



Environmental Protection Authority

s.48A Referrals

Title: Shire of Northam Local Planning Scheme 6 Scheme Amendment 26

Location: Lot 9001 Entrance Ave, Northam (CLT 2690/167)

Description: The amendment proposes to rezone part Lot 9001 Entrance Ave, Northam from 'Residential' to 'Parks and Recreation: Recreation' and to recode remaining developable part from a residential density coding of 'R15' to 'R20'.

Ref ID: APP-0034378 / REC-0001952

Date Received: 19/03/2026 **Date Sufficient Information Received:** 19/03/2026

Responsible Authority: Shire of Northam

Contact: Jacob Smith

Preliminary Environmental Factors: Inland Waters, Social Surroundings

Potential Significant Effects: Future development permissible under the amendment may result in impacts to local hydrology (including to natural drainage channels, floodways, foreshore areas and the Avon River) and Aboriginal heritage values.

Protection: Potential environmental impacts are unlikely to be significant and can be managed through existing local planning scheme provisions and future planning processes, including through provisions under Special Control Area 1 - Avon & Mortlock Rivers and SPP 2.9 Water. Future development within the scheme area may require compliance with legislation the *Aboriginal Heritage Act 1972*.

The Environmental Protection Authority (EPA) expects future water management planning will consider hydrological function and surface water quality as it relates to the Avon River, including the retention of vegetation or rehabilitation to provide water quality and stormwater management outcomes. The EPA notes integrated and purposeful management of the proposed 'Parks and Recreation: Recreation' reserve will provide holistic environment benefits, as well as appreciation of the local river environment.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. No Advice Given. (Not Appealable).**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 09 April 2026