

**Housing Infill in  
Wheatbelt Town Centres  
(case study)**

Background

Case study Northam

Possibilities going forward



# Hi, from ORA







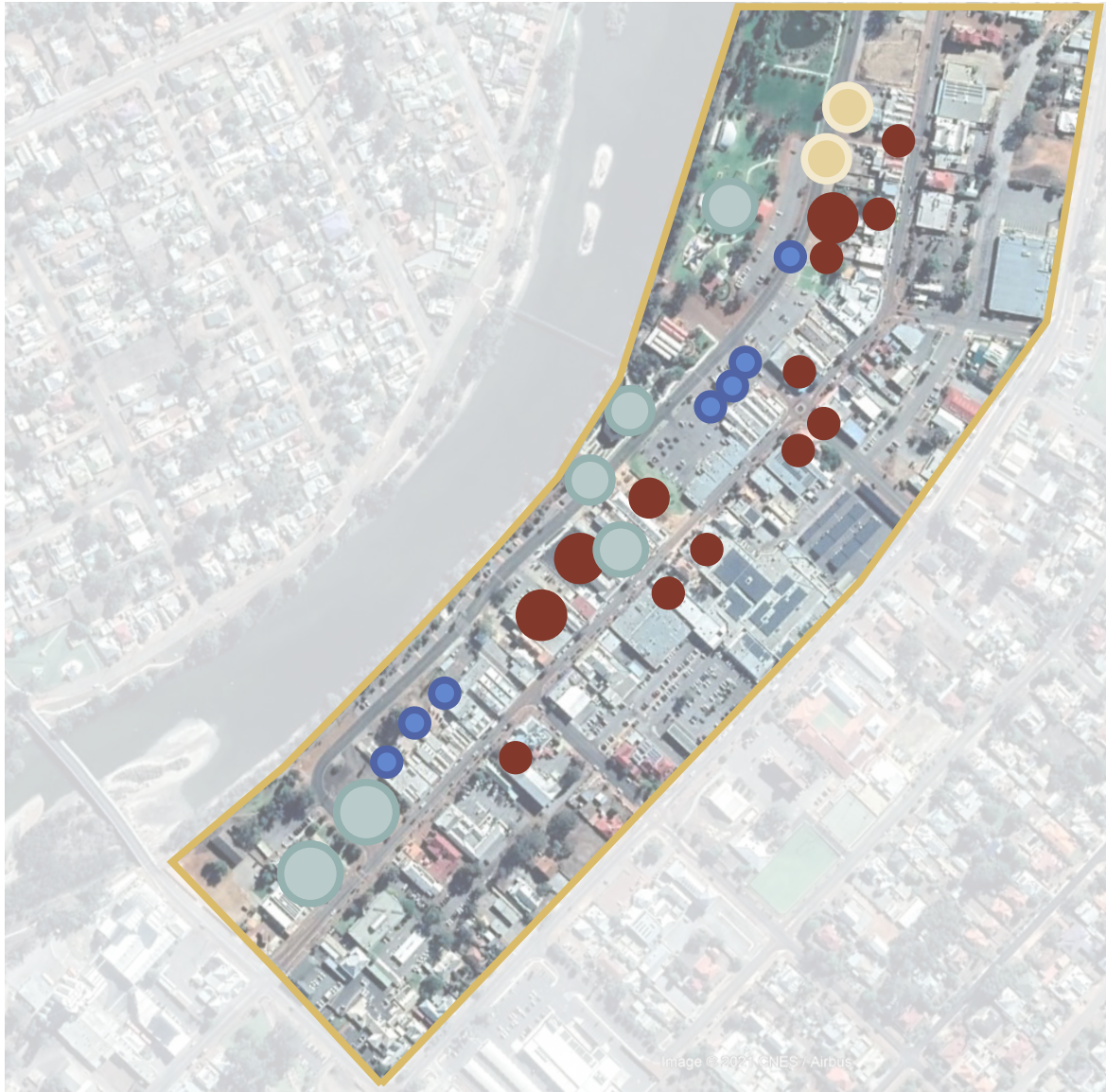
**Increase Accommodation Availability In Northam CBD & Surrounds (Residential & Short Term Accommodation)**

**2. A Town Of Destinations**

**Project Description:** Examine planning framework and potential to create CBD residential and short term accomodation.  
**Scope Of Works:** Planning and market analysis. Applicable interventions considered and duly applied where appropriate to enable development.  
**Outcome:** Increased residential and short term accommodation within the CBD.

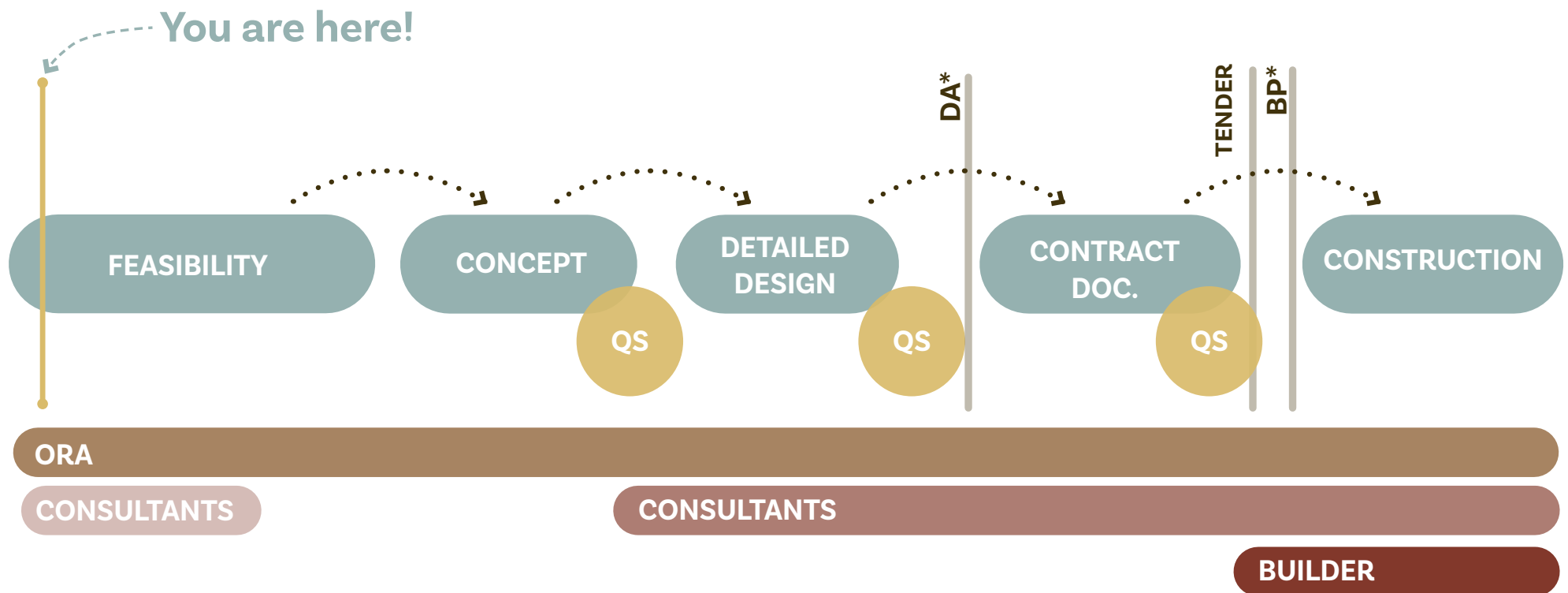


**NORTHAM TOWN CENTRE  
DEVELOPMENT AND  
CONNECTIVITY STRATEGY**



# Lot Audit

- Empty Lots
- Underdeveloped Lots
- Two Storey Buildings
- Tourist / Civic Attractions, Parks



**housing shortage**  
**+**  
**empty/ underused spaces**

# **housing diversity**

**small business**

**+**

**services workforce**









Fitzgerald Street site, Northam

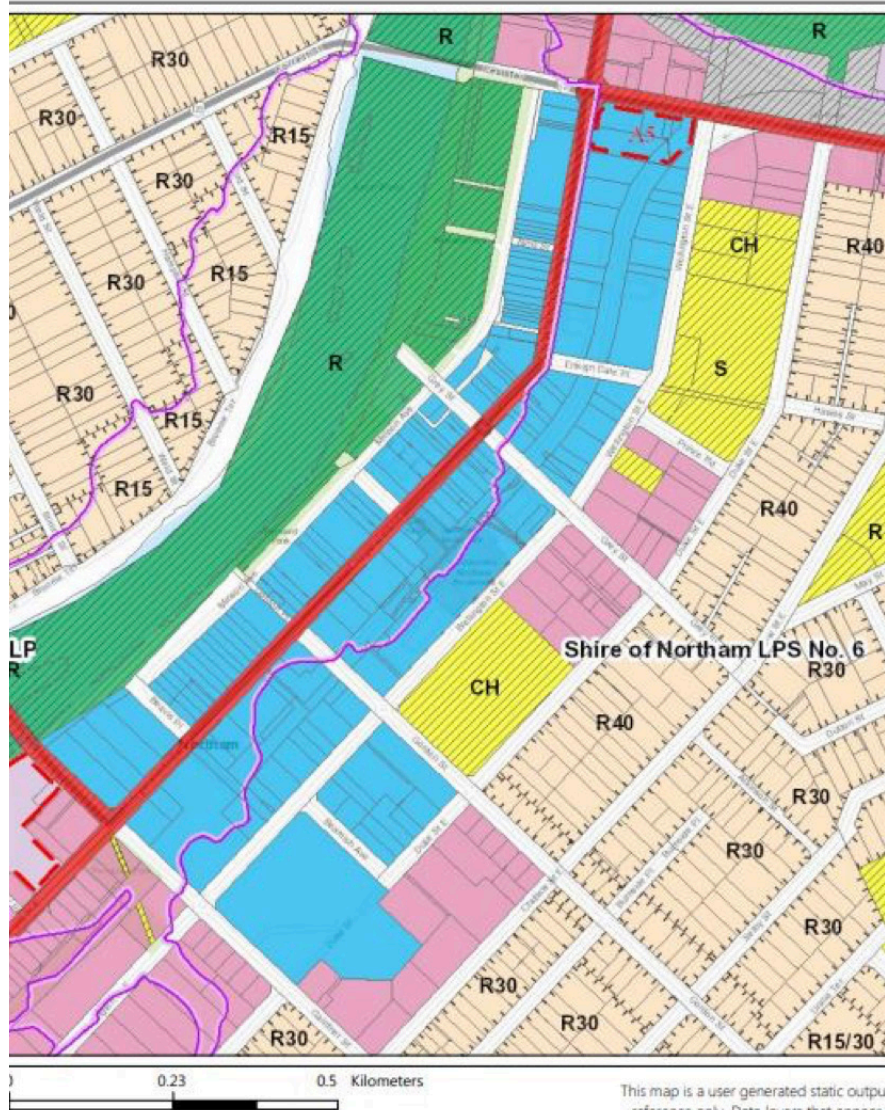




Archival photographs c. 1890's and c. 1960's



## Northam Town Site - Zoning & SCA

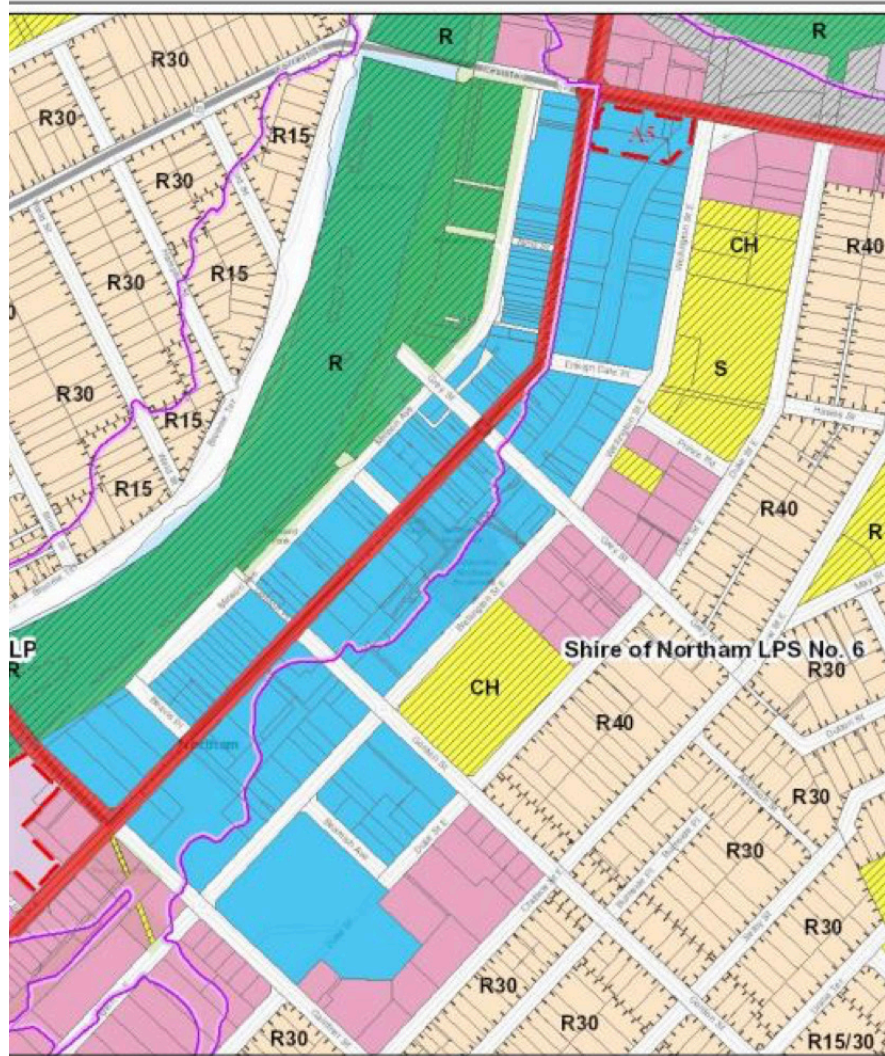


THIS MAP I

Planning context

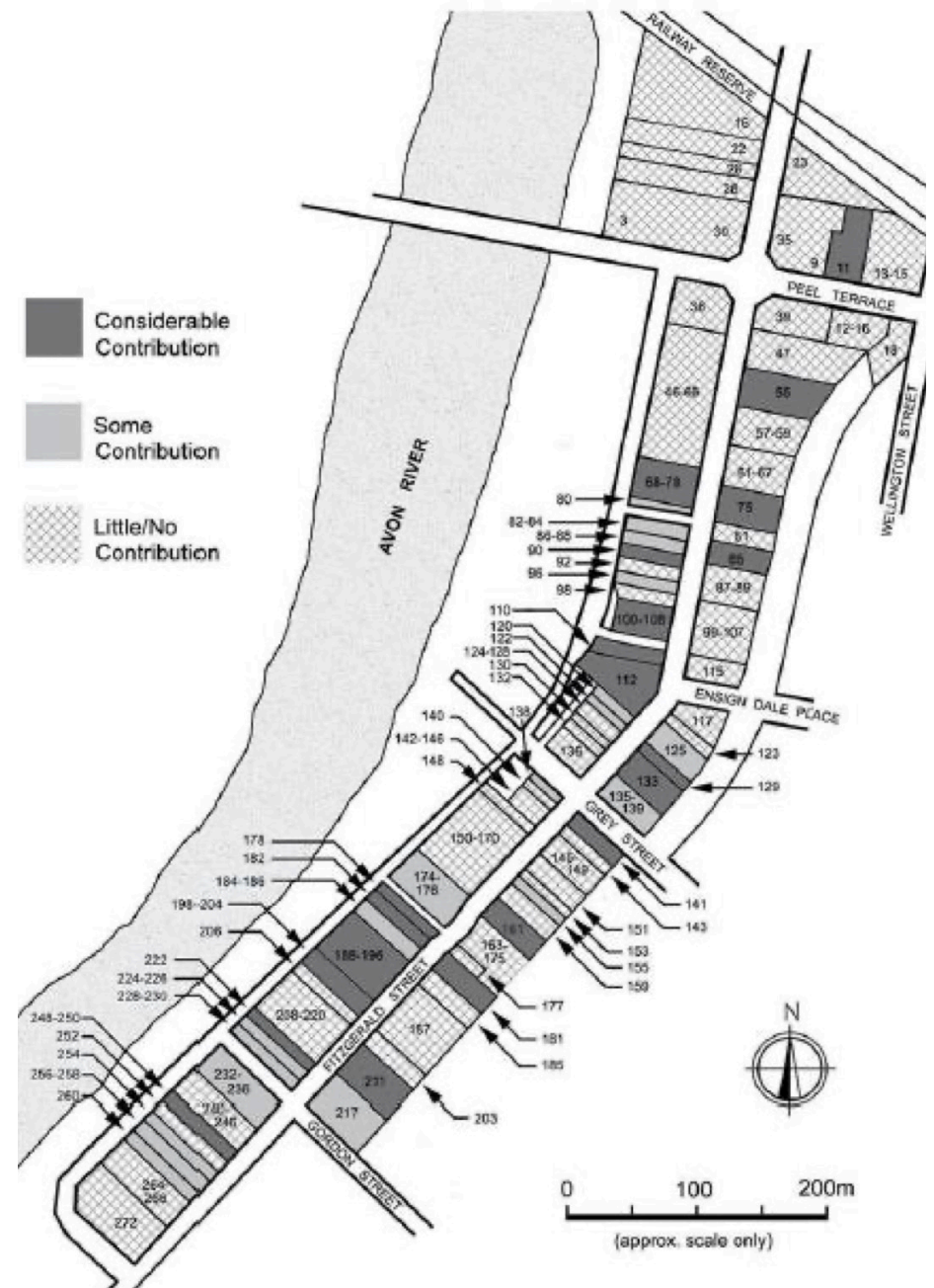


## Northam Town Site - Zoning & SCA



This map is a user generated static output  
reference only. Data layers that appear

THIS MAP 1



Heritage context

- 
- GROUND FLOOR PLAN 1:100**
- The plan shows a building layout with the following areas and features:
- COMMERCIAL**: A large area on the left side of the plan, shaded with a dotted pattern.
  - BREEZEWAY**: A narrow area on the right side of the plan, shaded with a dotted pattern.
  - STAIR**: A staircase area within the building footprint.
  - KITCH.**: A kitchen area within the building footprint.
  - BM ROOM**: A room labeled '1' within the building footprint.
  - WC**: A toilet area labeled '1' within the building footprint.
  - METER**: A meter area within the building footprint.
  - ENTRY**: The main entrance to the building.
  - GATE**: A gate to the building.
  - secure parking**: A parking area indicated by a blue arrow pointing to a space labeled '3'.
  - FITZGERALD STREET**: The street on the left side of the plan.

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- The upper floor plan shows a layout with several rooms and design interventions. The plan includes an OFFICE, LIVING area, KITCH., BATH, STORE/ LDY, LIFT, BEDROOM, ENS., STORE, and COMS. Design interventions are marked with blue circles and numbers: 1 (Double glazing/window treatments throughout), 2 (Partition relocation/removal to maximise 'LIVING' and form 'BED 2'), 3 (Outdoor living), 4 (Cook/ wash facilities), 5 (Structural/ fire separation/ services reticulation), and 6 (Ens. upgrade for light/ ventilation). A note states: '\* Note: this is an early spatial brief only. Further design development is required.'

## Spatial brief





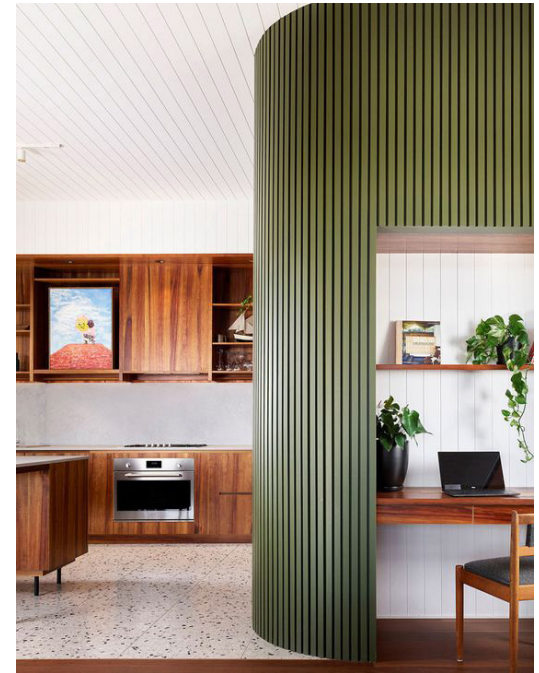
Ansonia Fitout, Brisbane



Siena Apartment, CMT Architects

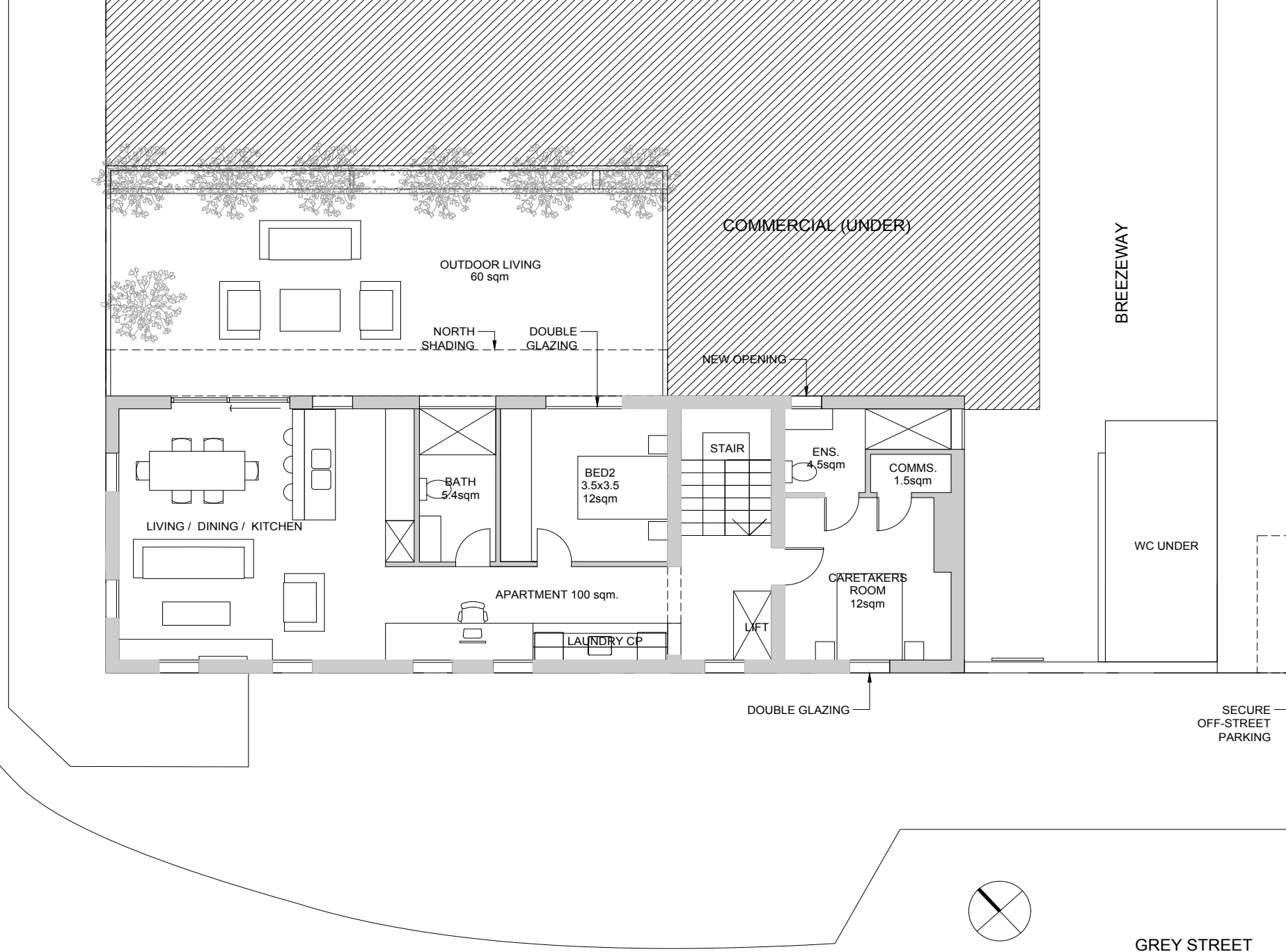


Ansonia Fitout, Brisbane



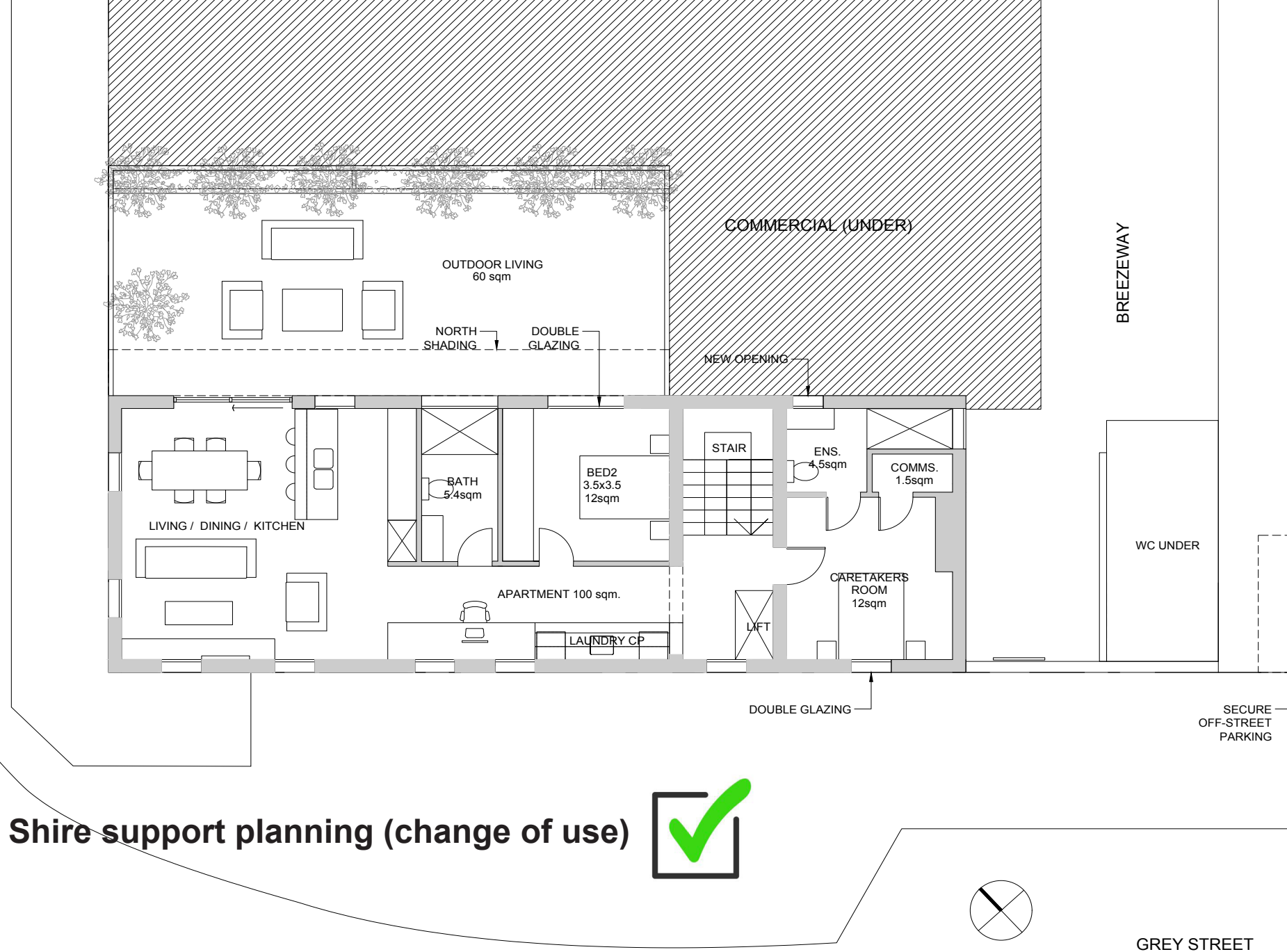
Bulimba Hill, Hive Architecture

FITZGERALD STREET



Early concept design

FITZGERALD STREET

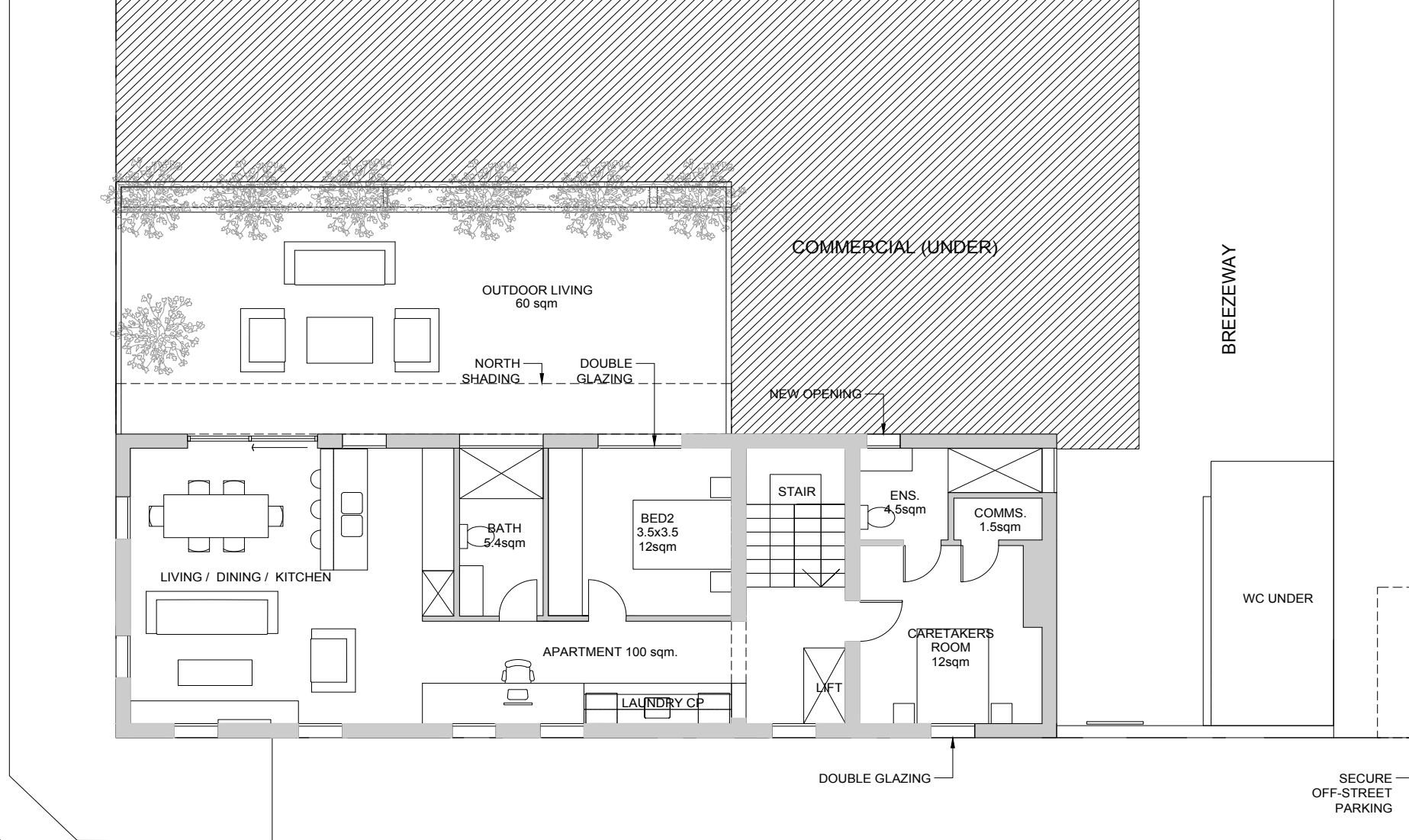


Shire support planning (change of use)



Early concept design

FITZGERALD STREET



Shire support planning (change of use)



Certification (change of classification)



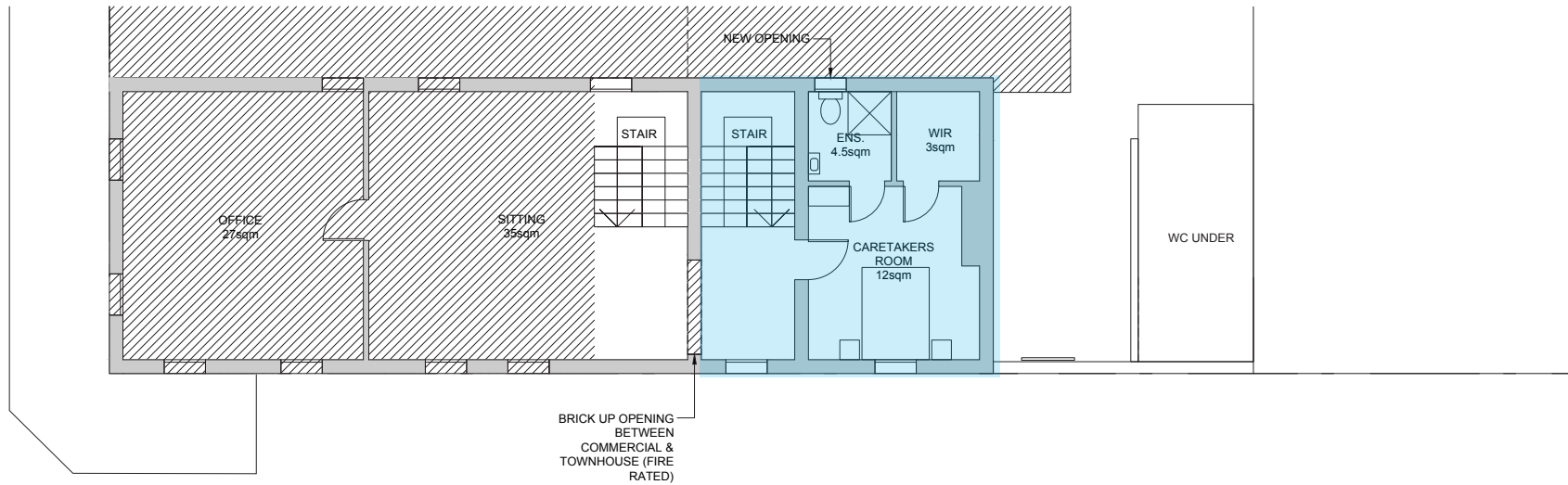
GREY STREET

Loft scheme - early concept design

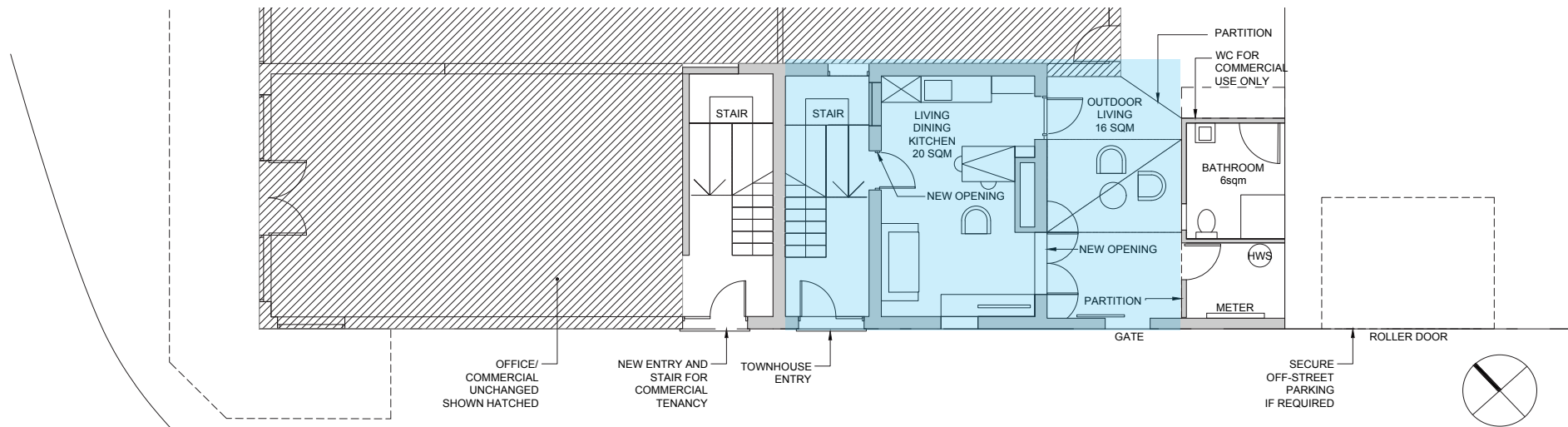




‘Townhouse’ scheme



**UPPER FLOOR PLAN**



**GROUND FLOOR PLAN**

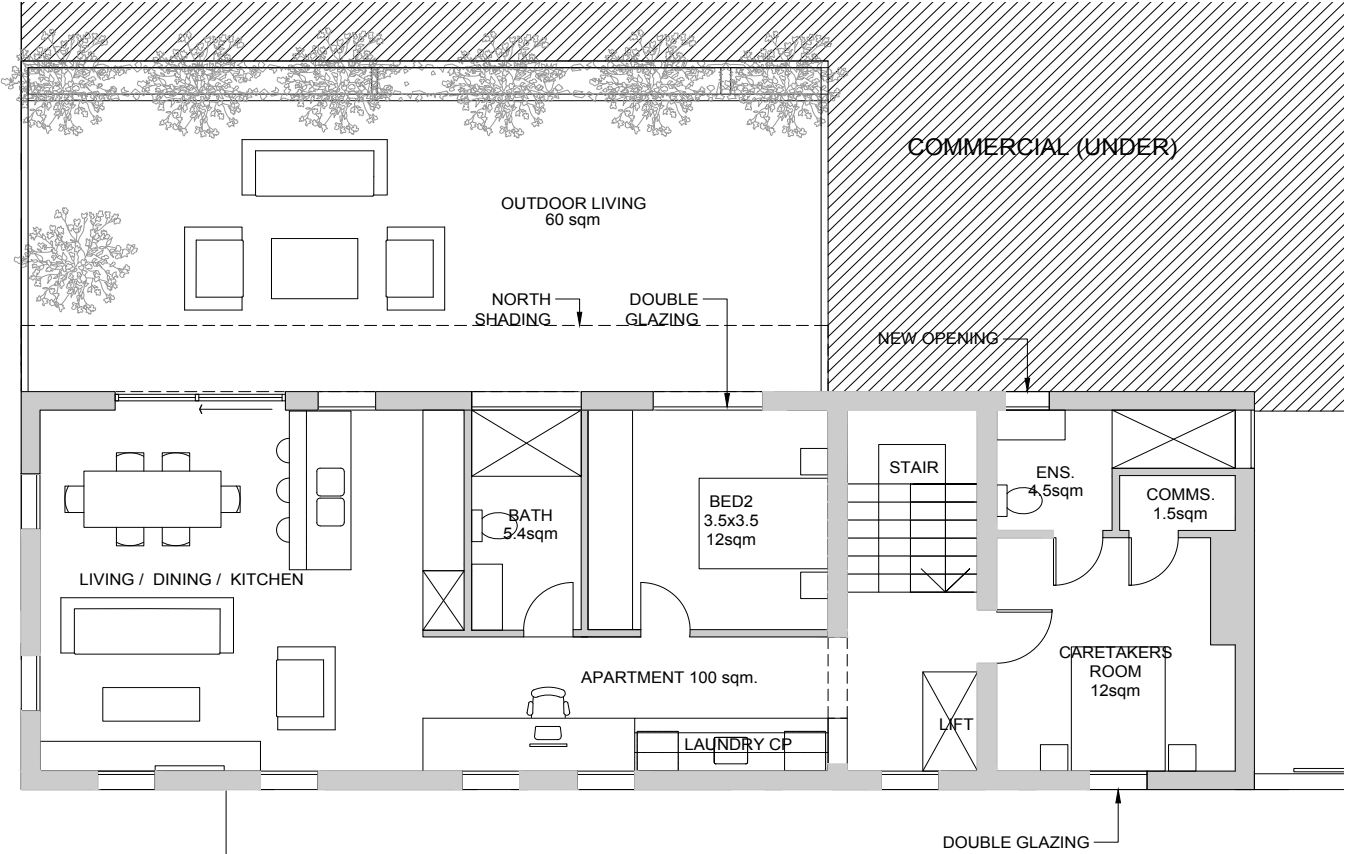
Townhouse configuration





**Possibilities going forward**

*This kind of product could...*





- *Make use of empty spaces in the housing crisis*
- *Achieve housing diversity in wheatbelt towns*

28sqm  
Nightingale Preston Teilhaus,  
Preston, Vic  
Breathe Architecture



24sqm  
Nightingale Skye House, Teilhaus  
Brunswick, Vic  
Breathe Architecture



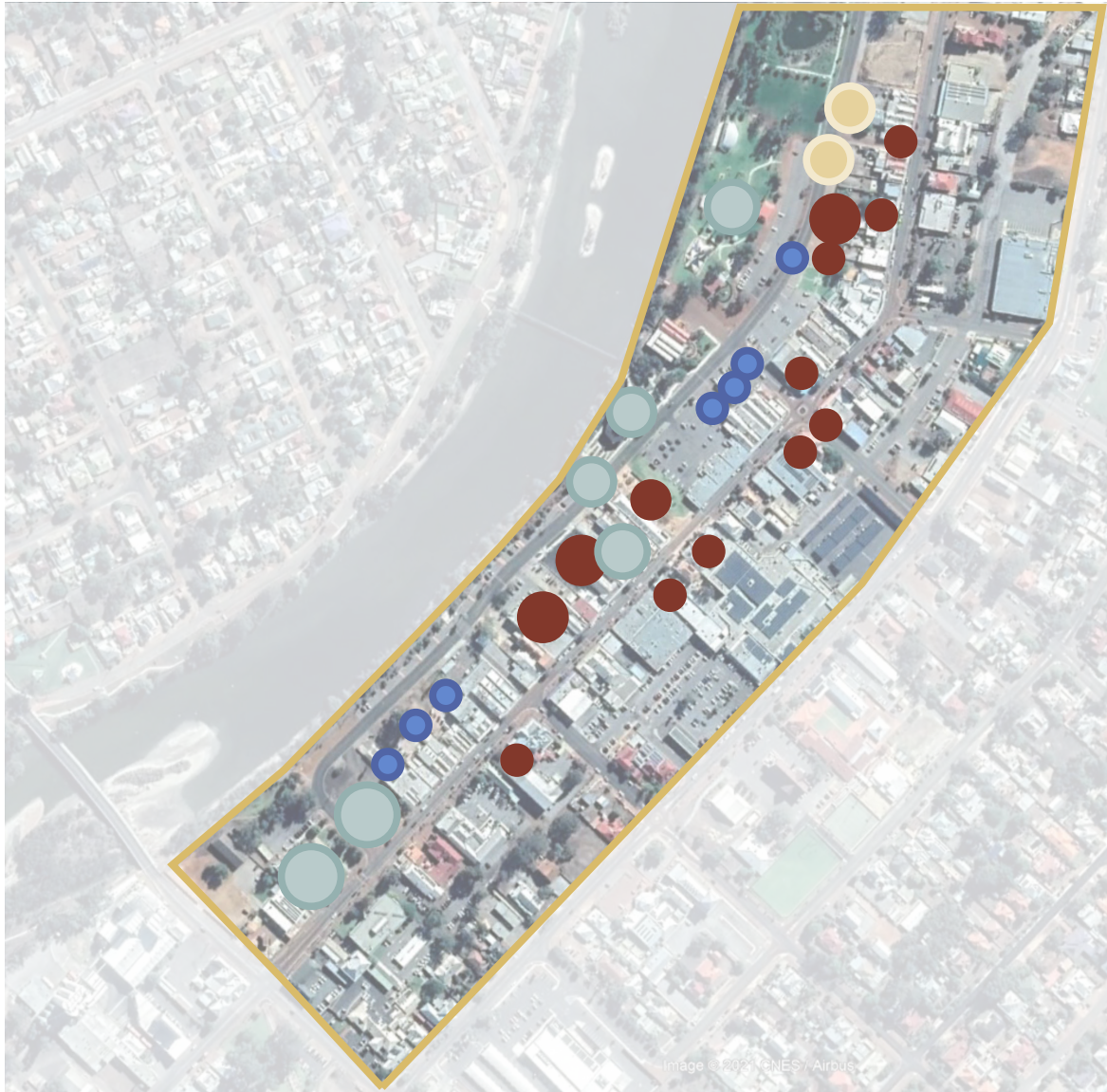
- *make use of empty spaces in the housing crisis*
- *achieve housing diversity in wheatbelt towns*
- *house local businesses employees*
- *house Government and locum workforces*

1. *Government-lead regional town centre case study projects*
2. *Government partnership with regional town centre property owners to share risk*
3. *Government to lead infill projects for stand alone dwellings in regional towns*



3.

*Govt to lead infill projects for stand alone dwellings in regional towns*



## Lot Audit

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- Two Storey Buildings
- Tourist / Civic Attractions, Parks

Thank you!

Keen to chat more?

Reach out to us at Guide Architects

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