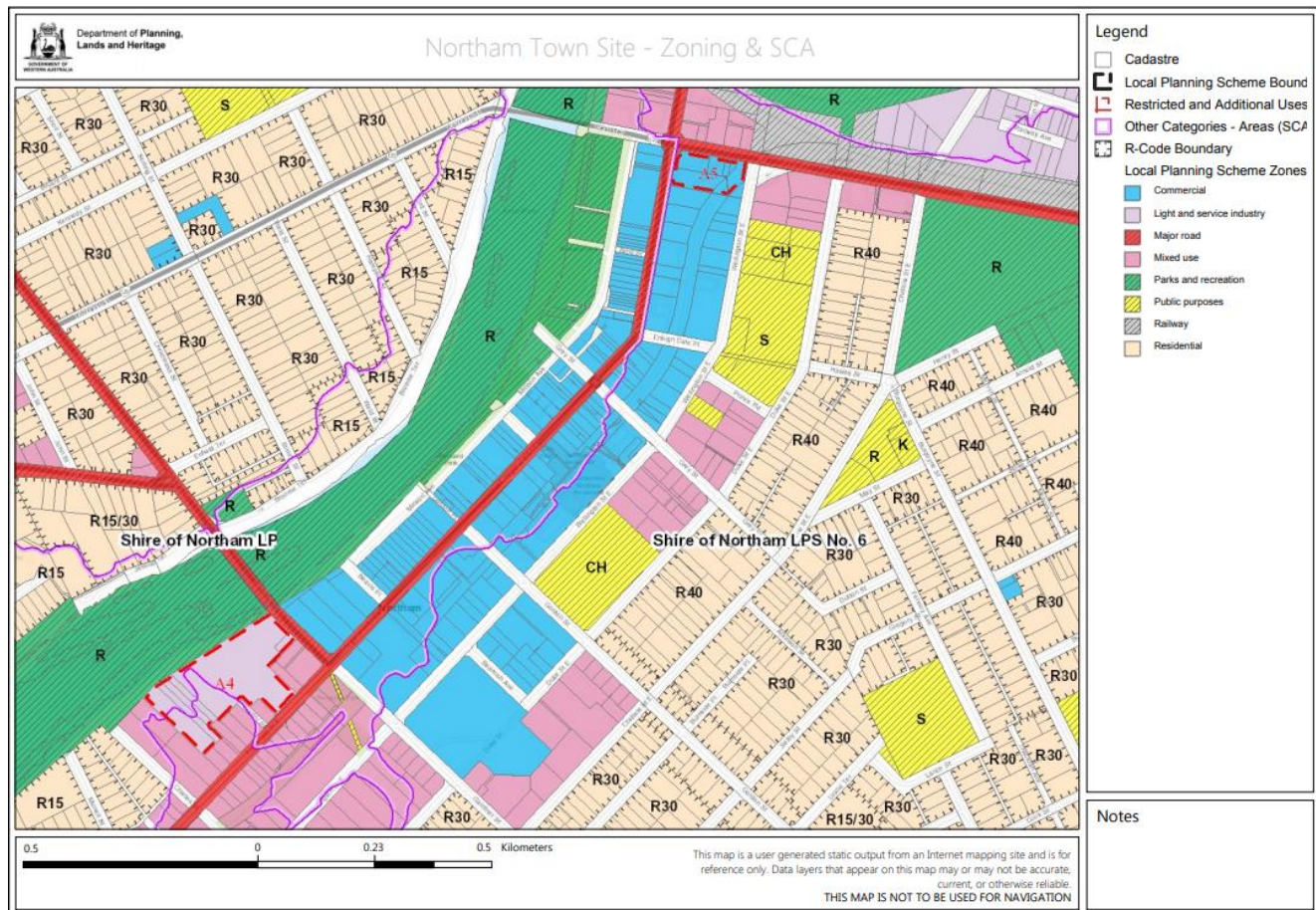


More and more town centres are in decline and this is indicated by growing shop vacancy rates in shopping streets. However, current trends show that creative council leadership is able to help town centres to adapt to unprecedented market changes.

Revitalising a town centre involves coordinating a range of activities, over many years. The Shire of Northam is working towards developing Northam's CBD into a vibrant and thriving town centre by delivering a flurry of coordinated activities that have been identified in the [Northam Town Centre Development and Connectivity Strategy](#).

PLANNING FRAMEWORK

The Shire of Northam (the Shire) Local Planning Scheme No. 6 (the Scheme) is the overarching statutory planning framework which applies to the land contained within the Shire of Northam and therefore the Town Centre area. The Scheme sets out the aims and intentions for the Scheme area and provides procedures for the assessment and determination of planning applications to control and guide land use and development. The Shire's Scheme Map outlines the various land use zones and reservations that apply to the Town Centre area as shown in the image below.



Information Sheet

NORTHAM TOWN CENTRE Development Services

Northam's Town Centre area is almost entirely zoned 'Commercial', with some areas being zoned 'Mixed Use' toward the eastern end of the Town Centre area, east of Wellington Street East. The 'Commercial' zone forms a linear band along either side of the major road of Fitzgerald Street, beginning at Gairdner Street before terminating at Peel Terrace.

A copy of the Scheme can be downloaded at <https://www.dplh.wa.gov.au/northam>.

WHAT USES ARE PERMITTED IN THE TOWN CENTRE?

The Scheme allows and provides discretion for a number of land uses to be approved within the 'Commercial' and 'Mixed Use' zones. This includes, but is not limited to the following:

- *Consulting Rooms; Fast Food Outlet; Health Studio; Hotel; Laundromat; Medical Centre; Nightclub; Office; Recreation – Private; Restaurant; Multiple Dwellings; Restaurant; Shop; Showroom; Small Bar; Tavern; Tourist Accommodation; and Veterinary Centre.*

The Scheme does not outline any particular built form development standards/requirements that apply to 'Commercial' zoned land and instead allows for discretion to be utilised as part of each application to determine the appropriateness of plot ratio, setbacks and landscaping provision with the exception of buildings that abut public reserves, which should be designed and constructed to present a façade of brick, plate glass or other material deemed appropriate.

Notwithstanding the limited provision on built form controls within the Scheme, there are area specific planning documents that do guide the decision-making process within the Northam Town Centre, which includes the Scheme's Special Control Area for the Avon and Mortlock Rivers, the Minson Avenue Design Guidelines, the Shire's Local Planning Policy No. 18 – Heritage Precincts and other Local Planning Policies where applicable, which can be downloaded from the Shire's website at www.northam.wa.gov.au.

WHAT IS THE SPECIAL CONTROL AREA FOR THE AVON AND MORTLOCK RIVERS?

The pink line on the zoning map identifies the Avon and Mortlock Special Control Area, which is related to the extent of land affected by flooding. There are special controls in LPS6, which relate to new development and minimum habitable floor levels.

WHAT ARE THE MINSON AVENUE DESIGN GUIDELINES?

The design guidelines apply to development on properties with a frontage to Minson Avenue and aim to increase the presence of residential land uses and compatible commercial development in the town centre together with improving the built form along Minson Avenue. The design controls address setbacks, building design and layout, flooding, service areas, landscaping, car parking and vehicular access.

ARE THERE SPECIAL HERITAGE REQUIREMENTS?

There are 2 heritage precincts in Northam – Fitzgerald Street and Gordon Street, which provide controls for the development of properties.

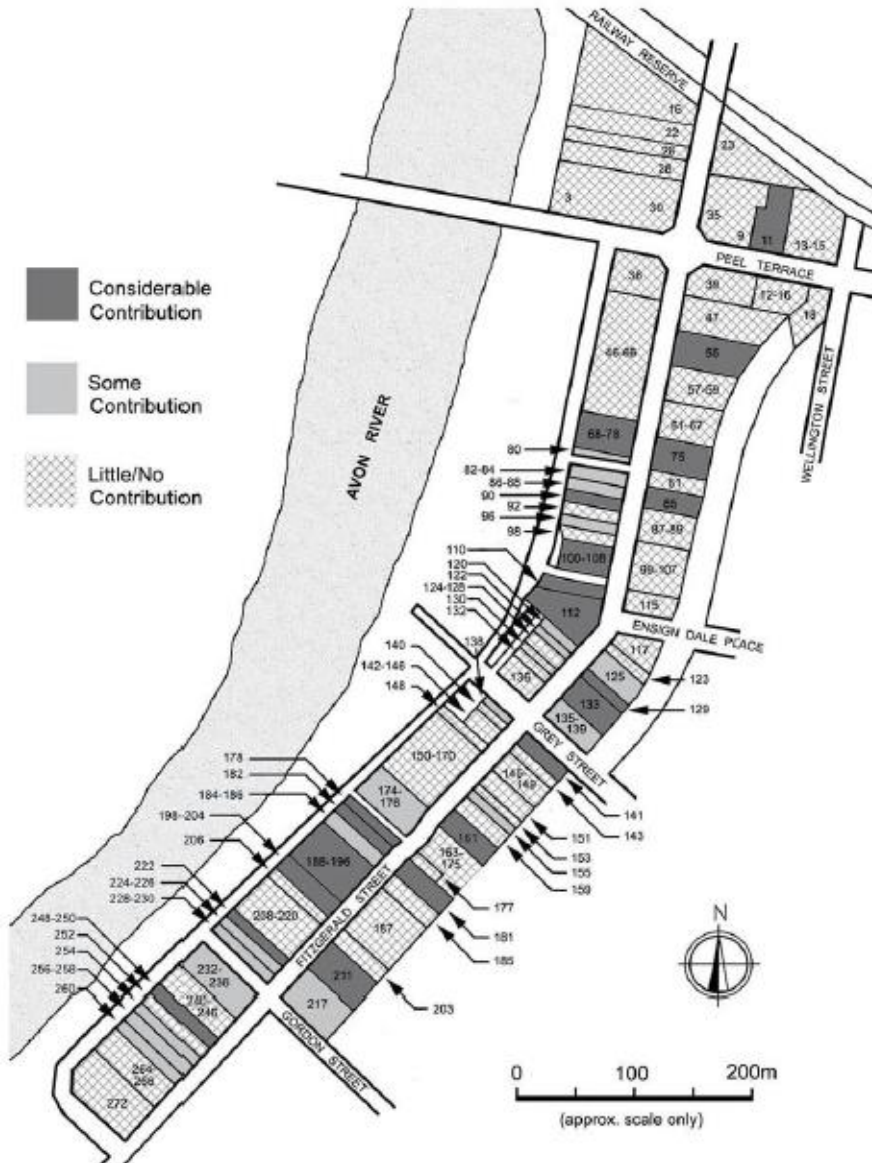
Information Sheet

NORTHAM TOWN CENTRE

Development Services

395 Fitzgerald Street
PO Box 613
NORTHAM WA 6401
P: (08) 9622 6100
F: (08) 9622 1910
E: records@northam.wa.gov.au
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The Fitzgerald Street precinct covers the Town Centre and identifies the various levels of heritage significance of the buildings located in the precinct as shown in the following map:



If you are intending on developing a property in the precinct, particularly if it is identified as having considerable contribution, a heritage impact assessment will need to be prepared by a suitably qualified person and submitted with an application for development approval. It is suggested that a pre-lodgement meeting is held with Shire Officers prior to submitting your application.

DO I NEED DEVELOPMENT APPROVAL TO CHANGE THE USE OF A PREMISES?

Yes, you will need Shire development approval prior to changing the use of a premises. The Shire has prepared an information sheet outlining the processes, which can be downloaded at <https://www.northam.wa.gov.au/documents/planning-information-sheets>.



Information Sheet

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ARE THERE ANY BUILDING REQUIREMENTS?

Yes, if you are changing the building classification (e.g. from an office to a shop) or the property does not have a current Occupancy Permit. Refer to the Change of Use Information Sheet and the Shire's website for additional information.

ARE THERE ANY HEALTH REQUIREMENTS?

Businesses involving the production or handling of food; use of public buildings (e.g. halls); and lodging houses (e.g. hotel); including alterations to existing businesses may also require approvals under public health legislation.

DO I NEED APPROVAL TO DISPLAY ADVERTISING SIGNAGE?

Yes, development approval is required for all advertising signage unless it is exempt under the provisions of Schedule 5 of the Scheme. Exemptions also apply to maintaining existing approved signage or reusing existing approved signage.

GRANTS / ASSISTANCE

The Shire's CBD and Heritage Assistance Fund aims to provide funding support to individuals, community groups and organisations in their endeavours to maintain properties within the CBD and / or properties of heritage significance in the Shire of Northam.

If you are proposing to renovate a premises that is heritage listed or located within a heritage precinct, assistance may be available to carry out some of these works. Please contact the Shire to obtain further information.

It is important to contact the Shire's Planning, Building and Environmental Health Officers for advice and assistance prior to purchasing a property or signing a lease to ensure the premises are suitable for the intended use.