

Success Hill Frame Area, Bassendean Heritage Assessment

November 2024



HOCKING HERITAGE + ARCHITECTURE

Cover Image Views of the study area, 1938 MWSS & DD Surveys, series 634 cons 4156 items 3126 and 3142. And Nearmap image 2024.

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HHA Job No. 2024-29

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1.0 INTRODUCTION

The Town of Bassendean engaged planning consultants GHD to prepare a Precinct Structure Plan (PSP) for the Bassendean Town Centre. To undertake the preparation of the PSP, sub consultants have prepared specialist reports to inform the documentation and analysis of the Bassendean Town Centre.

It was determined that one portion of the future PSP, the 'Success Hill Frame', required further investigation in relation to the potential heritage values of individual places, or the subject area as a whole. The name of this area is drawn from its location adjacent to the Success Hill Railway Station and is based around the group of houses on Nurstead Avenue.

Influential in the decision to undertake the heritage assessment were submissions from members of the Town of Bassendean community who nominated places in Nurstead Avenue for their heritage value.

Hocking Heritage + Architecture was engaged to undertake the heritage assessment of the 'Success Hill Frame'. The area contains six places previously designated of heritage value and are included in the Town of Bassendean Local Heritage Survey. Two places are included on the Heritage List which provides greater statutory controls over the future development of these places.

The Heritage Assessment of this area was undertaken in accordance with the Heritage Council of WA, Guidelines for Local Government Areas¹ and the Guidelines for Local Heritage Surveys.²

The purpose of the Heritage Assessment is to determine if the Study Area was worthy of being designated as a Heritage Area, or, if any additional places should be included in the Local Heritage Survey.

¹ Guidelines for Heritage Areas, March 2023. Heritage Council of WA, [Guidelines for Heritage Areas \(www.wa.gov.au\)](http://www.wa.gov.au)

² Guidelines for Local Heritage Surveys, August 2022, Heritage Council of WA [Guidelines for Local Heritage Surveys \(www.wa.gov.au\)](http://www.wa.gov.au)

2.0 LOCATION

The indicative boundary for the future PSP is shown below with the Success Hill Frame shown in Blue.

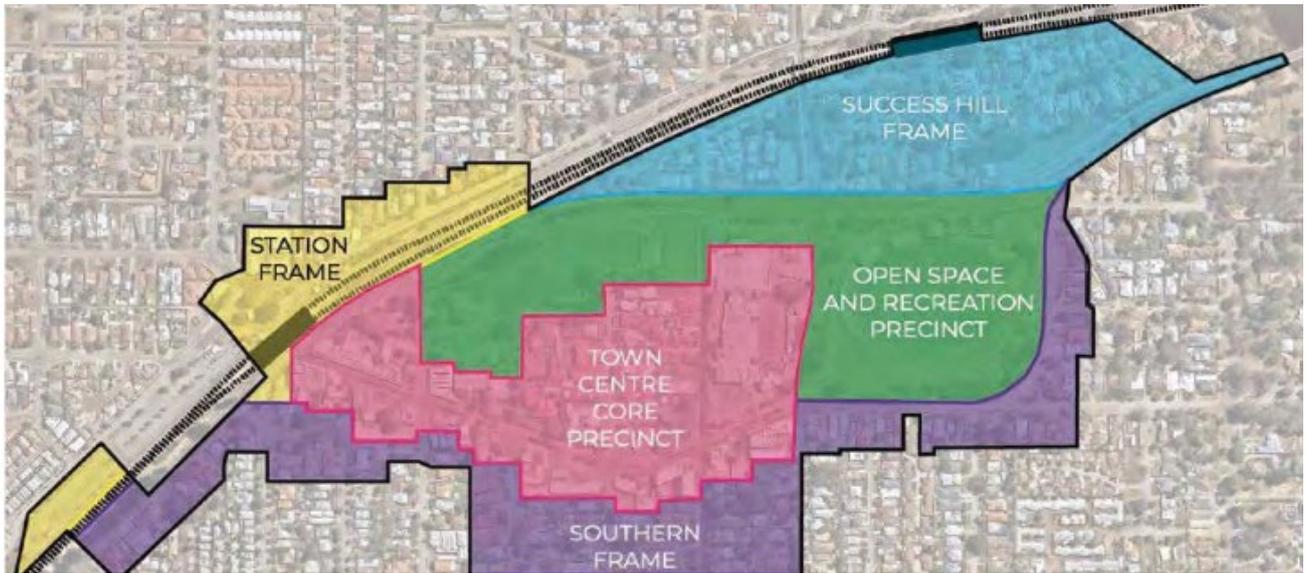


Figure 1 Indicative Boundary of PSP.
Courtesy GHD and Town of Bassendean.

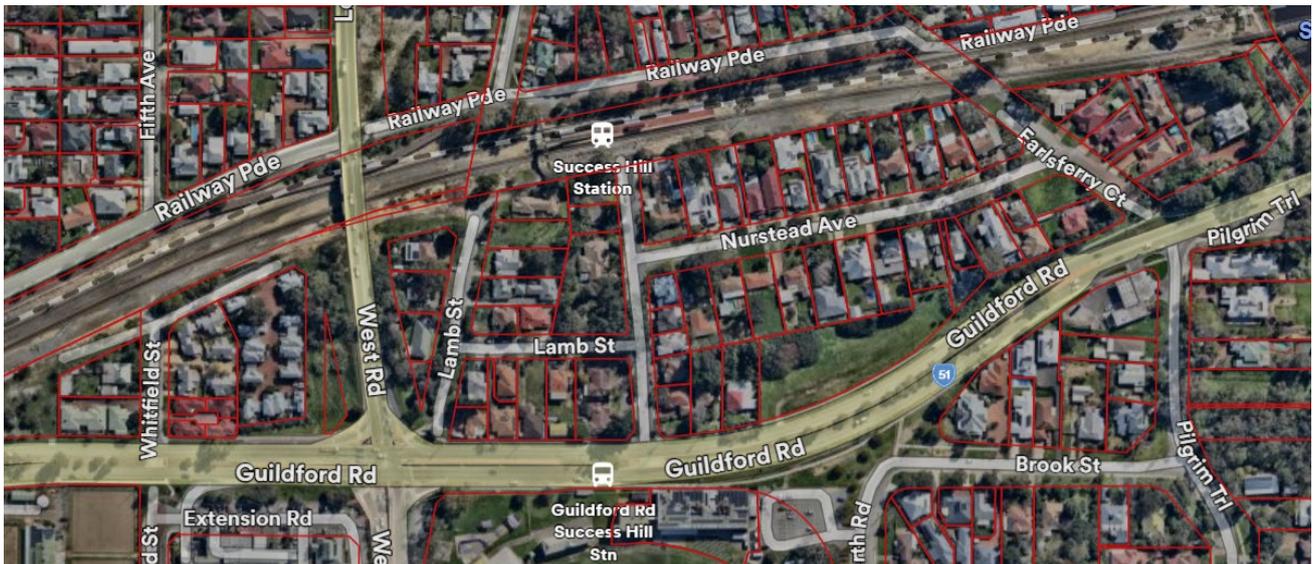


Figure 2 Aerial view of Success Hill Frame Area
Courtesy Nearmap.



Figure 3 Study Area showing lot boundaries and places currently included on the Local Heritage Survey and Heritage List.

3.0 ACKNOWLEDGEMENTS

The following individuals and organisations have been invaluable in the preparation of this document.

- Aaron Auguston, Technical Director – Planning, GHD.
- Stephen Carrick Architects.
- Town of Bassendean Local History Library
- Town of Bassendean Planning Department
- Bassendean community

4.0 HERITAGE LISTINGS

The Town of Bassendean has identified several places within the study area for their cultural heritage values through the Local Heritage Survey prepared in 2017 and reviewed in 2020. One of these places is included in the Heritage List and therefore included in the Town Planning Scheme.

It is noted that the private property 'Earlsferry' at 1 Earlsferry Court, which is included on the State Register of Heritage Places, is not part of the study area. Nevertheless, it does contribute to the history and character of the adjacent precinct.

P18365 House, 2 Whitfield St

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	3

P4350 Moreton Bay Fig Tree, 8 Thompson Rd

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	2
Heritage List	Adopted	22 May 2018	2
National Trust (WA)	Classified (trees)		

P25929 Residence and Moreton Bay Fig Tree, 8 Thompson Rd

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	2
Heritage List	Adopted	22 May 2018	2

P18302 House 11 Nurstead Avenue

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	3

P18303 House 12 Nurstead Avenue

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	3

P18301 House 8 Nurstead Avenue

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	3

P18148 House 9 Nurstead Avenue

TYPE	STATUS	DATE	CATEGORY
Local Heritage Survey	Adopted	22 Aug 2017	3

ABORIGINAL CULTURAL HERITAGE

Note; Other consultants will be undertaking detailed assessment of the Aboriginal Cultural Heritage associated with this site.

A search of the Aboriginal Cultural Heritage Inquiry System revealed that there are several registered sites that are included within the study area.

5.0 DOCUMENTARY EVIDENCE

Archaeological evidence has shown that Aboriginal people have inhabited the Perth area for more than 45,000 years before James Stirling and his exploratory expedition arrived in Western Australia in 1827. Bassendean has numerous sites of cultural significance to the Noongar people. The importance of Bassendean for Noongar hunting and gathering activities, and as a meeting place, is affirmed in many documents and personal narratives from the 1830's to the present-day.³

(Town of Bassendean Website, Local History, the Town's History – A Brief Overview)

5.1 Historical Context

After the colony's foundation in June 1829, the fertile alluvial flats along both sides of the Swan River, including Bassendean, were chosen as prime agricultural land. Settlers acquired parcels of land and farms were established.

By July 1831 Guildford needed to expand elsewhere as its town lots had run out. Across the river and to the west was a Government Reserve and this was selected for a new townsite and called West Guildford.

Initially populated by gentleman farmers and Pensioner Guard families, West Guildford grew rapidly during the goldrush years of the 1890's, breaking away from Guildford to become a separate local authority in 1901.

Peter Broun, the 1st Colonial Secretary, who had taken up Stoke Farm in West Guildford in 1832 renamed the dwelling 'Bassendean' after the name of his family seat in Berwickshire. In 1922, when West Guildford cut its residual ties with Guildford, Bassendean was the name chosen for the settlement.

In the 1900's, the establishment of industries, and the demand for labour at the Midland Railway Workshops, gave the suburb its distinct working-class character and further accelerated its development. Post-World War II emigration saw an influx of European nationalities, giving Bassendean a more cosmopolitan flavour.

The Town of Bassendean continues to grow with greater density of occupation in the streets close to the centre of town. High rise developments have contributed to the changing streetscape in Bassendean in the first decades of the 21st century.⁴

(Town of Bassendean Website, Local History, the Town's History – A Brief Overview)

5.2 History of the Study Area

The study area is located on portion of the land that was first granted to James and Jane Dodd. One of their daughters, Mary Dodd married John Thompson, and they built the home at 8 Thompson Road in 1873 when they settled on the farming property with their three children. The Morton Bay Fig tree which dominates the streetscape and is planted within the grounds of the property is believed to date from the Thompsons settlement on the property.

³ Town of Bassendean, Local History, The Town's History – A Brief Overview. [Local History » Town of Bassendean](#), accessed September 2024.

⁴ Town of Bassendean, Local History, The Town's History – A Brief Overview. [Local History » Town of Bassendean](#), accessed September 2024.

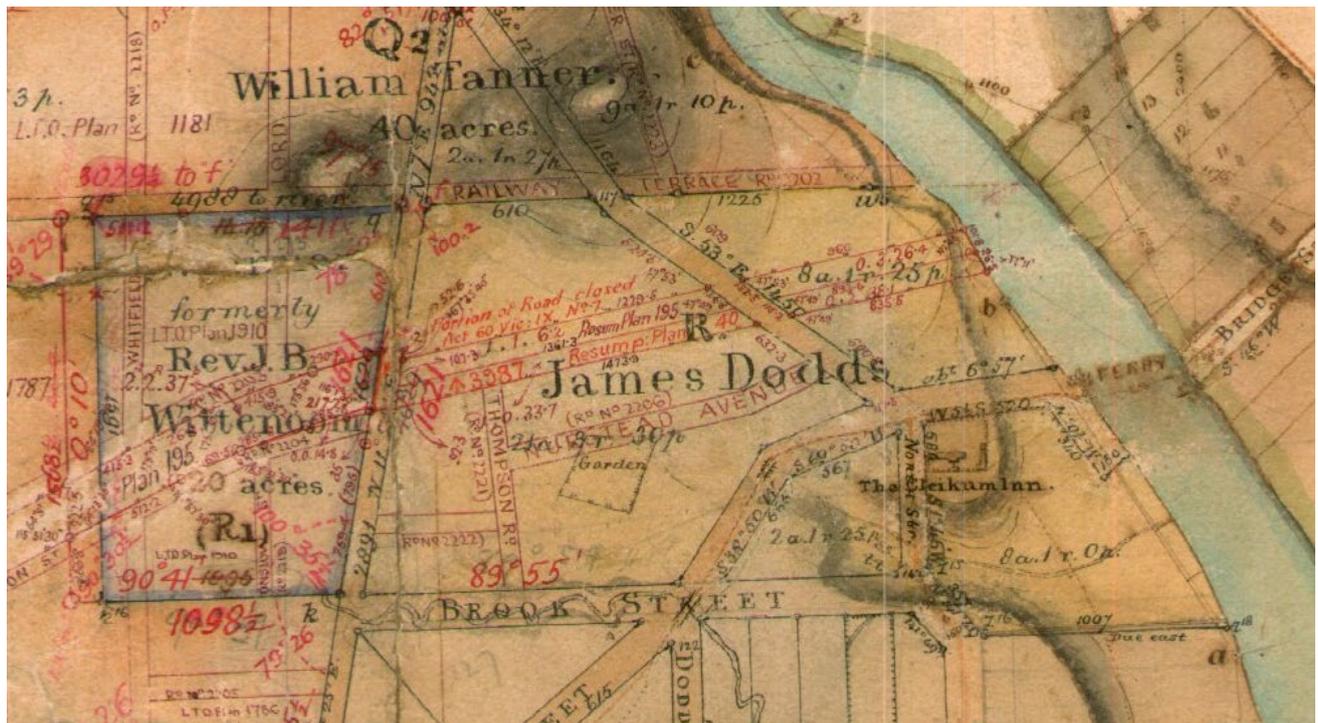


Figure 4 Portion of plan showing the study area. 1841 – accumulation.

Courtesy SROWA Cons 3848-08.

Mary and John Thompson saw the advantage in subdividing this land which was well located adjacent to the railway line and the river. In 1902, the subdivision plan 2474 was approved by the Department of Lands and Surveys (Landgate).

The subdivision comprised the area bound by Lamb Street, Brook Street (Guildford Road), Swan Road (Earlsferry Court) and the railway line. It was marketed as the 'Nurstead Estate' which recognised Mary Dodd's mother ancestral home in England.

The size of the lots and their location slightly separated from the majority of the settlers in West Guildford suggest that the future occupants were not intended to be the workers occupying the lots to the south. The reference to the 'Splendid Soil, Orangery & Orchard on the Ground' suggests the future occupants were likely to have gardens and be occupied by professional or skilled workers.

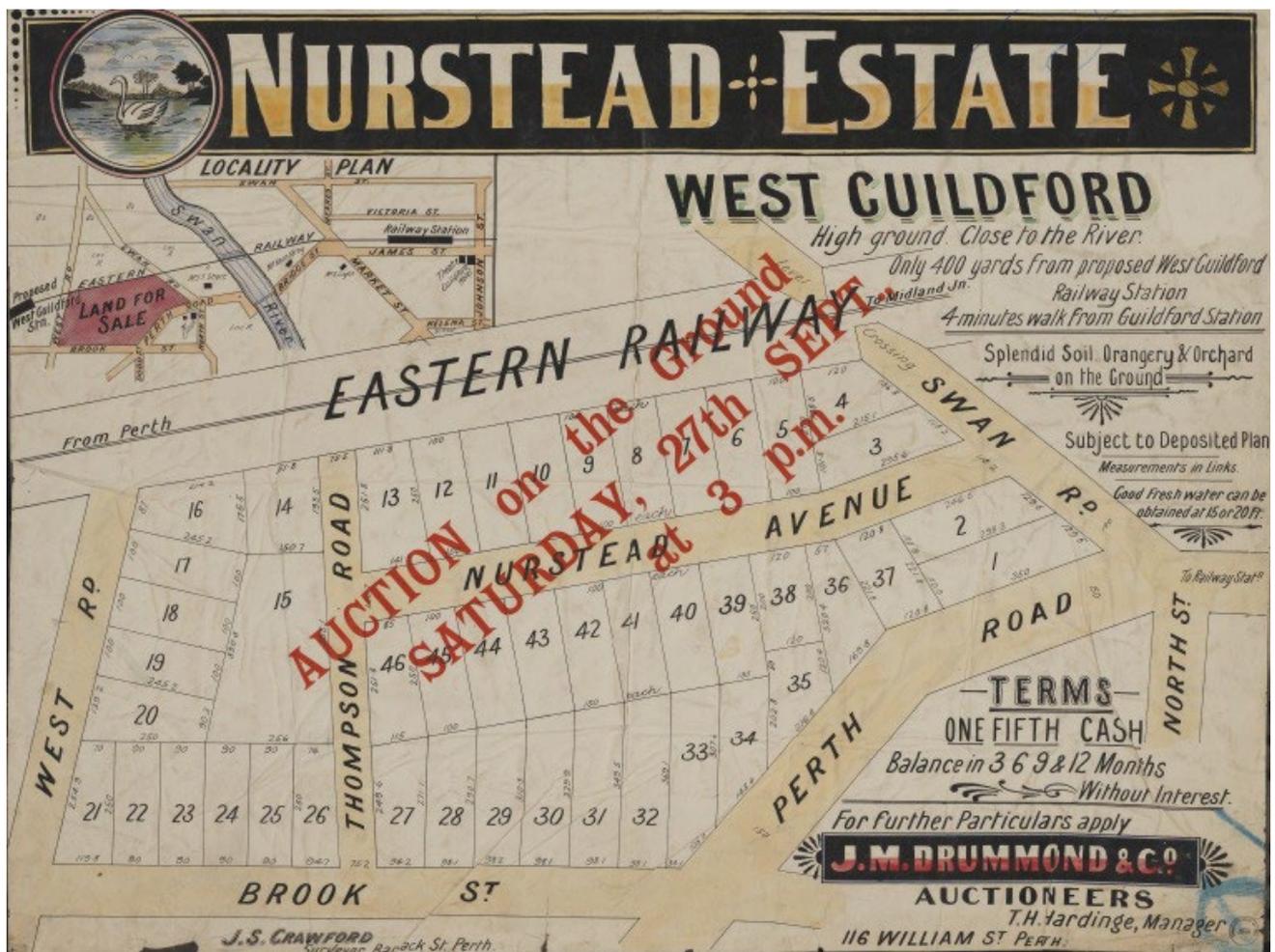


Figure 5 Nurstead Estate, c1902.

Courtesy SLWA image slwa_b4690507_2. Call No. 55/18/70: Nurstead Estate, West Guildford

Sale and development of the lots occurred slowly in the first decades of the 20th century. Only a portion of properties were occupied by 1938 as can be seen in the sewerage plan of the area prepared that year.



Figure 6 Sewerage Plan, 1938

Courtesy SROWA MWSS & DD Surveys, series 634 cons 4156 items 3126 and 3142

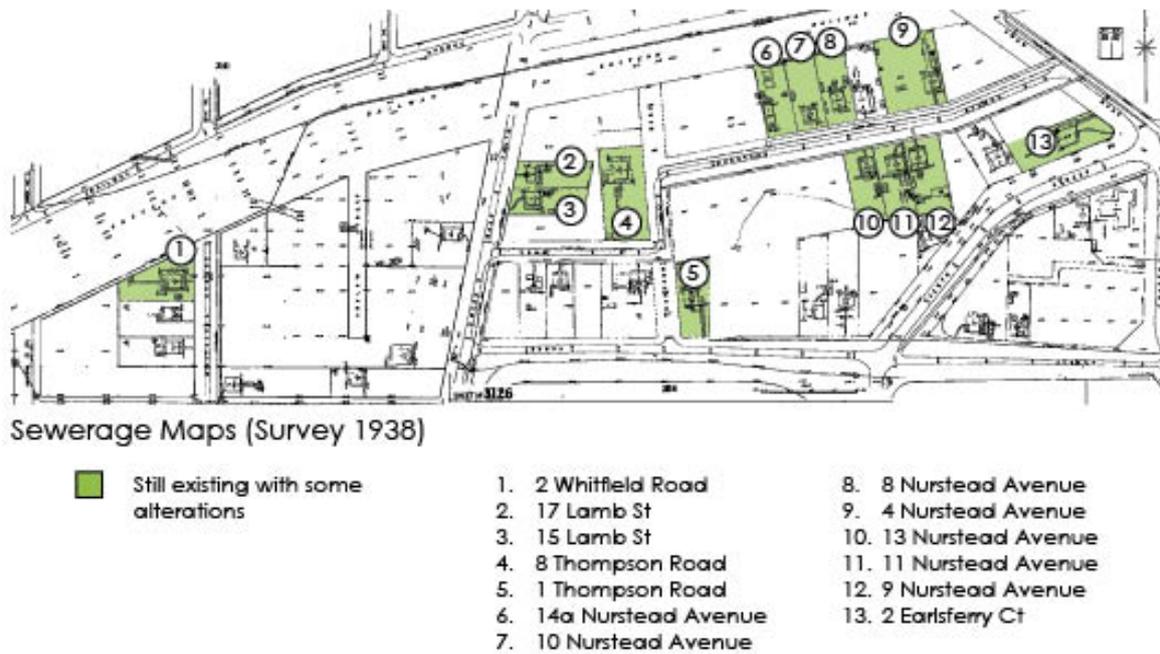


Figure 7 Annotated Sewerage Plan, 1938

Courtesy SROWA MWSS & DD Surveys, series 634 cons 4156 items 3126 and 3142

An undated photograph of Nurstead believed to have been taken in the 1930s also shows that many of the lots were undeveloped at this time.



Figure 8 View of Nurstead Avenue, 1930s

Courtesy Town of Bassendean Local History Collection.

In the period following World War Two, Bassendean underwent significant population growth as did many suburbs in metropolitan Perth as a result of the expansion of the economy.

The vacant lots in the study area slowly filled with modest homes. In c1976, Guildford Road was realigned resulting in the demolition of several homes that faced the former Brook Street and Extension Road. The construction of Guildford Road created a physical divide between the study area and the Bassendean townsite.



Figure 9 Aerial View of the study area 1974

Courtesy Landgate



Figure 10 Aerial View of the study area 1977 showing the demolition of houses on the north side of Guildford Road and Extension Road,

Courtesy Landgate

In recent decades, some original homes have been demolished and new larger homes built in their place. Other homes have undergone major additions and alterations, sometimes obscuring the original homes. For example, the small cottage at 13 Nurstead Avenue was significantly extended in 2017 which has changed the original street presentation.

6.0 PHYSICAL EVIDENCE

6.1 Streetscape and Setting

The streetscape in the study area is characterised by generous road reserves and deep setbacks to the residences. This creates an open street character, particularly in Nurstead Avenue. There is no regular pattern of street tree plantings; however, mature trees are prevalent. All the built form is residential and predominantly single storey. Two storey residences are present in the later developments in Thompson Road. Only one original residence, 9 Thompson Road has a two storey addition that is visible from the street.

Well established front gardens, perimeter plantings of hedges and roses with timber picket fences form a cohesive streetscape character.

The access to the Success Hill Train Station is via Thompson Road which has a pedestrian access to the station footbridge. There is no formal drop off parking or 'kiss and drive' location at the north end of Thompson Road although the generous road reserve enables this to occur. Chain-link fencing separates the road from the railway line at this junction.

The study area is substantially divided into two parts because of the presence of Lord Street preventing flow between the two sections of the study area by vehicles and pedestrians. The western portion, focused on Whitfield and Station Streets has minimal street planting and is characterised by hard paved surfaces.

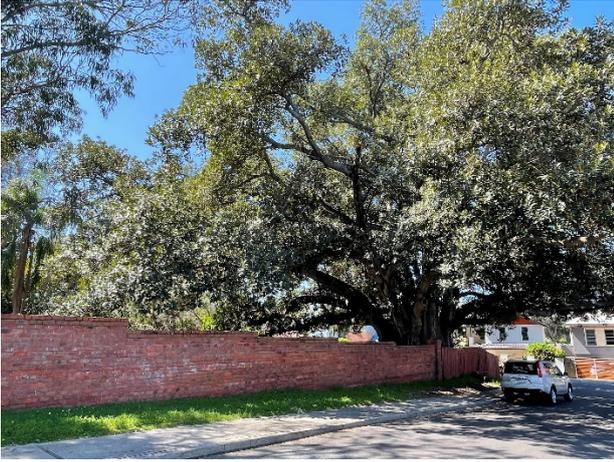
STREETSCAPE AND SETTING



View from Success Hill Station south down Thompson Road.



Success Hill Station and junction with Thompson Road



Corner of Thompson Road and Lamb Street with Heritage Listed tree at 8 Thompson Road



Looking east on Lamb Street to Thompson Road



View to the west on Guildford Road



View east on Guildford Road



Junction of Nurstead Avenue and Thompson Road



Nurstead Avenue typical view of generous road reserve.



View west on Nurstead Avenue

View west on Nurstead Avenue

6.2 Physical Description

The following description of the typical form and detail of the built form in the study area has been drawn from the Built Form and Character Study of the Town of Bassendean prepared by Stephen Carrick Architects in 2020. Acknowledgement is extended to the authors of that document.

In that study the designated Character Areas 12 and 13 align with the Success Hill Frame Area of this report. It should be noted that Character Area 13 includes the State Registered place 'Earlsferry' located on the eastern boundary. This property is not included in this assessment, nor are the contemporary residences on the eastern side of Earlsferry Court.

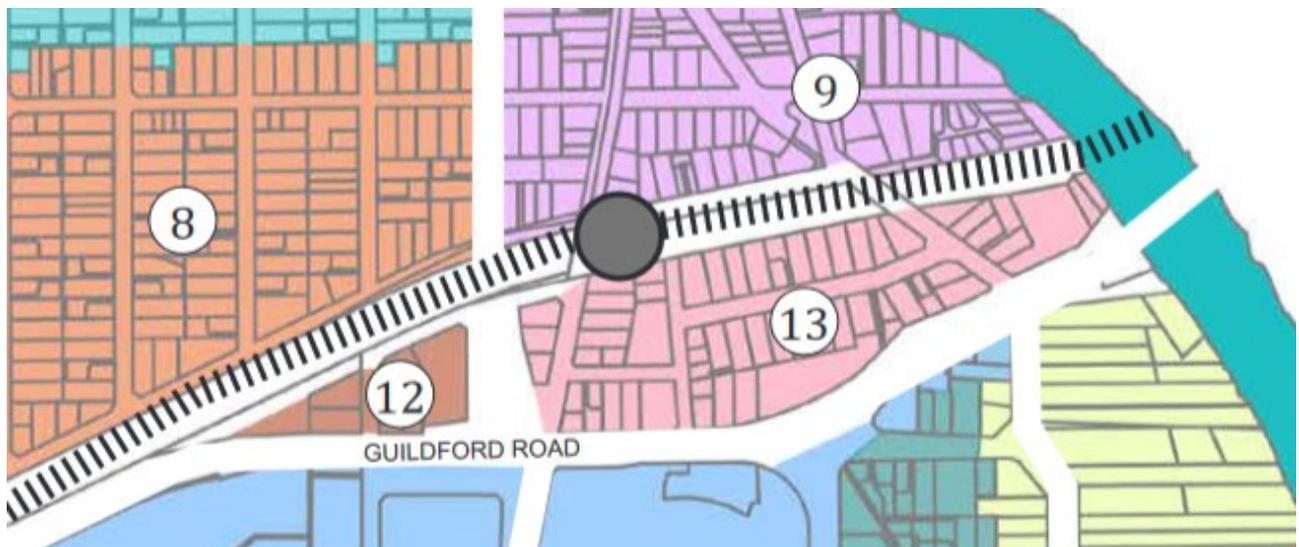


Figure 11 Character Area 12 (Station Street) and 13 (Success Hill Station North).

Courtesy Town of Bassendean Built Form and Character Study, SCA Architects, 2020, p. 38.

One of the key outcomes of that document was the preparation of character statements relevant to each area and the preparation of design outcomes and principles for future development. Its purpose was not to assess the heritage values of the areas. Nevertheless, the built form of Character Area 13 has been identified for its strong aesthetic.

The key physical qualities of the Character Area 13 are referred to as follows.

Character Area 13 is located within the central section of the Town of Bassendean. This area is bounded by the railway line to the north; the Swan River to the east; Guildford Road to the south and Lord Street to the west. Thompson Road acts as the singular road entrance to the area from Guildford Road. The boundaries to this area and singular road access, appear to have assisted in protecting the quality streetscape character.

Development from Federation, Inter-War and Post-War and post 2000s architectural periods are represented in this area and are influential to it's character. The precinct has a consistent material palette of timber, face brick and render. This palette combined with architectural features such as decorative timber verandah posts and chimneys to form a strong aesthetic in the streetscape.

The topography within the precinct slopes towards the river. There is no regular pattern of street tree plantings; however, mature trees are prevalent. A mature Moreton Bay Fig Tree planted in the later 19th century stretches over Thompson Road and is a local landmark that is registered on the Town of Bassendean's 2017 MHI. Mature eucalypts also influence the area close to the river, as well as the smaller mature street trees. Well established front gardens, perimeter plantings of hedges and roses with timber picket fences form a cohesive streetscape character.

The key physical qualities of the Character Area 12 referred to as follows.

Character Area 12 is located to the north of Bassendean's town centre. This area is bounded by the Midland Railway line to the north and west; Guildford Road to the south; and Lord Street to the east.

It is characterised by post c2000s medium density dwellings with the majority of the dwellings having red and blonde brick walls. Roofs are hip and gable forms with corrugated steel or concrete tile.

The dwellings are orientated towards the secondary streets with only some dwellings facing the main streets (Whitfield and Station Street). The area is strongly influenced by hard surfaces including the streets and the brick paved internal streets.

There is limited street tree planting and front boundaries are predominantly open. Guildford Road and the railway line form strong boundaries and impact the character of the area. The boundaries are reinforced by high fencing and limited pedestrian links.

A red brick Federation styled dwelling (2 Whitfield St) is sited on a large block within this area and is representative of prior subdivision patterns.

A site survey was undertaken in September 2024 to review the streetscape and individual properties to determine if there had been any significant changes since the 2020 descriptions. It was not possible to view details of the buildings other than from the public realm. It is clear from the sequence of aerial photographs that some properties have been adapted and added to therefore obscuring the original buildings on the lot.

6.3 Photographs

The following photographs of the individual places were taken from the public realm. Some places are obscured by boundary walls, particularly those on Guildford Road.

An estimated date of construction has been included as part of the property information. Those places which are currently included in the Local Heritage Survey have been identified with bold text.

6.3.1 NURSTEAD AVENUE



House, 2 Nurstead Avenue (1940s)



House, 2a Nurstead Avenue (1950s)



House, 4 Nurstead Avenue (c1904)



House, 5 Nurstead Avenue (1940s, c2011)



House, 6 Nurstead Avenue (1950s)



House, 7 Nurstead Avenue (c1976)



House, 8 Nurstead Avenue (P18301)
Constructed c1904
Management Category 3



House, 9 Nurstead Avenue (P18148)
Constructed c1906
Management Category 3



House, 10 Nurstead Avenue (c1910)



House, 11 Nurstead Avenue (P18301)
Constructed From c1903
Management Category 3



House, 12 Nurstead Avenue (P18303)
Constructed c1904
Management Category 3



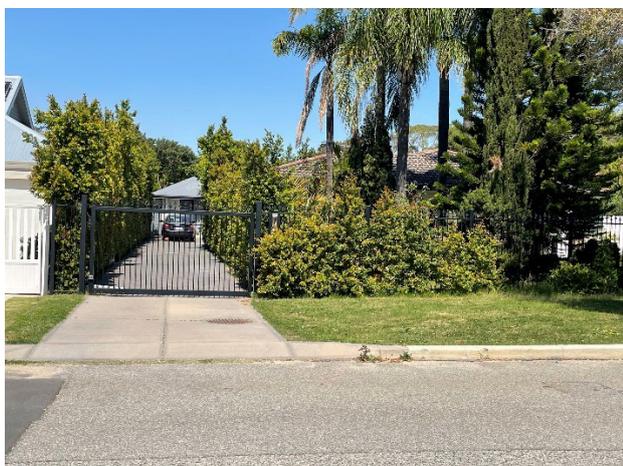
House, 13 Nurstead Avenue (1900s; 2017)



House, 14 Nurstead Avenue (1982)



House, 14a Nurstead Ave (1900s)



House, 15 Nurstead Avenue (1970s; 2016)



House, 16 Nurstead Avenue (2020)



House, 17 Nurstead Avenue (1960s)



House, 18 Nurstead Avenue (c2007)



House, 19 Nurstead Avenue (1970s)



House, 20 Nurstead Avenue (1940s)



Rear House, 20 Nurstead Avenue (1978)



House, 21 Nurstead Avenue (1970s)



House, 23 Nurstead Avenue (1985)

6.3.2 EARLSFERRY COURT



House, 2 Earlsferry Court (1930s)



House, 2 Earlsferry Court (1930s)



View looking east towards Nurstead Avenue



View looking west from Earlsferry Court



View looking west at the end of Nurstead Street showing contemporary residences.



View looking west down Nurstead Street from Earlsferry Court

6.3.3 GUILDFORD ROAD



House, 256 Guildford Road (1940s)



House, 258 Guildford Road (1940s)

6.3.4 THOMPSON ROAD



House, 1 Thompson Road (1930s)



House, 3 Thompson Road (2003)



House, 4 Thompson Road (c1985)



House, 5 Thompson Road (2012)



House, 7 Thompson Road (2008)



House, 8 Thompson Road (P25929)
Constructed c1873
Management Category 2



Fig Tree, 8 Thompson Road (P25929)
Planted c1873
Management Category 2



House, 9 Thompson Road (2008)



House, 10 Thompson Road (1950s)



House, 12 Thompson Road (2001)

6.3.5 LAMB STREET



House, 4 Lamb Street (1940s)



House, 5 Lamb Street (1940s)



House, 6 Lamb Street (1940s)



House, 7 Lamb Street (2008)



House, 8 Lamb Street (2001)



House, 9 Lamb Street (2004)



House, 11 Lamb Street (c2010)



House 11a Lamb Street (1940s)



House, 13 Lamb Street (1940s)



House, 15 Lamb Street (1930s)



House, 17 Lamb Street (1930s)



House, 21a Lamb Street (c1984)

6.3.6 WHITFIELD STREET



House, 2 Whitfield St (P18365)
Built c1914
Management Category 3



Units 5 Whitfield Street (1990s)



Units, 4 Whitfield Street (1990s)



Units, 1 Whitfield Street (2007)

6.3.7 STATION STREET



Units 7 Station Street (2002)



View of corner of Station and Whitfield Streets

7.0 ANALYSIS OF EVIDENCE

7.1 Definitions

When considering the cultural heritage values of the study area this assessment has been undertaken with reference to the Guidelines prepared by the Heritage Council of WA and applied by the Town of Bassendean. The following definitions are relevant.

LOCAL HERITAGE SURVEY

Local heritage surveys (formerly local heritage inventories or municipal inventories) identify and record places that are, or that might become, of cultural heritage significance.

The local heritage survey (LHS) is a starting resource for local heritage planning and in itself has no statutory role. The LHS helps local governments make decisions that reflect local heritage values and supports the creation of a heritage list or heritage areas, which identify places to be protected under the local planning scheme.

Each place in the Town of Bassendean Local Heritage Survey is designated a Management Category in accordance with the following table.

Management Category	Level of Significance	Description	Desired Outcome
1 Heritage List	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 Heritage List	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.

LOCAL HERITAGE LIST

As defined by the Town of Bassendean on their website.⁵

A Heritage List is a list of places compiled under a 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 Local Heritage Survey, but do not necessarily include all places in the Local Heritage Survey.

The Planning and Development (Local Planning Schemes) Regulations 2015 provides that the Local Government must establish and maintain a Heritage List to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation.

Those places designated Category 1 or 2 are included on the Town of Bassendean Heritage List.

HERITAGE AREA

The Heritage Council Guidelines for Heritage Areas apply the following definition/

A heritage area will be of significance for the local district if it reflects one or more of the values of aesthetic, historic, scientific, social or spiritual significance. However, it will also need to satisfy the following additional criteria:

it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.⁶

LEVELS OF CONTRIBUTION TO A HERITAGE AREA

Assessing a heritage area requires a review of the building stock of the whole area to determine the levels of contribution of each place. The determination of the level of contribution is based on the physical evidence as this is the criteria most clearly evident in the characteristics of a heritage area. It is possible that a Heritage Area is defined because of an association with a particular group or use, but this is generally manifested in a physical form.

The Heritage Council Guidelines for the designation of contribution of a Heritage Areas are as follows.

There is generally no need to assign a level of significance to a heritage area as a whole, however, each place within the area should be graded according to the level of contribution that it makes to the overall significance of the area.

Categories are only relevant where there is an associated planning policy, or other reason for differentiating between them. For many heritage areas, there may only be a requirement to identify whether an individual element is contributory or not. In such instances, these may be assigned categories and planning outcomes similar to the following table.

There is no fixed proportion or target ratio that signals a heritage area, but it must be considered reasonable and appropriate for development controls supporting heritage

⁵ Town of Bassendean, Heritage List, 'Heritage' [Heritage » Town of Bassendean](#), accessed October 2024.

⁶ Heritage Council of WA, Guidelines for Inclusion, Guidelines for Heritage Areas, p. 3. [Guidelines for Heritage Areas](#), accessed October 2024.

outcomes to be applied across the area, and for heritage to be given priority over other planning outcomes.⁷

Level of Significance	Description	Desired Outcome
Considerable contribution	Very important to the significance of the Heritage Area; recommended for entry in the Heritage List.	Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Some/moderate contribution	Contributes to the significance of the Heritage Area	Conservation of the place is preferred. Any external alterations, extensions or new development should reinforce the significance of the area, in accordance with the Design Guidelines.
No contribution	Does not contribute to the significance of the Heritage Area	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in accordance with the Design Guidelines.
Intrusive	Intrusive / negative	Policies may support (and provide incentive for) the removal of the place/element and its replacement consistent with the Design Guidelines.

7.2 Analysis

The study area demonstrates three key time periods of development, which are consistent with the development of the Town of Bassendean.

The early 1900s when the subdivision was created in which there was a modest level of settlement under the name of the 'Nurstead Estate". These homes are predominantly brick and demonstrate Federation forms and details with verandahs, pitched roofs and generous gardens.

The residences which demonstrate this First key period of construction are:

- 4 Nurstead Avenue
- 8 Nurstead Avenue included on LHS
- 9 Nurstead Avenue Included on LHS
- 10 Nurstead Avenue
- 11 Nurstead Avenue included on LHS
- 12 Nurstead Avenue included on LHS
- 13 Nurstead Avenue – later additions have diminished heritage value
- 14a Nurstead Avenue
- 2 Whitfield Street included on LHS

The next phase of development was the inter war period in which several homes in Lamb Street were constructed. These demonstrate Inter War form and detail and are constructed of a mix of

⁷ Heritage Council of WA, Guidelines for Inclusion, Guidelines for Heritage Areas, p. 3. [Guidelines for Heritage Areas](#), accessed October 2024.

materials; weatherboard, brick and fibre cement sheeting. Several homes on Guildford Road and Thompson Road also date from this period and differ from the Lamb Street properties as these were built of brick and appear to have a higher quality of style and detail.

The residences which demonstrate the Second key period of construction are:

- 1 Thompson Road
- 11 Thompson Road
- 4 Lamb Street
- 5 Lamb Street
- 6 Lamb Street
- 11 Lamb Street
- 13 Lamb Street
- 15 Lamb Street
- 17 Lamb Street
- 256 Guildford Road
- 258 Guildford Road

The third key period of development was in the Post War period from the late 1940s to the 1960s. These homes in the Post War International style are generally of modest scale in brick and tile for working families. Many have been subject to further alterations and additions.

The residences which demonstrate the Third key period of construction are:

- 2 Nurstead Avenue
- 2a Nurstead Avenue
- 5 Nurstead Avenue – rear portion
- 10 Thompson Road

The other residences in the study area, including the unit developments in Whitfield Street, Station Street and the residences built in the late 20th and 21st century demonstrate no cultural heritage significance.

Separate to the key periods of development is the residence at **8 Thompson Road** and its accompanying large fig tree which have previously been identified for their heritage value. This place is believed to date from c1873 and is associated with early settlers the Dodd and Thompson families. It is included on the Town of Bassendean Heritage List although it does demonstrate later additions and alterations.

To graphically present the findings a plan designating the levels of significance of each place has been prepared for the study area.

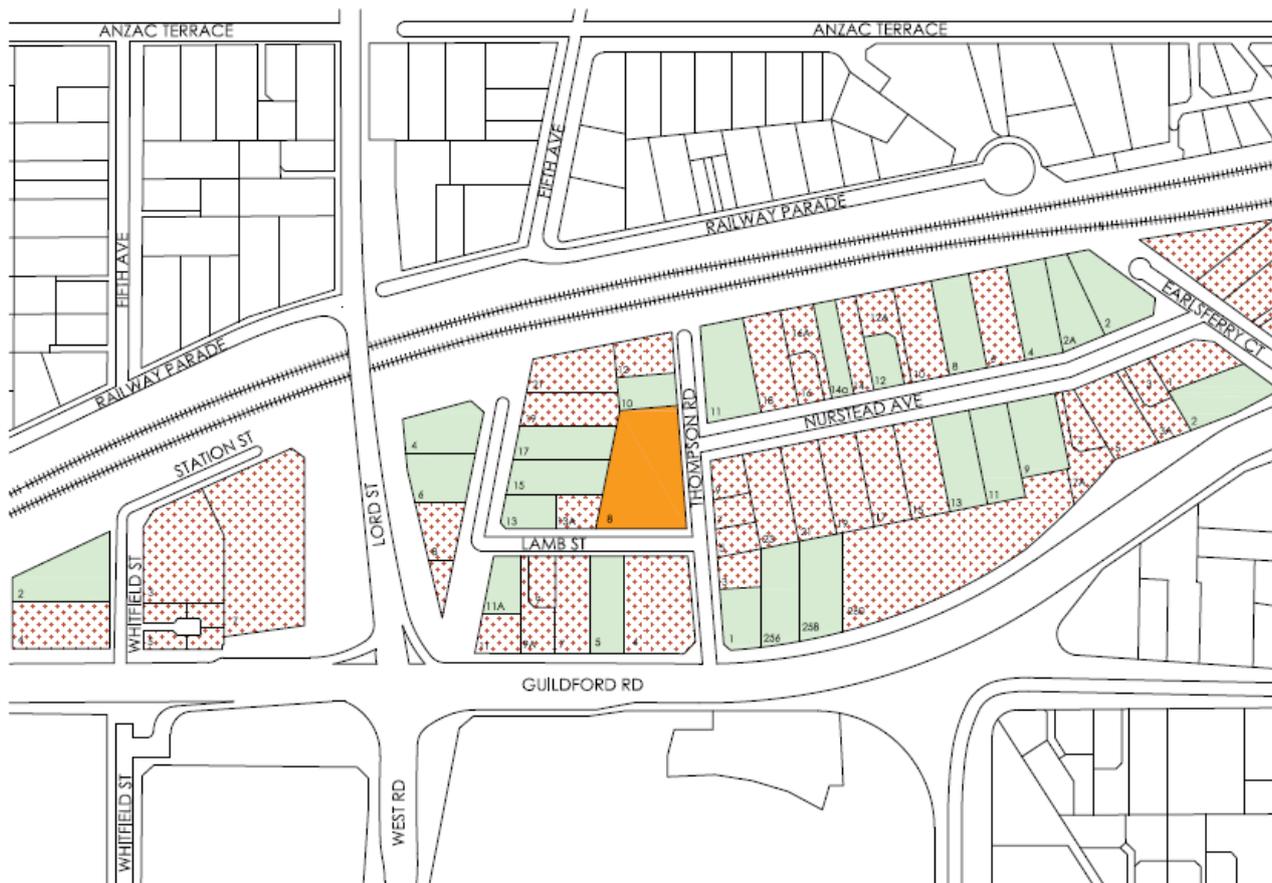
The places have been designated as having the following levels of contribution.

Considerable Contribution - Very important to the significance of the Heritage Area; recommended for entry in the Heritage List.

Some Contribution - Contributes to the significance of the Heritage Area.

No Contribution - Does not contribute to the significance of the Heritage Area.

Note: There were no places that were considered intrusive.



LEVELS OF CONTRIBUTION | SUCCESS HILL



LEGEND

- CONSIDERABLE**
- SOME**
- NONE**

Figure 12 Levels of Contribution Plan.

Considerable	8 Thompson Road and Fig Tree			
Some	2 Whitfield St 2 Earlsferry Rd 1 Thompson Rd 10 Thompson Rd 11 Thompson Rd 256 Guildford Rd	258 Guildford Rd 4 Lamb St 5 Lamb St 6 Lamb St 11a Lamb St 13 Lamb St	15 Lamb St 17 Lamb St 2 Nurstead Ave 2a Nurstead Ave 4 Nurstead Ave 8 Nurstead Ave	9 Nurstead Ave 10 Nurstead Ave 11 Nurstead Ave 12 Nurstead Ave 13 Nurstead Ave 14a Nurstead Ave
None	4 Whitfield St 5 Whitfield St 3 Station St 7 Station St 7 Lamb St 8 Lamb St 9 and 9a Lamb St 11 Lamb St 19 Lamb St	21 Lamb St 3 Thompson Rd 4 Thompson Rd 5 Thompson Rd 7 Thompson Rd 9 Thompson Rd 12 Thompson Rd 1 Nurstead Ave	3 & 3a Nurstead Ave 5 Nurstead Ave 6 Nurstead Ave 7 & 7A Nurstead Ave 12a Nurstead Ave 14 Nurstead Ave 15 Nurstead Ave	16 & 16a Nurstead Ave 17 Nurstead Ave 18 Nurstead Ave 19 Nurstead Ave 21 Nurstead Ave 23 Nurstead Ave 260 Guildford Rd

7.3 Conclusions

This heritage assessment has determined that the Success Hill Frame **does not fulfil the criteria to be designated as a Heritage Area**. This conclusion is based on the following factors.

- Within the study area there is not a high percentage of places that make a considerable or some contribution to the heritage values of the area.
- There is little coherency across the study area in relation the period of development or architectural style.
- There is no visual connection across the study area, with Lord Street separating the area into two portions.
- There is consistency of use, but this is not remarkable for the vicinity.
- Whilst Nurstead Avenue has some consistency of form and detail as identified in the Character Study, this is not sufficient to designate this as a heritage area because some of the detail is a result of later construction replicating earlier forms.

7.4 Recommendations

This Heritage Assessment has revealed that while the area as a whole is not worthy of designation as a heritage area, there are additional places worthy of assessment for potential inclusion in the Local Heritage Survey. Whilst a full assessment of these places has not been undertaken, or place record forms created, it is anticipated that none of these additional places are worthy of inclusion on the Heritage List.

From the information provided by the members of the Bassendean Community, review of the available documentary and physical evidence, two groups of places have potential for inclusion on the Local Heritage Survey.

1. Places recommended for inclusion on the Local Heritage Survey.

These places have been identified by the local community who have provided additional historical research. This information, supplemented by physical assessment, has led to the conclusion that they are worthy of inclusion on the Local Heritage Survey at the following Management Categories.

Category 3 places.	
4 Nurstead Avenue	Built c1904, Similar in age and style to Nurstead Avenue places already on the LHS
10 Nurstead Avenue	Built c1910, Similar in age and style to Nurstead Avenue places already on the LHS
14a Nurstead Avenue	Built 1900s, Similar in age and style to Nurstead Avenue places already on the LHS
Category 4 place.	
13 Nurstead Avenue	Built 1900s, Similar in age and style to Nurstead Avenue places already on the LHS but reduced integrity due to later additions.

2. Places Requiring Further Investigation.

The following places were identified for further assessment as they date from the Inter War period and demonstrate the form and detail of this period in homes for working families. Generally, the homes are in good condition and well maintained with minor additions. The Town of Bassendean includes residences from this period in the Local Heritage Survey.

1 Thompson Road	Built 1930s, Intact form and detail of the Inter War period and similar in age and style to places already on the LHS
11 Thompson Road	Built 1930s, Intact form and detail of the Inter War period and similar in age and style to places already on the LHS
4 Lamb St	Built 1940s, Intact form and detail and similar in age and style to places already on the LHS.
6 Lamb St	Built 1940s, Intact form and detail and similar in age and style to places already on the LHS.
13 Lamb St	Built 1940s, Intact form and detail and similar in age and style to places already on the LHS.
15 Lamb St	Built 1930s, Intact form and detail and similar in age and style to places already on the LHS.
17 Lamb St	Built 1930s, Intact form and detail and similar in age and style to places already on the LHS.
256 Guildford Rd	Built 1930s, Intact form and detail and similar in age and style to places already on the LHS.
258 Guildford Rd	Built 1930s, Intact form and detail and similar in age and style to places already on the LHS.
2 Earlsferry Court	Built 1930s, Intact form and detail and similar in age and style to places already on the LHS.

The above recommendations are made without access to detailed physical or documentary evidence, therefore there is potential for additional information to be revealed that impacts on the selection of recommended places.

3. Future Development

Whilst the Success Hill Frame area is not considered to be worthy of designation as a Heritage Area the future development of the area should be cognizant of the Heritage values and character of the area. This should be expressed in the Precinct Structure Plan as development requirements or guidance.

The Design Responses and Principles expressed in the 2018 Built Form and Character Study prepared by Stephen Carrick Architects for Character Areas 12 and 13 provide clear direction for future development in the study area.

These responses and principles are relevant to the choice of lot frontage, vegetation, siting, building height and form, building materials and design detail, front boundary treatments, and car parking structures. Refer to the following pages in the Built Form and Character Study for details.

Character Area 12 – Station Street

- Design Responses – pages 156-158
- Design Principles – pages 159-161

Character Area 13 – Success Hill Station South

- Design Responses – pages 166-169
- Design Principles – pages 170-172

8.0 KEY REFERENCES

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