutrient and irrigation management plan to be prepared to ensure nutrients and water is used effectively while export to receiving waters is minimised. Refer to DWER's *Water Quality Protection Note 33: Nutrient and Irrigation Management Plans (WQPN33)* for further guidance.

In all other instances the following information can be used as a guide to demonstrate that contaminants will be effectively managed. For simple proposals, this may be provided through an annotated site plan. For more complex or higher risk proposals, more detailed information may be required.

1. Identify nutrient inputs and/or other contaminants in accordance with *Assessment and management of contaminated sites – Contaminated sites guidelines* (DWER, 2014).
2. Identify receiving water resources, including sensitive water resource areas (refer to section. 6.2) and any other water resource down-gradient from the site.
3. Show potential drainage of nutrients and/or other contaminants to water resources.
  - a) where the proposal is located on urban and industrial land, this may simply involve showing the location of soakwells and/or municipal stormwater infrastructure.
  - b) where the proposal involves high nutrient inputs, this may involve topography (indicating direction of water movement across the site), soil type; and groundwater gradient – particularly for sandy soils.
4. Demonstrate how potential impacts on water quality will be managed.
  - a) for commercial or industrial land uses, this may involve appropriate wastewater disposal systems and bunding/containment areas.
  - b) where the proposal involves high nutrient inputs, this may involve:
    - i. establishment of vegetated waterway foreshores and wetland buffers and additional separation distances required to protect water quality in waterways and wetlands from pollutants (refer to section 6.1). It is noted that vegetated buffers do not effectively reduce phosphorus export, particularly in soils with low phosphorus



- retention. However, they can contribute to the improvement of other water quality parameters;
- ii. soil amendment to improve onsite nutrient retention;
- iii. compliance with relevant industry code of practices or DWER guidance documents; and/or
- iv. the use of closed agricultural systems is encouraged in sensitive water resource areas.

Proposals for closed agricultural systems must clearly state containment methods and methods for removal and disposal of liquid and solid waste off-site.

### 6.3.4 Strategic planning for primary production and processing precincts, animal premises and intensive agriculture

*State Planning Policy 2.5 Rural Planning Guidelines* outline matters that need to be considered when planning for priority agricultural land and primary production and processing precincts. This includes relevant environmental matters and land required for environmental conservation. This should be informed by the identification of:

- i. sensitive water resource areas and receiving waters;
- ii. potential impact on water resources; and
- iii. planning control required to manage potential impact on water resources.

Where it is not practicable to locate these land uses away from sensitive water resource areas, measures should be in place to reduce nutrient export in consultation with referral agencies. For example, the WMR may include:

1. limiting precinct area to locations with better soils, particularly when located on the Swan Coastal Plain;
2. using soil amendments or infrastructure to capture and treat contaminants;
3. restoration, protection and management of waterway foreshore reserves and wetland buffers;
4. implementing best practice measures;
5. siting land uses away from water resources or flood prone land where nutrients can be easily mobilised and transported to water resources; and
6. protection, maintenance or increase in coverage of deep-rooted perennial vegetation.

### 6.3.5 Considerations for local government

Local planning schemes and local planning policies should include site-specific measures where relevant to manage the potential impacts on water quality, particularly within sensitive water resource areas. This may include:

- i. identification of specific land uses with high nutrient export risk and define in accordance with section 6.3.2- 6.3.4;
- ii. requirements for development applications with the potential to impact on water quality to demonstrate that appropriate design, infrastructure and management regimes can manage water quality risks;
- iii. facilitation of closed agricultural systems;
- iv. other site-specific measures such as controls on the siting and management of equine precincts, limiting stocking rates and the requirement for livestock management plans;

- v. implementation of water sensitive design principles; and
- vi. enhancement, protection and management of waterway foreshore reserves and wetland buffers.

## 6.4 Aboriginal and historic cultural heritage

Proposals and WMRs are to consider Aboriginal and historic heritage as follows.

### 6.4.1 Aboriginal cultural heritage

Water resources are of ongoing cultural significance to Aboriginal people. Water resources that may be Aboriginal sites protected under the *Aboriginal Heritage Act 1972* include foreshores, natural wetlands, waterholes, springs, rivers, creeks, streams and swamps.

The following information can be used as a guide to identify Aboriginal cultural heritage and ensure it is effectively managed. Where relevant, this information should be captured in a WMR.

- i. The Aboriginal Heritage Inquiry System lists the location of Aboriginal heritage places that have been reported to the DPLH.
- ii. *The Aboriginal Heritage Due Diligence Guidelines* (DPLH, 2013) provides guidance on the likelihood of a proposal adversely impacting an Aboriginal heritage site when the Aboriginal place has been reported to DPLH.
- iii. Proponents should seek advice from DPLH if considering undertaking an Aboriginal heritage survey or if they are uncertain on how a proposal may impact on Aboriginal heritage.



- iv. Proponents are encouraged to consult with local Aboriginal people in considering how a proposal can support the preservation of cultural values of the water resource, the heritage management strategies to minimise or avoid any adverse impacts to Aboriginal heritage sites and to obtain cultural appropriate knowledge about land and water management. This consultation can include determined native title holders, registered native title claimants and any other Aboriginal people who can demonstrate relevant historic cultural knowledge of a particular area.
- v. In the event that a proposal will adversely impact on a water resource that is an Aboriginal site protected by the *Aboriginal Heritage Act 1972* an approval under section 18 of the Act will be required for the proposal to lawfully proceed.
- vi. In the event that a proposal will adversely impact an Aboriginal site, measures that minimise the impact are encouraged.

#### 6.4.2 Other historic cultural heritage

Consideration of other historic heritage in accordance with *State Planning Policy 3.5 Historic Heritage Conservation* may be required. This includes consideration of:

- i. the World Heritage List;
- ii. the National Heritage List;
- iii. the State Register of Heritage Places; and
- iv. the relevant Local Government's Local Heritage Survey and Heritage List.





## 7 RIVERINE FLOODING

Floods are a natural phenomenon that occur when water covers land that is usually dry, and can vary in size, frequency and impact. A changing climate is expected to alter the frequency and scale of flooding and its associated impacts. Planning and development needs to anticipate, respond to and manage these impacts.

In flood prone areas, understanding the development capability of the land in relation to the full range of flood risk leads to more sustainable floodplain development and improved resilience of future development.

This section addresses riverine flooding and the measures provided in section 7.3 of SPP 2.9. Coastal storm surge and other inundation associated with water bodies dominated by tidal processes is to be addressed in accordance with *State Planning Policy 2.6: State Coastal Planning*. In estuaries and tidal reaches of rivers, the effects of predicted sea level rise and storm surge should be considered in conjunction with riverine flood modelling and mapping to determine the appropriate design response to combined impacts. Flooding can also occur in urban and rural water systems in response to design issues, capacity constraints or blockage. This type of flooding is addressed as part of the management of stormwater, consistent with the *Stormwater Management Manual for Western Australia* (DoW, 2004-2007), the *Decision Process for Stormwater Management in Western Australia* (DWER, 2017), *Australian Rainfall and Runoff* (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019) and *Local Government Guidelines for Subdivisional Development* (IPWEA, 2017).

### 7.1 Identifying flood prone land

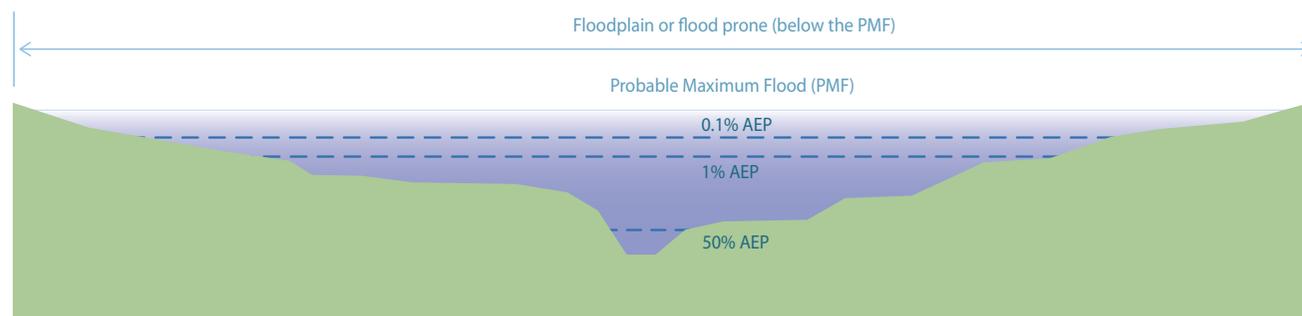
DWER's floodplain mapping identifies areas with flood risk. Flood studies are a scientific investigation of flooding using computer modelling, field data and information from past flood events to understand flood behaviour and prepare floodplain maps.

In most cases, the defined flood event represents the 1 in 100 (1 per cent) AEP flood event. The 1 per cent AEP flood has a 1 per cent chance of being exceeded in any given year. In locations where, insufficient information is available to adequately estimate the 1 per cent AEP flood,

an observed flood event (such as the floods at Moora in 1999, Warmun in 2011 and Blackwood River in 1982) may be used as the defined flood event. Floods larger than this can occur, but with a reduced probability.

The probable maximum flood is the largest flood event that could possibly occur at a particular location. The extent of the probable maximum flood defines the largest area deemed to be inundated by floods and generally defines the floodplain. These terms are illustrated in Figure 6 below.

**Figure 6: Flood events terminology**





A floodplain development strategy or floodplain management study outlines options for managing flood risk to current and future development. These studies may further define the floodplain into floodway and flood fringe zones (refer to SPP 2.9 Definitions and Figure 7), each with a different set of development considerations.

When defining floodway and flood fringe areas consideration is given to:

- i. flood behaviour (including risk, hazard and likely effects of future development);
- ii. potential access and isolation issues;
- iii. local planning needs;
- iv. environmental issues, including identifying and protecting waterway foreshore areas and wetland buffers (refer to section 6.1); and
- v. social factors (such as recreation and heritage).

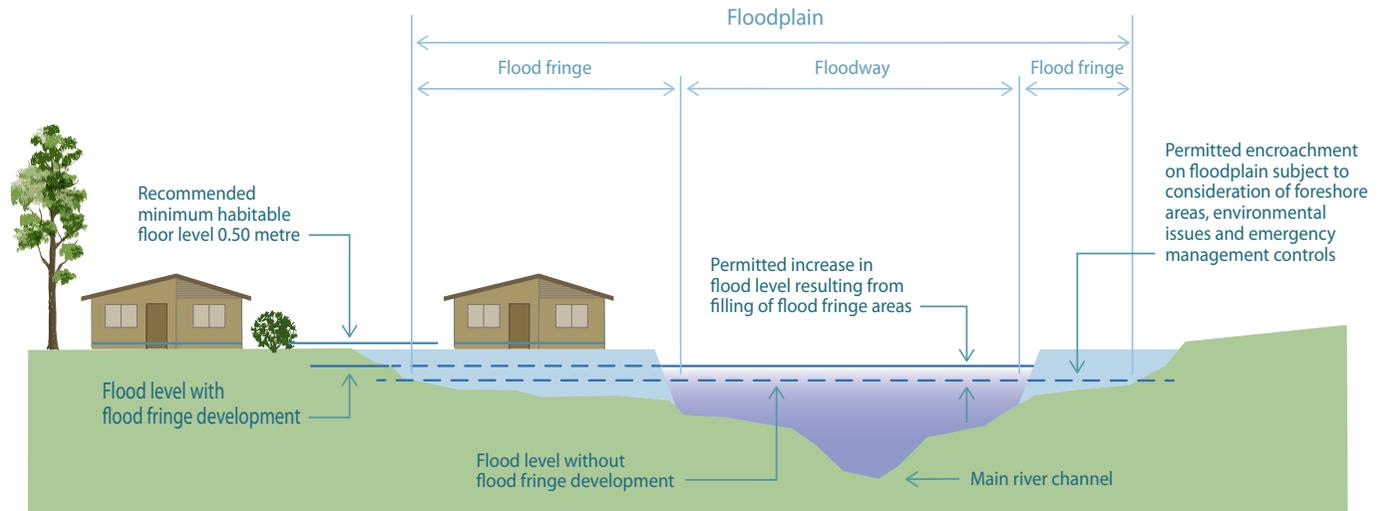
## 7.2 Identifying flood information in local planning instruments

The adoption of a risk management approach enables planning and investment to be focused on understanding and managing flood risk. DWER has completed floodplain mapping for key waterways in Western Australia. This spatial information is available to view and download from DWER's website and should be reflected in local planning schemes (for example, as special control areas) or in local planning policy mapping where appropriate.

Additional provisions; land use, subdivision and development within this special control area is to comply with all the measures set out in SPP 2.9.

Where no flood mapping exists, advice should be sought from DWER.

**Figure 7: Flood criteria and terminology**



Suggested wording for a "Flood Prone Land" special control area is as follows:

Purpose: To minimise the potential risk to people and flood damage resulting from decisions relating to land use and development on defined floodplains.

Objectives:

1. To identify land within the Scheme area at risk of being affected by flooding;

2. To assist in the protection of life, property and community infrastructure from flood hazard;
3. To assist the natural flood carrying capacity of floodplains by ensuring any use or development maintains the free passage and temporary storage of flood waters; and
4. To protect water quality and waterways as natural resources in accordance with *State Planning Policy 2.9 Water Resources*.



### 7.3 Planning and development in flood prone land

Development proposed within a floodplain, or on flood prone land likely to be impacted by flooding where no floodplain, flood fringe or floodway has been defined, will require assessment by DWER. The WMR is to include, but is not limited to, a flood risk assessment to demonstrate no impact on surrounding areas, including cumulative considerations of current, future and residual flood risk. The WMR must demonstrate acceptable vertical separation (that is, minimum habitable floor level as per SPP 2.9), safe access and evacuation procedures and provision of an adequate waterway foreshore area.

There is a presumption against the intensification of development within a defined floodway through rezoning, subdivision or development. It is recommended that any defined floodway is included within an appropriate foreshore reserve and ceded to State or local government free of charge as part of a planning process (rezoning or subdivision). The process of identifying a foreshore reserve is based on various considerations as outlined in section 6.1. The foreshore reserve may be greater than the defined floodway.

Proposals on land located in the flood fringe (or floodplain where no flood fringe is defined) may be acceptable subject to achieving a minimum habitable floor level of 0.5 metres above the expected 1 per cent AEP flood event, and appropriate emergency management controls. In flood fringe areas, the cumulative impact of development has already been considered, and no additional assessment of afflux resulting from a proposal is required. However, appropriate vertical separation, safe access and evacuation procedures and provision of an adequate waterway foreshore area must be demonstrated.

If development in the floodplain is unavoidable, for the proposal to be deemed acceptable the WMR must demonstrate the following:

- i. modelling of the cumulative impact of any proposed development or fill on upstream and downstream areas;
- ii. earthworks design to provide acceptable vertical separations;
- iii. staging plan to manage changed flood regimes during interim stages;
- iv. design of a road network to provide access and egress routes that are safe for use during floods consistent with the latest State and National guidance (such as the *Australian Disaster Resilience Guideline 7-3 Flood Hazard* (The Australian Institute of Disaster Resilience, 2017)); and
- v. provision of an adequate waterway foreshore reserve.

Maintaining the function of the floodplain is essential to ensure it can perform its natural functions of flow conveyance and storage. Therefore, no structures will be approved for construction within a defined floodway where they are considered to constitute an obstruction during flooding.

Exceptions may be provided on advice of DWER where:

1. the proposal is for a land use that is considered by the decision-maker to not introduce unacceptable risk to people, property or infrastructure and will maintain the free passage and temporary storage of floodwaters. These land use proposals need to be considered on a case by case basis;

2. existing structures are to be replaced with the same or lesser width of obstruction and the proposal can achieve acceptable vertical separation;
3. critical community facilities are required and can demonstrate acceptable management of impact; or
4. the proposal is for a boundary realignment and use of land where there is no increase in development.

Consideration should be given to the potential impacts of future changes in climate on flood behaviour, the risk to the community and the adaptability of management measures to the change. The impacts of changes to rainfall and mean sea level rise (on inland flood levels) should be considered separately to understand the drivers of change, and in combination to assess the potential cumulative impacts.

Vulnerable and essential infrastructure, such as hospitals, schools, emergency response buildings, evacuation centres, essential services (for example power and water) and aged care facilities should be located outside of known flood prone areas where possible. Alternatively, the proposal should provide for a higher level of flood protection (for example consideration of evacuation routes and procedures) to ensure assistance can be provided in a flooding event.

Where a published and DWER endorsed floodplain management strategy or other water management document is available, guidance for the appropriate response to flood risk will be provided in the document and should be identified in the relevant WMR.



### 7.3.1 Notification of title in flood prone areas

Notifications on title may be required as a condition of approval for lots of subdivision and development proposals located within the floodway, flood fringe or flood plain. Notifications on title advise prospective purchasers of the potential for flood hazards and help with managing expectations. The recommended condition (including the notification itself) is provided in the Model Subdivision Conditions Schedule.

For development approvals, local governments should use section 70A of the *Transfer of Land Act 1893*. It is strongly encouraged that proponents make prospective purchasers aware of the existence of the notifications on title on affected lots, such as through contracts of sale. Prospective purchasers of land/lots/dwellings located within the area to which the policy applies may wish to contact the relevant local government for further advice.





## 8 INFRASTRUCTURE AND SUPPLY

### 8.1 Water demand

The continued growth of Western Australia's population and economy means demand for water is increasing. As a result, strategies for the sustainable, efficient and optimal use of water resources are encouraged to ensure access to climate resilient water supplies for domestic consumption, household and public open space irrigation, recreational facilities, agricultural and industrial purposes. Optimising the use of sustainable groundwater and surface water through efficiency measures and trading water entitlements to higher-value uses can help to defer or avoid the cost of developing higher-cost alternative supplies. An understanding of likely impacts of climate change, particularly where groundwater and surface water availability is declining in the South West due to reducing rainfall needs to be considered and, where applicable, reflected in the WMR.

Strategies to conserve and use water efficiently include:

- i. efficient irrigation infrastructure and agricultural processes consistent with industry best practice;
- ii. co-locating infrastructure (for example co-locating school ovals and public parks, locating district playing fields close to potential water sources such as wastewater treatment plans);
- iii. public open space planning to provide a mix of types and prioritise where water is used for maximum community benefit (for example minimising water use on non-active open space while optimising water

use on active playing fields and hydro zoning public open space, using sensor-based irrigation systems and the use of appropriate species to minimise irrigation and nutrient requirements);

- iv. using alternative water sources (such as treated wastewater, stormwater, rainwater tanks and grey water); and
- v. using metering systems to monitor and adaptively manage irrigation and water use.

### 8.2 Water supply and alternative water sources

Where it is not possible to connect to existing services or where additional water, wastewater or drainage infrastructure capacity is required to service proposed development, alternative servicing arrangements (using sources such as treated wastewater, greywater, stormwater and drainage water) may be proposed. The demand and availability of water for non-drinking water purposes needs to be assessed early in the planning process and in these cases, the WMR must provide a greater level of detail including details of the arrangements and land areas that will be required to provide for the new or modified infrastructure.

Non-drinking water supplies are those that use a fit-for-purpose water sources in lieu of public water supply scheme water. Non-drinking water supplies can have lower quality standards than drinking water, but are still suitable for many uses such as outdoor household irrigation, public open space irrigation, agriculture, industrial uses, fire-fighting, as well as in-house/domestic non-drinking water uses such as toilet flushing.

Where a development is proposed to be serviced by a non-drinking water supply and has a minimum volume to become operational, the WMR must provide details of interim arrangements including as a minimum:

- i. interim source options (partial or temporary);
- ii. roles and responsibilities including both implementation and operational funding models;
- iii. regulatory requirements and the timing of these to avoid delays; and
- iv. triggers for when the partial or temporary solution needs to be upgraded or replaced.

The use of alternative water sources must be safe, fit-for-purpose, meet regulatory, public health and environmental standards, and reflect community expectations. The *Guideline for Approval of Non-Drinking Water Systems* (DoW, 2013) describes four stages to plan and establish a non-drinking water system in urban developments and provides the general consideration and specific approval requirements. The timing for completing these studies, identified in the (former) Department of Water guideline document, will depend on the scale and complexity of the water supply issue.

In assessing and securing optimal, sustainable and fit-for-purpose water supply, consultation with the relevant service provider(s) and local government is required to gain their in-principle agreement to allow for connection to existing systems and/or a 'commitment to adopt' new infrastructure post-construction. The WMR should include a summary of this consultation including confirmation that connection to all necessary services is both possible and feasible.



Where the availability of groundwater and surface water is limited, investigations should be undertaken at the district planning stage to determine the feasibility and optimal scale of alternative non-drinking water supply options.

### 8.3 Dams, crossings and rural drains

Dams, crossings and rural drains should maintain the natural flow and ecology of waterways and wetlands allowing for the passage of aquatic fauna. This will minimise the risk of fragmenting aquatic fauna populations, restricting migration to breeding grounds, limiting available habitat or causing the local extinction of aquatic fauna.

Where a dam, crossing or rural drain proposal is situated on land within a surface water area, river or irrigation district proclaimed under the *Rights in Water and Irrigation Act 1914*, a licence/permit from DWER is required, as well as development approval (if required) from the relevant local government authority. Further information on rural dam construction and operation, licencing, permitting, legal responsibilities, design, construction, operation and minimising harm to watercourses and aquatic fauna is provided in:

- i. *Supplementary Information for Permit Applications to Interfere with Bed or Banks of Watercourses* (DoW, 2012)<sup>10</sup>;
- ii. *WQPN 53 Dam Construction and Operation in Rural Areas* (DWER, 2019);

- iii. *Water Note 26: Simple Fishways* (Water and Rivers Commission, 2002);
- iv. *Building Creek Crossings* (DoW, 2010); and
- v. *Crossing Creeks: Stream Crossings on Farms* (DoW, 2008).

Where a proposed dam (or modification to a dam, or other flow control structure) has the potential to result in a significant impact on the environment, the proposal should be referred to the EPA for consideration under Part IV of the *Environmental Protection Act 1986*.

Drainage and pumping for the purpose of controlling salinity is regulated under the *Soil and Land Conservation Regulations 1992*. These regulations require landholders intending to drain or pump water from under the land surface and then discharge that water onto other land, into other water or into a watercourse, to notify the Commissioner of Soil and Land Conservation via a *Notice of Intent to Drain*. Notification allows for the proposed works to be assessed by the Commissioner. It does not allow the Commissioner to object to issues not covered by the Act including general planning and development issues such as the impact on public infrastructure (roads) or visual amenity. Refer to DPIRD for further information on rural drainage to control salinity.



<sup>10</sup> This guide was prepared for surface water areas, rivers and irrigation districts proclaimed under the *Rights in Water and Irrigation Act 1914*, however the advice is relevant for all watercourses.



### 8.3.1 Local planning schemes and local planning policies

SPP 2.9 states that local planning schemes or/and local planning policies should outline development requirements for dams, crossings and rural drains in response to local conditions. This may include the assessment of, and application of approval conditions, related to:

- i. consideration of upstream or downstream impacts;
- ii. design to ensure environmental flows are maintained;
- iii. vegetation clearing and revegetation requirements;
- iv. scale and purpose;
- v. topography;
- vi. setbacks from property boundaries or environmental features;
- vii. visual impact;
- viii. spoil disposal;
- ix. design for fauna movement/passage;
- x. discouraging dams on watercourses where there are viable off-stream alternatives;
- xi. reducing watercourse crossings to a minimum and consolidating crossings with other infrastructure, where practicable;
- xii. mitigating the risks or impacts from site disturbance, including erosion, sedimentation, weed introduction, vegetation clearing, loss of habitat and changes to ecological values;
- xiii. construction standards and maintenance;

- xiv. consultation with agencies, including DWER, DBCA and DPIRD (where relevant);
- xv. engineering assessments or surveys, and/or any other locally relevant issues that may be applicable; and
- xvi. maintenance, safety or potential liability issues, including rural drains when they extend beyond the property boundary.

If there are no other water resource matters relevant to the proposal, dams and crossings are not likely to require a WMR, however, they will need to minimise impacts to the environment and the downstream environment and other water users.

### 8.3.2 Exemption from development approval

SPP 2.9 states that local planning schemes or/and local planning policies should specify instances where the construction of dams, crossings and rural drains are exempt from development approval. The construction of dams, crossings and rural drains and associated clearing/site works constitutes development under the *Planning and Development Act 2005*. As such, development approval may be required, unless exemption is provided through the provisions of the local planning scheme and/or local planning policy.

The local government should identify exemptions in response to local conditions. For example, it may provide exemption for dams, crossings and rural drains in rural zones except where they:

- i. are likely to have an impact on downstream users of ground or surface water;
- ii. may have an offsite impact on another landowner;

- iii. may affect / undermine public infrastructure such as roads; or
- iv. involve drains that extend beyond the property boundary, which may result in maintenance, safety or liability issues for local government.

## 8.4 Stormwater management

Stormwater management systems should be designed in consultation with DWER and the relevant local government and be consistent with the *Stormwater Management Manual for Western Australia* (DoW, 2004-2017), *Australian Rainfall and Runoff* (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019), *Australian Run-off Quality: A guide to water sensitive urban design* (Institution of Engineers Australia, Melbourne Victoria, 2006) and *Local Government Guidelines for Subdivisional Development* (IPWEA, 2017). Design objectives for stormwater management are provided in the *Decision Process for Stormwater Management in Western Australia* (DWER, 2017) and, where available, relevant drainage and water management plans produced by DWER.

Stormwater management systems should:

- i. mimic natural hydrological processes;
- ii. prevent and reduce pollution through the application of non-structural and structural controls and the management of runoff from small rainfall events;
- iii. minimise the effective imperviousness of a development area and use overland flow paths to reduce changes to pre-development hydrology and reduce the transport of pollutants to receiving water bodies;



- iv. be integrated within the built form (such as within road reserves, public spaces and public open space) to enhance amenity;
- v. retain and increase vegetation throughout the urban landscape such as on buildings, in carparks and in road reserves;
- vi. be integrated early in the land and water planning process so that the necessary investigations are undertaken to inform decisions at each stage of land planning and ensure enough land is set aside for water management;
- vii. be designed to respond to site constraints while reflecting the economic, social and environmental outcomes sought for the site;
- viii. be designed to provide serviceability, amenity and road safety during minor rainfall events; and
- ix. be designed to protect public and private infrastructure and buildings from localised flooding and inundation during major rainfall events.

## 8.5 High groundwater

The decision to manage groundwater to protect infrastructure and support development should be based on a detailed understanding of the pre-development groundwater regime and dependent ecosystems, the changes that may occur as a result of land use change, and an assessment of the risk this presents to the environment and proposed development. In areas of high groundwater (permanently or seasonally), management of risks from water-logged soils or groundwater inundation may need to be considered as part of development. Contact DWER for more information about site indicators that help to identify areas of high risk from waterlogged soils.

Consideration of these risks is particularly important in the design of public and private open spaces and proponents can respond to these risks by:

- i. providing for functional open spaces and critical assets in areas not prone to inundation;
- ii. creating landscape designs that are consistent with the natural environment;
- iii. designing infrastructure and buildings to withstand wetting and drying cycles;
- iv. filling and/or draining parts of the land required for functional open spaces and critical infrastructure
- v. broad scale filling of the land; and/or
- vi. broad scale draining of the land provided that offsite impacts can be managed.

Broad scale filling of sites to significantly elevate the ground level in response to high groundwater is not a preferred approach and should be carefully considered in the context of impacts to the developments ability to retain native vegetation and trees; and sustainability of basic raw materials extraction and transportation.

Similarly, broad scale draining of the land is generally not preferred and it is critical to consider the potential impacts of groundwater drainage systems in the context of impacts to water quality, hydrology, and the environment.

Proposals to install a groundwater management system are to be consistent with *Water Resource Considerations when Controlling Groundwater Levels in Urban Development* (DoW, 2013) and clearly articulate the impact the proposed measures will have on the predevelopment groundwater systems and the receiving environments.

Considerations for groundwater management include:

1. the location and level of protection required for sensitive water resource areas and other important environments;
2. changes to catchment hydrology resulting from land use change for example acid sulfate soils, rising groundwater levels from vegetation clearing or decreased abstraction;
3. historical land uses impacts on water quality for example contaminated sites, nutrient/pesticide plumes;
4. groundwater quality and treatment prior to reuse or discharge to a receiving environment;
5. geotechnical conditions, site topography and adjacent land uses; and
6. the potential for re-use as a water source for irrigation.

## 8.6 Catchment drainage planning

Catchment drainage planning is the process undertaken to understand the movement of water through a catchment and identify the spatial areas needed to manage catchment-scale flooding and drainage. This work will show how the existing pre-development catchment behaves and informs district stage planning to provide a coordinated approach to the spatial requirements for flood and drainage management while avoiding fragmented outcomes at subsequent planning stage(s).

Catchment drainage planning should consider the capacity of the drainage system to accept additional flows and runoff volumes and ensure flooding, stormwater and groundwater can be adequately managed; noting that



a simplistic approach that presumes a lack of capacity may limit the viability of development or redevelopment in areas where increased density is desirable. Areas that require catchment drainage planning should be determined in consultation with DWER and current and/or proposed asset owner(s) based on the prevailing water characteristics of the area and the impact that these will have on spatial requirements for multiple use corridors, natural and/or piped drainage or living stream corridors, flood storage areas, wetlands and/or waterways in the district planning stage. DWER should be contacted for further information on the areas, responsibility and guidance relating to catchment drainage planning.

The successful implementation of a catchment drainage plan by multiple landowners and developers over extended timeframes is reliant on a suitable level of detail being provided in the District WMR to address these issues. A District WMR must respond to catchment drainage planning and include, as a minimum:

1. land areas required for major rainfall event management and documentation of design principles, objectives and management strategies;
2. drainage invert levels, dimensions, peak flows and top water levels at critical points in the system coinciding with relevant cadastral, land ownership or planning boundaries;
3. identification of land set aside for flood storage and flows;

4. definition of retention/detention/treatment requirements and allowable discharge rates for individual lots, development precincts and or sub catchments;
5. indicative waterway foreshore, wetland buffer and landscaping requirements, including consideration of public amenity, safety (lighting and visibility), maintenance requirements and bushfire management;
6. indicative waterway foreshore areas and wetland buffers;
7. strategies addressing the identified opportunities and risks to water resources, the environments and urban form including:
  - a) the management of high groundwater;
  - b) the management of water quality including risk of contaminant mobilisation; and
  - c) provision of linkages between existing and future environmental and community assets, both through and beyond the development area;





8. documentation of strategies proposed to address water quality risks, sensitive water resource areas and important environments; and
9. a detailed staging and implementation plan including staging of subsequent development proposals, processes for setting aside land for flood storage, funding arrangements, construction responsibilities and requirements, and management responsibilities and requirements.

Catchment drainage planning should be undertaken by or in collaboration with current and/or proposed asset owner(s) to ensure that proposals are consistent with their management approach and capabilities.

### 8.6.1 Interim arrangements for catchment drainage systems

Where a future development is proposed to be connected to a catchment drainage system that is yet to be established, the WMR must provide details of interim arrangements including:

- i. land required for interim drainage infrastructure;
- ii. location of infrastructure outside the subject land and a description of how access will be secured;
- iii. potential environmental issues and management;
- iv. who will be responsible for establishing the catchment drainage system; and
- v. modification of the interim arrangements when the catchment drainage system is established.

## 8.7 Wastewater

All proposals are to demonstrate that future development will be provided with appropriate wastewater services.

In most instances, this will involve connection to reticulated sewerage.

In Western Australia the provision of reticulated sewerage minimises health, environmental, social and economic risk to the community and supports the widest variety of land uses. The requirement to connect to reticulated sewerage was broadly established in 1981 and has been consistently supported by successive governments.

It is acknowledged that on-site wastewater disposal technologies have advanced considerably in recent decades, however there are still significant risks associated with their use and they are not considered an appropriate alternative to reticulated sewerage. In a limited number of instances, such as low-density development outside PDWSAs and sensitive water resources areas where reticulated sewerage is not feasible, they may be an acceptable method of servicing.

For lots less than one hectare, connection to a reticulated water supply will generally be required. For lots larger than one hectare, refer to *State Planning Policy 2.5 Rural Planning* for guidance on the servicing for rural living lots.

### 8.7.1 Beneficial use and re-use of wastewater

SPP 2.9 states that proposals are encouraged to incorporate the beneficial use and re-use of water resources. This is an important component of integrated water resource management and response to increasing pressures on water resources. As wastewater can contain

a wide range of pathogens and contaminants, proposals involving its use and re-use must comply with relevant health and environmental regulation.

### 8.7.2 Instances where reticulated sewerage is required

SPP 2.9 contains broad criteria for outlining instances where reticulated sewerage is required. The information below provides further guidance and should be used to support the assessment of relevant criteria in accordance with measures 7.4i) and 7.4 j) of SPP 2.9.

1. Where reticulated sewerage is deemed reasonable by the decision maker. Further guidance on the test of reasonableness is available within the *Model Conditions Schedule* (WAPC, 2019).
2. Where reticulated sewerage is required on planning grounds, which includes:
  - a) where the provision of reticulated sewerage is required by a local planning scheme or a strategy or plan endorsed by the WAPC;
  - b) when any stage or part of any future or proposed subdivision or development is already connected to reticulated sewerage;
  - c) where the decision maker determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage;
  - d) where the decision maker determines that the absence of reticulated sewerage will jeopardise future land uses provided for in:
    - i. a proposed or approved local planning scheme or scheme amendment; or
    - ii. in a proposed or endorsed WAPC policy, strategy or plan; and/or



- e) where the decision maker determines that the absence of reticulated sewerage will prejudice, physically or financially, the ability to provide sewerage to the local area.
3. Where the decision-maker determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources. This includes instances where:
  - a) the site requirements for sewage systems contained within these Guidelines cannot be reasonably met;
  - b) the impact of on-site wastewater disposal is deemed likely to have a detrimental impact on the water quality of a PDWSA, sensitive water resource areas or other waterway or wetland. Where approval of any future or proposed application without connection to reticulated sewerage is likely to set a precedent for similar proposals in the local water catchment, the cumulative impact will be considered; and
  - c) urban, industrial or commercial subdivision is proposed in Priority 3 PDWSA.
4. Where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level.

### 8.7.3 Reticulated sewerage – demonstration of serviceability

Where a proposal involves connection to a reticulated sewerage scheme that is yet to be established, the proponent should provide sufficient information to demonstrate that reticulated sewerage services can reasonably be provided to the land. The WMR should provide:

1. details of proposed reticulated sewerage scheme, including:
  - a) method of treatment and disposal (technology and operation);
  - b) land required for sewerage infrastructure and disposal;
  - c) where infrastructure is located outside the subject land, describe how access will be secured;
  - d) potential impact on nearby land and required separation distance; and
  - e) potential environmental issues and management.
2. details and timing for regulatory approvals.
3. identification of potential service provider. Reticulated sewerage must be provided in accordance with the terms of a license issued by the Economic Regulation Authority, unless the sewerage service provider has an exemption for the reticulated sewerage service which is granted by the Minister for Water under section 7 of the *Water Services Act 2012*. It is acknowledged that it may not be feasible to obtain a water services licence in the early stages of the planning process.

To ensure that reticulated sewerage services will be provided, local planning scheme provisions should include the requirement for future development to be connected to a reticulated sewerage scheme.

### 8.7.4 Reticulated sewerage - survey strata

Where a survey-strata scheme is to be connected to reticulated sewerage, arrangements are to be made at the time of subdivision to ensure that a separate sewer connection will be available to each lot. Either the plan of subdivision or accompanying servicing plan is to illustrate the indicative connections and pipes within the scheme that is intended for separate use or occupation. Depending on the nature of the proposal, this may include:

- i. installation of connections and sewerage pipes within the strata; and/or
- ii. easements or caveats to secure corridors for the future installation of connections and pipes.

Information on the water and sewer details for survey-strata lots to be sought from the Department of Mines, Industry Regulation and Safety.

### 8.7.5 Onsite wastewater disposal

Where reticulated sewerage is not required in accordance with measure 7.4(j) of SPP 2.9, on-site wastewater disposal may be considered where the responsible authority is satisfied that:

1. Each lot can accommodate on-site sewage disposal in accordance with *AS/NZS 1547 On-Site Domestic Wastewater Management* (Standards Australia/New Zealand Standard, 2012) (AS/NZS 1547). This should generally be provided in the form of a Site and Soil Evaluation (SSE) (refer to section 8.7.6); and
2. The site requirements (as outlined in sections 8.7.7 – 8.7.10) for on-site sewage disposal can be met. Information on compliance should be provided in the WMR and may be in the form of a:



- a) checklist or statement against criteria, and/or
- b) site plans showing (where relevant):
  - i. existing and proposed buildings, paved surfaces (including driveways, verandas and alfresco areas), private bores and soak wells. This is particularly relevant for infill subdivision where existing dwellings are to be retained;
  - ii. land application areas. For residential subdivision that provides for single houses, areas should be in accordance with Table F.3 of Appendix F. Where hydraulic loads can be estimated for non-residential subdivision/development or built strata areas should be calculated in accordance with Table F.2 of Appendix F;
  - iii. setbacks from water resources; and
  - iv. PDWSAs and protection zones and sensitive water resource areas.

### 8.7.6 Site and soil evaluations

An SSE should be appended to a WMR, where a WMR is required. They may be required in support of the following proposals:

1. local planning scheme amendments and structure plans that involve on-site wastewater disposal.
2. subdivision applications that propose on-site wastewater disposal. A SSE should be provided prior to determination of the application if it has not been provided at the earlier stage of the planning process. Where the WAPC, after considering advice from referral agencies, is satisfied that the proposal is low-risk and the proposed lots can accommodate on-site

wastewater disposal but require further information to inform the location of building envelopes or types of systems required, a SSE may instead be required as a condition of subdivision.

3. development applications that propose on-site wastewater disposal and have the potential to impact on significant water resources, where the lot has major constraints or where it is not clear that the lot is large enough to accommodate proposed infrastructure and land application area. A SSE should be provided prior to determination of the application.

Where required, a SSE should be prepared in accordance with *AS/NZS 1547* and:

- i. demonstrate that the proposed lots can accommodate on-site wastewater disposal;
- ii. identify soil category in accordance with *AS/NZS 1547* procedure;
- iii. identify separation from highest groundwater levels, including perched water table where relevant;
- iv. identify flooding zones and areas subject to seasonal inundation; and
- v. identify the type of treatment and disposal system required and any other associated site works such as fill or drainage that may be required.

Proponents are also responsible for engaging with a suitably qualified professional to undertake a SSE related to on-site wastewater disposal when required. In accordance with *AS/NZS 1547*, the SSE should be signed off by a suitable qualified professional (such as a soil scientist) and to the satisfaction of the local government and the Department of Health (DoH).

The scale and level of detail of the SSE should be matched against the health and environmental risks associated with the site and proposed development, and determined in consultation with referral agencies. For complex sites, more detailed information will be required. The information requirements will be reduced where health or environmental impacts are considered minimal. Templates for SSE are available on DoH website.

Where it is not evident that separation distances from groundwater will be achieved, a hydrogeological assessment of the site under the wettest time of the year conditions may be required. This includes instances where there is no reliable information on groundwater levels or areas where the groundwater is known to be relatively high. Where there is reliable data from nearby groundwater monitoring bores or groundwater models, it may not be necessary to determine groundwater levels through additional bore holes or pits.



### 8.7.7 Site requirements: Lot size

**Table 2: Minimum lot sizes**

Location/Land use	Minimum lot size	Notes
PDWSA in rural, rural residential/rural living zones	One to four hectares	Minimum lot size dependent on priority area (P1, P2, P3) and zone. Refer to <i>Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas</i> (DWER, 2016) for further guidance.
In sensitive water resource area	One hectare	Land in a sensitive water resource area that is already zoned for urban use with a residential density coding of R2 to R12.5 under a local planning scheme or structure plan endorsed by the WAPC, may be subdivided in accordance with the existing density coding. Where R10 subdivision is proposed, it should be demonstrated that the density coding was assigned with the understanding that reticulated sewerage would not be provided.  Smaller lots in a sensitive water resource area may be considered for non-residential subdivision on a case-by-case basis where it can be demonstrated that the proposal meets the minimum site requirements and the responsible authority, in consultation with relevant agencies, is satisfied that the proposal is consistent with the objectives of SPP 2.9.
Outside PDWSA and sensitive water resource areas	2,000m <sup>2</sup>	Does not apply for rock. For clay soils, secondary treatment systems will be required to achieve this lot size (refer to Table F.1 in Appendix F).
Outside PDWSA and sensitive water resource areas and: i. infill residential or commercial subdivision in existing urban areas; ii. residential and commercial subdivision in towns outside the Metropolitan and Peel Region Scheme areas without an established reticulated sewerage scheme; or iii. residential and commercial subdivision in towns outside the Metropolitan and Peel Region Scheme areas with existing sewerage schemes (as listed in Appendix F) where unsewered subdivision at the density proposed is specifically provided for through the provisions of the local planning scheme or a local structure plan endorsed by the WAPC.	1,000m <sup>2</sup>	The average lot size is not to be less than 1,000m <sup>2</sup> , with a minimum individual lot size of 950m <sup>2</sup> . Does not apply for rock or soil category 6 (medium to heavy clay), where larger lot sizes are required.  For soil categories 4 (clay loams) and 5 (light clays), secondary treatment systems will be required (refer to Table F.1 in Appendix F).  For lots less than 2000m <sup>2</sup> , an assessment of the best practicable servicing option may be required.
Survey strata lot or strata lot for an approved grouped dwelling, commercial or industrial development (outside PDWSA)	Case-by-case assessment	The on-site system for strata schemes must service each lot and should be owned and operated by a single person or entity contracted to provide the service, or the strata company for the strata scheme. An acceptable maintenance program should be in place for the on-site wastewater system.  Due regard to be given to impacts within sensitive water resource areas.



### 8.7.8 Site requirement: setbacks from water resources

An on-site wastewater system should not be located within:

1. a wellhead protection zone or on Crown land within a reservoir protection zone;
2. 100 metres of the high-water mark of a reservoir, or 100 metres of any bore used for public drinking water supply where:
  - a) a wellhead protection zone or reservoir protection zone has not been assigned;
  - b) where existing lots would be rendered undevelopable by the wellhead protection zone;
3. 30 metres of a private bore used for household/ drinking water purposes;
4. 100 metres of a waterway or wetland and not within a waterway foreshore area or wetland buffer.  
The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation;
5. 100 metres of a drainage system that
  - a) is located down-groundwater-gradient;
  - b) discharges directly into a waterway or significant wetland without treatment; and
  - c) intersects groundwater; or
6. any area subject to inundation and/or flooding in a 10 per cent AEP rainfall event.

Smaller setbacks from reservoirs or bores used for public drinking water supply will not be supported. In all other instances, smaller setbacks may be considered where

a proponent demonstrates to the satisfaction of the responsible authority, in consultation with the relevant advisory agencies, that the reduced setbacks will not have a significant impact on the environment or public health. In seeking a reduced setback, secondary treatment systems with nutrient removal may be required.

### 8.7.9 Site requirement: separation from groundwater

The discharge point of the on-site wastewater system should be at least the following distances above the highest groundwater level, taking into account long-term variability, possible groundwater rise following development and perched water tables<sup>11</sup>:

1. PDWSA - 2 metres; and
2. All other areas -
  - a) loams and clay soils - 0.6 metres
  - b) gravels – 1 metre
  - c) sands - 1.5 metres.

Where the use of fill is proposed to achieve separation distances, proponents may be required to provide additional information to demonstrate that solutions are effective, do not impact on other lots through water diversion, are not cost prohibitive and will not compromise amenity or landscape values. Where a substantial amount of fill is required, conditions of subdivision may require fill to be provided prior to lots being created or a notification on title.

<sup>11</sup> A perched water table is groundwater that is trapped above an impermeable soil layer, such as clay or rock, and forms a lens of saturated material in the unsaturated zone.



The use of drains or fill to achieve separation distances will only be considered for land that is already zoned for more intense development and where a drainage management plan is provided to the satisfaction of the responsible authority in consideration of advice from referral agencies to demonstrate:

- i. how separation from groundwater will be achieved;
- ii. adequate separation between land application area and drains in accordance with section 8.7.8; and
- iii. that re-directed water will not impact upon surrounding properties or receiving water bodies.



### 8.7.10 Site requirement: land application area

The land application area is the unencumbered area to which treated wastewater from an on-site wastewater system is distributed for further in-soil treatment and absorption or evaporation. Each lot should be of sufficient size to accommodate development and an unencumbered land application area. The land application area should:

1. be restricted to the distribution of treated wastewater;
2. be sized in accordance with Tables F.2 and F.3 in Appendix F;
3. be kept free of any temporary or permanent structures;
4. be designed so that activities do not interfere with the function of the land application systems and avoid potential for human contact with effluent residues. Unless allowed for in the design, the land application area should:
  - a) not be built on or paved in a manner which precludes reasonable access;
  - b) not be subject to vehicular traffic (other than a pedestrian-controlled lawnmower);
  - c) not be subject to regular foot traffic such as pathways and clothesline areas; and
  - d) be kept in a manner which enables servicing and maintenance;

5. incorporate setbacks from lot boundaries, infrastructure and hardpan/bedrock as prescribed under *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and associated codes of practice); and
6. where slope exceeds one in five (1:5), the land application area should be engineered to prevent run-off from the land application area. Surface contours should be provided on the site plan.

The location of land application areas outside building envelopes may be approved based on the recommendations of the SSE and advice from referral agencies where proposed location meets requirements outlined above.

### 8.7.11 Type of on-site treatment system required

All proposed on-site systems should be approved for use in Western Australia under the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and certified in accordance with relevant standards for primary<sup>12</sup> and/or secondary treatment<sup>13</sup>.

<sup>12</sup> **Primary treatment** involves the separation of suspended material from sewage in septic tanks, primary settling chambers, or other structures (including those which may be used to treat trade waste), before discharge to either a land application area or secondary treatment process. Primary treatment systems are certified in under *Australian/New Zealand Standard 1546.1:2008 On-site domestic wastewater treatment units – Septic tanks (AS/NZS 1546.1:2008)*. Primary treatment systems include septic tanks with leach drains.

<sup>13</sup> **Secondary treatment** involves microbiological digestion and physical settling and filtering processes and decomposition of sewage constituents following primary treatment. **Secondary treatment systems** are certified in accordance with *Australian/New Zealand Standard 1546 2017 On-Site Domestic Wastewater Treatment Units Secondary treatment systems (AS1546.3:2017)*.

Where reticulated sewerage will not be provided, the type of on-site system required should be identified through the preparation and assessment of planning proposals to which SPP 2.9 applies.

The type of on-site wastewater system required should be determined in accordance with the recommendations of the SSE and advice from referral agencies.

Applications to construct or install an apparatus for the treatment of sewage in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* may be informed by the information contained in this section, however it is intended to be used as guidance and should not be applied with stringent regulatory effect.

Relevant considerations include:

- i. Site and soil conditions.
- ii. Potential impact on water resources. Within PDWSAs and sensitive water resource areas, secondary treatment systems with nutrient removal are recommended, particularly where lots are less than one hectare in size or where soils have low capacity to retain nutrients. The systems should meet the criteria for nutrient removal of Table 2.2 of *AS1546.3:2017*. However, where these systems are not suited to the proposed land use or there are issues with the availability of maintenance personnel, other site-specific solutions should be considered.
- iii. Proposed land use. The on-site wastewater system should be designed to accommodate hydraulic loads (including seasonal variation) and composition of wastewater generated (including trade waste where applicable).



- iv. The availability of systems and maintenance personnel required to service secondary treatment systems in accordance with certification requirements. This is particularly important in rural and remote areas.
- v. Secondary treatment systems should only be required in response to site constraints or to manage specific risks to public health, the environment or water resources.

### 8.7.12 Best practicable servicing option

Where a planning proposal includes provision for lots less than one hectare and reticulated sewerage is not available, an assessment may be required to determine the best practicable option for sewerage servicing.

Within PDWSA, instances where reticulated sewerage connection will be required as the best practicable servicing option should be in accordance with *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016).

In other instances, the assessment to determine the best practicable service option should include:

1. Wastewater treatment and disposal option costs, including but not limited to:
  - a) connection to an existing sewerage scheme. Where the subject land is remote from the development front, consideration should be given to delaying development until services are available;
  - b) development of a new reticulated scheme servicing a local area; or
  - c) on-site treatment and disposal.

2. Land use planning impacts:
  - a) identify if the lack of reticulated sewerage will restrict opportunities to intensify or change land uses in the future. This is particularly important where more intense land uses are provided for in a strategic plan prepared or endorsed by the WAPC, local planning strategy or local planning scheme;
  - b) identify if the lack of reticulated sewerage will jeopardise the provision of sewerage infrastructure to nearby land; and
  - c) for non-residential/industrial proposals, identify if land uses should be restricted based on volumes of wastewater (including trade waste) that are likely to be generated.
3. Public health and environmental impacts:
  - a) identify potential impacts on sensitive water resource areas, marine reserves<sup>14</sup>, karst systems or declared rare flora<sup>15</sup> or fauna habitats;
  - b) for non-residential/industrial proposals, consider the type of land uses provided for, and the contaminants likely to be present in trade waste;
  - c) where on-site wastewater disposal is proposed, and approval is likely to set a precedent for similar unsewered subdivision in the local catchment, cumulative impacts should be considered;

<sup>14</sup> Environment quality targets are outlined in management plans for Marine Parks and Reserves.

<sup>15</sup> On-site wastewater treatment systems have the potential to affect native flora species. Declared Rare Flora (DRF) are protected under the *Wildlife Conservation Act 1950* (WC Act 1950). The taking of DRF is prohibited unless an application is approved under the WC Act 1950. DBCA recommends proponents consider applying for a DRF permit if there is any activity within 50 of DRF that has the potential to impact upon the flora species.

- d) identify measures to reduce impacts; and
  - e) where on-site wastewater disposal is considered, information from local government should be sought on the performance of on-site systems in the local area at the proposed density. The creation of lots less than 2000m<sup>2</sup> may not be supported where local government or referral agencies advise that on-site disposal in the local area has been problematic.
4. Administrative impacts:
    - a) details of servicing/maintenance arrangements and mechanisms in place to support these arrangements; and
    - b) details of regulatory requirements if a new reticulated scheme servicing a local area is proposed.

For localities that do not have an established reticulated sewerage scheme, detailed information should not be required unless the scale of settlement expansion may warrant the provision of a new reticulated sewerage scheme.

### 8.7.13 Trade waste management

Trade waste may contain a range of environmentally hazardous materials that must not be discharged to the environment (refer to the *Environmental Protection (Unauthorised Discharges) Regulations 2004* and *Environmental Protection (Controlled Waste) Regulations 2004*).



Most reticulated sewerage schemes are not designed to accept trade waste, which could pose threats to public health and safety, and to the environment. Discharge of trade waste to a reticulated sewerage scheme will be subject to strict acceptance criteria in accordance with the *Water Services Act 2012*. The sewerage service provider may require proponents to:

- i. comply with an appropriate permitting scheme;
- ii. provide a level of on-site treatment of trade waste prior to discharge to the reticulated sewerage scheme; and
- iii. comply with other alternative arrangements as reasonably required by the sewerage provider.

If reticulated sewerage is not available or trade waste cannot be accepted by the sewerage service provider, alternative arrangements will need to be made.

Where it is known that the proposal will involve the onsite disposal of trade waste, additional information may be required to demonstrate that appropriate infrastructure is incorporated into the development, ensuring that environmentally hazardous material is not disposed of on-site or into stormwater drainage. This can be demonstrated in accordance with section 6.3.3 of these Guidelines. Where it is possible to estimate the quantity of trade waste to be disposed of onsite, site plans should include an appropriately sized land application area. Where relevant, on-site disposal of trade waste is to be managed in accordance with an industry regulation approval under Part V of the *Environmental Protection Act 1986*.



## 9 PUBLIC DRINKING WATER SOURCE AREAS

Public drinking water source areas (PDWSA) provide drinking water to communities around Western Australia. They are protected via constitution under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* as underground water pollution control areas (UWPCAs), water reserves or catchment areas. There are approximately 140 PDWSAs servicing towns and cities across Western Australia. The requirements of this section apply to constituted PDWSAs. They may also be used for guidance within non-constituted drinking water source areas such as remote communities and mine sites.

### 9.1 Key concepts and assumptions

The following key concepts underpin the protection of PDWSAs:

1. The State is committed to implementing the *National Water Quality Management Strategy - Australian Drinking Water Guidelines* (National Health and Medical Research Council, 2011, updated 2018) (*Australian Drinking Water Guidelines*), which is the main reference for the protection, management and supply of safe drinking water to consumers.
2. Drinking water source protection should not be compromised. Safe, reliable, and good quality drinking water is critical to ongoing development in Western Australia and the health of its people.
3. PDWSAs are managed through a multiple barrier approach because no single barrier is effective against all conceivable sources of contamination.
4. Prevention is better than cure. For drinking water supplies, source protection is the single most effective mechanism to protect drinking water quality and public health.
5. Further development increases risks to drinking water quality and public health. This is an inevitable consequence of more chemical, biological and physical hazards being introduced due to more people, buildings, vehicles and rubbish associated with land use intensification. Whilst it may be several years before contamination incidents occur or become evident, the consequences can be catastrophic and are generally irreversible.
6. Risks in PDWSAs are public health risks. Evaluation of risk associated with development in PDWSAs should incorporate a preventative approach in accordance with the *Australian Drinking Water Guidelines*. Risk assessments should include maximum and residual risk, the probability (likelihood) and consequence of contamination.
7. Drinking water quality and quantity are linked and should not be managed in isolation.
8. The precautionary principle should be applied, via a presumption against inappropriate development in PDWSAs.





9. Intergenerational equity and sustainable use: the present generation should ensure that the health, diversity and productivity of our water sources are maintained or enhanced for the benefit of future generations.

## 9.2 Integrated water resource management and water source protection

Western Australia has an integrated land use and water resource management system that protects water quality and public health. This approach aims to ensure the provision of safe, good quality drinking water at a reasonable cost to consumers now and in the future. It ensures that PDWSA protection is considered and implemented throughout the planning process.

A key component of the integrated approach is the identification of priority areas within PDWSAs. DWER identifies these via a drinking water source protection report or land use and water management strategy for each PDWSA, available on DWER's website. The priority areas are as follows:

1. Priority 1 (P1) source protection areas are usually assigned over Crown land. They are managed in accordance with the principle of "risk avoidance" to ensure there is no degradation of the water resource. This is the highest level of protection for the water source and generally applies to land owned by the State that is characterized by low-intensity and low-risk land use, such as forestry. Protection of the public water supply outweighs virtually all other considerations in respect to the use of this land.

2. Priority 2 (P2) source protection areas are usually assigned over rural land. They are managed in accordance with the principle of "risk minimisation" to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low-risk development already exists. Protection of public water supply sources is a high priority in these areas.
3. Priority 3 (P3) areas are usually assigned over urban land. They are managed in accordance with the principle of "risk management", which primarily involves some restriction on land uses with the potential to impact water quality. In these areas, supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments. If the water source does become contaminated, the water may need to be treated or an alternative water source found. Priority 3\* (P3\*) areas are assigned over land that was previously priority (P1) or priority 2 (P2) in the Metropolitan Region Scheme and was rezoned to 'urban'. P3\* is a variation of the P3 management approach of risk management with additional restrictions on land uses with potential to impact on water quality.

In addition to priority areas, DWER assigns protection zones (wellhead protection zones and reservoir protection zones) to protect the water source from contamination in the immediate vicinity of drinking water abstraction points (that is, bores for groundwater sources and reservoirs for surface water sources).

Further information about DWER's management of PDWSAs is provided in *Strategic Policy: Protecting PDWSAs in Western Australia* (DWER, 2016) and *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016).

## 9.3 Region and local planning schemes

Section 7.5 of SPP 2.9 identifies how PDWSAs and their associated priority areas should be represented in region and local planning schemes. Scheme text accompanying special control areas should address the following:

1. The acceptability of subdivision and use classes within Priority 1, 2, 3 (and P3\* if applicable) areas should be based upon *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016) (WQPN 25).
2. The advice of DWER and the relevant licenced water service providers (licenced by the Economic Regulation Authority under section 5 of the *Water Services Act 2012*) is to be sought and given due regard by the decision-maker prior to making a determination on:
  - a) regional and sub-regional frameworks, region and local planning schemes and scheme amendments, planning strategies, precinct structure plans, activity centre plans and structure plans;
  - b) subdivision applications that are inconsistent with WQPN 25; and
  - c) development applications involving a land use that is listed as 'incompatible', 'compatible with conditions', or not identified in WQPN 25.
3. WMRs are to identify PDWSAs, priority areas, protection zones and drinking water abstraction points, and include measures to address or manage contamination risks to the drinking water source.



4. Where possible, proposals should maintain or increase native vegetation coverage to protect water quality.
5. Connection to reticulated sewerage where required in accordance with WQPN 25 and section 8.7.

Suggested wording for a 'PDWSA' special control area is as follows:

Purpose: To identify and protect public drinking water source areas.

Objectives:

- i) provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use
- ii) identify land that has been designated as a public drinking water source area
- iii) implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.

Additional provisions:

1. All development in the special control area requiring planning approval shall be subject to the local government's discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.
2. The local government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is

identified as 'compatible with conditions' or 'incompatible' in the relevant priority classification in the Department of Water and Environmental Regulation's *Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas*.

3. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation's *Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas* shall not be approved, unless exceptional circumstances apply.
4. In determining or making recommendation on an application for planning approval or making recommendation on an application for subdivision in the special control area, the Local Government shall have due regard to:
  - i. *State Planning Policy 2.9 Planning for Water* and associated guidelines
  - ii. Advice received from the Department of Water and Environmental Regulation
  - iii. Compliance with the Department of Water and Environmental Regulation's *Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas*
  - iv. Recommendations of the relevant drinking water source protection report or land use and water management strategy
  - v. The potential risk of contamination to the public drinking water source area resulting from a proposed land use and/or development

- vi. The retention of native vegetation and protection of wetlands and waterways
  - vii. The drainage characteristics of the land, including surface and groundwater flow, and the adequacy of proposed measures to meet water quality targets and manage run-off and drainage.
5. Development must be connected to reticulated sewerage, where required in accordance with *Water Quality Protection Note No.25: Land use compatibility tables for Public Drinking Water Source Areas*.

## 9.4 Considerations for proposals and decisions

The location of PDWSAs and their priority areas and protection zones are available on State and local government geographic information systems, the DWER website and the Australian Government's National Map.

Planning decisions on the acceptability of subdivision and specific land uses within PDWSAs should be based upon WQPN 25. This document:

1. provides guidance on the permissibility of use classes within Priority 1, 2, 3 areas. In general:
  - a) land uses described as 'incompatible' should not be permitted;
  - b) land uses described as 'compatible with conditions' should not be permitted unless the decision-maker has exercised its discretion by granting planning approval, having due regard to advice from DWER and best management practices to protect the quality of the drinking water source can be met. The application must



- also comply with other applicable development standards and requirements of the local planning scheme; and
- c) land uses described as ‘acceptable’ can be permitted providing that they comply with the development standards and requirements of the local planning scheme.
2. provides reference to best management practices for different types of land uses and activities to ensure protection of water quality and public health when undertaking appropriate development within PDWSAs, which can inform conditions of planning approval.
3. provides detailed information on priority areas and protection zones, including how they are assigned and managed.
- When located within a PDWSA, proposals and any relevant WMR should respond to the following considerations to address water quality risks:
- i. Land uses and activities should be in accordance with WQPN 25.
  - ii. Early and ongoing consultation with DWER, and where relevant the licensed water supply and wastewater service provider, should be undertaken during the development of all WMRs.
  - iii. Relevant recommendations of the drinking water source protection report or land use and water management strategy (available on DWER’s website) should be incorporated into a WMR.
- iv. Mapping should be provided that overlays proposed developments with the PDWSA boundary, priority areas and protection zones, and water off-take points (that is reservoirs and abstraction bores).
  - v. A risk assessment of current versus proposed land use should be conducted in accordance with the preventive risk management framework advocated by the *Australian Drinking Water Guidelines*.
  - vi. The design and purpose of public open space should prioritise the retention of native vegetation. Incorporate protection zones into public open space where possible, preferably in public open space for conservation. Where the retention of native vegetation is not possible, design should minimise the need for irrigation, fertiliser and pesticides. For example, irrigated turf areas should be minimised, and the use of local native species is preferred.
  - vii. Stormwater drainage should be directed away from drinking water abstraction points.
  - viii. Retain and rehabilitate existing vegetation to the maximum extent possible, particularly on the margins of waterbodies and in protection zones.
  - ix. Infrastructure corridors (including road, rail, electricity, telecommunications, drainage, gas, sewerage, water conduits, and private infrastructure such as fuel and mineral slurry pipelines) should be located outside protection zones or as agreed with DWER.
  - x. Connection to reticulated sewerage is required for all urban and industrial subdivision in PDWSAs in accordance with WQPN 25.
  - xi. Temporary pumping infrastructure should be located outside the PDWSA where possible. Where this is not possible, it is not to be located within a protection zone.
  - xii. Sewerage pump stations should be located outside PDWSAs and automated telemetry of sewerage levels must be in place to prevent overflows. Where this is not possible, sewerage pump stations are to be located outside protection zones and should be sized to service the smallest catchment area that is operationally practicable. They should be sized for the capacity and use of the development only (that is, not to service a larger catchment area extending beyond the development).
  - xiii. Site-responsive design should be used to direct surface and subsoil drainage away from drinking water extraction points such as via slopes and road cambers (curve upwards in the middle). Stormwater management infrastructure and/or subsoil drains should not discharge within protection zones. Where unavoidable, biofiltration is to be used.
  - xiv. Construction waste materials and litter should be collected daily and stored in weatherproof containers until removed off-site. Construction and development planning should include adequate contingency in the case of contamination incidences, in accordance with *WQPN 10 Contaminant Spills – Emergency Response Plans* (DWER, 2020).
  - xv. For large scale urban subdivision, pre-development, construction and post-development water quality monitoring programs should be consistent with *Australian Drinking Water Guidelines* and include



monitoring for pathogens, nutrients and other contaminants, and a contingency action plan, with appropriate trigger values, responsibilities and reporting requirements.

## 9.5 Assessing land use intensification risk to drinking water resources

Measures contained in this section of the Guidelines are to be applied to high-level strategic plans and region scheme amendments. SPP 2.9 provides for a general presumption against the intensification of land uses in Priority 1 and 2 areas, specifies limited instances where intensification may be considered and states that associated planning decisions should only be made with a detailed understanding of risks to the drinking water resource. The understanding of risk should be based on information provided by the referral agencies and the relevant licenced water service provider and address the following criteria:

- i. strategic importance of drinking water source;
- ii. nature of the water resource and its vulnerability to contamination;
- iii. presence of acid sulfate soils that may be disturbed by the installation of subsurface infrastructure;
- iv. risk assessment of existing vs. proposed land uses, in accordance with the *Australian Drinking Water Guidelines* preventive risk framework;
- v. proximity to water supply bores/reservoirs;
- vi. number and projected yield of bores/reservoirs potentially affected;
- vii. potential cost to the State associated with the relocation of infrastructure or substitution with other water sources;

- viii. operational costs associated with managing increased risk of contamination, including monitoring and compliance operations and water treatment; and
- ix. where intensification of a given area is likely to set a precedent for further intensification in the local area, the cumulative impact on the water resource should be considered.



## 10 PEEL-HARVEY COASTAL PLAIN CATCHMENT

The Peel-Harvey coastal plain catchment refers to the catchment of the Peel Inlet and Harvey Estuary that lies on the Swan Coastal Plain (refer to SPP 2.9 Policy mapping of Peel-Harvey Coastal Plain Catchment). The Peel Inlet and Harvey Estuary are part of the Peel-Yalgorup System, a wetland system with considerable environmental, economic, social, cultural and scientific values recognised for its international significance under the Ramsar Convention. A combination of land clearing, agricultural production and residential development has led to the progressive nutrient enrichment of the Peel-Harvey estuary and its waterways. This has resulted in the subsequent deterioration of water quality, habitat and ecological values across the catchment.

Land use planning decisions should be compatible with achievement of the objectives and maintenance of the *Environmental Quality Criteria in the Environmental Protection (Peel Inlet Harvey Estuary) Policy 1992*, the *Ministerial Conditions imposed in Bulletin 994 "Peel Region Scheme"* and the *Water Quality Improvement Plan for the Rivers and Estuary of the Peel Harvey System – Phosphorous Management* (EPA, 2008). They should also satisfy the requirements of relevant Peel Region Scheme and Greater Bunbury Region Scheme policies.

The *Water Quality Improvement Plan for the Rivers and Estuary of the Peel Harvey System – Phosphorous Management* (EPA, 2008) aims to improve water quality by reducing phosphorus discharges from the catchment



through changes to agricultural and urban practices and land use planning. This plan identifies the status of phosphorus loads. It also identifies the values of water bodies and the water quality objectives that will protect these values, including management measures and control actions and can be used to inform relevant WMRs.

### 10.1 Considerations for proposals and decisions

Section 7.6 of SPP 2.9, contains a range of policy measures that apply to proposals within the Peel-Harvey Coastal Plain Catchment. These measures should also be

reflected in WMRs relating to land within the Peel Harvey Coastal Plain Catchment. Further guidance on the implementation of these measures is outlined below.

1. Reduce nutrient export to the Peel-Harvey estuary system having regard to the water quality objectives contained in *Environmental Protection (Peel Inlet – Harvey Estuary) Policy Approval Order 1992*. This may be achieved by:
  - a) compliance with relevant regulatory and policy-based design criteria that have been developed to achieve the objectives, such as the *Peel Region Scheme Priority Agricultural and Rural Land Use Policy*;



- b) stocking rates that are consistent with *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000);
  - c) connection to a reticulated sewerage system in accordance with the requirements of the Peel Region Scheme and section 6.4 of SPP 2.9; and
  - d) management of irrigation and fertiliser use that reduces the export risk of nutrients to the estuary or other receiving waters.
2. Protect remnant vegetation and maintain or increase deep-rooted perennial vegetation coverage to improve water quality. The purpose of this measure is to mitigate the impact that land clearing and the intensification of land uses have had on water quality within the catchment. Actions to comply with this measure will depend on the nature of the proposal and include:
- a) minimising the clearing of remnant vegetation;
  - b) rehabilitation of remnant vegetation; and
  - c) establishment of deep-rooted perennial vegetation. Preferably this would be undertaken with endemic plant species, however exotic species may be supported where they will improve water quality outcomes.
3. Protect and revegetate waterways and drains with endemic plant species to improve the values to the Peel-Harvey estuarine system or engineer drains to reduce nutrient export.

Waterways and, where appropriate, drains should be protected and revegetated to enhance the landscape, ecological and aquatic values of the Peel-Harvey estuarine system. This should include

- a) the use of endemic plant species;
- b) the exclusion of livestock from waterways and drains to reduce soil erosion, and nutrient and organic matter inputs; and
- c) minimisation of stagnant water where possible to reduce mosquito breeding.

Where a proposal involves the construction of a new drain or will impact an existing drain:

- i. The most appropriate approach to complying with this measure will depend on the form, function and location of the drain and should be informed by advice from DPIRD and DWER.
- ii. Drainage should be designed to maximise the retention of water on-site and reduce nutrient export. Direct drainage off-site will generally not be permitted without adequate nutrient reduction measures to the satisfaction of DWER.

Rural drainage and pumping requires a notice of intent to drain under the *Soil and Land Conservation Act 1945* (refer to section 8.3).

4. Manage nutrient export when they involve:
- a) *Agriculture – intensive*;
  - b) *Animal husbandry – intensive*; or
  - c) *Animal establishments or rural pursuits* involving stocking rates that exceed recommended stocking rates. These rates are prescribed in *Stocking Rate Guidelines for Rural Small Holdings*,

*Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000).

These land uses are associated with high nutrient inputs. The inappropriate siting and management of land uses with high nutrients has potential to significantly increase nutrient (particularly phosphorus) loads entering the Peel-Harvey estuarine system. As a result, there is a presumption against any further ‘in-ground’ intensive agricultural activities that are likely to pose significant risks to catchment water quality.

With regards to these land uses, there is a presumption against non-closed agricultural systems on sites with low or very low capability land for the intended land use or sites prone to nutrient export. Land capability and nutrient export hazard can be identified at a broad scale using DPIRD’s *Soil and land capability for the Peel Harvey Coastal Plain Catchment* mapping, in conjunction with advice from DPIRD and DWER. Site-specific soil and land capability assessment, including testing of soils for phosphorus buffering is recommended when DPIRD’s mapping is not available at the required scale or accuracy. Additional guidance for horticultural proposals is provided in the model local planning policy *Horticultural Developments in Local Government of the Peel-Harvey Coastal Plain Catchment* (PHCC, 2016).

The use of closed agricultural systems is encouraged to reduce the risk of nutrient export to the Peel Inlet and Harvey Estuary. Closed agricultural systems, which have zero or minimal discharge of nutrient rich liquid or solids to the immediate environment, such as hydroponics or intensive livestock in sheds, are



preferred in the Peel-Harvey coastal plain catchment. Proposals for closed agricultural systems must clearly state containment methods and methods for removal and disposal of liquid and solid waste off-site. Where high-nutrient agricultural land uses are not closed agricultural systems and are sited appropriately, applicants should demonstrate that nutrient export will be managed within acceptable levels and to the satisfaction of local government (in consultation with DPIRD and DWER). Refer to section 6.3.

## 10.2 Local planning schemes

As per measures 7.6e) and 7.6f) of SPP 2.9, local planning schemes should identify the Peel-Harvey coastal plain catchment in scheme maps and include specific provisions in scheme text to protect water resources. It is recommended that the schemes:

1. require decisions to be guided by the advice of DWER and DPIRD, and the Environmental Quality Objectives as set out by the *Environmental Protection Policy (Peel-Harvey Estuarine System) 1992*;
2. require proposals to identify the Peel-Harvey coastal plain catchment and include measures to reduce nutrient export;
3. include measures to protect, maintain or increase deep-rooted perennial vegetation (including native) coverage to improve water quality;
4. prioritise the revegetation of waterways and drains with endemic plant species to provide buffering to the Peel-Yalgorup System and other wetlands;
5. require land uses to be sited in areas where nutrient export can be managed within acceptable levels;

6. provide a presumption against the following land uses in soils with low capability to retain nutrients as identified in the Phosphorus Export Hazard layer (Natural Resource Information Mapping):
  - a) *agriculture – intensive*: in-ground annual horticulture;
  - b) *animal husbandry – intensive*: poultry (free range), piggeries (free range and housed) and cattle feedlots; and
  - c) *animal establishments or rural pursuits* involving stocking rates that exceed *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000);
7. require proposals for '*agriculture – intensive*' and '*animal husbandry – intensive*' land uses to demonstrate that nutrient risk will be managed appropriately;
8. facilitate closed systems that do not result in nutrient export;
9. require connection to reticulated sewerage in accordance with the Peel Region Scheme and SPP 2.9; and
10. require development approval to keep horses, sheep, goats and other grazing animals in the rural residential, residential and special residential zones and for tourist development.





## 11 SWAN CANNING RIVER SYSTEM

The WAPC, Swan River Trust, DBCA and State and local governments are responsible for the effective planning and management of land use and development within, abutting and affecting the waters within the Swan Canning development control area (DCA), at all stages of the planning process.

The State Government has recognised the importance of the Swan Canning river system by legislating specifically for its planning, protection and management through the *Swan and Canning Rivers Management Act 2006*. The Swan Canning river system refers to the catchment area of the Swan, Canning, Helena, Southern and Avon (to Moondyne Brook) rivers (refer to the policy map *Swan Canning River System*).

The *Swan and Canning Rivers Management Act 2006* establishes the Swan Canning catchment area, the river reserve, the riverpark and the DCA and creates a governance, regulatory and approvals process to guide land use planning decision-making for the river system.

The DCA includes the waters of the Swan River (upstream of the Fremantle Port Authority boundary), Canning River (to its confluence with Stinton Creek), Helena River (to the lower diversion dam), Southern River (to the Allen Road crossing) and Avon River (to its confluence with Moondyne Brook), and adjoining parks and recreation reserves, as identified to the extent shown on the policy map of *Swan Canning River System*.

The *Swan Canning Rivers Management Act 2006* and the *Metropolitan Region Scheme* set the administrative decision-making process for development applications

associated with the DCA. The location of the development application proposal in relation to the DCA determines the decision-making authority and the referral requirements as shown in Figure 8 and as follows:

- i. Proposals that fall wholly within the DCA are determined by the Minister for the Environment on the advice of DBCA.
- ii. Proposals that are partially within or abut the waters of the DCA are to be determined by the WAPC on the advice of DBCA (as a delegate for the Swan River Trust).
- iii. Proposals on lots that abut land within the DCA or, in the opinion of the WAPC, are likely to affect the waters of the DCA are to be determined by the WAPC or the relevant local government (as a delegate of the WAPC) on the advice of DBCA (as a delegate for the Swan River Trust).

Proposals that may affect the waters of the DCA include, but are not limited to, developments that might mobilise sediment, nutrients and non-nutrient contaminants to the DCA via streams, stormwater or groundwater management infrastructure, or groundwater flows; or may alter the hydrology of the DCA.

### 11.1 Considerations for proposals and decisions

In accordance with section 7.7 of SPP 2.9, proposals and decisions should aim to ensure that planning and development protects and enhances the ecological health, community benefits, amenity and heritage value of the Swan Canning river system for the public benefit of Western Australia. This includes consideration of water

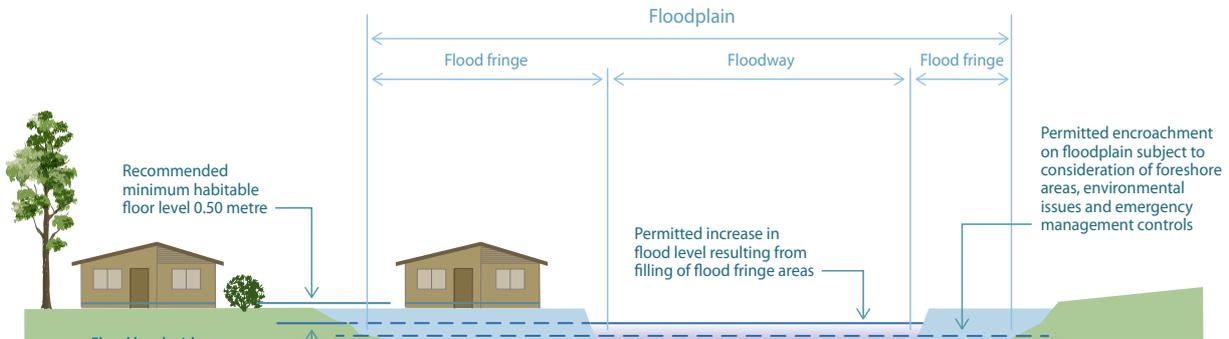
resource management requirements at all planning stages and should be addressed in an applicable WMR, as described in Appendices B, C, D and E.

The proponent and decision-maker shall consider:

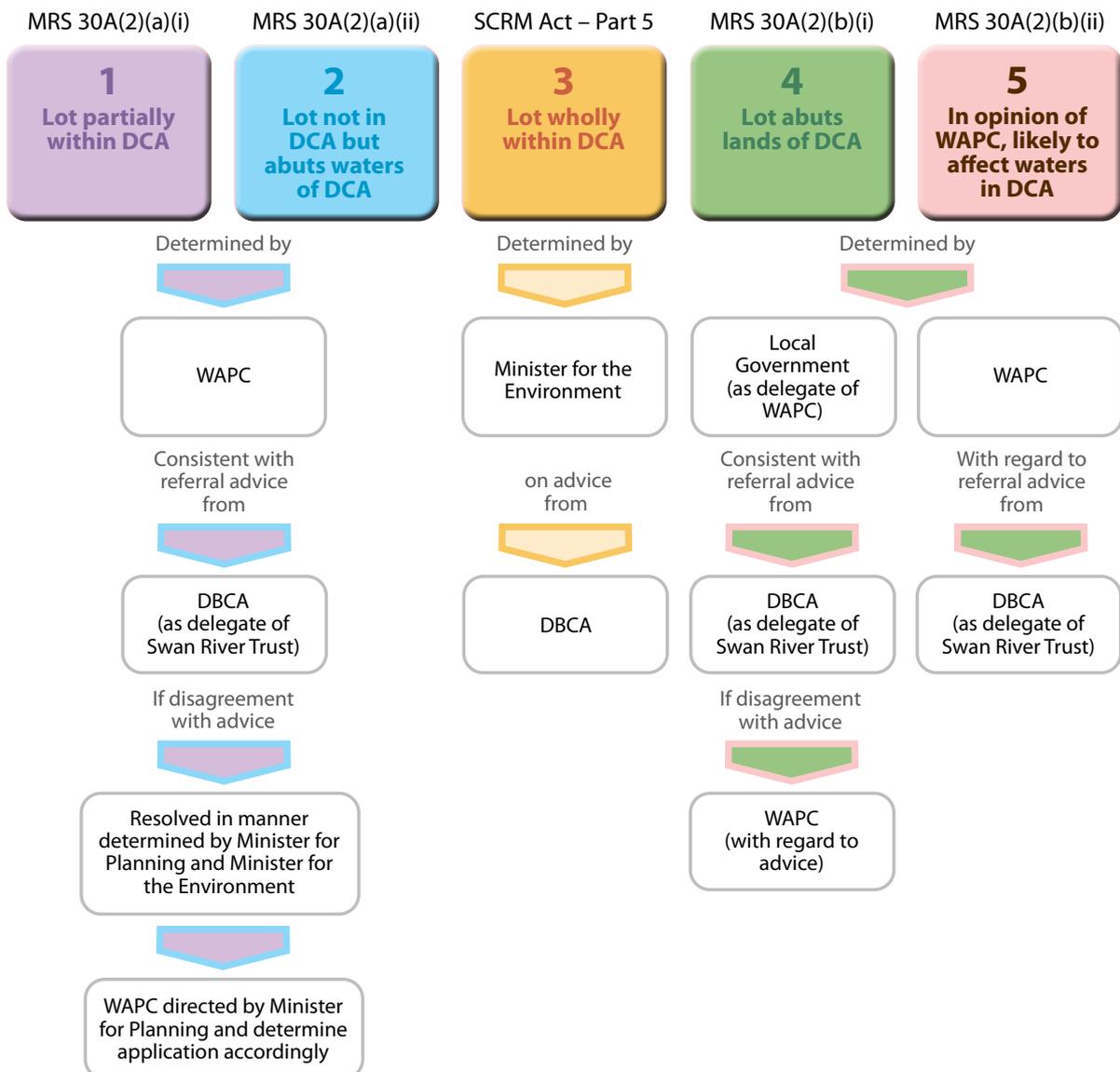
- i. the operational policies, guidelines and water quality improvement plans of the Swan River Trust and DBCA applicable to the Swan Canning river system;
- ii. ecological water requirements and hydrological regimes;
- iii. the prevention of mobilisation of nutrients, non-nutrient contaminants and sediment from the development site to the rivers;
- iv. protection and restoration of the natural ecosystem and hydrological functions of the river system, including river pools and channels, wetlands, tributaries, floodplain, saltmarshes and bushland associated with the rivers;
- v. minimising channel disturbance and adverse impacts on river health by avoiding dredging where possible, except when used to re-establish ecological features or maintain existing navigation channels; and avoiding, where possible, filling/reclamation within the rivers and their floodplains (including temporary filling);
- vi. the prevention of erosion of the riverbank and sediment transport;
- vii. foreshore stabilisation practices that protect river ecosystems and minimise aesthetic and amenity impacts, including soft engineering, where appropriate;



**Figure 8: Swan Canning Development Control Area (DCA) determination process for development applications**



Note: Development Assessment Panels may act in the place of WAPC, where relevant





- viii. the maintenance of light access required by river ecosystems by managing artificial light spill and built-form overshadowing;
- ix. protection and re-establishment of aquatic and riparian vegetation, using endemic species wherever possible, to stabilise riverbanks, provide wildlife habitat, intercept nutrients, provide shade and improve river water quality;
- x. ongoing management strategies to monitor and minimise adverse impacts on the river;
- xi. the creation and maintenance of foreshore reserves to contribute to a continuous reserve network along the river foreshore and the expansion of existing reserves where considered an inadequate width;
- xii. functional need of a structure to be located within the river and/or foreshore reserve and community benefit by way of public access to the foreshore and structure itself, when proposing public and/or commercial jetties, club facilities for water-based sports and similar structures;
- xiii. the adequate setback of footpaths, cycleways and carparks from the river to prevent the need for future asset protection via foreshore stabilisation;
- xiv. the context of the river setting, landscape features and the characteristics of the development site, including building height, bulk, scale, form, orientation and location, to maintain a sense of place and views of the river;
- xv. using external finishes and materials based on materials and hues naturally occurring in the area;
- xvi. the social, cultural, physical and historical setting of the river, as described in the Swan River System Landscape Description;
- xvii. climate change and the need to mitigate against and adapt to predicted impacts. For example, design development to accommodate storm surges and rising river levels, which may include installation of structures that can be easily removed and allow for practical reinstatement of the foreshore; and/or create and maintain adequate foreshore reserves to accommodate storm surges and rising river levels;
- xviii. the adequate setback between the rivers and development in local planning schemes and other planning instruments, to allow for natural estuarine processes, conservation of environmental values, protection of significant landscapes, provision of public access and to maintain views to and from the river from public places;
- xix. the design of bridges and culverts that provide for fauna movement and the retention of waterway alignments; and
- xx. clear demarcation between privately owned land and the foreshore reserve.





## 12 ROLES AND RESPONSIBILITIES

The management of water resources is the shared responsibility of landowners/proponents, government, service providers, industry and the community. This section summarises the key responsible authorities and stakeholders, and their respective responsibilities in implementing SPP 2.9.

### 12.1 Landowners/proponents

Landowners/proponents are to prepare planning applications and provide information to support their application consistent with SPP 2.9 and the Guideline requirements. Close consultation with relevant agencies during all stages of the planning process is necessary. This should include, but not be limited to, consultation with:

- i. DWER, in the provision of advice related to regulation, policy, guidance material and existing studies, potential impacts on water resources, including PDWSA, groundwater, estuaries, wetlands and waterways;
- ii. DBCA in the provision of advice on biodiversity values, including threatened species and ecological communities, wetland delineation and evaluation and planning for the Swan Canning river system;
- iii. DPIRD, in the provision of advice related to soil conservation and specifically for proposals comprising agricultural practises nutrient management;

- iv. DoH, in the provision of advice related to the requirements for domestic on-site wastewater systems, and mosquito, midge, disease vector management control;
- v. the water service provider who will supply the proposed development; and
- vi. local government in relation to management of future assets, locally significant water resources, engineering and design requirements and desired community outcomes.

### 12.2 Local governments

Local governments have the following responsibilities in relation to the implementation of SPP 2.9:

- i. ensuring local planning instruments, including strategies, schemes, scheme amendments and structure plans have due regard to SPP 2.9 and these Guidelines;
- ii. administering development controls in accordance with the local planning scheme, with due regard to SPP 2.9 and other policies and publications outlined in these Guidelines;
- iii. preparation of local planning policy in relation to water resources including seeking advice from relevant agencies and/or service providers, and giving due regard to that advice;
- iv. preparation of WMR in support of local planning strategies, local planning scheme amendments and/or local structure plans, including consideration of relevant advice from other agencies and/or service providers, and giving due regard to that advice;

- v. provision of advice to the WAPC as to the adequacy of Subdivision and Development WMR where appropriate;
- vi. Provision of advice to DWER on any WMR in their local government area;
- vii. provision of advice on proposals for on-site wastewater management including health and hydraulic loading matters, including where required, the adequacy of a SSE; and
- viii. determination of development applications in accordance with SPP 2.9 and these Guidelines.

Local planning instruments should be considered as a mechanism for implementation of SPP 2.9 objectives. Appropriate mechanisms include:

1. special control areas, which can be used to designate flood prone areas, strategic resource precincts and PDWSA;
2. local planning scheme provisions and zoning tables, to control land use and trigger the need for planning approval for developments; and
3. local planning policies, to support implementation of SPP 2.9 in local contexts for specific development aspects.

Local government should consider opportunities for implementation of SPP 2.9 objectives as part of any review or amendment to local planning schemes, strategies and/or policy.



### 12.3 Department of Planning Lands and Heritage (DPLH)

DPLH has the following responsibilities in relation to the implementation of SPP 2.9:

- i. ensuring regional planning instruments determined or developed under delegated authority, including strategies, schemes and scheme amendments and structure plans are aligned with the requirements set out in SPP 2.9 and these Guidelines;
- ii. assessing and determining strategic proposals, subdivision and development applications under delegated authority in accordance with SPP 2.9 and these Guidelines;
- iii. referring proposals to relevant State agencies and/or local government, and water service providers for comment and/or assessment;
- iv. monitoring the implementation and effectiveness of SPP 2.9 and these Guidelines; and
- v. the provision of advice to the Minister for Planning.

### 12.4 Department of Water and Environmental Regulation (DWER)

DWER has the following responsibilities in relation to the implementation of SPP 2.9:

- i. provision of advice to decision-making authorities related to water resources, including PDWSA, water allocation and supply planning, groundwater, stormwater, waterways and their estuaries and floodplains;

- ii. preparation of drainage and water management plans, where appropriate, to address critical catchment-scale issues and management opportunities for high risk priority development areas;
- iii. preparation and review of drinking water source protection reports, water allocation plans, water quality improvement plans and undertaking water supply planning;
- iv. provision of advice to decision-making authorities related to environmental management, including regulation of industry, native vegetation clearing and contaminated sites;
- v. preparing and reviewing policies, guidelines and information that guides appropriate environmental and water resource management, many of which form key resources and reference documents that guide implementation of SPP 2.9;
- vi. review and endorsement of Regional, District and Local WMRs, having consideration of and due regard to the advice of relevant local government and water services providers;
- vii. providing support to the local government in their consideration of Subdivision and Development WMRs;
- viii. administering, updating and providing advice on the implementation of water and environmental legislation; and
- ix. updating instruments and mapping relating to water resources as required such as PDWSA and floodplain mapping.

### 12.5 Environmental Protection Authority (EPA)

In relation to the implementation of SPP 2.9, the EPA has responsibility to provide State Government with advice on the environmental impacts of development proposals and statutory planning schemes in accordance with Part IV of the Environmental Protection Act 1986.

### 12.6 Department of Biodiversity, Conservation and Attractions (DBCA)

DBCA has the following responsibilities in relation to the implementation of SPP 2.9:

- i. review of Regional, District and Local WMRs and provision of advice to decision-making authorities on biodiversity values, including wetlands and threatened species and ecological communities and wetlands on matters related to the *Biodiversity Conservation Act 2016*, including threatened species and ecological communities; the conservation estate and lands managed under the *Conservation and Land Management Act 1984*;
- ii. performing its statutory planning functions for the Swan Canning river system; and
- iii. updating instruments and mapping datasets relating to water resources as required.



## 12.7 Department of Primary Industries and Regional Development (DPIRD)

DPIRD has the following responsibilities in relation to the implementation of SPP 2.9:

- i. provision of advice on the prevention and mitigation of land degradation, including salinity, flooding, soil erosion and eutrophication, in accordance with the *Soil and Land Conservation Act 1945*;
- ii. management and licensing of aquaculture, including environmental management and biosecurity;
- iii. provision of advice on stocking rates on rural small holdings;
- iv. provision of advice on proposals for agricultural and aquaculture land use and development;
- v. provision of advice on dams, crossings and rural drains, where relevant; and
- vi. updating instruments and mapping relating to water resources as required such as soil-landscape and soil information, land capability information and phosphorus export hazard mapping.

## 12.8 Department of Health (DoH)

DoH has the following responsibilities in relation to the implementation of SPP 2.9:

- i. provision of advice on proposals for on-site wastewater management including health and hydraulic loading matters, including where required, the adequacy of soil and site evaluations;
- ii. provision of advice related to the requirements for mosquito, midge and disease vector management and control;

- iii. provision of advice on drinking water quality to protect public health; and
- iv. updating instruments and mapping relating to water resources as required.

## 12.9 Western Australian Planning Commission (WAPC)

The WAPC has the following responsibilities in relation to the implementation of SPP 2.9:

- i. assessing and determining proposals in accordance with SPP 2.9 and these Guidelines;
- ii. referring proposals to relevant State agencies and/or local government, and water service providers for comment and/or assessment; and
- iii. the provision of advice to the Minister for Planning.

## 12.10 Water service providers

Water (including drinking water, non-drinking water, wastewater and drainage) service providers have the following responsibilities in relation to the implementation of SPP 2.9:

- i. consideration of, and planning for, service delivery requirements to support areas identified for urban expansion through regional and district planning stages; and
- ii. the provision of advice related to connection to infrastructure in accordance with the *Water Services Act 2012*.



## APPENDIX A EXAMPLE OF AN INTER-DISCIPLINARY TEAM

Collaboration with State and local government, assessing authorities, regulators, service providers and the community (where appropriate) is encouraged to ensure that water resource matters have been considered holistically and managed appropriately.

In addition, it is recommended that an inter-disciplinary project team (refer to Table A.1) be established at project inception to develop and deliver integrated water resource management solutions. This will facilitate a greater understanding of any potentially competing objectives and design elements and provide an opportunity to optimise outcomes. To achieve this, the objectives for

each discipline and the potential implications of a decision on a design element need to be understood and explored so that any synergies can be enhanced, and conflicts can be addressed. For example, a project engineer's objective may be to achieve dry lots, however, this strategy can result in the need to clear vegetation (through addition of fill) or impact the area of useable public open space in areas with high groundwater or poorly draining soils.

**Table A.1: Example of an inter-disciplinary team for a Water Management Report (WMR)**

Discipline	Discipline's main contribution to the WMR	Examples of design elements and issues considered by discipline	Examples of potential implications of design element decisions
Planner/ urban designer	Consideration of how Water Sensitive Design (WSD) elements are expected to be accommodated in the public realm	<ol style="list-style-type: none"> <li>1. Access to water servicing</li> <li>2. Placement of infrastructure to maximise multiple use benefits</li> <li>3. Streetscape/road reserves, public open space (POS) location and configuration</li> <li>4. Public access roads and linear multiple use corridors</li> <li>5. Topographic constraints &amp; opportunities</li> </ol>	<ol style="list-style-type: none"> <li>i. Implications for lot density/yield and/or development viability based on available water servicing sources and infrastructure</li> <li>ii. Narrower road reserves may not be able to accommodate raingardens/tree-pits</li> <li>iii. Locations of footpaths may reduce ability to use stormwater to passively irrigate trees</li> <li>iv. The location or configuration of POS may compromise drainage designs and drainage can compromise the functionality of POS</li> <li>v. Road alignments or location of public access ways may block or otherwise constrain important overland flood flow paths or change catchment calculations</li> <li>vi. Road layouts may result in increased spacing of subsoil drains and drive increased fill</li> </ol>
Civil engineer/ hydrologist	Consideration of the critical elements of design for engineering assets	<ol style="list-style-type: none"> <li>1. Catchment and modelling assumptions</li> <li>2. Infrastructure connections</li> <li>3. Catchment flood management</li> <li>4. Groundwater and stormwater management</li> <li>5. Multifunctional POS (locations and design details for storages)</li> <li>6. Flowpaths in relation to road design including kerbing</li> <li>7. Road design</li> </ol>	<ol style="list-style-type: none"> <li>i. Overly conservative infiltration rates, failure to maintain pre-development hydrology and simplistic modelling assumptions will result in oversized infrastructure, increased maintenance costs and can reduce functionality of POS</li> <li>ii. Servicing strategies and/or land use/clearing can impact on site and local water balance</li> <li>iii. Constraints on the spatial extent of the urban form and elevations required to reduce the risk from flooding, while not impeding or increasing flood risk in the general area</li> <li>iv. Increased materials required for areas that are seasonally inundated and/or have high groundwater</li> <li>v. Installation of a Gross Pollutant Trap upstream of raingardens may reduce the frequency and volume of water entering the raingarden and impact raingarden plant health due to lack of water</li> <li>vi. Servicing strategies (particularly for gravity sewer) can increase actual fill requirements</li> <li>vii. Failure to accommodate upstream inflows may result in future flooding</li> </ol>



Discipline	Discipline's main contribution to the WMR	Examples of design elements and issues considered by discipline	Examples of potential implications of design element decisions
			<ul style="list-style-type: none"> <li>viii. Road design features including camber and conventional kerbing can block or impede overland flowpaths</li> <li>ix. Sag locations can block or impede stormwater flows from entering stormwater management systems and/or prevent passive watering of street trees</li> <li>x. Land may be needed for treatment plants, odour and noise buffers, pump station and/or bore infrastructure</li> <li>xi. Overflow levels or pathways adjusted without consideration of hydraulic impacts may result in increased or premature flooding of surrounding land and/or private properties</li> </ul>
Landscape architect	Consideration of the critical elements of design for WSD/landscape assets	<ul style="list-style-type: none"> <li>1. Fit-for-purpose water supply</li> <li>2. Species specification</li> <li>3. Soil specification</li> <li>4. Streetscape design</li> </ul>	<ul style="list-style-type: none"> <li>i. Plant specification may not accurately reflect access to passive watering, and therefore may reduce survival and increase maintenance</li> <li>ii. Incorrect specification of soils (permeability and organic content) may cause inundation, plant death and/or poor downstream water quality</li> <li>iii. Landscape features and structures can block or impede stormwater flows to drainage systems and overland flowpaths and/or prevent passive watering</li> </ul>
Architect	Consideration of the critical elements of design for buildings	<ul style="list-style-type: none"> <li>1. Use of green infrastructure (walls, facades, roofs)</li> <li>2. Water efficiency measures</li> </ul>	<ul style="list-style-type: none"> <li>i. Green infrastructure may not be viable without consideration of water availability and appropriate fit-for-purpose source planning</li> <li>ii. Predicted water demands may significantly vary if water efficiency measures are not fully implemented</li> </ul>
Soil scientists	Consideration of the critical elements of design for on-site sewerage systems	<ul style="list-style-type: none"> <li>1. Impact of sewerage systems on the developable land</li> <li>2. Soil type and permeability</li> <li>3. Land application area</li> </ul>	<ul style="list-style-type: none"> <li>i. The size of the land application area for treatment and disposal, depends on several factors including the system used, soil type and slope</li> <li>ii. Impacts to sensitive receiving environments and biodiversity values</li> </ul>
Environmental consultant	Consideration of the critical elements of design relevant to the site and surrounds, including impacted upstream or downstream environments	<ul style="list-style-type: none"> <li>1. Protection of PDWSAs, sensitive water resource areas and other important environments</li> <li>2. Runoff rates and catchment losses</li> <li>3. Water balance</li> <li>4. Water demand</li> <li>5. Water quality impacts/risk assessment</li> </ul>	<ul style="list-style-type: none"> <li>i. Land and restoration requirements for waterway foreshore areas and/or wetland buffers</li> <li>ii. Land may be needed for treatment plants, odour and noise buffers, pump station and bore infrastructure</li> <li>iii. Risk of water balance changes resulting from drainage, clearing and increased or reduced groundwater use</li> <li>iv. Impacts to sensitive receiving environments and biodiversity values</li> </ul>



# APPENDIX B

## REGIONAL WATER MANAGEMENT REPORT

### B.1 Background

This appendix should be read in conjunction with section 5.2 and other relevant sections of the Guidelines.

Region schemes, sub-regional strategies, sub-regional frameworks, sub-regional structure plans, local planning schemes and local planning strategies are required to be informed by a Regional Water Management Report (WMR). The Regional WMR is required to demonstrate consideration of integrated water resource management at a strategic level to support the land use and development changes proposed in the plans.

A Regional WMR will generally be prepared by State Government and may cover more than one local government area. The Regional WMR should be developed in consultation with DWER, relevant State government agencies, local government(s) and infrastructure managers/owners and ultimately referred to the DWER for endorsement, prior to WAPC approval.

Local planning strategies and schemes should be supported by water management information at a similar strategic level to regional planning instruments although may not require a full standalone water management report.

A Regional WMR seeks to:

- i. identify and map significant water resources, PDWSAs and sensitive water resource areas;
- ii. identify mechanisms to protect and manage water resources;
- iii. consider the need for additional water sources to support the future land use; and
- iv. present information to guide subsequent stages of planning and design.

The information required to develop and inform a Regional WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

1. surface water and groundwater mapping and monitoring;
2. desktop historical land use assessment;
3. water balance modelling – catchment level;

4. infrastructure services (water, wastewater and drainage) planning;
5. flood mapping and modelling;
6. mapping of sensitive water resource areas; and
7. information about Aboriginal and other heritage values

### B.2 The requirements

Table B.1 outlines the components of a Regional WMR.

The level of detail provided in a Regional WMR is at a catchment level and broad scale. More detailed investigations will be required at subsequent planning stages to demonstrate that the zoning can be supported in accordance with the Guiding Principles in section 2.



**Table B.1: General requirements (where applicable) for a Regional WMR**

Component	Description of requirements
Principles and objectives	Recognition of the requirements of SPP 2.9.
Planning context	For regional planning issues, scope the opportunities for achieving integrated water management solutions and commit to a process of integrated assessment and consideration.
Water resource context	<ol style="list-style-type: none"> <li>1. Identification and mapping of water resources and associated buffers where relevant including:                             <ol style="list-style-type: none"> <li>a) surface water catchments;</li> <li>b) waterways and their estuaries, inlets and floodplains;</li> <li>c) wetlands and their catchments;</li> <li>d) groundwater systems;</li> <li>e) natural and constructed drainage systems;</li> <li>f) sensitive water resource areas and other important environments;</li> <li>g) PDWSAs and their priority areas and protection zones; and</li> <li>h) catchment flooding and seasonal inundation.</li> </ol> </li> <li>2. Identification of options for existing and new secure, sustainable and fit-for-purpose water supplies and waste water serves, including:                             <ol style="list-style-type: none"> <li>a) location and capacity of existing and proposed water service facilities (water supply services, reticulated wastewater systems and plants, desalination plants, advanced water recycling plants and managed drainage systems; and</li> <li>b) availability of groundwater and surface water allocation.</li> </ol> </li> <li>3. Identification of Aboriginal heritage values and other heritage values, mapped as appropriate.</li> <li>4. Identification and mapping of options for ecological linkages both within and connecting outside the strategy area and between water-dependent and terrestrial ecosystems.</li> </ol>
Issues identification	<ol style="list-style-type: none"> <li>1. Identification of water related issues and a risk assessment to determine if further work is required at this planning stage or if it can be addressed in future stages of planning and strategies.</li> <li>2. Identification of potential water quantity and quality impacts from proposed land use change.</li> <li>3. Outline of regulatory requirements under water and environmental legislation.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines.</li> <li>ii. Technical reports may be required to address critical large-scale issues. For example, catchment scale flooding and inundation or water quality modelling may be undertaken at this stage where significant impacts are likely or in the catchments of sensitive water resources.</li> </ol>
Water balance modelling <sup>16</sup> (if required)	Inclusion of pre-development catchment scale water balance modelling may be undertaken to inform the land use scenario assessment and identify risks to and from the environment. This may assist in the identification of new or altered fit-for-purpose water sources.
Water demand assessment <sup>17</sup> (if required)	<ol style="list-style-type: none"> <li>1. Inclusion of a desktop assessment of water demands, and wastewater generation associated with the proposed land uses and aligned to staged population forecasts.</li> <li>2. Identification of the need and potential opportunities for new or augmented fit-for-purpose water sources and wastewater infrastructure required to meet demands, highlighting shortfalls requiring additional planning and opportunities for water reuse, recycling and infrastructure.</li> <li>3. Where new water supply or wastewater infrastructure is proposed, consideration should be given to co-location to facilitate efficient and beneficial use of land, water and other resources. For example, a wastewater treatment plant co-located with regional playing fields or an industrial precinct to provide a fit-for-purpose water supply and minimise buffer requirements.</li> </ol>
Implementation plan	Confirmation of requirements for future planning and development including: <ol style="list-style-type: none"> <li>1. Is a WMR required to inform future stages of planning and/or design and when?</li> <li>2. What actions are required by whom to secure water supply and wastewater services?</li> <li>3. What actions, including monitoring and investigations, are required by whom to address site specific issues?</li> <li>4. What controls and triggers have been put in place to avoid cumulative impacts occurring at the subsequent planning stages?</li> </ol>
Other	Summation of critical information and design requirements for key disciplines to consider in future stages of planning and development.

<sup>16</sup> In determining whether modelling is required, the proponent needs to consider the most efficient way to investigate and define the development potential of the lands.

<sup>17</sup> In determining whether modelling is required, the proponent needs to consider the most efficient way to investigate and define the development potential of the land.



# APPENDIX C

## DISTRICT WATER MANAGEMENT REPORT

### C.1 Background

This appendix should be read in conjunction with section 5.3 and other relevant sections of the Guidelines.

A District WMR is prepared by a proponent to demonstrate that the land can support the proposed development and that appropriate water resource management and protection outcomes can feasibly be delivered.

District WMRs should be developed in consultation with DWER, relevant State government agencies, local government(s) and infrastructure managers/owners, and will be ultimately referred to the DWER for endorsement prior to WAPC approval.

A District WMR seeks to:

- i. demonstrate that the land can support the proposed development and that appropriate water management solutions can be delivered, including land to be set aside;
- ii. gain support for the proposed water management strategies for the site; and
- iii. present critical information to guide subsequent stages of planning and design.

The information required to develop and inform a District WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

1. mapping of water resources and associated indicative buffers;
2. surface water monitoring (including flow, quality and level measurement);
3. groundwater monitoring (including quality and level measurement);
4. modelling of surface water and groundwater systems at an appropriate level of detail and/or complexity for the site and planning context, such as:
  - a) site drainage modelling;
  - b) floodplain modelling;
  - c) surface and groundwater interactions modelling; and
  - d) water balance modelling;
5. desktop historical land use assessment;
6. geotechnical investigations including soil profile, permeability and nutrient retention capacity;
7. flora, fauna and vegetation surveys;

8. vegetation type mapping and condition assessment;
9. tree type and condition assessment;
10. feature survey;
11. assessment of available drinking water and non-drinking water;
12. assessment of sewerage system capacity or land capability where on-site wastewater management systems are proposed; and
13. Aboriginal heritage survey or equivalent.

Additional modelling or design work may be required for site-specific requirements.

### C.2 The requirements

Table C.1 outlines the components of a District WMR.

The level of detail provided in a District WMR will vary in response to the size and/or complexity of the proposal and pre-development site in accordance with the Guiding Principles in section 2.



**Table C.1: General requirements (where applicable) for a District WMR**

Component	Description of requirements
Principles and objectives	<ol style="list-style-type: none"> <li>1. Recognition of the requirements of SPP 2.9 and other relevant State planning instruments, including Regional WMR's where relevant.</li> <li>2. Identification of site-specific water management objectives, outcomes and design criteria to be achieved in relation to:                             <ol style="list-style-type: none"> <li>a) protection of water resources and other important environments;</li> <li>b) stormwater and groundwater management;</li> <li>c) water efficiency and fit-for-purpose use; and</li> <li>d) achieving liveability outcomes.</li> </ol> </li> </ol>
Planning context	<p>Identification of the current and next planning stage, any existing higher order plans and strategies, as well as existing planning approvals or conditions on or adjacent to the site.</p>
Water resource context	<ol style="list-style-type: none"> <li>1. Identification, characterisation<sup>18</sup>, and mapping of water resources, including:                             <ol style="list-style-type: none"> <li>a) surface water catchments and associated landform and geotechnical conditions;</li> <li>b) waterways and their estuaries, inlets, floodplains<sup>19</sup>, indicative foreshore areas and reserves;</li> <li>c) wetlands, their catchments and indicative buffers;</li> <li>d) groundwater systems and associated hydrogeology;</li> <li>e) natural and constructed drainage systems;</li> <li>f) sensitive water resource areas and other important environments;</li> <li>g) PDWSAs and their priority areas and protection zones; and</li> <li>h) catchment flooding and seasonal inundation.</li> </ol> </li> <li>2. Identification of Aboriginal heritage values and other heritage values. These areas should be mapped where appropriate.</li> <li>3. Identification and mapping of ecological linkages both within and connecting outside the strategy area and between water-dependent and terrestrial ecosystems.</li> <li>4. Identification and mapping of available fit-for-purpose water sources and wastewater servicing capacities.</li> <li>5. Discussion of parameters and assumptions for use in modelling and/or design processes, supported by results and findings of monitoring and site investigations where available, including:                             <ol style="list-style-type: none"> <li>a) in-situ soils hydraulic conductivity and recommended design infiltration rate;</li> <li>b) in-situ soils nutrient retention capacity;</li> <li>c) catchment slope, land use and roughness;</li> <li>d) runoff rates and catchment losses;</li> <li>e) rainfall event intensity, frequency and duration patterns; and</li> <li>f) annual and seasonal rainfall and evaporation rates.</li> </ol> </li> </ol>
Issues identification	<ol style="list-style-type: none"> <li>1. Identification of water resource risks and issues (quantity and quality) relevant to the development of the site, including:                             <ol style="list-style-type: none"> <li>a) potential sources of contamination, including acid sulfate soils;</li> <li>b) risk of water balance changes resulting from drainage, land clearing and increased or reduced groundwater use;</li> <li>c) impacts to water quantity and quality from proposed land use change;</li> <li>d) risk of flooding or inundation (surface water and/or groundwater);</li> <li>e) water source and system availability and capacity (drinking and non-drinking);</li> <li>f) wastewater treatment system availability and capacity;</li> <li>g) drainage system availability and capacity; and</li> <li>h) sensitive water resource areas, PDWSA and other important environments.</li> </ol> </li> <li>2. Where appropriate, identification of water related issues to be addressed in future stages of the planning process.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines.</li> <li>ii. If drinking water is unavailable from an existing drinking water supply network, the WMR must demonstrate the technical viability and financial sustainability of establishing a drinking water supply, including infrastructure planning (refer to section 8.2).</li> <li>iii. If non-drinking water is unavailable from groundwater or surface water resources, the WMR must identify technically viable and financially sustainable alternative non-drinking water source options (refer to section 8.2).</li> </ol>

<sup>18</sup> Characterisation means a detailed description of the key characteristics of the water resource and should include both qualitative and quantitative information.

<sup>19</sup> Floodplains are relevant to both the 'Water resource context', for example their values, physical condition and ecological health; and under 'Stormwater and groundwater management strategy' for flood risk management.



Component	Description of requirements
Water balance modelling (if required)	<ol style="list-style-type: none"> <li>1. Inclusion of pre-and post-development water balances to inform the determination of hydrological regimes of water dependant ecosystems to be protected, likely groundwater rises and options for use of drinking and non-drinking water sources.</li> <li>2. Identification of future infrastructure requirements, options and necessary approvals.</li> </ol> <p>Notes: Sites likely to require a site water balance at this stage include sites that are in PDWSAs.</p>
Water demand assessment	<p>Inclusion of a water and wastewater demand assessment. The assessment should be aligned to staged population forecasts and identification of available fit-for-purpose water sources required to meet demands, applying water efficiency principles and highlighting shortfalls requiring additional planning and opportunities for water reuse and recycling.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Where a shortfall in available drinking and non-drinking water sources is identified, including for irrigation of public open spaces and schools, water source planning should be undertaken to provide details of the arrangements and land areas that will be required to provide for additional water supplies, and the ongoing costs of providing these. This includes, where relevant, roles and responsibilities, funding models for capital and operational costs, and triggers for infrastructure development, to take account of staged development and minimum operating volumes for varying systems (refer to section 8.2).</li> <li>ii. Where groundwater is identified as the preferred water source for irrigation of public open spaces and schools, any potential shortfall in availability or high-level of competition anticipated for access to the remaining resource should be identified. Where this is the case, consideration should be given to the establishment of a single overarching groundwater licence held by the local government and based on an agreed schedule for delivery of public open space.</li> </ol>
Water and wastewater strategy	<p>Confirmation of servicing strategy for drinking water, non-drinking water and wastewater and propose water efficiency strategies to achieve targets.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Where additional capacity is required in water, wastewater or drainage systems or alternative servicing arrangements are proposed, infrastructure planning should be undertaken to provide details of the arrangements and land areas that will be required to provide for new or modified infrastructure. Refer to section 8.2.</li> <li>ii. Where new wastewater treatment plants are proposed, consideration should be given to co-location to facilitate efficient and beneficial use of land, water and other resources. For example, a wastewater treatment plant co-located with regional playing fields or an industrial precinct to provide a fit-for-purpose water supply and minimise buffer requirements. Refer to section 8.2.</li> </ol>
Stormwater and groundwater management strategy	<ol style="list-style-type: none"> <li>1. Identification of strategy and land areas required for management of stormwater to satisfy the requirements of relevant State and local government policies and to address stated principles, objectives and design criteria in relation to: <ol style="list-style-type: none"> <li>a) the annual water and long-term balance (including a definition of an appropriate controlled groundwater level for protection of sensitive water resource areas and environmental assets);</li> <li>b) small rainfall events;</li> <li>c) minor rainfall events; and</li> <li>d) major rainfall events.</li> </ol> </li> <li>2. Identification of cross-boundary requirements and catchment elements of design including invert levels, flood levels and flow rates at cadastral and/or staged planning boundaries to avoid off site impacts or cumulative impacts at subsequent planning stages. Catchment drainage planning may need to be undertaken if it has not already been completed for the catchment.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Flood risk management is required for sites identified in floodplain mapping or on land likely to be impacted by flooding where no floodplain has been defined. Refer to section 7.</li> <li>ii. Stormwater management systems should be designed consistent with the <i>Decision Process for Stormwater Management in WA</i> (DWER, 2017), <i>Stormwater Management Manual for Western Australia</i> (DWER, 2004), <i>Australian Rainfall and Runoff</i> (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019) and the latest version of <i>Local Government Guidelines for Subdivisional Development</i> (IPWEA).</li> <li>iii. Where installation of a drainage system to control or lower groundwater levels is proposed and has the potential to adversely affect sensitive water resources or other important environments, further investigation and justification of the strategy is required as part of the WMR, including definition of discharge locations, treatment requirements and an acceptable controlled groundwater level.</li> </ol>



Component	Description of requirements
Monitoring program	<ol style="list-style-type: none"> <li>1. Definition of pre-development requirements to inform any future Local WMRs and outline post-development requirements to improve understanding of environmental impacts of development where necessary.</li> <li>2. Consideration of impacts on public health in PDWSA (in accordance with <i>Australian Drinking Water Guidelines</i>).</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Monitoring should be in accordance with Guiding Principles and section 5.</li> <li>ii. For more information and guidance on water monitoring, refer to <i>Water monitoring guidelines for better urban water management strategies and plans</i> (DoW 2012).</li> </ol>
Implementation plan	<p>Confirmation of requirements for future stages of planning and development including:</p> <ol style="list-style-type: none"> <li>1. Is a WMR required to inform future stages of planning and/or design and when?</li> <li>2. What actions are required by whom to secure water services?</li> <li>3. What actions, including monitoring and investigations, are required by whom to address site-specific issues?</li> <li>4. What controls and triggers have been put in place to avoid cumulative impacts occurring that the subsequent planning stages?</li> </ol>
Other	<ol style="list-style-type: none"> <li>1. Summation of critical information and design requirements for key disciplines to consider in future stages of planning and development.</li> <li>2. Inclusion of maps and drawings to present key information including: <ol style="list-style-type: none"> <li>a) location plan, site context plan and/or subdivision layout plan;</li> <li>b) structure plan;</li> <li>c) site condition plan, geotechnical plan and/or environmental plan;</li> <li>d) surface water context plan, and conceptual system layout showing modelling results for small, minor and major rainfall events;</li> <li>e) groundwater context plan; and</li> <li>f) landscape plans and typical cross sections for water management systems integrated with streetscapes and public open spaces.</li> </ol> </li> </ol>



# APPENDIX D

## LOCAL WATER MANAGEMENT REPORT

### D.1 Background

This appendix should be read in conjunction with section 5.4 and other relevant sections of the Guidelines.

A Local WMR demonstrates 'proof of concept' for the water management systems and strategies that are proposed for implementation through detailed design and development.

A Local WMR seeks to:

- i. demonstrate how proposals have responded to site specific water related issues and opportunities and will achieve the outcomes of the SPP2.9;
- ii. gain approval for water management strategies and conceptual designs for the site; and
- iii. present critical information to guide subsequent stages of planning and design.

Local structure plans and precinct structure plans (including masterplans and activity centre plans) are always required to be informed by a WMR. Water planning and design is a critical element of this process and requires preliminary design of conceptual 'whole of development' water management systems and strategies to guide detailed designs that may be developed stage by stage.

The WMR should be developed in consultation with DWER, relevant State government agencies, local government(s) and infrastructure managers/owners and ultimately submitted to DWER for endorsement. Where the local government is not the decision maker they must support the Local WMR prior to finalisation.

The information required to develop and inform a Local WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

1. mapping of water resources and associated confirmed buffers;
2. surface water monitoring (including flow, quality and level measurement);
3. groundwater monitoring (including quality and level measurement);
4. modelling of surface water and groundwater systems at an appropriate level of detail and/or complexity for the site and planning context. This could include:
  - a) site drainage modelling;
  - b) floodplain modelling;
  - c) surface and groundwater interactions modelling; and
  - d) water balance modelling;

5. desktop historical land use assessment;
6. geotechnical investigations including soil profile, permeability and nutrient retention capacity;
7. flora, fauna and vegetation surveys;
8. vegetation type mapping and condition assessment;
9. tree type and condition assessment;
10. feature survey;
11. assessment of available drinking water and non-drinking water;
12. assessment of sewerage system capacity or land capability where on-site wastewater management systems are proposed; and
13. Aboriginal heritage survey or equivalent.

Additional modelling or design work may be required for site-specific requirements.

### D.2 The requirements

Table D.1 outlines the components of a Local WMR.

The level of detail provided in a Local WMR will vary in response to the size and/or complexity of the proposal and pre-development site in accordance with the Guiding Principles in section 2.



**Table D.1: General requirements (where applicable) for a Local WMR**

Component	Description of requirements
Principles and objectives	<ol style="list-style-type: none"> <li>1. Recognition of the requirements of SPP 2.9 and other relevant State planning instruments including Regional/District WMRs.</li> <li>2. Identification of relevant site-specific water management objectives and outcomes to be achieved.</li> </ol>
Planning context	Identification of the current and next planning stage, any existing higher order plans and strategies, as well as existing planning approvals or conditions on or adjacent to the site.
Water resource context	<ol style="list-style-type: none"> <li>1. Identification, characterisation<sup>20</sup>, and mapping of water resources, including determination of appropriate buffers and foreshore areas if they have not previously been identified, and supported by results and findings of monitoring and site investigations including: <ol style="list-style-type: none"> <li>a) surface water catchments and associated landform and geotechnical conditions;</li> <li>b) waterways and their estuaries, inlets, floodplains<sup>21</sup>, foreshore areas and reserves, wetlands, their catchments and buffers;</li> <li>c) groundwater systems and associated hydrogeology;</li> <li>d) natural and constructed drainage systems;</li> <li>e) sensitive water resource areas and other important environments;</li> <li>f) PDWSAs and their priority areas and protection zones; and</li> <li>g) catchment flooding and seasonal inundation.</li> </ol> </li> <li>2. Identification of Aboriginal heritage values and other heritage values. These areas should be mapped where appropriate.</li> </ol>
Issues identification	<ol style="list-style-type: none"> <li>1. Identification of water resource risks and issues relevant to the development of the site, including: <ol style="list-style-type: none"> <li>a) potential sources of contamination including acid sulfate soils;</li> <li>b) risk of water balance changes resulting from drainage, land clearing and increased or reduced groundwater use;</li> <li>c) impacts to water quantity and quality from proposed land use change;</li> <li>d) risk of flooding or inundation (surface water and/or groundwater);</li> <li>e) water source and system availability and capability (drinking and non-drinking);</li> <li>f) wastewater treatment system availability and capacity;</li> <li>g) drainage system availability and capacity;</li> <li>h) regulatory requirements under water and environmental legislation;</li> <li>i) sensitive water resource areas, PDWSA, other important environments and environmental assets requiring protection; and</li> <li>j) where appropriate, identification of water related issues to be addressed in future stages of the planning process.</li> </ol> </li> </ol> <p>Notes: Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines.</p>
Water balance modelling	<ol style="list-style-type: none"> <li>1. Inclusion of a detailed pre-and post-development site water balance is required to quantify likely changes in response to development. Critical elements of the water balance that should be considered include: <ol style="list-style-type: none"> <li>a) infiltration and recharge;</li> <li>b) runoff and drainage;</li> <li>c) evapotranspiration; and</li> <li>d) new water brought, if it is sourced from a disconnected surface water catchment or confined aquifer.</li> </ol> </li> </ol> <p>Notes: The findings of the site water balance must be considered throughout the WMR and applied to inform an integrated water resource management approach to minimise associated risks to and from the environment.</p>
Water demand assessment	Inclusion of a water and wastewater demand assessment for all proposed uses demonstrating application of water conservation and efficiency strategies to achieve relevant targets.

<sup>20</sup> Characterisation means a detailed description of the key characteristics of the water resource and should include both qualitative and quantitative information.

<sup>21</sup> Floodplains are relevant to both the 'Water resource context', for example their values, physical condition and ecological health; and under 'Stormwater and groundwater management strategy' for flood risk management.



Component	Description of requirements
Water and wastewater servicing strategy	<ol style="list-style-type: none"> <li>1. Confirmation of connection to drinking and fit-for-purpose non-drinking water (including irrigation of public open spaces and schools) and wastewater services with secure water service providers.</li> <li>2. Inclusion of design information for proposed water distribution systems, and/or wastewater collection systems including pipe layouts.</li> <li>3. Identification of locations for key infrastructure elements including storage tanks, pumping stations and associated buffers, groundwater bores including wellhead protection zones, and treatment systems and associated buffers. This includes triggers for infrastructure development, to take account of staged development and minimum operating volumes for varying systems.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Where an alternative approach to drinking or non-drinking water supply or wastewater servicing is proposed, it is necessary to provide confirmation of service delivery arrangements including ongoing management roles and responsibilities and any interim and/or staging requirements. Guidance is provided in the <i>Guideline for the Approval of Non-Drinking Water Systems in Western Australia</i> (Department of Water, 2013). Refer to section 8.2.</li> <li>ii. Where on-site wastewater disposal is proposed, the WMR should include a site and soil evaluation in accordance with AS/NZS 1547 to demonstrate the site is suitable for long-term on-site wastewater disposal. The level of information required will be commensurate with the scale and nature of the proposal. Refer to section 8.7.6.</li> </ol>
Stormwater and groundwater management design	<ol style="list-style-type: none"> <li>1. Inclusion of surface water management system design details and modelling results including: <ol style="list-style-type: none"> <li>a) presentation and justification of modelling parameters;</li> <li>b) demonstration of compliance with inflows and outflows specified in WMR for previous planning stages or defined through catchment scale modelling;</li> <li>c) design of small rainfall event management systems;</li> <li>d) design of minor rainfall event management systems including conveyance system layout, invert levels, hydraulic grade lines and dimensions;</li> <li>e) design of major rainfall event management systems including overland flowpath layouts and dimensions including flow depths and velocities;</li> <li>f) storage system invert levels, high water marks and dimensions; and</li> <li>g) integrated street and landscape designs.</li> </ol> </li> <li>2. Where temporary dewatering is required, outline of the requirements, including how the quality and quantity of the dewatering discharge will be managed.</li> <li>3. Where groundwater management (permanent dewatering) is required, inclusion of design details and modelling results are required to be provided in the WMR including: <ol style="list-style-type: none"> <li>a) presentation and justification of modelling parameters;</li> <li>b) definition of an appropriate controlled groundwater level for protection of sensitive water resources and other important environments;</li> <li>c) design of groundwater management system including system layout, critical invert levels, demonstration of a free-draining outlet, integration with stormwater management and a workable earthworks strategy;</li> <li>d) predicted groundwater levels between subsurface drainage lines and relationship to buildings, infrastructure, open spaces and environmental impacts; and</li> <li>e) design of water quality treatment systems (where required) to treat groundwater discharged from subsoil drains and temporary dewatering systems.</li> </ol> </li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Stormwater management systems should be designed consistent with the Decision Process for <i>Stormwater Management in Western Australia</i> (DWER, 2017), <i>Stormwater Management Manual for Western Australia</i> (DWER, 2004), <i>Australian Rainfall and Runoff</i> (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019), the latest version of <i>Local Government Guidelines for Subdivisional Development</i> (IPWEA) and any other site-specific documents.</li> <li>ii. Where a new catchment drainage system is required the WMR must provide details of the proposed implementation strategy to ensure that the service is delivered ahead of staged development. Refer to section 8.6.</li> <li>iii. Flood risk management is required for sites identified in floodplain mapping or on land likely to be impacted by flooding where no floodplain has been defined. Refer to section 7.</li> </ol>
Earthworks strategy	<p>Inclusion of preliminary earthworks model that aligns to proposed stormwater sub catchments and demonstration that proposed locations for street-scale design elements are viable. For instance, identification of proposed roadside raingardens or swales should coincide with sag locations.</p> <p>Notes:</p> <p>Where management of a groundwater system is required, design details and modelling results integrating with the proposed earthworks model are required. Refer to section 8.5.</p>



Component	Description of requirements
Water quality management strategy	<ol style="list-style-type: none"> <li>1. Inclusion of water quality modelling to demonstrate compliance with relevant water quality targets. Water quality targets are provided in water quality improvement plans and can be site-specific.</li> <li>2. Consideration of separation distances from waterways and wetlands required to protect water quality (in addition to waterway foreshore areas and wetland buffers).</li> </ol>
Management of works	Confirmation of requirements for protection of the environment and management of construction activities including dewatering, acid sulfate soils, constructed best management practices, and dust, sediment and erosion control, timing and possible staging.
Monitoring program	<p>Inclusion of a sampling and assessment plan that contains duration and arrangements for ongoing actions.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Monitoring should be in accordance with Guiding Principles and section 5.</li> <li>ii. For more information and guidance on water monitoring, refer to <i>Water monitoring guidelines for better urban water management strategies and plans</i> (DoW 2012).</li> </ol>
Maintenance plan	Confirmation of requirements for maintenance of proposed assets, systems and strategies to inform future asset owners and managers.
Implementation plan	<ol style="list-style-type: none"> <li>1. Confirmation of requirements for future planning and development including: <ol style="list-style-type: none"> <li>a) Is a WMR required to inform future subdivision and/or development?</li> <li>b) Who is responsible for detailed design and construction of the site and water, wastewater and drainage systems?</li> <li>c) What staging is proposed over what timeframe?</li> <li>d) What actions are required by whom and when to address remaining site-specific issues, including restoration of wetlands and their buffers and waterways and their foreshore area?</li> </ol> </li> </ol>
Other	<ol style="list-style-type: none"> <li>1. Summation of critical information and design requirements for key disciplines to consider in future stages of planning and development.</li> <li>2. Inclusion of maps and drawings to present key information. These may include: <ol style="list-style-type: none"> <li>a) location plan, site context plan and/or subdivision layout plan;</li> <li>b) structure plan;</li> <li>c) site condition plan, geotechnical plan and/or environmental plan;</li> <li>d) surface water context plan, and conceptual design drawings showing modelling results for small, minor and major rainfall events;</li> <li>e) groundwater context plan, typical cross sections and conceptual design drawings; and</li> <li>f) landscape plans and typical cross-sections for water management systems integrated with streetscapes and public open spaces.</li> </ol> </li> </ol>



# APPENDIX E

## SUBDIVISION AND DEVELOPMENT WATER MANAGEMENT REPORT

### E.1 Background

This appendix should be read in conjunction with section 5.5 and other relevant sections of the Guidelines.

A Subdivision and Development WMR is required to demonstrate in detail how water management matters within or impacted by the development will be appropriately managed. A Subdivision and Development WMR is not required if there is an approved WMR (usually Local WMR) which provides guidance for development of the site, confirms that no further WMR is required and the proposal doesn't significantly differ from the approved WMR.

Where a Subdivision and Development WMR is required, it is necessary for the WMR to be submitted to the WAPC and/or local government for consideration as part of the assessment of the planning application. The WAPC or the local government may seek advice from the relevant agencies on the suitability of the information provided in the WMR to inform decision-making, and instigate a "stop the clock" if the report does not provide sufficient information.

The information required to develop and inform a Subdivision and Development WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

- i. management of water dependent ecosystems;
- ii. surface water monitoring and modellings (including for 1 EY event);
- iii. groundwater monitoring and modelling (map groundwater level contours – existing and proposed, identify floor level heights and fill requirements, identify groundwater recharge rates, subsoil strategy (if relevant) and identify nutrient level and pollutant pathways;
- iv. more detailed geotechnical investigations including soil profile, permeability and nutrient retention capacity;
- v. conservations and efficient use of drinking water; and
- vi. a foreshore management plan or wetland management plan (if relevant).

### E.2 The requirements

Table E.1 outlines the components of a Subdivision and Development WMR.

The level of detail provided will vary in response to the size and/or complexity of the proposal and pre-development site) in accordance with the Guiding Principles in section 2.



**Table E.1: General requirements (where applicable) for a Subdivision and Development WMR**

Component	Description of requirements
Principles and objectives	<ol style="list-style-type: none"> <li>1. Recognition of the requirements of SPP 2.9 and other relevant State planning instruments, including Regional/District/Local WMRs where relevant.</li> <li>2. Identification of relevant site-specific water management objectives and outcomes to be achieved.</li> </ol>
Planning context	Identification of any existing district and/or local plans and strategies, as well as existing planning approvals or conditions on or adjacent to the site.
Site characteristics and issues	<ol style="list-style-type: none"> <li>1. Identification of key site characteristics that affect water management within the site. These may include:                             <ol style="list-style-type: none"> <li>a) environmental features requiring protection such as sensitive water resource areas, PDWSA, wetlands and their buffers, waterways and their foreshores areas, other important environments, Aboriginal heritage values and other heritage values;</li> <li>b) environmental conditions requiring management such as flood risk, natural and constructed drainage systems, potential impacts to PDWSAs, nutrient and irrigation management, contaminated sites, acid sulfate soils and land uses with potential to impact on water quality; and</li> <li>c) geotechnical conditions such as topography, soil descriptions, site classification zones, proposed earthworks and approximate finished contour levels.</li> </ol> </li> <li>2. Identification of water supply risks and issues relevant to the development of the site, including, where relevant, groundwater licensing, bore construction and yield testing details.</li> <li>3. Identification of regulatory requirements under water and environmental legislation.</li> <li>4. Identification of water management systems that have been implemented and include provision for the site such as constructed water distribution systems, wastewater collection systems, and drainage and flood management systems including overland flow paths and water quality management systems.</li> <li>5. Identification of proposed public open space, water source bore(s), water requirements and water balance and indicative irrigation schedule.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Additional detail may be required where no previous WMR exists. This may include, where appropriate, mapping of water resources, supported by results and findings of monitoring and site investigations, including surface water catchments, waterways and their floodplains, estuaries, inlets and foreshore areas, wetlands and their buffers, groundwater aquifers, depth to groundwater and drainage network designs.</li> <li>ii. As mentioned in section 6.1.3, a foreshore management plan or wetland management plan may be required to support the WMR.</li> <li>iii. Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines.</li> </ol>
Water balance modelling (where required)	<ol style="list-style-type: none"> <li>1. Inclusion of a detailed site water balance may be required to quantify likely changes in response to the development that have not been adequately addressed in a previous WMR. Critical elements of the water balance that should be considered include:                             <ol style="list-style-type: none"> <li>a) infiltration and recharge;</li> <li>b) runoff and drainage;</li> <li>c) evapotranspiration; and</li> <li>d) new water (for example, if it is sourced from a disconnected surface water catchment or confined aquifer).</li> </ol> </li> <li>2. Identification of sites likely to require a site water balance at this stage, including:                             <ol style="list-style-type: none"> <li>a) sites located within a sensitive water resource area;</li> <li>b) proposals requiring a nutrient irrigation management plan; and</li> <li>c) constrained sites with restricted outfall.</li> </ol> </li> </ol>
Water demand assessment (where required)	Inclusion of a water demand assessment demonstrating application of water conservation and efficiency to achieve relevant targets may be required where this has not been adequately addressed in a previous WMR
Water and wastewater servicing strategy	<ol style="list-style-type: none"> <li>1. Confirmation of connection to drinking and non-drinking water (including irrigation of public open spaces and schools) and wastewater service delivery arrangements.</li> <li>2. Where an alternative approach to drinking or non-drinking water supply or wastewater servicing is proposed, confirmation of service delivery arrangements is necessary including ongoing management roles and responsibilities and any interim and/or staging requirements where this has not been adequately addressed in a previous WMR.</li> <li>3. Where on-site wastewater disposal is proposed, inclusion of a site and soil evaluation in accordance with <i>AS/NZS 1547</i> is required to demonstrate the site is suitable for long-term on-site wastewater disposal. The level of information required will be commensurate with the scale and nature of the proposal.</li> </ol>



Component	Description of requirements
Stormwater and groundwater management design	<p>1. Inclusion of stormwater and groundwater management plans supported by relevant stormwater and groundwater modelling for the site, where it has not been provided in enough detail in higher level documents. Information required in the WMR may include, where relevant:</p> <ul style="list-style-type: none"> <li>a) presentation and justification of modelling parameters;</li> <li>b) demonstration of compliance with inflows, storage volumes and outflows specified in higher order water planning documents or defined through catchment scale modelling;</li> <li>c) design of small rainfall event management systems for the development site;</li> <li>d) design of minor rainfall event management systems including layout, invert levels, hydraulic grade lines;</li> <li>e) design of major rainfall event management systems including overland flowpath layouts and dimensions including flow depths and velocities, safety criteria; storage system invert levels, high water levels and dimensions;</li> <li>f) design of subsoil drains including invert levels, demonstration of a free draining outlet, integration with stormwater management and a workable earthworks strategy;</li> <li>g) predicted groundwater levels between subsurface drainage lines and relationship to buildings, infrastructure, open spaces and environmental impacts;</li> <li>h) design of water quality treatment systems to treat groundwater discharged from subsoil drains and temporary dewatering systems; and</li> <li>i) integrated street and landscape designs.</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>i. Additional detail may be required where no previous WMR exists and/or there are site-specific issues to address. This may include: <ul style="list-style-type: none"> <li>a) proposals including construction of new drains or modification of existing drains;</li> <li>b) sites impacted by any published floodplain mapping or containing areas designated as 'floodway'; and</li> <li>c) sites on land likely to be impacted by flooding where no floodplain has been defined.</li> </ul> </li> <li>ii. Design objectives for stormwater management are provided in the <i>Decision Process for Stormwater Management in Western Australia</i> (DWER, 2017) and relevant drainage and water management plans.</li> <li>iii. For non-urban developments the principles of the <i>Decision Process for Stormwater Management in Western Australia</i> (DWER, 2017) are still relevant.</li> </ul>
Management of works	Confirmation of requirements for protection of the environment and management of construction activities including dewatering, acid sulfate soils, best management practices, dust, approvals for drainage or groundwater pumping, sediment and erosion control, timing and possible staging.
Monitoring program	<p>1. Inclusion of a sampling and assessment plan that contains duration and arrangements for ongoing actions.</p> <p>2. Monitoring in accordance with Guiding Principles (refer to section 2).</p>
Maintenance plan	Confirmation of requirements for maintenance of proposed assets, systems and strategies to inform future asset owners and managers.
Implementation plan	<p>1. Confirmation of requirements for future planning and development including:</p> <ul style="list-style-type: none"> <li>a) Who is responsible for detailed design and construction of the site and water, wastewater and drainage systems?</li> <li>b) What staging is proposed over what timeframe?</li> <li>c) What actions are required by whom and when to address any remaining site-specific issues?</li> </ul>
Other	<p>1. Inclusion of maps and drawings to present key information. These may include:</p> <ul style="list-style-type: none"> <li>a) location plan, site context plan and/or subdivision layout plan;</li> <li>b) subdivision plan or building layout;</li> <li>c) site condition plan, geotechnical plan and/or environmental plan;</li> <li>d) surface water management system design drawings showing modelling results for small, minor and major rainfall events;</li> <li>e) groundwater management system design drawings and typical cross sections;</li> <li>f) alternative supply schematic and plan;</li> <li>g) nutrient and irrigation management plan;</li> <li>h) rehabilitation plan;</li> <li>i) irrigation system design drawings and bore construction details; and</li> <li>j) landscape plans and typical cross sections for water management systems integrated with streetscapes and public open spaces.</li> </ul>



# APPENDIX F

## SITE REQUIREMENTS FOR ON-SITE WASTEWATER SYSTEMS

### F.1 Minimum lot sizes for residential development in clay soils and rock

**Table F.1: Minimum lot sizes for residential development serviced by on-site wastewater disposal in clay soils and rock located outside PDWSA and sensitive water resource areas**

Soil category <sup>22</sup>	Soil texture	Minimum lot sizes m <sup>2</sup> (R-code) <sup>23</sup>	
		Primary treatment	Secondary treatment
4	Clay loams	2,000 (R5)	1,000 (R10)
5	Light clays	4,000 (R2.5)	1,000 (R10)
6	Medium to heavy clay	Special design requirements and distribution techniques or soil modification procedures will be necessary. Refer to Table L1 of AZ/ NZS 1547 for more details.	2,000 (R5)
–	Rock	Special design requirements and distribution techniques or soil modification procedures will be necessary.	

### F.2 Calculating land application area size based on wastewater volume

The size of the land application area can be determined as follows:

1. Estimate hydraulic load (L/day):
  - a) occupancy rate (persons) x design loading rate (L/person/day)
2. Calculate land application area (m<sup>2</sup>):
  - a) hydraulic load (L/day) x conversion factor from Table F.2.

**Table F.2: Conversion factors to calculate the minimum required land application area for subdivision/development (conversion factors are determined using hydraulic load of 1 L/day)**

Soil category	Soil texture	Conversion factors	
		Primary treatment	Secondary treatment
1	Gravels and sands	0.377	0.2
2	Sandy loams	0.377	0.2
3	Loams	0.477	0.25
4	Clay loams	0.689	0.286
5	Light clays	1.284	0.333
6	Medium to heavy clays	Special design requirements and distribution techniques or soil modification procedures will be necessary	0.5

<sup>22</sup> Soil categories, extrapolated from Table 5.1 AS/NZS 1547, are to be determined by undertaking an SSE as per *Australian Standard AS/NZS 1547 On-Site Domestic Wastewater Management* (Standards Australia/New Zealand Standard, 2012).

<sup>23</sup> Minimum lot sizes are based upon area required to accommodate dwelling, primary on-site wastewater system, land application areas and associated setback distances.



**a. Land application areas for single houses**

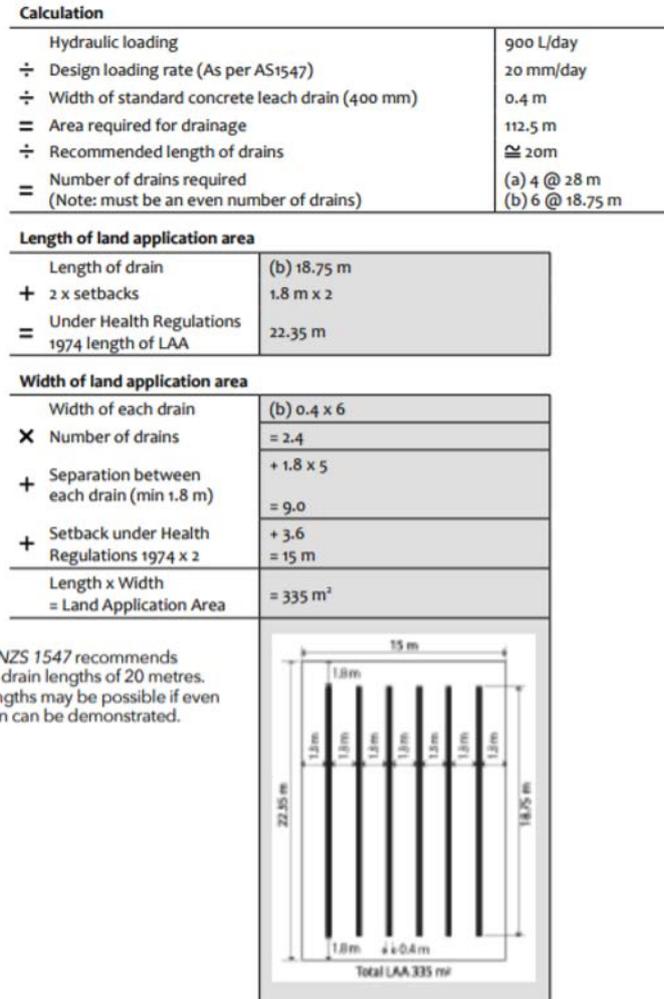
**Table F.3: Land application areas for single house (occupancy: 6 persons/5-bedroom house)**

Soil category	Soil texture	Land application area (m <sup>2</sup> ) <sup>24</sup>	
		Primary treatment (includes area required for setbacks)	Secondary treatment (excludes setbacks)
1	Gravels and sands	339	180
2	Sandy loams	339	180
3	Loams	429	225
4	Clay loams	620	257
5	Light clays	1,156	300
6	Medium to heavy clays	Special design	450

Table F.3 may be used to inform residential subdivision applications. It is based upon Table F.2. Different sized areas may be required at development or building stage in response to anticipated hydraulic load.

A sample calculation for determining the land application area for a primary treatment system in Soil Categories 1 and 2 is provided in Figure F.1.

**Figure F.1: Sample calculation for determining the land application areas for a single house with primary treatment system in soil categories 1 and 2**



<sup>24</sup> The land application area has been determined using design loading rates for trenches and beds, extrapolated from Table L1 Australian Standard AS/NZS 1547 On-Site Domestic Wastewater Management (Standards Australia/New Zealand Standard, 2012). Calculations used a hydraulic loading of 900litres/day, which is based on the occupancy of 6 persons in a 5-bedroom house and a wastewater design flow of 150L/person/day. Values for primary treatment include setback distances. Note that values for secondary treatment exclude setback distances, which will vary depending on the system used.



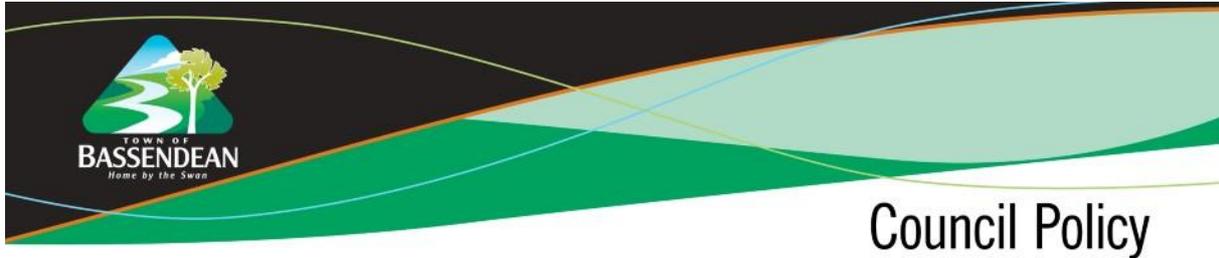
## b. Localities outside the Metropolitan Region Scheme and Peel Region Scheme areas with reticulated sewerage schemes<sup>25</sup>

The following localities have established reticulated sewerage schemes. Lots outside these localities are generally serviced with on-site wastewater systems.

Albany	Cowaramup	Greenough	Manjimup	Prevelly
Augusta	Cranbrook	Halls Creek	Margaret River	Quairading
Australind	Cunderdin	Harvey	Marvel Loch	Quindalup
Beverley	Dalwallinu	Hopetoun	Meckering	Ravensthorpe
Binningup	Dalyellup	Horrocks	Merredin	Roebourne
Boddington	Dampier	Hyden	Moora	Seabird
Bootenall	Dardanup	Jerramungup	Morawa	South Hedland
Boulder	Denham	Jurien Bay	Mount Barker	Southern Cross
Boyanup	Denison	Kalbarri	Mukinbudin	Tambellup
Bremer Bay	Denmark	Kalgoorlie	Mullewa	Three Springs
Bridgetown	Derby	Kambalda	Munglinup	Tom Price
Brookton	Dongara	Karratha	Nannup	Toodyay
Broome	Donnybrook	Katanning	Narembeen	Varley
Bruce Rock	Dowerin	Kellerberrin	Narrogin	Wagin
Brunswick	Dumbleyung	Kojonup	Newdegate	Walpole
Bunbury	Dunsborough	Koolyanobbing	Newman	Wickepin
Burekup	Eaton	Koorda	Norseman	Wickham
Busselton	Emu Point	Kulin	Northam	Williams
Calingiri	Eneabba	Kununurra	Nyabing	Wiluna
Capel	Esperance	Lake Argyle	Ongerup	Wongan Hills
Carnarvon	Exmouth	Lake Grace	Onslow	Wundowie
Cervantes	Finucane Island	Lancelin	Pannawonica	Wyalkatchem
Christmas Island	Fitzroy Crossing	Laverton	Paraburdoo	Wyndham
Cocos Island	Geraldton	Ledge Point	Pemberton	Yerecoin
Collie	Gnarabup	Leeman	Picton	York
Coolgardie	Gnowangerup	Leinster	Pingelly	
Coral Bay	Goomalling	Leonora	Pingrup	
Corrigin	Green Head	Lower King	Port Hedland	

<sup>25</sup> As at 1/12/2017

# **ATTACHMENT NO. 5**



## Local Planning Policy No. 12

# Development within the Street Setback Area

### OBJECTIVES

The purpose of the policy is to provide clear criteria on which applications for structures (principally carports) in the street setback area are assessed.

This is also intended to ensure an acceptable standard of complementary and compatible designs for structures in the street setback area in order to enhance and preserve streetscapes within the Town.

### APPLICATION

This policy is applicable to land zoned 'Residential' within the Town of Bassendean.

### POLICY

This policy applies without exception to the development of garages, carports and dwelling additions within the street setbacks areas of residentially zoned land.

Minor shade structures such as awnings verandahs and pergolas to front courtyards are not governed by this policy providing these are minor in nature, are not obtrusive and cannot in Council's opinion be used for any other purpose.

### Setbacks

The setbacks of car ports, and garages shall be in accordance with Clause 5.1.2 of the Residential Design Codes.

The setback of additions to dwellings shall comply with the applicable Residential Design Code minimum providing that the average setback is met.

## **Design Materials and Finishes**

The material, design and finishes of any proposed structure within the front setback area shall match in all respects those of the dwelling on the lot.

As a minimum standard the following design standards shall apply:

### **Roof**

The roof of the structure to have a similar pitch and be finished in sheet metal or tile to match the colour of the roof of the existing residence.

### **Support columns**

Support columns should be provided in brick or an alternate material to match the materials of the dwelling facing the street.

Where possible new carports to existing houses should only be attached to the dwelling where there is not a verandah or there are no windows to the front wall of the house. Where a verandah exists (and is integral to the house) or there are windows in the street elevation the carport should be detached to provide a delineation of the carport and house.

In a situation where an existing and previously approved metal deck carport within the front setback is dilapidated Council may consider its replacement with a similar sized carport.

The incorporation of storerooms into carports within the front setback area or stand alone storerooms are not supported as these obscure views to the dwelling and detract from the streetscape.

### **Carports Behind the Building Line**

Lean-to and gable metal deck carports are only supported where they are placed behind the Residential Design Code building line, and/or are set to the side of an existing dwelling.

### **Secondary Streets**

In the situation of lots with more than one street frontage to a public road, such as corner lots this policy may apply to both the primary and secondary frontages of the lot. In the case of secondary street setbacks the applicant would need to demonstrate how the proposed structure does not dominate the streetscape and remain as unobtrusive as possible. Large sheds in metal deck material that would dominate the streetscape will not be supported. The assessment of such structures will be based on height, scale, and the existence of fencing and vegetation to screen the structures.

## **Garage/Carport Doors**

Where approval is granted for the development of a carport within the street setback area with a setback less than 4.5–metres non-permeable garage doors will not be supported where visual surveillance of the dwelling is compromised.

A condition shall be imposed on the planning approval requiring that any screening or security door to a garage or carports with reduced setbacks are to be of an open style mesh or equivalent to the Towns' satisfaction.

**Policy Number: Local Planning Policy No. 12**  
**Policy Title: Residential Development and Fences**

**1. Citation**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 12 – Residential Development and Fences.

**2. Policy Statement**

State Planning Policy 7.3 – Residential Design Codes – Volume 1 (R-Codes) provides the comprehensive basis for the control of residential development throughout Western Australia. The Town acknowledges that in some circumstances, it may be appropriate to provide greater flexibility for development.

The Town also recognises the increasing need to utilise the street setback area to accommodate structures as a result of infill development and housing density. Streetscapes can be characterised by the location and appearance of buildings and their setbacks, the existence of street trees and landscaping, the siting and design of front fencing and the existence of other structures located within the street setback area.

Development is encouraged to generally conform to the established pattern of development within the streetscape to ensure the character of the streetscape is preserved.

The R-Codes allow local governments to vary some standards for residential development by way of a Local Planning Policy.

**3. Policy Objectives**

- (a) To vary the R-Codes to provide amended or alternative ‘deemed-to-comply’ provisions.
- (b) To provide criteria for fences and associated structures, and development within the street setback area so as to ensure development within the street setback area preserves the character of the existing streetscape and is complementary and/or compatible with existing development.

**4. Application**

This Policy applies to all land zoned ‘Residential’ under Local Planning Scheme No. 10. This Policy should be read in conjunction with the [R-Codes](#), including the relevant definitions.

Where the existing provision in Column 1 is not struck out, the provision in Column 2 is to be taken as an “alternate” provision. Where the existing provision in Column 1 is struck out, the provision in Column 2 is to be taken as an “amended” provision.

## 5. Policy Requirements

The identified deemed-to-comply provisions are amended so as to incorporate additional (alternate) standards as follows.

Column 1: Deemed-to-Comply Provision	Column 2: Amended / Alternate Deemed-to-Comply Provision
<b>C5.1.2 – Street setback</b>	
<p>C2.2 Buildings set back from the secondary street boundary in accordance with Table 1.</p>	<p>C2.2 Patios, verandahs or equivalent structures with a nil set back from the secondary street boundary where the structure:</p> <ul style="list-style-type: none"> <li>(i) is not more than 10m in length and 2.7m in height;</li> <li>(ii) is located behind the primary street setback; and</li> <li>(iii) has eaves, gutters and roofs set back at least 450mm from the lot boundary.</li> </ul>
<b>C5.2.1 – Setback of garages and carports</b>	
<p>C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1 (i) except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table 1 where:</p> <ul style="list-style-type: none"> <li>i. the width of the carport does not exceed 60 per cent of the frontage;</li> <li>ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and</li> <li>iii. the carport roof pitch, colours and materials are compatible with the dwelling.</li> </ul>	<p>C1.2 Carports set back so as to be behind the street setback and/or no closer to the street than the existing dwelling on the lot, unless it complies with all of the following:</p> <ul style="list-style-type: none"> <li>i. the width of the carport does not exceed 60 per cent of the frontage;</li> <li>ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent;</li> <li>iii. the carport roof pitch, colours and material are the same as the dwelling; and</li> <li>iv. support columns shall be the same brick as the dwelling.</li> </ul>

Column 1: Deemed-to-Comply Provision	Column 2: Amended / Alternate Deemed-to-Comply Provision
	<ul style="list-style-type: none"> <li>v. any metal deck carport is only the replacement of an existing, approved metal deck carport structure, with the new structure the same size or smaller than the existing.</li> <li>vi. the carport does not incorporate enclosed storerooms.</li> </ul>
C1.4 Garages and carports set back 1.5m from a secondary street.	C1.4 Carports set back 1.0m from a secondary street.
C1.5 Carports within the street setback area in accordance with clause 5.1.2 C2.1iii provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a).	C1.5 Carports within the street setback area in accordance with clause 5.1.2 C2.1iii provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a).
<b>C5.2.4 – Street walls and fences</b>	
<del>C4: Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence.</del>	C4: Fences within street frontage setback areas are subject to: <ul style="list-style-type: none"> <li>i. Being visually permeable above 1.2m in height where located within the primary street setback area, measured from natural ground level on the street side elevation of the fence;</li> <li>ii. Fences must not exceed a height of 1.8m. Where the fence is erected over a retaining wall, the height shall be measured the base of the retainer;</li> <li>iii. Fences shall not be constructed of fibre cement sheeting;</li> <li>iv. Fences within the primary street setback area shall not be constructed of metal sheeting;</li> </ul>

Column 1: Deemed-to-Comply Provision	Column 2: Amended / Alternate Deemed-to-Comply Provision
	<p>v. Sheet metal fencing to secondary street setbacks having capped protruding edges; and</p> <p>vi. Gates within the street setback area shall be visually permeable and not open so as to swing into the public realm.</p>
<b>C5.3.1 – Outdoor Living Areas</b>	
<p>C1.1: An outdoor living area to be provided:</p> <p>i. in accordance with Table 1;</p> <p>ii. behind the street setback area;</p> <p>iii. directly accessible from a primary living space of the dwelling;</p> <p>iv. with a minimum length and width dimension of 4m for all areas that contribute to the outdoor living area; and</p> <p>v. with no more than 50% of the required area with permanent roof cover.</p>	<p>C1.1: An outdoor living area to be provided:</p> <p>i. in accordance with Table 1;</p> <p>ii. where located within the street setback area, demarcated via the use of paving and fencing to the satisfaction of the Town.</p> <p>ii. directly accessible from a primary living space of the dwelling, unless the outdoor living area is for an existing dwelling being retained as part of a subdivision;</p> <p>iii. with a minimum length and width dimension of 4m for all areas that contribute to the outdoor living area; and</p> <p>iv. with no more than 50% of the required area with permanent roof cover.</p>
<b>C5.3.9 - Stormwater</b>	
<p>C9: All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.</p>	<p>C9: All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site, or, where on-site retention is not possible, an approved connection to the Town's stormwater infrastructure.</p>

Column 1: Deemed-to-Comply Provision	Column 2: Amended / Alternate Deemed-to-Comply Provision
<b>C5.4.3 - Outbuildings</b>	
<p>C3 Outbuildings associated with a dwelling site address either:</p> <ul style="list-style-type: none"> <li>i. the standards for small outbuildings (A. Small outbuilding); or</li> <li>ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).</li> </ul>	<p>C3 Outbuildings associated with a dwelling site address either:</p> <ul style="list-style-type: none"> <li>i. the standards for small outbuildings (A. Small outbuilding); or</li> <li>ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).</li> </ul>
A. Small outbuilding	A. Small outbuilding
(i) no more than one outbuilding per dwelling site;	(i) no more than one outbuilding per dwelling site;
(ii) has no more than two boundary walls;	(ii) has no more than two boundary walls;
(iii) does not exceed 10m <sup>2</sup> in area;	(iii) does not exceed 10m <sup>2</sup> in area;
(iv) does not exceed a wall and ridge height of 2.7m;	(iv) does not exceed a wall and ridge height of 2.7m;
(v) not located within the primary or secondary street setback area; and	<p>(v) <b>where located within the primary or secondary street setback area:</b></p> <ul style="list-style-type: none"> <li>i. located behind or to the side of the existing dwelling on the lot; and</li> <li>ii. the outbuilding roof pitch, colours and materials are the same as the dwelling.</li> </ul>
(vi) does not reduce open space and outdoor living area requirements in Table 1.	(vi) does not reduce open space and outdoor living area requirements in Table 1.
B. Large and multiple outbuildings	B. Large and multiple outbuildings
(i) individually or collectively does not exceed 60m <sup>2</sup> in area or 10 per cent in aggregate of the site area, whichever is the lesser;	(i) individually or collectively does not exceed 60m <sup>2</sup> in area or 10 per cent in aggregate of the site area, whichever is the lesser;
(ii) set back in accordance with Table 2a;	(ii) set back in accordance with Table 2a;
(iii) does not exceed a wall height of 2.4m;	(iii) does not exceed a wall height of 2.4m;
(v) not located within the primary or secondary street setback area; and	(v) <b>where located within the primary or secondary street setback area:</b>

Column 1: Deemed-to-Comply Provision	Column 2: Amended / Alternate Deemed-to-Comply Provision
(vi) does not reduce the open space and outdoor living area requirements in Table 1.	<ul style="list-style-type: none"> <li>i. located behind or to the side of the existing dwelling on the lot; and</li> <li>ii. the outbuilding roof pitch, colours and materials are the same as the dwelling; and</li> </ul> (vi) does not reduce the open space and outdoor living area requirements in Table 1.
<b>C5.5.1 – Ancillary dwellings</b>	
C1 Ancillary dwelling associated with a single house and on the same lot where:	C1 Ancillary dwelling associated with a single house and on the same lot where:
i. the lot is not less than 350m <sup>2</sup> in area;	i. the lot is not less than 350m <sup>2</sup> in area;
ii. there is a maximum plot ratio area of 70m <sup>2</sup> ;	ii. there is a maximum plot ratio area of 100m <sup>2</sup> ;
iii. parking is provided in accordance with clause 5.3.3 C3.1;	<i>No parking required</i>
iv. ancillary dwelling is located behind the street setback line;	iii. ancillary dwelling is located behind the street setback line;
v. ancillary dwelling is designed to be compatible with the colour, roof pitch and materials of the single house on the same lot;	iv. ancillary dwelling is designed to be compatible with the colour, roof pitch and materials of the single house on the same lot, <b>unless the ancillary dwelling is not visible from the street;</b>
vi. ancillary dwelling does not preclude the single house from meeting the required minimum open space and outdoor living area;	v. ancillary dwelling does not preclude the single house from meeting the required minimum open space and outdoor living area;
vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses: (a) 5.1.1 Site area;	vi. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses: (a) 5.1.1 Site area;

Column 1: Deemed-to-Comply Provision	Column 2: Amended / Alternate Deemed-to-Comply Provision
(b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and (c) 5.3.1 Outdoor living areas.	(b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and (c) 5.3.1 Outdoor living areas.

**Document Control**

<b>Directorate</b>	Community Planning
<b>Business Unit</b>	Development and Place
<b>Inception Date</b>	OCM 27 April 2010
<b>Version</b>	
<b>Next Review Date</b>	2023

# **ATTACHMENT NO. 6**



# Superannuation for Elected Members

## **Draft Policy Proposal**

**September 2021**

## About WALGA

The WA Local Government Association (WALGA) is working for Local Government in Western Australia. As the peak industry body, WALGA advocates on behalf of 139 Western Australian Local Governments. As the united voice of Local Government in Western Australia, WALGA is an independent, membership-based organization representing and supporting the work and interests of Local Governments in Western Australia. WALGA provides an essential voice for 1,222 Elected Members, approximately 22,000 Local Government employees (16,500 Full Time Equivalent's) as well as over 2.67 million constituents of Local Governments in Western Australia.

## Contacts

Tim Lane  
Manager Strategy and Association  
Governance  
[tlane@walga.asn.au](mailto:tlane@walga.asn.au)

Tony Brown  
Executive Manager Governance and  
Organisational Services  
[tbrown@walga.asn.au](mailto:tbrown@walga.asn.au)

## Contents

<b>About WALGA</b> .....	<b>2</b>
Contacts .....	2
<b>Entitlement to Superannuation</b> .....	<b>4</b>
<b>Current Arrangements</b> .....	<b>4</b>
<b>Other Jurisdictions</b> .....	<b>5</b>
<b>Proposed Approach</b> .....	<b>5</b>
<b>Costs</b> .....	<b>6</b>
<b>Recommendation</b> .....	<b>7</b>
Process for Consultation .....	7

## Entitlement to Superannuation

Elected Members, like all workers, should be entitled to payment of superannuation. Payment of superannuation to Elected Members would address a historical anomaly that has seen Elected Members denied a benefit enjoyed by the broader workforce.

Given community expectations and the time commitment of serving on or leading a Council, many Elected Members are sacrificing opportunities for paid work to serve their community on Council.

As has been well documented through recent Inquiries into Local Government, “the role of a Councillor is challenging. Councillors are responsible for overseeing a complex business – that provides a broad range of functions, manages significant public assets, and employs in some cases hundreds of staff – all in a political and publicly accountable environment.”<sup>1</sup>

It is crucial to the functioning of Local Government that Elected Members are appropriately remunerated for their time and contribution.

Payment of superannuation to Elected Members aligns with the objective of the superannuation system, which is “to provide income in retirement to substitute or supplement the Age Pension.”<sup>2</sup>

In addition, it is hoped that payment of superannuation would lead to greater interest and more nominations to serve on Council from women and younger people, leading to greater representation on Councils by people from traditionally underrepresented demographics.

## Current Arrangements

Under current arrangements, Elected Members can voluntarily decide to have all or a portion of their allowances paid into a superannuation fund.

In addition, under the *Superannuation Guarantee (Administration) Act 1992* (Cth), Local Governments can unanimously resolve to be considered an ‘eligible local governing body’ through the *Taxation Administration Act 1953* (Cth).

As a consequence of such a resolution, Elected Members would then be treated similarly to employees and the Local Government would be required to make superannuation

---

<sup>1</sup> WALGA (2019) *Final Submission: Select Committee into Local Government*. Page 35. [https://www.parliament.wa.gov.au/Parliament/commit.nsf/lulnquiryPublicSubmissions/DCCAD309ECAE29E04825848100171E77/\\$file/lo.lgi.150.190910.sub.walga.pdf](https://www.parliament.wa.gov.au/Parliament/commit.nsf/lulnquiryPublicSubmissions/DCCAD309ECAE29E04825848100171E77/$file/lo.lgi.150.190910.sub.walga.pdf)

<sup>2</sup> Australian Government: The Treasury (2021) *Superannuation Reforms*. <https://treasury.gov.au/superannuation-reforms>

contributions in addition to payment of allowances. However, a resolution of this nature also has significant implications: pay as you go (PAYG) tax would be required to be withheld for remission to the Australian Taxation Office (ATO), and Fringe Benefit Tax (FBT) would be applicable to all benefits provided to Elected Members. For these reasons, Local Governments in Australia typically do not pursue this course of action.

## Other Jurisdictions

Approaches in other jurisdictions are mixed, however the issue of superannuation entitlements for Elected Members has increasingly been the subject to public debate in other states of Australia.

In New South Wales, following a state-led discussion paper and consultation process, amendments to the Local Government Act have been put forward that would enable Councils to resolve to pay superannuation contributions from July 2022.

This mirrors the approach in Queensland where, under the state's Local Government Act, Councils may resolve to pay superannuation contributions to Elected Members.

Elected Members in Victoria are paid a cash loading equivalent to the superannuation guarantee, but this is not required to be paid into a superannuation fund.

No superannuation is paid in Tasmania, South Australia or the Northern Territory.

## Proposed Approach

The recommended advocacy approach is to propose that the *Local Government Act 1995* be amended to facilitate the payment of superannuation to Elected Members in addition to fees and allowances.

This approach avoids the problems associated with the current arrangements around the need to withhold income tax and pay fringe benefits tax.

A fundamental question relates to whether the proposed amendment to the Local Government Act should *require* Local Governments to pay superannuation, or whether the decision to pay superannuation should be a decision of Council.

Under the principle of general competence, Local Governments should be empowered to manage their own affairs and the case could be made that this ought to extend to the payment of superannuation to Elected Members. However, as the superannuation system is underpinned by its universality, and there is potential for payment of superannuation to

become a political debate around the Council table, a strong case can be made for the payment of superannuation to Elected Members to be a legislative requirement.

On balance, it is posited that, to achieve the objectives of the superannuation system and to avoid politicisation of the decision at a local level, payment of superannuation should be a universal entitlement for Elected Members and therefore a requirement of Local Governments contained in the Local Government Act.

*Feedback is sought from Members on this specific issue:*

*Should Local Governments be enabled or required to pay superannuation to Elected Members?*

*Why is that approach preferred?*

As is the case in other jurisdictions, the Salaries and Allowances Tribunal should not consider the payment of superannuation as part of their deliberative process. Specifically, payment of superannuation, equivalent to the superannuation guarantee, should be over and above the fees and allowances determined by the Salaries and Allowances Tribunal.

## Costs

There will be a cost associated with the payment of superannuation to Elected Members. These costs will be particularly noticeable in the first year when superannuation becomes payable.

The table below identifies the maximum possible cost of paying superannuation based on the current Salaries and Allowances Tribunal (SAT) determination<sup>3</sup>, and the current superannuation guarantee of ten percent.

The second column in the table identifies the maximum number of Elected Members currently elected to at least one Local Government in each SAT band in Western Australia. The third column then assumes that the maximum allowances are paid to all Councillors, the Mayor or President and the Deputy Mayor or Deputy President. From this, the maximum superannuation liability, based on the current SAT determination and the current superannuation guarantee of ten percent, per SAT band is calculated.

---

<sup>3</sup> Salaries and Allowances Tribunal (2021) *Determination of the Salaries and Allowances Tribunal on Local Government Chief Executive Officers and Elected Members*, 8 April 2021. <https://www.wa.gov.au/sites/default/files/2021-04/Local%20Government%20Chief%20Executive%20Officers%20and%20Elected%20Members%20Determination%20No%201%20of%202021.pdf>

It is acknowledged that the actual liability for each Local Government is likely to be less than the maximum due to fewer Elected Members than the maximum listed in the second column, and / or paying less than the maximum allowances to Elected Members. In this way, the table below represents the **maximum** potential cost to Local Governments in each band.

Band	Maximum number of Elected Members (currently)	Maximum fees and allowances	Maximum Superannuation liability
1	15	\$603,199	\$60,320
2	13	\$389,101	\$38,910
3	11	\$235,208	\$23,521
4	11	\$139,653	\$13,965

While the costs are acknowledged, it is argued that on balance the benefits of paying superannuation to Elected Members as outlined in this paper outweigh the costs.

## Recommendation

**WALGA recommends to the Minister for Local Government:**

**That the *Local Government Act 1995* be amended to require Local Governments to pay Elected Members, into a nominated superannuation account, an amount equivalent to the superannuation guarantee determined with reference to fees and allowances paid to each Elected Member.**

## Process for Consultation

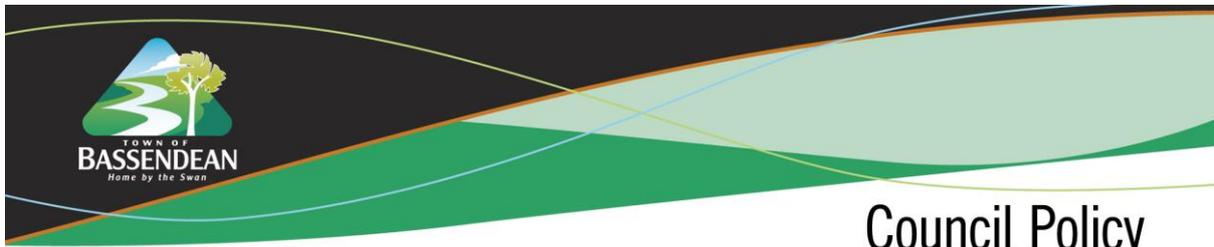
This paper has been prepared as a *Draft Policy Position Paper*. Feedback is sought from members in regards to the recommendation put forward by this paper.

Comments or submissions should be made to Tim Lane, Manager Strategy and Association Governance, at [tlane@walga.asn.au](mailto:tlane@walga.asn.au) by **Friday, 22 October**.

State Council's Governance Policy Team will meet in late October to consider member comments and submissions and provide guidance to inform a State Council agenda item, which will be considered at November Zone meetings and the 1 December meeting of State Council.

Following a State Council decision, advocacy will be undertaken with the Minister for Local Government.

# **ATTACHMENT NO. 7**



## Council Policy

### 6.2 Council Meeting Schedule

#### Objective

The objective of this Policy is to establish the timing for Town of Bassendean Council meetings.

#### Strategy

To provide efficiency and timely effectiveness of the decision making process.

Agenda Briefings Sessions are to be held one week prior to the monthly Ordinary Council Meeting, generally on the third Tuesday of the month, commencing at 7.00pm, effective from the commencement of 2018.

Agenda Briefings Sessions will:

- i) be open to the public (with the exception of “confidential items”);
- ii) include addresses by members of the public, deputations on agenda items, reports, notices of motion and confidential items;

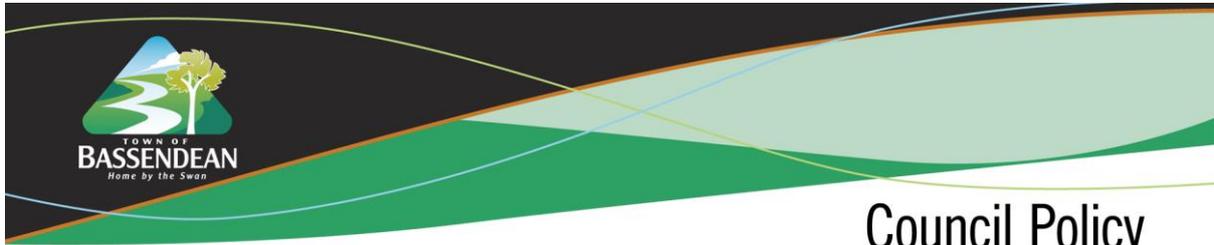
Requests the agendas for Briefings Sessions & Ordinary Council Meetings be made available:

- i) by the Friday prior to the scheduled meeting date; and
- ii) electronically to Councillors and staff by default with hard copies only available upon request.

#### Application

Responsibility for the implementation of this policy rest with the Mayor, Councillors and Chief Executive Officer. The Policy is to be reviewed every three years.

<p><b>Policy Type:</b> Strategic Policy</p> <p><b>Link to Strategic Community Plan:</b> Leadership and Governance</p>	<p><b>Responsible Officer:</b> Chief Executive Officer</p> <p><b>Last Review Date:</b> 24 May 2016  <i>Amended December 2016</i>  <i>Amended 28 November 2017</i>            OCM-39/11/17</p> <p><b>Version 6</b></p> <p><b>Next Review due by:</b> November 2024</p>
---	---



## Council Policy

**DRAFT**

### 6.7 Electronic Recording and Livestreaming of Council Meetings

#### Objective

The objective of this Policy is to:

- Outline the manner in which Council meetings shall be recorded and broadcast;
- ensure that a true and accurate account of the debate and discussions at the meetings is available; and
- Provide a process in which a Councillor may question the accuracy of minutes improve transparency, Community engagement, customer service and access to Council decision making.

#### Strategy

##### Electronic Recordings

Electronic recordings apply to all Ordinary Council Meetings, Special Council Meetings, Briefing Sessions and Electors' Meetings. This policy does not apply to any part of the meeting which is closed under Section 5.23 of the Local Government Act.

##### Livestreaming of Meetings

Live streaming applies to all Ordinary Council Meetings, **Briefing Sessions**, Special Council Meetings and Electors' Meetings **which are held in the Council Chamber**. ~~Briefings Sessions will not be live-streamed.~~

This policy does not apply to any part of the meeting which is closed under Section 5.23 of the Local Government Act.

The Town is committed to engaging with its community and recognises that providing opportunities for the community to access Council meetings will result in more informed and engaged residents.

The Town will therefore provide access for the public to meetings through the live streaming of meetings through the internet.

The recording & live streaming will commence at the times that the meetings are due to commence and finish when the presiding member closes or adjourns the meeting for any reason.

Meetings closed for consideration of matters under Section 5.23 of the Local Government Act or by resolution of Council will not be streamed or uploaded to the website but will be recorded for the records of the local government.

Meetings shall be recorded and live streamed in accordance with this policy unless a motion to the contrary is passed by simple majority at the beginning or at any other time during the meeting.

No protection will be afforded to Councillors, staff or the public for comments and statements made during the live streaming of meetings which are subsequently challenged in a court of law and determined to be slanderous.

Copies of electronic recordings of meetings, where taken, shall be made available to the public via the Town's website and include a disclaimer that advises the public that the recordings are not the official record of a Council meeting and Council cannot guarantee the accuracy or the quality of this recording and it cannot be assumed to be a complete record of proceedings.

A sign will be prominently displayed at each Council meeting notifying attendees that the meeting will be web streamed.

The Presiding Member is to make an announcement at the start of every meeting, drawing attention to the fact that Council meetings will be web streamed.

Members of the public shall not make copies of recordings or any part thereof without the approval of the Council or tamper with them so as to produce a false record.

Audio recordings of Agenda Briefing Sessions, Ordinary Council Meetings and Special Council Meetings are to be made available to the public via the website within three days of the date of each meeting.

Members of the public may listen to a recording at the Council Library free of charge.

Electronic recordings are to be stored for long-term storage as a State Record in accordance with the requirements of the State Records Act.

## Application

Responsibility for the implementation of this policy rest with the Mayor, Councillors and Chief Executive Officer. The Policy is to be reviewed every three years.

<b>Policy Type:</b> Strategic Policy	<b>Responsible Officer:</b> Chief Executive Officer
<b>Link to Strategic Community Plan:</b> Good Governance	<b>Last Review Date:</b> September 2021 <b>Version 5</b> <b>Next Review due by:</b> September 2024