

HORROCKS BEACH LOCAL PLANNING STRATEGY

Shire of Northampton



larry smith planning

urban and strategic planning & design

October 2015

Shire of Northampton

HORROCKS BEACH
LOCAL PLANNING STRATEGY

October 2015

Adopted and Endorsed by WAPC on 22 October 2015

Prepared by
larry smith planning
in association with
Coffey Environments

larry smith planning
Urban and Strategic Planning & Design
A.C.N. 009 254 666
Telephone: 0418-916908
Facsimile: (08) 9244-1556
Email: larryps@bigpond.com

table of contents

1.	introduction	1
1.1	<i>purpose</i>	1
1.2	<i>expansion area</i>	2
2.	local planning strategy	3
2.1	<i>key issues</i>	3
2.2	<i>strategic vision & objectives</i>	5
2.3	<i>expansion strategy overview</i>	5
2.4	<i>expansion area strategy</i>	6
2.4.1	expansion area overview	6
2.4.2	residential	7
2.4.3	rural living	8
2.4.4	rural tourism enterprises	8
2.4.5	other land uses	9
2.4.6	services & trades area	11
2.4.7	heritage conservation	11
2.4.8	coastal investigation area	11
2.5	<i>expansion area – key servicing issues</i>	11
2.5.1	water supply	12
2.5.2	power	13
2.5.3	telecommunications	14
2.6	<i>building design</i>	15
2.7	<i>old horrocks townsite strategy</i>	16
2.8	<i>implementation</i>	16
3.	land use strategy	18
3.1	<i>cell 1 – western clifflands</i>	18
3.2	<i>cell 2 – expansion area north</i>	19
3.3	<i>cell 3 – expansion area south</i>	21
3.4	<i>cell 4 – old horrocks</i>	24

figures & plans:

Figure 1 : Location Plan

Plan 1 : Expansion Strategy

Figure 2 : Expansion Area

Plan 2 : Old Horrocks Townsite Strategy

Figure 3 : Land Use Strategy Cells

Figure 4 : Eco-Cluster Concept

1. introduction

1.1 purpose

Horrocks Beach Townsite is located on the Mid-West coast, approximately 20 kilometres west by road of Northampton and approximately 70km from Geraldton, within the Shire of Northampton (Figure 1 : Location Plan).

The Townsite was established in the late 1800's as a coastal holiday town through the grant of the land comprising the Townsite by the then owner of the adjoining pastoral property. The land was granted to the Shire to facilitate the establishment and management of a coastal holiday destination for farm families and residents of the District.

Subsequently, Horrocks also became popular with the cray fishing fleet as a safe harbour during the season as a consequence of the protected water offered within the bay at Horrocks and the adjacent Little Bay to the north.

The majority of vacant land within the Townsite is held in freehold by the Shire. The land to the east of the Townsite which, for the most part, has been cleared for cropping and grazing purposes is held in private freehold. The Shire of Northampton Local Planning Strategy identifies Horrocks as a Major Growth Townsite accommodating future population growth within the Shire.

To date, the majority of residential expansion has been confined to the existing Townsite, particularly the southern portions. However, the bulk of future expansion opportunities lie within the former farming lands to the immediate east of the Townsite which have been identified as a Special Control Area under **Council's** Town Planning Scheme 10.

The Scheme requires the preparation and approval by Council and the Western Australian Planning Commission (WAPC) of a Structure Plan prior to the subdivision and development of the land within the Special Control Area.

Council's Local Planning Strategy for the whole of the Shire identifies the aim of the Townsite as being:

To facilitate the emergence of Horrocks into a unique place for residents centred on tourism, the fishing industry, recreational pursuits and a beach lifestyle.

The land within the Expansion Area is currently held between five different landowners. Accordingly, to achieve the Aims of the Local Planning Strategy, there is need for an overarching structure to co-ordinate subdivision and development across the Expansion Area in a sustainable manner and to ensure the provision of appropriate services and facilities.

The purpose of the Horrocks Beach Local Planning Strategy is to guide the future growth and development of the Horrocks Townsite and the broader Expansion Area.

It is not the purpose of the Local Planning Strategy to prepare detailed development plans as this is the responsibility of the respective landowners. Rather, the Strategy seeks to establish an overall pattern of development that respects the key physical, environmental and social issues together with the reasonable expectations of the community and facilitates economic provision of services and infrastructure.

The Local Planning Strategy has been subject of extensive community and landowner consultation and following discussions with the Department of Planning, it has been determined that the Strategy should be formalised as a Local Planning Strategy under the *Town Planning Regulations 1967*.

This Strategy document, which was approved by the WAPC on 22nd October 2015, should be read in conjunction with Volume 2 : Technical Appendix.

Major growth towns/aims

Northampton
To function as the administrative centre of the Shire and service centre for the surrounding rural hinterland.

Horrocks
To facilitate the emergence of this coastal settlement into a unique place for residents, centre on tourism, the fishing industry, recreational pursuits and a beach lifestyle.

Port Gregory
Encourage future development in sympathy with the relaxed and uncomplicated nature of this fishing and holiday village.

Planning precinct aims

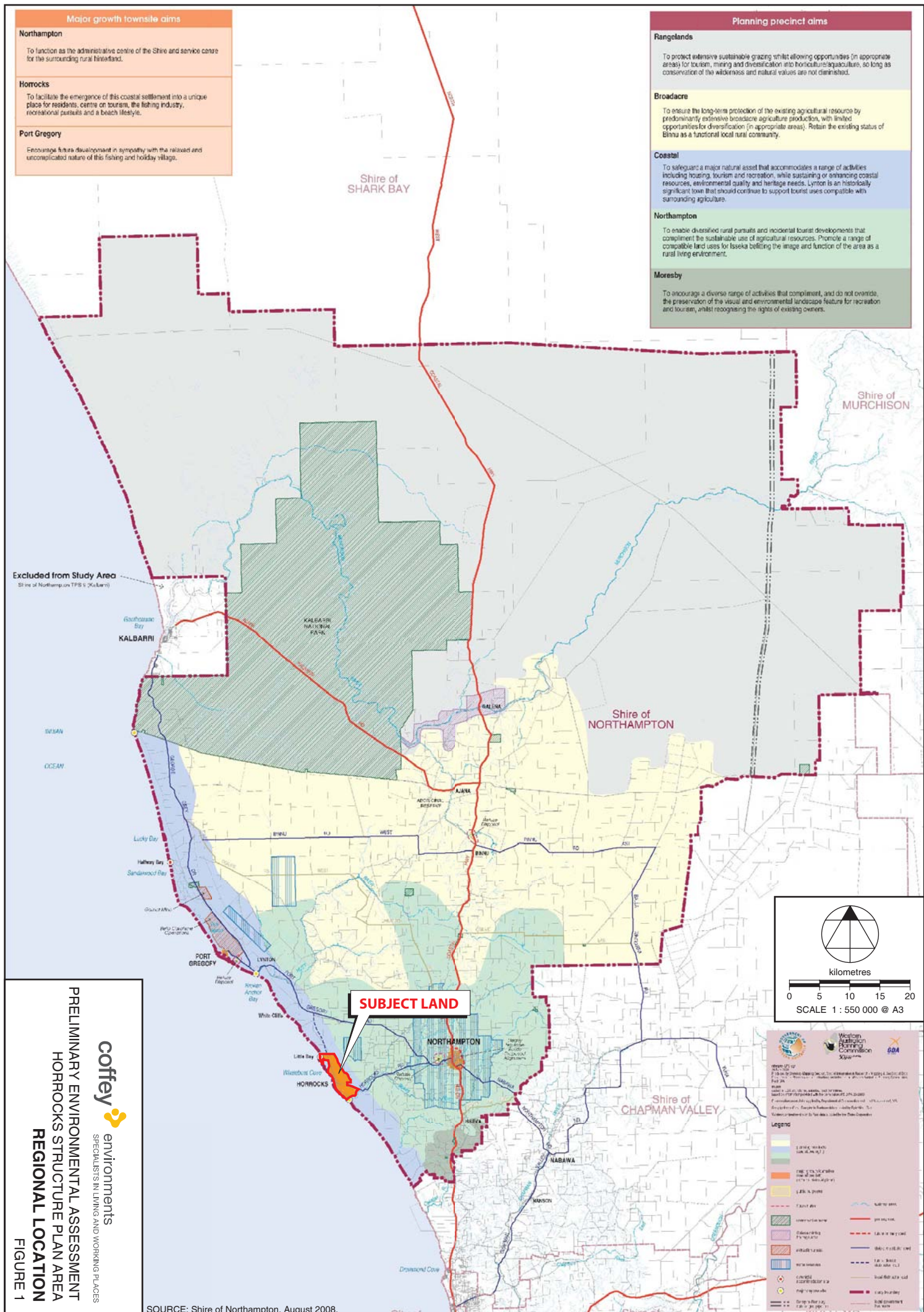
Rangelands
To protect extensive sustainable grazing whilst allowing opportunities (in appropriate areas) for tourism, mining and diversification into horticulture/aquaculture, so long as conservation of the wilderness and natural values are not diminished.

Broadacre
To ensure the long-term protection of the existing agricultural resource by predominantly extensive broadacre agriculture production, with limited opportunities for diversification (in appropriate areas). Retain the existing status of Binna as a functional local rural community.

Coastal
To safeguard a major natural asset that accommodates a range of activities including housing, tourism and recreation, while sustaining or enhancing coastal resources, environmental quality and heritage needs. Lynton is an historically significant town that should continue to support tourist uses compatible with surrounding agriculture.

Northampton
To enable diversified rural pursuits and incidental tourist developments that complement the sustainable use of agricultural resources. Promote a range of compatible land uses for Isseka befitting the image and profile of the area as a rural living environment.

Moresby
To encourage a diverse range of activities that complement, and do not override, the preservation of the visual and environmental landscape feature for recreation and tourism, whilst recognising the rights of existing owners.



Excluded from Study Area

Shire of Northampton TPS 1 (Kalbarri)

KALBARRI

WISAN OCEAN

Lucky Bay Halfway Bay Sandwood Bay

PORT GREGORY

LYNTON

White Cells

Little Bay

Horrocks

White Bay

Drummond Cove

City of

Shire of

Shire of

Shire of

Shire of

Shire of

Shire of

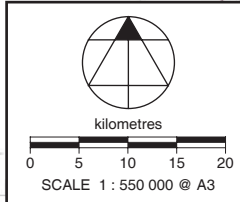
Shire of SHARK BAY

Shire of MURCHISON

Shire of NORTHAMPTON

Shire of CHAPMAN VALLEY

SUBJECT LAND



Legend

- Planning precincts (shaded areas)
- Major growth towns (orange boxes)
- Subject land (red outline)
- Local government boundaries (dashed lines)
- Water bodies (blue areas)
- Roads (red lines)
- Other features (various symbols)

PRELIMINARY ENVIRONMENTAL ASSESSMENT
HORROCKS STRUCTURE PLAN AREA
REGIONAL LOCATION
FIGURE 1

coffey environments
SPECIALISTS IN LIVING AND WORKING PLACES

SOURCE: Shire of Northampton, August 2008.

1.2 expansion area

The Shire of Northampton's former Town Planning Scheme No 8 identified a large area of in excess of 2,400ha as Development Area Zone under that Scheme.

Subsequent to discussions between the Shire and WAPC, Special Control Area No. 6 - Horrocks Development Area (SCA 6) was designated under the Shire's new Local Planning Scheme No 10 which reduced the area of land within the Expansion Area north of Horrocks Road. The eastern boundary of the Special Control Area was set on the eastern 80m contour of the Eastern Ridge, generally in the vicinity of Willi Gulli Road (Figure 2: Expansion Area).

The total area of the Special Control Area east of the Township is approximately 1715ha and is comprised of:

- Seaview Farms : 705ha
- Lot 112 : 245ha
- Lot 27 : 150ha
- Lot 22 : 45ha
- Lot 20 : 570ha

Additional to the Expansion Area, there is a further 53ha designated within the Townsite and held in Freehold by the Shire for further potential expansion comprising approximately 13ha to the south of the Townsite and a further 40ha to the north of the Golf Course.

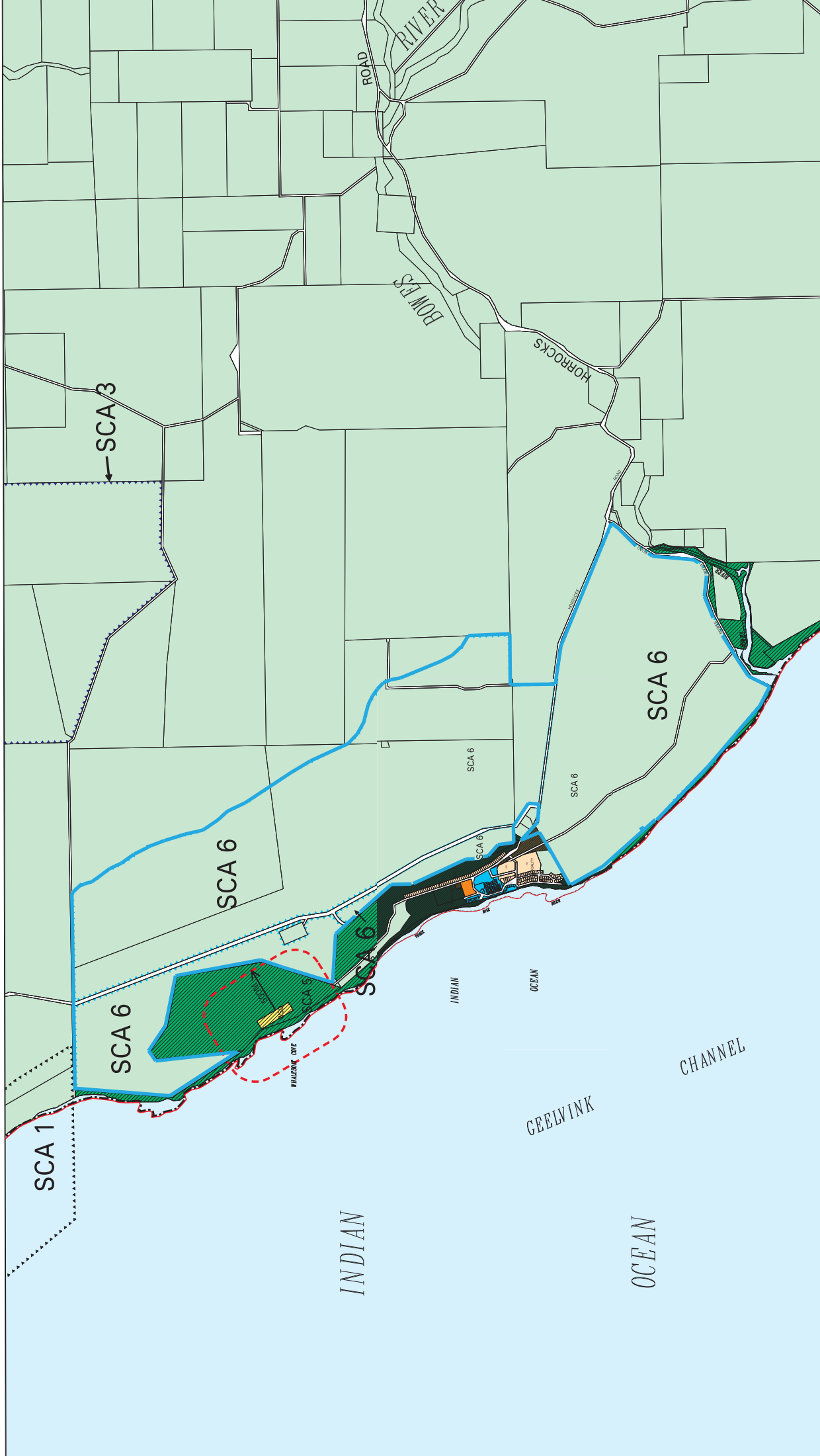


Figure 2 : Expansion Area

2. local planning strategy

2.1 key issues

Settlement Hierarchy

The Shire of Northampton Local Planning Strategy directs future population growth to the existing townships of Northampton, Kalbarri, Horrocks and Port Gregory. The Strategy clearly seeks to protect the primacy of Northampton as the primary Townsite and District and Service Centre for the Shire.

In respect of Horrocks, the Strategy seeks to develop a “partnership” where each complements the other and Horrocks provides alternative residential choices to that available in Northampton which is, to some extent, becoming enclosed by previous rural residential / hobby farm subdivision.

It is clear that the development of Oakajee will provide a significant catalyst to the immediate region and to Horrocks which, as a pleasant, seaside location with a very temperate climate, is ideally positioned to capitalise on the population and employment growth that Oakajee will bring as it is within 30 minutes commuting time. Additionally, there is evidence of Horrocks becoming a serious alternative residential for Fly in / Fly out working families seeking an alternative and more pleasant residential location than Geraldton.

Environment

Annual average rainfall for the area ranges between 400 and 500mm, with most falling between May and August. A climate change predictions indicate decreases of 7.5% to 10%, more dry days and when it does rain, rainfall is likely to be more intense.

There is a need to undertake field investigations for the accurate determination of significant flora, **Threatened Ecological Communities (TEC’s) and Priority Ecological Communities (PEC’s)** at the site together with a Level 2 fauna. It is recommended that consideration be given to retaining areas containing good quality habitat with a view to preserving or re-establishing ecological linkages.

Aboriginal Heritage

In light of the number of Aboriginal Heritage sites identified in (or adjacent to) the area, further archaeological and ethnographic investigations should be undertaken.

Water Supply & Effluent

The public drinking water supply for Horrocks is obtained from the Water Corporation’s well field located approximately 5 km north-north east of the town. Current utilisation of the aquifer is 50,000-60,000kL/year with a Licence limit of 100,000 KL/year and limited to additional 80 services beyond which a new potable supply will need to be sourced and developed. The Water Corporation has confirmed that the capacity of the aquifer extends beyond this utilisation but the quality outside of the currently used brackish water is likely to deteriorate and be saline.

A number of alternative potable water potentially exist and the provision of adequate, long term potable water supplies remains a major issue to be resolved. Further development within Horrocks will be dependent on the establishment of a long term sustainable water supply.

Resolution of long term water supply will need to be addressed through the development and adoption of a District Water Management Strategy which should also seek to institute active water demand reduction practices including capturing and storing rainwater, grey water re-use and site and climate specific landscaping guidelines.

Horrocks is currently serviced by a small, lagoon based, wastewater treatment facility located to the north of the town site and has capacity to expand at its current location. Only part of the Townsite is connected to sewer. The wastewater treatment facility comprises a Facultative Pond system and appears to have some

capacity to service future expansion of the Horrocks Townsite. It is not clear to what extent the development could expand to, without requiring an upgrade to the facility.

Power Supply

While the extent of upgrading to power supply proposed within the region will considerably increase the overall power supply within the system, the requirements of intervening customers will significantly impact on Kalbarri, a major tourist destination, which is situated at the end of the same power system.

A major expansion of Horrocks will further exacerbate the impact of limited power supply on Kalbarri.

Irrespective of the proposed upgrade in power supply, if there is to be significant expansion of Horrocks, then it is evident that there is a pressing need to institute active power demand reduction practices through localised self-generation options such as wind power and domestic level generation.

Key Directions

Consultation with Council, landowners, Government Agencies and other stakeholders has been an integral component of the preparation of the Expansion Strategy including a **Community "Visioning" Workshop**.

Key Directions emanating from the Community are:

- The need to retain the character, lifestyle and compactness of Old Horrocks and direct most new development to the Expansion Area.
- Provision of improved shopping, food / café / restaurant facilities and tourist commercial.
- Requiring all future development to achieve high levels of compatibility with the environment and sustainability in their design, construction and consumption of water and energy.
- Provision of greater choice and affordable housing.
- Provision of expanded range of tourist accommodation including an additional caravan park.
- Protection of the broader environmental values of the location including the provision of open spaces throughout the development area and the retention of the dunal system south of Horrocks to Bowes River.
- Appropriate building height controls including the exclusion of multi-storey / high rise development.
- Provision of a walkway and seating / viewing areas within open space along the cliff top with no road being allowed between the western most lots and the cliff edge.
- Minimisation of the visual impact of new housing from Old Horrocks.
- Provision of a combined community hall / function / tavern facility.
- Retention of the Golf Course in its current location with the addition of a mini-putt course.
- Sealing of White Cliffs and Bowes River Roads.

2.2 strategic vision & objectives

The following Strategic Vision and Objectives have been defined based on the issues identified through the Site Analysis and Visioning Workshop processes:

strategic vision

To facilitate the expansion of Horrocks as an alternative and desirable residential location to Northampton and Geraldton that offers a unique range of sustainable housing and holiday choices while respecting the primacy of Northampton Townsite and protecting the uniqueness of Old Horrocks.

strategic objectives

- 1. To direct the majority of the housing, community and community service infrastructure requirements of an expanded Townsite to the Expansion Area so as to protect the identity and amenity of Old Horrocks.*
- 2. To ensure that future subdivision and development within the Horrocks Expansion Area provides a unique and broad range of living choices that achieve high levels of sustainability while remaining sympathetic with the landform and environment of the location.*
- 3. To ensure that future subdivision and development within the Horrocks Expansion Area and Old Horrocks is provided with an adequate and sustainable water supply through the preparation and implementation of District Water Management Strategy.*
- 4. To improve the long term economic and employment base of Horrocks by building on the unique coastal recreational and holiday values of the location while encouraging greater strength within the local economy through greater tourist based business and employment opportunities and the provision of locational choices for appropriate trades and services.*
- 5. To enhance the traditional character, lifestyle and recreational values that distinguish Old Horrocks from other regional beachside locations.*

2.3 expansion strategy overview

Plan 1 – Expansion Area Strategy identifies the broad Land Use proposals over the Expansion Area.

The Strategy provides for a range of living options predicated on the provision of a unique blend of opportunities not generally available within the balance of the Mid-West, while recognising the increasing probability of Horrocks becoming a highly desirable, alternative residential location supporting Oakajee and the region.

In addition to the preparation of a Strategy over the Expansion Area, it has become evident, particularly through the consultation process, that there is also a need for a strategy over Old Horrocks to manage growth and development issues within the existing Townsite so as to protect and enhance its character and amenity.

Accordingly, growth and development of Horrocks is guided by the following strategies:

- **Expansion Area Strategy – Plan 1**: covering the Expansion Area; and
- **Old Horrocks Townsite Strategy – Plan 2** : embracing the existing Horrocks Townsite.

Both Plans are supported by Strategic Guidelines identifying the Strategy Responses to the Objectives together with required Actions and Conditions applying to future development, particularly within the Expansion Area. The Land Use Strategy is presented at Section 3.

2.4 expansion area strategy

2.4.1 expansion area overview

Plan 1 – Expansion Area Strategy identifies the broad Land Use proposals over the Expansion Area. The Strategy provides for a range of living options predicated on the provision of a unique blend of opportunities not generally available within the balance of the Mid-West, while recognising the increasing probability of Horrocks becoming a highly desirable, alternative residential location supporting Oakajee and the region.

The Strategy is cognisant of the need to protect the primacy of Northampton and Geraldton and envisages a yield in the order of 1,800 lots with a population potential of between 4,000 to 4,500 persons; additional to the approved Structure Plan over the western portion of Seaview Farms.

Community and service infrastructure within the Expansion Area has been limited to that essential to support the local and convenience needs of the future population. Higher level services will continue to be provided from Northampton and Geraldton, as relevant.

The Expansion Area has been divided into four primary cells as follows (Figure 3 : Land Use Strategy Cells):

- Cell 1 : Expansion Area – Western Clifflands;
- Cell 2 : Expansion Area – North;
- Cell 3 : Expansion Area – South; and
- Cell 4 : Old Horrocks

The Cell boundaries were defined by the primary road system and shorter term development opportunities.

The broad land use categories identified within the Cells are intended to inform detailed structure planning in accordance with Scheme requirements. An analysis of the landform, vegetation and view sheds has informed the proposed land use allocation for the Expansion Area, shown on Plan 1 (refer Figure 3: Landscape Units in Volume 2: Technical Appendix). The land use boundaries shown on Plan 1 are intended to be flexible in order to accommodate site, design and local considerations at detailed planning stages.

Table 2.1 following summarises the living opportunities provided by the Strategy.

Table 2.1 : Expansion Strategy – Summary of Living Choices

Living Type	Cell	Net Area*(ha)	Estimated Yield / ha	Est. Lots / Dwellings
Cluster Rural Living	2	108	0.4	43
Conservation Living	2	215	0.15	32
	3	70	0.15	10
Bushland Living	2	65	0.4	26
	3	50	0.4	20
Rural Tourism Enterprise	2	145	0.15	22
	2	110	0.15	17

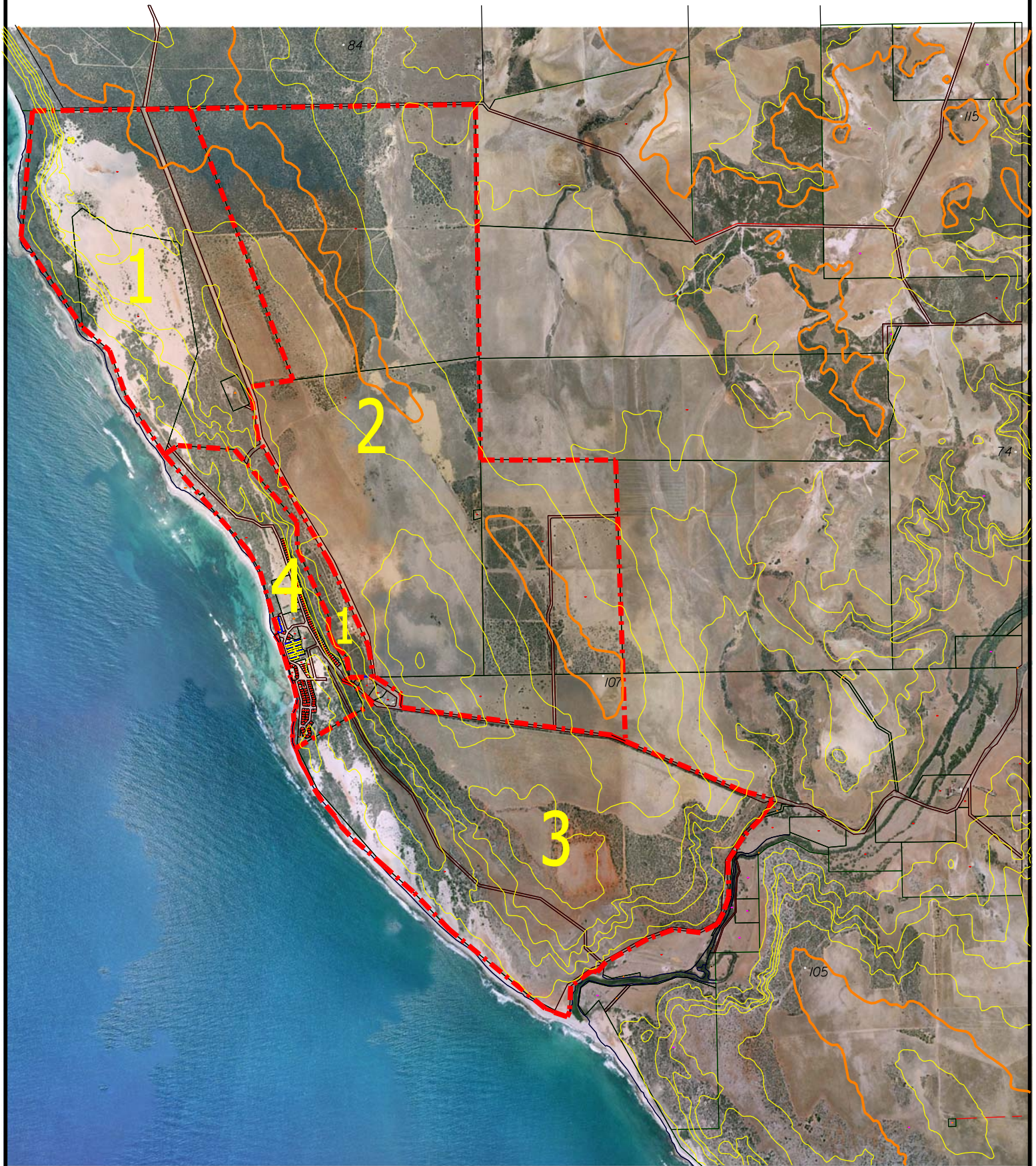
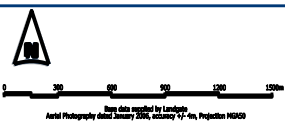


Figure 3 : Landuse Strategy Cells



Low Density Cluster Precinct 1	2	80	0.8	64
	2	145	0.8	116
Low Density Cluster Precinct 2	2	152	1.75	266
	3	180	1.75	315
Low Density Cluster Precinct 3	2	53	2.0	106
	3	82	2.0	164
Mixed Residential Living – R10 / R30	3 - net	27	11.0	297
Mixed Residential Living – R20 / R40	3 - net	22	15.0	330
Total		1496	1.14	1828

*Net Area – after allowance for Roads & Drainage and in Mixed Residential, POS and Foreshore requirements (where applicable).

The Strategy proposes an Eco-Cluster approach to subdivision and development within the majority of the Expansion Area (Figure 4 : Eco-Cluster Concept). The approach arose from discussions at the Landowners Forum in relation to larger lot sizes and the risk, at least with some owners, of the progressive collection of junk and the impact on the visual amenity of the area. The approach also recognises that much of the existing Expansion Area has been cleared and grazed or cropped for a considerable period.

The cluster approach aims to provide extensive re-vegetation opportunities and will assist with reducing the risk of wind erosion as well as assist in improving the micro-climate of the location.

Applied properly, the resulting subdivision provides a highly unique, innovative and attractive residential environment that is responsive to the site and landscape and provides close visual connectivity between **residences and "the bush"; a feature highly valued by the** Kalbarri community which shares a similar though not as intensive residential form.

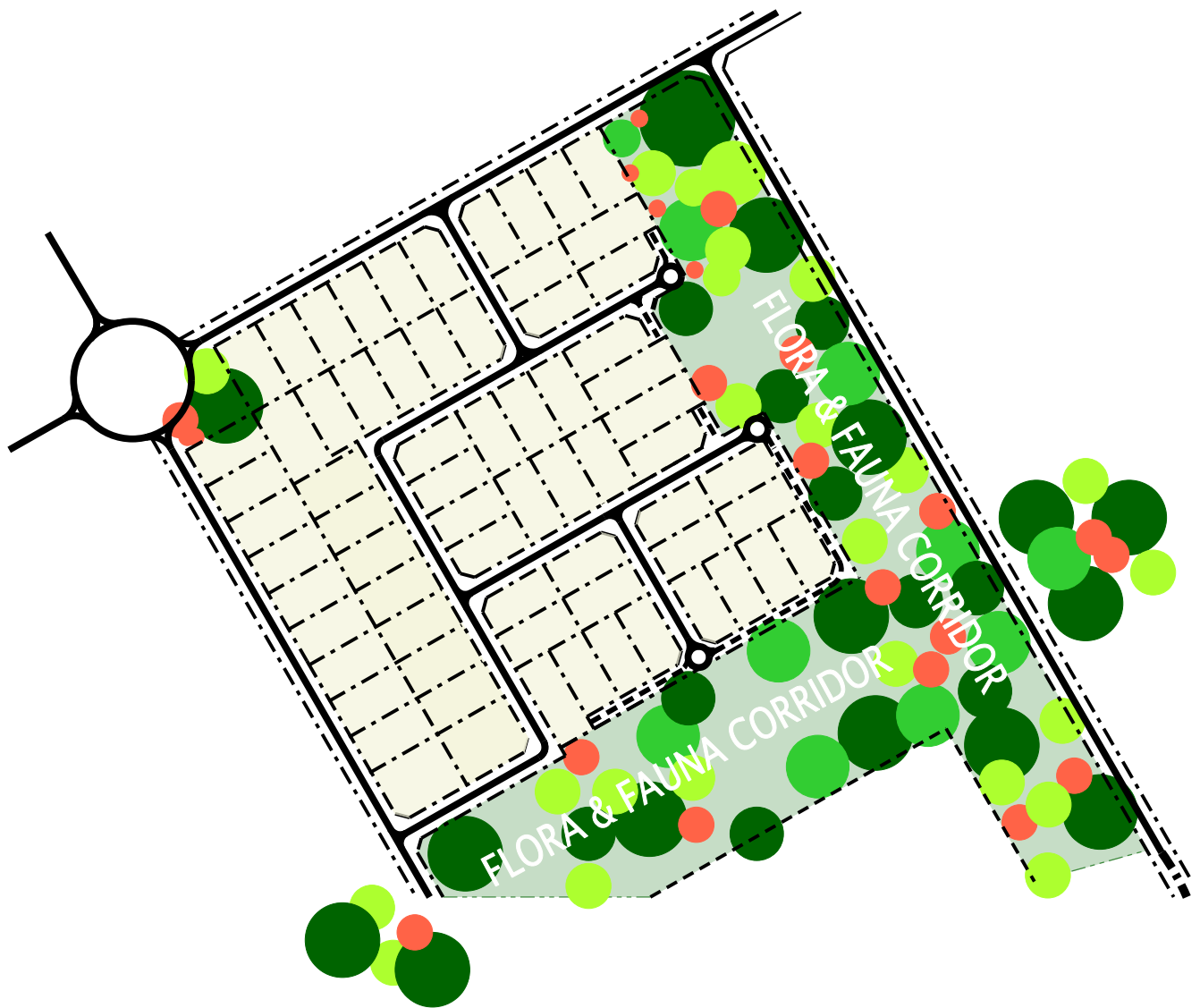
The Expansion Strategy provides for an extensive range of living opportunities ranging from low density, rural and semi-rural living choices to conventional residential and group housing. Of the total estimated dwelling yield of some 1,800 dwellings, approximately 40% of living choices are comprised of larger lot, low density forms providing a level and range of desirable living choices. The majority of larger lots are based on cluster subdivision principles to facilitate the development of a Flora & Fauna Corridor linking existing areas of remnant vegetation together with the provision of significant areas of re-vegetation.

2.4.2 residential

The Strategy identifies four categories of residential land use, as follows:

- Mixed Residential Living
- Low Density Residential Cluster Precinct 1
- Low Density Residential Cluster Precinct 2
- Low Density Residential Cluster Precinct 3

The Expansion Strategy allocates a total of 741ha for low density and mixed residential. The Mixed Residential component is located within Cell 3 and provides for a pocket of R10/30 and an area of R20/40, both adjacent to the coast.



Density – 2 lots per ha

Conventional lot size 5,000m²

No open space / re-vegetation areas
Whole of subdivision area lots and road
Hot and barren landscape

Cluster lot size 2,000m² – same lot yield

Require higher than 10% open space
Recreation and re-vegetation areas
High resident amenity
Improved micro-climate & overall landscape.

Figure 4 : Eco-Cluster Subdivision Concept

The Low Density Residential Cluster Precincts are all located within Cell 2 and Cell 3 and it is intended that they will provide different densities and development outcomes, based on the Cluster Subdivision concept.

The cluster subdivision approach applies the permitted density over the site area to determine the maximum number of lots permissible. Detailed design of the Precincts will occur at the structure planning stage, as required by the Scheme.

2.4.3 rural living

The rural living land uses proposed by the Expansion Strategy are identified on Plan 1 as follows:

- Cluster Rural Living
- Conservation Living
- Bushland Living

It is envisaged that these categories will provide a range of rural living type development outcomes, subject to detailed structure planning and in accordance with WAPC policy.

The Cluster Rural Living Precinct within Cell 2 comprises approximately 108 ha of "inter-dunal hollow" and is highly visible from the Horrocks – Northampton Road, The area is largely denuded by grazing activities, The object of Cluster Rural within this precinct is to allow for low impact land uses which will facilitate significant re-vegetation and improve the overall landscape values of the area.

The Conservation Living Precinct within the northern portions of Cell 2 comprises approximately 215ha of bushland in good condition. The object of the Precinct is to conserve the existing remnant vegetation while allowing residential opportunities on large lots of a minimum of 5ha.

The two Bushland Living Precincts comprise former grazing land which has experienced significant re-growth, primarily Acacia species, since stock were removed. The object of the Precincts are to promote further re-vegetation while allowing residential opportunities on conventional rural residential lots. .

2.4.4 rural tourism enterprises

In addition to the above rural living categories, the Strategy proposes two Rural Tourism Enterprise (RTE) precincts north of Horrocks Road. The areas identified for RTE are cleared, peripheral to the main Expansion Area, border onto to broadacre farming lands and are highly visible to the Northampton - Horrocks Road. They are considered best suited to large lot subdivision but, given the high visibility, use of these lots needs **to be strictly controlled so that they do not become an "eyesore" on the main tourist approach to Horrocks** from Northampton.

These rural living precincts aim to promote the establishment of a range of resident owner/ occupier operated, tourist oriented rural enterprises such as olive, date or carob farms, herbarium / flora or fauna farms / parks or coastal garden nursery. It is envisaged that the enterprises would include a significant public / tourist retail or service component that may also include café / restaurant facilities and low key short stay accommodation / farm stay.

The Strategy proposes a minimum lot size of 5ha for RTE lots with a preference to a mix of lot sizes upwards of 5ha. Development of a dwelling to be occupied by the owner / operator of the RTE will be subject to the same subdivision and development provisions as other rural living categories within the Expansion Area.

Development of RTE operations should be subject to approval by Council of a Site Management Plan addressing the type of enterprise to be established, the proposed development, availability and efficient management of water supplies, operating hours and management of potential amenity impacts including noise and management of herbicides/ pesticide sprays.

2.4.5 other land uses

Consistent with the Strategic Objectives, the proposed Expansion Strategy directs the majority of new residential development to the Expansion Area east of the existing Townsite so as to protect the unique character and sense of community of Old Horrocks. Two small areas of additional residential development are identified within the existing Townsite and specifically:

1. The balance eastern portion of the Shire of Northampton subdivision within the southern portion of the existing Townsite; and
2. A southerly extension of the southern beachfront residential cell into Lot 20 to provide a mix of single houses and group dwellings / townhouses at densities varying between R20 and R40. It is estimated that the extension would provide in the order of 300 dwellings.

Similarly, community and service infrastructure is confined to the Expansion Area so as to minimise people and traffic impacts on Old Horrocks while facilitating expansion of tourist facilities and services within the existing Townsite.

The level of community and service infrastructure proposed within the Expansion Area is limited to that required to sustain the proposed population or convenience level facilities. District level infrastructure and particularly higher order education, medical and administrative services will continue to be provided from Northampton and Geraldton, as appropriate.

Specifically, the Expansion Strategy provides for the following within the Expansion Area based on an estimated 1,800 dwellings and some 4,000+ persons:

- Primary School: providing for Pre-School to Year 6, the Primary School is located north of Horrocks Road and is adjoined by a major area of Public Open Space.
- Public Open Space: There is a need for larger areas of Public open Space for informal or organised sports. Two main areas of POS are proposed with a further smaller local POS area within the southern R2 Precinct. The northern area adjoins the Primary School and is proposed at 6ha in area to also permit the development and construction of various hard courts in addition to a large multi-purpose grassed field. The southern area is proposed at 4ha to allow a smaller grassed field in addition to limited hard courts. A strong, shaded dual-use path system should be established to provide access to both areas. POS (10%) provision within the ridgeline Mixed Residential R10 / R30 Precincts should be provided as a limited number of passive parks, at strategic locations including major road junctions so as to link physically and where possible visually, the ridgeline open spaces eastwards into the lower density residential precincts. Open space required from a landholding should be located so as to maximize the twin objectives of landscape rehabilitation and recreational usage.
- Town Centre: The Town Centre is proposed as the primary retail and commercial focus both for the Expansion Area and Old Horrocks. The site is well positioned and offers extensive views over the Ocean and Old Horrocks. It is envisaged that the Town Centre would comprise a major Supermarket, smaller supporting convenience and speciality shops, medical consulting rooms and a strong entertainment / services component including a tavern, cafés / coffee shops / restaurants / function facilities capitalising on the views. Provision should also be made for a Service Station and consideration should also be given to inclusion of a small office / professional and tourism services component. A general density range of R40 to R60 is envisaged for tourist accommodation development within the Town Centre. Land use and development of the Town Centre is to be in accordance with scheme requirements for the Town Centre zone.
- Town Centre Tourism: Either integrated with or adjacent thereto, consideration should be given to the inclusion of a substantive short stay accommodation / resort development capitalising on the facilities and location of the Town Centre as well as providing on-going activity and surveillance within the Town Centre. A range of short stay options should be provided including serviced apartments, cabins / chalets and caravan / camping facilities.

- Emergency Services Centre: The Strategy provides for a co-located Emergency Services Centre including Fire, Police and combined Ambulance Station and Nursing Post adjacent to the Town Centre with direct access to White Hills Road.
- Tourist Node : The Strategy provides for a Tourist Node at the southern junction of White Hills Road and Horrocks Northampton road. The Node is proposed to include but not be limited to tourist accommodation, restaurant / café, service shop, fuel supply and function facilities. A general density range of R40 to R60 is envisaged for tourist accommodation development within the Tourist Node The Node should be zoned Tourism in the Shire of Northampton Town Planning Scheme No. 10. Land use and development of the Tourist Node is to be in accordance with scheme requirements.
- Southern Service Shop: There is a need for a service shop facility within the southern portion of the Expansion Area. The Strategy identifies the provision of a deli / café adjacent to the POS area within the R2 Precinct.
- Bowes River Day Use Area: Provision is made for Day Use Area at the Bowes River mouth comprising BBQ / Picnic facilities, shade and adequate sealed parking. No direct road access should be permitted between Bowes River and Old Horrocks Townsite.

There are a number of infrastructure elements that will benefit all landowners within the Expansion Area but which are located within or substantially within one or a limited number of land holdings. There is a need therefore for a contributory scheme by all landowners so that the cost of this infrastructure is shared equitably.

The **Shire's Local** Planning Scheme No 10 provides for the establishment and operation of Development Contribution Areas. The Strategy proposes that consideration be given to include the Expansion Area at the appropriate time providing for per lot contributions towards the cost of the following joint infrastructure:

- Sealing of White Cliffs Road contiguous with the Expansion Area.
- Widening and sealing of Horrocks Road / Northampton Road contiguous with the Expansion Area.
- Widening and sealing of Bowes River Road.
- Primary School land component.
- POS land and development costs including grassing, reticulation and hard courts.
- Community Centre and Council funded Emergency Services.
- 50% of the cost of establishing paths and basic facilities within the cliff line open space above Old Horrocks.
- 50% of the cost of the northern extension of Mitchell Street to White Cliffs Road with the balance being borne by Council on behalf of the Old Horrocks community.
- 50% of the cost of gravelling Little Bay Road with the balance being borne by the owners of Seaview Farm.
- 25% of the cost of Horrocks Community Centre with the balance being borne by Council on behalf of the broader Horrocks and regional community.
- 25% of the cost of upgrading of public Day Use Area facilities at Bowes River Mouth.

2.4.6 services & trades area

The Expansion Strategy proposes a Services & Trades Area in the north eastern portion of Lot 20. The Area comprises approximately 15ha and is generally well screened from Horrocks Road as a consequence of the land being generally more elevated than the road and intervening vegetation.

It is envisaged that the Services & Trades Area will provide locational opportunities for locally based industries, trades and repair services along with opportunities for warehousing / storage operations including dry & cold stores, building materials, and storage units / yards for private goods and recreational vehicles.

Provision also needs to be made for the service and storage needs of the local fishing industry so as to facilitate their relocation out of residential areas. Large goods retailing should be confined to those servicing local needs including building materials and supplies and limited electrical / white goods.

Design and development of the Trades & Services Area should adopt a more innovative approach so as to maximise the availability of the resource. Typical 2,000m² lot subdivision patterns should be avoided in favour of small lot subdivision with frontal shared access road and parking, provided at development but maintained by Council under Specified Area rating. Lots in the range of 250m² to 500m² with 100% site cover would be adequate for most businesses likely to locate in the Area while also remaining affordable to small businesses.

A minimum 5m densely landscaped buffer should be maintained to Horrocks Road and to the western edge of the Area to screen internal views.

2.4.7 heritage conservation

The Strategy provides for a Heritage Conservation precinct on the south-west corner of Horrocks / Bowes River Roads. The precinct reflects the existing conservation area protecting sites of Aboriginal heritage significance in this location.

2.4.8 coastal investigation area

The Strategy proposes that the lower portions of the coastal region of Lot 20 (Cell 3) be identified as a Coastal Investigation Area. Information necessary for detailed planning of the area including its geomorphology, opportunities for urbanisation and coastal related development and associated coastal management issues is currently limited.

Designation of the location as a coastal investigation area requires that the area be subject to future investigation in accordance with WAPC State Planning Policy 2.6 - State Coastal Planning Policy and the associated guidelines; sufficient to support informed structure planning.

2.5 expansion area – key servicing issues

In December 2010, Council advertised revised strategy options for the Expansion Area.

A total of 14 submissions were received in respect of the revised preliminary Strategy Options as follows:

Source	Number of Submissions
Government Departments	9
Land Owners	4
Individual	1

The principal issues raised in respect of servicing of development within the Expansion Area are discussed below. **It can be said that for the most part, the 'old' Horrocks community is comfortable with the Expansion Area Strategy proposals east of the Cliff line.**

2.5.1 water supply

The provision of adequate water to the Horrocks Expansion Area remains the most important and arguably contentious issue impacting on the Expansion Strategy. Existing reticulated water supplies are limited and the costs of increasing supply present a major constraint to growth in the absence of a co-ordinated public / private response.

The Northampton coast is situated in the Gascoyne Groundwater Management Area where groundwater is contained within weathered granite, dykes or fractures, and where quantity, quality and rate of recharge are highly variable.

The public drinking water supply for Horrocks is obtained from the Water Corporation's well field located approximately 5 km north-north east. The Water Corporation is currently licensed to extract up to 100,000kl/annum of which 50,000-60,000kl is currently allocated. The Water Corporation has indicated that the existing 40,000kl of the current 100,000kl allocation not currently used would service approximately 100 lots, although more could potentially result if efficiency was increased. Of the available 100 connections, further subdivision within the Horrocks Townsite would require an additional 50 services.

The Corporation has confirmed that the capacity of the aquifer extends beyond this level of utilisation but the quality is likely to deteriorate and be brackish and saline. Indeed, discussions with Officers of the Corporation originally involved in the establishment of the field confirm the difficulty in finding water of treatable, potable quality and in adequate volumes.

Along the coastline generally, small supplies of potable water can be found in unconfined aquifers in the Tamala limestone and in unconsolidated coastal sands but it is unlikely that these will be reliable source of potable water for future populations.

Clearly, future reticulated potable supply will need to focus on a new major source of supply; the investigations into which combined with the cost of developing the field and distribution infrastructure are beyond the means of the landowners acting without Government support.

Potable water supply is likely to be a constraint to future development, which will be largely governed by the availability and accessibility of water sources, and the quality of those water sources. Due to the significant distance of Horrocks to the nearest supply towns, utilising local sources is likely to be more feasible. However, some form of treatment will be required to ensure compliance with relevant guidelines.

Potential water sources closer to the Tumblagooda Sandstone aquifer recharge area further north-north east as identified by the Water Corporation are the most likely sites for future investigations. The Tumblagooda Sandstone aquifer is a large system extending north to the Murchison River and east of the North West Coastal Highway. Broad scale estimates for the aquifer suggest a capacity of at least 29GL/annum, with less than half currently allocated.

The opportunity also exists to source water supply from Northampton. Preliminary discussions with Officers of the Water Corporation indicate that there is capacity in the Geraldton / Northampton main to provide a water supply to Horrocks. It is not known at this point the number of additional services that could be provided through this source. However, the primary constraint with this option is likely to be the cost of extending supply to Horrocks. Preliminary estimates indicate that the cost of extending supply from Northampton may be approximately \$5-10million.

Irrespective of the ultimate supply option exercised, it is evident that there is a pressing need to institute active water demand reduction practices including capturing and storing rainwater, grey water re-use and site and climate specific landscaping guidelines.

The Department of Water in its submission noted that resolution of a secure and adequate long term water supply by the Landowners is central to the progression of the Strategy. In this respect the Department also noted the possibility of funding availability for relevant investigations from the Department of Treasury and Finance through Community Service Obligation Grants.

There is a clear and pressing need for a District Water Management Strategy to be developed for the Expansion Area prior to structure planning of the Cells.

Additionally, the Department also expressed concern at the possibility of an increased number of bores within rural residential properties in the Expansion Area drawing on the groundwater system. The Department advised that its groundwater licensing calculations have been based on the assumption of rural properties, farm sized lots and water requirements for a farm house and garden. A concentration of rural residential bores may stress the aquifer and could also lead to saltwater intrusion. The Department's advice clearly reinforces the need for reticulated supply to all lots and, in the interim, the installation of dormant water mains at time of subdivision to rural living lots.

A preliminary draft of the Strategy proposed that all lots be connected to a reticulated water supply. The landowners submitted that the combination of rainwater storage supplemented by groundwater can adequately meet water total domestic water requirements for the Bushland and Conservation Living precincts.

Given the limitations to the potable groundwater supply in Horrocks there is a clear need for rainwater to compliment the shortfall in residential water supply. Rural living lots of 4ha or greater may be created where there is no reticulated supply available, subject to WAPC policy requirements including the provision of a fit-for-purpose potable water supply and water for fire-fighting purposes, as per State Planning Policy 2.5 - Land Use Planning in Rural Areas, Development Control Policy 3.4 - Subdivision of Rural Land and the WAPC Rural Planning Guidelines.

In the context of Horrocks; rainfall is both low and variable as demonstrated in recent years. Annual average rainfall for Horrocks ranges between 400 and 500mm, with most falling between May and August, though patchy falls are associated with summer thunderstorms. The WAPC Rural Planning Guidelines provides guidance for calculating water supply requirements, including rainwater tank size and roof catchment areas required, based on local rainfall and an assumed average household water consumption of 275.6kL. Water for fire fighting purposes is surplus to these requirements.

2.5.2 power

The provision of power supplies to Horrocks and the impact of expansion of Horrocks on Kalbarri supply has been confirmed with Western Power. Current excess capacity to Horrocks is limited to approximately 20 dwellings but by increasing the voltage at an existing regulator between Horrocks and Northampton, the supply could be expanded to approximately 50 dwellings.

It is estimated that the Expansion Area and existing Townsite will require in the order of 3 - 4 Megawatts on normal grid consumption patterns.

The Mid-West power network is highly constrained with very limited excess capacity until such time as it is connected to the Metropolitan Grid which is expected to be completed within the near term.

As noted in the Kalbarri Townsite Strategy, once connected to the Perth Grid, Western Power will be undertaking upgrading of supply to Northampton including a new sub-station and additional generating power within Oakajee when commenced. With these upgrades the Northampton sub-station will have an increased but finite capacity to service both Horrocks and upstream users including Port Gregory and Kalbarri for which further line upgrades will also be required.

While the extent of upgrading will considerably increase the overall power supply within the system, the requirements of intervening customers and particularly the garnet mine and beta-carotene plant on the Port Gregory Road will significantly reduce the net power available for the further growth and expansion of Kalbarri.

Accordingly, it is likely that Kalbarri would experience only a "moderate" improvement in power supply capacity. It is not known, but seemingly unlikely, that the upgraded power supply would be adequate for projected growth in population and visitors to Kalbarri, necessitating additional future longer term upgrading of supply.

Significant expansion of Horrocks will have a considerable impact on available power supply to Port Gregory and Kalbarri and intermediate users including the garnet mine and beta-carotene plant, notwithstanding that Horrocks is serviced by a different line.

Western Power have advised that it will be necessary to extend the express feeder north from Oakajee to ensure long term reliable and unconstrained supply to Northampton, Horrocks and Kalbarri.

Clearly there is a need for the power draw from any major expansion of Horrocks to be moderated as far as possible to reduce the impact on Kalbarri and intermediate users and in this respect the Strategy recommends:

- Additional on-site generating capacity at Horrocks in the form of wind power secured either through engagement with Verve Energy and Western Power or through a privately managed installation connected into the local grid.
- Minimum 2KW solar panel or alternative to each dwelling constructed within the Expansion Area.
- Solar hot water system to each dwelling constructed within the Expansion Area.
- Provisions for similar requirements of all commercial and tourist developments.
- Energy efficient lighting of dwellings, community buildings and commercial premises.
- Energy efficient lighting of streets and public spaces.

Discussion was held at the Landowners Forum in respect of the adequacy of power supplies to Horrocks and it has been submitted that Conservation Living lots be excluded from the provision of underground power in favor of on-site solar / wind power. While this would further reduce the impact on Kalbarri, the proposal is not considered practical or appropriate to the Expansion Strategy.

The supply of power within the Horrocks Expansion Area will consider and encourage:

1. Installation of additional on-site generating capacity at the time of substantive subdivision of the Horrocks Expansion Area in the form of wind and/or solar power secured either through engagement with Verve Energy and Western Power or through a privately managed installation connected into the local grid.
2. Provision of a minimum 2KW solar panel or alternative to each dwelling constructed within the Expansion Area prior to occupation.
3. Provision of an appropriately sized solar hot water system to each dwelling constructed within the Expansion Area prior to occupation.
4. Provision of broadly comparable sized solar power and solar hot water systems to all commercial and tourist developments within the Expansion Area.
5. Installation of energy efficient LED lighting to all streets and public spaces, including investigation of solar powered lighting.
6. Establishment and implementation of Energy Efficient Building Guidelines for all Residential, Community and Commercial development within the Expansion Area including the use of LED lighting.

2.5.3 telecommunications

Likewise it has been suggested that telecommunication services need not be provided to Conservation Living lots on the basis that mobile phones and satellite broadband provide adequate service levels.

The proposal is not supported on the grounds that:

- Mobile and satellite broadband charges are typically higher than fixed line charges;
- In the longer term data and internet services, particularly remote area services, will develop in response to higher speed broadband services which seem most likely to be best delivered by landline / fibre optic networks; and
- Services relying on above ground relay infrastructure such as mobiles and satellite are susceptible to interference or being knocked out by fire or storm leaving residents isolated in times of possible emergency.

The provision of underground telecommunications services will be required to all lots within the Expansion Area and Old Horrocks Townsite.

2.6 building design

Sympathy with the landform and environment is equally a factor of building management and design.

There is a need to ensure that buildings within the Expansion Area are also sympathetic in their design and **materials to the landform and location. "Imported" building styles are not considered appropriate to the location** and the extent of two storey construction should be limited so as to preserve the low density environment.

Similarly, there is a need to ensure that buildings within the Expansion Area are also sympathetic in their design and materials to the local environment and micro-climate.

There is a need to establish Building Design Guidelines for the Expansion Area in the form of a local planning policy with the object of fostering designs that reflect, if not become unique to the location. The Guidelines, which should be common to all dwellings and wherever possible, commercial and other non-residential buildings, should as a minimum incorporate the following:

- The articulation of unifying design elements, features and materials choices and colours that reflect and enhance the architectural heritage values of the location while remaining compatible with the form and colours of the environment.
- Exclusion of imported design styles or styles foreign to the location.
- Passive and active climatic design principles including flow through ventilation, extensive use of verandahs and thermally efficient materials.
- Design and location of indoor and outdoor living areas so as to encourage engagement with the street and other public open spaces.
- Limitation of dwelling second storey construction to a maximum of 50% of the ground floor area, exclusive of verandahs.
- Locationally specific height and western setback controls within both ridgeline Mixed Residential Living R10 / R30 precincts so as to minimise the visual impact of dwellings when viewed from Old Horrocks and the main beach areas.
- Identification of a palette of alternative external materials that achieve high fire resistance while remaining sympathetic to and compatible with the landform and environment and which, in their manufacture, achieve higher levels of sustainability. Limitations on the extent of conventional masonry should be considered.

- Identification of a palette of external colours that form an integral part of the unifying design theme while remaining compatible with the location and environment.

2.7 old horrocks townsite strategy

Plan 2 – Old Horrocks Townsite Strategy identifies specific land use and management proposals within the existing Townsite which seek to enhance recreational and tourism opportunities and address the inevitable increase in people and traffic pressures that will result from development of the Expansion Area.

A new Town Square based around Horrocks Street is proposed, **providing a distinctive “heart” to the Town** while expanding tourist accommodation and retail / tourism services. The development of the Town Centre requires modification of the adjacent road system, which will need to be the subject of more detailed planning and negotiations with land owners and Government agencies. Future parking requirements for the Town Centre and main Beach are also addressed.

The proposals for Old Horrocks are also discussed under the Land Use Strategy at Section 3.

2.8 implementation

Approval of the Horrocks Beach Local Planning Strategy under the Local Planning Strategy provisions of the *Town Planning Regulations 1967* is considered essential so as to provide the proponents and landowners within the Expansion Area in particular with the security to move forward with detailed studies and planning.

Structure planning will need to address staging which should provide the required guidance for amending the Shire of Northampton Local Planning Scheme to enable subdivision and development to proceed.

The Shire’s Local Planning Scheme No 10 provides for Structure Planning Areas and the preparation, adoption and modification of Structure Plans and Local Development Plans.

Structure Plans prepared and approved under the Scheme would form the basis of specific subdivision applications to the WAPC. Specific development provisions not provided for under **Council’s** Local Planning Scheme should be included within the Structure Plans as the basis for guiding development.

It is considered that preparation and adoption of Structure Plans for the Expansion Area can be undertaken on a Cell basis, north and south of Horrocks Road.

It is important that the Structure Plan proposals for the Expansion Area are the subject of further community consultation, ideally involving the community at key milestones in the Plan development process.

The following summarises the actions necessary for the effective implementation of the Strategy:

- Formal adoption and WAPC endorsement of the Horrocks Beach Local Planning Strategy (October 2015).
- Preparation and approval of an overall District Water Management Strategy encompassing Cells 1 to 4 inclusive and Local Water Management Strategies for each Cells 1, 2 and 3 and local Urban Water Management Plans having regard also for the provisions and recommendations of Section 2.5.
- Preparation of a Power Management Strategy addressing long term regional power demand and generation, including the requirements of the Kalbarri Townsite and intervening users, having regard also for the provisions and recommendations of Section 2.5.
- Flora Survey to determine the presence of significant flora, Threatened Ecological Communities (TECs) and Priority Ecological Communities (PECs).
- A wetland review and flora assessment survey.
- Level 2 fauna survey to characterise fauna habitats present in and adjacent to the Expansion Area to determine the presence of any significant fauna species.

- Aboriginal Heritage survey to determine the presence and appropriate management of archaeological or ethnographic sites identified.
- Retention of the major archaeological site adjacent to the northern portion of Bowes River Road within a Conservation and Heritage Reserve jointly managed by local Aboriginal Groups and Council.
- A Bushfire Hazard Level Assessment in accordance with WAPC Policy requirements prior to structure planning and rezoning of the land.
- Preparation and adoption by Council and WAPC endorsement of individual Structure Plans as required under the Shire of Northampton Local Planning Scheme No 10 for Cells 2 and 3 north and south of Horrocks Road, including preparation of Landscape Master Plans for the proposed Flora & Fauna Corridor. A Structure Plan for Cell 1 Structure Plan was approved by Council and the WAPC in November 2010.
- Following WAPC endorsement of Structure Plans, amendment of the Shire of Northampton Local Planning Scheme to:
 - Zone the land accordingly, based on a staging strategy identified in Structure Plans; and
 - Inclusion of Cells 1, 2 and 3 of the Expansion Area as a Development Contribution Area under Clause 6.8 of the Scheme.

3. land use strategy

3.1 cell 1 – western clifflands

Cell 1 Planning	<ul style="list-style-type: none"> □ Preparation and approval of an overall District Water Management Strategy encompassing Cells 1 to 4 inclusive and Local Water Management Strategies for each Cells 1, 2 and 3 once development within Cell 1 is proposed to exceed 30 lots in accordance with the WAPC approval of the Seaview Farms Structure Plan dated 9th November, 2010 and/or prior to structure planning and rezoning of Cells 2 and 3. □ Preparation and approval of a Bushfire Hazard Level Assessment in accordance with WAPC Policy requirements prior to structure planning and rezoning of the land and / or as part of a structure plan review. □ Amendment of the Shire of Northampton Local Planning Scheme No 10 to rezone Cell 1 in accordance with a WAPC approved structure plan. □ Amendment of the Shire of Northampton Local Planning Scheme No 10 to include Cells 1, 2 and 3 of the Expansion Area as a Development Contribution Area. □ Preparation and approval of a bushfire hazard level assessment, in accordance with WAPC policy requirements prior to rezoning of the land and/or as part of a structure plan review. □ Specific subdivision and development provisions applying to the use and development of land within Cell 1 and not otherwise not provided for under the Shire of Northampton Local Planning Scheme No 10 shall be specified within the Cell 1 Structure Plan. 	
Cell 1 Objectives	Cell 1 - Land Use Strategies	Cell 1 - Actions
<i>To recognise the land use provisions of the WAPC approved Seaview Farms Structure Plan.</i>	In accordance with the Structure Plan approved by the WAPC in November 2010.	Compliance with the development provisions of the approved Structure Plan and Section 2 of this Strategy.

3.2 cell 2 – expansion area north

Cell 2 Planning	<ul style="list-style-type: none"> □ Preparation and approval of an overall District Water Management Strategy encompassing Cells 1 to 4 inclusive, prior to structure planning and rezoning of Cells 2 and 3 and Local Water Management Strategies for each Cells 1, 2 and 3. Preparation and adoption by Council and the WAPC of a detailed Structure Plan for Cell 2 in accordance with the requirements and provisions the Scheme to facilitate the development of Cell 2. □ Preparation and approval of a Bushfire Hazard Level Assessment in accordance with WAPC Policy requirements prior to structure planning and rezoning of the land and / or as part of a structure plan review. □ Amendment of the Shire of Northampton Local Planning Scheme No 10 to rezone Cell 2 in accordance with a WAPC approved structure plan. □ Amendment of the Shire of Northampton Local Planning Scheme No 10 to include Cells 1, 2 and 3 of the Expansion Area as a Development Contribution Area. □ Preparation and approval of a bushfire hazard level assessment, in accordance with WAPC policy requirements prior to rezoning of the land and/or as part of a structure plan review. □ Specific subdivision and development provisions applying to the Use and Development of land within Cell 2 and not otherwise not provided for under the Shire of Northampton Local Planning Scheme No 10 shall be specified within the Cell 2 Structure Plan.
------------------------	---

Cell 2 Objectives	Cell 2 - Land Use Strategies	Cell 2 - Actions
<p><i>To provide for:</i> <i>A broad range of living choices;</i> <i>Appropriate commercial, community and service infrastructure having regard to the primacy of Northampton; and</i> <i>A range of tourist accommodation choices.</i></p> <p><i>To facilitate significant rehabilitation of the natural environment of the location through re-vegetation and the establishment of a north-south flora and fauna corridor.</i></p>	<ul style="list-style-type: none"> □ <i>Rural Living</i> <p><u>Conservation Living</u> – a Conservation Living Area is proposed over Landscape Unit 1 to conserve the existing remnant vegetation while allowing residential opportunities on lots of a minimum of 5ha.</p> <p><u>Bushland Living</u> – a Bushland Living Areas is proposed over Landscape Unit 2 which comprises former grazing land which has experienced significant re-growth, primarily Acacia species, since stock were removed.</p>	<p>Structure planning for Cell 2 is to include, but not be limited to, the following:</p> <p>Bushfire Protection Criteria is to be subject to an approved Bushfire Hazard Level Assessment and, if required, a Bushfire Management Plan as per WAPC bushfire risk management policy and guidelines.</p> <p>Interface and connection with surrounding Cells.</p> <p>Staging of subdivision.</p> <p>No direct lot access to White Cliffs Road or Horrocks Beach Road, except from the Town Centre, adjacent Tourist Accommodation site, Emergency Services site and southern Tourist Node.</p> <p>Minimum five metre vegetated screen buffer to White Cliffs and Horrocks Road.</p> <p>The 5 metre buffer to White Cliffs and Horrocks Beach Roads is included within the total open space requirements and the design of 5 metre buffer to White Cliffs and Horrocks Beach Roads is to have regard for site, viewscape and urban design considerations.</p> <p>Re-vegetation of lots with indigenous species should be encouraged and preferred planting and density guides developed.</p> <p><i>Conservation & Bushland Living Lots:</i> Minimum Lot sizes : Conservation Living 5ha, Bushland Living 2ha. No horses or grazing stock permitted. Strategic Firebreaks only. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots. Constructed public road to northern bushlands.</p>

Cell 2 Objectives	Cell 2 - Land Use Strategies	Cell 2 - Actions
	<p>▫ <u>Cluster Rural Living</u> – The Strategy proposes a Cluster Rural Living precinct north of Horrocks Road. The area identified for Cluster Rural Living is largely lower lying, cleared, provides no external site views and is highly visible to White cliffs Road and the Northampton - Horrocks Road. The area is considered best suited to large lot subdivision but visual amenity needs to be considered, given the high visibility to the main tourist approach to Horrocks from the north and from Northampton. A cluster subdivision design is the preferred approach.</p> <p>▫ <u>Low Density Cluster Residential Living</u> – the Strategy proposes a number of Low Density Residential Living precincts varying in density based on the Cluster principle to facilitate the development of the Flora & Fauna Corridor and significant areas of re-vegetation.</p> <p><u>Low Density Cluster Precinct 1</u> : Two precincts are identified within Cell 2 as being areas typically of semi-cleared or partially degraded remnant vegetation. Re-vegetation of cleared and degraded areas with indigenous species should be encouraged.</p> <p><u>Low Density Cluster Precinct 2</u> : The precinct comprises open cleared areas that have been used for grazing or cropping purposes. They are generally open to the two primary and tourist routes of the Horrocks Northampton Road and White Cliffs Road.</p> <p><u>Low Density Cluster Precinct 3</u> : The precinct comprises elevated land with typically extensive ocean views. The precinct is well located relative to the Town Centre and Primary School and Open space.</p> <p>▫ <u>Rural Tourism Enterprise</u> : The Strategy proposes two Rural Tourism Enterprise (RTE) precincts within Cell 2. The areas identified for RTE are cleared, peripheral to the main Expansion Area, border onto to broadacre farming lands and are visible to the Northampton - Horrocks Road.</p>	<p><i>Cluster Rural Living Lots:</i> Average Density : 1 lot per 2ha Minimum Lot size : 1ha Open space to facilitate Flora & Fauna Corridor and significant areas of re-vegetation with indigenous species, including shade trees. No horses or grazing stock permitted. Strategic Firebreaks only. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p> <p><i>Low Density Cluster Residential Precinct 1:</i> Average Density : 1 lot per ha. Minimum Lot size : 3,000m2. Open space to facilitate Flora & Fauna Corridor and significant areas of re-vegetation with indigenous species, including shade trees. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p> <p><i>Low Density Cluster Residential Precinct 2:</i> Average Density : 2 lots per ha. Minimum Lot size : 2,000m2. Open space to facilitate Flora & Fauna Corridor and significant areas of re-vegetation with indigenous species, including shade trees. No fencing forward of dwelling. No horses or grazing stock permitted. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p> <p><i>Low Density Cluster Residential Precinct 3:</i> Average Density : 2.5 lots per ha. Minimum Lot size : 2,000m2. Open space to facilitate Flora & Fauna Corridor and significant areas of re-vegetation with indigenous species, including shade trees. No fencing forward of dwelling. No horses or grazing stock permitted. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p> <p><i>Rural Tourism Enterprise Precincts:</i> Minimum Lot size: 5ha Buildings and structures associated with the RTE shall be subject to a minimum 10m setback to boundaries and appropriate fire management measures. Strategic Firebreaks only. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots. Preparation and submission to Council of Site Management Plan for all RTE's. RTE to be subject to Council Approval and public advertising where considered appropriate by Council as a consequence of the nature of the use and potential impacts.</p>

3.3 cell 3 – expansion area south

Cell 3 Planning	<ul style="list-style-type: none"> ▫ Preparation and approval of an overall District Water Management Strategy encompassing Cells 1 to 4 inclusive prior to structure planning and rezoning of Cells 2 and 3 and Local Water Management Strategies for each Cells 1, 2 and 3. ▫ Preparation and approval of a Bushfire Hazard Level Assessment in accordance with WAPC Policy requirements prior to structure planning and rezoning of the land and / or as part of a structure plan review. ▫ Preparation and adoption by Council and the WAPC of a detailed Structure Plan for Cell 3 in accordance with the requirements and provisions of the Scheme to facilitate the development of Cell 3. ▫ Amendment of the Shire of Northampton Local Planning Scheme No 10 to rezone Cell 3 in accordance with a WAPC approved structure plan. Amendment of the Shire of Northampton Local Planning Scheme No 10 to include Cells 1,2 and 3 of the Expansion Area as a Development Contribution Area. ▫ Preparation and approval of a bushfire hazard level assessment, in accordance with WAPC policy requirements prior to rezoning of the land and/or as part of a structure plan review. ▫ Specific subdivision and development provisions applying to the Use and Development of land within Cell 3 and not otherwise not provided for under the Shire of Northampton Local Planning Scheme No 10 shall be specified within the Cell 3 Structure Plan.
------------------------	--

Cell 3 Objectives	Cell 3 - Land Use Strategies	Cell 3 - Actions
<p><i>To augment the range of living choices of Cell 2.</i></p> <p><i>To facilitate significant rehabilitation of the natural environment of the location through re-vegetation and the establishment of a north-south flora and fauna corridor.</i></p> <p><i>To make provision for a trades and services area.</i></p>	<ul style="list-style-type: none"> ▫ <i>Rural Living</i> <p><u>Conservation Living</u> – a Conservation Living Area is proposed over Landscape Unit 9 to conserve the existing remnant vegetation while allowing residential opportunities on lots of a minimum of 5ha.</p> <p><u>Bushland Living</u> – a Bushland Living Areas is proposed over Landscape Unit 9a which comprises the immediate plateau area and slopes leading down to the Bowes River. The slopes are relatively steep and have been largely denuded by former grazing activities.</p>	<p>Structure planning for Cell 3 is to include, but not be limited to, the following: Bushfire Protection Criteria is to be subject to an approved Bushfire Hazard Level Assessment and, if required, a Bushfire Management Plan as per WAPC bushfire risk management policy and guidelines. Interface and connection with surrounding Cells. Staging of subdivision. No direct lot access to Horrocks Beach Road or Bowes River Road. Minimum five metre vegetated screen buffer to Horrocks Beach Road. The 5 metre buffer to Horrocks Beach Roads is included within the total open space requirements and the design of 5 metre buffer to Horrocks Beach Roads is to have regard for site, viewscape and urban design considerations. Re-vegetation of lots with indigenous species should be encouraged and preferred planting and density guides developed.</p> <p><i>Conservation & Bushland Living Lots:</i> Minimum Lot sizes : Conservation Living 5ha, Bushland Living 2ha. No horses or grazing stock permitted. Strategic Firebreaks only. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p>

Cell 3 Objectives	Cell 3 - Land Use Provisions	Cell 3 - Development Provisions
	<p>▫ <i>Low Density Cluster Residential Living</i> – the Strategy proposes two Low Density Residential Living precincts based on the Cluster principle to facilitate the development of the Flora & Fauna Corridor and significant areas of re-vegetation.</p> <p><u>Low Density Cluster Residential Precinct 2</u> : The precinct comprises open cleared areas that have been used for grazing or cropping purposes. They are generally open to the two primary and tourist routes of the Horrocks Northampton Road and White Cliffs Road.</p> <p><u>Low Density Cluster Residential Precinct 3</u> : The precinct proposed comprises elevated land with typically extensive ocean views. The precinct is well located relative to a local store and open space.</p> <p>▫ <i>Mixed Residential Living_Precincts</i></p> <p><u>R10 / R30 Mixed Residential Living</u> : An R10 / R30 Mixed Residential precinct is proposed along an elevated ridge within Cell 3 that provides, for the most part extensive ocean and inland views. The intent of providing a mixed coding is to encourage a range of lot sizes and living opportunities including, in appropriate locations R30 townhouse lots. Provision also needs to be made within the precinct to for small developments suitable for over-55's and independent aged persons grouped units, with density concessions applying.</p> <p><u>R20 / R40 Mixed Residential Living</u> : A precinct of R20 / R40 Mixed Residential Living is also proposed as a southern extension of the existing Horrocks Townsite. The intent is to encourage a range of lot sizes and living opportunities including over-55's / aged persons accommodation and, in appropriate locations, R40 townhouse and grouped dwelling developments. There is a need to determine appropriate coastal setbacks and management requirements as part of the structure planning of this precinct.</p>	<p><i>Low Density Cluster Residential Precinct 2:</i> Average Density : 2 lots per ha. Minimum Lot size : 2,000m2. Open space to facilitate Flora & Fauna Corridor and significant areas of re-vegetation with indigenous species, including shade trees. No fencing forward of dwelling. No horses or grazing stock permitted. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p> <p><i>Low Density Cluster Residential Precinct 3:</i> Average Density : 2.5 lots per ha. Minimum Lot size : 2,000m2. Open space to facilitate Flora & Fauna Corridor and significant areas of re-vegetation with indigenous species, including shade trees. No fencing forward of dwelling. No horses or grazing stock permitted. Minimum five metre vegetated screen buffer to Horrocks Beach Road. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. ATU effluent disposal units and encourage grey water recycling to all lots.</p> <p><i>Mixed Residential Living R10 / R30 & R20 / R40 Precincts:</i> Detailed assessment of extent of developable area within Cell 3 having regard for dune topography, stability and vegetation and the need to continue southwards the Dune Conservation Area within the Shire subdivision. Assessment of foreshore reserve requirements for further residential subdivision within Cell 3 and existing Horrocks Townsite. Completion of the Drage Street link road to Mitchell Street. Range of lot sizes and living choices. Detailed investigations in accordance with WAPC State Planning Policy 2.6 - State Coastal Planning Policy and the associated guidelines to support informed structure planning. Over 55's and aged persons grouped units to be included in detailed planning. Setbacks per R-Codes. No fencing forward of dwelling. Provision of power, water and telecommunications to all lots in accordance with Section 2.5 of the Strategy and WAPC policy requirements. Reticulated sewer to all lots.</p>

Cell 3 Objectives	Cell 3 - Land Use Provisions	Cell 3 - Development Provisions
	<ul style="list-style-type: none"> <li data-bbox="804 302 1825 688">□ <i>Service & Trades Area</i> : The Expansion Strategy proposes a Services & Trades Area in the north eastern portion of Cell 3. The Area comprises approximately 15ha and is generally well screened from Horrocks Road as a consequence of the land being generally more elevated than the road and intervening vegetation. It is envisaged that the Services & Trades Area will provide locational opportunities for locally based industries, trades and repair services along with opportunities for warehousing / storage operations including dry & cold stores, building materials, and storage units / yards for private goods and recreational vehicles. Provision also needs to be made for the service and storage needs of the local fishing industry so as to facilitate their relocation out of residential areas. Large goods retailing should be confined to those servicing local needs including building materials and supplies and limited electrical / white goods. A minimum 5m densely landscaped buffer should be maintained to Horrocks Road and to the western edge of the Area to screen internal views. <li data-bbox="804 722 1825 840">□ <i>Heritage Conservation</i>: The Strategy provides for a Heritage Conservation precinct on the south-west corner of Horrocks / Bowes River Roads. The precinct reflects the existing conservation area protecting sites of Aboriginal heritage significance in this location. <li data-bbox="804 873 1825 1083">□ <i>Coastal Investigation Area</i>: The Strategy proposes that the lower portions of the coastal region of Cell 3 be identified as a Coastal Investigation Area. Information necessary for detailed planning of the area including its geomorphology, opportunities for urbanisation and coastal related development and associated coastal management issues is currently limited. It is important to maintaining manageable traffic volumes and flows within Old Horrocks that planning for this area should not include a road connection between Old Horrocks and Bowes River Mouth. 	<p data-bbox="1843 302 2822 659"><i>Service & Trades Area:</i> Require preparation of Local Development Plan to guide subdivision and development of the Services & Trades Area prior to approval of subdivision and development. Require preparation of Design and Building Guidelines for the Services & Trades Area prior to approval of subdivision and development. Encourage small lot subdivision with lot sizes in the range of 250m2 to 500m2 and 100% site cover, with frontal shared access road and parking provided at development but maintained by Council under Specified Area rating. ATU effluent disposal units and encourage grey water recycling to all lots for toilets and communal landscaping. Minimum 5m densely landscaped buffer to Horrocks Road and to the western edge of the Area to screen internal views.</p> <p data-bbox="1843 722 2822 806"><i>Heritage Conservation:</i> Existing conservation area protecting sites of Aboriginal heritage significance in this location.</p> <p data-bbox="1843 873 2822 1016"><i>Coastal Investigation Area:</i> Detailed future investigations in accordance with WAPC State Planning Policy 2.6 - State Coastal Planning Policy and the associated guidelines to support informed structure planning. No road connection between Old Horrocks and Bowes River Mouth.</p>

3.4 cell 4 – old horrocks

Cell 4 Planning	<ul style="list-style-type: none"> □ Preparation and approval of an overall District Water Management Strategy encompassing Cells 1 to 4 inclusive prior to structure planning and rezoning of Cells 2 and 3 and Local Water Management Strategies for each Cells 1, 2 and 3 once development within Cell 4 is proposed to exceed 50 lots. □ Preparation and adoption by Council of a Local Development Plan for Cell 4 encompassing the Old Horrocks Town Centre Precinct, Mobile Living Park and Golf Course Extension generally following the requirements and provisions of the Shire of Northampton Local Planning Scheme No 10 to facilitate land rationalisation and re-development of the Town Centre Precinct. □ Amendment of the Shire of Northampton Local Planning Scheme No 10 to rezone land within Cell 4 consistent with the Cell 4 Local Development Plan. □ Specific subdivision and development provisions applying to the Use and Development of land within Cell 4 and not otherwise not provided for under the Shire of Northampton Local Planning Scheme No 10 shall be specified within the Cell 4 Local Development Plan.
------------------------	--

Cell 4 Objectives	Cell 4 - Land Use Strategies	Cell 4 - Actions
<p><i>To provide for the expansion of existing tourist accommodation opportunities and experiences.</i></p> <p><i>To facilitate the development of a town centre and expansion of local convenience and tourist retail opportunities.</i></p>	<ul style="list-style-type: none"> □ <i>Old Horrocks Town Centre</i> – The strategy proposes the development of a Town Square centred on Horrocks Street between Mitchell Street and North Court and bordered to the north and south by tourist retail and services including a general store, café / fast food, specialty / boutique retail and tourist services. The retail “arms” would comprise the Horrocks Road frontage of both the Caravan Park and Horrocks Beach Chalets sites, improving the overall viability of both operations. Development of the Town Square and Retail Precinct will require the closure of Glance Street between Mitchell Street and North Court. Existing below ground services could be retained within a right of way (ROW) where necessary and land exchanges to rationalise the shape of the Town Square should be pursued with Landgate and service agencies. Pedestrian access through to the beach from Mitchell Street should also be retained.. The closure of Horrocks Street will require the provision of alternative access and it is proposed to develop a ring road system through the northern extremity of the existing Courts complex north of the Caravan Park and along the southern boundary of Horrocks Beach Chalets. Similarly, some land exchanges may be necessary to facilitate the southern portion of the ring road. Additional parking to service the Town Centre and support beach parking requirements is proposed along Mitchell Street, south of the southern ring road. Access to the parking area is off the ring road and dense screening should be provided to Mitchell Street and the Cottages to the south. □ <i>Caravan Chalet Park</i> – The Strategy proposes the progressive re-location of existing and future permanent and semi-permanent vans into a new Mobile Living Park at the northern end of Mitchell Street, overlooking the Golf Course. The Strategy proposals for the Town centre also facilitate expansion of the Caravan Park into the land to the east of Horrocks Beach Chalets. The relocation of permanent vans to the Mobile Living Park and expansion of the Caravan Park to the south will facilitate a significant increase in tourist caravan sites as well as enable the development of improved chalet facilities. □ <i>Mobile Living Park</i> – A purpose designed Mobile Living Precinct is proposed within currently degraded bush land at the northern end of Mitchell Street and overlooking the Golf Course. The purpose of the Precinct is to enable the progressive re-location of current permanent and semi-permanent vans from the Horrocks Caravan Park so as to facilitate its re-development and expansion as a <i>tourist only</i> park. 	<p><i>Old Horrocks Town Centre Precinct:</i> Prepare Local Development Plan for core of Old Horrocks redevelopment around Mitchell Street and Ring Road to facilitate discussions with relevant parties.</p> <p>Facilitate establishment of Old Horrocks Town Square, extension of Horrocks Caravan Park east of Mitchell Street and reservation and construction of Ring Road and additional public parking.</p> <p>Investigate establishment of the Mobile Living Park and amend the Scheme accordingly for long-stay accommodation only. Consult with Caravan Park operator and permanent residents to define an acceptable schedule for staged development of the Mobile Living Park to allow progressive re-location of permanent and semi-permanent vans to the Mobile Living Park.</p>

Cell 4 Objectives	Cell 4 - Land Use Strategies	Cell 4 - Actions
	<ul style="list-style-type: none"> <li data-bbox="804 344 1828 583"> <p>▫ <i>Mobile Living Park (cont'd):</i> It is envisaged that the Mobile Living Precinct would be managed as an adjunct of the caravan park and re-location would occur by exclusion of new permanent vans and their re-direction to the Mobile Living Park and the re-location of current vans at time of change of ownership. It is proposed that the Mobile Living Precinct be largely "self-sufficient" with a small service shop, park / playground / BBQ facilities and limited communal toilet / shower facilities. En-suites to private vans should be encouraged with the precinct connected to sewer.</p> <li data-bbox="804 617 1828 737"> <p>▫ <i>Golf Course</i> – The Strategy proposes the retention and extension of the golf course northwards into largely de-graded bushland so as to bring its length closer to that of a full 9 hole course and facilitate the location of the Horrocks Community Centre. Reticulation of the course with treated wastewater should also be investigated.</p> <li data-bbox="804 770 1828 1249"> <p>▫ <i>Little Bay</i> – Little Bay presents significant opportunities for eco-sensitive tourist facilities and development. There is a need to re-locate the existing track to Little Bay away from and out of the frontal dune system. It is suggested that the road be relocated to the base of the cliff line, constructed to 6m gravel rural standard and the former alignment rehabilitated. Little Bay itself is suited to the development of a day use picnic / BBQ area, supported by a separate eco-sensitive low key, limited caravan / camping facility similar in its approach and level of facilities as Coronation Beach. Water should only be provided to the caravan / camping facility and could be achieved with small tanks, refilled by the proprietor. The cliff above Little Bay provides the opportunity for the development of a lookout area over the Bay and coastal areas supported by a coffee shop / café with stairs down to Little Bay. The Strategy proposes the development of an environmentally sensitive caravan / camping park on the elevated plateau east of the cliff line. The Park should be designed to maximise retention of remnant vegetation and provided with full services including reticulated water and effluent disposal.</p> 	