

Our ref: TPS/3204
Enquiries: Local Planning Schemes
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Chief Executive Officer
Shire of Northam
PO Box 613
NORTHAM WA 6401

Transmission via electronic mail to: records@northam.wa.gov.au

Dear Sir/Madam

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6 AMENDMENT NO. 21

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act.

In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the *Government Gazette*.

The Commission has forwarded notice to the Department of Premier and Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier and Cabinet on (08) 6552 6000. One signed set of the amending documents are returned for your records.

Please direct any queries about this matter to localplanningschemes@dplh.wa.gov.au

Yours sincerely



Ms Sam Boucher
Secretary
Western Australian Planning Commission

2/10/2025

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

Shire of Northam
Local Planning Scheme No. 6 Amendment No. 21

File: TPS/3204

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the Shire of Northam Local Planning Scheme No. 6 on 1 October 2025 for the purpose of:

1. Inserting new clause 3.2.13 – ‘Rural Townsite Zone’ to read as follows – Rural Townsite Zone
 - To provide for a range of land uses that would typically be found in a small country town.
2. Amending clause 3.3 – ‘Table 1 : Zoning Table’ as follows –

LANDUSE	RURAL TOWNSITE	GENERAL INDUSTRY
Abattoir	X	
Aged Persons Hotel	D	
Agriculture - Extensive	X	
Agriculture - Intensive	X	
Agroforestry	X	
Amusement Parlour	A	
Animal Establishment	X	
Animal Husbandry - Intensive	X	
Art Gallery	P	
Bed & Breakfast	P	
Betting Agency	D	
Boarding House	D	
Brewery	A	
Bulky Goods Showroom	A	A
Caravan Park	X	
Caretaker's Dwelling	I	

Carpark	X	
Childcare Premises	A	
Cinema/Theatre	A	
Civic Use	D	
Club Premises	A	
Commercial Vehicle Parking	X	
Community Purpose	D	
Consulting Rooms	D	
Convenience Store	D	
Corrective Institution	X	
Dry Cleaning Premises	D	
Educational Establishment	D	
Equestrian Activity	X	
Exhibition Centre	A	
Family Day Care	D	
Fast Food Outlet	A	
Fuel Depot	X	
Funeral Parlour	A	
Garden Centre	D	
Health Studio	D	
Holiday Accommodation	D	
Home Business	P	
Home Occupation	P	
Home Office	P	
Home Store	D	
Hospital	A	
Hotel	A	
Industry – Cottage	D	

Industry – Extractive	X	
Industry – General	X	
Industry – Light	A	
Industry – Mining	X	
Industry – Primary Production	X	
Industry – Rural	X	
Industry – Service	A	
Landscape Supplies	X	
Laundromat	D	
Liquor Store – Large	X	
Liquor Store – Small	D	
Lunch Bar	D	
Market	X	
Medical Centre	A	
Motel	A	
Motor Vehicle, Boat Or Caravan Sales	D	
Motor Vehicle Repair	A	
Motor Vehicle Wash	D	
Motor Vehicle Wrecking	X	
Museum	D	
Nightclub	X	
Nursing Home	A	
Office	P	
Place of Worship	D	
Power Generation	X	
Produce Stall	X	
Public Utility	P	
Reception Centre	D	

Recreation – Private	D	
Renewable Energy Facility	X	
Repurposed Dwelling	D	
Residential <ul style="list-style-type: none"> - Aged & Dependent Persons Dwelling - Ancillary Dwelling - Grouped Dwelling - Holiday Home - Multiple Dwelling - Single House 	D I D D D D	
Residential Building	D	
Restaurant	D	
Restricted Premises	X	
Roadhouse	X	
Rural Home Business	X	
Rural Pursuit	X	
Salvage Yard	X	
Second Hand Dwelling	D	
Service Station	A	
Shop	P	
Small Bar	A	
Stockyards	X	
Tavern	A	
Telecommunications Infrastructure	D	
Tourist Accommodation	D	
Tourist Development	D	
Trade Display	D	
Trade Supplies	D	
Transport Depot	X	
Tree Farm	X	
Vehicle Recovery & Towing	A	

Veterinary Centre	A	
Warehouse/Storage	X	
Waste Disposal Facility	X	
Waste Storage Facility	X	
Winery	X	
Workers Accommodation	X	

3. Rezoning lots bound by Boronia Avenue, Banksia Avenue, Zamia Terrace and Hovea Crescent, Wundowie from 'Commercial' to 'Rural Townsite' and amend scheme maps accordingly.
4. Adding the following clause under Part 4:
4.27 DEVELOPMENT IN THE RURAL TOWNSITE ZONE
Residential development in the 'Rural Townsite' zone shall be in accordance with the R30 Code for single and grouped dwellings and R80 for multiple dwellings and shall satisfy the mixed-use requirements of the Residential Design Codes.
5. Delete the land use and definition for 'Showroom' in Schedule 1, Table 1 (Zoning Table) and replace the land use 'Showroom' with 'Bulky goods showroom' where referenced elsewhere in the Scheme including in Table 3, Schedule 2 and Schedule 5.
6. Amending clause 4.5 – 'Table 2: Site and Development Requirements' by adding an additional row for Rural Townsite as follows:

Rural Townsite	*	*	*	*	*	*
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C ANTONIO
PRESIDENT

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CHIEF EXECUTIVE OFFICER