

City of Swan Internal Boundary Adjustment Report: Town of Bassendean Response

The Town refutes the following report findings:

Historic Links

*“The heritage provisions for Guildford have a strong similarity to the adjoining suburb of Woodbridge. Due to the differing age of European settlement, **there are no discernible similarities for the Guildford precinct to the Town of Bassendean**”.*

There are very strong links, with the Town of Bassendean originally known as West Guildford, Eden Hill originally known as North Guildford, and links to the Pensioner Guards. There are also some Aboriginal links, with the Noongar name for the greater part of the district being ‘Mandoon’.

The historical link between Guildford and Bassendean (initially known as West Guildford) date back to 1829 when European settlers had access to land grants, many of them designated as ‘ribbon grants’ because they were surveyed to take advantage of the river.

The origins of these areas show close historic links. Key stages:

- The township of Guildford was gazetted in December 1829, and its satellite hamlet of West Guildford (now Bassendean) across the river was laid out early in 1831.
- James Henty with his younger brothers, John and Stephen, arrived in 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 (west side of the river) on the river which he named ‘Stoke Farm’. Peter Broun acquired Stoke Farm and renamed it ‘Bassendean’ in 1832 after his family’s estate in Berwickshire, England.
- 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 ‘Lockridge’. Today, part of the Pyrton land and Lockridge are now in the Swan boundary, despite being on the west of the river abutting Bassendean.
- From 1850, convict labour and Pensioner Guards arrived in the new colony with Pensioner villages being established, one was located at West Guildford.
- As West Guildford grew in the 1880s, efforts to improve services to the area were made by the community represented on the Guildford Municipal Council and Swan Road Board.
- The West Guildford Road Board was gazetted, and the first meeting held on 12 July 1901.

- In the 1920s the West Guildford Road Board resolved to change the name to establish its own identity. A school competition was conducted to find a new name, with the suggestion of 'Bassendean', which was chosen by the Board at their meeting on 9 May 1922 for its association with the Broun family farm. In July 1922, on the anniversary of the founding of the Road Board, 'Bassendean' was gazetted as the new name for the district.

A review of the heritage listed sites in both Guildford and Bassendean are provided below.

Guildford: 271 sites with some notable inclusions being:

- Guildford Historic Town (Mandoon)
- Woodbridge Hotel (technically in Guildford)
- Guildford Town Hall and Library
- Mechanics Institute
- Garrick Theatre
- Guildford Hotel

Bassendean: State Heritage Site Construction Dates

1856 – Pensioner Guard Cottage
 1876 – Town Pillar Box
 1898 – Daylesford House
 1898 – Success Hill Lodge
 1929 – Memorial Entrance Gates
 1932 – Grandstands
 1934 – Bassendean Fire Station
 1934 – Bassendean Masonic Lodge
 1934 – Bassendean Oval
 1937 – Guildford Road Bridge
 1938 – Grandstand

State Heritage Site Registration Dates

1994 – Earlsferry House, Pensioner Guard Cottage
 2001 – Success Hill Lodge
 2003 – Bassendean Masonic Lodge, Bassendean Oval (Grandstands and Entrance Gate)
 2005 – Guildford Road Bridge
 2012 – Daylesford House
 2016 – Bassendean Fire Station
 2019 – Town Pillar Box

Demographic Trends and SEIFA scores

The report states that, “*The Social Economic Indicator of Advantage (SEIFA) shows Guildford has a higher level of advantage than for the Ward and the Town. This is reflected in the higher median weekly household income and the higher Gross Rental Value (GRV) of Guildford properties. There is no correlation between the SEIFA of Guildford with the Town. Correspondingly, the SEIFA and average median income of the Town is strikingly like the City of Bayswater.*”

The City of Swan report does not compare the demographic characteristics of the Guildford suburb with those of the Town of Bassendean or the City of Swan. Additionally, the report consistently interprets Guildford, Woodbridge, and Midland as comprising the southwestern boundary of the City of Swan, when in fact the boundary, and the Notice of Motion by electors, referred to the suburbs of Guildford, South Guildford, Kiara and Lockridge. Neither the Town of Bassendean nor the Swan ratepayers have expressed any aspirations to include the suburb of Midland in boundary discussions.

The table below produced from [.id](#) economic data provides the facts in relation to demographic measures including the SEIFA Index. It’s clear that Guildford and Bassendean are more similar in this regard than Guildford and Swan including the SEIFA Index.

.id Demographic Analysis	Guildford	Town of Bassendean	City of Swan
Population	2,149	16,914	171,588
Population changes in last 5 years	2%	6.4%	19%
Median Age	45 years	40 years	35 years
Overseas Born Population	25%	27%	34%
Speaks another language and English not well	1%	1.8%	3.1%
Non-Christian religion	1.3%	5%	11.8%
University qualification	26.4%	22%	13.9%
Families	37%	39.2%	49.9%
Lone Households	29.2%	28.7%	20.3%
Fully owned home	32.2%	28.8%	21%
SEIFA Score	1061	1044	973.6
SEIFA Percentile	87th	61st (Bassendean 70th)	43rd

The City of Swan report also refers to the City of Bayswater. This reference has no relevance to the Resolution of Council and speaks further to the City’s motivations.

Financial Viability Factors

Regarding the findings and assumptions outlined in the report concerning *Matters Affecting the Viability of Local Governments*, the report accurately notes that the City of Swan’s rate in the dollar is only 3.5% less than the Town’s. However, it overlooks the potential adjustment of the Town’s rate in the dollar and minimum rate if its population base were to increase. Such an increase would enable the spreading of fixed costs, leading to a reduction in the Bassendean rate in the dollar and minimum rate. The City of Swan report has neglected these financial considerations, failing to be objective and transparent in this regard.

Additionally, it's important to highlight that the theoretical ratepayer with a Gross Rental Value (GRV) of \$20,896 pays an extra \$53.49 at the Town, although this is balanced by our lower standard waste charge of \$420 compared to Swan's \$452, resulting in a variance of \$21.49. Furthermore, Bassendean residents receive the added service of FOGO (Food Organics, Garden Organics), which is not available to Swan residents. On this basis Bassendean rates are cheaper.

The report references service provision and the benefits of Swan's size and scale. The City seems to operate under the assumption that larger size equates to better outcomes, suggesting that residents would experience detriment if amalgamated with the Town. Conversely, the Town believes that its smaller size enhances its responsiveness to residents' needs, a viewpoint supported by the Markyt Scorecard performance for Bassendean when compared with the City of Swan. The table clearly indicates that the Town of Bassendean outperforms the City of Swan in numerous service areas.

Markyt Scorecard Industry Performance Rating	Bassendean 2022	Swan 2024
Place to live	98%	95%
Governing organisation	88%	80%
Services and facilities for youth 84%	84%	74%
Services and facilities for families and children	90%	85%
Services and care available for seniors	88%	80%
Disability access and inclusion	86%	84%
Recognition and respect for Aboriginal people, cultures, and heritage	89%	90%
Community safety and crime	72%	65%
Access to health and community services	88%	87%
Health and wellbeing programs and education	86%	Not surveyed
Sport and recreation facilities and services	87%	77%
Library services	98%	93%
Festivals, events, art, and culture activities	90%	79%
How local history and heritage is preserved and promoted	84%	84%
Volunteer recognition and support	93%	Not surveyed
Efforts to promote and adopt sustainable practices to manage climate change.	91%	67%
The area's character and identity	86%	Not surveyed
Access to housing that meets your needs.	88%	81%
Streetscapes, trees and verges	85% (equal to the industry high)	64%
Access to public transport	94%	77%