



LAND RATIONALISATION STRATEGY– NORTHAM TOWNSITE

Shire of Northam

Table of Modifications

Date of Modification	Brief Description of Modification
24 th March 2016	<p>Council resolved at the Ordinary Council Meeting held 16/3/16 to amend the document as follows:</p> <p><i>Amend the Land Rationalisation Strategy – 4.153 Northam Freehold #80 which – 116 Peel Terrace, Northam A13092 (Shire depot) and 4.154 Northam Freehold #79 – 67 Byfield Street, Northam A10211 (Shire depot) – from a recommended action of ‘disposal’ to a new recommended action of ‘Detailed Assessment on future of depot location required prior to final decision to retain or dispose’.</i></p>

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APPENDICES

APPENDIX I: Detailed Land Rationalisation Schedule

1.0 INTRODUCTION

There are some 242 separate Shire held land holdings (freehold and crown land reserves) located throughout the Shire of Northam.

The land holdings are held in freehold title or crown vesting and under the direct control of the Shire of Northam. Despite their 'public' ownership status, a number of the land holdings are commonly leased by private interests or are vacant.

The Shire of Northam's Land Rationalisation Strategy has been prepared in an effort to determine the future of the land holdings held by the Shire of Northam.

This review identifies the most appropriate course of action for each land holding based on an assessment of its existing characteristics and potential future prospects, whilst taking into account a range of factors including existing social concerns, development potential and surrounding land uses.

This review has been formulated with regard to the Shire's strategic planning principles focussed on the achievement of sustainability, community, equity, economic and diversity in the development of the Shire. The aims and objectives that help to guide the focus of this review are detailed below.

1.1 Aims and Objectives

The objectives of the strategy are:

- To identify all land owned freehold and crown land under management by the Shire of Northam;
- To provide a co-ordinated strategy to guide Council's future decision-making in relation to its land holdings held in freehold title or crown vesting;
- To ensure that land holdings remain appropriate and relevant to the surrounding land uses;
- To ensure land holdings held in freehold title or crown vesting are essential for the local government are retained;
- To dispose of land holdings that offer limited benefits to the Shire and wider community;
- To provide recommendations on prioritising land holdings for retention and disposal; and
- To rationalise the zoning and land tenure of all land holdings.

1.2 Context and Background

1.2.1 Study Area

The Northam Shire is a Local Government Area in the Avon region of the Wheatbelt of Western Australia, beyond the north-eastern fringe of the Perth metropolitan area centred on the town of Northam itself. The Shire covers an area of 1,431 square kilometres. The Shire contains a number of town sites including, but not limited to, Wundowie, Bakers Hill and Clackline to the west of Northam, Grass Valley and Seabrook to

the east and Spencers Brook to the south. The most major town sit within the Shire, with over half the total population is Northam.

The Northam Town Site is located approximately 96km east of Perth CBD in the Avon region, and covers an area of approximately 2,400 hectares (refer **Figure 1: Northam Shire Location and Settlement Plan**). This review forms the basis for the management and future development of all land holdings throughout the Shire of Northam.

1.2.2 Definitions

1.2.2.1 Freehold Land

For the purpose of this document freehold land is the least restricted interest in land and is usually known as 'ownership' of land. Unlike Crown leasehold, the land is no longer called Crown land after the freehold interest has been granted. The Crown cannot put conditions on the use of the land like it can with Leasehold. There may be some restrictions on how the land can be used because of other laws (such as local government laws). The terms 'freehold' and 'fee simple' mean the same thing and are usually both called 'ownership' of land.

Freehold gives the owner of that interest the exclusive right to the land for an indefinite period of time. The owner of the freehold can sell the land to anyone else. The owner may also lease (or rent) the land to someone else on whatever conditions they like (just like the Crown can lease land).

When the Crown grants the freehold interest, it keeps a right to compulsorily buy the land back (in other words, even if you do not agree with the Crown buying the land back, it can) for public works such as roads, railways, bridges, schools, hospitals or other purposes to benefit the State. When freehold land is needed for that sort of use, the Crown first tries to buy the land by agreement with the owner. If that fails, then the Crown will compulsorily buy the land and pay compensation to the owners.

1.2.2.2 Crown Reserve

“Crown land” refers to all land in Western Australia that is not alienated from the Crown (the State). In other words, Crown land is any land that is not freehold (private) land. This includes land leased from the Crown and all land below high water mark. As Crown land occupies 93% of the State, its sustainable management is essential for the effective protection of biodiversity and heritage.

“Reserves” are areas of Crown land that have been set aside for a particular public purpose. Approximately 17% of the State is held under a reserve of some description. Most reserves are created by an order of the Minister for Lands under the LAA. Reserves may also be created under other statutes: for example, soil conservation reserves can be created by proclamation under the Soil and Land Conservation Act 1945 (WA). Areas may also be designated as reserves under the Metropolitan Region Scheme or a local town planning scheme, and special controls may apply.

The purpose of a reserve is stated in the document that created it. This is usually a brief statement such as the land is set aside “for nature conservation” or “for the benefit and use of Aboriginal persons”. The Minister for Lands can only place management in another person, or grant a lease or licence over the

reserve for the same purpose for which the reserve was created, or purposes ancillary or beneficial to that purpose.

1.2.3 History of the Land Holdings

The various land holdings of the Shire of Northam have come about in a variety of ways. They have been acquired by the Shire for public purposes, such as the provision of parks, public recreation and drainage reserves or water supplies. They have been gifted to the Shire through various means, or purchased in the communities' interest. This, over many decades has led to a situation where there are parcels of land held by the Shire that have had a change in purpose since their beginnings, or are no longer needed at all.

Consequently, some land holdings are no longer required by the Shire, or require changes to area of land held. Many have also been left in poor condition through lack of use and maintenance. Some are overgrown with vegetation and become targets of illegal rubbish dumping. This has led to problems affecting residents living adjacent to these land holdings, in particular:

- Fire risks from overgrown vegetation;
- Vandalism;
- Pests and rodents;
- Reduced amenity and blight on the neighbourhood;
- Inappropriate use of land holdings for storage of materials and private equipment, such as trailers and dumps; and
- Disagreements between neighbours over the management of land holdings, e.g., where they have been fenced or otherwise obstructed without authority.

With increased urbanisation and intensification of land use becoming the norm, it has become more important than ever for the Shire to provide high quality passive and active recreation facilities for its residents. To enable this to occur the more important recreational land holdings must be identified. At the same time, those land holdings that are less useful, or unnecessary to the Shire, require identification so that the shire can be relieved of possession of these holdings. Opportunities can also be realised, for land that to be developed or sold at a profit to the Shire, through the rationalisation of land holdings throughout Northam.

1.2.4 Future of the Land Holdings

It is recognised that many of the land holdings within the Shire have the potential to offer strategic benefits to the wider community in terms of amenity and town planning outcomes, if managed appropriately. For instance, the Recreation Reserve within the Bakers Hill townsite, can be developed for further Recreation needs as the surrounding population grows.

2.0 PLANNING CONTEXT

2.1.1 Zoning

The land holdings owned by the Shire of Northam cover a variety of zones and land uses. As such a land holding zoned residential will be treated different to one zoned recreation reserve or drainage.

Those land holdings zoned appropriately to adjacent properties and development may have the potential to be developed or sold to be developed. Some properties may have the potential for subdivision or re-zoning to make their development more likely. This will increase the likelihood of these holdings benefiting the community.

2.1.2 Development Implications

Some sites will require retention by the Shire of Northam for a variety of reasons. Some are drainage reserves and some are recreation reserves or contain essential Shire facilities and services within their boundaries. It will be in the best interests of the Shire to retain these particular properties; the Northam Land Rationalisation Strategy will identify will sites these are.

There are also land holdings that are constrained due to being located on floodplains. These properties will most likely need to remain in Shire ownership as development on floodplains is discouraged under Shire policy.

At the same time there will also be some land holdings that are deemed to be developable either by the Shire of Northam, or by a another party. This will mean that some properties are sold by the Shire whilst others are retained for later development or developed immediately.

Finally, some land holdings are held by the Shire as laneways or Right of Ways (ROWs). These properties that are located within the Northam town site are being subjected to a separate Laneway Review which will determine their future use, if any. Those lanes and ROWs located outside the town site will have their status determined within this document.

3.0 LEGAL CONTEXT

There are a number of Acts relevant to this review, including:

- *Transfer of Land Act 1893*
- *Local Government Act 1995*
- *Local Government (Functions and General) Regulations 1996*
- *Land Administration Act 1997.*

The State legislations that currently have provisions relating to freehold and crown reserve land are generally limited to the creation of easement rights, closure of reserves and conversion to freehold. There is a general absence of practical guidance for the day-to-day management and maintenance of crown reserves vested with the Shire. The statutory limitations have contributed to the increasing number of requests (from adjoining owners) received by the Shire relating to the use and conditions of its land holdings.

3.1 Transfer of Land Act 1893

The Transfer of Land Act 1893 set out the regulatory guidelines to be followed by a local government in regards to the disposal of property. Several sections of this document are of interest to the Shire. Section 82 relates to the transfer of property to a new owner. Section 91 relates to the lease of property, which as some of the properties are leased out by the Shire of Northam, is relevant. Subdivision guidelines are laid out in section 166 and 169A outlines that the Minister for Lands will need to give permission to alter Crown Land Boundaries.

3.2 Local Government Act 1995

The Local Government Act 1995 provides regulations regarding disposal of property by the Shire of Northam. Section 3.58 of the Act provides protocol for a local government to follow regarding the disposal of a parcel of land that they own. Also included in this section are exemptions to this protocol.

3.3 Local Government (Functions and General) Regulations 1996

Local Regulation 30 of the Local Government (Functions and General) Regulations 1996 covers dispositions of property where Section 3.58 of the Local Government Act 1995 does not apply. The list of exemptions is of interest to the Shire of Northam as they apply to a number of reserves and freeholds controlled by the Shire.

3.4 Land Administration Act 1997

The Land Administration Act 1997 contains to sections that relate to the transfer of property owned by a local government to Crown Land. Section 18 defines that it is a requirement that the Minister is notified and Section 52 provides the process that this is to be carried out.

4.0 LAND RATIONALISATION STRATEGY

The information and aerial photographs presented within this strategy provide a comprehensive overview and analysis of the Shire of Northam’s freehold and reserve land holdings. The Shire of Northam Land Rationalisation Strategy was achieved by conducting a thorough desktop search and analysis and combining this with accurate data and photographs compiled by the Shire’s Planning Department.

A total of 234 land holdings are the subject of this Land Rationalisation Strategy. An assessment of each land holding has been conducted and focussed on a number of key issues relevant to determining each land holding most appropriate future potential. The issues addressed include (but are not limited to):

- the general condition of the land holding;
- zoning;
- tenure;
- ownership;
- size; and
- services.

Based on an analysis of these key issues, recommendations have been made for each land holding in accordance with the following:

Recommendation	Colour Code
Retention of Land Holding	
Sale / Disposal of Land Holding	
Development of Land Holding	
Convert to Freehold Land Holding	
Convert to Reserve Land Holding	

It is important to note that while a number of the land holdings are in fact identified as a single area, where a land holding has been separated into a number of different segments as different properties or by public roads, each ‘section’ of land holding has in some cases been assessed and classified on a separate basis.

4.1 Wundowie Freehold #1 – 3 Boronia Avenue, Wundowie A77

4.1.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 1317-990 Plan:	Commercial	2926m ²	Building	Power, Water
Photograph:					
Recommendation:					

4.1.2 Comment


Wundowie Freehold No.1 (3 Boronia Avenue) is currently utilised by the Wundowie YAC and a commercial tenant storing a bus and other materials. The site was previously used as a garage, and is listed as a potentially a contaminated site. The property is located on the southern side of the Wundowie town site and is zoned commercial. The site slopes slightly to the east and there are three shading trees on the property. The land to the south east is undeveloped, but cleared. Across the street to the north is the Wundowie School and recreation grounds.

4.1.3 Recommendation

Dispose of Land Holding, disclosing its contamination status.

4.2 Wundowie Freehold #2 – 6 Leschenaultia Road, Wundowie AIII

4.2.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 1452-152 Plan:	Industrial	3500m ²	Shed	Power, Water
Photograph:					
Recommendation:					

4.2.2 Comment


Wundowie Freehold No.2 (6 Leschenaultia Road) is currently utilised by the Shire of Northam as a works depot. The depot site is located on the western side of the Wundowie town site, and the land slopes upwards to the west. The land on the site is mostly cleared, but to the hill to the west it remains natural bushland. The depot site contains only one shed and is opposite residential housing.

4.2.3 Recommendation

As a Shire of Northam works depot based in the western parts of the Shire, it is desirable to keep the depot. This may become particularly important with a new subdivision planned north of the Wundowie town site, where this depot is based.

4.3 Wundowie Freehold #4 – Great Eastern Highway/Bodegeoro Road, Wundowie A1399

4.3.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 1704-720 Plan:	Rural/Smallholdings Ag Local	255080m ²	Old Travellers Hut	
Photograph:					
Recommendation:					

4.3.2 Comment


Wundowie Freehold No.4 (Great Eastern Highway/Bodegeoro Road) is located approximately 5.5 kilometres south west of the Wundowie town site. It is located directly to the east of the El Cabello Golf Course. The site contains Heritage Listed Old Travellers Hut and is moderately vegetated with a water course through the centre of the lot. The land slopes moderately to the north, where a rural residential development is located.

4.3.3 Recommendation

Retain and improve Land Holding.

4.4 Wundowie Freehold #5 – 58 Boronia Avenue, Wundowie **AI78I**

4.4.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 1721-414 Plan:	Commercial	1022m ²	Building	Power, Water, telephone
Photograph:					
Recommendation:					

4.4.2 Comment

Wundowie Freehold No.5 (58 Boronia Avenue) is currently utilised by the Wundowie Medical Centre. The Medical Centre is located centrally within the Wundowie town site. The site slopes towards the south where the Wundowie Recreation centre is located. The site contains one building, a tree and a car park.

4.4.3 Recommendation

Retain ownership for the continued use as the Medical Centre for the Wundowie town site and surrounds.

4.5 Wundowie Freehold #6 – 2 Kingia Road, Wundowie AI5662

4.5.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 2229-191 Plan: DP206026	Residential R20	936m ²	Vacant	Power, Water
Photograph:					
Recommendation:					

4.5.2 Comment


Wundowie Freehold No.6 (2 Kingia Road) is currently a vacant residential site. It is located on the eastern side of the Wundowie town site. To the east of the block the town site has ended and it is well vegetated. The lot is zoned residential and is in amongst other residential dwellings. There are a number of shade trees located on the site. In addition, it adjoins 42 (Lot 234) Balga Terrace, Wundowie which is a vacant lot also owned by the Shire of Northam.

4.5.3 Recommendation

It is recommended to dispose of the property with requirement that the building has a residential dwelling constructed within 12 months.

4.6 Wundowie Freehold #7 – Lot 160 Sims Road, Wundowie A2407

4.6.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 2203-632 Plan: D95635	Ag Local	202710m ²	Some bushland former water supply point	
Photograph:					
Recommendation:					

4.6.2 Comment

Wundowie Freehold No.7 (Lot 160 Sims Road) was formerly used as a water supply point. It is located approximately 3 kilometres north east of the Wundowie town site. The sites south west corner is quite well vegetated, and it appears that there are some small lakes in amongst the tree cover. The remaining portions of the site are moderately vegetated and to the north of the site is a partially developed rural residential area. The surrounding subdivision has provided road access to the site, and this property could be subdivided in the same way, bearing in mind the wetland must be protected.

4.6.3 Recommendation

It is recommended the Shire develop the land (subdivide, construct infrastructure including roads) and sell the property.

4.7 Wundowie Reserve #1 – Lot 2, 858, 028, 581 Coates Road, Wundowie A1210

4.7.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 11619	Recreation Reserve	437904m ² 26304m ²	Bushland	
Photograph:					
Recommendation:					

4.7.2 Comment


Wundowie Reserve No.1 (Lot 2, 858, 028, 581 Coates Road) is currently unutilised bushland. There is the possibility of use in the future for a portion of it for stormwater management. The land is located approximately 2.5 kilometres east of the Wundowie town site. The land slopes up towards the south. The parcel has rural residential developments to the west and north of the site and there is cleared agricultural land to the east.

4.7.3 Recommendation

As a large site of uncleared vegetation in a largely cleared Shire, it is recommended that the Shire retains the property, as it may be suitable for stormwater management in future.

4.8 Wundowie Reserve #2 – Lot 158 Boronia Avenue, Wundowie A322

4.8.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3018-19 Plan: Reserve: 24259 Vesting: I952580	Public Purpose	5577m ²	Hall and Library (3 buildings and a carpark)	Power, Water, telephone
Photograph:					
Recommendation:					

4.8.2 Comment

Wundowie Reserve No.2 (158 Boronia Avenue) is located in the Wundowie town centre. The site is contains four buildings and two sealed car parks. These buildings are utilised as a hall, day care centre, toilet facilities and a community centre (library / telecentre). The property is relatively level and contains some scrubby vegetation along the northern and western edges.

4.8.3 Recommendation

It is recommended the property is retained as the community centre, hall and pre-primary serve as important social community infrastructure for the Wundowie community.

4.9 Wundowie Reserve #3 – Lot 160 Kingia/Wattle Road, Wundowie A318

4.9.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 24264	Recreation Reserve	11938m ²	Park	
Photograph:					
Recommendation:					

4.9.2 Comment


Wundowie Reserve No.3 (160 Kingia/Wattle Road) is currently utilised as a park in the town site of Wundowie. The park is located in the eastern side of the Wundowie town site. There are shade trees planted along the boundaries of the park, which are defined by three roads, Balga Terrace, Wattle Crescent and Kingia Road. The park is located in a residential area that exists on all sides bar the east which is industrial zoned bushland.

4.9.3 Recommendation

As a park within the Wundowie town site, it is recommended that the Shire retains the property and improves the presentation of the property.

4.10 Wundowie Reserve #4 – Lot 273, 274, 377 Kingia/Boronia/Hawke Avenue, Wundowie A323

4.10.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 24266	Recreation Reserve	4249m ² 65802m ² 3089m ²	2 ovals, buildings and water tank	Power, Water
Photograph:					
Recommendation:					

4.10.2 Comment


Wundowie Reserve No.4 (LOT 273, 274, 377 Kingia/Boronia/Hawke Avenue) is located in the centre of the Wundowie town site. The property contains two grassed fields for sporting recreation activities, as well as two buildings. The site is also utilised as Wundowie Primary School’s sporting fields, given their proximity to the site. There is bushland along the edges of the lot, as well as some shade trees contained between the two fields. The lot is on a slight slope, but the fields have been rendered flat to allow their utilisation for sporting recreation.

4.10.3 Recommendation

That the parcel be retained by the Shire of Northam as it serves as a sporting recreation reserve for the Wundowie town site and surrounding residents.

4.11 Wundowie Reserve #5 – Lot 276 Boronia Avenue, Wundowie A320

4.11.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3013-308 Plan: Reserve: 24267	Recreation Reserve	4028m ²	Tennis court, car park	Power, Water, telephone
Photograph:					
Recommendation:					

4.11.2 Comment


Wundowie Reserve No.5 (276 Boronia Avenue) is currently being utilised as a sporting reserve, namely tennis, by the Wundowie community. The property is located in the centre of the Wundowie town site. The lot contains some tennis courts and a car park. The property is adjacent to the Wundowie Recreation Grounds.

4.11.3 Recommendation

That the parcel is retained by the Shire of Northam as it serves as a sporting recreation reserve for the Wundowie town site and surrounding residents.

4.12 Wundowie Reserve #6 – Lot 27957 Golf Links Road, Wundowie A1200

4.12.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 25225	Recreation Reserve	687940 m ²	Golf course, some bushland	Power, water
Photograph:					
Recommendation:					

4.12.2 Comment

Wundowie Reserve No.6 (Lot 27957 Golf Links Road) is currently being utilised by Wundowie as a golf course. The course is located about 1.5 kilometres North West of the Wundowie town site, in amongst remnant bushland. The course is 1.5 kilometres long from north to south and 400 metres wide.

4.12.3 Recommendation

That the parcel is retained by the Shire of Northam as it serves as a golf recreation reserve for the Wundowie town site and surrounding residents.

4.13 Wundowie Reserve #7 – Lot 312 Boronia Avenue, Wundowie A1589

4.13.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 3018-36 Plan: Reserve: 27917 Vesting: L60223	Public Purpose - Fire station	1012m ²	2 sheds Ex-Fire Shed	Power, water, telephone
Photograph:					
Recommendation:					

4.13.2 Comment


Wundowie Reserve No.7 (312 Boronia Avenue) was previously being utilised as a fire department shed. It is currently utilised as the Wundowie Men’s Shed. The property is located at the southern end of the Wundowie town site. It contains two sheds and there are trees growing along the northern edge of the lot. The lot slopes slightly to the east, and in this direction is predominantly cleared, undeveloped land. To the north and west is residential and commercial development. The reserve is vested in the Shire of Northam for Seniors.

4.13.3 Recommendation

That the Shire retain the Land Holding.

4.14 Wundowie Reserve #8 – Lot 401 Farrah/Leschenaultia Road, Wundowie A1599

4.14.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 33673	Recreation Reserve	26071m ²	Half cleared, half bushland, ex-soccer pitch	
Photograph:					
Recommendation:					

4.14.2 Comment


Wundowie Reserve No.8 (Lot 401 Farrah/Leschenaultia Road) is currently unutilised. Half the site is cleared of bushland as it was once a soccer pitch. The site is located on the western side of the Wundowie town site, with the land sloping upwards to the west. To the east is residential development. There is a proposal by Landcorp for the land to be rezoned for composite zone (Residential / Light and Service Industrial). Council previously resolved to request Landcorp to redevelop the landholding under the Townsite development project. The Land is proposed to be converted to freehold title and redeveloped by Landcorp.

4.14.3 Recommendation

That the Land to be converted to freehold title by Landcorp.

4.15 Wundowie Reserve #9 – Lot 410, 411 Kuringal/Jarrah Road, Wundowie A325

4.15.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 35772	Residential – Aged Accommodation	5765m ² , 5683m ²	4 buildings, some bushland Kuringal Village (aged person homes)	Power, water
Photograph:					
Recommendation:					

4.15.2 Comment

Wundowie Reserve No.9 (Lot 410, 411 Kuringal/Jarrah Road) is currently being developed into a housing project called Kuringal Village. The village is located on the western edge of the Wundowie town site. At present there are eight units developed on the site. The rest of the lot contains bushland and represents an opportunity for further residential dwellings to be constructed in the future. The site slopes upwards towards the west, into bushland. In 2012 a unit was vacant without any interested parties on the waiting list for a significant period of time, therefore it is considered the remainder of the land should not be developed until there is demonstrated interest.

4.15.3 Recommendation

That the land is retained and not developed further until there is demonstrated demand for further units on the Kuringal Village site.

4.16 Wundowie Reserve #10 – Lot 28691 Wandoo Parade, Wundowie A314

4.16.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 38386	Recreation Reserve	6358m ²	Swimming pool	Power, water
Photograph:					
Recommendation:					

4.16.2 Comment

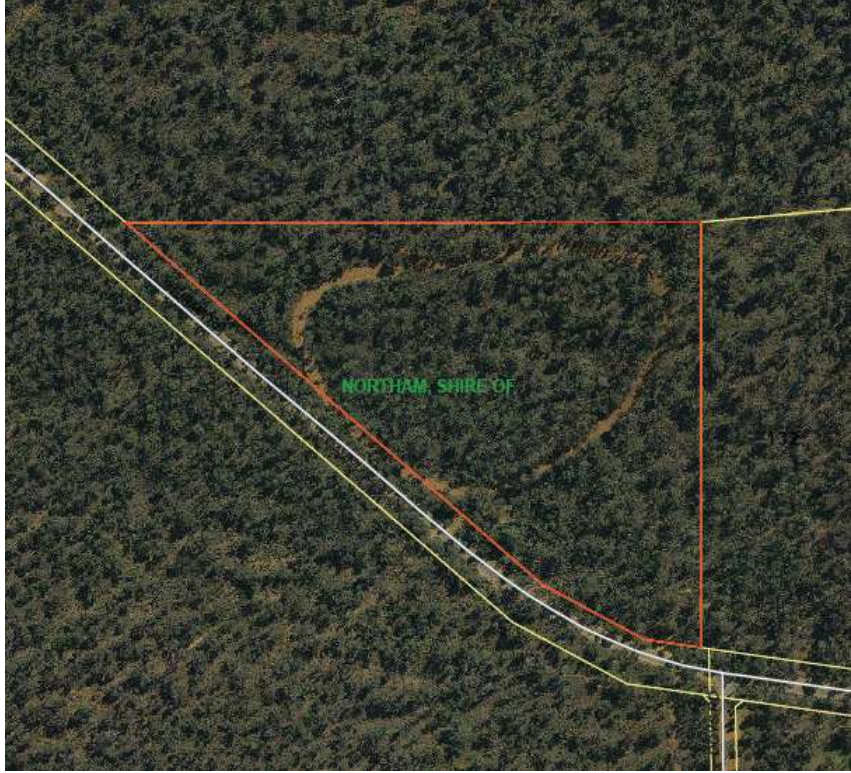
Wundowie Reserve No.10 (Lot 28691 Wandoo Parade) is currently being utilised as a public swimming pool for the town site of Wundowie. The pool site is located in the south west of the Wundowie town site. On the property there are a number of buildings and a swimming pool. To the south of the property is industrial zoned land and to the north are commercial and residential developments.

4.16.3 Recommendation

It is recommended the parcel of land is retained as the public swimming pool serves the Wundowie community and surrounding residents.

4.17 Wundowie Reserve #11 – Lot 28796 Burma Road, Wundowie **A1612**

4.17.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 38973	Ag Local	95584m ²	Horse race track Bushland	
Photograph:					
Recommendation:					

4.17.2 Comment


Wundowie Reserve No.11 (Lot 28796 Burma Road) is currently vested in the Shire for ‘recreation (trotting training track) and is utilised as a horse racing track. The track is located in bushland approximately 2.5 kilometres west of the Wundowie town site. The land slopes to the south eastern corner of the site. There are no buildings on the site, just a cleared racing track. The reserve could be retained or transferred to the DEC.

4.17.3 Recommendation

It is recommended the Shire of Northam retain ownership of the land that the horse racing track is situated on as it is utilised for recreation and is located in bushland that may be illegal to clear, hindering development potential.

4.18 Wundowie Reserve #12 – Lot 28707 Coates Road, Wundowie A1222

4.18.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 39137	Public Purpose – Water supply	14006m ²	Wundowie Dam	Water
Photograph:					
Recommendation:					

4.18.2 Comment


Wundowie Reserve No.12 (Lot 28707 Coates Road) is currently the site of Wundowie Dam. The dam site is approximately 750 metres east of the Wundowie town site. The dam is used to water the Wundowie recreation grounds. The site is surrounded by bushland.

4.18.3 Recommendation

It is recommended the property is retained as it contains a dam on site that is utilised to water the sporting fields within the Wundowie town site.

4.19 Wundowie Reserve #13 – Lot 28797 Jarrah Road, Wundowie A2042

4.19.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 3095-742 Plan: Reserve:41937	Conservation of Flora and Fauna	48569m ²	Bushland, Former Rubbish disposal site	
Photograph:					
Recommendation:					

4.19.2 Comment


Wundowie Reserve No.13 (Lot 28797 Jarrah Road) is currently utilised as the Wundowie town site's rubbish disposal site. The lot is located approximately 1.5 kilometres north of the Wundowie town centre, on the Woondowing Nature Reserve. The site is surrounded by dense bushland and is on a hill above Wundowie, with the lot sloping upwards to the east. The site contains an unsealed access road and a small clearing in the bush that covers most of the property. Water Corporation has expressed an interest in acquiring the Reserve for water supply purposes but this was withdrawn.

4.19.3 Recommendation

It is recommended the Shire retain this property since it is potentially a contaminated site and retention ensures the site is managed responsibly.

4.21 Southern Brook Reserve #1 – Southern Brook Road, Southern Brook A998

4.21.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 11514	Recreation Reserve	56681m ²	Southern Brook Hall	
Photograph:					
Recommendation:					

4.21.2 Comment


Southern Brook Reserve No.1 (Southern Brook Road) is currently utilised as the Southern Brook Hall. The site is located approximately 11.5 kilometres north east of the Grass Valley town site. The site is also approximately 20.5 kilometres north west of Northam. The property contains a golf course, the Southern Brook Hall and a bitumised area. This is located in amongst cleared agricultural land.

4.21.3 Recommendation

It is recommended that the Shire of Northam retain the property as it contains a hall and golf course serving nearby residents, for the recreation value to surrounding residents.

4.22 Malabaine Freehold #1 – Southern Brook Road, Malabaine

4.22.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Northam Road Board	Volume / Folio: 1014-728 Plan:	Ag Regional	1972m ²	Monument	
Photograph:					
Recommendation:					

4.22.2 Comment


Malabaine Freehold No.1 (Southern Brook Road) contains a monument. The parcel of land is located approximately 10.5 kilometres north east of the Northam town site and 8.5 kilometres north west of the Grass Valley town site. The site is cleared, except for a tree of two and is located on the corner of Habgood and Southern Brook Roads.

4.22.3 Recommendation

It is recommended to retain the property as it contains a monument.

4.23 Grass Valley Freehold #1 Grass Valley South Road, Grass Valley

4.23.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Northam Road Board	Volume / Folio: 473-30 Plan:	Ag Regional	13258m ²		
Photograph:					
Recommendation:					

4.23.2 Comment


Grass Valley Freehold No.1 (Grass Valley South Road) is currently utilised as grazing land by adjoining land owner. The parcel is located approximately 4.5 kilometres south of Grass Valley and 14.5 kilometres east of Northam town sites. The site is predominantly cleared of vegetation and is on a slight slope.

4.23.3 Recommendation

It is recommended to dispose of the landholding and amalgamate with the surrounding land.

4.24 Grass Valley Freehold #2 – 57 Grass Valley North Road, Grass Valley

4.24.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Northam Road Board	Volume / Folio: 481-84 Plan:	Ag Regional	9810m ²		
Photograph:					
Recommendation:					

4.24.2 Comment

Southern Brook Freehold No.1 (57 Grass Valley North Road) is currently utilised as a communication tower. The parcel is located approximately 4 kilometres north of Grass Valley and 12.5 kilometres east of Northam town sites. The site is predominantly cleared of vegetation and is on a slight slope.

4.24.3 Recommendation

It is recommend that the Shire create an easement for access and infrastructure and sell the property to the adjoining property owner.

4.25 Grass Valley Reserve #1 – Lot 29212 Parker Road, Grass Valley **AI502**

4.25.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 1549 Vesting: G693778	Ag Regional	259970m ²	Bushland - Landscape Protection	
Photograph:					
Recommendation:					

4.25.2 Comment


Grass Valley Reserve No.1 (Lot 29212 Parker Road) is currently unutilised bushland earmarked for landscape protection. The property is located approximately 11 kilometres south east of Grass Valley’s town site. The site follows a river valley and is covered in remnant bushland. This lot is one of a few containing bushland in this area. The land is zoned Agriculture Regional and as such there are cleared farm lands in the vicinity. The site slopes into the river valley which runs right through the middle of the land.

4.25.3 Recommendation

It is recommended that the Shire of Northam ‘swap’ the land with the Department of Environment and Conservation / Department of Water since the site is set aside for “landscape protection” and located along a river plain, in return for allowing the Shire to convert an equivalent portion of Shire reserve into freehold.

4.26 Grass Valley Reserve #2 – Lot 29146 Clydesdale Road, Grass Valley **A1505**

4.26.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 2602	Ag Regional	4054m ²	Bushland Historic well and watering site	
Photograph:					
Recommendation:					

4.26.2 Comment


Grass Valley Reserve No.2 (Lot 29146 Clydesdale Road) is currently unutilised bushland; it is a historic watering location. The property is located approximately 3 kilometres east of the Grass Valley town site. The lot is in an area of remnant bushland, located a little north of Clydesdale Road. The surrounding land is mostly cleared agricultural land, hence the Ag Regional zoning.

4.26.3 Recommendation

It is recommended the Shire write to adjoining landowner advising of the historic watering site, requesting they protect it, and thanking them for past maintenance.

4.27 Grass Valley Reserve #3 – Jennapullin Road, Grass Valley

4.27.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 3203		310000m ²	Quarry / Ex Rubbish Tip	
Photograph:					
Recommendation:					

4.27.2 Comment

Grass Valley Reserve No.3 (Jennapullin Road) is currently utilised as a quarry, located approximately 4 kilometres north of the Grass Valley town site. Previously the land has been used for rubbish disposal and for sand/gravel extraction. The parcel of land contains remnant bushland; however it is traversed by tracks and contains a number of bare gravel patches. The site is generally level and slopes slightly downwards to the west. The surrounding land is mostly cleared agricultural land.

4.27.3 Recommendation

It is recommended to retain the site as it may be potentially contaminated.

4.28 Grass Valley Reserve #4 – Lot 133 George Street, Grass Valley A1616

4.28.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	Volume / Folio: Plan: Reserve: 6101	Commercial	1533m ²	Vacant	Power, Water
Photograph:					
Recommendation:					

4.28.2 Comment

Grass Valley Reserve No.4 (Lot 133 George Street) is currently utilised as a car parking location. The site is located along the northern side of George Street in the Grass Valley town site. The site is level and cleared with the exception of a tree or two. The sites location next to the Grass Valley Tavern is potentially a reason to keep the site as a reserve for car parking. However there is some 2 hectares of land surrounding the Town Hall, although it is not all cleared.

4.28.3 Recommendation

It is recommended to dispose of the land and amalgamate with adjoining landholding.

4.29 Grass Valley Reserve #5 – Lot 129 Vivian Street, Grass Valley A407

4.29.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3020-758 Plan: Reserve: 6102	Conservation Reserve	10360m ²	Bushland Conservation Site Vacant	–
Photograph:					
Recommendation:					

4.29.2 Comment

Grass Valley Reserve No.5 (Southern Brook Road) is currently unutilised bushland. It is a conservation site. The property is located in the Grass Valley town site, in a central location. It is surrounded by developed housing. The property is on relatively flat ground and the bushland on the site is relatively dense.

4.29.3 Recommendation

It is recommended that the Shire of Northam retain the site as a conservation site, for park land.

4.30 Grass Valley Reserve #6 – Lot 23 Keane Street, Grass Valley A991

4.30.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 6103	Recreation Reserve	9303m ²	Building, tennis courts	Power, Water
Photograph:					
Recommendation:					

4.30.2 Comment

Grass Valley Reserve No.6 (Lot 23 Keane Street) is currently utilised as a tennis facility for Grass Valley. The site fronts the corner of Kean and Wilson Streets in the town site of Grass Valley. Contained on the site is a children’s playground, some tennis courts and a building. The site is next door to the Grass Valley Hall. The parcel is relatively level and contains some bushland in the southern corner.

4.30.3 Recommendation

It is recommended the Shire of Northam retain this parcel for the Grass Valley community as a sporting recreation reserve.

4.31 Grass Valley Reserve #7 – Lot 113 Wilson Street, Grass Valley **A997**

4.31.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 22200	Community purpose	927m ²	Bushland - Vacant	
Photograph:					
Recommendation:					

4.31.2 Comment


Grass Valley Reserve No.9 (Lot 113 Wilson Street) is currently vacant land that is located in the centre of the Grass Valley town site. The site has some trees on it, and backs onto a parcel of land that contains remnant vegetation on it. The site is relatively flat. It is zoned for community purposes and is next to the Grass Valley Hall.

4.31.3 Recommendation

It is recommended to retain the property.

4.32 Grass Valley Reserve #8 – Lot 130 Wilson Street, Grass Valley A999/A476

4.32.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 15870	Community Purpose	1846m ²	Grass Valley Hall	
Photograph:					
Recommendation:					

4.32.2 Comment


Grass Valley Reserve No.14 (Lot 130 Wilson Street) is currently utilised as Grass Valley Hall. The hall is located in the Grass Valley town site. The property is on level land and cleared of vegetation besides a few shade trees. The site contains one building, the Grass Valley Hall.

4.32.3 Recommendation

It is recommended the Shire retain the property as a community hall that serves the Grass Valley community and surrounding residents.

4.33 Grass Valley Reserve #9 – Lot 53 Wilson Street, Grass Valley A403

4.33.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 9630	Recreation Reserve	2453m ²	Grass Valley Vacant	
Photograph:					
Recommendation:					

4.33.2 Comment

Grass Valley Reserve No.15 (Lot 53 Wilson Street) is currently unutilised vacant Grass Valley residential land. The parcel is located within the Grass Valley town site and contains some bushland on site. The lot is flat and is zoned residential. It is also surrounded by partially developed residential land.

4.33.3 Recommendation

It is recommended the Shire dispose of the land holding.

4.34 Grass Valley Reserve #10 – Lot 71 Carter Street, Grass Valley **A477**

4.34.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 9251	Recreation Reserve	15893m ²	Bushland Reserve Vacant	–
Photograph:					
Recommendation:					

4.34.2 Comment

Grass Valley Reserve No.7 (Lot 71 Carter Street) is a triangular portion of land on the western edge of the Grass Valley town site, to the west of the lot is the sporting oval. The site still contains bushland and has a large street frontage to Carter Street. To the east of the lot is cleared agricultural land.

4.34.3 Recommendation

It is recommended to retain the landholding.

4.35 Grass Valley Reserve #11 – Lot 122 Dempster Street, Grass Valley **A471**

4.35.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 18954	Recreation Reserve	53398m ²	Oval	Power, Water
Photograph:					
Recommendation:					

4.35.2 Comment

Grass Valley Reserve No.8 (Lot 122 Dempster Street) is currently utilised as an open space for the Grass Valley community. The site is located at the southern end of the Grass Valley town site. The lot is still covered with some remnant vegetation in the northern portion of the lot. There is one oval in the middle with practice cricket wickets and some cleared land to the west of it.

4.35.3 Recommendation

It is recommended the Shire of Northam retain this parcel for the Grass Valley community as a sporting recreation reserve.

4.36 Grass Valley Reserve #12 – Lot 69 Vivian Street, Grass Valley **A405**

4.36.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3090-427 Plan: Reserve: 39229	Community purpose - Drainage	1939m ²	Public Purpose – Drainage	
Photograph:					
Recommendation:					

4.36.2 Comment

Grass Valley Reserve No.10 (Lot 69 Vivian Street) is vacant land that is currently utilised as a drainage reserve. The lot is currently vacant and is located amongst residential development within the Grass Valley town site. There are a few scattered trees on the lot, and the lot is quite level.

4.36.3 Recommendation

It is recommended that the Shire of Northam retain the property. The property is utilised as drainage in the Grass Valley town site.

4.37 Grass Valley Reserve #13 – Lot 21 Carter Street, Grass Valley **A1811**

4.37.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	Volume / Folio: Plan: Reserve: 41081	Public Purpose - Museum/Tourist	10,350m ²	Goods Shed War Memorial	Power, Water
Photograph:					
Recommendation:					

4.37.2 Comment


Grass Valley Reserve No.11 (Lot 21 Carter Street) is a cleared site in the Grass Valley town site with an old Goods Shed and War Memorial. The site appears to be undeveloped and contains a few shade trees. It is a relatively level lot and is located across the street from the Grass Valley Tavern.

4.37.3 Recommendation

It is recommended that the Shire of Northam retain the site as it is currently a public purpose site utilised as a museum.

4.38 Grass Valley Reserve #14 – Reserve 4171 Jennapullin Road, Grass Valley **A1511**

4.38.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 4171	Community Purpose - Hall	2023m ²	Grass Valley Hall	
Photograph:					
Recommendation:					

4.38.2 Comment


Grass Valley Reserve No.12 (Reserve 4171 Jennapullin Road) is currently vacant land with constructed Jennapullin Road traversing the site. The Engineering Department has advised the land is not required for its purposes, so it is recommended to transfer the land to Main Roads, since the majority of the reserve is within the Great Eastern Highway Road Reserve.

4.38.3 Recommendation

It is recommended the Shire transfer the reserve to Main Roads WA.

4.39 Grass Valley Reserve #15 – Lot 29038 Malabaine Road, Grass Valley A2025

4.39.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3035-503 Plan: 2636 Reserve: 14570	Ag Regional	4430m ²		
Photograph:					
Recommendation:					

4.39.2 Comment


Grass Valley Reserve No.13 (Lot 29038 Malabaine Road) is located approximately 8 kilometres north east of the Northam town site and 6.5 kilometres north west of the Grass Valley town site. The lot is surrounded by cleared agricultural land, and is also cleared, but contains some scattered trees. The lot slopes to the west, as there is a watercourse a few kilometres away in that direction. The property is reserved for historical reasons, as it was the old Malabaine School site, as is the old Malabaine School site.

4.39.3 Recommendation

It is recommended the Shire of Northam dispose of the property and create an access easement over the area.

4.40 Bakers Hill Freehold #1 – Lot 291 Blackberry Close, Bakers Hill A2418

4.40.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 2141-536 Plan: D94095	Ag Local	587225m ²	Gravel Pit lease applies Cleared	
Photograph:					
Recommendation:					

4.40.2 Comment

Bakers Hill Freehold No.1 (Lot 291 Blackberry Close) is currently utilised as a leased gravel pit. It is located approximately 3.5 kilometres north west of the town site of Bakers Hill and 24 kilometres south west of Northam town site. The site is cleared and has a valley running through the middle of it. There is some remnant vegetation on the site, as is the case with many of the surrounding properties which are mainly bushland, except to the north, where it is cleared like this site. The property does not appear to contain any structures, but on the eastern side there appears to be a gravel pit or two. It is suggested to retain until the gravel is exhausted, then dispose of

4.40.3 Recommendation

It is recommended to retain as freehold.

4.41 Bakers Hill Reserve #1 – Lot 296, 297 & 3301 Yates Street, Bakers Hill **A1508**

4.41.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: DP49581 Reserve: 3308 Vesting: J796410	Recreation Reserve	5422m ² , 17150 m ² 9422m ²	Bushland Hooper Park	
Photograph:					
Recommendation:					

4.41.2 Comment


Bakers Hill Reserve No.1 (Lot 296 & 297 Yates Street) is currently utilised as Hooper Park. The site encompasses three separate lots just to the south west of Bakers Hill town site. All three of the lots front the Great Eastern Highway. The land is covered in bushland and appears to have a drainage channel running through the site. The land slopes downwards towards the middle of the site and to the north. The site contains bushland and is located in the centre of the Bakers Hill town site. As a passive recreation reserve it has value to the surrounding community.

4.41.3 Recommendation

It is recommended for the Shire of Northam to retain ownership and improved functionality and amenity.

4.43 Bakers Hill Reserve #3 – Lot 300 Berry Brow Road, Bakers Hill A2762

4.43.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: DP48614 Reserve: 4200 Vesting: J773855	Recreation Reserve	275366m ²	Bakers Hill Rec Ground Golf course, oval, tennis courts	Power, water
Photograph:					
Recommendation:					

4.43.2 Comment


Bakers Hill Reserve No.3 (Lot 300 Berry Brow Road) is currently utilised for sporting recreation purposes. The site contains a golf course, oval and tennis courts, with shade trees planted to border each hole of the golf course. The site is located to the south of Bakers Hill town site and slopes downwards towards the north. There is a possibility it could be used as the future town centre if the commercial district is moved away from the Great Eastern Highway.

4.43.3 Recommendation

It is recommended the parcel is retained by the Shire of Northam as it serves as a sporting recreation reserve for the Bakers Hill town site and surrounding residents.

4.44 Bakers Hill Reserve #4 – Lot 206 Great Eastern Highway, Bakers Hill **A1558**

4.44.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 3015-235 Plan: Reserve: 17831	Residential R10	2108m ²	Vacant Bakers Hill Heritage - Town Hall Site	Power, Water, telephone
Photograph:					
Recommendation:					

4.44.2 Comment

Bakers Hill Reserve No.4 (Lot 206 Great Eastern Highway) is a residential R10 zoned parcel of land that is heritage listed as it is the site of the former Bakers Hill Town Hall. The lot is located centrally in the Bakers Hill town site, fronting the Great Eastern Highway. The only vegetation on the lot is some sparse scrubs.

4.44.3 Recommendation

It is recommended to retain this landholding.

4.45 Bakers Hill Reserve #5 – Lot 29211 Oyston Road, Bakers Hill AI209

4.45.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 25468 Vesting: G860955	Ag Local	19931m ²	Bushland	
Photograph:					
Recommendation:					

4.45.2 Comment

Bakers Hill Reserve No.5 (Lot 29211 Oyston Road) is located approximately 5.5 kilometres south west of the Bakers Hill town site. The lot is covered in remnant bushland and slopes slightly in a North West direction. The site is zoned Ag Local and is surrounded by cleared agricultural land.

4.45.3 Recommendation

It is recommended for the Shire of Northam to liaise with the Department of Environment and Conservation to seek their interest in the site, as it is a site of remaining vegetation in a predominantly cleared agricultural area.

4.46 Bakers Hill Reserve #6 – Lot 502 Shingle Hill Road, Bakers Hill **A1201**

4.46.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 25785 Vesting: K584856	Ag Local	225859m ²	Bakers Hill Pony Club Clearing, buildings 2	Power, Water
Photograph:					
Recommendation:					

4.46.2 Comment

Bakers Hill Reserve No.6 (Lot 502 Shingle Hill Road) was previously utilised as a rubbish disposal site. It is currently utilised as a Pony Club. The club is located approximately 2 kilometres north west of the Bakers Hill town site. The site is 600 metres by 350 metres and is located to the south of a rural residential area. The property contains some remnant vegetation but some has been cleared. There are two clearings on the site as well as two buildings. There are also a number of well-defined tracked running through the land.

4.46.3 Recommendation

It is recommended to retain the site as is.

4.47 Bakers Hill Reserve #7 – Lot 500, 501 Great Eastern Highway, Bakers Hill A1212

4.47.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 28043	Ag Local	11553m ² , 67450m ²	Reserve – Some bushland on site	
Photograph:					
Recommendation:					

4.47.2 Comment

Bakers Hill Reserve No.7 (Lot 500, 501 Great Eastern Highway) is currently utilised as (GEH Road reserve?) Parts will need to be used in the future for the “Orange Route”. The properties are located approximately 1.5 kilometres east of the Bakers Hill town site and 4.5 kilometres south west of the Clackline town site. The sites follow the Great Eastern Highway for about 1.5 kilometres and they rarely exceed 100 metres in width along their length. The parcels of land are bisected by Chitty Road and are covered in bushland along their length.

4.47.3 Recommendation

It is recommended to transfer to Main Roads vesting.

4.48 Bakers Hill Reserve #8 – Lot 288 Augustini/Great Eastern Highway, Bakers Hill **A1491**

4.48.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3015-287 Plan: Reserve: 42302 Vesting: F22777	Public purpose Drainage	6937m ²	Bushland, Augustini Drainage	
Photograph:					
Recommendation:					

4.48.2 Comment


Bakers Hill Reserve No.8 (Lot 288 Augustini/Great Eastern Highway) is currently utilised as a drainage site for Augustini Road. The lot slopes to the south and is well covered in bushland. The surrounding area is a developing rural residential site. This site is located between two hills, one to the north and one to the south.

4.48.3 Recommendation

It is recommended for the Shire of Northam to retain the property as a drainage reserve containing bushland.

4.49 Bakers Hill Reserve #9 – Lot 29132 Tamma Road, Bakers Hill A2151

4.49.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 43254	Recreation Reserve	2334m ²	Tamma Road ROW	
Photograph:					
Recommendation:					

4.49.2 Comment


Bakers Hill Reserve No.9 (Lot 29132 Tamma Road) is currently utilised as a firebreak for users of Tamma Road. The property is located approximately 2 kilometres north of the Bakers Hill town site. The lot is cleared and is in an area of rural residential development. Its northern boundary contains an area of uncleared bushland. The lot could be, in future, utilised as a road reserve to enable future rural residential development to occur in the area.

4.49.3 Recommendation

It is recommended to retain to be used as a firebreak.

**4.50 Bakers Hill Reserve #10 – 29130 Accedens Rise, Bakers Hill
A2184**

4.50.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 43364	Recreation Reserve	3806m ²	Cleared	
Photograph:					
Recommendation:					

4.50.2 Comment

Bakers Hill Reserve No.10 (29130 Accedens Rise) is located approximately 3 kilometres north of the Bakers Hill town site. The lot is cleared and is in an area of rural residential development. Its northern boundary contains an area of uncleared bushland. The property is currently used as a firebreak. The lot could be, in future, utilised as a road reserve to enable future rural residential development to occur in the area.

4.50.3 Recommendation

It is recommended to retain to be used as a firebreak.

4.51 Bakers Hill Reserve #11 – Lot 295 Tamarillo Road, Bakers Hill **A2626**

4.51.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	Volume / Folio: Plan: Reserve: 48167 Vesting: J389862	Rural Smallholding	2782m ²	Cleared	
Photograph:					
Recommendation:					

4.51.2 Comment

Bakers Hill Reserve No.11 (Lot 295 Tamarillo Road) is located approximately 2 kilometres west of the Bakers Hill town site. The lot is narrow and ‘L’ shaped, with its western tip connecting with the Tamarillo Road cul-de-sac. Along the eastern edge of the lot is a row of trees and to the north of the lot is remnant vegetation. The lot appears to be a firebreak that could be utilised with later development of the surrounding rural residential area.

4.51.3 Recommendation

It is recommended to retain to be used as a firebreak.

**4.52 Bakers Hill Reserve #12 – Lot 29662 Jose Road, Bakers Hill
A2573**

4.52.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 48701 Vesting: J878912	Recreation Reserve – within Rural Smallholding 6	3504m ²	Jose Road firebreak – Partially cleared	
Photograph:					
Recommendation:					

4.52.2 Comment


Bakers Hill Reserve No.12 (Lot 29662 Jose Road) is currently utilised as a firebreak located near to Jose Road. The parcel is located in a rural residential development in Bakers Hill, and is slightly vegetated at its northern end. The site is located approximately 3 kilometres north west of the Bakers Hill town site. The parcel runs off Jose Road in a north south direction and connects with a large tract of remnant vegetation at its northern end. The site slopes upwards in a north western direction.

4.52.3 Recommendation

It is recommended the Shire of Northam retain the property to ensure its appropriate maintenance as a firebreak since to the north is some relatively dense vegetation.

4.53 Bakers Hill Reserve #13 – Lot 29661 Almond Avenue, Bakers Hill A2572

4.53.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 48702 Vesting: J878920	Recreation Reserve - within Rural Smallholding 6	2063m ²	Cleared	
Photograph:					
Recommendation:					

4.53.2 Comment


Bakers Hill Reserve No.13 (Lot 29661 Almond Avenue) is a cleared, unutilised parcel of land in a rural residential development in Bakers Hill. The site is located approximately 3 kilometres north west of the Bakers Hill town site. The parcel runs off Almond Avenue in an east west direction and connects with a large tract of remnant vegetation at its western end. The site slopes upward towards the remnant bushland in the west.

4.53.3 Recommendation

It is recommended this Right Of Way is to be kept under Shire ownership as the laneway review in the Northam town site is aiming to acquire all laneways into Shire of Northam ownership.

4.54 Bakers Hill Reserve #14 – Lot 29663 Jose Road, Bakers Hill A2574

4.54.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 48721 Vesting: J821929	Conservation	402289m ²	Jose Road Firebreak Bushland	
Photograph:					
Recommendation:					

4.54.2 Comment


Bakers Hill Reserve No.14 (Lot 29663 Jose Road) is located approximately 3 kilometres north west of the Bakers Hill town site. The eastern end of the lot contains a firebreak, whilst the rest of the parcel is covered in remnant vegetation. The lot rises upwards to the west, and to the south is a rural residential area. The site is zoned conservation. One option is to transfer the land to the Department of Conservation, however it may be required as a link to the Shire’s freehold land to the north, and adjoining land if it is subdivided in the future.

4.54.3 Recommendation

Since the land contains a strategic firebreak, and provides a link to land to the north that may be subdivided in the future, it is recommended that the Shire transfer to DEC, but create a road reserve or easement through to the north.

4.55 Jennapullin Reserve #1 – Lot 29203 Belmuggin Road, Jennapullin **A1503**

4.55.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 2292	Ag Regional	6882m ²	Historic Site	School
Photograph:					
Recommendation:					

4.55.2 Comment


Jennapullin Reserve No.1 (Lot 29203 Belmuggin Road) was previously a school site, and as such is a historic site. The property is located approximately 13.5 kilometres north of the Northam town site, along Belmuggin Road which is off Northam Pithara Road. The site contains some pale sandy areas and is moderately covered in vegetation.

4.55.3 Recommendation

It is recommended to convert to freehold and create easement/caveat over property and sell.

4.56 Jennapullin Reserve #2 – Lot 29629 Northam-Pithara Road, Jennapullin A398

4.56.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	Volume / Folio: Plan: Reserve: 15384 Vesting: I296675	Ag Regional	43509m ²	Old School Site, Old Hall and Tennis School site Shire Fire Tank	
Photograph: 					
Recommendation:					

4.56.2 Comment


Jennapullin Reserve No.2 (Lot 29629 Northam-Pithara Road) is cleared land, zoned Agriculture Regional that is utilised as part of the neighbouring properties farmland. The lot is located approximately 14 kilometres north east of the Northam town site. The land slopes slightly downwards to the north west.

4.56.3 Recommendation

It is recommended to retain this landholding.

4.57 Quellington Reserve #1 – Lot 28631 Grass Valley South Road, Quellington A995

4.57.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3078-365 Plan: Reserve: 3410 Vesting: H404118	Ag Regional	1938m ²	Quellington Hall / Tennis Courts (2)	
Photograph:					
Recommendation:					

4.57.2 Comment


Quellington Reserve No.1 (Lot 28631 Grass Valley South Road) is currently utilised as the Quellington Hall. Quellington Hall is located approximately 14 kilometres south of Grass Valley’s town site on the edges of the Shire of Northam. The lot is surrounded by cleared agricultural land and is accessed via an unsealed road. It contains a building, the hall, and some scattered shade trees.

4.57.3 Recommendation

It is recommended that the Shire of Northam retain the property as the hall serves a social function for nearby residents.

4.58 Meenar Reserve #1 – Lot 124 & 672 Meenar North Road, Meenar **A993**

4.58.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 6305	Ag Regional	4594m ² , 1190m ² , 40683m ²	Meenar Water Waterway, contains bushland	Water?
Photograph:					
Recommendation:					

4.58.2 Comment

Meenar Reserve No.1 (Lot 124 & 672 Meenar North Road) is currently utilised as a protected waterway. The land parcel is located approximately 6.5 kilometres north of the Avon Industrial Park and 9.5 kilometres north east of the Grass Valley town site. The Shire's parcel of land encompasses the northern section of a swath of bushland in amongst cleared agricultural land and includes a stone well and windmill. The land slopes downwards to the south.

4.58.3 Recommendation

As a protected waterway it is recommended for the Shire of Northam to liaise with the Department of Environment and Conservation or Department of Water for possible transfer of reserve.

4.59 Meenar Reserve #2 – Lot 7 Leeming Road, Meenar **A2690**

4.59.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: P25370 Reserve: 48169 Vesting: J373775	Industrial	30265m ²	Avon Industrial Park Bushland	
Photograph:					
Recommendation:					

4.59.2 Comment

Meenar Reserve No.2 (Lot 7 Leeming Road) is currently unutilised land zoned Industrial as a part of Avon Industrial Park. The industrial park is located approximately 17 kilometres east of the Northam town site. The lot contains some vegetation in an area that has previously been cleared for agriculture. This may be used for parkland for Industrial Park employees.

4.59.3 Recommendation

As part of the vegetated reserve in the Avon Industrial Park, it is recommended the Shire of Northam retain the site, and investigate the option for use of remaining unvegetated areas.

4.60 Meenar Reserve #3 – Lot 18 Leeming Road, Meenar A2687

4.60.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	Volume / Folio: Plan: P25370 Reserve: 48187 Vesting: J373764	Industrial	6970m ²	Avon Industrial Park Drainage	
Photograph:					
Recommendation:					

4.60.2 Comment

Meenar Reserve No.3 (Lot 18 Leeming Road) is currently unutilised land zoned Industrial as a part of Avon Industrial Park. The industrial park is located approximately 17 kilometres east of the Northam town site. This particular lot serves as a drainage reserve and has had some vegetation planted along its length. The lot is slightly sloping to the east.

4.60.3 Recommendation

As the parcel serves as a drainage reserve for the Avon Industrial Park estate, it is recommended that the Shire of Northam retain the site so that it continues to serve a drainage function.

4.61 Meenar Reserve #4 – Lot 11 Leeming Road, Meenar **A2689**

4.61.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: P25370 Reserve: 48188 Vesting: J377741	Industrial	25090m ²	Avon Industrial Park Bushland	
Photograph:					
Recommendation:					

4.61.2 Comment


Meenar Reserve No.4 (Lot 11 Leeming Road) is currently unutilised land zoned Industrial as a part of Avon Industrial Park. The industrial park is located approximately 17 kilometres east of the Northam town site. Leeming Road is to the north of the site, which contains some planted vegetation, but besides that, is unimproved.

4.61.3 Recommendation

This parcel of land appears to serve as a buffer between the industrial estate and railway line and highway. For this reason it is recommended for the Shire of Northam to retain the site.

4.62 Meenar Reserve #5 – Lot 17 Leeming Road, Meenar A2688

4.62.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: P25370 Reserve: 48189	Industrial	37611m ²	Avon Park Industrial	
Photograph:					
Recommendation:					

4.62.2 Comment


Meenar Reserve No.5 (Lot 7 Leeming Road) is currently unutilised land zoned Industrial as a part of Avon Industrial Park. The industrial park is located approximately 17 kilometres east of the Northam town site. The lot is bound by Great Eastern Highway to the north and Leeming Road to the south and east. The site contains some planted vegetation, but besides that, it is unimproved. This may be used for parkland for Industrial Park employees.

4.62.3 Recommendation

As part of the vegetated reserve in the Avon Industrial Park, it is recommended the Shire of Northam retains the site, and investigate options for use of remaining unvegetated areas.

4.63 Clackline Reserve #1 – Lot 80 Surrey Road, Clackline AI546

4.63.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 16349	Recreation Reserve	1011m ²	Former Clackline Hall Bushland	
<p>Photograph:</p> 					
Recommendation:					

4.63.2 Comment

Clackline Reserve No.1 (Lot 80 Surrey Road) is a heritage listed property as it contains the former Clackline Town Hall. The site is to the east of the Clackline town site where the unsealed Surrey Road meets Lockyer Road. The parcel is covered in bushland and is zoned Agricultural Local, with land sloping to the south east.

4.63.3 Recommendation

It is recommended the Shire converts to freehold and sells.

4.64 Clackline Reserve #2 – Lot 45, 46, 48, 83, 84 Lockyer Road, Clackline

4.64.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 19542	Ag Local	3989m ² , 4195m ² , 1011m ² , 3820m ² , 7689m ²	Clackline Reserve Bushland	
Photograph:					
Recommendation:					

4.64.2 Comment

Clackline Reserve No.2 (Lot 45, 46, 48, 83, 84 Lockyer Road) is currently utilised as a reserve. The parcel of land is located to the east of the Clackline town site and is bound by Kimberley, Lockyer and Surrey Roads, with bushland contains rural residential development to the south. The site is covered with bushland and the land on the site slopes upwards to the south east. A portion contains the historical railway carriage. There are two residential sized blocks fronting Lockyer Road. It is suggested the Shire retain.

4.64.3 Recommendation

As a bushland reserve in the Clackline town site is recommended that the Shire of Northam retains the site to ensure the bushlands protection.

4.65 Clackline Reserve #3 – Lots 304, 305 Spencers Brook Road, Clackline **A724**

4.65.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	Volume / Folio: Plan: DP49630 Reserve: 26496 Vesting: K46652	Ag Local	3567m ² , 4124m ²	Clackline Park Parklands	Lions Power, Water
Photograph:					
Recommendation:					

4.65.2 Comment


Clackline Reserve No.3 (Lot 304, 305 Spencers Brook Road) is currently utilised as the Clackline Lions Park. The park is located to the east of the Clackline town site and is bound by Lockyer Road to the north, Spencers Brook Road to the east and by bushland to the south-west. At the intersection of Lockyer and Spencers Brook Roads there is an unsealed car parking facility. The sites vegetation has been moderately cleared and the site slopes slightly upwards to the north west.

4.65.3 Recommendation

As a passive recreation reserve near to the Clackline town site it is recommended that the Shire of Northam retain the property as it has amenity value to nearby residents.

**4.66 Buckland Reserve #1 – Lot 53 Wongamine Road, Buckland
AI559**

4.66.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 18479	Agriculture Regional	3237m ²	Historic well - Historic watering place	Water?
Photograph:					
Recommendation:					

4.66.2 Comment


Buckland Reserve No.1 (Lot 53 Wongamine Road) is currently utilised as a historic watering place. The site is located approximately 13.5 kilometres north of the Northam town site. The site is cleared, much like all the surrounding agricultural lands. The site contains a well, which has a historic value to the area.

4.66.3 Recommendation

It is recommended the Shire writes to adjoining landowner advising of historic watering site, requesting they protect it, and thanking them for past maintenance.

**4.67 Buckland Reserve #2 – Lot 58 Wongamine Road, Buckland
AI560**

4.67.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 3088-62 Plan: Reserve: 18484	Ag Regional	5790m ²	Historic watering place vacant -fenced as part of adjoining property	Water
Photograph:					
Recommendation:					

4.67.2 Comment


Buckland Reserve No.2 (Lot 58 Wongamine Road) is currently utilised as a historic watering place. The site is located approximately 14.5 kilometres north of the Northam town site. It is a cleared lot, with the exception of one tree, and is surrounded by cleared agricultural land.

4.67.3 Recommendation

It is recommended that the Shire writes to adjoining landowner advising of historic watering site, requesting they protect it, and thanking them for past maintenance.

**4.68 Buckland Reserve #3 – Lot 61 Haddrill Road, Buckland
AI562**

4.68.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: 3088-64 Plan: Reserve: 18487	Ag Regional	4345m ²	Historic watering place – heritage category B vacant -fenced as part of adjoining property Bushland	Water
<p>Photograph:</p> 					
Recommendation:					

4.68.2 Comment


Buckland Reserve No.3 (Lot 61 Haddrill Road) is currently utilised as a historic watering place and is a heritage listed site. The property is located approximately 9.5 kilometres north of the Northam town site. The site is covered in bushland as it is located on the edge of the Mortlock River. Surrounding the lot, however, is cleared agricultural land.

4.68.3 Recommendation

Since it contains part of the river it is recommended this land is transferred to Department of Water.

4.69 Inkpen Reserve #1 – Inkpen Road, Inkpen AI203

4.69.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: Reserve: 25796	Public Purpose – Waste Disposal	150844m ²	Inkpen Tip Site - Rubbish Disposal site, leased	
Photograph:					
Recommendation:					

4.69.2 Comment

Inkpen Reserve No.1 (Inkpen Road) is currently utilised as a rubbish disposal site. It is located approximately 4 kilometres south east of the Wundowie town site. The site is a clearing in 2.5 kilometres by 2.7 kilometres of remnant bushland. The rubbish disposal site itself slopes downwards to the north west.

4.69.3 Recommendation

As the Wundowie community and surrounds rubbish disposal site, it is recommended the Shire of Northam retains the site.

4.70 Mokine Reserve #1 – Lot 129, 130 Tighe/Gooch Road, Mokine **A502**

4.70.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: Reserve: 32143	Ag Local – Rural Smallholding	41530m ² , 43756m ²	Fire Shed Drainage line Bushland	
Photograph:					
Recommendation:					

4.70.2 Comment


Mokine Reserve No.1 (Lot 129, 130 Tighe/Gooch Road) is located approximately 5.5 kilometres south east from the Clackline town site and 15 kilometres south west of the Northam town site. Located on Spencers Brook Road, the parcel is zoned Rural Smallholding and vested in the Shire of Northam. There is a fire shed located in the south eastern corner and some rural residential development in existence surrounding the site. The site is covered in bushland with the exception of an oval shaped clearing on the eastern side. There may be potential to develop into future rural residential lots.

4.70.3 Recommendation

It is recommended the reserve be retained by the Shire of Northam.

**4.71 Mokine Reserve #2 – Lot 28827 Avro Anson Road, Mokine
AI647**

4.71.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: DIAG 87055 Reserve: 39847	Ag Local – Rural Smallholding	300m ²	Memorial - Avro Monument	
Photograph:					
Recommendation:					

4.71.2 Comment


Mokine Reserve No.2 (Lot 28827 Avro Anson Road) is currently utilised as the site of the Avro Monument. The monument is located approximately 6 kilometres south east of the Clackline town site and 15 kilometres south west of the Northam town site. Surrounding the site are a number of Rural Smallholdings and some scattered bushland.

4.71.3 Recommendation

As the site contains a monument it is recommended it is retained by the Shire of Northam.

4.72 Katrine Reserve #1 – Lot 28884 Northam-Toodyay Road, Katrine **A1492**

4.72.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 39381	Ag Regional	30036m ²	Viveash Reserve Bushland	
Photograph:					
Recommendation:					

4.72.2 Comment

Katrine Reserve No.1 (Lot 28884 Northam-Toodyay Road) is currently utilised as the Viveash Reserve. Viveash Reserve is located approximately 12 kilometres north west of the Northam town site along Northam-Toodyay Road. The site is bisected into two lots by Katrine Road and on the eastern edges is the Avon River, with Northam-Toodyay Road on the western edges. The lot slopes to the north east, and nearby to the south west is a steeply rising hill. The property is still quite well covered in bushland and contains one structure.

4.72.3 Recommendation

As the site is the Viveash Reserve and contains the Katrine Toilets, bushland and a watercourse, it is recommended the Shire retains this land holding.

4.73 Katrine Reserve #2 – Lot 290, 212, 920, 629, 021 Katrine Road, Katrine **A1966**

4.73.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 16393 Reserve: 41559	Ag Regional	52678m ² , 2130m ² , 2253m ² , 4791m ² , 97829m ²	Katrine Pool - River Reserve Bushland	
Photograph:					
Recommendation:					

4.73.2 Comment


Katrine Reserve No.2 (Lot 290, 212, 920, 629, 021 Katrine Road) is the Katrine Pool river reserve. The largest land parcel is long and narrow and follows the Avon River for 1.5 kilometres north west from the Katrine Road and Northam-Toodyay Road intersection. The second largest land parcel also follows the river, but to the south east of the intersection for 1.3 kilometres. Both parcels are located on the northern bank of the Avon. The site is located approximately 12 kilometres north west of the Northam town site. The parcel is covered in bushland and slopes slightly down towards the river. The remaining parcels front Katrine Road and have slightly less vegetation cover. The site is vegetated and encompasses the Avon River and some floodplain.

4.73.3 Recommendation

It is recommended the Shire transfers to Department of Water.

4.74 Seabrook Reserve #1 – Lot 29061 Muluckine Road, Seabrook A2048

4.74.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: D90498 Reserve: 42084	Ag Regional	98971m ²	Native vegetation - Conservation site	
Photograph:					
Recommendation:					

4.74.2 Comment

Seabrook Reserve No.1 (Lot 29061 Muluckine Road) is currently utilised as a conservation site. This is due to it being a remaining section of remnant vegetation in amongst cleared agricultural land. The property is located in Seabrook Village, approximately 6.5 kilometres south east of the Northam town centre. The site is bound by Muluckine Road to the south, Hunter Road to the west and the rail line to the north.

4.74.3 Recommendation

As a conservation site that contains native vegetation, it is recommended that the Shire of Northam retain the property.

4.75 Spencers Brook Reserve #1 – Lot 500 Spencers Brook Road, Spencers Brook AI5556

4.75.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: P57604 Reserve: 49380 Vesting: K468448	Public Purpose Ag Local	2250m ²	Spencers Community Shed - Emergency services site	
Photograph:					
Recommendation:					

4.75.2 Comment


Spencers Brook Reserve No.1 (Lot 500 Spencers Brook Road) is currently utilised as a community centre within the Spencers Brook town site. The property contains the Spencers Community Shed. The site is cleared and contains two trees. To the south and west is cleared agricultural land, whilst to the north and east is the Spencers Brook town site.

4.75.3 Recommendation

As the property is utilised as a community centre, it is recommended that the Shire of Northam retain the site.

4.76 Northam Freehold #1 – 298 Fitzgerald Street, Northam A11140

4.76.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 357-138 Plan: P222920	Commercial - Business	2544m ²	Former Town of Northam Offices - leased	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.76.2 Comment

Northam Freehold No.1 (298 Fitzgerald Street) was previously the Town of Northam offices. The property is currently leased out to the Department of Treasury and Finance (Wheatbelt Development Commission and Department of Sport and Recreation). The site is located in the south-western end of the town centre and is a heritage listed property. The property has frontages with Beavis Place, Fitzgerald Street and the Avon River. There are also two car parks located on the lot, with the rear one, fronting the River, in need of some repair. The site contains some grassed areas and shade trees of a good quality. The former town offices can continue to be leased by the Shire.

4.76.3 Recommendation

As the site encompasses the former council offices for the Town of Northam as well as the town site's current library it is recommended that the Shire of Northam retain the property.

4.77 Northam Freehold #2 – 298 Fitzgerald Street, Northam A11140

4.77.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Mayor of Northam	Volume / Folio: 1028/822 Plan:	Commercial - Business	2922m ²	Shire of Northam Library	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.77.2 Comment


Northam Freehold No.2 (298 Fitzgerald Street) is currently utilised as the Shire of Northam’s library. The site is located in the south-western end of the town centre and is a heritage listed property. The property has frontages with Beavis Place, Fitzgerald Street and the Avon River. There are also two car parks located on the lot, with the rear one, fronting the River, in need of some repair. The site contains some grassed areas and shade trees of a good quality. The former town offices can continue to be leased by the Shire.

4.77.3 Recommendation

As the site encompasses the former council offices for the Town of Northam as well as the town site’s current library it is recommended that the Shire of Northam retain the property.

**4.78 Northam Freehold #3 – Lot 202 Fitzgerald Street, Northam
AI4233**

4.78.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1067-664 Plan: (DP)35424	Commercial	298m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:				<div style="display: inline-block; width: 50px; height: 30px; background-color: green; margin-right: 5px;"></div> <div style="display: inline-block; width: 50px; height: 30px; background-color: red;"></div>	

4.78.2 Comment


Northam Freehold No.3 (Lot 202 Fitzgerald Street) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.78.3 Recommendation

It is recommended the Shire retains and develops the site.

4.79 Northam Freehold #4 – 32 Beavis Place, Northam AI4679

4.79.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 21-320A Plan: (P)35424	Commercial	327m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.79.2 Comment

Northam Freehold No.4 (32 Beavis Place) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.79.3 Recommendation

It is recommended the Shire develops the site.

4.80 Northam Freehold #5 – 31 Beavis Place, Northam A13580

4.80.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 21-320A Plan: (P)35424	Commercial	321m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.80.2 Comment


Northam Freehold No.5 (31 Beavis Place) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.80.3 Recommendation

It is recommended the Shire develops the site.

4.81 Northam Freehold #6 – 30 Beavis Place, Northam AI4680

4.81.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 21-320A Plan: (P)35424	Commercial	333m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:				<div style="display: inline-block; width: 50px; height: 20px; background-color: green; margin-right: 5px;"></div> <div style="display: inline-block; width: 50px; height: 20px; background-color: red;"></div>	

4.81.2 Comment


Northam Freehold No.6 (30 Beavis Place) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.81.3 Recommendation

It is recommended the Shire develops the site.

4.82 Northam Freehold #7 – 32 Beavis Place, Northam AI4676

4.82.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1685-728 Plan: (DP)35424	Commercial	392m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.82.2 Comment


Northam Freehold No.7 (32 Beavis Place) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.82.3 Recommendation

It is recommended the Shire develops the site.

**4.83 Northam Freehold #8 – 31 Fitzgerald Street, Northam
AI4675**

4.83.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1685-728 Plan: (DP)35424	Commercial	392m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.83.2 Comment


Northam Freehold No.8 (31 Fitzgerald Street) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.83.3 Recommendation

It is recommended the Shire develops the site.

**4.84 Northam Freehold #9 – 30 Fitzgerald Street, Northam
AI4674**

4.84.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1685-728 Plan: (DP)35424	Commercial	392m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.84.2 Comment


Northam Freehold No.9 (30 Fitzgerald Street) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.84.3 Recommendation

It is recommended the Shire develops the site.

**4.85 Northam Freehold #10 – Lot 29 Fitzgerald Street, Northam
AI4674**

4.85.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1067-664 Plan: 50096	Commercial	197m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.85.2 Comment


Northam Freehold No.10 (Lot 29 Fitzgerald Street) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a Caltex service station, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.85.3 Recommendation

It is recommended the Shire develops the site.

**4.86 Northam Freehold #11 – 29 Minson Avenue, Northam
AI4677**

4.86.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 21-320A Plan: (P)35424	Commercial	321m ²	Ex-contaminated site - new remediated Vacant former Brabazon House	Power, water, sewerage
Photograph:					
Recommendation:					

4.86.2 Comment

Northam Freehold No.11 (29 Minson Avenue) is currently unutilised vacant land. It is in the town centre and a collection of vacant lots bound by Minson Avenue, Fitzgerald Street and Beavis Place. The site was the location of the former Brabazon House, and a former Caltex service station site, which has led to the site requiring remediation, which has been done. There are a few scattered trees on the site, but for the most part it is level and bare soil. The lot(s) are near to the Avon River and the old Town of Northam offices.

4.86.3 Recommendation

It is recommended the Shire develops the site.

4.87 Northam Freehold #12 – Minson Avenue, Northam AI3875

4.87.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 658-144 Plan: 3885	Recreation Reserve	1681m ²	Riverbank	Power, water sewerage
Photograph:					
Recommendation:					

4.87.2 Comment


Northam Freehold No.12 (Minson Avenue) is a long, narrow parcel of land fronting the Avon River in the Northam town centre. The site is wedged between Minson Avenue car parking and the river and due to its narrow size is not overly developable. Currently, on the lot are a footpath and some shrubby vegetation. As the property is long and narrow and located in the Avon River’s floodplain it is generally undevelopable.

4.87.3 Recommendation

The property is near to Bernard Park and as such it is recommended that the property is converted to reserve, and combined into the adjoining Minson Avenue Road Reserve.

**4.88 Northam Freehold #13 – 265 Fitzgerald Street, Northam
A11138**

4.88.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 541-23 Plan:	Commercial	1366m ²	RSL Memorial Hall	Power, water sewerage
Photograph:					
Recommendation:					

4.88.2 Comment


Northam Freehold No.13 (265 Fitzgerald Street) is currently utilised as the Returned Services League Memorial Hall. It is located in the centre of town near the Fitzgerald Street and Beavis place intersection. The hall takes up most of the lot, with the exception of a small courtyard at the front of the site.

4.88.3 Recommendation

It is recommended to retain the property.

4.89 Northam Freehold #14 – 63 Wellington Street, Northam AI2515

4.89.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 733-111 Plan: P300843	Mixed Use	1821m ²	Former Health Clinic Child	Power, sewerage, telephone water
Photograph:					
Recommendation:					

4.89.2 Comment

Northam Freehold No.14 (63 Wellington Street) is currently utilised leased to Uniting Church Homes. It is located centrally in the Northam town site. The property is well maintained and could find an alternative use if current users were transferred. This is due to its location near to the Northam Boulevard, and its central location. The lot is fenced, and flat, and contains some trees to the back of the property.

4.89.3 Recommendation

It is recommended to continue leasing the site.

4.90 Northam Freehold #15 – 85 Wellington Street, Northam AI3094

4.90.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: 85-176 Plan:	Commercial	3642m ²	Town Hall - Heritage building	Power, water sewerage
Photograph:					
Recommendation:					

4.90.2 Comment


Northam Freehold No.15 (85 Wellington Street) is the old town hall building. It is a heritage listed building located on the corner of Wellington and Gordon streets in the centre of Northam. The site contains some shading trees and car parking at the Wellington street frontage, with the back, on Duke Street, vacant land. The building is two levels high and of a good quality, therefore is of value to the town site.

4.90.3 Recommendation

To ensure that the expensive maintenance costs of the heritage listed Northam Town Hall are met, it is recommended that the Shire of Northam retains the site.

4.91 Northam Freehold #16 – 3 Gregory Street, Northam
AI1369

4.91.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1074-614 Plan: 3302	Residential R15/30	86m ²	Vacant - Used as part of Road Reserve	
Photograph:					
Recommendation:					

4.91.2 Comment

Northam Freehold No.16 (3 Gregory Street) is currently utilised as a part of the road reserve. The site is approximately 500 metres south of the Northam town centre. The site contains some shade trees and is generally level. At only 86 square metres, recommend transfer to owner of 3 Gregory Street.

4.91.3 Recommendation

It is recommended to sell the property to the owner of 3 Gregory Street.

4.92 Northam Freehold #17 – 321 & 325 Fitzgerald Street, Northam A11143

4.92.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1066-881 or 681 Plan: 921	Mixed Use	540m ²	Purslowe Park	
Photograph:					
Recommendation:					

4.92.2 Comment

Northam Freehold No.17 (321 & 325 Fitzgerald Street) is currently utilised as Purslowe Park. The park is located to the south west corner of the town centre across the road from the Avon Bridge Hotel. The park is flat, with some shade trees and grassed areas, suited to passive recreation. It has been earmarked for future sale, but may be needed for the King Creek drainage system if there is not an alternative site for a nutrient stripping basin. If it is not needed for this purpose it should be sold.

4.92.3 Recommendation

As a park within the Northam town site, it is recommended that the Shire retain the site, including the lot that does not contain the drain.

4.93 Northam Freehold #18 – 155 & 151 Wellington Street, Northam **A13100**

4.93.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Mayor of Northam	Volume / Folio: 230-99 & 112-174 Plan:	Residential R15/30	3642m ²	Former Victoria Oval	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.93.2 Comment

Northam Freehold No.18 (155 & 151 Wellington Street) is the site of the former Victoria Oval. It is located in the south-western portion of the town site. The blocks have two road frontages, Wellington Street and Duke Street. The property is located in a portion of town that contains a mix of light industrial, residential and community service based land uses. There is a drainage channel located across lots 194 and 195 Wellington Street. The site may be developed or sold.

4.93.3 Recommendation

It is recommended to sell the site.

4.94 Northam Freehold #19 – 144 & 146 Chidlow Street, Northam **AI5399 and AI3561**

4.94.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Town of Northam	Volume / Folio: 287-64A Plan: 20438	Residential R15/30	1836m ²	Former Scout Hall - Vacant	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.94.2 Comment


Northam Freehold No.19 (144 & 146 Chidlow Street) is currently unutilised vacant land zoned for R15/30 residential development. The site is approximately 500 metres south of the town centre. The surrounding area is made up of modest to good residential development. The topography at the site is basically level. A Scout Hall was formerly located on the site, which is now vacant land. The site may be retained, developed or sold.

4.94.3 Recommendation

It is recommended to sell the site.

**4.95 Northam Freehold #20 – 301 Chidlow Street, Northam
AI2028**

4.95.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1081-959 Plan: 6494/40893	Reserve Recreation	1464m ²	Morrell Park	
Photograph:					
Recommendation:					

4.95.2 Comment


Northam Freehold No.20 (301 Chidlow Street) is currently utilised as Morrell Park. The park is located approximately 1.5 kilometres south west of the Northam town centre. The site is grassed, and contains some shade trees. It is on a slight sloping gradient and is surrounded by developed residential land. Morrell Park has a relatively new playground equipment located on site.

4.95.3 Recommendation

As a park within the Northam town site, it is recommended that the Shire retains the site and continues to utilise it as a park.

**4.96 Northam Freehold #21 – 46 Burnside Avenue, Northam
AI0382**

4.96.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1327-992 Plan: 2777	Residential R15/30	1002m ²	Girl Guides known as 139 Chidlow, may be fenced off	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.96.2 Comment


Northam Freehold No.21 (46 Burnside Avenue) is currently utilised as a Girl Guides Hall. The property is located approximately 500 metres south of the town centre. The surrounding area contains residential development of modest to good quality. The site slopes slightly towards Chidlow Street, the lot is fenced on all sides. **The current improvements have limited usage other than as a meeting place.**

4.96.3 Recommendation

It is recommended to retain the site.

4.97 Northam Freehold #22 – 15 Gregory Street, Northam
AI1386

4.97.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 839-80 Plan: 337(P)	Residential R15/30	1690 m ²	Vacant Mervyn Street Road Reserve	
Photograph:					
Recommendation:					

4.97.2 Comment


Northam Freehold No.22 (15 Gregory Street) is currently unutilised. It is known as the Mervyn Street Road Reserve. The lot is located approximately 1 kilometre east of the Northam town centre. The property runs adjacent to Mervyn Street, with quite a long frontage to the street. The block is quite narrow, however, and is located along a road verge for the most part. It contains a few shade trees. The property is zoned residential and is 1690m².

4.97.3 Recommendation

It is recommended to combine the land with the road reserve.

4.98 Northam Freehold #23 – 44 Peel Terrace, Northam AI4137

4.98.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 25-339 Plan: DP222922	Reserve Recreation	59691m ²	Main Oval	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.98.2 Comment


Northam Freehold No.23 (44 Peel Terrace) is currently utilised as the Northam town sites main oval and sporting recreation reserve. The recreation site is located approximately 1 kilometre east of the Northam town centre. This site is the location of Northam’s main sporting recreation facilities. The property is flat with grassed ovals used for sporting activities. The subject land also contains the SES Headquarters, Agricultural Society Pavillion and associates sheds, Jubilee Pavillion. There are some shade trees located on the site, mostly along the western and northern boundaries of the property. Advice from the Department of Regional Development and Lands is that Lot 21711 a Crown Grant in Trust for “Recreational Purposes Only”. To convert to freehold the Trust would need to be removed, which is a separate process that Council would need to initiate. As the Northam town sites main sporting recreation reserve, and the site of the recreation centre, this site is a crucial part of the Northam town site.

4.98.3 Recommendation

It is recommended for the Shire of Northam to retain the site. The option of removing the trust should be further explored.

**4.99 Northam Freehold #24 – 17/19/21 Arnold Street, Northam
AI4139**

4.99.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1103-947 & 1103-948 Plan: 279	Reserve Recreation	1571m ²	Current Outdoor Basketball Courts	Power, water, sewerage
Photograph:					
Recommendation:					

4.99.2 Comment


Northam Freehold No.24 (17/19/21 Arnold Street) are currently utilised as outdoor basketball courts. They are located adjacent to the Recreation Centre and Henry Street Oval, 1 kilometre east of the Northam town centre. The outdoor basketball courts are bitumen surfaced and the site is fenced, with some shade trees located at the north west end of the lot. There is also a gravel section at the south east end. In total there are four basketball courts on the site. The site is located adjacent to the main Northam sporting recreation reserve.

4.99.3 Recommendation

It is recommended to retain the site despite the construction of indoor basketball facilities within the recreation centre.

4.100 Northam Freehold #25 – 2 East Street, Northam **AI4137**

4.100.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 640-52 Plan: DP222922	Reserve Recreation	59691m ²	Henry Street Oval	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.100.2 Comment


Northam Freehold No.25 (2 East Street) is currently utilised as the Henry Street Oval, located approximately 1 kilometre east of the Northam town centre. This site is the location of Northam’s main sporting recreation facilities. The property is flat two grassed ovals used for sporting activities. There are some shade trees located on the site, mostly along the western and northern boundaries of the property. The sites old Recreation Centre has recently been demolished and a new centre is complete on the site. This is for indoor recreation activities, as well as to enhance the outdoor activities practiced at the site. As the Northam town sites main sporting recreation reserve, and the site of the recreation centre, this site is a crucial part of the Northam town site.

4.100.3 Recommendation

It is recommended for the Shire of Northam to retain the site.

4.101 Northam Freehold #26 – 16 East Street, Northam A14137

4.101.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: 1195-612 Plan: DP222922	Reserve Recreation	59691m ²	Henry Street Oval	Power, water, sewerage
Photograph: 					
Recommendation:					

4.101.2 Comment


Northam Freehold No.26 (16 East Street) is currently utilised as the Henry Street Oval, located approximately 1 kilometre east of the Northam town centre. This site is the location of Northam’s main sporting recreation facilities. The property is used for sporting activities. There are some shade trees located on the site, mostly along the western and northern boundaries of the property. As the Northam town sites main sporting recreation reserve, and the site of the recreation centre, this site is a crucial part of the Northam town site.

4.101.3 Recommendation

It is recommended for the Shire of Northam to retain the site.

4.102 Northam Freehold #27 – 1 Grey Street, Northam AI557I

4.102.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 561-25 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park to be lot 400 ct	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.102.2 Comment

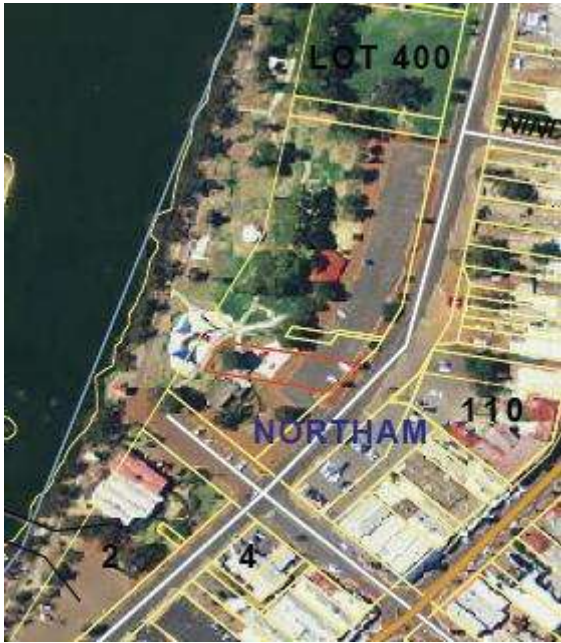
Northam Freehold No.27 (1 Grey Street) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.102.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.103 Northam Freehold #28 – 3/5 Grey Street, Northam AI557I

4.103.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1095-846 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.103.2 Comment


Northam Freehold No.28 (3 Grey Street) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.103.3 Recommendation

It is recommended that the Shire of Northam retains the site.

**4.104 Northam Freehold #29 – 500 Minson Avenue, Northam
AI557I**

4.104.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 435-904 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.104.2 Comment

Northam Freehold No.29 (500 Minson Avenue) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a recently constructed sound shell, it is of substantial community value.

4.104.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.105 Northam Freehold #30 – Part of Bernard Park, Northam AI5571

4.105.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1348-994 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park	Power, Water, Sewerage telephone
Photograph:					
Recommendation:					

4.105.2 Comment


Northam Freehold No.30 (Part of Bernard Park) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a recently constructed sound shell, it is of substantial community value.

4.105.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.106 Northam Freehold #31 – 10/12/13 Nind Street and 15 Minson Avenue, Northam AI5571

4.106.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1206-570 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.106.2 Comment


Northam Freehold No.31 (10/12/13 Nind Street and 15 Minson Avenue) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.106.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.107 Northam Freehold #32 – 11 Nind Street, Northam AI557I

4.107.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1076-771 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park Road Reserve	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.107.2 Comment


Northam Freehold No.32 (Reserve 4171 Keane Street) is currently utilised as road reserve near Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.107.3 Recommendation

It is recommended that the Shire of Northam retains the site.

**4.108 Northam Freehold #33 – 37 Minson Avenue, Northam
AI5571**

4.108.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1049-701 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park	Power, Water, Sewerage, telephone
<p>Photograph:</p> 					
<p>Recommendation:</p>					

4.108.2 Comment


Northam Freehold No.33 (37 Minson Avenue) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s townsite and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.108.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.109 Northam Freehold #34 – 6 Peel Terrace, Northam AI557I

4.109.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1061-220 Plan: 3281	Recreation Reserve	38000m ²	Bernard Park	Power, Water, Sewerage, telephone
<p>Photograph:</p> 					
<p>Recommendation:</p>					

4.109.2 Comment


Northam Freehold No.34 (6 Peel Terrace) is currently utilised as Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.109.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.110 Northam Freehold #35 – Minson Avenue (Bernard Park), Northam **AI4143**

4.110.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1061-206 Plan: D10581	Reserve Recreation	38000m ²	Bernard Park	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.110.2 Comment


Northam Freehold No.35 (Minson Avenue (Bernard Park),) is currently utilised as part of Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.110.3 Recommendation

It is recommended that the Shire of Northam retains the site.

**4.III Northam Freehold #36 – Part of Bernard Park, Northam
AI557I**

4.III.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1037-636 Plan: 3281	Reserve Recreation	38000m ²	Bernard Park	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.III.2 Comment


Northam Freehold No.36 (Part of Bernard Park) is currently utilised as part of Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site.

4.III.3 Recommendation

As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value. For this reason it is important that the Shire of Northam retains the site.

4.112 Northam Freehold #37 – Part of Bernard Park, Northam AI5571

4.112.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1049-827 Plan: 3281	Reserve Recreation	38000m ²	Bernard Park Part of Bernard Park that is being amalgamated	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.112.2 Comment


Northam Freehold No.37 (Part of Bernard Park) is currently utilised as part of Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value.

4.112.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.113 Northam Freehold #38 – Minson Avenue, Northam AI4157

4.113.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1064-502 or 1546-597 Plan:	Reserve Recreation	790m ² , 4204m ²	park at rear of ex town buildings Actually Minson Avenue pavement Part Rd Reserve	
Photograph:					
Recommendation:					

4.113.2 Comment


Northam Freehold No.38 (Minson Avenue) is currently utilised as part park and part of Minson Avenue’s street pavement. The site contains some of Bernard Park’s car parking. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a constructed sound shell, it is of substantial community value. For this reason it is important that the Shire of Northam retains the site. It is important to retain car parking adjacent to the site. This enables the park to be accessed easily, encouraging use of the facilities there.

4.113.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.114 Northam Freehold #39 – Minson Avenue, Northam AI557I

4.114.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1103-949 Plan: 3281	Reserve Recreation	38000m ²	Bernard Park	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.114.2 Comment

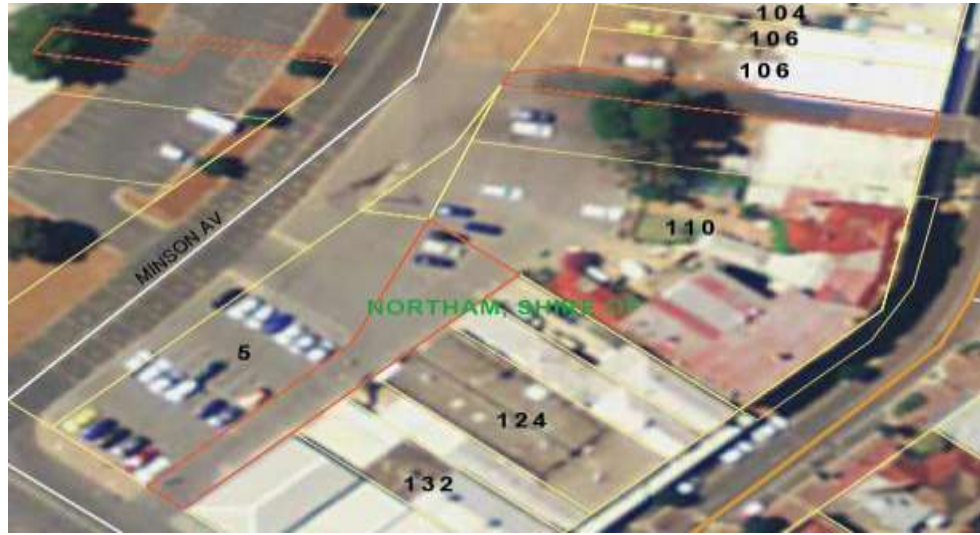
Northam Freehold No.39 (Minson Avenue) is currently utilised as part of Bernard Park. Bernard Park is located in the centre of Northam’s town site and is the central passive recreation facility in the town. As such it is an integral part of the town’s visual and recreational amenity. The site is flat, with irrigated grass and shade trees located on the site. There is a children’s playground, barbeque facilities and a Swan breeding enclosure all located on the parks grounds. Car parking is also another major land use on the Bernard Park site. As Bernard Park is in a prominent position in the centre of the Northam town site, and has a recently constructed sound shell, it is of substantial community value.

4.114.3 Recommendation

It is recommended that the Shire of Northam retains the site.

4.115 Northam Freehold #40 – Minson Avenue, Northam AI4153

4.115.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1306-64 Plan:	Road Reserve - Commercial	495m ² , 261m ² , 128m ²	Rear of Northam Hardware Laneway next to Shamrock Hotel Part of Minson Avenue Car park Part of car parking	
Photograph:					
Recommendation:					

4.115.2 Comment

Northam Freehold No.40 (Minson Avenue) is currently utilised as car parking. The car parking site is located behind Fitzgerald Street fronting businesses between Grey Street and the Shamrock Hotel and is accessed via Minson Avenue. The site is level and sealed, thus is good quality car parking that is part of the Car Parking Strategy. There may be an opportunity to sell or lease this carpark. Council in the past has indicated the Shire should provide Carparking over and above street parking to assist businesses and the community. However it is in the Shire’s interest to seek a contribution from businesses that are receiving the benefit of land provided for parking.

4.115.3 Recommendation

As a car park in the centre of the Northam town site that is currently maintained by the Shire of Northam, it is recommended that the property is retained, with investigation of leasing the carpark to the businesses that benefit from its use.


4.116 Northam Freehold #41 – Minson Avenue, Northam AI4152

4.116.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2764-165 Plan: 4975	Road Reserve - Commercial	168m ²	Portion of land behind Mon Petit Used as car parking	
Photograph:					

4.117 Northam Freehold #42 – 33 Wellington Street, Northam AI3095

4.117.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1542-764 Plan: 182613	Reserve - Public Purpose	2860m ²	Avon Valley Arts Society Heritage listed	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.117.2 Comment


Northam Freehold No.42 (33 Wellington Street) was used as the Avon Valley Arts Society and comprises of two separate buildings, namely the former Northam Post Office and the former Girls School. It is heritage listed. The site is located in the centre of the Northam town site and is bisected by a Water Corporation Reserve into two parcels of land. It is located on Wellington Street adjacent to the Coles Supermarket. The site contains two buildings and some scattered tree cover on land that slopes up towards the east.

4.117.3 Recommendation

It is recommended to dispose (including the option of lease) of the property containing the Old Post Office Building and Old Girls School Building.

**4.118 Northam Freehold #43 – 2 Fitzgerald Street, Northam
AI0987**

4.118.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 386-14 Plan:	Recreation Reserve	1920m ²	Enright Park Public Open space	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.118.2 Comment


Northam Freehold No.43 (2 Fitzgerald Street) is currently utilised as Enright Park public open space. The property is located to the north of the Northam town centre between the Avon River to the west, the Mortlock River to the north and the railway line to the south. Located on the banks of the junction of the Avon and Mortlock Rivers, this means that the lot is in the floodplain. The lot slopes to the north west and contains a few trees.

4.118.3 Recommendation

As a park, and at the convergence of the Avon and Mortlock Rivers, which is below flood levels, it is recommended that the Shire of Northam retains the property.

**4.119 Northam Freehold #44 – 6 Fitzgerald Street, Northam
AI4098**

4.119.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1347-650 Plan:	Recreation Reserve	1409m ²	Enright Park Public Open space	Power, Water, Sewerage
Photograph:					
Recommendation:					

4.119.2 Comment

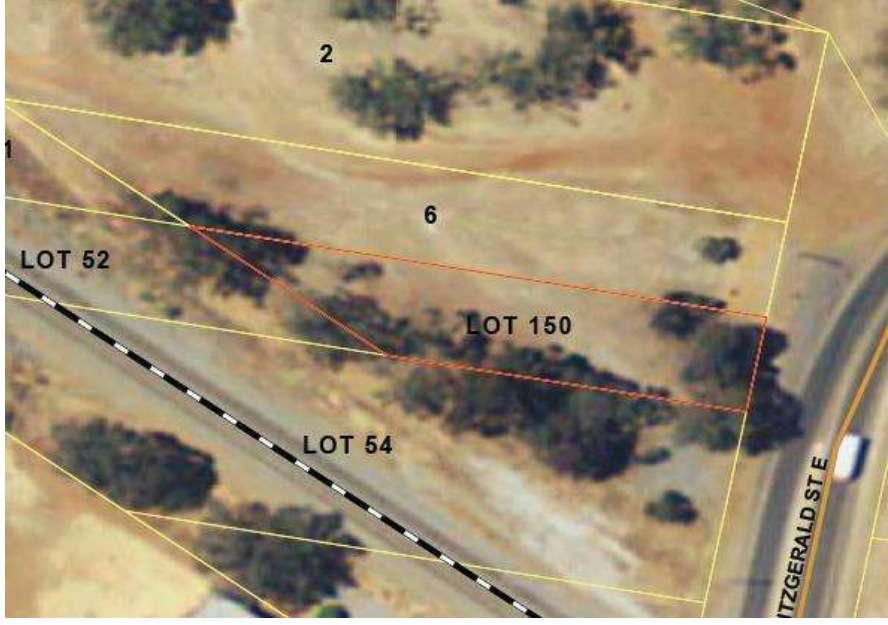
Northam Freehold No.44 (6 Fitzgerald Street) is currently utilised as Enright Park public open space. The property is located to the north of the Northam town centre between the Avon River to the west, the Mortlock River to the north and the railway line to the south. Located on the banks of the junction of the Avon and Mortlock Rivers, this means that the lot is in the floodplain. The lot slopes to the north west and contains a few trees

4.119.3 Recommendation

As a park, and at the convergence of the Avon and Mortlock Rivers, which is below flood levels, it is recommended the Shire of Northam retains the property.

**4.120 Northam Freehold #45 – Part of Enright Park, Northam
AI4099**

4.120.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1347-649 Plan:	Recreation Reserve	961m ²	Enright Park Public Open space	Power, Water, Sewerage
Photograph:					
Recommendation:					

4.120.2 Comment


Northam Freehold No.45 (Part of Enright Park) is currently utilised as Enright Park public open space. The property is located to the north of the Northam town centre between the Avon River to the west, the Mortlock River to the north and the railway line to the south. Located on the banks of the junction of the Avon and Mortlock Rivers, this means that the lot is in the floodplain. The lot slopes to the north west and contains a few trees

4.120.3 Recommendation

As a park, and at the convergence of the Avon and Mortlock Rivers, which is below flood levels, it is recommended the Shire of Northam retains the property.

**4.121 Northam Freehold #46 – 448 Fitzgerald Street, Northam
A11201**

4.121.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 793-114 Plan: 4110	Residential R15 or ROW	1103m ²	Drainage - next door being used as well	Power, Water, Sewerage, telephone
Photograph:					
Recommendation:					

4.121.2 Comment


Northam Freehold No.46 (448 Fitzgerald Street) is currently utilised as a drainage channel reserve. The property is located approximately 1.5 kilometres south west of the Northam town centre. The area comprises of modest housing and the Water Supply . The site is practically completely level, fenced and contains some native grasses.

4.121.3 Recommendation

As a drainage reserve it is recommended the Shire of Northam retains the property.

**4.122 Northam Freehold #47 – 202 Mitchell Avenue, Northam
A11612**

4.122.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1560-92 Plan: 9867	Reserve Public Open Space	5876m ²	Vacant Part of KEP	
Photograph:					
Recommendation:					

4.122.2 Comment

Northam Freehold No.47 (202 Mitchell Avenue) is currently utilised as part of the KEP track (top edge). The lot is located approximately 2 kilometres south west of the Northam town centre and the southern portion of it is in the Avon Rivers floodway. This part of the lot has bushland whilst the northern two thirds are cleared. The lot is bound on its northern side, by Mitchell Avenue, and to the east by the railway line. This lot is utilised as a recreation reserve. In the future there may be a road nearby linking to the Poole Street bridge.

4.122.3 Recommendation

As the site contains part of the KEP reserve and is located in the Avon River floodway it is recommended that the Shire of Northam retain to manage the presentation of the entry into town from Perth.

4.123 Northam Freehold #48 – Near to 202 Mitchell Avenue, Northam **AI1608**

4.123.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2610-691 Plan: (P)224729	Reserve Public Open Space	17053m ²	Vacant Part of KEP	
Photograph:					
Recommendation:					

4.123.2 Comment


Northam Freehold No.48 (Near to 202 Mitchell Avenue) is currently utilised as part of the KEP track. The site is 4.5 kilometres west of the Northam town centre, located to the South of Mitchell Avenue with frontage to the Avon River. The property has been partially cleared with some remaining eucalypt vegetation. The lot slopes south, towards the river. The only adjacent property is that of Holtfreeters to the east. In the future there may be a road nearby linking to the Poole Street bridge.

4.123.3 Recommendation

As the site contains part of the KEP reserve and is located in the Avon River floodway it is recommended that the Shire of Northam retain to manage the presentation of the entry into town from Perth.

4.124 Northam Freehold #49 – 800 (91) Mitchell Avenue, Northam A11608

4.124.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1101-290 Plan:	Reserve	21554m ²	Vacant Land Southern side of Mitchell Ave between Holtfreters and railway	
Photograph:					
Recommendation:					

4.124.2 Comment


Northam Freehold No.53 (800 (91) Mitchell Avenue) is currently unutilised vacant land. The lot is located approximately 1.5 kilometres from the Northam town centre. It is bound by the Avon River to the south and Mitchell Avenue to the north. The southern portion, being closest to the Avon River, is moderately vegetated, whilst the northern half, closest to Mitchell Avenue is mostly cleared. The site contains a gravel drive through the north eastern corner. In the future there may be a road nearby linking to the Poole Street bridge.

4.124.3 Recommendation

As the site contains part of the KEP reserve and is located in the Avon River floodway it is recommended that the Shire of Northam retain to manage the presentation of the entry into town from Perth.

**4.125 Northam Freehold #50 – 59 Mitchell Avenue, Northam
A11582**

4.125.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1425-599 Plan: 774/32733	Industrial	4097m ²	Pool Car Park	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.125.2 Comment


Northam Freehold No.49 (59 Mitchell Avenue) is currently utilised as the public swimming pool car park. The lot is located approximately 4 kilometres west of the Northam town centre on the south side of Mitchell Avenue, bound by the Avon River to the south. The site slopes towards the river. The swimming pool is located to the east and Holtfreeters is to the west. The Shire is proposing to undertake stage 2 of the Northam Recreation Centre development, which includes a new aquatic centre. At that point, the Shire will have the option to sell the freehold land on which the existing pool is located, and this adjoining land also. This land also acts as a buffer to the former Holtfreeters which is zoned light & service industry.

4.125.3 Recommendation

It is recommended to retain at least until the pool is relocated.

4.126 Northam Freehold #51 – 55 Mitchell Avenue, Northam
AI1581

4.126.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1206-854 Plan: D22644	Recreation Reserve	23016m ²	Swimming Pool	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.126.2 Comment


Northam Freehold No.50 (55 Mitchell Avenue) is currently utilised as the Northam town site’s public swimming pool. The lot is located approximately 4 kilometres west of the Northam town centre on the south side of Mitchell Avenue, bound by the Avon River to the south. The site contains some shading tress, also some buildings, shade structures and a swimming pool. The Shire will have the option to sell the property once an indoor aquatic facility is constructed at the Northam Recreation Centre.

4.126.3 Recommendation

As the site is currently utilised as the Northam town site’s public pool, it is recommended that the Shire of Northam retain the property for the time being.

**4.127 Northam Freehold #52 – 68 Mitchell Avenue, Northam
AI4389**

4.127.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2560-215 Plan:	Residential R15 (A2)	9966m ²	Vacant Land Next stage of Mitchell on Avon Drain runs through property	power, water, sewerage
Photograph:					
Recommendation:				<div style="display: inline-block; width: 50px; height: 30px; background-color: green; margin-right: 10px;"></div> <div style="display: inline-block; width: 50px; height: 30px; background-color: red;"></div>	

4.127.2 Comment


Northam Freehold No.52 (68-70 Mitchell Avenue) is currently unutilised residential R15 zoned land. It is anticipated to be the next stage of Mitchell on Avon subdivision. A subdivision layout plan exists for Shire of Northam and Main Roads WA land between Mitchell Avenue and the Northam Hospital. It is likely that once a demand is established for residential land and development the Shire will subdivide this land.

4.127.3 Recommendation

As the next stage of the Mitchell on Avon residential development, it is recommended for the Shire of Northam to retain the site and develop it as demand allows.

4.128 Northam Freehold #53 – 51 Tamplin Street, Northam
AI1604

4.128.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1369-629 Plan: 10593	Residential R15	58588m ²	Vacant	
Photograph:					
Recommendation:					

4.128.2 Comment


Northam Freehold No.51 (51 Tamplin Street) is currently unutilised residential R15 land. This parcel of land is cleared and located approximately 1.5 kilometres west of the town centre. The site is just to the west of existing residential development and is bound to the west by an existing rail line. The land slopes upwards to the north west, in the direction of Mt Ommaney, which overlooks the site. The Shire has the option to develop or sell this portion of land.

4.128.3 Recommendation

As the property is a large (58,588m²) residential zoned property, it is recommended the Shire of Northam develop or sell to a stakeholder willing to develop the parcel.

4.129 Northam Freehold #54 – 28 Broome Terrace, Northam
AI0062

4.129.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1467-617 Plan: 50096	Residential R15/30	197m ²	opposite swing bridge	
Photograph:					
Recommendation:					

4.129.2 Comment


Northam Freehold No.54 (28 Broome Terrace) is currently utilised as the anchor site for suspension bridge cables. The site is located across the river from the Visitor Centre and the Northam town centre. It is used to hold up the cable bring that crosses the Avon River. Since the property is the anchor site for the cable suspension bridge that crosses the Avon River, it is needed.

4.129.3 Recommendation

It is recommended the property is retained by the Shire.

4.130 Northam Freehold #55 – 2 Broome Terrace, Northam
AI0049

4.130.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1368-801 Plan:	Residential R15/30	787m ²	cul-de-sac House on site?	Power, water, sewerage
Photograph:					
Recommendation:					

4.130.2 Comment


Northam Freehold No.55 (2 Broome Terrace) is currently utilised as a small park and part of Broome Terrace’s cul-de-sac. The lot is located across the Peel Terrace Bridge from the Northam town centre and Bernard Park. The lot is grassed and contains some shade trees as well as some bitumen in the portion that makes up the cul-de-sac. The site is level and adjacent to the west of the Avon River.

4.130.3 Recommendation

It is recommended the property is retained as is.

**4.131 Northam Freehold #56 – Part of Broome Terrace, Northam
AI3876**

4.131.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 772-144 Plan:	Residential R15/30	11m ²	Road Reserve	
Photograph:					
Recommendation:					

4.131.2 Comment


Northam Freehold No.56 (Part of Broome Terrace) is currently utilised as part of the road reserve on Broome Terrace. The property is located approximately 500 metres east of the Northam town centre. The property is only 11 square metres, and is on the corner of Broome Terrace and Stirling Street. The lot contains some road pavement within its boundaries, as well as some street verge.

4.131.3 Recommendation

It is recommended to amalgamate the land with the adjacent road reserve.

4.132 Northam Freehold #57 – Broome Terrace, Northam AI3880

4.132.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam, Municipality of Northam	Volume / Folio: 1014-834 Plan: D8341	Residential R15/30	227m ²	Vacant Land	
Photograph:					
Recommendation:					

4.132.2 Comment


Northam Freehold No.57 (Broome Terrace) is currently unutilised land zoned as Residential R15/30. It is part of the road verge on either side of Weld Street. There is one shade tree located along this stretch of reserve. There are no footpaths and on the opposite side of Broome Terrace, to the south east, there is a recreation reserve that fronts onto the Avon River.

4.132.3 Recommendation

It is recommended to amalgamate the land with the road reserve.

4.133 Northam Freehold #58 – Part of Broome Terrace, Northam AI3879

4.133.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 916-152 Plan:	Residential R15/30	148m ²	Road Reserve	
Photograph:					
Recommendation:					

4.133.2 Comment


Northam Freehold No.75 (Part of Broome Terrace) is currently utilised as a portion of the Broome Terrace road reserve. The property is located on the verge of Broome Terrace, near to the Stirling Street intersection. There are no shade trees, or a footpath on the lot, despite its location on the streets edge. Across the street to the south is the Broome Terrace recreation reserve that fronts onto the Avon River. The land may be sold to the adjoining land-owner or amalgamated with the road reserve.

4.133.3 Recommendation

It is recommended to amalgamate with the adjacent road reserve.

**4.134 Northam Freehold #59 – Part of Broome Terrace, Northam
AI3877**

4.134.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 895-123 Plan:	Residential R15 /30	125m ²		
Photograph:					
Recommendation:					

4.134.2 Comment

Northam Freehold No.76 (Part of Broome Terrace) is currently utilised as foreshore area. The site is vacant land along Broome Terrace.

4.134.3 Recommendation

It is recommended to amalgamate with the adjacent road reserve.

4.135 Northam Freehold #60 – Newcastle/Broome Terrace, Northam A12132

4.135.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1092-157 Plan: D12686	Reserve Recreation	2979m ²	Apex Park	
Photograph:					
Recommendation:					

4.135.2 Comment


Northam Freehold No.91 (Newcastle/Broome Terrace) is currently utilised as Apex Park. Apex park is located on the north side of the Avon River, across the Gairdner Street Bridge from the Northam town centre. The park is grassed, contains some shade trees and a children’s playground. Across Broome Terrace is a passive recreation reserve that fronts the Avon River.

4.135.3 Recommendation

As a park within the Northam town site it is recommended for the Shire to retain ownership of the property.

4.136 Northam Freehold #61 – 65 Clarke Street, Northam AI0471

4.136.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1467-625 Plan: 45145	Public purpose – Recycled Water Dam	6844m ²	Reserve - Public Purpose recycled water Clarke Street Dam	Water
Photograph:					
Recommendation:					

4.136.2 Comment

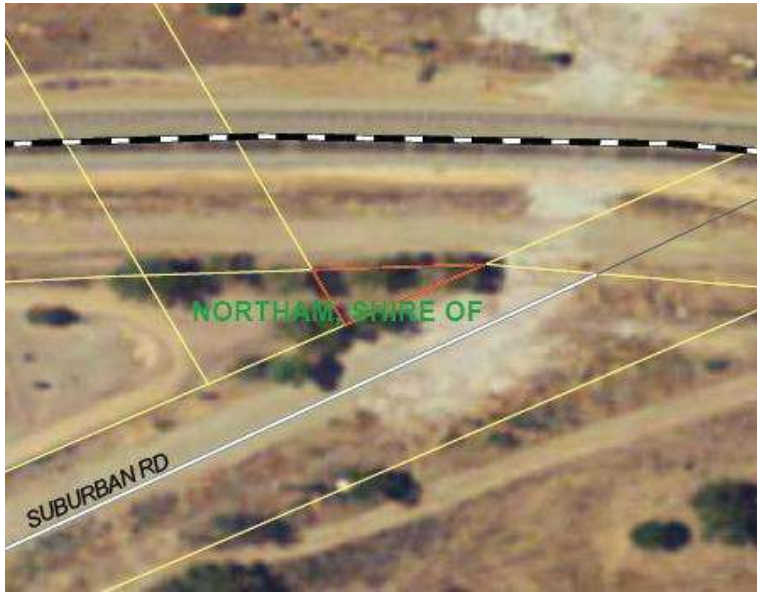
Northam Freehold No.58 (65 Clarke Street) is currently utilised as the Clarke Street Dam, holding recycled water. The dam is located approximately 1.5 kilometres north of the Northam town centre and its purpose is to provide irrigation water for Council’s Parks & Gardens. The dam is surrounded by some sparse vegetation, to the east is the Northam Trotting Track and to the west is the railway line. The area further west of the rail line is undeveloped, cleared land belonging to the CY O’Connor College of Tafe.

4.136.3 Recommendation

As the site contains a dam that is used to irrigation purposes, it is recommended the Shire of Northam retains the property.

**4.137 Northam Freehold #62 – 42 Suburban Road, Northam
A13091**

4.137.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 1343-904 Plan: P19569	Reserve Recreation	2.5 ha	Bert Hawke southern side of railway on Suburban Road	Power, water
Photograph:					
Recommendation:					

4.137.2 Comment

Northam Freehold No.59 (42 Suburban Road) is currently utilised as the Bert Hawke recreation reserve. The reserve is located approximately 2 kilometres from the Northam town centre. There are irrigated grass field on the sites eastern end, along with a car park and some club buildings. In the middle of the site are a dam and some scattered shade trees exist along the eastern and northern edges of the reserve. The majority of the site is cleared, unutilised land that is wedged between the Avon River to the north and the rail line to the south, with the site being 1.3 kilometres long and 300 metres wide. As a recreation reserve it is desirable that the Shire of Northam retain the site. The eastern end, however, is un-utilised, thus there is potential value in development or sale of that portion of the property

4.137.3 Recommendation

It is recommended that the property is retained.

**4.138 Northam Freehold #63 – 39 Suburban Road, Northam
AI309I**

4.138.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1577-479 Plan: P19569	Reserve Recreation		Bert Hawke former part of Suburban Road	Power, water
Photograph:					
Recommendation:					

4.138.2 Comment


Northam Freehold No.60 (39 Suburban Road) is currently utilised as the Bert Hawke recreation reserve. The reserve is located approximately 2 kilometres from the Northam town centre. There are irrigated grass field on the sites eastern end, along with a car park and some club buildings. In the middle of the site are a dam and some scattered shade trees exist along the eastern and northern edges of the reserve. The majority of the site is cleared, unutilised land that is wedged between the Avon River to the north and the rail line to the south, with the site being 1.3 kilometres long and 300 metres wide.

4.138.3 Recommendation

It is recommended that the property is retained.

**4.139 Northam Freehold #64 – 1 Suburban Road, Northam
AI3091**

4.139.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1503-569 Plan: P19569	Reserve Recreation		Bert Hawke	Power, water
Photograph:					
Recommendation:					

4.139.2 Comment

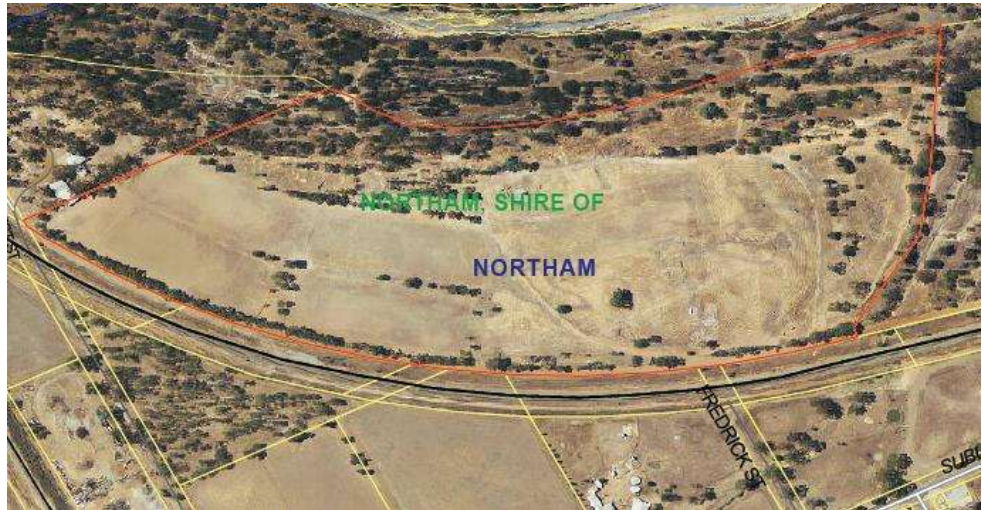
Northam Freehold No.61 (1 Suburban Road) is currently utilised as the Bert Hawke recreation reserve. The reserve is located approximately 2 kilometres from the Northam town centre. There are irrigated grass field on the sites eastern end, along with a car park and some club buildings. In the middle of the site are a dam and some scattered shade trees exist along the eastern and northern edges of the reserve. The majority of the site is cleared, unutilised land that is wedged between the Avon River to the north and the rail line to the south, with the site being 1.3 kilometres long and 300 metres wide. Amalgamate with adjoining freehold lot.

4.139.3 Recommendation

It is recommended that the property is retained.

**4.140 Northam Freehold #65 – 50 Fredrick Street, Northam
AI309I**

4.140.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2032-205 Plan: P19569	Recreation Reserve		Bert Hawke	
Photograph:					
Recommendation:					

4.140.2 Comment


Northam Freehold No.62 (50 Fredrick Street) is currently utilised as part of the Bert Hawke Recreation reserve. The reserve is located approximately 2 kilometres from the Northam town centre. There are irrigated grass field on the sites eastern end, along with a car park and some club buildings. In the middle of the site are a dam and some scattered shade trees exist along the eastern and northern edges of the reserve. The majority of the site is cleared, unutilised land that is wedged between the Avon River to the north and the rail line to the south, with the site being 1.3 kilometres long and 300 metres wide.

4.140.3 Recommendation

It is recommended that the property is retained.

4.141 Northam Freehold #66 – 5 Suburban Road, Northam AI309I

4.141.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2032-206 Plan: P19569	Recreation Reserve		Bert Hawke	
Photograph:					
Recommendation:					

4.141.2 Comment


Northam Freehold No.63 (5 Suburban Road) is currently utilised as part of the Bert Hawke Recreation reserve. Northam Freehold No.49 (39 Suburban Road) is currently utilised as the Bert Hawke recreation reserve. The reserve is located approximately 2 kilometres from the Northam town centre. There are irrigated grass field on the sites eastern end, along with a car park and some club buildings. In the middle of the site are a dam and some scattered shade trees exist along the eastern and northern edges of the reserve. The majority of the site is cleared, unutilised land that is wedged between the Avon River to the north and the rail line to the south, with the site being 1.3 kilometres long and 300 metres wide.

4.141.3 Recommendation

It is recommended that the property is retained.

4.142 Northam Freehold #67 – 107 Katrine Road, Northam AI4100

4.142.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1448-43 Plan: 237	Recreation Reserve	1027m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.142.2 Comment


Northam Freehold No.64 (107 Katrine Road) is currently unutilised land on Katrine Road. There is an SCA I floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north east of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA I floodplain issue is a problem that constrains development of the site. It is suggested this could be converted to reserve, provided that RDL can convert the relevant area of reserve to freehold for the Shire.

4.142.3 Recommendation

It is recommended to convert the land to foreshore reserve.

4.143 Northam Freehold #68 – 7 Lloyd Street, Northam A14106

4.143.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1448-52 Plan: 237	Recreation Reserve	759m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.143.2 Comment


Northam Freehold No.65 (7 Lloyd Street) is currently unutilised land on Katrine Road. There is an SCA 1 floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north east of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA 1 floodplain issue is a problem that constrains development of the site.

4.143.3 Recommendation

It is recommended to convert to the land to foreshore reserve.

4.144 Northam Freehold #69 – 9 Lloyd Street, Northam A14105

4.144.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1448-51 Plan: 237	Recreation Reserve	759m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.144.2 Comment


Northam Freehold No.66 (9 Lloyd Street) is currently unutilised land on Katrine Road. There is an SCA 1 floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north easts of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA 1 floodplain issue is a problem that constrains development of the site.

4.144.3 Recommendation

It is recommended to convert to the land to foreshore reserve.

**4.145 Northam Freehold #70 – 105 Katrine Road, Northam
AI4101**

4.145.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1448-44 Plan: 237	Recreation Reserve	660m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.145.2 Comment


Northam Freehold No.67 (105 Katrine Road) is currently unutilised land on Katrine Road. There is an SCA I floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north east of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA I floodplain issue is a problem that constrains development of the site.

4.145.3 Recommendation

It is recommended to convert to the land to foreshore reserve.

**4.146 Northam Freehold #71 – 101 Katrine Road, Northam
AI4102**

4.146.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1577-448 Plan: P237	Recreation Reserve	832m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.146.2 Comment


Northam Freehold No.68 (101 Katrine Road) is currently unutilised land on Katrine Road. There is an SCA I floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north easts of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA I floodplain issue is a problem that constrains development of the site.

4.146.3 Recommendation

It is recommended to convert to the land to foreshore reserve.

**4.147 Northam Freehold #72 – 23 Madden Street, Northam
AI4104**

4.147.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1577-447 Plan: P237	Recreation Reserve	756m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.147.2 Comment


Northam Freehold No.69 (21 Madden Street) is currently unutilised land on Katrine Road. There is an SCA I floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north easts of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA I floodplain issue is a problem that constrains development of the site.

4.147.3 Recommendation

It is recommended to convert to the land to foreshore reserve.

**4.148 Northam Freehold #73 – 21 Madden Street, Northam
AI4103**

4.148.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1577-447 Plan: P237	Recreation Reserve	756m ²	Vacant - Katrine Road SCA 1 floodplain issue no roads constructed	
Photograph:					
Recommendation:					

4.148.2 Comment


Northam Freehold No.70 (23 Madden Street) is currently unutilised land on Katrine Road. There is an SCA I floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north easts of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA I floodplain issue is a problem that constrains development of the site.

4.148.3 Recommendation

It is recommended to convert the land to foreshore reserve.

**4.149 Northam Freehold #74 – 21 Mortlock Place, Northam
AI3356**

4.149.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1770-215 Plan: P539	Recreation Reserve	1720m ²	Vacant – Taylor SCA 1 floodplain issue	
Photograph:					
Recommendation:					

4.149.2 Comment


Northam Freehold No.71 (21 Mortlock Place) is currently unutilised land on Katrine Road. There is an SCA I floodplain issue which creates difficulties in development of the site. The property is one of a series of parcels of land in this area owned by the Shire that has floodplain issues. The site is located approximately 2 kilometres north of the Northam town centre and about 150 metres north east of a bend in the Avon River. The site is mostly cleared with some scattered trees on the site(s). The site is bound by Katrine Road to the north and east of the site and the Avon River to the west. The SCA I floodplain issue is a problem that constrains development of the site. The entire site is in the floodplain. The floodway boundary passes half way through the property, parallel to the Mortlock River, leaving approximately 800m² for building construction.

4.149.3 Recommendation

It is recommended to subdivide flooding portion of site and convert flooding section to reserve and sell remaining portion.

4.150 Northam Freehold #75 – 20 Taylor Street, Northam AI3355

4.150.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1770-216 Plan: P539	Recreation Reserve	1669m ²	Vacant – Taylor SCA 1 floodplain issue	
Photograph:					
Recommendation:					

4.150.2 Comment


Northam Freehold No.72 (20 Taylor Street) is located approximately 2 kilometres north of the town centre. The lot is currently unutilised land on Taylor Street. There is an SCA I floodplain issue which is why the then Town of Northam acquired the lots in 1994. The topography is basically level except for the areas bordering the river frontage. The vegetation is composed of native grasses and some shade trees. The SCA I floodplain issue is a problem that constrains development of the site. The entire site is in the floodplain. The floodway boundary passes half way through the property, parallel to the Mortlock River, leaving approximately 800m² for building construction.

4.150.3 Recommendation

It is recommended to subdivide flooding portion of site and convert flooding section to reserve and sell remaining portion.

4.151 Northam Freehold #76 – 25 Taylor Street, Northam AI0808

4.151.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 872-188 Plan: 539	Recreation Reserve	1518m ²	Vacant – Taylor SCA 1 floodplain issue	
Photograph:					
Recommendation:					

4.151.2 Comment


Northam Freehold No.73 (25 Taylor Street) is located approximately 2 kilometres north of the town centre. The lot is currently unutilised land on Taylor Street. There is an SCA I floodplain issue on the site, this is due to its location on the eastern bank of the Mortlock River. The topography is basically level except for the areas bordering the river frontage. The vegetation is composed of native grasses and some shade trees. Lot is completely within the designated floodway. The SCA I floodplain issue is a problem that constrains development of the site.

4.151.3 Recommendation

It is recommended to convert the land to foreshore reserve.

4.152 Northam Freehold #77 – Fermoy Avenue, Northam A10988

4.152.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 931-81 Plan: 3302	Residential R15	121m ²	Laneway off Fermoy Closure	
Photograph:					
Recommendation:					

4.152.2 Comment


Northam Freehold No.74 (Fermoy Avenue) is currently utilised as a laneway off Fermoy Avenue. It is in poor condition and opportunity constrained by its private ownership. It is located in close proximity to the Town Centre and Primary School. The laneway has many properties backing onto it, and these property owners were consulted for their opinion on what to do with the laneway during the recent, and ongoing, laneway review. Drainage infrastructure located within the subject land.

4.152.3 Recommendation

It is recommended to convert to Drainage Reserve.

4.153 Northam Freehold #78 – Lot 431 Burgoyne Street, Northam AI2862

4.153.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: 2668-475 Plan: 13294	Recreation Reserve / Residential R15	2032m ²	Vacant Adjoining Residency Park the	
<p>Photograph:</p> 					
Recommendation:					

4.153.2 Comment

Northam Freehold No.77 (Lot 431 Burgoyne Street) is currently vacant land. The property is located 2 kilometres from the town centre in a residential area with houses of average to good quality. The undeveloped site has the potential to be sold or developed, although it is land-locked, unless sold with Lot 399 (Friend Park marked 7F above), which is also owned by the Shire, or sold to an adjoining landowner such as Lot I or the Residency.

4.153.3 Recommendation

It is recommended to sell the undeveloped lot to an adjoining landowner.

**4.154 Northam Freehold #79 – 67 Byfield Street, Northam
AI0211**

4.154.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 1999-243 Plan: D85586	Industrial	20033m ²	Shire Depot 2 sheds	power, water, sewerage
Photograph:					
Recommendation:					

4.154.2 Comment

Northam Freehold No.78 (67 Byfield Street) is currently utilised as the Shire of Northam’s work depot. It is located approximately 1.5 kilometres east of the Northam town centre. Council has removed the underground fuel storage tanks and an Environmental Consultant investigated and oversaw the remediation of contamination. The site has now been cleared for industrial or commercial use (ref DEC12112). This lot opens up onto Byfield Street, but to the north, and connected to this lot, is another parcel of land utilised as Northam’s works depot that opens onto Peel Terrace. This particular lot contains two large sheds as well as a smaller shed, and contains some scattered trees along Oliver Street and Byfield Street as well as in the northern portion of the lot. Potential exists for Council to subdivide Oliver Street frontage into smaller lots to allow development of service commercial lots and sell the remaining portion to a larger industrial developments. Sale of the property would help fund a new depot development on an alternative Shire site, such as Yilgarn Avenue.

4.154.3 Recommendation: It is recommended to dispose of the property.

**4.155 Northam Freehold #80 – 116 Peel Terrace, Northam
AI3092**

4.155.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1996-101 Plan: P1863	Industrial	13408m ²	Shire Depot 3 sheds	power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.155.2 Comment


Northam Freehold No.79 (116 Peel Terrace) is currently utilised as the Shire of Northam’s work depot. It is located approximately 1.5 kilometres east of the Northam town centre. This lot opens up onto Peel Terrace, but to the south, and connected to this lot, is another parcel of land utilised as Northam’s works depot that opens onto Byfield Street. This particular lot contains three sheds, and is bordered by shade trees to the north, which is Peel Terrace, as well as to the east and west. The lot was classified as potentially contaminated, but following remediation, has now been cleared for commercial and industrial purposes (ref DEC12112). The site slopes slightly up towards the south. Council is proposing to construct a new Depot on Old Quarry Road and subsequently this lot could be made available for other commercial uses. The proposed sale of this land will be used to offset the costs of constructing the new Depot.

4.155.3 Recommendation

Detailed Assessment on future of depot location required prior to final decision to retain or dispose.

4.156 Northam Freehold #81 – 64 Duke Street, Northam A13878

4.156.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 908-94 Plan:	Part Mixed Use Residential R15/30	606m ²	Laneway near Grey Street	
Photograph:					
Recommendation:					

4.156.2 Comment


Northam Freehold No.80 (64 Duke Street) is currently utilised as a laneway near to Grey Street (known as Laneway No.6 in Laneway Review document). The laneway is located across the street from the Northam Boulevard in the town centre. It has recently been sealed and drainage improved along its length. A number of properties back onto the laneway and one requires it for access. The site slopes slightly up towards the south east side and there is a shading tree at the south eastern end.

4.156.3 Recommendation

It is recommended the Shire of Northam retain the laneway as it has recently been upgraded and is centrally located within the town site, as per recommendation of Laneway Review.

4.157 Northam Freehold #82 – 2 Grey Street, Northam AI4320

4.157.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2222-690 Plan: (D)91422	Reserve Recreation		Visitor Centre / Cafe	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.157.2 Comment


Northam Freehold No.81 (2 Grey Street) is currently utilised as the Northam Visitor Centre. The site is located in the town centre, on the floodplain. The building is on a raised platform due to this. The site contains a well maintained garden as well as car parking facilities for visitors to the centre. The building is adjacent to the Avon River, and the suspension bridge and water feature close to it. It is also located to the south of Bernard Park, the town’s focal passive recreation reserve.

4.157.3 Recommendation

It is recommended the Shire of Northam retain and develop the property as it is the location of the Northam Visitor’s Centre.

4.158 Northam Freehold #83 – 395 Fitzgerald Street, Northam
AI4194

4.158.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 2111-651 Plan:	Mixed Use	3577m ²	Shire Offices Shire building office	power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.158.2 Comment

Northam Freehold No.82 (395 Fitzgerald Street) is currently utilised as the Shire of Northam’s council offices. The Shire Offices are located in the West End of Northam, approximately 1 kilometre south west of the town centre. The office site is located on Fitzgerald Street, and to the north east is the unconstructed Morrell Street. The area is comprised of run down and vacant structures and land. The site slopes slightly to the south east and contains the council building, a car park and some landscaped gardens.

4.158.3 Recommendation

It is recommended the Shire retain the property as it is the current location of the Shire’s Offices.

4.159 Northam Freehold #84 – 3 Dr Dunlop Drive, Northam A11237

4.159.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1012-841 Plan: 670	Residential R15	119m ²	Heritage Monument Grave Site – Chidlow, Jones and Morrell	power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.159.2 Comment


Northam Freehold No.83 (3 Dr Dunlop Drive) is currently utilised as a heritage listed monument. The property is located approximately 2 kilometres north east of the Northam town centre. The site is a historic grave site, which is located in an area of new residential development. The site contains no vegetation and only dry grass, with a small white monument that is the grave site.

4.159.3 Recommendation

At only 119m², and containing a historic gravesite, it is recommended for the Shire to retain the site.

4.160 Northam Freehold #85 – Lot 123 Chidlow Street East / Dutton Street, Northam A10336

4.160.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 2664-692 Plan:	Residential R15/30	257m ²	laneway to be sold	
Photograph:					
Recommendation:					

4.160.2 Comment


Northam Freehold No.84 (Dutton - Chidlow) is a laneway to be sold. Lot 123 has previously been leased to the adjoining landowners and is in the process of sale to them.

4.160.3 Recommendation

It is recommended to sell the landholding.

4.161 Northam Freehold #86 – Part of Burlong Park, Northam

4.161.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 631-44 Plan:	Ag Regional	8747m ²	Part of Burlong Park	
Photograph:					
Recommendation:					

4.161.2 Comment


Northam Freehold No.85 (Part of Burlong Park) is currently unutilised as vacant land. The property is located approximately 4 kilometres south west of the Northam town centre, on the edge of Burlong Pool. The site is cleared of most of its vegetation, there are still a few shade trees remaining. The lot slopes slightly down towards the River on its western boundary, and to the east of the lot is a large hill. It is used for recreation and promotion of the history of Burlong Pool. There may be an opportunity to transfer the land to the Department of Water, otherwise the Shire could retain it for recreation.

4.161.3 Recommendation

It is recommended the Shire retains the site.

4.162 Northam Freehold #87 – Duke Street, Northam

4.162.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: 1061-204 Plan:	Reserve public Utility	341m ²	Drainage Line	
Photograph:					
Recommendation:					

4.162.2 Comment


Northam Freehold No.86 (Duke Street) is currently utilised as a drainage line. The lot is located approximately 1 kilometre south west of the Northam town centre. The site is located across the street from the former Victoria Oval. The drain drains towards the Avon River. The site is currently utilised as a drainage reserve within the Northam town site so should be retained.

4.162.3 Recommendation

It is recommended that the Shire of Northam retains the site for drainage.

4.163 Northam Freehold #88 – Grey Street, Northam

4.163.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1564-597 Plan:	Recreation Reserve	50m ²	Street - Minson Ave near Friends Garage	
Photograph:					
Recommendation:					

4.163.2 Comment

Northam Freehold No.87 (Grey Street) juts out between the Minson Avenue Road Reserve and the Visitor Centre land parcel. The site is landscaped as is the rest of the space in front of the Visitor Centre, thus is incorporated into that parcel of land. The surrounding parcel of land (VC) also belongs to the Shire of Northam.

4.163.3 Recommendation

It is recommended to amalgamate with surrounding Shire of Northam parcel.

4.164 Northam Freehold #89 – Lot 66 Markey Street, Northam **AI1948**

4.164.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1267-517 Plan:	Road Reserve	978m ²	Actually Markey Street	
Photograph:					
Recommendation:					

4.164.2 Comment


Northam Freehold No.88 (Lot 66 Markey Street) is actually Markey Street. The property is located approximately 2 kilometres from the Northam town centre. The surrounding residential properties are modest to good quality brick houses. Currently contains Markey Street. The lot is used as Markey Street reserve to allow access to private houses along the road reserve as well as to allow for future potential residential development.

4.164.3 Recommendation

It is recommended to convert to reserve and amalgamate the land to the Markey Street Road Reserve.

4.165 Northam Freehold #90 – Lot 33 Chidlow Street, Northam

4.165.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 268-210 Plan:	Road Reserve (Public Purpose Drainage)	365m ²	Drainage Line Chidlow-Duke	King Creek Drain line
Photograph:					
Recommendation:					

4.165.2 Comment


Northam Freehold No.89 (Chidlow Street) is currently utilised as a drainage line between Chidlow and Duke Streets, in the block bound by Gairdner and Charles Streets. The Council has resolved to utilise this parcel of land as an overflow drainage network as part of the King Creek Realignment Project. This will mean the eventual filling in the current open drain and shaping a footpath over this parcel of land for pedestrian access and overflow drainage system.

4.165.3 Recommendation

The site is currently utilised as drainage reserve for the Northam town site and as such it is recommended for the Shire of Northam to retain the property.

4.166 Northam Freehold #91 – Spencers Brook Road, Northam

4.166.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Northam Road Board	Volume / Folio: 1036-424 Plan:	Ag Regional	3557m ²	part appears to be fenced into adjoining property	
Photograph:					
Recommendation:					

4.166.2 Comment


Northam Freehold No.90 (Spencers Brook Road) is located approximately 4 kilometres south west of the Northam town centre. The parcel appears to be fenced into the adjoining property, and utilised by them. The two sites are predominately cleared and used for agricultural purposes. The privately owned property is on a steep hill that rises as you head east. To the west is Spencers Brook Road and the Avon River, and railway line.

4.166.3 Recommendation

It is recommended to sell the property to the adjoining owner, and amalgamate with the adjoining property.

**4.167 Northam Freehold #92 – 170 Mitchell Avenue, Northam
AI3883**

4.167.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: 1845-452 Plan: P7172	Reserve Recreation	206388m ²	Mt Ommaney	
Photograph:					
Recommendation:					

4.167.2 Comment

Northam Freehold No.92 (170 Mitchell Avenue) is the location of Mt Ommaney. The site is approximately 2 kilometres west of the Northam town centre. This portion of Mt Ommaney is bisected into two parcels by a road that takes you to the top of the hill. It encompasses up the southern slopes of Mt Ommaney. The land slopes to the north quite substantially as a result. The southern boundary of the lot is Mitchell Avenue, whilst the eastern edge is the rail line. The slope is moderately covered in vegetation. As Mt Ommaney is a landmark of the Northam skyline, as well as a lookout over the town site so should be retained.

4.167.3 Recommendation

It is recommended for the Shire of Northam to retain the property to prevent development occurring that is detrimental to its amenity.

**4.168 Northam Freehold #93 – 239 Yilgarn Avenue, Northam
A967**

4.168.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 2524-999 Plan: DP30581	Industrial	595575m ²	Sale Yard Site lease applies Main Roads some tarmac	
Photograph:					
Recommendation:					

4.168.2 Comment


Northam Freehold No.93 (239 Yilgarn Avenue) is located on the eastern edges of the Northam town site, approximately 4.5 kilometres from the town centre. The parcel is zoned industrial. The site is bound by the Great Eastern Highway Bypass to the north and east, the Northam Turf Club to the west and Yilgarn Avenue to the south. The site slopes to the east where there is the summit of a hill. The site contains some moderate vegetation in the southern portion, along Yilgarn Avenue, and in the north western corner of the lot. It contains some sealed and unsealed parking facilities in the south western corner, which are being utilised as a truck parking area. The site is bound by the Great Eastern Highway Bypass to the north and east, the Northam Turf Club to the west and Yilgarn Avenue to the south. A deed exists with Main Roads WA signalling access and usage of site as a truck assembly area. The site may be a possible relocation site for the Shire Depot.

4.168.3 Recommendation

It is recommend for development and retention by the Shire of Northam.

4.169 Northam Freehold #94 – Lot 21 Northam Cranbrook Road, Northam A110

4.169.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 804-196 Plan: P1031	Ag Regional	1012m ²	Vacant Land	
Photograph:					
Recommendation:					

4.169.2 Comment

Northam Freehold No.94 (Lot 21 Northam Cranbrook Road) is currently unutilised vacant land. It is located in amongst some residential housing in Mulakine, approximately 7 kilometres south east of the Northam town centre. The lot is located on the corner of Northam-York Road and Parramatta Road and is moderately vegetated. The land slopes slightly towards a watercourse a little to the east of the site.

4.169.3 Recommendation

It is recommended to sell as residential.

4.170 Northam Freehold #95 – Withers Road, Northam AI2838

4.170.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: 1348-539 Plan: P10174	Public Purpose - Airfield	303464m ²	Airfield	Power, water, telephone
Photograph:					
Recommendation:					

4.170.2 Comment


Northam Freehold No.95 (Withers Road) is currently utilised as the Northam Airfield. The Airfield is located approximately 3.5 kilometres north east of the town centre. The property is located on the western edge of the Mortlock River. The site contains a 1,250 metre runway, some hangars and sheds and some scrublands near to the river. The lot slopes slightly down to the east, towards the river, hence the runway runs in a north-west to south-east direction.

4.170.3 Recommendation

It is recommended that the Shire of Northam retain ownership as the site contains the Northam Airfield.

4.171 Northam Freehold #96 – 70 Katrine Road, Northam A13075

4.171.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: 1515-100 Plan: D55127	Residential R15	1400m ²	Heritage Property - Morby cottage	
<p>Photograph:</p> 					
<p>Recommendation:</p>					

4.171.2 Comment

Northam Freehold No.96 (70 Katrine Road) is a heritage property, Morby Cottage. It is a heritage listed property that is located 2 kilometres north of the Northam town centre on Katrine Road, and one of the oldest houses in the State. The site is in the middle of some undeveloped, cleared land, with some rural residential development a bit further south. The property is fenced, on land sloping to the east-north-east. There is some shade tree cover around the heritage building.

4.171.3 Recommendation

As the property is heritage listed, it is recommended for the Shire of Northam to retain the property.

4.172 Northam Freehold #97 – Near Jessup Terrace, Northam

4.172.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
	Volume / Folio: 2733-737 Plan:	Residential R15/30		Located half in floodplain	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.172.2 Comment


Northam Freehold No.97 (Near Jessup Terrace) is located near to Jessup Terrace, near the Gairdner Street Bridge. The lot is located on the banks of the Avon River and is partially vegetated. It appears that part of the eastern portion is used as Jessup Terrace to access 7 Jessup Terrace (A11702), which is otherwise landlocked. The site slopes to the south, towards the Avon River. The narrow strips of land along the river from Jessup Terrace extends to the Northam Swimming Pool site.

4.172.3 Recommendation

It is recommended to convert freehold landholding to Jessup Terrace road reserve.

4.173 Northam Freehold #98 – 265 Duke Street, Northam AI0693, AI0692, AI0709

4.173.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
	Volume / Folio: Plan: 842/53961 Reserve: 35666	Residential R15/20	1590m ²	Drainage reserve	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.173.2 Comment


Northam Freehold No.98 (265 Duke Street) is utilised as a drainage reserve. The property fronts onto Wellington Street and is in a block bound by Hatton, Lockyer, Duke and Dick Streets. The property is quite level and slopes very slightly downwards to the north.

4.173.3 Recommendation

As the property is a drainage reserve, it is recommended the Shire of Northam retains the site.

**4.174 Northam Freehold #99 – 249 Wellington Street, Northam
AI4532**

4.174.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
	Volume / Folio: Plan: P842	Residential R15/20	1230m ²	Drainage reserve	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.174.2 Comment

Northam Freehold No.99 (249 Wellington Street) is utilised as a drainage reserve. The property fronts onto Wellington Street and is in a block bound by Hatton, Wellington, Duke and Dick Streets. The property is quite level and slopes very slightly downwards to the north. The property contains a few trees.

4.174.3 Recommendation

As the property is a drainage reserve, it is recommended the Shire of Northam retains the site.

4.175 Northam Freehold #100 – 269 Fitzgerald Street, Northam A11139

4.175.1 Summary

Owner	CT Details	Zoning	Area	Condition	Services
	Volume / Folio: 1127/943	Business	879m ²	Light service	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.175.2 Comment


Northam Freehold No.100 (269 Fitzgerald Street) is the former St John’s Ambulance Hall. The property fronts onto Fitzgerald Street where it joins Beavis Place. The property is quite level and adjoins the Northam Memorial Hall. The former St John’s Ambulance Hall is considered to be in a fairly poor condition, and accordingly the recommendation is to demolish the building and retain the site for possible future commercial development.

4.175.3 Recommendation

It is recommended the Shire demolishes the existing building, and the Shire of Northam retains the site.

4.176 Northam Reserve #1 – Lot 449, 450, 470, 469, 471, 000 Great Eastern Highway, Northam **A13869**

4.176.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: Reserve: 420 Vesting: L216115	Rural Residential	26078m ² , 15070m ² , 610608m ² , 18422m ² , 769973m ² , 288414m ²	Commonage & Dog Pound Dog pound buildings and secured impound fencing, Bushland	Power, water, telephone
Photograph:					
Recommendation:					

4.176.2 Comment

Northam Reserve No.1 (Lots 449, 450, 470, 469, 471 & 000 Great Eastern Highway) is located 5 kilometres west of Northam and is bisected by the Great Eastern Highway Bypass as well as a Goldfields Main Water Conduit. The site is currently utilised as the Northam town site’s commonage including a number of land uses such as Landfill, Dog Pound, Car Impound Site and potential future Depot Site. The site contains some vegetation in the southern parts of the lots while the northern sections had been previously cleared and used for agricultural purposes. The property is fenced; however, the fence does not follow the property boundary in all places. The topography is undulating with some level areas existing.

4.176.3 Recommendation

Due to the large number of important utilities based land usages located on the site, it is recommended for the Shire of Northam to retain ownership of the site.

4.177 Northam Reserve #2 – Lot 468 Colebatch Road, Northam A13869

4.177.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: Plan: Reserve: 26840 Vesting: L216118	Public Purpose rubbish Disposal	528109m ²	Tip Some bushland	
Photograph:					
Recommendation:					

4.177.2 Comment


Northam Reserve No.2 (Lot 468 Colebatch Road) is currently utilised as a rubbish disposal site. The property is located 5 kilometres west of Northam and is bisected by the Great Eastern Highway Bypass as well as a Goldfields Main Water Conduit. The site is also contains a number of other land uses such as Dog Pound, Car Impound Site and potential future Depot Site. The site contains some vegetation in the southern parts of the lots while the northern sections had been previously cleared and used for agricultural purposes. The property is fenced; however, the fence does not follow the property boundary in all places. The topography is undulating with some level areas existing.

4.177.3 Recommendation

It is recommended the Shire of Northam retains the property, since it contains a landfill site that serves Northam town site and surrounding areas.

4.178 Northam Reserve #3 – Lot 500, 502 Martin/Newcastle Street, Northam A12240

4.178.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: Plan: Reserve: 30044 Vesting: K449004	Recreation Reserve	207m ² , 267m ²	Newcastle Drainage	
Photograph:					
Recommendation:					

4.178.2 Comment


Northam Reserve No.3 (Lot 500, 502 Martin/Newcastle Street) is currently utilised as a laneway and drainage reserve. The site is fairly level and lacking in vegetation. The reserve has had one half of it amalgamated with an adjoining property thus far. The surrounding area is residential, and fairly well fully developed.

4.178.3 Recommendation

As some of the property has already been amalgamated with an adjacent property, it is recommended to continue the process, by converting to freehold and selling.

4.179 Northam Reserve #4 – Lot 399 Freind Place, Northam
AI2862

4.179.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 13294 Reserve: 37209 Vesting: K336450	Recreation Reserve	2032m ²	Freind Park Play ground equipment	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.179.2 Comment

Northam Reserve No.4 (Lot 399 Freind Place) is currently utilised as Freind Park. The property is located 2 kilometres from the town centre in a residential area with houses of average to good quality. This property consists of two distinct pieces of land, Lot 399 is developed into a children play ground, whilst the adjoining lot, 431 is cleared and unutilised. The sites topography is level with some slight sloping to the east.

4.179.3 Recommendation

It is recommended for the park's retention by the Shire.

4.180 Northam Reserve #5 – Lot 29078, 29079, 29080, 29081 29082 Great Eastern Highway, Northam A2380

4.180.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 44700	Commonwealth	86526m ² , 215247m ² , 155800m ² , 438000m ² , 670000m ² ,	Pound / Bushland / Speedway	
Photograph:					
Recommendation:					

4.180.2 Comment


Northam Reserve No.5 (Lots 29078, 29079, 29080, 29081, 29082 Great Eastern Highway) is currently utilised as the Northam Speedway and former Shire of Northam Pound facility, unutilised land and some is also leased to a farmer. The land parcels are zoned Agriculture local. The lot is located approximately 6 in five separate land parcels. A portion of the site is covered in bushland, but there are some cleared sections and tracks running through the bush.

4.180.3 Recommendation

It is recommended to retain the sites.

4.181 Northam Reserve #6 – Lot 300 Jacamar/Throssell Street, Northam

4.181.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 49488 Vesting: K526512	Residential R2.5/15 or Public Purpose - Drainage	27469m ²	Jacamar Drainage Foreshore management and drainage?	
Photograph:					
Recommendation:					

4.181.2 Comment


Northam Reserve No.6 (Lot 300 Jacamar/Throssell Street) is currently utilised as drainage between Throssell Street and Jacamar Drive. This drainage is located approximately 2 kilometres south west of the Northam town centre. The site slopes downward towards the north, Throssell Street. It is a cleared site as it appears to be former farmland.

4.181.3 Recommendation

As the site is a drainage reserve it is recommended for the Shire of Northam to retain the site.

4.182 Northam Reserve #7 – Lot 144 Oakover Road, Northam

4.182.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam?? of	Volume / Folio: Plan: Reserve: 49630	Residential R15		Oakover PAW	
Photograph:					
Recommendation:					

4.182.2 Comment

Northam Reserve No.7 (Lot 144 Oakover Road) is currently utilised as a pedestrian access way. The access way links Hunter Place with Oakover Place. The parcel is narrow and cleared of vegetation, however, it contains a constructed footpath.

4.182.3 Recommendation

The site is a pedestrian walkway and it is recommended it is retained by the Shire to continue to perform this usage.

4.183 Northam Reserve #8 – Lot 44, 46 Riverside Outlook, Northam **AI5460**

4.183.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: P58620 Reserve: 50065 Vesting: K841369	Recreation Reserve Residential R15	883m ² , 348m ²	Avon Riverside POS	
Photograph:					
Recommendation:					

4.183.2 Comment


Northam Reserve No.8 (Lot 44, 46 Riverside Outlook) is located in the north western corner of the new housing estate located between Mitchell Avenue and the Avon River. The site is located approximately 1 kilometre west of the Northam town centre and is located between the new estate and the Northam swimming pool. This block of undeveloped land is earmarked as future Public Open Space for the residents of the area.

4.183.3 Recommendation

As the site is earmarked as future Public Open Space, it is recommended that the Shire of Northam retain the property.

**4.184 Northam Reserve #9 – Lot 45 Riverside Outlook, Northam
AI5459**

4.184.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: P58620 Reserve: 50068 Vesting: K841348	Recreation Reserve Residential R15	427m ²	Avon Riverside – Sewer	
Photograph:					
Recommendation:					

4.184.2 Comment


Northam Reserve No.9 (Lot 45 Riverside Outlook) is located in the south western corner of the new housing estate located between Mitchell Avenue and the Avon River. The site is located approximately 1 kilometre west of the Northam town centre and is located between the new estate and the Northam swimming pool. This parcel of undeveloped land is to become a drainage reserve in the new residential area.

4.184.3 Recommendation

As the site is set to become a drainage reserve in the new residential area, it is recommended the Shire of Northam retains the property to allow this to occur.

4.185 Northam Reserve #10 – Lot 8002 Fairway Bend, Northam

4.185.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 50436 Vesting: L242554	Recreation Reserve	2682m ²	Nuich Park	
Photograph:					
Recommendation:					

4.185.2 Comment


Northam Reserve No.10 (Lot 8002 Fairway Bend) is currently destined to become Nuich Park. Nuich Park has not been constructed yet as it is located in a new residential area. It is intended that it will be a park designed to allow use by disabled members of the community. It is located approximately 2 kilometres north east of the Northam town centre. The site slopes upwards towards the North West.

4.185.3 Recommendation

As the site is set to become a drainage reserve in the new residential area, it is recommended the Shire of Northam retains the property to allow this to occur.

4.186 Northam Reserve #11 – 87 Duke Street, Northam A10590

4.186.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
	Volume / Folio: Plan: Reserve: 4951	Residential R15/30	1829m ²	old Fire Station Heritage listed building Avon Descent Headquarters	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.186.2 Comment


Northam Reserve No.11 (87 Duke Street) is located in the town centre. It is a heritage listed structure, the old Fire station was formerly utilised as the Avon Descent Headquarters. It is now utilised as the Northam Toy Library and Men’s Shed. The property is well maintained and due to its proximity to the centre of town, has alternative use potential. The site has a slight slope towards the road.

4.186.3 Recommendation

It is recommended to retain the property and continue to use as it is.

**4.187 Northam Reserve #12 – Lot 419 Mitchell Avenue, Northam
A11669**

4.187.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 41452	Rural Residential	40469m ²	Rushton Park - Motorcycle track	Power
Photograph:					
Recommendation:					

4.187.2 Comment

Northam Reserve No.12 (Lot 419 Mitchell Avenue) is currently utilised as a motorcycle track. It is located 5 kilometres west of Northam town and whilst located in a semi-rural area there is residential development to the east. The current land use has a detrimental effect upon the flora and soil, which, as such, has caused some soil erosion on the site. There is a water rainwater tank on the site as well as an observation box, starter box, facilities shed and toilet block. The property is fenced; this is in a fair condition. The topography of the site is defined by a central ridge, from which the land slopes in all directions. There is good potential for subdivision of the site, with good views in all directions. The land is zoned as rural residential, as part of the ‘Waterfall Gully Special Residential Zone.’

4.187.3 Recommendation

Since there is potential for development into the ‘Waterfall Gully Special Residential Zone’, it is recommended to seek to freehold, and sell the land for residential development.

4.188 Northam Reserve #13 – Lot 359, 370 Fitzgerald Street, Northam A11190

4.188.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 31355	Local Reserve - Museum	8245m ²	Old Railway Station Heritage building	Power, water, sewerage
Photograph:					
Recommendation:					

4.188.2 Comment


Northam Reserve No.13 (Lot 359, 370 Fitzgerald Street) is the old Railway Station. The site is located approximately 1.5 kilometres south west from the town centre. The site is on land that is gently sloping to the south east, away from the Avon River. The property is adjacent to the former railway reserve for the town. The building is heritage listed. It is currently managed by community groups as a community centre and museum for tourist visitors.

4.188.3 Recommendation

As a heritage listed building that is also utilised as a museum by the community, it is recommended that the Shire retain ownership.

**4.189 Northam Reserve #14 – Lot 426 Elizabeth Place, Northam
A11121**

4.189.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 34090	Town Centre Public Purpose - power	30m ²	Car Parking surrounding Transformer site	Power
Photograph:					
Recommendation:					

4.189.2 Comment

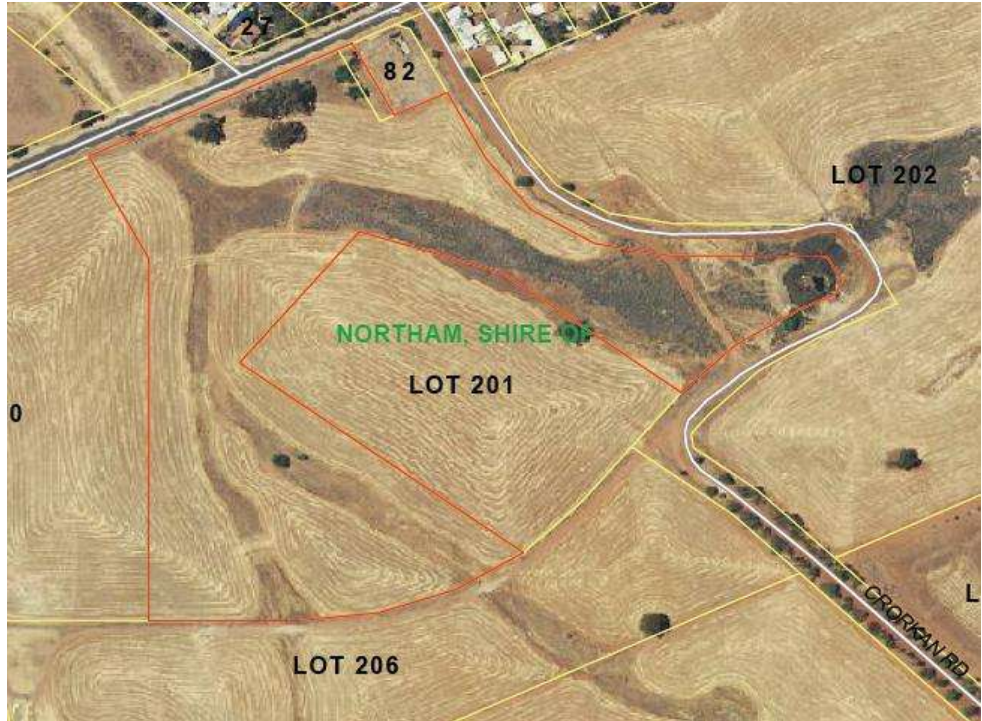
Northam Reserve No.14 (Lot 426 Elizabeth Place) is currently utilised as a Western Power transformer site. The parcel is located near Woolworths Petrol Station in the car park. The site is in a central location in the Northam town site, yet is of a small size, at 30 metres square.

4.189.3 Recommendation

It is recommended to transfer the land to Western Power.

4.190 Northam Reserve #15 – Lot 29345 Throssell Street, Northam AI2335

4.190.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: D62439 Reserve: 40103	Recreation Reserve	56173m ²	Throssell Drainage	
Photograph:					
Recommendation:					

4.190.2 Comment


Northam Reserve No.15 (Lot 29345 Throssell Street) is currently utilised as Throssell Street drainage. The property is located approximately 1.5 kilometres south of the town centre. The site is cleared except for a few trees along Throssell Street. The land slopes towards the south of the site.

4.190.3 Recommendation

As the site is currently utilised as a drainage reserve it is recommended that the Shire of Northam retains the property.

**4.191 Northam Reserve #16 – Lot 344 Springfield Road, Northam
AI3190**

4.191.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 28017	Residential R15	4014m ²	Dr Dunlop Park	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.191.2 Comment


Northam Reserve No.16 (Lot 344 Springfield Road) is located approximately 2 kilometres north of the Northam town site. The property is currently utilised as Dr Dunlop Park, however it is not an attractive site at the current time. There is a long road frontage to Springfield Road. Rear access to properties backing onto reserve may be an issue; sealing Springfield Road may be required. The site slopes slightly towards the road.

4.191.3 Recommendation

It is recommended to retain and upgrade remaining parklands.

4.192 Northam Reserve #17 – Lot 404 Wellington Street, Northam **AI3093**

4.192.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 921 Reserve: 37532	Mixed Use	840m ²	Drainage	
Photograph:					
Recommendation:					

4.192.2 Comment


Northam Reserve No.17 (Lot 404 Wellington Street) is currently utilised as a park known as Rap Park. It is located to the south of the town site and is a triangular block. The site also contains a drainage reserve top the eastern side, and the whole site is fenced. The site is level and contains some shade trees. The property has limited commercial value due to its configuration.

4.192.3 Recommendation

As the site is currently utilised as a drainage reserve it is recommended that the Shire of Northam retains the property.

4.193 Northam Reserve #18 – Lot 403 Wellington Street, Northam A13093

4.193.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 37518	Mixed Use	840m ²	RAP Park Limestone retaining walls and playground equipment	
Photograph:					
Recommendation:					

4.193.2 Comment


Northam Reserve No.18 (Lot 403 Wellington Street) is currently utilised as a park known as Rap Park. It is located to the south of the town site and is a triangular block. The site also contains a drainage reserve top the eastern side, and the whole site is fenced. The site is level and contains some shade trees. The property has limited commercial value due to its configuration.

4.193.3 Recommendation

As a park within the Northam town site, it is recommended that the Shire retains the property.

4.194 Northam Reserve #19 – Lot 26637 Goomalling Road, Northam AI1264

4.194.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 2805 Reserve: 20803	Regional road Reserve (Historical)	5m ²	Goomalling Rd	
Photograph:					
Recommendation:					

4.194.2 Comment


Northam Reserve No.19 (Lot 26637 Goomalling Road) is currently utilised as a section of regional road. The site is a grave site, which is located near the Goomalling Road and Gillett Road intersection, approximately 2 kilometres north east of the Northam town centre. The site is located on the road verge, almost upon Goomalling Road itself.

4.194.3 Recommendation

As a historic grave site, it is recommended that the Shire retains the site.

4.195 Northam Reserve #20 – Lot 28501 Newcastle/Fernie Road, Northam **A12249**

4.195.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 10275 Reserve: 33063	Local Reserve		Newcastle Drainage	
Photograph:					
Recommendation:					

4.195.2 Comment


Northam Reserve No.20 (Lot 28501 Newcastle/Fernie Road) is a laneway currently utilised as drainage, included in Laneway Review as Laneway No.19. The laneway is approximately 2 kilometres north west of the North town centre. Two of the four blocks with frontages on the laneway are Department of Housing premises. Social issues relating to anti-social behaviour and safety are key issues affecting this laneway. The land is currently reserved for drainage and provides a broader drainage function. It is currently closed to vehicles and can only be accessed by pedestrians.

4.192.3 Recommendation

It is recommended that the Shire of Northam close and amalgamate this laneway with adjoining properties as per Laneway Review, whilst retaining a drainage easement. Open drainage infrastructure exists and it is in the meantime recommended that restricted access to the land be implemented.

**4.196 Northam Reserve #21 – Lot 421 Charles Street, Northam
AI0269**

4.196.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: P1811 Reserve: 47925	Residential R15	956m ²	Charles Drainage	
Photograph:					
Recommendation:					

4.196.2 Comment

Northam Reserve No.21 (Lot 421 Charles Street) is currently utilised as drainage. The lot is located approximately 1 kilometre south west of the Northam town centre, near the intersection of Charles Street and Burnside Avenue. The site is cleared, with only grass growing there. The lot is relatively level and is surrounded by residential dwellings.

4.196.3 Recommendation

As the site is currently utilised as a drainage reserve it is recommended that the Shire of Northam retain the property.

4.197 Northam Reserve #22 – Lot 424 Throssell/Strickland Avenue, Northam **AI2138**

4.197.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 58906 Reserve: 42594	Residential R15	1962m ²	Vacant Throssell	
Photograph:					
Recommendation:					

4.197.2 Comment

Northam Reserve No.22 (Lot 424 Throssell/Strickland Avenue) is currently unutilised vacant residential R15 land. This land is located approximately 2 kilometres the Northam town centre. The properties only access at the current time is via a 3m PAW from Throssell Street. There are some lots that are still to be developed in the adjoining subdivision thus access may be possible from East Street. The first preference would be to sell to an adjoining land-owner so that the PAW access is not an issue. Alternatively staff would apply to convert the PAW to a public road and sell the property to the market in accordance with the Local Government Act.

4.197.3 Recommendation

It is recommended the lot is freeholded and sold since there is residential development potential for the site.

4.198 Northam Reserve #23 – Lot 428 Woodley Farm Drive, Northam A1384I

4.198.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 19923(S) Reserve: 42737	Recreation Reserve	51m ² Or 14780m ²	Woodley Drainage	
Photograph:					
Recommendation:					

4.198.2 Comment

Northam Reserve No.23 (Lot 428 Woodley Farm Drive) is currently utilised as drainage. The site is located 2 kilometres south east of the Northam town centre. The site slopes upwards to the south, and is mostly cleared, with a line of trees down the centre of the lot. The drainage lot is surrounded by rural residential developments, and as such plays a role as a reserve in the area.

4.198.3 Recommendation

As the site is utilised as a drainage reserve it is recommended for the Shire of Northam to retain the property.

4.199 Northam Reserve #24 – Lot 29072 Woodley Farm Drive, Northam **AI3808**

4.199.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 1831 Reserve: 42389	Recreation Reserve	40389m ²	Woodley Farm Drainage	
Photograph:					
Recommendation:					

4.199.2 Comment

Northam Reserve No.24 (Lot 29072 Woodley Farm Drive) is currently utilised as drainage. This site is located 2.5 kilometres west of the Northam town site. The site forms a natural drainage channel for the surrounding rural residential development.

4.199.3 Recommendation

As the site is utilised as a drainage reserve it is recommended that the Shire of Northam retains the property.

**4.200 Northam Reserve #25 – Lot 29131 York Road, Northam
AI4186**

4.200.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 43331	Recreation Reserve (zoned Residential-Woodley Farm Special Residential Zone)		Woodley Access	
Photograph:					
Recommendation:					

4.200.2 Comment


Northam Reserve No.25 (Lot 29131 York Road) is two parcels of land along Northam-York Road that are bisected by Woodley Farm Drive. The property is located across from the Western Power substation, approximately 2.5 kilometres east of the Northam town centre. The site rises to the north west and is cleared of most of its vegetation. The long and narrow nature of the parcels, only being 15 metres wide, makes development of them difficult.

4.200.3 Recommendation

It is recommended the Shire retains, since the site serves to buffer the Woodley Farm housing estate from York Road.

**4.201 Northam Reserve #26 – Lot 29133 Mt Ommaney, Northam
A13909**

4.201.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: Plan: P17172 Reserve: 43347	Recreation Reserve	13335m ²	Mt Ommaney	
Photograph:					
Recommendation:					

4.201.2 Comment


Northam Reserve No.26 (Lot 29133 Mt Ommaney) is currently utilised as Mt Ommaney recreation reserve. The parcel is only a portion of the Mt Ommaney area, encompassing a portion of the hills southern slopes. The lot is located approximately 2 kilometres west of the Northam town centre. The northern end of the parcel fronts Mt Ommaney Road, and the site slopes steeply to the north west. There is a moderate level of vegetation on the site which is traversed by a few unsealed tracks.

4.201.3 Recommendation

As the property is utilised as a recreation reserve within the Shire of Northam, it is recommended that the property is retained.

4.202 Northam Reserve #27 – Lot 432 Riverside Outlook, Northam **AI4185**

4.202.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: D79687 Reserve: 43251	Recreation Reserve	9666m ²	North River Walk	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.202.2 Comment

Northam Reserve No.27 (Lot 432 Riverside Outlook) is a long strip of land between the Avon River and the new housing estate. The lot is situated approximately 1 kilometre east of the Northam town centre. There is some vegetation remaining on the lot, and as it is right on the river's edge, it is located in the floodplain. The zoning as recreation reserve is most likely the most compatible use for land so close to the water's edge. The site is located right on the edge of the Avon River, thus is most likely in the floodplain of the river.

4.202.3 Recommendation

It is recommended for the Shire of Northam to retain the property to serve as public open space within the new subdivision.

4.203 Northam Reserve #28 – Lot 29136 Suburban Road, Northam AI2806

4.203.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: D31005 Reserve: 43258	Local reserve		Bert Hawke	
Photograph:					
Recommendation:					

4.203.2 Comment


Northam Reserve No.28 (Lot 29136 Suburban Road) is currently utilised as Bert Hawke recreation facility. The reserve is located approximately 2 kilometres from the Northam town centre. There are irrigated grass field on the sites eastern end, along with a car park and some club buildings. In the middle of the site are a dam and some scattered shade trees exist along the eastern and northern edges of the reserve. The majority of the site is cleared, unutilised land that is wedged between the Avon River to the north and the rail line to the south, with the site being 1.3 kilometres long and 300 metres wide. This particular site constitutes a small portion of Berth Hawke, near to the Avon River and containing some shading tree cover. The property encompasses a small patch of tree cover on the edge of the Avon River and the Bert Hawke recreation reserve.

4.203.3 Recommendation

It is recommended the property is amalgamated with the surrounding Bert Hawke land holdings.

**4.204 Northam Reserve #29 – Lot 29137 Garrigan Close, Northam
AI3773**

4.204.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: P17921 Reserve: 43257	Recreation Reserve or Drainage Reserve	20000m ²	Garrigan Drainage	Power, water telephone
Photograph:					
Recommendation:					

4.204.2 Comment

Northam Reserve No.29 (Lot 29137 Garrigan Close) is currently utilised as drainage. The lot is located approximately 1.5 kilometres south of the Northam town centre. The site slopes towards the west, and is mostly cleared land. There is a small pocket of shade trees located in the south eastern corner of the lot. To the west is cleared, undeveloped land and to the east is some rural residential style development.

4.204.3 Recommendation

As the property is utilised as a drainage reserve it is recommended that the Shire of Northam retain the site.

**4.205 Northam Reserve #30 – Lot 433 Old York Road, Northam
A13270**

4.205.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 43255	Local Reserve – River Reserve		Mortlock River	
Photograph:					
Recommendation:					

4.205.2 Comment


Northam Reserve No.30 (Lot 433 Old York Road) is currently utilised as Mortlock River reserve. The location of the property is approximately 2 kilometres east of the Northam town centre. The lot is the Mortlock River itself, and as such is part of a floodplain. The site is moderately vegetated, encompasses a bend in the river, and is bound by the Northam Country Club to the north and the Northam light industrial estate to the south. As the property is actual the Mortlock River and adjacent lands, it is important that the Shire retain ownership as it cannot be developed. It should either be retained or transferred to the Dept of Water.

4.205.3 Recommendation

It is recommended that the Shire liaise with the Department of Water to investigate possibility to transfer the reserve vesting.

**4.206 Northam Reserve #31 – Lot 451 Yilgarn Avenue, Northam
AI4193**

4.206.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: 3112-307 Plan: D93287 Reserve: 45554	Industrial	323m ²	Yilgarn Drainage	
Photograph:					
Recommendation:					

4.206.2 Comment


Northam Reserve No.31 (Lot 451 Yilgarn Avenue) is currently utilised as drainage. The parcel is located approximately 2 kilometres east of the Northam town centre. To the west of the lot is the Mortlock River, which the drainage reserve drains into, thus the slope of the lot is to the west. There is some tree cover at the eastern end, where the lot fronts onto Yilgarn Avenue.

4.206.3 Recommendation

As the site is utilised as a drainage reserve, it is recommended that the Shire of Northam retain the site.

4.207 Northam Reserve #32 – Lot 485 Charles Street, Northam

4.207.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 46853			Charles Drainage St	
Photograph:					
Recommendation:					

4.207.2 Comment

Northam Reserve No.32 (Lot 485 Charles Street) is currently utilised as drainage.

4.207.3 Recommendation

It is recommended that the Shire should retain the property as it is currently utilised as drainage.

4.208 Northam Reserve #33 – Lot 512 Fitzgerald/Minson Avenue, Northam **AI5572**

4.208.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of northam	Volume / Folio: Plan: P26261 Reserve: 46520	Commercial	1214m ²	Avon Mall	Power, Water
Photograph:					
Recommendation:					

4.208.2 Comment

Northam Reserve No.33 (Lot 512 Fitzgerald/Minson Avenue) is currently utilised as Avon Mall. The mall is 60 metres long and runs between Fitzgerald Street and Minson Avenue where the Northam Boulevard meets Fitzgerald Street. The mall is paved and level, and contains a number of ornamental shade trees. At the present is an underutilised thoroughfare however, but despite this is a focal point of the town site.

4.208.3 Recommendation

As a potential pedestrian activity node and thoroughfare, it is recommended for the Shire of Northam to retain the property.

4.209 Northam Reserve #34 – Lot 501 Burgoyne/Chidlow Street, Northam **AI0335**

4.209.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 1790-697 Reserve: 47231	Public Purposes	6,724m ²	Killara	
Photograph:					
Recommendation:					

4.209.2 Comment

Northam Reserve No.34 (Lot 501 Burgoyne/Chidlow Street) is currently utilised as Killara Day Care. The lot is located 500 metres east of the Northam town centre. The site is quite level and is grassed as well as containing some shade trees. The property also contains a building and car park. The site is partially fenced and located adjacent to the May Reserve and next to the May Street Pre-Primary centre.

4.209.3 Recommendation

Since the property contains a number of land uses including a reserve, day-care and pre-primary school, it is recommended that the Shire of Northam retains the site.

**4.210 Northam Reserve #35 – Lot 654 May Street, Northam
AI0335**

4.210.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: 1790-697 Reserve: 47230	Community Purposes	3068m ²	May Reserve	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.210.2 Comment

Northam Reserve No.35 (Lot 500 May Street) is currently utilised as May Reserve. May Reserve is located approximately 500 metres east of the town centre. The reserve is located on gently southwards sloping land and has some shade tree cover. The site is located within a developed residential area and is adjacent to a pre-primary and a day-care centre.

4.210.3 Recommendation

Since the property contains a number of land uses including a reserve, day-care and pre-primary school, it is recommended that the Shire of Northam retains the site.

4.211 Northam Reserve #36 – Lot 547 Burgoyne/May Street, Northam AI0334

4.211.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: 1790-697 Reserve: 40862	Community Purposes	1663m ²	May Street Pre-primary	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.211.2 Comment

Northam Reserve No.36 (Lot 547 Burgoyne/May Street) is currently utilised as May Street Pre-primary. The lot is located 500 metres east of the Northam town centre. The site is quite level and is grassed as well as containing some shade trees. The property also contains a building and children’s playground. The site is fenced and has car parking located on Burgoyne Street for users of the pre-primary facility. It is recommended the land is retained for community purposes. If the May Street Pre-Primary use goes elsewhere, it would be suitable for future Killara use.

4.211.3 Recommendation

It is recommended that the Shire of Northam should retain the site.

4.212 Northam Reserve #37 – Lot 548 James/Mitchell Avenue, Northam

4.212.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 48168	Residential R15		James St Drainage	
Photograph:					
Recommendation:					

4.212.2 Comment


Northam Reserve No.37 (Lot 548 James/Mitchell Street) is currently utilised as drainage. The site runs between Mitchell Avenue and James Street near to Robinson Street. It is located approximately 1 kilometre west of the Northam town centre. The lot is shaded by a number of trees from neighbouring properties as the parcels small size inhibits any possibly of shade trees being grown in its boundaries. The site has a slight slope upwards to the north, away from the Avon River.

4.212.3 Recommendation

As the site is utilised as a drainage reserve it is recommended that the Shire of Northam retain the property.

4.213 Northam Reserve #38 – Lot 100 Goomalling Road, Northam

4.213.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: Reserve: 48724	Residential R15	Approx 136m ²	Goomalling Rd Drainage	Drain
Photograph:					
Recommendation:					

4.213.2 Comment


Northam Reserve No.38 (Lot 100 Goomalling Road) is currently utilised as drainage. The property is located between 45 and 47 Goomalling Road. It is an area of land utilised for drainage purposes and water then.

4.213.3 Recommendation

As the site is utilised as drainage it is recommended that the Shire of Northam retain the property.

4.214 Northam Reserve #39 – Lot 28234 Mitchell Avenue, Northam A11628

4.214.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 27334	Recreation Reserve	16137m ²	Mitchell Avenue Avon River Foreshore	
Photograph:					
Recommendation:					

4.214.2 Comment


Northam Reserve No.39 (Lot 28234 Mitchell Avenue) is currently utilised as Mitchell Avon foreshore recreation reserve. The site is located approximately 3 kilometres from the Northam town centre. The lot is level and partially cleared of vegetation. The lot has no road access and its southern side backs onto the Avon River. As a recreation reserve located in close proximity of the Avon River it is recommended that the Shire of Northam retain the property or transfer to the Department of Water.

4.214.3 Recommendation

It is recommended the Shire liaise with the Department of Water to seek to change reserve vesting.

**4.215 Northam Reserve #40 – Lot 400 Byfield Street, Northam
AI0209**

4.215.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 13407 Reserve: 37450	Industrial	3123m ²	Vacant Industrial	
Photograph:					
Recommendation:					

4.215.2 Comment

Northam Reserve No.40 (Lot 400 Byfield Street) is currently unutilised vacant industrial land. The site is located approximately 3 kilometres north east of the Northam town centre. The topography of the site is practically level and the site is cleared. It is currently being utilised for the grazing of horses. The site is next to the currently unconstructed Broomehall Road reserve.

4.215.3 Recommendation

It is recommended to convert Lot 400 to freehold and dispose of landholding, but retain Broomehill Road Reserve.

4.216 Northam Reserve #41 – Lot 366 Ensign Dale, Northam
AI1047

4.216.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 32052	Commercial – Used as Road Reserve though	3815m ²	Car Park	
Photograph:					
Recommendation:					

4.216.2 Comment

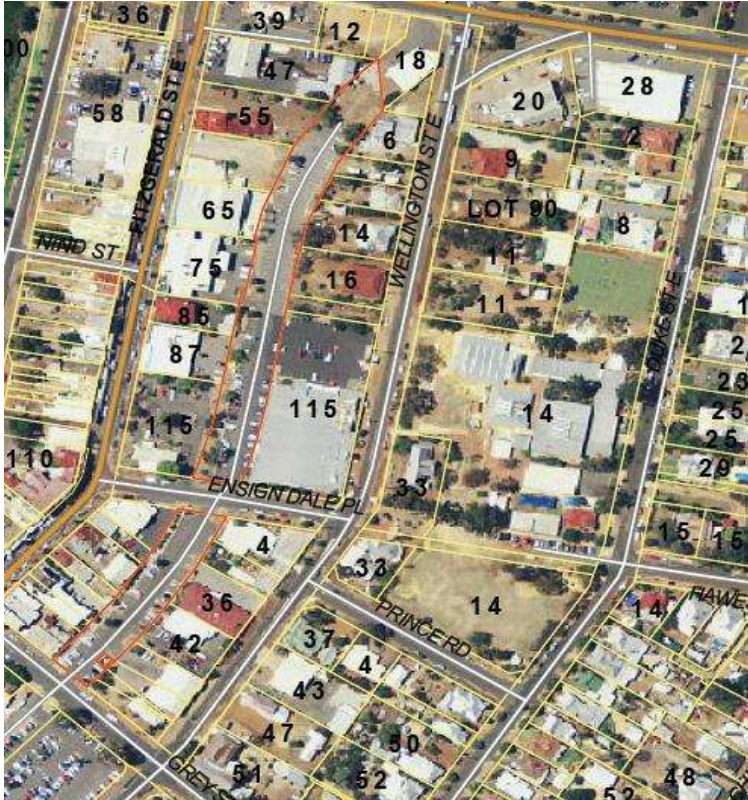
Northam Reserve No.41 (Lot 366 Ensign Dale) is currently utilised as a town centre car park. The site is bitumised and line marked, as such is good quality parking for many business's along Fitzgerald Street. The land slopes very slightly towards the south, away from the Avon River.

4.216.3 Recommendation

It is recommended the property be retained by the Shire of Northam as the site is utilised as a car park in the town centre, with an investigation to lease to the business(es) that use it.

**4.217 Northam Reserve #42 – Lot 367 Ensign Dale, Northam
A11045**

4.217.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 32053	Commercial – Used as Road Reserve though	6585m ²	Coles Car park	
Photograph:					
Recommendation:					

4.217.2 Comment

Northam Reserve No.42 (Lot 367 Ensign Dale) is currently utilised as the Coles car park. This is a tract of road that was once the rail line running through Northam. The car parking proved at this site is integral to businesses in the Northam town centre. The site is generally flat, but has a slight slope upwards to the west. There are a few shade trees, but for the most part the site is sealed and devoid of bare soil and vegetation.

4.217.3 Recommendation

It is recommended the property be retained by the Shire of Northam as the site is utilised as a car park in the town centre, with an investigation to lease to the business(es) that use it.

4.218 Northam Reserve #43 – Lot 402 Frankish Road, Northam AI0763

4.218.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 13407 Reserve: 37451	Special Residential	14568m ²	Frankish Vacant	
Photograph:					
Recommendation:					

4.218.2 Comment

Northam Reserve No.43 (Lot 402 Frankish Road) is located approximately 3 kilometres east of the town centre. It has a long road frontage to Frankish Street and is currently unutilised vacant special residential. Whilst the lot has long frontage, the depth of the property is actually quite narrow. The adjoining owner has indicated that they are not interested in purchasing the property. The lot is located in an area full of larger semi-rural lots. The site is cleared and has a slight slope towards Frankish Road.

4.218.3 Recommendation

It is recommended to convert to freehold and sell for development.

4.219 Northam Reserve #44 – Lot 28254 Suburban Road, Northam AI2047

4.219.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 6860 Reserve: 25702	Residential R15	3187m ²	Former Hall - Surburban	
Photograph:					
Recommendation:					<div style="display: flex; justify-content: space-around;"> <div style="width: 30px; height: 30px; background-color: purple;"></div> <div style="width: 30px; height: 30px; background-color: red;"></div> <div style="width: 30px; height: 30px; background-color: yellow;"></div> </div>

4.219.2 Comment

Northam Reserve No.44 (Lot 28254 Suburban Road) is the site of a former Scout hall. It is zoned residential R15. The lot is located 2.5 kilometres from the Northam town centre, in a residential area comprising primarily of Homes West housing but with a land undeveloped site to the north owned by JWC White. The topography slopes slightly in a north western direction and the land is cleared of vegetation. There are two road frontages to the lot, Suburban Road and Yalbaroo Road.

4.219.3 Recommendation

It is recommended to convert to freehold, construct drainage easement and develop / sell residential lots.

4.220 Northam Reserve #45 – Perina Way, Northam AI2468

4.220.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 27706	Recreation Reserve	1540m ²	Perina Park	
Photograph:					
Recommendation:					

4.220.2 Comment

Northam Reserve No.45 (Perina Way) is currently utilised as Perina Park. The park is located approximately 1.5 kilometres north west of the town centre. The lot is level, grassed and contains some shade trees. The property is surrounded by fully developed residential land. Since there is another Park not far away, the Shire could possibly sell.

4.220.3 Recommendation

As a park within the Northam town site it is recommended that the Shire of Northam retain the property.

4.221 Northam Reserve #46 – Lot 28265, 28266 Clarke Street, Northam AI5653

4.221.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Municipality of Northam	Volume / Folio: Plan: Reserve: 3303	Recreation Reserve	266540m ²	Trotting/Netball/Skate leases apply Burwood Park	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.221.2 Comment

Northam Reserve No.46 (Lot 28265, 28266 Clarke Street) is currently utilised as the Burwood Park sporting recreation reserve. The site contains trotting, greyhound, pistol club, netball (former) and skating facilities. The site is bound by Clarke Street to the north and the Avon River to the south and east. It is a generally level lot with a slight inclination down towards the river. Most of the site is cleared of vegetation, with a few shade trees. The railway line bisects the property between the skate park and netball courts. The Northam Harness Racing Club is investigating options for the creation of a ‘crown land in trust’ lease for the trotting / greyhound component.

4.221.3 Recommendation

As the site is utilised as the Burwood Park sporting recreation reserve containing netball, trotting and skating facilities, it is recommended that the Shire of Northam retains most of the property, but relinquishes the portion used by the Harness Racing Club.

**4.222 Northam Reserve #47 – Lot 228 Clarke Street, Northam
AI2005**

4.222.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 11596	Recreation Reserve	16187m ²	Clarke Street - Trotting	Power, water
Photograph:					
Recommendation:					

4.219.2 Comment


Northam Reserve No.47 (Lot 228 Clarke Street) is currently utilised as Trotting Tracks recreation reserve. The lot is located approximately 1.5 kilometres from the town centre. The site is bound by the Bert Hawke Recreation Reserve to the north, the Avon River to the east and the trotting club to the west. The land is generally level with a slight inclination towards the Avon River in the east. The property is moderately covered with shading vegetation. Council has permitted the Harness Racing Club to make application to the Office of Regional Development & Lands for a ‘crown grant in trust’ to enable the land to be entrusted to the Club by Crown.

4.222.3 Recommendation

As the site contains the Northam Trotting tracks it is recommended that the Club undertakes the process to have it entrusted to the Club by the Crown.

4.223 Northam Reserve #48 – Clarke Street, Northam A12808

4.223.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam of	Volume / Folio: Plan: Reserve: 5503	Local Reserve	27518m ²	Northam Equestrian Park	
Photograph:					
Recommendation:					

4.223.2 Comment


Northam Reserve No.48 (Clarke Street) is currently utilised as the Northam Equestrian Track. The site is located to the north of the Bert Hawke Recreation Reserve, wedge between the Avon River to the north and the rail line to the south, approximately 2.5 kilometres North West of the Northam town centre. The site contains three buildings and contains some bushland. The lot slopes downwards to the north east, into the Avon River. The area is leased to the Equestrian Club.

4.223.3 Recommendation

As the property is the site of the Northam Equestrian Track it is recommended that the Shire of Northam retain the site for this purpose.

4.224 Northam Reserve #49 – Lot 337 Edmondson Street, AI3537

4.224.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 25613	Recreation reserve	6753m ²	Northey Drainage	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.224.2 Comment


Northam Reserve No.49 (Lot 337 Edmondson Street) is currently utilised as drainage. The lot is located approximately 1 kilometre east of the Northam town centre in a residential area comprising predominantly of Homes West housing. Due to there being a large amount of drainage through the site the lots useable area is reduced from 6753m² to 4413m². The site is a flat level lot that is cleared with a few remaining shade trees. The site is located to the south of the Northam Recreation Centre and a number of vacant land parcels to the west.

4.224.3 Recommendation

It is recommended to retain as is, for drainage.

4.225 Northam Reserve #50 – Lot 336 Edmondson Street, Northam AI0772

4.225.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: 6732 Reserve: 25612	Public Purpose	2092m ²	Edmondson School Pre	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.225.2 Comment

Northam Reserve No.50 (Lot 336 Edmondson Street) is an unutilised vacant site located approximately 1 kilometre east of the town centre. The surrounding area contains many vacant lots and Homes West housing. The site has two road frontages, Gregory Street and Edmondson Street. The is a slight slope towards the north of the site. There is an opportunity for conversion to freehold and sale.

4.225.3 Recommendation

Since the land is suitable for subdivision and residential development, it is recommended to convert to freehold and dispose of land holding.

4.226 Northam Reserve #51 – Lot 360 Gairdner Street, Northam
A11144

4.226.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: 921 Reserve: 31312 Vesting: 590/72	Recreation Proposed: Mixed use	1538m ²	Police Carpark	
Photograph:					
Recommendation:					

4.226.2 Comment

Northam Reserve No.51 (Lot 360 Gairdner Street) is currently utilised as the police car park. The property is located to the south of the town centre. The lot is unimproved, except for a gravelled surface to facilitate car parking. It adjoins Purslowe Park on the western boundary and a disused railway reserve to the south. The railway reserve (37428) relies upon this lot for northern side road access. The site is also required for the King Creek drainage system.

4.226.3 Recommendation

It is recommended to retain and lease the parking to the Northam Police (State Government).

**4.227 Northam Reserve #52 – Lot 340 Fitzgerald Street, Northam
A11177**

4.227.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 27147	Road Reserve Commercial	830m ²	Former Street Morrell	
Photograph:					
Recommendation:					

4.227.2 Comment


Northam Reserve No.52 (Lot 340 Fitzgerald Street) was formerly used as road reserve for Morrell Street. The property is located approximately 1 kilometre south west of the Northam town centre. The lot is cleared of vegetation and is level. To the east there is some undeveloped land that represents an opportunity for development.

4.227.3 Recommendation

It is recommended to construct the Road Reserve subject to infill development.

4.228 Northam Reserve #53 – Burnside Avenue, Northam AI4096 & AI4097

4.228.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: 2777 Reserve: 38880	Residential R15/30	852m ² , 852m ²	Burnside King Creek Drainage	
Photograph:					
Recommendation:					

4.228.2 Comment


Northam Reserve No.53 (Burnside Avenue) is currently utilised as a drainage reserve. The lot is located to the south of the town centre in a residential area comprising of modest homes. The topography of the site is practically level and the lot is cleared of vegetation.

4.228.3 Recommendation

It is recommended to retain for future drainage infrastructure to be installed.

4.229 Northam Reserve #54 – 87 Newcastle Road/Rushton Crescent, Northam A12242

4.229.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: 9240 Reserve: 32386	Recreation reserve	4818m ²	Rushton Cres Park	
Photograph:					
Recommendation:					

4.229.2 Comment

Northam Reserve No.54 (87 Newcastle Road/Rushton Crescent) is currently utilised as Rushton Crescent Park. The site is located approximately 2 kilometres north west of the Northam town centre on slightly sloping land. The park is grassed with some shade trees located on the lot. The surrounding residential area is predominantly developed.

4.229.3 Recommendation

As a park within the Northam town site it is recommended that the Shire of Northam retain the property.

4.230 Northam Reserve #55 – Elizabeth Place, Northam A11120

4.230.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire Northam	of Volume / Folio: Plan: Reserve: 32171	Commercial – Utilised as car park	7220m ²	Boulevard Parking	
Photograph:					
Recommendation:					

4.230.2 Comment

Northam Reserve No.55 (Elizabeth Place) is part of the former rail reserve currently utilised as Boulevard Parking. This car parking is centrally located and integrated into the Boulevard’s greater car parking facilities, on both sides of the shopping centre. The land slopes slightly towards the south east, and contains a few shade trees within the car park land area. This car parking is included in the Northam Car Parking Strategy.

4.230.3 Recommendation

As the site is utilised as car parking within the Northam town centre, and near to the Northam Boulevard, it is recommended to sell the land to Northam Boulevard with reciprocal rights of access to the properties facing Fitzgerald Street and Share & Care.

4.231 Northam Reserve #56 – Peel Terrace, Northam AI4138

4.231.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: Reserve: 30275	Recreation Reserve	6623m ²	Rec Centre former Henry St Road	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.231.2 Comment

Northam Reserve No.56 (Peel Terrace) is currently utilised as part of the Northam Recreation Centre precinct. This landholding is the former road reserve of Henry Street. The site is located approximately 1 kilometre from the Northam town centre. The Recreation Centre is now a new building, with the former centre demolished. The site contains two irrigated grassed ovals, some shade trees and a BMX track. It is generally a flat site with a few constructed raised areas for spectators on the ovals.

4.231.3 Recommendation

Due to the fact the Northam Recreation Centre is a brand new facility, it is recommended that the Shire of Northam retain the property.

4.232 Northam Reserve #57 – Newcastle Street, Northam AI226I

4.232.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: Reserve: 28575	Local Reserve		Newcastle Drainage	
Photograph:					
Recommendation:					

4.232.2 Comment

Northam Reserve No.57 (Newcastle Street) is a laneway that is currently utilised as drainage and was included within the Laneway Review (No.12). The lot is located approximately 2 kilometres north west of the Northam town centre. It is currently closed to vehicles and can only be accessed by pedestrians. The laneway is currently experiencing safety and anti-social behaviour issues which neighbouring land-owners are not happy with. The property is slightly sloping and cleared of vegetation.

4.232.3 Recommendation

It is recommended that the Shire of Northam close and amalgamate this laneway with adjoining properties as per the Laneway Review.

4.233 Northam Reserve #58 – Lot 500, 501 & 502 Withnell Street, Northam AI3448, AI4665, AI4666

4.233.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: P58486 Reserve: 50949	Residential R15	3308m ² , 7016m ² , 7416m ²	Vacant land	Power, water, sewerage, telephone
Photograph:					
Recommendation:					

4.233.2 Comment

Northam Reserve No.58 (Lot 144 Oakover Place) is currently utilised as vacant land within the Northam town site. The site is located along the western side of Withnell Street. The street contains a fairly high proportion of state housing which will limit the developmental value of the site. Lot 502 is predominantly drainage reserve and the other two lots have some drainage function on them.

4.233.3 Recommendation

It is recommended for retention by the Shire of Northam of the drainage portions of the lot.

5.0 IMPLEMENTATION

As previously addressed, a number of the existing land reserves within the Shire of Northam are recommended to be retained, upgraded, developed or sold.

5.1 Retention of Land Holding

Many of the land holdings are utilised as drainage or recreation reserves, or are at risk of flooding. It is recommended that these properties are retained by the Shire of Northam for that particular purpose. Where indicated, the property could be developed for the benefit of the community.

This review recommends the retention of the parcel in relation to 177 land holdings.

5.2 Sale / Disposal / Transfer of Land Holding

In some instances the Shire of Northam has no use for the property, or it is in their best interests to dispose of the property to allow development to occur, or transfer to a more appropriate government agency. In these instances it is recommended that the Shire sell, disposal or transfer of the property.

This review recommends the sale of the parcel in relation to 47 land holdings.

5.3 Convert Land Holding to Freehold by Shire of Northam

In certain instances the Shire of Northam may feel it is in the Shire and the public's best interests to convert a freehold title to reserve, such as incorporation of small isolated land parcels into a road reserve.

This review recommends conversion in relation to 18 land holdings.