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LOCAL PLANNING STRATEGY  
SHIRE OF NORTHAMPTON  
PART 1 – PLANNING STRATEGY

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# PART 1 : PLANNING STRATEGY

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## PREAMBLE

This LOCAL PLANNING STRATEGY is to be used in conjunction with the Shire of Northampton’s (the Shire) Local Planning Scheme, as amended. The main purpose of this document is to provide strategic planning directions for the Shire for the next 15 years.

The Strategy will be used to:

- Set out the direction for economically, socially and environmentally sustainable development;
- Give direction to the Shire, the Department of Planning, Lands and Heritage, the Western Australian Planning Commission (WAPC) and the Minister for Planning in assessment of Local Planning Scheme amendments, subdivision and development applications and provide strategic support for the decision making;
- Provide the basis for coordinated decision making on future servicing of the Shire by local/State government, and any other service agency; and
- Explain/ the strategic direction for growth and development to all stakeholders.

The Strategy consists of two parts, in accordance with the WAPC’s *Local Planning Manual*:

- **Part One – The Strategy** sets out the vision, objectives and strategic plan and actions required to implement the Strategy.
- **Part Two – Technical Appendix** background to the strategy, including analysis of information and the rationale for the strategy.

This Local Planning Strategy **does not apply** to the:

- **Horrocks** locality, which is the subject of a separate Local Planning Strategy – Horrocks Beach (February 2016); and
- **Kalbarri** locality which is the subject of a separate Local Planning Strategy – Town of Kalbarri (May 2016) and a separate Local Planning Scheme No. 11 – Kalbarri Townsite.

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Plan 1 : Overall Shire Strategy Map

Plan 2 : Northampton Surrounds Strategy Map

Plan 3 : Northampton Townsite Strategy Map

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## 1. introduction

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### 1.1 overview

The Shire of Northampton is located on the north coast of the State's Midwest Region. The Shire has an area of 12,499km<sup>2</sup> and is situated approximately 475 kilometres north of Perth. The Shire is bounded by the Indian Ocean to the west, and lies adjacent to the Shire's of Shark Bay, Murchison, Mullewa and Chapman Valley. The nearest regional centre is Geraldton, approximately 50 kilometres south along the North West Coastal Highway. Northampton Townsite is the service and administrative centre for the Shire.

A large proportion of the Shire is taken up by Crown land and national parks. The Kalbarri National Park comprises around 14% of the Shire's area. The southern part of the Shire contains fertile arable land and it is in this area that most of the agriculture takes place. The Shire supports a rural economy based mainly on grain and livestock products. Commercial fishing continues to operate out of Kalbarri, Port Gregory and Horrocks but at levels below that previously experienced. While the local economy is predominantly based on primary industries of agriculture and fishing, tourism is becoming increasingly important especially to the coastal towns. The coastal town of Kalbarri attracts large numbers of tourists and holidaymakers who enjoy the beaches, cliffs and national parks and there are opportunities for growth of tourism to and around the Northampton Townsite. Smaller secondary and tertiary sectors service these primary industries and the growing tourism industry.

The Settlement Pattern of the Shire of Northampton is characterised by three coastal townships - Kalbarri, Horrocks and Port Gregory and an inland urban centre, being Northampton. Other gazetted minor townsites include Binnu, Isseka, Ajana, Lynton and Galena.

Strategic planning for the Shire of Northampton was initially undertaken in 1993 when a Local Rural Strategy was produced for the Shire. A review of the 1993 Local Rural Strategy was undertaken in 1999.

Subsequent to the Rural Strategy review, Council commenced the preparation of its first Local Planning Strategy (LPS) which was endorsed by the WAPC in January 2009. The intervening period since endorsement of the Strategy has seen considerable revision of both regional and local planning documents. Accordingly, Council has determined that the Strategy needs updating to reference and ensure it is not inconsistent with these later planning documents.

The Estimated Resident Population of the Shire of Northampton at the 2016 Census was 3,319 persons being 52% of males and 48% of females. The period 2011 to 2016 saw an increase in the Shire's population of 127 persons representing an average annual growth rate of 0.98% per annum.

The WAPC's Western Australia Tomorrow projections (Population Report No. 11) for the median band (Band C) indicates that the Shire's projected population will be approximately 2840 persons by 2031, representing an overall decrease of around 479 persons over the next 9 years. Given that the Shire's average household occupancy is two persons, down from 2.2 in 2011, and lower than the regional average of 2.5 persons, this indicates that the current housing stock is adequate for the projected population.

The prospect of even moderate population losses within the Northampton Townsite and surrounding Townsites is of particular concern for its potential impact on investment in the locality, the provision and

stability of community facilities and amenities and the provision and delivery of private and Government services.

The primary population and housing issue for the Shire is facilitating stabilisation of the current population and encouraging growth primarily within the Northampton and Kalbarri Townsites through increased broad scale employment, continued tourism development and improved housing options.

## 1.2 application of local planning strategy

Once endorsed, this local planning strategy shall apply to the Northampton townsite and immediate surrounds.

The *Shire of Northampton Local Planning Strategy – December 2021* revokes the Local Planning Strategy – December 2008.

The *Shire of Northampton Local Planning Strategy – December 2021* does not revoke or otherwise affect the:

- The Shire of Northampton Local Planning Strategy – Town of Kalbarri 2016.
- The Shire of Northampton Local Planning Scheme No. 11 – Kalbarri Townsite.
- The Shire of Northampton Local Planning Strategy – Horrocks Beach 2016.

## 1.3 implementation

The Shire of Northampton Local Planning Scheme No. 10 will require updating to reflect the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and this Local Planning Strategy.

Given the extent of textual changes required by the Regulations and the recommendations of this Strategy, a new Scheme would be the more practical and appropriate path.

It would be appropriate to consider at that time incorporating Local Planning Scheme No. 11 – Kalbarri Townsite into the overall Shire Scheme.

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## 2. planning strategy

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### 2.1 key issues

The planning assessment and community consultation presented in Part 2 – Technical Appendix have identified a number of key issues and directions that cumulatively form the basis for the development of a long-term strategic plan for the future development and growth of the Shire and in particular the Northampton Townsite.

#### 2.1.1 state planning context

- *Develop, support and sustain liveable, vibrant and active communities that retain populations and attract people.*
- *Ensure adequate and appropriate housing stock for the region's Fly-in Fly-out (FIFO) and Drive-in Drive-out (DIDO) workforce where necessary, through innovative land development models.*
- *Support ageing population in place through the provision of aged care accommodation in communities, as appropriate.*
- *Support existing and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.*
- *Develop intensive agriculture.*
- *Develop accessible tourism destinations and events with unique / quality experience.*
- *Ensure sufficient serviced industrial land to meet demands.*
- *Ensure that land use complements the landscape qualities of the Moresby Range.*

#### 2.1.2 local planning context

- *Local Planning Scheme No. 10 will require updating to reflect the Regulations and this Local Planning Strategy. Given the extent of textual changes required by the Regulations, a new Scheme would be the more practical and comprehensible path to follow.*
- *Seek the Northampton Townsite bypass sector to be considered as a priority infrastructure project.*
- *Deliver lot and housing diversity and choice within the Northampton townsite through the provision of smaller infill development in proximity to the town centre / main street or adjacent to key facilities; provision of smaller one and two bedroom dwelling units and small infill grouped dwelling developments where sewer infrastructure is achievable.*
- *Ensure a suitable level of aged care accommodation and facilities to cater for the ageing population to age in place.*
- *Secure new Industrial land to support further industrial growth and the provision of more diverse industrial premises including the development of business incubator units within the existing industrial area to support small business start-ups.*

- *Opportunities for additional convenience and ‘lifestyle’ retail offerings and suitable space for shared / serviced professional offices and medical and para-medical facilities / rooms within the Town Centre.*
- *The Shire’s Coastal Management Strategy 2017 provides the basis for land use management of the coastal strip of the Shire between the coastal nodes of Kalbarri and Horrocks.*

### **2.1.3 population, families & housing**

- *WA Tomorrow forecasts indicate a high probability of significant population loss within the Shire over the period to 2031. The Median forecast (Band C) suggests a decrease of approximately 500 people through to 2031.*
- *Based on historical population share, it is reasonable to anticipate low but continuing population and housing growth to 2031 in Kalbarri as the tourism industry in that region further consolidates; indicating the probability of even higher population losses than the overall forecast within the Northampton Townsite and minor Settlements in favour of Kalbarri.*
- *The prospect of even moderate population losses within the Northampton Townsite and surrounding minor Townsites is of particular concern for its potential impact on investment in the locality, the provision and stability of community facilities and amenities and the provision and delivery of private and Government services.*
- *There is a clear and present need to seek to stabilise the current population and provide for families to encourage both population and economic growth, particularly within the Northampton Townsite, through increased broad scale employment and improved housing options.*

### **2.1.4 settlements**

#### **Northampton**

- *The need for an innovative alternative sewer system to facilitate a wider range of housing choices and particularly higher density options in specific areas of the townsite.*
- *Protection and enhancement of the heritage places of the town.*
- *Protection of the Main Roads WA heavy haulage by-pass route.*
- *Expanded opportunities for shared and serviced offices for visiting professionals, including medical professionals and services.*
- *Continuing the development of land for industrial purpose including more innovative spaces for share / start-up operations.*
- *Increased opportunities for 2ha rural residential subdivision along the north and south side of the Northampton/ Horrocks Road to the Port Gregory junction.*
- *Expansion of tourist opportunities and provision of additional short-stay tourist accommodation.*

#### **Port Gregory**

- *Improvement of water quality in Port Gregory.*
- *Given the planned expansion opportunities at Horrocks and Kalbarri and existing servicing constraints, the case for substantive expansion of Port Gregory is tenuous.*

#### **Binnu**

- *Retention and where desirable, rationalisation of community infrastructure to ensure sustainable use.*

#### **Isseka**

- *Protect high quality agricultural land along both sides of the North West Coastal Highway south of the Isseka townsite through limiting subdivision opportunities.*

#### **Lynton**

- *Protection and enhancement of the remaining heritage places of the town.*

#### **Galena**

- *Recognition and protection of the Galena Mining Heritage Area.*

### **2.1.5 economy & employment**

- *Protect high quality agricultural land and promote expansion and diversification of the rural economy to ensure a sustainable economic and employment base for the Shire.*
- *Support opportunities for intensive agriculture including intensive animal husbandry and intensive rural and organic based industries in locations close to major population centres and major transport routes.*
- *Increase local employment opportunities within the Northampton Townsite through expanded opportunities for industrial and service industrial land and the provision of innovative shared and start-up workspaces.*
- *Encourage tourism growth within the Northampton townsite through townsite improvements, the exclusion of heavy vehicles, improved and expanded visitor accommodation and experiences and heritage tourism product.*
- *Consider development of a new caravan park within the Northampton Townsite. The park should include a 48 hour, low cost, “no frills”, limited stay caravan and camping facility to capture a portion of users of the existing Galena Bridge Rest Area. The existing townsite caravan park could be converted for semi and permanent residents subject to a change of use / Scheme Amendment to “Park Home Park”. The short stay overflow facility at the Golf Course should be closed following opening of the new park.*
- *Encourage farm based short stay accommodation within reasonable proximity of the Northampton Townsite including caravan & camping, Bed and Breakfast, Chalets and self-contained accommodation.*

### **2.1.6 physical profile**

- *Subdivision of land within the Northampton Townsite and surrounds should be subject to geotechnical and environmental investigations to determine the impacts of historical mine workings and potential soil contamination.*
- *Manage natural resources, including significant vegetation, diverse and dynamic rural landscapes and visual qualities of areas surrounding townsites and areas adjacent to major tourist routes in an environmentally and ecologically sustainable manner.*



- *Operating mines and quarries should be protected from sterilisation or hindrance by the encroachment of incompatible development, and adequate separation distances between mining operations and nearby sensitive land uses should be maintained.*
- *Known resources and areas of identified high resource potential should not be unnecessarily sterilised by incompatible zoning, land use permissibility or development.*
- *Access to land for exploration and possible development should be maintained over as much of the Local Planning Strategy area as possible.*
- *Large supplies of groundwater to support intensive agriculture are limited in the region. Further investigation of a sustainable water supply is needed.*
- *Flooding is a significant issue along the major and minor streamlines of the Shire. Given that little data is available, it should therefore be assumed that all flood plains have a high potential for flooding, unless further investigations indicate otherwise.*

## 2.2 accommodating growth

### 2.2.1 overview

The primary population and housing issue for the Shire is the stabilisation of the current population and encouraging growth within the Northampton and Kalbarri Townsites, and to some extent also Horrocks Beach, through improved housing options, and in particular “medium” density options. This will encourage:

- accommodating the ageing population and local and regional population;
- the release of existing single housing stock to new families seeking to move to the area; and
- the provision of housing better suited to the needs of singles and small or non-dependents households.

The overriding constraint for the Shire in the provision of greater housing options in the Northampton, Port Gregory and Horrocks townsites, particularly group housing or smaller lifestyle lots, is the provision of reticulated sewer which in Northampton is primarily as a consequence of the difficulties of trenching to obtain the required fall for gravity sewers.

Growth opportunities within the minor Townsites are limited and this Strategy proposes to no longer include the extensive 20ha and 40ha rural lot subdivision opportunities identified in the 2009 Strategy surrounding the Isseka Townsite, removing the potential for approximately 100 lots in that location [Plan 2 : LPS Northampton Surrounds].

Accordingly, it is expected that the majority of any population growth will seek to reside within or immediately adjacent to the Kalbarri and Northampton Townsites and hence the strategic planning responds accordingly.

### 2.2.2 proposed strategy – northampton townsite

The Strategy for the Northampton Townsite proposes investigation of vacuum sewer system serviced by a package treatment plant to allow limited medium density group housing and lifestyle lot subdivision within the northern portion of the Townsite in proximity of major retail and community facilities.

Vacuum sewer will limit the depth of excavation required to install sewer pipes while package treatments plants provide the opportunity for progressive expansion of the system as demand increases into the future and beyond the tenure of this Strategy. The proximity of Crown Land to the immediate west of the area identified as potential medium density provides the opportunity for a suitably located treatment plant with adequate buffers to provide for longer term growth [Plan 3 : LPS Northampton Townsite –Strategy Map].

Specifically, the Strategy proposes:

- The northern side of Bateman Street including the Bowling Club site and the land broadly bounded by Bateman Street, West Street and Mary Street to but not including Barlow Street, be identified as a “Development Investigation Area” for mixed medium density housing with the dual R-Code R10 / R30, with the attainment of the higher R30 Code being dependent upon connection to sewer. It is estimated that up to 350 dwellings could be provided within the area being a mix of single houses on small lifestyle lots, group dwellings and aged persons / retirement villas. It is envisaged that investigations into the feasibility of vacuum sewer within the area will be led by Council and should be commenced as soon as practical following adoption of the Strategy.
- The land on the south side of Horrocks Road and south to generally both sides of Drage Street be identified for Cluster Rural Residential with an average lot size of 2ha and a minimum lot size of 1ha. The cluster approach provides for a mix of lot sizes and styles and provides an improved rural landscape over traditional 2ha subdivision. It is estimated that up to 60 rural lifestyle lots could be provided within the area.
- Provision of R5 subdivision opportunities to the west of the current Townsite both north and south of Stephen Street / Horrocks Road providing an estimated 350 lots. The area is identified primarily as a “fall back” position in the event vacuum sewer proves unviable within the Development Investigation Area. Lots along the western edge of the precinct will be subject to restrictions.

## 2.3 strategic vision & objectives

The following Strategic Vision and Objectives have been distilled from the Key Issues and directions as the foundation for the development and evaluation of the Northampton Local Planning Strategy.

### **STRATEGIC VISION**

*To develop a long term Strategy for the future development and enhancement of the Shire that recognises, builds upon and promotes the agricultural, residential, tourism, community and cultural values and opportunities of the region in an environmentally, economically and socially sustainable manner.*

### **STRATEGIC OBJECTIVES**

*To protect, promote and encourage the continuation and diversification of agriculture and related rural based industries within the Shire as a key long term economic driver of the region.*

*To actively promote broader housing choices within the Northampton Townsite to stabilise and enhance the community and cultural values of the Townsite and position the Townsite as a viable and attractive alternative residential location within the Mid-West.*

*To expand employment opportunities particularly in tourism as a longer term economic driver by actively capitalising on the popularity of Northampton as a tourist “stopover”; encouraging greater choices in short stay accommodation within the Northampton Townsite and near surrounds and the promotion of the locality as an “events based” tourist destination.*

*To protect and enhance, in a sustainable manner, the key physical resources and environmental values of the Shire.*

The following Strategy and Plans address the Key Issues identified in Volume 2 – Technical Appendix under four Key Outcome areas for the Shire and specifically:

- Agriculture & Rural Industry.
- People & Housing.
- Tourism & Employment.
- Physical Environment.

## 2.4 local planning strategy plans

The Strategy presents four Strategy Plans and specifically:

- Plan 1 : LPS Overall Shire Strategy Map.
- Plan 2 : LPS Northampton Surrounds Strategy Map.
- Plan 3 : LPS Northampton Townsite Strategy Map.

## 2.5 agriculture & rural industry

<b>Objective</b>	<b>1. To protect, promote and encourage the continuation and diversification of agriculture and related rural based industries within the Shire as a key long term economic driver of the region.</b>
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<b>Key Issues</b>	<ul style="list-style-type: none"> <li>□ <i>The Shire of Northampton has one of the largest farming areas of the Northern Agriculture Region, containing extensive areas of high quality agricultural land that need to be protected from further fragmentation as well as encroachment from incompatible land uses so as to support, expand and diversify agricultural activities in the region.</i></li> <li>□ <i>Support existing and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.</i></li> <li>□ <i>Protect high quality agricultural land and promote expansion and diversification of the rural economy to ensure the long term sustainability of the economic and employment base of Shire.</i></li> <li>□ <i>Provide opportunities for intensive agriculture including intensive animal husbandry and intensive rural and organic based industries to expand into the Shire in locations close to major population centres and major transport routes.</i></li> <li>□ <i>Large supplies of groundwater to support intensive agriculture are limited in the region. Further investigation of a sustainable water supply is needed.</i></li> </ul>
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Strategies	Actions
1.1 Protect High Quality Agricultural land and promote and facilitate the expansion and diversification of the rural economy.	<p>a. Include within the Scheme provisions for protecting High Quality Agricultural land from fragmentation and incompatible land uses in accordance with WAPC Policy.</p> <p>Include within the Scheme provisions which facilitate and support the diversification and intensification of on-farm agriculture.</p>
1.2 Provide for intensive agriculture and rural industries in locations close to major population centres and on major transport routes.	b. Investigate s an appropriate location to provide for predominately Intensive Agriculture, Animal Husbandry and Rural Industry uses, subject to consideration of traffic and road access, water supplies, environmental impacts and proximity to populated settlements.
1.3 Discourage the introduction of sensitive land uses within these areas so as to limit the constraints on intensive agriculture and rural	c. Introduce the land use definition of Rural Industry into the Scheme with flexible permissibility for rural

industry.	zoned land.  d. In order to support the development of intensive agriculture and rural industries a secure fit for purpose water supply needs to be identified.
1.4 Protect prime and priority agricultural lands from rural living subdivision.	e. Do not support proposals to subdivide rural land unless consistent with WAPC’s State Planning Policy 2.5 and Development Control Policy 3.4.  f. Oppose any rural living rezoning and subdivision except in consolidated areas designated under this Local Planning Strategy as referenced under Section 2.6 - People & Housing.

## 2.6 people & housing

<b>Key Issues</b>	<ul style="list-style-type: none"> <li>□ <i>WA Tomorrow forecasts indicate a high probability of significant population loss within the Shire over the period to 2031. The Median forecast (Band C) suggests a decrease of approximately 500 people through to 2031.</i></li> <li>□ <i>Based on historical population share, it is reasonable to anticipate low but continuing population and housing growth to 2031 in Kalbarri as the tourism industry in that region further consolidates; indicating a the probability of even higher population losses than the overall forecast within the Northampton Townsite and minor Settlements in favour of Kalbarri.</i></li> <li>□ <i>The prospect of even moderate population losses within the Northampton Townsite and surrounding minor Townsites is of particular concern for its potential impact on investment in the locality, the provision and stability of community facilities and amenities and the provision and delivery of private and Government services.</i></li> <li>□ <i>There is a clear and present need to seek to stabilise the current population and provide for families to encourage both population and economic growth, particularly within the Northampton Townsite, through increased broad scale employment and improved housing options</i></li> <li>□ <i>Develop, support and sustain liveable, vibrant and active communities that retain populations and are highly attractive for young people and which celebrate their unique culture, arts and heritage.</i></li> <li>□ <i>Address lack of appropriate housing stock for the region’s FIFO and DIDO workforce.</i></li> <li>□ <i>Address lack of suitable aged care accommodation and facilities to cater for the Shire’s ageing population.</i></li> <li>□ <i>Deliver lot and housing diversity and choice within the Northampton townsite including smaller infill development in proximity to the town centre / main street or adjacent to key facilities; provision of smaller one and two bedroom dwelling</i></li> </ul>
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	<p><i>units and small infill grouped dwelling developments.</i></p> <ul style="list-style-type: none"> <li>□ <i>Investigate innovative, alternative sewer systems to facilitate a wider range of housing choices and particularly higher density options in specific areas of the Northampton townsite.</i></li> <li>□ <i>Subdivision of land within the Northampton Townsite and surrounds should be subject to geotechnical and environmental investigations to determine the impacts of historical mine workings and potential soil contamination.</i></li> <li>□ <i>Protection and enhancement of the heritage places of the town.</i></li> <li>□ <i>Protection of the Main Roads WA heavy haulage by-pass route including from urban encroachment.</i></li> <li>□ <i>Seek the construction of Northampton bypass contiguous with the townsite to be listed as a priority infrastructure project to alleviate heavy vehicle traffic within the Northampton townsite.</i></li> <li>□ <i>Flooding is an important issue along the major and minor streamlines of the Shire and, as little data is available, it should therefore be assumed that all flood plains have a high potential for flooding.</i></li> <li>□ <i>Consider bush fire hazard in undertaking any future subdivision and development.</i></li> <li>□ <i>Given the planned expansion opportunities at Horrocks and Kalbarri, the case for substantive expansion of Port Gregory is tenuous.</i></li> </ul>
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### 2.6.1 northampton townsite

<b>Objective</b>	<b>2. To actively promote broader housing choices within the Northampton Townsite in order to stabilise and enhance the community and cultural values of the Townsite and position the Townsite as a viable and attractive alternative residential location within the Mid-West.</b>
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Strategies	Actions
2.1 Establish a medium density residential precinct utilising package effluent treatment technologies to facilitate a greater range of lot size and housing choices for singles, couples and smaller families to encourage them to relocate to / stay in Northampton.	a. Identify the lands on both sides of Bateman Street (excluding the RSL site); the north side of Mary Street and the northern portion of the lands between West Street and Burgess Street as a “Development Investigation Area” for mixed density housing in the range of R10 to R30.
2.2 Provide improved aged accommodation to allow Seniors to reside “in-place” instead of	b. Investigate Vacuum Sewer and Package Effluent Treatment Plants to be installed and operated by

<p>having to move to Geraldton or elsewhere.</p>	<p>Council with capital and operating cost recovery through grants and special area rating. Investigate location of a Treatment Plant within the Crown Lands to the immediate west.</p> <p>c. Consider longer term housing demand and the need for longer term upgrading / staging beyond the term of this Strategy as part of the assessment on sewerage options.</p> <p>d. Subject to satisfactory investigations and establishment of appropriate cost sharing mechanisms, identify the Development Investigation Area as “Mixed Housing R10/30” within the Scheme. Subdivision and development at the higher densities are subject to the resolution of an appropriate alternative reticulated sewerage system. All subdivision and development will need to satisfy compliance with the Government’s policy in regard to wastewater.</p> <p>e. Identify the land adjacent to the Bowling Club shown on the Strategy Map as “Aged and Dependent Persons Dwellings for the purposes of an appropriately sized Retirement Village site providing both independent units and hostel accommodation. “Integrate” the Bowling Club into the village to provide access to the Club for Village residents as well as community access.</p> <p>f. Continue to support residential infill subdivision on appropriate sites.</p>
<p>2.3 Rationalise small rural holding opportunities to protect prime agricultural land and reflect contemporary rural living preferences.</p>	<p>g. Identify the lands south of Horrocks Road bounded by the current Townsite Boundary both sides of Drage Road as potential cluster Rural Residential, subject to rezoning, with a minimum lot size of 1ha and average density of 1 lot / 2ha, in accordance with SPP 2.5. Structure planning may be required to support a rezoning submission.</p>
<p>2.4 Conserve heritage buildings/places and enhance the existing character of Northampton.</p>	<p>h. Ensure that protection of heritage places is provided through a comprehensive heritage schedule in the Local Planning Scheme.</p> <p>i. Ensure that new developments are sympathetic to heritage buildings where they are in close proximity in the town.</p> <p>j. Maintain Council-owned heritage places in good condition.</p>

	<p>k. Encourage the conservation of privately-owned heritage places.</p> <p>l. Support subdivision and special development agreements for the purposes of protection/conservation of heritage places.</p>
2.5 Seek the Northampton Heavy Vehicle Bypass project be listed as a priority infrastructure project.	<p>m. Encourage early construction of Northampton bypass contiguous with the townsite to be listed as a priority infrastructure project to alleviate heavy vehicle traffic within the Northampton townsite.</p> <p>n. Encourage that the design of the heavy haulage route requires heavy vehicles to “turn off” the Highway at both the north and south ends to encourage lighter and tourist traffic to continue straight along the current Highway alignment and into Northampton Townsite Central Business District.</p>
2.6 Protect land subject to inundation.	<p>o. Ensure that development adjacent to watercourses and drainage lines is adequately setback and protected from the effects of flooding or poor drainage.</p>
2.7 Manage environmental hazards associated with historic mine workings and mineral lodes.	<p>p. Require that subdivision of land, and where appropriate also development, within the Northampton Townsite that is within 200 metres from the sides and 500 metres along the strike of any mineral lode be subject of geotechnical and environmental geographical studies to ascertain impacts of historic mine workings and/or soil contamination.</p>
2.8 Support and sustain liveable, vibrant and active communities that retain populations and are highly attractive for young people.	<p>q. Investigate the feasibility of developing a water theme park or similar aquatic facility, including the location, the desirability of co-location with other community facilities, mix of water based facilities (50m vs 25m pool, water playground, indoor/outdoor), excavation construction and maintenance costs and funding.</p>

### 2.6.2 port gregory

Objective	<b>3. To contain the Townsite to its present limits while enabling renewal of existing housing and community services and facilities in sympathy with the local character and environment.</b>
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Strategies	Actions
3.1 Consolidate the existing Port Gregory townsite.	a. No expansion of urban or rural living zones beyond that already identified.
3.2 Enable the renewal and re-development of existing housing.	<p>b. Support re-development of existing residential dwellings subject to adequate on-site water supply and ATU's consistent with the Government's policy regarding wastewater.</p> <p>c. Prepare, advertise and adopt policies under the Scheme appropriate to Port Gregory to address land use conflicts between residents and holiday homes and the construction of outbuildings for recreational vehicles and equipment.</p>

### 2.6.3 minor townsites: isseka, binnu, ajana & galena

<b>Objective</b>	<b>4. Contain the Minor Townsites of Isseka, Binnu and Ajana to their present limits.</b>
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Strategies	Actions
4.1 Protect agricultural lands from rural living subdivision.	a. Limit rural living subdivision opportunities to that within areas already zoned appropriately. No further rezoning for this purpose beyond that identified in the Strategy.
4.2 Enable provision of local services and facilities.	b. Support the development of local convenience retail facilities and community services at Isseka and Binnu consistent with the reasonable requirements of the permanent population.
4.3 Recognition and protection of the Galena Mining Heritage Area.	<p>c. Allow uses in accordance with the Galena Mining Heritage Area Management Plan.</p> <p>d. Pursue the implementation of the Galena Mining Heritage Area Management Plan.</p>

### 2.7 tourism & employment

<b>Objective</b>	<b>5. To expand and encourage employment opportunities particularly in tourism as a longer term economic driver.</b>
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<b>Key Issues</b>	<ul style="list-style-type: none"> <li>□ <i>Need for additional serviced industrial land to support further industrial growth and the provision of more diverse industrial premises within the Northampton Townsite, including innovative shared and start-up workspaces.</i></li> <li>□ <i>Need for additional convenience and ‘lifestyle’ retail offerings and suitable space for shared / serviced professional offices and medical and para-medical facilities / rooms within the Town Centre.</i></li> <li>□ <i>Need to increase local employment opportunities within the Northampton Townsite through expanded opportunities for industrial and service industrial land and the provision of.</i></li> <li>□ <i>Grow tourism to and in the Northampton townsite through townsite improvements, exclusion of heavy vehicle, improved and expanded visitor accommodation and experiences and heritage tourism product.</i></li> <li>□ <i>Grow tourism to Port Gregory.</i></li> <li>□ <i>Consider development of a new caravan park within the Northampton Townsite. The park should include a 48 hour, low cost, “no frills”, limited stay caravan and camping facility to capture a portion of the Galena Bridge Rest Area. The existing caravan park could be retained for semi and permanent residents and the short stay Golf Course facility should be closed following opening of the new park.</i></li> <li>□ <i>Encourage farm based short stay accommodation within reasonable proximity of the Northampton Townsite which could include caravan &amp; camping, B&amp;B or chalets &amp; self-contained accommodation.</i></li> </ul>
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Strategies	Actions
5.1 Support and promote further employment growth and business opportunities within the Northampton Townsite through the provision of more diverse commercial and industrial premises.	<ul style="list-style-type: none"> <li>a. Review the Scheme to ensure that factory and workshop unit sizes and requirements are suited to the needs and financial capacity of newly establishing and existing small businesses.</li> <li>b. Promote and facilitate the provision of both commercial and light industrial business incubator units with the Northampton Townsite commercial and industrial areas respectively.</li> <li>c. Review the Scheme to promote and facilitate the establishment of shared workspaces for professional, medical, retail oriented and tourist related uses.</li> <li>d. Investigate expansion of the existing light industrial estate to encompass the lands to the immediate east and investigate appropriate zoning in the Scheme.</li> </ul>

<p>5.2 Support and promote further tourism growth to the Northampton Townsite and region.</p>	<p>e. Review the Scheme and related policies to promote and facilitate a broad range of low key farm stay accommodation including bed &amp; breakfast, self-contained cabins / chalets, self-contained caravan / motorhome and camping with facilities on major tourist routes within a general 10km radius of the Northampton and Port Gregory Townsites.</p> <p>f. Acquire Lot 360 on the south east corner of Bateman Street and Burgess Street for the purposes of a new and upgraded Shire owned Caravan Park. Retain the existing Caravan Park for semi and long stay residents and review the zoning under the Scheme as appropriate. On opening of the new Caravan Park, close the Golf Course free camping facility. Investigate inclusion of low cost caravan and camping options, such as Caravan and Campervan Association “Dollar Wise” caravan parks, within the new Caravan Park.</p>
<p>5.3 Support the importance of Port Gregory as a tourist destination.</p>	<p>g. Identify a town centre precinct and establish appropriate zoning provisions that articulate the role and function of the town centre.</p> <p>h. Support the expansion of existing retail facilities and community services within the town centre precinct which are consistent with the requirements of both the permanent and visitor populations.</p> <p>i. Support renewal and expansion of the Caravan Park subject to adequate on-site water supply and appropriate effluent disposal.</p> <p>j. Implement the recommendations of the Coastal Strategy to improve foreshore protection and facilities.</p>

## 2.8 physical environment

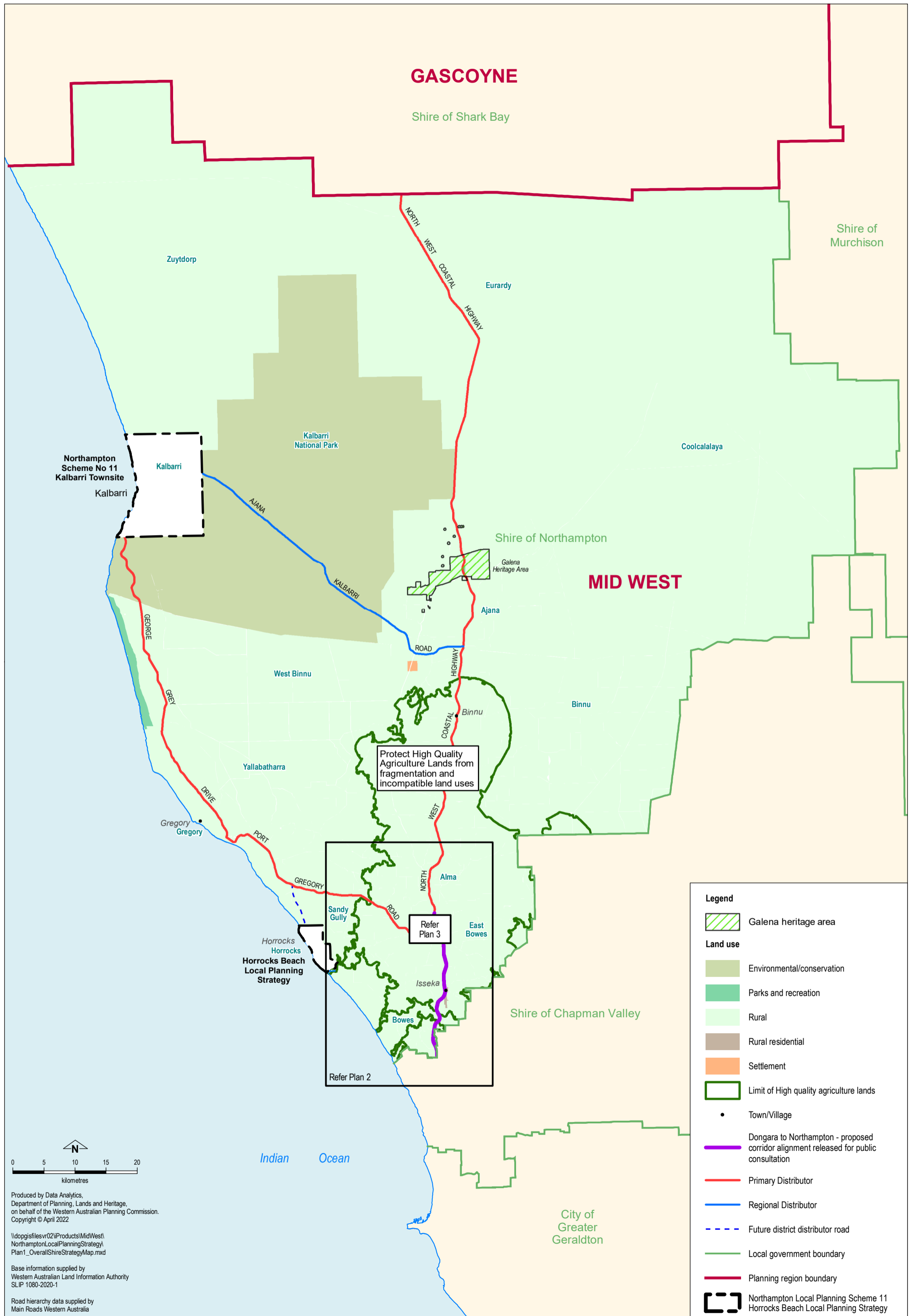
<p><b>Objective</b></p>	<p><b>6. To protect and enhance in a sustainable manner the key physical resources and environmental values of the Shire.</b></p>
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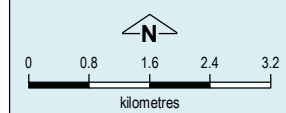
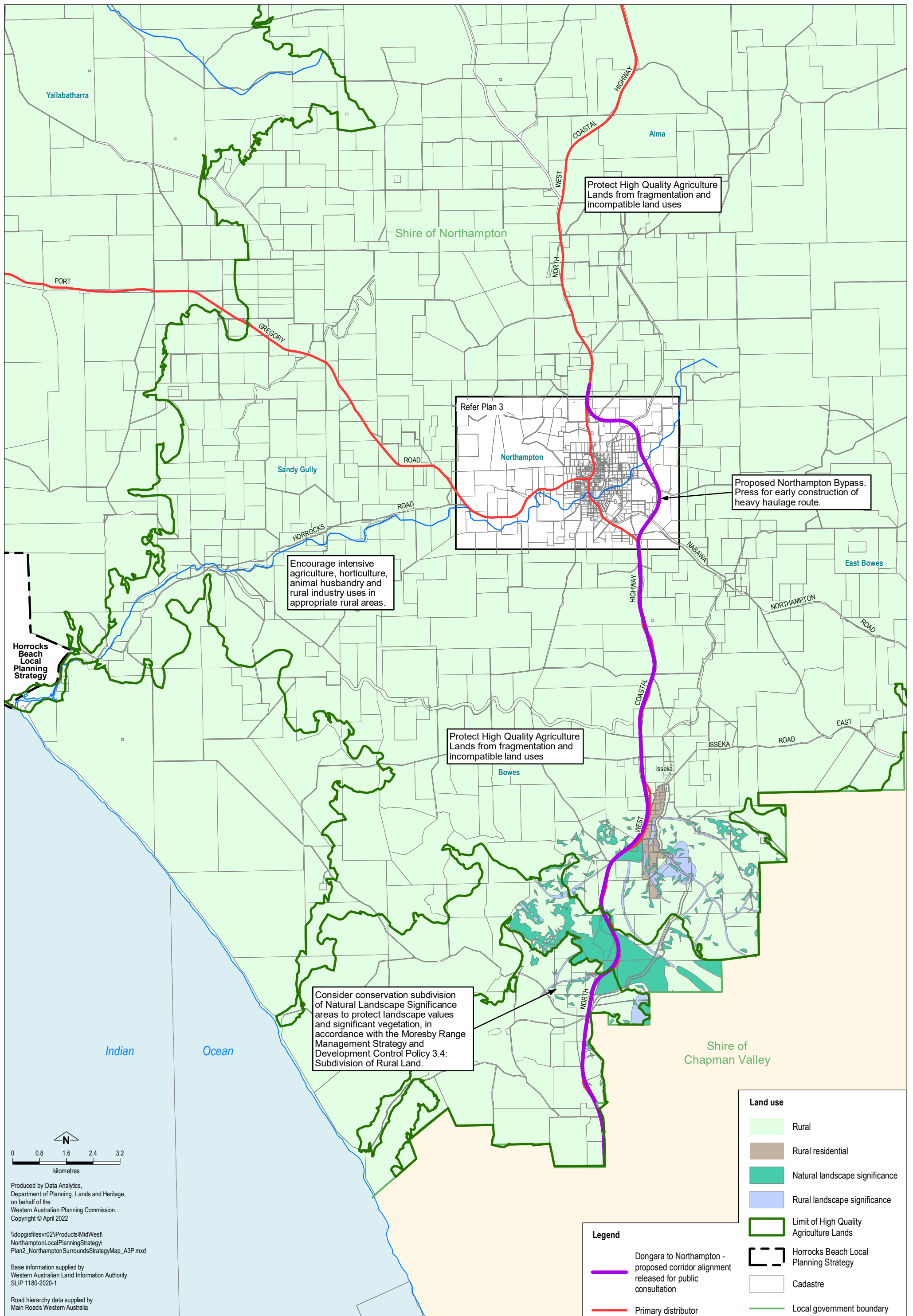
<p><b>Key Issues</b></p>	<p>□ <i>Protect the landscape qualities of the Moresby Range.</i></p>
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	<ul style="list-style-type: none"> <li>□ <i>Manage natural resources, including significant vegetation, diverse and dynamic rural landscapes and visual qualities of areas surrounding townsites and areas adjacent to major tourist routes in an environmentally and ecologically sustainable manner.</i></li> <li>□ <i>Operating mines and quarries should be protected from sterilisation or hindrance by the encroachment of incompatible development, and adequate separation distances between mining operations and nearby sensitive land uses should be maintained.</i></li> <li>□ <i>Known resources and areas of identified high resource potential should not be unnecessarily sterilised by incompatible zoning, land use permissibility or development.</i></li> <li>□ <i>Access to land for exploration and possible development should be maintained over as much of the Local Planning Strategy area as possible.</i></li> <li>□ <i>Flooding is an important issue along the major and minor streamlines of the Shire and, as little data is available, it should therefore be assumed that all flood plains have a high potential for flooding.</i></li> </ul>
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Strategies	Actions
<p>6.1 Protect and manage the existing conservation reserve system, areas of environmental significance and the natural environment to maintain biodiversity and enhance tourism and recreational opportunities.</p>	<ul style="list-style-type: none"> <li>a. Consider conservation subdivision of Natural Landscape Significance areas (as identified in Strategy Map 2) to protect landscape values and significant vegetation, in accordance with the Moresby Range Management Strategy and Development Control Policy 3.4: Subdivision of Rural Land.</li> <li>b. Promote the provision and development of green spines and river corridors around all major creeks and the Murchison River.</li> <li>c. Require the potential impact on water bodies, land/soil quality and vegetation to be considered as an integral component in assessment of all land use proposals.</li> <li>d. Where land use and development are to be established, require compliance with practical and reasonable conditions to prevent or minimise risk of degradation to these natural attributes, whilst maintaining the economic viability of the land use.</li> <li>e. Ensure that changes of land use and new development do not increase run-off, soil degradation, nutrient/salinity levels or effluent</li> </ul>

	<p>release to watercourses.</p> <p>f. Identify and protect water resources in the region for future population and economic growth needs by Special Control provisions under the local planning scheme.</p> <p>g. Implement the <i>Coastal Management Strategy 2017</i>.</p> <p>h. Implement the relevant recommendations of the Moresby Range Management Strategy.</p> <p>i. Protect places of Aboriginal and European cultural significance through the Scheme as appropriate.</p>
6.2 Identify and protect suitable areas containing important economic mineral resources and basic raw materials	<p>j. Protect known basic raw materials and mineral resources, such as limesand and garnet, from incompatible land uses, including ensuring adequate separation from sensitive land uses as outlined in the <i>EPA Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses</i>.</p>
6.3 Manage bushfire hazard risk	<p>k. Ensure subdivision and development within bushfire prone areas is consistent with SPP 3.7 and supported by bushfire studies as required.</p> <p>l. Ensure any future development is appropriately sited in already cleared areas to minimise the risk from bushfires and the detrimental environmental impact of bushfire hazard reduction.</p>



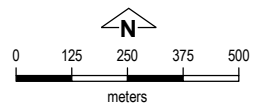


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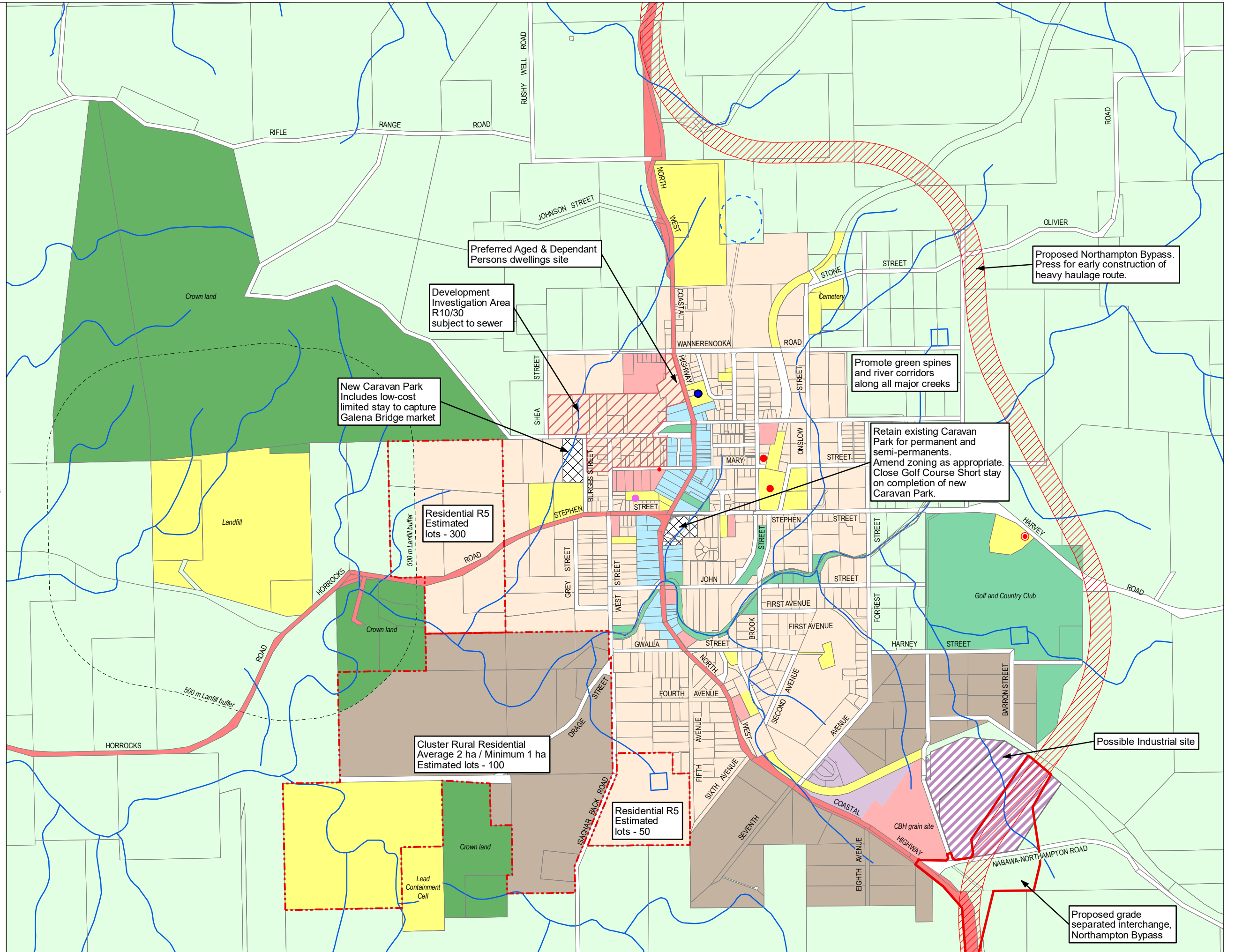
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Plan3\_NorthamptonTownsiteStrategyMap\_A3L.mxd

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Education facilities data supplied by  
Department of Education  
Health facilities data supplied by  
Department of Health  
Volunteer Fire and Resourc. Service data supplied by  
Department of Fire and Emergency Services  
Police data supplied by Western Australia Police

**Legend**

- Health facilities
- College
- Primary school
- Police
- VFRS - Volunteer Fire and Rescue Service
- Density boundary
- Medium density investigation area
- Proposed Northampton Bypass Corridor
- Northampton interchange boundary
- Water facility buffer
- 500 m landfill buffer
- Cadastre
- Land use**
- Caravan, camping
- Crown land
- Future industry
- Highway/Major road
- Industry
- Parks and recreation
- Public purposes
- Residential
- Rural
- Rural residential
- Special use
- Townsite/Town centre





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LOCAL PLANNING STRATEGY  
SHIRE OF NORTHAMPTON  
PART 2 : TECHNICAL APPENDIX

MAY 2022

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Townsite

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## 1. introduction

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### 1.1 background

Strategic planning for the Shire of Northampton was initially undertaken in 1993 when a Local Rural Strategy was produced for the Shire. A review of the 1993 Local Rural Strategy was undertaken in 1999.

Subsequent to the Rural Strategy, Council commenced the preparation of its first Local Planning Strategy (LPS) which was endorsed by the WA Planning Commission in January 2009. The intervening period since endorsement of the Strategy has seen considerable revision of both regional and local planning documents. Council has determined that the Strategy needs updating to reference and ensure it is not inconsistent with these later planning documents.

The intervening period has also seen discernible shifts in the social and economic fabric of the Shire together with the national 2016 Census which provides a far more recent view of the fabric of the Shire than was available for the current LPS.

In commissioning a review of its LPS it has been Council's intention that the review draw on the recommendations of recent planning documents rather than create new strategic directions. It is not considered that a major overhaul of the strategy relating to the rural/majority of the Shire's land area is required.

Accordingly this review of the LPS, prepared by *Larry Smith Planning*, draws heavily on the 2009 Strategy.

### 1.2 application

This Local Planning Strategy applies to the whole of the Shire of Northampton with the exception of the localities of Kalbarri and Horrocks as these are the subject of separate, recent Local Planning Strategies that have been endorsed by the WA Planning Commission [Figure 1 : Locality Plan and Townsites].

Further, the Kalbarri locality is the subject of a separate Local Planning Scheme (formerly LPS No 9) which has been reviewed with the revised Scheme, Local Planning Scheme 11 – Kalbarri Townsite Gazetted in October 2017.

Notwithstanding, this LPS will occasionally make reference to these two locations in the interests of providing an appreciation of the issues impacting the whole of Shire.

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## 2. state & regional planning context

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### 2.1 state planning context

#### 2.1.1 state planning strategy 2050

The *State Planning Strategy 2050* is the highest order planning instrument in the Western Australian planning system. It is built on the web of interconnections that currently exists across Government. It provides the strategic context for future strategies, plans, policies and decisions related to the sustainable use and development of land throughout the State.

A range of factors influence Western Australia's future development and include:

- Population
- Workforce
- Global economy
- Diversification
- Urbanisation and regional expansion
- Technology
- Climate change.

The State Planning Strategy 2050 through its principles, strategic goals and strategic directions offers an integrated approach to managing and adapting to these drivers of change.

The population of Western Australia has grown at a steady rate since 1961. This growth in population has not been uniform across the State, with some regional areas (Pilbara, Peel and Kimberley) showing markedly higher rates of population growth. Western Australia's population is expected to increase at a faster rate than the Australian average commensurate with the sustained growth of the State's economy. Population projections demonstrate that the population of Western Australia could increase from 2.5 million currently to at least 4.4 million and possibly more than double to 5.6 million by 2056. This represents an additional 1.9 to 3.1 million people living in the State. Perth is projected to become home to 75% of the State's population by 2056, being up to 4.05 million people (based on the high growth scenario). Regional expansion at appropriate locations can counteract a tendency towards development that leads to urban sprawl and the convergence of urban settlements. This will increase the need for well-planned, integrated and compact regional centres and towns generating local and regional economic activity.

The Strategy's vision of sustained growth and prosperity envisages a future where Western Australians enjoy high standards of living, improved public health and an excellent quality of life for present and future generations through:

- A diverse state; offering a diversity of ecosystems, landscapes, enterprises, people and cultures;
- A liveable state; the place of choice for the brightest and best;
- A connected state; as connected to the rest of the world as any other place; and

- A collaborative state; enabling alignments that progress the State’s sustained growth and prosperity.

Six interrelated State planning principles underpin and inform the State Planning Strategy 2050, which apply across all regions, local government areas and communities and specifically:

- Community: Enable diverse, affordable, accessible and safe communities.
- Economy: Facilitate trade, investment, innovation, employment and community betterment.
- Environment: Conserve the State’s natural assets through sustainable development.
- Infrastructure: Ensure infrastructure supports development.
- Regional Development: Build the competitive and collaborative advantages of the regions.
- Governance: Build community confidence in development processes and practices.

Five interrelated strategic goals have been identified with the view to realising a vision of sustained prosperity for Western Australia:

- Global competitiveness will be enhanced through continued economic diversification.
- Strong and resilient regions will be built through economic expansion and inter-regional collaboration.
- Sustainable communities will be enhanced by investment in infrastructure and social capital.
- Infrastructure planning and coordination will achieve efficiencies and synergy in pursuit of economic growth.
- Conservation of the environment will be enhanced by sustainable development and efficient resource use.

For the purposes of the Strategy, Western Australia is considered in the context of three sectors each consisting of two or more designated planning regions:

- Northern sector.
- Central sector.
- South West sector.

The Shire of Northampton falls within the Central sector which has a diverse economy underpinned by mining, agriculture, fisheries and tourism, contributing significantly to the Western Australian economy. The sector is set to further contribute to the nation’s mining, scientific, technological, research and innovation industries by 2050.

The Strategy identifies a set of interrelated and interdependent strategic issues of key importance to Western Australia’s sustained growth and specifically:

- Economic development
  - Resources economy
  - Education, training and knowledge transfer
  - Tourism

- Agriculture and food
- Remote settlements
- Land availability
- Physical infrastructure
  - Movement of people, resources and information
  - Water
  - Energy
  - Waste
  - Telecommunications
- Social infrastructure
  - Spaces and places
  - Affordable living
  - Health and wellbeing
- Environment
- Security.

The Strategic Issues, their Objectives, Approach, Challenges and Aspirations set the basis for Regional Strategies and, the case of the Shire of Northampton LPS, more specifically the Mid-West Regional Planning and Infrastructure Framework.

### *2.1.2 mid-west regional planning and infrastructure framework 2015*

The *Mid West Regional Planning and Infrastructure Framework 2015* covers the 17 Mid-West local governments and is divided into three sub-regions: the Batavia Coast – including the Shire of Northampton – North Midlands and the Murchison totalling approximately 470,000 square kilometres in area.

The Framework’s Vision is for the Mid-West to:

- be a significant region in Western Australia in which to live, work and invest;
- continue to support vibrant communities that will play a vital role in developing the region as an economic hub and protect its significant environmental attributes while enhancing liveability and promoting diverse employment opportunities; and
- develop as a strategic region in the State through the collaborative effort of its three sub-regions.

The Framework’s Objectives are to:

- provide the regional context for land-use planning in the Mid-West;
- provide an overview of major regional issues facing the Mid-West including economic, social, cultural and environmental matters;



- identify the priority actions required to enable comprehensive regional and sub-regional planning; and
- indicate regional infrastructure projects that are considered significant from the region’s perspective to facilitate further economic and population growth in the Mid-West.

The Framework identifies six key Strategic Directions and specifically

- Governance
- Activity centres
- Population planning
- Economic and regional infrastructure development
- Environmental and heritage planning
- Sub-regional planning.

The Framework identifies Geraldton as the Regional City supported by the townsites of Northampton and Kalbarri as Sub-regional Centres. Horrocks and Port Gregory are identified as Local Centres [Figure 2 : Mid-West Framework].

The Framework notes the rate of future population growth in the Mid-West will be dependent on a range of factors, including the development of key industries such as mining and the provision of regional infrastructure to service economic development and that the Batavia sub-region of which Northampton is a part, will have the greatest pressure for development. The population growth rate is likely to vary depending on the level of economic investment and when this investment occurs. Projections for the Shire of Northampton within the Strategy are that the Shire will have a population of between 3,570 and 3,950 persons by 2026, an increase ranging between 300 and 700 persons on current estimates.

The Framework recognises the impact of climatic changes on the agricultural output of the Mid-West and the value of its natural resources which encapsulate the region’s sense of place, as well as underpin its economy. The management of these natural resources is seen as imperative to the region’s future sustainability, in both economic and environmental terms.

The Framework recognises the need to protect and manage the region’s cultural heritage and arts, including significant indigenous places, historic places and landscapes of significance together with the region’s natural environmental diversity. It also identifies a need to determine the requirement for additional tourism and recreation sites to cater for an expected increase in demand.

### *2.1.3 mid-west regional blueprint 2015*

The *Mid-West Regional Blueprint* takes its strategic context from the recently launched State Planning Strategy 2050 and is consistent with its goals and strategic directions. It is also closely aligned with the Mid West Regional Planning and Infrastructure Framework.

The Mid West Regional Blueprint proposes an aspirational vision for the Mid-West to 2050. It provides the framework to achieve this vision and highlights the key interventions required to transform the region and enable it to realise its full potential as a strong, connected and resilient region with a prosperous future.

The Blueprint describes five key pillars imperative for the successful growth of the region. The focus areas under these pillars are designed to create more jobs, improve education outcomes, connect and enhance communities and support economic development to deliver the 2050 vision. This focus is consistent with the regional development portfolio's high level Blueprint objectives; namely:

- attracting population to the region
- growing and diversifying the economy
- growing private investment
- addressing priority community amenity needs
- innovative approaches to delivering service effectiveness to communities and efficiencies to government.

Particular High Level Strategies of relevance to Northampton include:

- Optimise land use by recycling and reusing land
- Develop residential land with innovative land development models
- Ensure adequate and appropriate housing stock for the region's workforce
- Support ageing in place through provision of aged care accommodation in communities as appropriate
- Create a region of choice for FIFO / DIDO workers to be based
- Maximise transition of FIFO / DIDO workforces into permanent residents
- Ensure sufficient serviced industrial land to meet future sector demands
- Ensure the majority of the region's future labour requirements are sourced locally
- Develop accessible tourism destinations and events with unique / quality experiences
- Develop intensive agriculture / horticulture
- Build highly liveable communities that attract and retain populations
- Create an active region with community sport and recreation provision
- Develop vibrant communities that celebrate their unique culture, arts and heritage
- Create an accessible and inclusive region that values diversity
- Build highly attractive communities for young people
- Enable health infrastructure that enables the highest standard of healthcare
- Attract and retain high quality healthcare workers in all communities.

#### *2.1.4 guilderton to kalbarri sub-regional strategy -2019*

The primary aim of Guilderton to Kalbarri Sub-regional strategy is to manage and plan for growth along the Indian Ocean coastal zone from the northern boundary of the metropolitan region to Kalbarri.

The Vision for the Strategy is:

*Relaxed and healthy coastal communities connected to a diverse economy, valued natural environment and a celebrated culture.*

The Strategy identifies the following Key Issues:

- Recognise that the sub-region’s settlements each have a distinct sense of place, culture and lifestyle.
- There is the potential for Perth’s outer suburbs to sprawl up the coast, threatening large tracts of pristine remnant vegetation and stretching infrastructure servicing demands on the State.
- Balancing urban growth with the protection of areas with high biodiversity significance and other recognised natural assets.
- The impacts on the coastal and marine environment from coastal processes and climate change including rising sea levels and from increased competition and demand for coastal access for recreation, industry and tourism, need to be addressed.
- The growing tourism market is increasing demand for tourist facilities, amenities and infrastructure in the sub-region.
- Indian Ocean Drive is an important tourist route that could be compromised if it is used for major freight.
- There is increasing economic and recreational demand for new marine facilities in the sub-region, in particular at Ledge Point and Lancelin.

The Strategy recognises Northampton as a Sub-Regional Centre. Actions identified by the Strategy in WAPC decision making of relevance to the Shire are:

- Promote and encourage urban growth in and adjacent to established settlements.
- Balance bushfire risk, biodiversity preservation and economic growth. Protect landscapes that are of high value and are viewed from the coastline, coastal bays, tourist routes and tourism activity sites. Seek to incorporate tourism routes in local planning strategies to ensure land use change can take advantage of tourist pathways building on the sub-region’s culture and heritage.
- Generally support the retention and development of caravan parks as affordable holiday accommodation.
- Support and encourage fit for purpose technology to deliver innovative waste management and other local services.

### *2.1.5 moresby range management strategy 2009*

The Moresby Range is a prominent feature in the Geraldton region and the broader northern agricultural region. It has high landscape values and forms a significant landscape backdrop to the Geraldton regional centre and key regional roads. Indigenous and non-indigenous cultures have recognised the importance of the range’s conservation value and its potential to become a unique recreational and environmental asset to the region.

This *Moresby Range Management Strategy* supports the coordinated management of the Moresby Range by all sectors and aims to protect, enhance and promote the regional significance of the Moresby Range by establishing common objectives and recommendations that assist with planning decision-making, local policy formation, and consistent management of future land uses and development.

The objectives of the Strategy are to:

- protect, conserve and enhance the natural values of the range
- protect the indigenous and non-indigenous cultural values
- improve public access and recreation opportunities
- manage the risk of erosion and bushfires
- ensure a consistent and coordinated policy approach by local and state government to planning decisions.

The Strategy Study Area sits for the most part outside and south of the Shire of Northampton.

The values of the range are primarily linked to its form, its native vegetation and a cultural association with past and current use. The strategy lists recommendations under five key headings:

- conservation management
- cultural heritage
- public access and recreation
- erosion and bushfire management
- preserving landscapes through coordinated management.

Recommendations of the Strategy of relevance to the Shire are:

- Seek opportunities and promote programs that aim to retain biodiversity on the range and the protection and rehabilitation of remnant vegetation;
- Ensure that identified rare fauna and threatened ecological communities are not disturbed, where possible;
- Encourage revegetation around areas of conservation significance in order to provide buffers as part of land use or development proposals;
- Ensure land use and development proposals maintain and, where possible, enhance any conservation values associated with the land or an adjacent nature reserve. Consideration should be given to the potential to create conservation lots, as per Development Control Policy 3.4 Subdivision of Rural Land.
- Seek opportunities to provide the necessary infrastructure and management to accommodate public access to parts of the range;
- Ensure that land uses and infrastructure are sited and designed to complement the landscape qualities of the range and reduce their overall impact;
- Minimise more intensive land use and development on the flat tops and side slopes and in key view corridors that has the potential to be clearly seen and that would adversely affect the landscape values of the view;
- Minimise development in key view corridors and travel route corridors; and

- Consider the impact remnant vegetation clearing may have on views of the range. Discourage the clearing of remnant vegetation where it forms part of a view corridor from a major travel route.

The Strategy maps the key environmental and conservation values of the Ranges and the Landscape Classes [Figure 3 : Strategic Land Uses].

### *2.1.6 dongara to northampton coastal route*

The movement of traffic and freight on North West Coastal Highway (NWCH) through Northampton provides essential economic benefits to the overall WA economy and is a key consideration in terms of efficiency and safety.

In 1997, an Alignment Selection Study was commissioned to assess various options to provide for future freight requirement and alleviate pressure on existing roads, given the projected growth of the region. This involved Main Roads WA (MRWA) investigating the preferred alignment between Dongara and Northampton.

In 2015, MRWA identified the potential to improve freight productivity on Brand Highway and NWCH between Carnarvon and Muchea should Restricted Access Vehicles (RAV) 10 (53.5m Triple Road Trains) be permitted. Various upgrades to the road network were identified to enable the upgrade, including the Northampton Bypass. MRWA commenced an Alignment Selection Study for a future Dongara-Geraldton-Northampton (DGN) Coastal Route to identify a preferred corridor alignment suitable to support RAV 10 vehicles that incorporates the Northampton Bypass.

The Northampton Bypass proposes a 5.5km realignment of NWCH, east of the Northampton townsite and contained within a 100m wide corridor (Plan 3: Northampton Townsite Strategy Map). The intent of the corridor is to provide for heavy vehicles to travel safely around the Northampton townsite that considers road design standards and other provisions such as road user and community safety, minimising impacts to property and environmental and/or heritage values. Planning allows for future provision of a grade separated interchange (bridge) to improve access and road safety between the future Northampton Bypass and Nabawa-Northampton Road when RAV 10 heavy vehicles are permitted along the corridor.

MRWA proposal allows for the Northampton Bypass to be delivered independently to the DGN Coastal route. The corridor and bypass alignment shown in the Strategy plans was promoted for public consultation by MRWA during the alignment selection process of the DGN study.

The investigation to identify the DGN Coastal Route between Geraldton and Northampton includes identifying a 500m corridor (to inform future alignment definition) to commence south of the Northampton Bypass. Once a corridor is selected, further assessment will be conducted to refine the corridor to a nominal 100m to provide for a future road (Alignment Definition Process).

In general, community and stakeholder support for these corridors within the Shire of Northampton was noted – however formalisation of the alignment and completion of the DGN Alignment Selection Phase corridor is yet to be ratified.

While the corridor for the Northampton Bypass has been identified, determining the final alignment and its construction within the corridor will be subject to consideration of any changes in road design standards, legislation, land use and general traffic.

### 2.1.7 square kilometre array

The Australian Square Kilometre Array Pathfinder (ASKAP) is a next-generation radio telescope and a world-leading instrument and a key demonstrator of new technologies. ASKAP is being led by CSIRO in collaboration with leading scientists and engineers in The Netherlands, Canada and the USA, as well as a number of Australian universities.

ASKAP is being built at the Murchison Radio-astronomy Observatory (MRO) as it offers excellent sky coverage, ionospheric stability and benign tropospheric conditions. Once completed, ASKAP will operate as part of CSIRO's Australia Telescope National Facility for use by national and international scientists. The ASKAP is protected from radio interference by three Radio Quiet zones to protect radio astronomy and specifically:

- a 70 km radius Inner Zone in which radio astronomy has primacy;
- an Outer Zone from a 70 km to 150 km radius; and
- Coordination Zones up to a 260 km radius (depending on frequency).

The MRO is located approximately 150km North-East of the Northampton Townsite and as such much of the Shire is covered by the Outer Zone and Coordination Zone and radio users such as mining and pastoralists may require approval for radio-communication equipment [Figure 3 : Strategic Land Uses].

### 2.1.8 state planning policies – SPP's

#### 2.1.8.1 spp1 : state planning policy framework

The State Planning Strategy 2050 (WAPC 2014) sets out the key principles relating to environment, community, economy, infrastructure, regional development and governance which guide future planning decisions. The State Planning Strategy provides the overall vision and is supported by strategies, policies and plans dealing with particular planning issues or regions of the State.

*SPP 1 – State Planning Framework* restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework which provides a context for decision-making on land use and development in Western Australia informing the Commission, local government and others involved in the planning process on State level planning policy which is to be taken into consideration.

The Framework identifies relevant policies and strategies used by the Commission in making decisions and may be amended from time to time.

The Framework is the overarching State Planning Policy. Additional SPPs set out the Commission's policy position in relation to aspects of the State Planning Strategy principles. The Framework marries the relevant policies, strategies and guidelines to the six principles are derived from the State Planning Strategy 2050 and specifically:

- Community
- Economy
- Environment

- 
- Infrastructure
  - Regional Development; and
  - Governance.

#### 2.1.8.2 *spp2 : environment and natural resources*

SPP 2 defines and incorporates environmental issues and the principle of resource management into the state planning process. The objectives of the policy are:

- To integrate the wider economic, social and environmental implications of both long and short-term planning decisions and actions, while acknowledging the inherent difficulty in balancing conflicting needs;
- To protect, conserve and enhance natural resources and the environment, taking account of the natural variability of ecosystems, so that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations; and
- To promote and assist in the wise and sustainable use of natural resources.

Policy measures are defined for water resources, air quality, soil and land quality, biodiversity, agricultural land and rangelands, minerals, petroleum and basic raw materials, landscapes, and greenhouse gas emissions and energy efficiency.

The measures for implementing the policy will be through the preparation of Local Planning Strategies, Regional and Statutory Schemes, conservation and management strategies and other relevant plans in addition to consideration of its provisions in the statutory planning process.

#### 2.1.8.3 *spp2.4 : Planning for basic raw materials*

SPP 2.4 recognises that ready supply of basic raw materials close to established and developing areas is essential in keeping down the costs of land development and contributing to affordable housing. The Policy sets out the matters which are to be taken into account in considering zoning, subdivision and development applications for extractive industries. The objectives of this policy are to:

- identify the location and extent of known basic raw material resources, including significant geological supplies areas;
- protect priority resource locations, key extraction areas and extraction areas from being developed for incompatible land uses which could limit future exploitation;
- ensure that the use and development of land for the extraction of basic raw materials does not adversely affect the environment or amenity in the locality of the operation during or after extraction;
- provide a consistent development approval process for extractive industry proposals including the early consideration of sequential land uses.

While the Policy is specific to Perth Metropolitan and near metropolitan locations, it does have relevance to the Shire of Northampton given its proximity to the Geraldton regional centre and the constructional needs of the broader Mid-West Region..

#### 2.1.8.4 spp2.5 : rural planning

The purpose of SPP 2.5 is to protect and preserve Western Australia’s rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.

The objectives of this policy are to:

- support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;
- outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- avoid and minimise land use conflicts;
- promote sustainable settlement in, and adjacent to, existing urban areas; and
- protect and sustainably manage environmental, landscape and water resource assets.

SPP 2.5 also addresses rural living and recognises there is a market for rural living development, and that it provides for a range of housing and lifestyle opportunities. However, the Policy notes that rural living estates must be carefully planned, as they can be an inefficient means of accommodating people and once rezoned, consume and sterilise what was rural land, and may have unintended or adverse social, environmental, servicing or management impacts.

The Policy notes the following measures apply in regard to rural living proposals:

- rural living proposals shall not be supported where they conflict with the objectives of this policy ; and
- the rural living precinct must be part of a settlement hierarchy established in an endorsed planning strategy.

The Policy also addresses Tree Farming, Animal Husbandry, Intensive Agriculture and relationships to SPP 2.4 – Planning for Basic Raw Materials.

The Policy envisages Local Planning Strategies as being amongst the appropriate planning instruments to implement SPP 2.5.

#### 2.1.8.5 spp2.6 : state coastal planning policy

This policy recognises the varying character and pattern of use of the Western Australian coast and the pressure being placed on coastal resources for a myriad of uses by a variety of sources.

The objectives of the policy are to:

- ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;



- ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;
- provide for public coastal foreshore reserves and access to them on the coast; and
- protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.

The Policy identifies a number of Policy Measures relative to:

- General measures and compliance with the Policy;
- Development & Settlement including location, infrastructure capacity, provision of strategic coastal access sites and facilities and the siting of land use and infrastructure;
- Water Resources & Management including water sensitive design, addressing pre-existing environmental flows and managing stormwater;
- Building Height Limits within 300m of the coast in particular the specification of maximum heights to protect amenity, overshadowing and visual permeability;
- Coastal Hazard Risk Management & Adaptation planning by the Local Authority, the notification of landowners where a risk is identified and appropriate adaptation measures;
- Infill Development and siting;
- Coastal Protection Works and their avoidance except after all other options have been considered;
- Public Interest through participation in planning management, the provision of public access and support of public ownership of the coast;
- Coastal Foreshore Reserve identification having regard to risk, biodiversity, public access and recreation, vesting and clear demarcation between the public and private lands;
- Coastal Strategies and Management Plans and their preparation, consultation and review; and
- Precautionary Principle, its application and the onus of proof.

Implementation of the Policy is through related state planning policies, regional strategies, local planning strategies and regional and local planning schemes. Implementation will also occur through the day to day process of decision-making on zoning, structure plans, subdivision, strata subdivision and development applications, and the actions of other state agencies in carrying out their responsibilities.

#### *2.1.8.6 spp2.7 : public drinking water source policy*

This SPP 2.7 recognises the importance of groundwater and surface water resources within the State. The principal objective of the policy is to ensure that land use and development within public drinking water source areas (PDWSA's) is compatible with the protection and long term management of water resources for public water supply. The policy provides a classification system for PDWSA's as follows:

- P1 Priority 1 Source areas: defined and managed to ensure there is no degradation of the water resources. This represents the highest level of protection and the land will generally be owned by the state with low intensity and low risk land use;

- P2 Priority 2 Source areas: defined to ensure that there is no increased risk of pollution to the public drinking water source. P2 areas are declared over land where low-risk development already exists however, protection of the resource is a high priority in these areas. Conditional development is allowed in accordance with the principal of risk management; and
- P3 Priority 3 Sources areas: defined to manage the risk of pollution of the public drinking water source. These areas are declared where water supply sources need to exist with other land uses such as residential, commercial and light industrial. Protection is generally by management guidelines for such land use activities.

The policy also recognises the role of well head and reservoir protection zones on protecting the source from direct contamination in the immediate vicinity of production wells and reservoirs.

The policy requires local and regional planning strategies to identify PDWSAs and to include them in Special Control Areas for water protection in the relevant local planning scheme. The Local Planning Strategy has identified PDWSAs within the Shire and will include these areas as Special Control Areas within the Local Planning Scheme. These Special Control Areas will ensure that any changes in zonings, land use and future development reflect the applicable level of water source protection. The policy also states that the classification of land should be in accordance with the recommendations of any land use and water management strategy or public drinking water source protection plan.

#### 2.1.8.7 *spp2.9 : water resources*

SPP 2.9 is directly related to the overarching sector policy SPP 2 Environment and Natural Resources policy and provides clarification and additional guidance to planning decision makers for consideration of water resources in land use planning.

The objectives of this policy are to:

- protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
- assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and
- promote and assist in the management and sustainable use of water resources.

Policy measures are generally defined as follows:

- Protect significant environmental, recreational and cultural values of water resources.
- Aim to prevent or, where appropriate, ameliorate potential impacts such as pollution and contamination, increased erosion and removal of associated native vegetation associated with wetlands and waterways.
- Promote improved outcomes such as:
  - environmental repair and rehabilitation of the water resource;
  - improved water quality;
  - reduction in nutrient export to receiving waters to a level lower than existing;

- restoration of natural flow regimes and variability; and
  - use of site works such as fencing, revegetation or water monitoring.
- Inform planning actions by identifying all water resources above and below ground in the subject area.
  - Take into account potential impacts the water resource may have on a land use when determining the compatibility of locating a land use near a water resource.
  - Recognise and take into account State Government management strategies and water resource management plans for water resource issues.
  - Take into account total water cycle management and water-sensitive urban design principles and ensure that development is consistent with current best management practices and best planning practices for the sustainable use of water resources, particularly stormwater.
  - Incorporate the re-use and recycling of water, particularly stormwater and grey water, consistent with state water strategy recycling objectives. Black water reuse and recycling should be considered where deep sewerage is not available. Alternative non-potable water sources should be considered where appropriate for fit-for-purpose use.

#### 2.1.8.8 *spp3 : urban growth and settlement*

This policy re-enforces the State Government’s commitment to achieving sustainable land use and development throughout WA, detailing a range of key social, economic and environmental objectives that establish guiding principles and considerations for:

- Creating sustainable communities;
- Managing urban growth and settlement in metropolitan and regional areas;
- Planning for liveable neighbourhoods;
- Coordination of services and infrastructure in an efficient manner;
- Managing rural-residential growth; and
- Planning for Aboriginal communities.

The Local Planning Strategy, through its identification of future growth of settlements areas in the Shire, recognises the importance of the objectives of this policy especially in relation to urban and rural-residential development.

#### 2.1.8.9 *spp 3.2 : aboriginal settlements*

SPP 3.2 recognises that Aboriginal settlements in WA are often remote from service and economic centres, have developed without formal town planning or the coordinated provision of essential services and the majority either fall outside of, or are not recognised or zoned within local planning schemes. Aboriginal settlements are often a unique expression of the resilience of culture and the strength of commitment of traditional owners to country and as such are a valuable contribution to the social and cultural wealth of WA.

The Policy recognises that Aboriginal settlements are characterised by their low amenity attributable to the historical absence of coordinated land use planning in consultation with resident communities and

traditional owners which has exacerbated difficulties including incompatible land uses, inappropriate location of housing, compromised and inefficient water and electricity supplies, and undefined roads.

The objectives of the Policy are:

- To provide for the recognition of Aboriginal settlements through local planning schemes and strategies; and
- To collaboratively plan for the orderly and coordinated development of Aboriginal settlements.

The Policy identifies the following measures:

- Preparation of Layout Plans for all Aboriginal Settlements including identifying growth aspirations of the resident community and a drinking water source;
- Consultation with the resident community, traditional owners and other stakeholders; and
- Endorsement of the Layout Plan by the WAPC.

The Policy provides for the amendment of Plans and requires land the subject of an endorsed Layout Plan to be identified as “settlement” zone in the Local Planning Scheme.

#### *2.1.8.10 spp3.5 : historic heritage conservation*

The policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s historic heritage.

The objectives of this policy are:

- to conserve places and areas of historic heritage significance;
- to ensure that development does not adversely affect the significance of heritage places and areas;
- to ensure that heritage significance at both the State and local levels is given due weight in planning decision-making; and
- to provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

The Policy notes that heritage supports urban and rural amenity by providing familiarity and the presence of landmarks, by underpinning our ‘sense of place’, and by enhancing the quality of our built environment generally. Heritage conservation can aid economic prosperity by contributing to the attractiveness of the living and working environment, and encouraging investment in a locality or region from homeowners, investors and tourists.

#### *2.1.8.11 spp 3.7 : planning in bushfire prone areas*

The intent of SPP 3.7 is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. The policy provides the foundation for land use planning to address bushfire risk management in Western Australia. It is to be used to inform and guide decision-makers, referral agencies and landowners/proponents to help achieve acceptable bushfire protection outcomes.

The Objectives of the Policy are to:

- Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount;
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process;
- Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures; and
- Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

The policy applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas.

#### *2.1.8.12 spp 5.4 : road and rail noise*

SPP 5.4 aims to promote a system in which sustainable land use and transport are mutually compatible.

The objectives of this policy are to:

- protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals;
- protect major transport corridors and freight operations from incompatible urban encroachment;
- encourage best-practice design and construction standards for new development proposals and new or redeveloped transport infrastructure proposals;
- facilitate the development and operation of an efficient freight network; and
- facilitate the strategic co-location of freight handling facilities.

The Policy is supported by Guidelines providing supporting information on identifying, assessing and managing transportation noise impacts. North West Coastal Highway, which passes through the Northampton Townsite is identified as a Primary Freight Road under the Policy.

#### *2.1.8.13 spp 7.3 : residential design codes*

The Residential Design Codes of Western Australia were incorporated into all relevant Local Planning Schemes in 2002 and are intended to guide all residential development within the State. The Codes are structured into numerous elements that relate to residential development and provide for the minimum requirements for each element and performance criteria to enable discretionary consideration by the local authority.

The revised Codes reflect community requirements and expectations for a range of residential densities, housing styles and mixed-use development. The provisions of the Codes will be incorporated into the Local Planning Strategy to provide a range of housing alternatives in the urban areas of the Shire.

### *2.1.9 water policies review & government sewerage policy 2019*

The WAPC has reviewed the State’s water planning policy framework and released Draft State Planning Policy 2.9 Planning for Water (SPP 2.9) and Planning for Water Guidelines for public comment. Draft SPP 2.9 and Guidelines will help streamline and simplify the current planning framework to deliver greater clarity around how water-related provisions are implemented.

Once gazetted, it is intended that SPP 2.9 and Guidelines will replace water-related policies including the Government Sewerage Policy.

The revised Government Sewerage Policy 2019 continues the requirement to connect to reticulated sewer which was originally broadly established in 1981 and has been consistently supported by successive Governments.

This policy promotes the sustainable use and development of land in the State through the following objectives:

- to generally require connection of new subdivision and development to reticulated sewerage;  
to protect public health and amenity;
- to protect the environment and the State’s water and land resources;
- to promote the efficient use of infrastructure and land;
- to minimise costs to the broader community including by ensuring an appropriate level and form of sewage servicing is provided; and
- to adopt the precautionary principle to on-site sewage disposal.

In effect the Policy requires most planning proposals to connect to or provide for reticulated sewerage except where a proposal cannot be reasonably connected to sewer and the responsible authority determines that the absence of reticulated sewerage will not pose an unacceptable risk to public health.

In such cases, on-site sewage disposal may be considered where the responsible authority is satisfied that:

- each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment; and
- the minimum site requirements for on-site sewage disposal outlined in this section and Schedule 2 can be met.

The minimum lot size for on-site disposal varies according to location relative to public drinking water source areas, the nature of the land use and the soil and groundwater conditions.

Reticulated sewer is not available within the Shire of Northampton and the Northampton Townsite nor seemingly likely in the foreseeable future. Under the Policy, the minimum lot size within the Townsite would vary between 1,000m<sup>2</sup> and 2,000m<sup>2</sup> dependent on site conditions.

The absence of sewer within the Townsite is a significant restraint to provision of greater choice in housing which, in turn, is impacting the ability to retain population within the Townsite.

## 2.2 local planning context

### 2.2.1 local planning strategy 2009

The Shire’s current Local Planning Strategy was endorsed by the WA Planning Commission in 2009 and has provided the foundation for rural decision making within the Shire since.

The Strategy identified five Rural Precincts based on the Department of Agriculture and Food Soils Mapping as well as Land Use Concepts for:

- Port Gregory;
- Northampton Townsite;
- Northampton South; and
- Horrocks which has now been superseded by the Horrocks Local Planning Strategy.

Many of the Strategies and Actions identified under the 2009 Local Planning Strategy remain valid and have been carried forward into this Strategy as appropriate.

### 2.2.2 local planning scheme no 10

The Shire of Northampton Local Planning Scheme No 10 was Gazetted in January 2012 and revoked:

- Town Planning Scheme No. 6 (Northampton District Scheme - 1996)
- Town Planning Scheme No. 8 (Horrocks - 1992).

The Scheme followed from and was based on the 2009 Local Planning Strategy and had as its Aims:

- to support the sustainable use of rural land for broad acre grazing and crop production, while encouraging economic growth by facilitating more intensive and diversified use of rural land in appropriate areas;
- to encourage the development of planned and sustainable settlements by focusing future population growth and the necessary support infrastructure in the established settlements of Northampton, Kalbarri, Horrocks and Port Gregory;
- to provide for a range of rural lifestyle opportunities, while ensuring rural residential development has good access to services and facilities and is managed to minimise impacts on rural land uses;
- to assist rural, commercial, industrial and tourism development to maximise job opportunities and to broaden the economic base of the Shire;
- to make optimum use of the Shire’s natural resources while maintaining a high level of environmental management for all land uses and activities; and
- to ensure significant landscape and environmental features, conservation values and places of heritage value are conserved and/or enhanced.

Since the Gazettal of LPS 10, the *Planning & Development (Local Planning Schemes) Regulations 2015* have been approved and implemented progressively.

While most of the Scheme continues to remain relevant, it is anticipated that LPS 10 will require updating to reflect the 2015 Regulations and this Local Planning Strategy. Given the extent of textual changes

required by the Regulations, it seems probable that a new Scheme would be the more practical and comprehensible path to follow.

### *2.2.3 living communities northampton 2014*

In 2013/14, Council commissioned a Living Communities audit to help discover new opportunities for community and private enterprise. It provides a broad profile of the community and economy, identifies the “leaks” in the local economy – the dollars that are spent outside Northampton and are therefore no longer changing hands locally and identifies the assets that exist locally which it may be possible to utilise in the creation of new enterprises.

While many of the identified opportunities are community based, themes and opportunities that are relevant to the LPS are:

- Expansion of medical and para-medical facilities / rooms for improved access to specialist services in particular increased aged care accommodation and facilities, professional office spaces including serviced offices for visiting professions;
- Provision for additional and more diverse industrial premises; and
- Provision of business start-up spaces.

### *2.2.4 revitalisation plan 2015*

The Revitalisation Plan is a high level plan that documents the range of projects identified by the community as being important to the future role and direction of the Northampton Townsite. The Revitalisation Plan ultimately seeks to focus investment and funding opportunities to the documented community projects to deliver visible improvements to the townsite. These projects will have flow-on benefits to the overall amenity and liveability of the town which will in turn make the townsite a more attractive place for residents, business owners to invest, tourists and visitors alike.

While much of the Plan is aligned to identification and implementation of specific projects, themes that are relevant to the LPS are:

- Secure new industrial land to support further industrial growth;
- Development of business incubator units within the existing industrial area in order to support small business start-ups as required;
- Suitable space for a shared professional office tenancy within the Town Centre;
- Complete and maintain the botanic line historic trail project;
- Opportunities for additional convenience and ‘lifestyle’ retail offerings;
- Continue to seek the Northampton bypass project be listed as a priority infrastructure project;
- Deliver lot and housing diversity and choice within the Northampton townsite including smaller infill development in proximity to the town centre / main street or adjacent key facilities; provision of smaller one and two bedroom dwelling units and small infill grouped dwelling developments where applicable; and



- Ensure a suitable level of aged care accommodation and facilities to cater for the ageing population to age in place.

### 2.2.5 northampton coastal strategy 2017

The Shire's original Coastal Management Strategy was prepared and adopted by the Shire in 2006. Subsequently, Coastal Management Strategies have been prepared in recent years for the coastal nodes of Kalbarri and Horrocks. These node-specific documents are still current and guiding coastal management in these locations.

The 2017 Coastal Management Strategy covers the remaining areas of the Shire updates the 2006 Strategy in respect of the balance areas of the Shire outside Kalbarri and Horrocks.

The Strategy identifies three coastal management sectors as follows [Figure 4 : Coastal Strategy Sectors]:

- Sector 1 – From the southern boundary of Kalbarri National Park to the northern end of Hutt Lagoon including the coastal sites of Wagoe, Lucky Bay, Halfway Bay and Sandalwood Bay
- Sector 2 – From the northern end of Hutt Lagoon to south of White Cliffs including Port Gregory, Hutt River Mouth, Broken Anchor Bay and White Cliffs; and
- Sector 3 – From south of Bowes River Mouth to the southern boundary of the Shire including Woolawar Gully and Oakabella Creek.

The Strategy has as its Vision:

*To manage the unique social, environmental and economic resources of the study area taking into account risk from coastal hazards and sea level rise.*

Consideration of issues, opportunities, values and trends derived from consultation and the literature review identified seven objectives and specifically:

- Objective 1 – To manage the recreational resources to retain the broad range of recreational opportunities, environmental values and sense of isolation unique to the area
- Objective 2 – To achieve cohesive and effective coastal land management considering the fragmented nature of land ownership
- Objective 3 – Ensure management and protection of the coast is undertaken in a sustainable manner
- Objective 4 – Adequate consideration of coastal hazards and ensure management is undertaken in accordance with SPP 2.6
- Objective 5 – To adequately consider future urban growth and tourism and the effects this may have on recreational use of the study area
- Objective 6 – To retain, protect and enhance areas of historic value within the study area; and
- Objective 7 – To increase community awareness and participation in coastal management and maintain successful relationships between stakeholders and coastal landowners.

The Strategy identifies the Issues and Opportunities relevant to each Sector and recommends a series of detailed Actions for each and identifies Priorities and Responsibilities for implementation. The Strategy recognises that implementation will need to be led by the Shire.

### *2.2.6 shire of northampton local heritage survey*

The Shire of Northampton is home to a rich and diverse range of heritage places which it seeks to document, conserve and protect. Places considered worthy of protection are identified on the Heritage List established under Local Planning Scheme Nos. 10 and 11.

The Local Heritage Survey assigns a management category for each place dependent upon its level of heritage significance.

All places given a Management Category of 1 (Exceptional Significance) and 2 (Considerable Significance) under the Local Heritage Survey are included in the Heritage List. Lesser categories are also included where they have streetscape or landscape significance.

A Development Application is required for all places listed in the Shire of Northampton Heritage List as per cl. 61(b)(i) of the 'Deemed Provisions' of the Planning and Development (Local Planning Schemes) Regulations 2015.

## **2.3 key issues**

### *2.3.1 state planning context*

- *Develop, support and sustain liveable, vibrant and active communities that retain populations and attract people.*
- *Ensure adequate and appropriate housing stock for the region's Fly In Fly Out (FIFO) and Drive In Drive Out (DIDO) workforce, where necessary through innovative land development models.*
- *Support the ageing population in place through the provision of aged care accommodation in communities as appropriate.*
- *Support existing and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.*
- *Develop intensive agriculture.*
- *Develop accessible tourism destinations and events with unique / quality experience.*
- *Ensure sufficient serviced industrial land to meet demands.*
- *Ensure that land use complements the landscape qualities of the Moresby Range.*

### *2.3.2 local planning context*

- *Local Planning Scheme No 10 will require updating to reflect the 2015 Regulations and this Local Planning Strategy. Given the extent of textual changes required by the Regulations, a new Scheme would be the more practical and comprehensible path to follow.*

- 
- *Seek the Northampton Townsite bypass sector to be considered as a priority infrastructure project.*
  - *Deliver lot and housing diversity and choice within the Northampton townsite through the provision of smaller infill development in proximity to the town centre / main street or adjacent to key facilities; provision of smaller one and two bedroom dwelling units and small infill grouped dwelling developments where sewer infrastructure is achievable.*
  - *Ensure a suitable level of aged care accommodation and facilities to cater for the ageing population to age in place.*
  - *Secure new Industrial land to support further industrial growth and the provision of more diverse industrial premises including the development of business incubator units within the existing industrial area to support small business start-ups.*
  - *Opportunities for additional convenience and ‘lifestyle’ retail offerings and suitable space for shared / serviced professional offices and medical and para-medical facilities / rooms within the Town Centre.*
  - *The Shire’s Coastal Management Strategy 2017 provides the basis for land use management of the coastal strip of the Shire between the coastal nodes of Kalbarri and Horrocks.*

### 3. social & economic profile

#### 3.1 overview

The Shire of Northampton is located on the north coast of the State’s Midwest Region. The Shire has an area of 12,496 km<sup>2</sup> and is situated approximately 475 kilometres north of Perth. The Shire is bounded by the Indian Ocean to the west, and lies adjacent to the Shires of Shark Bay, Murchison, Mullewa and Chapman Valley. The nearest regional centre is Geraldton, about 50 kilometres south along the North West Coastal Highway. Northampton townsite is the service and administrative centre for the Shire.

A large proportion of the Shire is taken up by crown land and national parks [Figure 3 : Strategic Land Uses]. The Kalbarri National Park comprises around 14% of the Shire. The southern part of the Shire contains fertile arable land and it is in this area that most of the agriculture takes place. The Shire supports a rural economy based mainly on grain and livestock products.

The primary coastal town of Kalbarri attracts large numbers of tourists and holidaymakers, particularly during holiday peak periods who enjoy the beaches, cliffs and national parks. The coastal settlements of Horrocks and Port Gregory also experience significant visitor numbers during peak periods [Figure 1 ; Locality Plan and Townsites].

Commercial fishing continues to operate out of Kalbarri, Port Gregory and Horrocks but at levels below that previously experienced.

The North West Coastal Highway is a major tourist RV route, particularly from May to September. While this results in increased traffic through the Town Centre it also brings with it increased tourism opportunities [Figure 3 : Strategic Land Uses].

#### 3.2 population & families

The Estimated Resident Population of the Shire of Northampton at the 2016 Census was 3,319 persons being 52% males and 48% females.

The period 2011 to 2016 saw an increase in the Shire’s population of 127 persons representing an average annual growth rate of 0.98%pa. As indicated by Table 3.1 below, the bulk of population growth occurred within Kalbarri and the minor settlements / rural areas.

**TABLE 3.1 : POPULATION CHANGE 2006 - 2016**

Locale	2006	2011	Change	2016	Change
Whole Shire	3204	3192	-12	3319	127
Kalbarri	1538	1497	-41	1557	60
Horrocks	138	131	-7	138	7
Northampton Townsite	813	868	55	813	-55
Isseka	na	na		70	
Minor Settlements & Rural	715	696	-19	741	45

Source : ABS

The following discussion on population and housing concentrates on the Northampton Townsite which is the major population and service centre for the Shire and the Strategy given the exclusion of Kalbarri and Horrocks. The tables presented are for the period 2011 to 2016 and, for comparative purposes, provide the same data for City of Greater Geraldton.

The period 2011 to 2016 saw a reduction in the population of the Northampton Townsite by 55 persons to 2006 levels of 813 persons.

As is evident from Table 3.2, the population of the Northampton Townsite is ageing with a 2016 median age of 54 years, an increase of eight years over the 2011 median of 46 years.

As is typical of an ageing population, the median age is high, representation in the prime family age groups is markedly below normal and representation in the older age groups is markedly above normal.

Table 3.2 indicates a noticeable movement out of the Townsite between 2011 and 2016 of the upper-secondary school and the prime family age groups and some movement into the Townsite in the middle age groups most probably by retiring farmers “moving into Town”.

**TABLE 3.2 : AGE DISTRIBUTION 2011 – 2016 : NORTHAMPTON TOWNSITE**

Age Group	Northampton Townsite				2016 Age Distribution City of Greater Geraldton	Comparative difference between CGG and Northampton Townsite
	2011		2016			
	no.	%	no.	%		
Median	46		54		38	-16
0-4	47	5.2%	34	3.9%	6.7%	2.8%
5-9	46	5.1%	40	4.6%	7.1%	2.5%
10-14	64	7.0%	45	5.2%	7.1%	1.9%
15-19	51	5.6%	25	2.9%	6.9%	4.0%
20-24	19	2.9%	29	3.0%	5.7%	2.7%
25-29	26	2.9%	26	3.0%	5.9%	2.9%
30-34	40	4.4%	30	3.4%	6.3%	2.9%
35-39	59	6.5%	26	3.0%	6.0%	3.0%
40-44	53	5.8%	41	4.7%	6.8%	2.1%
45-49	57	6.3%	58	6.7%	7.5%	0.8%
50-54	52	5.7%	59	6.8%	7.1%	0.3%
55-59	75	8.2%	69	7.9%	6.6%	-1.3%
60-64	73	8.0%	100	11.5%	5.7%	-5.8%
65-69	60	6.6%	67	7.7%	4.9%	-2.8%
70-74	55	6.0%	52	6.0%	3.5%	-2.5%
75-79	39	4.3%	48	5.5%	2.8%	-2.7%
80-84	25	2.7%	35	4.0%	1.9%	-2.1%
85+	23	2.5%	33	3.8%	1.7%	-2.1%

Source : ABS

The ageing structure of the Northampton population is also reflected in the composition of families – Table 3.3 – with higher proportions of non-child households and lower child households.

The period 2011 to 2016 also saw a significant reduction in single parent households in the Townsite.

**TABLE 3.3 : FAMILY COMPOSITION 2011 – 2016 : NORTHAMPTON TOWNSITE**

Family Composition	Northampton Townsite				2016 Family Composition City of Greater Geraldton	Comparative difference between CGG and Northampton Townsite
	2011		2016			
	no.	%	no.	%		
Couple – no children	121	50.2%	119	56.4%	40.2%	-16.2%
Couple – children	63	26.1%	66	31.3%	40.4%	9.1%
One Parent	53	22.0%	21	10.0%	17.8%	7.8%
Other	4	1.7%	5	2.4%	1.6%	-0.8%

Source : ABS

As the primary service and administrative centre for the Shire, there is a strong need to implement measures to reverse the current ageing trend within the Townsite to ensure the on-going physical and economic vibrancy of the Townsite and continuity of delivery of core community services and infrastructure.

### 3.3 housing

The absence of reticulated sewer within the Northampton Townsite as a consequence of sub-surface rock is reflected in the dwelling mix in Table 3.4 with most dwellings being single houses.

**TABLE 3.4 : DWELLING TYPE 2011 – 2016 : NORTHAMPTON TOWNSITE**

Dwelling Type	Northampton Townsite				2016 Dwelling Type - City of Greater Geraldton	Comparative difference between CGG and Northampton Townsite
	2011		2016			
	no.	%	no.	%		
Separate House	324	93.4%	314	96.3%	85.3%	-11.0%
Semi-detach / Group	3	0.9%	0	0.0%	10.4%	10.4%
Flat / Apartment	10	2.9%	5	1.5%	1.8%	0.3%
Other	10	2.9%	7	2.1%	2.1%	0.0%

Source : ABS

The average bedrooms per dwelling at 2016 was 3.1 with 80% of dwellings having three (50%) or more (30%) bedrooms. Average household occupancy for the period was two persons down from 2.2 in 2011 and lower than the regional average of 2.5 persons.

**TABLE 3.5 : HOUSEHOLD COMPOSITION 2011 – 2016 : NORTHAMPTON TOWNSITE**

Household Composition	Northampton Townsite				2016 Household Composition City of Greater Geraldton	Comparative difference between CGG and Northampton Townsite
	2011		2016			
	no.	%	no.	%		
Family Households	239	68.7%	210	63.3%	71.8%	8.5%
Single Person	105	30.2%	110	33.1%	25.3%	-7.8%
Group Household	4	1.1%	12	3.6%	2.9%	-0.7%

Source : ABS

Family households were lower than what could normally be expected at 63%, a drop from 2011 again reflecting the ageing of the Townsite population.

### 3.4 projected population

Western Australia Tomorrow is a set of forecasts prepared by the WA Planning Commission representing the best estimate of Western Australia's future population size based on current fertility, mortality and migration trends. These trend forecasts are used to identify potential preferred future scenarios that can be built upon; as well as less favourable possibilities for which mitigating action can be taken.

Western Australia Tomorrow includes a forecast range known as 'bands'. Bands A and B contain the lower forecasts, Band C is the median forecast and bands D and E represent the higher forecasts. Table 3.9 below provides the Band A, C and E forecasts for the Shire.

**TABLE 3.9 : POPULATION PROJECTIONS WA TOMORROW 2031 : SHIRE OF NORTHAMPTON**

WA Tomorrow Projections			Change
2016 Census ERP	Forecast Band	2031 Proj Population	
3319	Band A	2140	-1179
3319	Band C	2840	-479
3319	Band E	3565	+246

The WA Tomorrow forecasts indicate a high probability of significant population loss with the Shire over the period to 2031; a major reversal over the previous WA Population projections which indicated a net gain of approximately 1200 persons. The Median forecast (Band C) suggests a decrease of approximately 500 people through to 2031 and could reasonably be regarded as the more prudent forecast for the purposes of the Strategy.

It is unlikely that there will be any significant population growth in the Horrocks Townsite in the period to 2026 given the service supply issues – water in particular – that require to be addressed prior to substantive development within the Expansion Area. Based on historical population share, it is reasonable to anticipate low but continuing population and housing growth to 2031 in Kalbarri as the tourism industry in that region further consolidates; indicating a the probability of even higher population losses than the overall forecast within the Northampton Townsite and minor Settlements in favour of Kalbarri.

The prospect of even moderate population losses within the Northampton Townsite and surrounding minor Townsites is of particular concern for its potential impact on investment in the locality, the provision and stability of community facilities and amenities and the provision and delivery of private and Government services.

There is a clear and present need to seek to stabilise the current population and provide for families to encourage both population and economic growth, particularly within the Northampton Townsite. New housing stock should concentrate on rural lifestyle lots close to town and on releasing existing single houses with the Townsite for future families. Release of the existing single housing stock will require an innovative approach to the provision of medium density housing options.

### 3.5 settlement & infrastructure

The settlement pattern of the Shire of Northampton is characterised by three coastal townships - Kalbarri, Horrocks and Port Gregory - and an inland urban centre being Northampton. Other gazetted minor townsites include Binnu, Isseka, Ajana, Lynton and Galena [Figure 1 : Locality Plan and Townsites].

The Estimated Resident Population of the Shire of Northampton at the 2016 Census was 3,319 persons being 52% males and 48% females. The period 2011 to 2016 saw an increase in the Shire's population of 127 persons representing an average annual growth rate of 0.98%pa.

As indicated by Table 3.1 (repeated below), the bulk of population growth occurred within Kalbarri and the minor settlements / rural areas.

**TABLE 3.1 : POPULATION CHANGE 2006 - 2016**

Locale	2006	2011	Change	2016	Change
Whole Shire	3204	3192	-12	3319	127
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Northampton Townsite	813	868	55	813	-55
Isseka	na	na		70	
Minor Settlements & Rural	715	696	-19	741	45

The rural land use pattern, outside of the townsites, is characterised by relatively large, unfragmented landholdings over extensive northern areas of the Shire, with contrasting fragmented rural holdings concentrated in the southern parts.

#### 3.5.1 northampton

Northampton is located approximately 50 kilometres north of Geraldton. It was established to service surrounding mining and later, agricultural activities. Northampton has retained this function, but is also becoming a popular tourist stopover, owing to its heritage resources. The National Trust has declared Northampton a 'Historic Town' and it is important that heritage values are maintained. Further development should be in sympathy with this.

Northampton is the service centre for the surrounding rural hinterland and is the administrative centre for the Shire providing commercial and community services with grain silos located on the southern fringe of



the town. Whilst the town does provide an ideal location for ‘rural living’ it will always have to compete with the attraction of the coastal settlements of Kalbarri and in time Horrocks and to a lesser extent Port Gregory.

The resident population of Northampton at the 2016 Census was 813 persons, the same as at 2006, having fallen from the 2011 population of 868.

While recent years has seen expansion of rural living on smaller to medium size lots on the edge of and in the vicinity of the Northampton townsite, it is considered that the relatively stagnant population status of the Townsite can be attributed to the lack of housing choices in the Townsite.

The town is serviced by a reticulated water supply, but at present the town has no reticulated sewerage. Given the difficulties of excavating within the Townsite, conventional reticulated sewer is difficult and remains an on-going constraint in the provision of housing options and choice. Alternative systems should be investigated and considered in specific locations to improve housing choice.

A light / service industrial area has been identified and being progressively developed to the south of town.

Heavy road transport haulage through the centre of town is a major issue.

The convoluted physical terrain with its random ridge lines defines the drainage system into definable catchments. The main creek system is Nokanena Brook, which flows through the town from the north-east to the south-west and has five lesser tributaries east of the highway and two others on the western side. Because of the physical constrictions on the creek in some places, it has been known to flood during heavy and continuous rains, with some lesser roads in the town being closed for short durations. (eg. West, Brook and Onslow Streets).

Other areas are also affected by the problems of inadequate drainage and in cases have rendered the land, which has been previously subdivided, totally incompatible for urban development.

The land straddling Nokanena Brook, and its tributaries, is subject to a standard 100 metres setback for development, to minimise the likelihood of effluent disposal into these watercourses. While this consideration for the environment is a sound objective, in the case of the Northampton Townsite, there are many lots already created within the influence of these intermittent watercourses, some of which are occupied by buildings of heritage value. As a consequence, it is considered inappropriate to prohibit development of habitable buildings on these lots by applying the standard 100 metres setback. An acceptable alternative is for the Council to acknowledge the intent of the environmental objective, but apply a common sense approach, allowing development on existing lots where the soils and landform would cause minimum adverse effects on the watercourses.

The influences of natural constraints upon the land use are important matters.

Land drainage is the most important development constraint of all. For the most part, the town has only a surface drainage system and, in the outer areas, where large lots predominate, there is no need for any other system. However, some of the smaller lots created in the town in the past are subject to inundation and are therefore not suitable for some types of urban or development. In some of the more dense subdivision and development areas drainage problems have been avoided because of their location on the higher slopes. The drainage patterns are significant when deciding upon areas suitable for additional residential and commercial development.

If future subdivision for higher density development is to be an option within low lying areas, a more

sophisticated and integrated drainage system needs to be implemented. To avoid the high costs of such drainage schemes, it is preferable to select only higher ground for development and leave those areas, subject to inundation or waterlogging, for open rural uses and open space.

The 2009 LPS proposed significant rural smallholding subdivision radiating to the west, south and east with lot sizes of 4ha closer to town increasing to 10ha transitioning to the active agricultural areas. In gross, the 2009 Strategy identified approximately 500ha of land for 4ha rural lifestyle subdivision and 1,300ha for 10ha subdivision with potential lot yields of 100 lots (4ha) and 60 lots (10ha) respectively.

With the exception of the western arm of smallholding subdivision along the Northampton / Horrocks Road, persisting with these areas for smallholding subdivision cannot be supported as:

- The model of radial smallholding subdivision is outmoded and “wasteful” of the land resource;
- Such peripheral subdivision has the longer term effect of locking in longer term more conventional housing expansion within the townsite as a consequence of the difficulties of co-ordinating future subdivision;
- There has been little take up of rural smallholding subdivision in the expanded area indicating little demand and / or little interest in subdivision; and
- The lands identified for subdivision continue, mostly, to be actively farmed / cropped.

The take up and development of land parcels of conventional rural residential size along the eastern periphery of the townsite indicates a strong and continuing demand for alternative rural based residential options. The portion of the Northampton / Horrocks Road between the townsite and Port Gregory / Horrocks junction offers an opportunity for development of more sustainable rural residential options. The lands on the north side of the road are contained further to the north by the landform and remnant vegetation while the existing subdivision pattern to the south combined with the remnant vegetation provides a degree of containment. The western portion of the northern lands are also impacted by the Shire’s Landfill.

### *3.5.2 kalbarri*

Kalbarri is located at the northern extent of the Shire of Northampton on the southern banks of the Murchison River at its mouth with the Indian Ocean.

Primary access to Kalbarri is via road by either of two routes:

- Ajana / Kalbarri Road which traverses the Kalbarri National Park; and
- Port Gregory Road and George Grey Drive which provides a more attractive route for tourists from and to the south and places Kalbarri approximately 100km north-west of Northampton.

Kalbarri is also serviced by an airport situated within the National Park.

The resident population of Kalbarri at the 2016 Census was 1557 persons, inclusive of Port Kalbarri. While Kalbarri experienced an increase of 60 persons between the 2011 and 2016 Census, the 2016 population was only marginally higher than the 2006 of 1538 persons.

Recent times have witnessed a major shift in the population dynamics of Kalbarri with the influx of a younger, family based population and corresponding “exodus” of the older age cohorts.

Kalbarri is well serviced with a sustainable underground water supply and sewerage system and wastewater treatment plant to the east of the townsite.

Kalbarri is the subject of a separate local planning scheme – TPS No 9. In 2010, the WA Planning Commission and Council adopted a Local Planning Strategy for the Kalbarri Townsite. The Strategy was based on a desirable population of 5,000 and identified a requirement for an additional 2,000 to 2,500 additional new permanent residential dwellings. Kalbarri’s economy is substantially tourist driven and based on a projected peak daily visitor population of some 10,000 persons; a requirement for an additional 1,200 to 1,500 tourist accommodation units across all accommodation types and additional land for commercially based visitor activities and attractions was identified.

The Strategy also seeks to substantially enhance tourist experiences with the townsite and proposes a substantial “re-planning” of the core area into a clearly defined Town Centre with significant planning incentives and integration with the River Foreshore.

More recently, the Strategy has given rise to a revised local planning scheme for Kalbarri – *Local Planning Scheme No 11 : Kalbarri Townsite* – which seeks to facilitate expansion of residential, employment and tourism opportunities.

Given that Kalbarri is the subject both a separate Local Planning Strategy and Scheme, it has been excluded from the review.

### 3.5.3 horrocks

Horrocks is located approximately 20 kilometres west of Northampton and was established in the late 1800’s as a coastal holiday town. It is a relatively small settlement, with a general store, café and holiday accommodation. The main attractions include the coastal environment and close proximity to recreational and commercial fisheries.

The Shire owns the vast majority of freehold land surrounding and within the existing townsite and it is therefore primarily responsible for the availability of residential land and specifically the release of land to the south.

A sewerage system has been installed to the north of the townsite improving waste water management and helping to protect the shallow underground aquifers. The public drinking water supply for Horrocks is obtained from the Water Corporation’s wellfield located approximately 5 km north-north east of the town. It abstracts groundwater from within the Tumblagooda Sandstone.

The Shire retains further subdivision opportunities within the southern portion of the Townsite which, in conjunction with limited subdivision within the private Seaview Farms estate to the east of the cliff will provide interim lot supply [pending further more substantive growth which is predicated upon identification of a major new water supply and augmentation of power to the region and upstream users.

In 2015, the WA Planning Commission and Council adopted the Horrocks Beach Local Planning Strategy which provides for major expansion of the Horrocks region primarily encompassing the private lands at the top of and to the east of the Cliff line as well as expansion and rationalisation of the current townsite area.

The Strategy provides for a range of living options predicated on the provision of a unique and innovative 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. The issue of a more substantive and sustainable water supply will need to be adequately addressed to enable major expansion of Horrocks

The Mid-West Regional Framework identifies Horrocks as a Local Centre. The adoption and progressive implementation of the Horrocks Beach Local Planning Strategy will, in time, raise the profile of Horrocks to Sub-regional Centre, comparable in form to Kalbarri and Northampton townsites.

Given that Horrocks is the subject a separate Local Planning Strategy, it has been excluded from the review.

#### *3.5.4 port gregory*

Port Gregory is a coastal community located approximately 40 kilometres northwest of Northampton. Originally a port for early mining and agricultural produce, supported by the nearby Lynton townsite, it is now based on tourism, the Beta carotene production, fishing, holiday accommodation and heritage. There is also minor mineral sand extraction.

Expansion pressures have been increasing since completion of the Northampton to Kalbarri coastal route. However, the town has a modest water supply supplied by town bores and amplified from another bore field east of the Hutt Lagoon. There is a major problem in that the current water supply is a licensed non-potable water supply operated by the Shire of Northampton and is not to a potable standard considered acceptable by the Water Corporation. Electricity is supplied from the Western Power grid. There is no deep sewerage system and it is unlikely that a system will be considered in the foreseeable future.

The town is completely surrounded by crown land therefore there are Native title considerations to be addressed as part of any proposed expansion.

The Mid-West Regional Framework identifies Port Gregory as a Local Centre. Given the planned expansion opportunities at Horrocks and Kalbarri, the case for substantive expansion of Port Gregory is tenuous. While the potential for substantive expansion also appears limited by servicing and Native Title constraints, any future development within the Port Gregory Townsite needs to take into account the principles of water sensitive urban design, water efficiency measures and alternative wastewater treatment systems. The benefits of employing these principles to future development will be a reduction in wastewater volume and enhancement of water quality.

#### *3.5.5 binnu*

This small townsite is located on the North West Coastal Highway approximately 35 kilometres north of Northampton. Its function was to act as a grain handling terminal and was once serviced by rail but now all grain is transported by road. It was also intended as a stopping place for travellers and served the local rural area as a community centre a school, hall and recreation area. As with other small towns the improved transport systems shortened long journeys in time and the town was by-passed.

The town layout has 18 residential zoned lots most of which remain to be developed. A Primary School services local families and there is a small recreation area with a hall and tennis courts. A Roadhouse remains the only commercial function providing general store, liquor and fuel facilities. Grain handling

facilities are located on the west of the town and will probably ensure the survival of Binnu but there is little likelihood of the town reaching development above the existing status. Whilst the existing functions are supported and provide a worthwhile service to the local rural community, there is no justification to alter the existing town structure.

### 3.5.6 *isseka*

The Isseka townsite is located on the North West Coastal Highway approximately 8 kilometres south of Northampton. Isseka was pioneered in the latter half of the 1800's with the emphasis on sheep grazing and mining. In later years it became a mixed farming area.

The area has developed into a semi-rural and horticultural area whilst still retaining traditional farming enterprises on the perimeter. The town layout provides approximately 30 smaller rural lots most of which have been developed for rural residential purposes with some intensive horticulture. A suitable and reliable water supply for irrigation remains a major constraint to further intensification of horticultural activities in the area. With its rolling hills, backdrop to the Moresby Range and rich soils the area is well suited for rural smallholdings.

The 2009 LPS proposed significant rural smallholding subdivision on both sides of the Highway south of the Isseka Townsite. The Strategy proposed lot sizes of 20ha adjacent to and leading eastward and westward from the Highway increasing to 40ha in transition to the adjacent cropping areas and Ranges. In gross, the 2009 Strategy identified approximately 1,850ha of land for 20ha rural lifestyle subdivision and 1,750ha for 40ha subdivision with potential lot yields of 75 lots (20ha) and 40 lots (40ha) respectively.

Persisting with this area for smallholding subdivision cannot be supported as:

- The lands identified for subdivision east of the Highway mostly fall within the Oakabella Area of Natural Landscape Significance under the Moresby Range Management Strategy;
- The northern lands identified for subdivision west of the Highway also fall within the Oakabella Area of Natural Landscape Significance under the Moresby Range Management Strategy;
- The balance lands identified for subdivision both east and west of the Highway continue to be actively cropped and for the most part are considered high quality agricultural land; and
- There has been little take up of rural smallholding subdivision in the expanded area indicating little demand and / or little interest in subdivision.

### 3.5.7 *ajana*

The townsite of Ajana is located approximately 5 kilometres westwards from the North West Coastal Highway, along the Ajana-Kalbarri Road. There are only a few structures and a community hall with tennis courts which represent the built form of the township. Only the Ajana-Kalbarri Road is sealed leaving the remainder of the lots to be serviced by tracks, none of which remotely follow the street boundaries.

Given its relatively close to Northampton and Kalbarri there can be little perceived demand for the residential lots or the other uses previously designated.

### 3.5.8 *lynton*

Lynton is located on the Port Gregory Road about 35 kilometres west of Northampton and is bounded on the southern side by the Hutt River. Immediately to the west is the Hutt Lagoon and to the southwest are the dunes fronting Indian Ocean.

The historical beginnings of Lynton are far more informative and interesting than the current rural uses. Apart from the Lynton Convict Hiring Depot for miners and convicts, activities included a salt works and a whaling station at Packington (Port Gregory). The remains of some of the pioneer buildings have become a tourist feature of the coastal route to Kalbarri.

There is neither demand nor prospect for this townsite to be regenerated into an urban setting. However, because of the well-researched history of the townsite and its defined location, it is preferable to reduce further deterioration of the remaining significant built fabric. This would provide an opportunity for restoration and research in order that its significance is not lost.

### 3.5.9 *galena*

Galena is located approximately 60 kilometres north of Northampton where the North West Coastal Highway crosses the Murchison River. The only evidence of development comprises the new bridge over the Murchison River and the old abandoned mine workings on the western side of the highway. The northern and southern flanks of the river are popular traveller's stops breaking long journeys through adjacent dry hinterland. It is also a notable place to observe the flooding of the Murchison River and offers swimming and attractive scenery.

The old townsite had been laid out to accommodate the mining population but the settlement was never constructed. The cadastral description illustrates the existing subdivision, much changed after Main Roads WA constructed the new bridge. There are many partly hidden mine shafts and other dangerous pits and machinery dumps which are hazardous. The area is recognised in the Galena Mining Heritage Area [Figure 3 : Strategic Land Uses].

The banks of the River at Galena / Murchison Bridge have been developed into and become a popular if not important overnight caravan/camping area, augmenting the existing Main Roads WA facilities along the NW Coastal Highway. There is little justification for development of the townsite.

## 3.6 employment

Of the total Shire population, the proportion of the population in the workforce has reduced from 46.7% at 2011 to 44.8% in 2016 notwithstanding a small increase in the labour force to 1488 persons.

The ageing of the Northampton Townsite population is similarly reflected in employment with only 37.2% - or 303 persons – in the workforce, a small increase on 2011.

**TABLE 3.6 : EMPLOYMENT STATUS 2011 – 2016 : NORTHAMPTON TOWNSITE & SHIRE**

	Employment Status : Northampton Townsite		Employment Status : Shire of Northampton		
	2011	2016		2011	2016
Total Labour Force	299	303	Total Labour Force	1422	1488
Full-time	54.2%	48.8%	Full-time	54.3%	51.3%
Part-time	31.4%	28.4%	Part-time	31.6%	32.9%
Unemployed	9.0%	15.8%	Unemployed	4.9%	7.5%

Source : ABS

The proportion of people working 40 hours or more has dropped by approximately 3% across both the Shire and the Northampton Townsite but remains higher than for Geraldton.

**TABLE 3.7 : HOURS WORKED PER WEEK 2011 – 2016 : NORTHAMPTON TOWNSITE & SHIRE**

	Hours Worked : Northampton Townsite		Hours Worked : Shire of Northampton		
	2011	2016		2011	2016
1-15 hrs per week	12.5%	8.0%	1-15 hrs per week	10.7%	13.3%
16 - 24 hrs per week	8.1%	10.7%	16 - 24 hrs per week	9.5%	10.4%
25 - 34 hrs per week	12.5%	13.8%	25 - 34 hrs per week	13.1%	12.0%
35 - 39 hrs per week	7.4%	8.4%	35 - 39 hrs per week	7.4%	8.6%
40 hrs or more per week	53.5%	50.6%	40 hrs or more per week	50.1%	46.9%

The Shire's economy is predominantly based on agriculture which experienced a significant drop from 17.3% to 12.1% resulting from a drop in farm workers from 233 persons in 2011 to 155 in 2016.

Tourism continues to be important, principally to the coastal towns, and has remained relatively constant in the period. Smaller secondary and tertiary sectors service these primary industries and the growing tourism industry.

**TABLE 3.8 : MAIN INDUSTRY OF EMPLOYED PERSONS 2011 – 2016 : NORTHAMPTON TOWNSITE & SHIRE**

	Industry Employed Persons : Northampton Townsite		Industry Employed Persons : Shire of Northampton		
	2011	2016		2011	2016
Education - Primary & Secondary	9.0%	12.2%	Farming	17.3%	12.1%
Local Govt Admin	7.1%	9.0%	Accommodation	8.9%	9.0%
Farming	4.9%	-	School Education	6.3%	

Mining	4.9%	4.5%	Secondary Education	-	3.6%
Hospitals	4.9%	7.7%	Supermarket & Grocery	3.3%	3.6%
			Cafes & Food Services	3.6%	-

Source : ABS

Unsurprisingly, the main industries of employed persons within the Northampton Townsite are service and administration oriented with a shift from farming to hospital employees being the next largest group.

### 3.7 agriculture

The Shire of Northampton has one of the largest farming areas of the Northern Agriculture Region and is that region's third most valuable producer.

Agriculture is the dominant employment category in the Shire of Northampton. Cropping, wheat in particular followed by lupins, remains the major activity with significant grain handling infrastructure at Binu and Northampton (DAFWA).

**Table 3.9 : CROPPING AREAS (HA) 2011/12 : SHIRE OF NORTHAMPTON**

Wheat	Lupins	Barley	Canola	Oats	All Grains
103,368	42,494	3,943	16,603	132	166,540

Source : DAFWA

DAFWA have identified high quality agricultural land (HQAL) within the Mid-West and particularly the Geraldton Region which has an average annual value to the broadacre industry over the past decade of approximately \$268 million. There is a need to protect HQAL to ensure WA's ongoing food security. The highest quality agricultural land identified is expected to generate the highest yields and highest returns while incurring minimal or lower costs by avoiding or mitigating environmental damage. Maintaining production in better areas reduces management costs, and economic benefits are realised by limiting environmental degradation due to the lower level of environmental risk in these locations.

DAFWA have identified relative wheat yields for the region for the period 2000-09 from which it is apparent that much of the central and eastern portions of the Shire generally south of the Kalbarri National Park have a very high to high capability for broadacre cropping [Figure 5 : High Quality Agricultural Lands].

Livestock is also a major contributor to the local economy with sheep for wool and meat production and in more recent years the emergence of a beef industry. The following table (DAFWA) provides an estimate of livestock numbers for the periods 2000/01 and 2010/11 and shows a marked decline in livestock numbers, meat production and wool production broadly consistent with State trends.

**TABLE 3.10: LIVESTOCK & ESTIMATED MEAT PRODUCTION : SHIRE OF NORTHAMPTON**

Commodity	2000/01	2010/11
Sheep (hd)	389,600	204,700
Cattle (hd)	6,600	5,100
Sheep Meat (kg)	1.72mill	1.04mill



Beef (kg)	335,300	296,300
Wool (kg)	1.95mill	1.16mill

Source : DAFWA

Intensive agriculture within the Shire is currently limited to an egg farm south of Kalbarri and approval for a piggery east of Horrocks. With the continuing growth and expansion of Geraldton, the extensive areas of rural residential encircling Geraldton and the buffer requirements to the number of small rural holdings within the Shire of Chapman Valley, it is conceivable that intensive agriculture - notably intensive animal husbandry in the form of chicken farms (egg or meat) and piggeries – could seek to expand into the Shire. Intensive animal husbandry also provides a basis for further farm diversification providing a more regular income stream. Intensive animal husbandry is typically labour intensive and generates heavier vehicle movements in stock, feed and produce movements. Accordingly, intensive animal husbandry operations are better located in proximity of major settlements and on major transport routes and would need to identify access to a “fit for purpose” and sustainable water supply with capacity to support the use.

Likewise, the opportunity may also exist for other more intensive rural and organic based industries to locate within the Shire. Such industries would typically also be labour intensive and generate heavier vehicle movements and better located in proximity of major settlements and on major transport routes.

Beta carotene harvesting and processing has been developed at Hutt Lagoon and aquaculture has some potential as a form of farm diversification. Floriculture and silviculture have been trialled with limited success.

### 3.8 fishing

The Midwest is the State’s premier commercial fishing region. The Shire of Northampton plays an important role in the harvesting of fish from local waters. Fishing was a major economic activity of the coastal towns of Kalbarri, Horrocks and Port Gregory which also support a proportion of the State’s crayfishing industry. The fishery is seasonal and recent years have seen a decline in the number of boats operating.

Recreational fishing occurs throughout the year as a result of the tourist industry. Recreational fishing is most popular during the summer months, particularly over the Christmas/New Year and Easter holiday periods. Recreational fishing also contributes to the local economy of coastal towns in the Shire.

### 3.9 mining & basic raw materials

Mining in the Shire of Northampton commenced with the establishment of the first lead mine in 1850 which resulted in substantial extraction from the Northampton Mineral Field. The mine fields closed in the 1950’s. During 1990, 22,272 tonnes of Heavy Mineral Sands were mined from the Port Gregory mine.

Numerous abandoned mine sites and diggings are located around the Galena area and south to Isseka.

Relatively thick deposits of limestone, beach and dune sands, estuarine, alluvial and lagoonal deposits exist along the coastal areas [Figure 6 : Resources and Raw Materials]. There is potential for future mining of salt, limestone and lime sand near or in some coastal areas. Deposits of rock salt in Hutt Lagoon were mined by early settlers and topographically the lagoon is suitable for the construction of evaporating ponds.

Garnet is extracted from mines to the east of Hutt Lagoon [Figure 3 : Strategic Land Uses].

### 3.10 tourism

Western Australia is recognised both internationally and interstate as being a unique wilderness destination providing visitors with an opportunity to connect with nature.

The Shire of Northampton is well positioned to take advantage of the increasing demand from visitors for this kind of experience. Additionally, annual events such as the Airing of the Quilts and the Northampton Agricultural Show together with the Monsignor Hawes story and the fact Northampton is home to two very important elements of this significant regional cultural heritage tourism trail provide a base for developing further visitor experiences.

In recent years tourism, Kalbarri in particular, has become a major contributor to the Shire's economy. Heritage, fishing, beautiful beaches and spectacular coastal and rural environments are attractive tourist features. These features along with the increasing opportunities for a variety of accommodation types ensure the Shire of Northampton will continue to be a major tourist destination.

At 2015 there were a total of 53 tourism businesses within the Shire, with the majority likely being located within Kalbarri.

Tourism data (TRA and TWA) for the Shire for 2008 and 2015 show a slight decline in total visitor numbers to the Shire from 152,000 to 144,000 but an increase in total visitor nights from 611,000 to 626,000. Average stay for International is three nights and Domestic five nights with average spend per night of \$111 International and \$132 Domestic. Holiday remains the dominant reason for travel.

Serviced / rental holiday houses and units remains the most popular form of accommodation accounting for 235,000 nights (18K International & 217 K Domestic). Commercial caravan park / camping accounts for 193,000 nights (21K International & 172K Domestic) followed by Hotel or similar at 112,000 nights (13K International & 99K Domestic).

Kalbarri is one of the state's premier tourism destinations being located at the mouth of the Murchison River in close proximity to coastal cliffs and inland gorges which offer spectacular views. Kalbarri has a north facing bay provided by the mouth of the Murchison River and as such is a safe environment for all types of aquatic activity. It is expected that most tourism accommodation development within the Shire will occur in Kalbarri as this the pre-eminent tourism destination within the Midwest Region.

Horrocks has attractive sheltered in-shore waters, good surfing conditions and accessibility to recreational and commercial fisheries. A range of accommodation facilities are provided in Horrocks through the provision of the caravan park and self-contained accommodation. However, there is a growing need to provide additional short-term accommodation in the townsite as well as offering alternative tourism products. Horrocks has the ability for gradual expansion with the provision of reticulated sewerage which in turn will allow the expansion of the community and tourist related activities.

Strategic Planning for both Kalbarri and Horrocks has recognised the tourism potential of both locations and provided for significant expansion opportunities in both locations for both tourist accommodation and activities.

Port Gregory offers similar coastal tourist attractions and is a popular location for people seeking a quiet location with good opportunities for recreational fishing but is limited by the services and infrastructure

restrictions of the location. These coastal communities have the ability to continue to expand the tourist industry with the promotion of tourist-related development. The creation of additional tourism activities will benefit the locality by increasing the stay of visitors to the area and thus allowing for an increase in services provided in the local community.

Tourist accommodation options in Northampton, including RV facilities, are currently very limited and the lack of accommodation is most notable during peak periods when the townsite holds annual events such as the “Northampton Airing of the Quilts”. The need for provision of additional short-term accommodation facilities and opportunities within the townsite will be important to the growth of tourism within the townsite as will the growth in tourist activities and services.

As witnessed by the popularity of the Galena Bridge Rest Area, Northampton has the ability to capture the overnight / mini-stay accommodation market as it is well positioned on North West Coastal Highway mid-way between Carnarvon and Perth and provides an alternative to Geraldton for tourists travelling north or south.

The Shire currently operates a 48 hour free camp adjacent to the Golf Course for fully self-contained vehicles. While popular with the overnight stay market, it is considered that this facility is too remote to be of significant benefit to main street enterprises.

Consideration should be given to the development by the Shire of a new caravan park within walking distance of the main street shops and services, operated and managed as part of the existing Northampton Caravan Park management. The park is needed to cater for the increasing RV market as the existing park is limited and should include a low cost, “low frills”, 48 hour stay caravan and camping facility to capture a significant portion of the Galena Bridge market adding to tourism and tourism development within the townsite while exposing Northampton to a wider market. The existing caravan park could be retained for semi and permanent residents subject to a change of use / Scheme Amendment to “Park Home Park” . The Golf Course facility should be closed following opening of the new park.

There are also significant opportunities for farm based short stay accommodation within reasonable proximity of the townsites which could include caravan & camping, B&B or chalets & self-contained accommodation; or a mix thereof.

The existing industries within Northampton tend to be relatively small scale concerns that provide services to the local communities. The recent establishment of an industrial area to the south of the Townsite will assist in providing additional floorspace but there is also a need for more innovative spaces including shared spaces and start-up areas. The Planning Scheme also supports home based business employing up to two persons non-resident at the location.

Strategic Planning for both Kalbarri and Horrocks has recognised the need for further industrial and service industrial land at both locations and provided for significant expansion opportunities in both locations.

### 3.11 community consultation

An evening Community Workshop to provide resident input to the reviews of the Local Planning Strategy was held on Thursday 24<sup>th</sup> November, 2016 at the Northampton RSL Hall. The Workshop was attended by 40 persons. The Workshop addressed four principle questions and was followed by group presentation and discussion. The questions addressed were:

1. What is it that you **like and value** about living in the Shire and Northampton Townsite and the way it is developing that you think are important to keep in the long term planning of the area?
2. What is it that you **dislike** about living in the Shire and Northampton Townsite and the way it is developing that you think needs to be examined in the review?
3. Thinking back to what you like and dislike and looking say 15 – 20 years into the future, what are the main “features” that you would like to see in the way the Shire and Northampton Townsite looks and the way it has developed?
4. Taking the “features” your table have identified in Q3, which three (3) do you think are the most important and in what order?

While the responses identified a number of detail design and operational matters of a level of detail beyond that of the Strategy Review, key issues relevant to the LPS were:

- Pressing need to remove heavy vehicle traffic from Northampton main street while retaining tourist traffic through Town.
- Need to improve and increase parking within the central business precinct.
- Consolidation of the business precinct with expanded opportunities for shared and serviced offices for visiting professionals, including medical professionals and services.
- Expanded educational opportunities and choices.
- Expanded service and light industrial land and innovative accommodation opportunities to support small and emerging businesses to facilitate increased local employment.
- Diversification of tourism choices beyond heritage.
- Expanded and improved aged accommodation to allow Seniors to reside “in-place” instead of having to move to Geraldton or elsewhere.
- Greater range of lot size and housing choices for singles, couples and smaller families to encourage them to relocate to / stay in Northampton.

### 3.12 key issues

#### 3.12.1 population, families & housing

- *WA Tomorrow forecasts indicate a high probability of significant population loss within the Shire over the period to 2031. The Median forecast (Band C) suggests a decrease of approximately 500 people through to 2031.*
- *Based on historical population share, it is reasonable to anticipate low but continuing population and housing growth to 2031 in Kalbarri as the tourism industry in that region further consolidates; indicating a the probability of even higher population losses than the overall forecast within the Northampton Townsite and minor Settlements in favour of Kalbarri.*
- *The prospect of even moderate population losses within the Northampton Townsite and surrounding minor Townsites is of particular concern for its potential impact on investment in the locality, the provision and stability of community facilities and amenities and the provision and delivery of private and Government services.*

- *There is a clear and present need to seek to stabilise the current population and provide for families to encourage both population and economic growth, particularly within the Northampton Townsite, through increased broad scale employment and improved housing options.*

### **3.12.2 settlements**

#### **Northampton**

- *The need for an innovative alternative sewer system to facilitate a wider range of housing choices and particularly higher density options in specific areas of the townsite.*
- *Protection and enhancement of the heritage elements of the town.*
- *Protection of the Main Roads WA heavy haulage by-pass route.*
- *Expanded opportunities for shared and serviced offices for visiting professionals, including medical professionals and services.*
- *Continuing the development of land for industrial purpose including more innovative spaces for share / start-up operations.*
- *Increased opportunities for 2ha rural residential subdivision along the north and south side of the Northampton/ Horrocks Road to the Port Gregory junction.*
- *Expansion of tourist opportunities and provision of additional short-stay tourist accommodation.*

#### **Port Gregory**

- *Improvement of water quality in Port Gregory.*
- *Given the planned expansion opportunities at Horrocks and Kalbarri, the case for substantive expansion of Port Gregory is tenuous.*

#### **Binnu**

- *Retention and where desirable, rationalisation of the community infrastructure to ensure sustainable use.*

#### **Isseka**

- *Protect high quality agricultural land along both sides of the North West Coastal Highway south of the Isseka townsite through limiting subdivision opportunities.*

#### **Lynton**

- *Protection and enhancement of the remaining heritage elements of the town.*

#### **Galena**

- *Recognition and protection of the Galena Mining Heritage Area.*

### **3.12.3 economy & employment**

- *Protect high quality agricultural land and promote expansion and diversification of the rural economy to ensure a sustainable economic and employment base for the Shire.*

- *Support opportunities for intensive agriculture including intensive animal husbandry and intensive rural and organic based industries in locations close to major population centres and major transport routes subject to access to a “fit for purpose” and sustainable water supply with capacity to support the use.*
- *Increase local employment opportunities within the Northampton Townsite through expanded opportunities for industrial and service industrial land and the provision of innovative shared and start-up workspaces.*
- *Encourage tourism growth within the Northampton townsite through townsite improvements, the exclusion of heavy vehicles, improved and expanded visitor accommodation and experiences and heritage tourism product.*
- *Consider development of a new caravan park within the Northampton Townsite. The park should include a 48 hour, low cost, “no frills”, limited stay caravan and camping facility to capture a portion of users of the existing Galena Bridge Rest Area. The existing townsite caravan park could be converted for semi and permanent residents subject to a change of use / Scheme Amendment to “Park Home Park”. The short stay overflow facility at the Golf Course should be closed following opening of the new park.*
- *Encourage farm based short stay accommodation within reasonable proximity of the Northampton Townsite including caravan & camping, Bed and Breakfast, Chalets and self-contained accommodation.*

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## 4. physical profile

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### 4.1 topography

The Northampton Shire lies west of the Darling Fault and can be divided into two main areas; the Victoria Plateau and Sandplain in the eastern and northern parts, and the Dissected Areas of the west and south. The dissected areas can be further divided into smaller areas based on local variations. A coastal zone is developed along the present coastline from more recent coastal processes.

The Victoria Plateau averages 250 metres in elevation and was uplifted in the mid to late Tertiary. It is a broad plateau dominated by laterite and overlying sand plain. With uplift, the rivers draining to the west were rejuvenated, cutting into the western margins of the Victoria Plateau to form the dissected areas. Landforms in these areas grade from the mesa remnants of the plateau down to breakaway and pediment slopes to the valley floors. Some of the valleys draining through the dissected area are broad with alluvium covering their floors, such as the Hutt and Bowes Rivers systems.

In the central parts of the Shire, Isseka, Northampton and Ajana; the remnants of the plateau have largely been removed to reveal the underlying granitic basement rocks. Valleys in this region are narrow with less alluvial deposition.

Added to the western portion of the region are the coastal systems of the older Tamala Limestone dunes and along the present coastline the more recent Quindalup dunes. Between these systems are the coastal estuarine features such as Hutt Lagoon.

The Shire has prepared and adopted Coastal Management Strategies for the coastlines of both Horrocks and Kalbarri and has recently adopted a Coastal Strategy for the balance coastal strip between Horrocks and Kalbarri and coastal areas adjoining these towns.

### 4.2 soils

The soils of the Shire can be clearly related to the origin of the underlying rock and sediments, and position in the landscape. The main geologic and topographic regions each have a characteristic suite of soils. The soil systems of the agricultural areas have been assessed by the Department of Agriculture, 1996, in the Geraldton Region Land Resources Survey, Land Resources Series No. 13. The soil systems identified were included in the Shire's previous Rural Strategy and have been incorporated in this study [Figure 4.1 : Land Units].

Much of the Shire is covered by yellow to red sands. The yellow sands are more prominent in the western areas with higher rainfall, becoming redder towards the east. Many of these sands, particularly the yellow sands, are earthy and contain small amounts of clay which can result in traffic hard pans and surface crusting which, can impact on land use if not well managed. Organic compounds from decaying vegetation have dissolved the goethite that coats the sand grains, removing it to lower down the profile where it precipitates as ferricrete, gravel or coffee rock. Leached white sands with low agricultural capability can thus be found in most soil units and on many rural holdings but are most common in the Wittecarra-Pillarwarra Sandplain and in a band to the north east of Northampton. A similar pattern exists further north and east in the rangelands.

The limiting factor to farming on the sandplain is the reduction in winter rainfall towards the east and north together with the presence of leached sands with low inherent fertility. However, there are large areas of sandplain soils, which are highly suitable for cereal production, and the majority of these have already been cleared.

Red brown loams grading to clays are common through the Northampton Block and provide good soils with high water and nutrient holding capability and low potential for wind erosion. The steeper slopes on which some of these soils are found does, however, make them susceptible to water erosion. The greater the proportion of sand in the soil the better drained and more easily worked the soil, such as the red brown sandy loams and loams developed on alluvial sediments of the Bowes River and its tributaries for example at Isseka. In many locations the proportion of clay is high enough for the soils to become hard setting leading to increased runoff during summer and early winter rainfall events. Loams developed on alluvial materials frequently have excellent qualities and form prime agricultural land that has in the past been used for limited horticulture.

The Moresby Ranges have a variety of soils from gravels and laterite to sands and loams over clay depending on the geomorphic position. Some of these soils are unsuitable for agriculture, for example the laterite soils of the mesa tops are generally infertile and the soils of the breakaway slopes are steep and subject to erosion.

The soils of the dissected Yerina-Yallabatharra Dissected Area are sandier, particularly where they are developed on sandy sediments, but on the Kockatea Shale the soils are loamier or have sand over clay. Again laterite capped mesa tops and steep breakaway slopes have reduced agricultural potential.

Laterite is normally restricted to mesa tops and plateau remnants where it may be covered by deep sand or exposed. Exposed laterite duricrust and gravels across most areas normally remain uncleared because of their low soil workability.

The recent calcareous dunes of the present coast are also readily disturbed by wind and have low nutrient and water holding capacity.

There is also a legacy of mining activity in the Shire that may have led to contamination of soils in the vicinity of historic workings and dumps and within the current Townsite. Subdivision of land within the Northampton Townsite and surrounds should be subject to geotechnical and environmental investigations to determine the impacts of historical mine workings and potential soil contamination.

### 4.3 hydrology

Groundwater is readily available over much of the Northampton Shire although data is insufficient in many areas. This together with generally low recharge rates dictate that the use of groundwater should be viewed with caution.

Large supplies of water are available from deeper aquifers in the sedimentary basins although the water quality is generally saline towards the coast and with depth. Some supplies of fresh water are available near recharge areas and these will be sufficient to sustain the future development of Kalbarri where recharge is largely from the Murchison River. In other areas sustainable supplies of suitable quality water must be obtained prior to development of any new land uses.



The recharge rates are largely unknown across much of the Shire due to low rainfall, high evaporation and insufficient research. In addition much of the rain occurs in storm events which results in significant run-off from hard setting soils. Alluvial aquifers in the valleys are dependent upon river flow and flood frequency and thus have high recharge rates. For example, this occurs on the Murchison River and other streams. In areas where these aquifers are thick they have the potential to sustain horticulture.

The Northampton Shire is located in the Gascoyne Groundwater Area as proclaimed in the Government Gazette 1987. Any construction of bores/wells or soaks and/or water abstraction is required to be licensed under the Rights in Waters Irrigation Act 1914 except where Rights in Water and Irrigation Exemption and Repeal (Section 26C) Order 2001 applies.

The Horrocks Beach water reserve is the only proclaimed reserve in the Shire of Northampton under the Country Areas Water Supply Act 1947. The Yerina Springs and Port Gregory water reserves were abolished in 2015 and 2016 respectively.

#### *4.3.1 surface water*

Much of the sandplains have little surface drainage because of the porous nature of the sand plain and underlying Mesozoic sediments. However, some of these areas and many of the soils in the rest of the Shire are hard setting because of the presence of even small amounts of clay. This normally leads to rapid and high levels of runoff in significant rainfall events, for example, from rain bearing tropical depressions and summer storms which are capable of contributing large amounts of precipitation over a short period of time.

The streams and rivers of the area therefore have seasonal erratic flows. For example Bowes River periodically breaks through a sand bar following heaving rainfall events. The Murchison River outlet is dredged to enable access and Hutt Lagoon is normally open to the sea.

Despite the stream courses being almost creek like, in flood times the flow in the rivers is often great and they have the capacity to flood areas adjacent to their channels.

Stream salinities vary from near fresh to fresh depending on the rate of flow, although many streams have fresh water pools throughout the year.

Monitoring stations have been established on several streams including the Hutt and Nokanena Brook.

#### *4.3.2 river systems*

##### **Murchison**

The river valley system of the Murchison, which dominates the drainage pattern in the northern part of the Shire, is characterised by major valley floors, deeply incised gorges and a surrounding dissected duricrust terrain.

The Murchison River has in the past been a major focus of the mining industry. The discovery of galena, a heavy lead sulphide, resulted in the opening of the Geraldine mine in the 1850's and this was followed by the discovery, production and export of other nearby deposits of lead and copper ores. (Hocking et. al; 1982). There are still remnants of these mining operations to be found on the south side of the river adjacent to the Galena Bridge.

### **Bowes, Chapman and Hutt River Valley Systems**

The Victoria Plateau, which covers most of the Shire, is a gently undulating area of sandplain which averages about 240 metres above sea level. The sand overlies laterite, which crops out around the edges of breakaways. There the plateau has been dissected into some larger areas where the sand has been stripped away.

Remnants of the plateau resulting from river erosion form flat-topped mesas. Elongate yellow sand dunes have developed in some areas on top of the plateau. There is little surface drainage on top of the plateau, as most of the precipitation is absorbed by the porous sand.

The other river systems in the south of the Shire are smaller than the Murchison and differences in river size, water supply capability and potability are evident.

#### *4.3.3 drainage*

The Murchison River is the dominant drainage basin in the Shire, accompanied by the more minor Bowes, Hutt, Oakabella, Oakajee and parts of the Chapman River systems. They are characterised by intermittent flow, broad stream beds filled with coarse textured alluvium and, in the case of the Murchison, extensive floodplains.

The Murchison has eroded a deep and narrow gorge through the horizontally bedded and strongly jointed Tumblagooda Sandstone. All of the rivers and streams in the Shire are subject to both periodic flooding, largely due to the effects of cyclonic activity, and isolated pooling in times of drought.

With the exception of Kalbarri and Ogilvie, which are located directly adjacent to the Murchison and Hutt Rivers respectively, most of the townsites within the Shire are affected by secondary tributaries of the major river systems.

Horrocks and Northampton are drained by Nokanena Brook which is a tributary of the Bowes River. Ajana and Binnu are located close to a very minor tributary - Minnoo Creek - which drains into Croton Creek and this, in turn, into the Murchison River. Isseka is located slightly south of the Bowes River and is dominated by the drainage pattern of Kobijawanna Brook. The only other townsite in the Shire, Port Gregory, is located on the edge of Hutt Lagoon and does not have direct access to any river drainage pattern.

#### *4.3.4 flooding*

Flooding is an important issue along the major and minor stream lines of the Shire. Storm events that are able to deposit large quantities of precipitation in a short time combined with hard setting soils can produce flash flooding from even small catchments. Whilst most flooding is restricted to valley floors because of the steep valley slopes, there are locations where floodwaters can spread out over land that has potential to be developed. The broad alluvial sections of the Hutt, Bowes and other streams have the potential to be flooded.

Little data is available on flood levels apart from historical, anecdotal and local knowledge. It is difficult to relate this information to flood frequency or event size. Past recorded flood levels may well be exceeded in some instances.

It should be assumed that all flood plains have a high potential for flooding and thus flood sensitive developments such as dwellings and other buildings should not be located on flood plains or adjacent to

streams and rivers. Most streams and rivers have a relatively small bed incised into a much wider plain, the flood plain. With some streams such as the Murchison Gorge, the whole valley floor will flood, but in others the edge of the flood plain is marked by a well-defined rise up onto the first alluvial terrace that can normally be considered above flood level.

While no formal flood plain mapping exists for the Shire, the Department of Water and Environmental Regulation in carrying out its role in floodplain management provides advice and recommends guidelines for development on floodplains, with the object of minimising flood risk and damage.

#### *4.3.5 wetlands*

There are few wetlands within the Shire apart from pools associated with the river systems. Perhaps the most notable are the pools along the Murchison River and Hutt Lagoon. Temporary wetlands do occur along most other stream courses and there are wetlands associated with the numerous soaks and springs.

#### *4.3.6 water supply*

Water supplies to the townsites in the southern and western parts of the Shire are scarce. Surface water in pools along the various river systems in the south are very salty and brackish and are of no use for domestic supplies and of very little use for stock.

Water supply tends to be spasmodic to the townsites of Isseka and Port Gregory as it is obtained through bores and earth dams. Northampton has a scheme water supply via the Geraldton to Northampton Water Pipeline and Horrocks is provided with a scheme supply from inland bores.

The limestone and high cliff sandstones are generally poor aquifers with only small amounts of potable water available; high salinity levels are common.

Groundwater in other geological units in the south of the Shire is nearly always highly saline, leaving domestic and stock supplies dependent on surface catchments.

Kalbarri is situated within a different hydrogeological system and has no water supply difficulties. Although no water is drawn from the Murchison River, largely due to its irregular flow and its quality, the Tumblagooda Sandstone, which underlies the area, is a sound aquifer. It is highly porous and purifies the water well and produces large quantities of water. In nearly all the bores and wells, which produce from it they rarely suffer from the problem of saline intrusion.

Inland from Kalbarri, weathered and fractured rocks in the Northampton Block form good, shallow depth aquifers with, in some places, low salinity water suitable for domestic use. However, water supplies obtained from aquifers in the Northampton Block are generally shallow, saline and in limited supply.

#### **Shallow Ground Water Systems**

Shallow ground water is groundwater that can be extracted from the superficial geological units such as soils, sands, alluvium and shallow sediments. It is available across the Shire in variable amounts and qualities.

In no location are the amounts sufficient for large scale horticultural precincts or major industrial processes which require large volumes of fresh water, and therefore water availability may restrict potential land uses. Recharge is from precipitation or stream flow within each of the local catchments and is normally relatively rapid.

*Northampton Block:*

The Northampton Block is frequently capped by up to 30 metres of weathered profile which can provide shallow groundwater on top of the fresh underlying granite. The basement also contains fracture zones which form reservoirs, the most notable being the former Northampton town water supply.

From the available information and interpretation of geological conditions there will be locations on the Northampton Block which have supplies of fresh (potable) water. The volumes are however likely to be too low for significant horticultural development, although pockets of horticulture are likely to be able to be developed particularly based on the valleys such as Isseka. However, the volume of recharge is restricted and volumes of groundwater that are initially pumped are likely to be greatly in excess of sustainable volumes on recharge. There are however likely to be larger supplies of stock quality water, which will be too saline for most horticulture but may be suitable for some industrial processes.

Until 2008 the Northampton town water supply had been derived solely from groundwater abstraction from a series of Water Corporation production bores, most of which were located on agricultural land close to the townsite. Due to the low output of bore fields and diminishing water supplies a decision was made to bring a water pipeline 44 kilometres from Geraldton to Northampton. The pipeline ensures a long-term water supply for the townsite.

□ *Tamala Limestone:*

Shallow ground water is widespread in the coastal systems but the quality and quantity is variable. Water is generally suitable for stock but is not always suitable as a potable source. Water is normally about 10 metres above sea level and quality often brackish, becoming more saline with depth towards the sea. In some locations such as Horrocks potable water is extracted from the Tamala Limestone. Potable water will be available but will need to be restricted in some areas and assessments on the sustainable recharge rates will need to be made prior to the utilisation of the resource.

□ *Quindalup Dunes*

Small quantities of potable water are present in some locations nearer the coast in the Quindalup Land Unit. The unit is very restricted in area and any available water frequently consists of a thin lens of fresh water perched over saline water. Over pumping of the resource quickly depletes it and turns the supply salty.

**Deep Groundwater Systems**

Large supplies of water are available from the deeper aquifers in the sedimentary basins although the water quality is generally saline towards the coast and with depth. Some supplies of fresh water are available near the recharge areas and these will be sufficient to sustain the future development of Kalbarri where recharge is largely from the Murchison River. In other areas sustainable supplies of suitable quality water must be obtained prior to the development of any new land uses.

**4.4 vegetation**

The most complete vegetation study of the area was prepared by J S Beard (1976) who categorised the vegetation into a number of systems that reflect the topography and underlying soils. The vegetation of the Shire comprises Greenough System on the coast, Northampton System on the Northampton Block, Hutt centred on the Yerina region, Ajana centred on Ajana, Yuna in the east of the Shire, Kalbarri extending

along the east of the Northampton Block to the Murchison River, Murchison Gorge System, Zuytdorp on the coast north of Bluff Point and Eurardy to the north of Ajana and the Murchison River.

The major reserve of vegetation in the Shire is the extensive Kalbarri National Park. This is a major resource for the preservation of flora and fauna as well as for the tourist industry. Other uncleared areas remain where soils are infertile or rainfall insufficient, such as the rangelands covering the northern half of the Shire in which rainfall is too low and unreliable for agriculture. The rangelands remain as crown land under lease. Therefore, large areas of the Shire are covered by indigenous vegetation, particularly in the north. However, some parts of the agricultural areas have only small areas of remnant bushland largely restricted to breakaway country and the tops of mesas, for example in the Moresby Range.

Other reserved land stretches along the Tamala system along the coast and as isolated smaller reserves scattered across the Shire. Near 50% of the Shire is retained as indigenous vegetation with the Kalbarri National Park accounting for about one fifth of the total.

Roadside vegetation is well preserved in some locations such as the North West Coastal Highway. As all main roads in the Shire are existing, or potential tourist roads, it is essential that this vegetation be retained and managed.

Roadsides and streamlines provide vegetation corridors for fauna and can be used to link patches of remnant vegetation. Vegetation is also present along the main watercourses although in many areas the grazing and removal of understorey species have significantly altered this.

Where possible land holders should be encouraged to plant local species in vegetation buffers, windbreaks and wildlife corridors.

Much of the coastal vegetation is also intact and as some of these areas are fragile with potentially mobile sand this vegetation should also be retained.

#### 4.5 mining & contaminated sites

Previous mining activities and particularly early lead and copper mining have resulted in numerous abandoned mine sites and diggings surrounding the Northampton Townsite as well as around the Galena area and south to Isseka [Figure 7 : Lead & Copper Lodes – Northampton Townsite]. As a consequence of the presence of abandoned mine sites and diggings, there is a need for subdivision proposals within the Northampton Townsite and surrounds to be subject to geotechnical and environmental investigations to determine the impacts of historical mine workings and potential soil contamination.

Further, a number of properties within the Northampton Townsite have been contaminated with lead tailings and tailings impacted soils.

The Northampton Lead Tailings Project (NLTP) commenced in 2012 and was aimed at investigating and remediating lead tailings and tailings impacted soils within the properties of the Northampton Townsite. Tailings containing high concentrations of lead and other heavy metals from nearby mining operations have historically been used as fill and foundation material in the Northampton area. The presence of tailings poses potential health risks to the community and is therefore required to be remediated via removal to an appropriate waste facility.

The investigation phase (Phase 1) of the NLTP was completed in 2017 and identified 129 affected properties in the Northampton Townsite requiring remediation. The lead concentration recorded in the

tailings material varies considerably from 600 mg/kg to 60,000 mg/kg. The material was classified for waste disposal in accordance with Department of Environment Regulation (DER) (2009) *Landfill Waste Classification and Waste Definitions* and was found to be Class IV material due to leachable lead concentrations exceeding the concentration limit for Class III waste (1 mg/L).

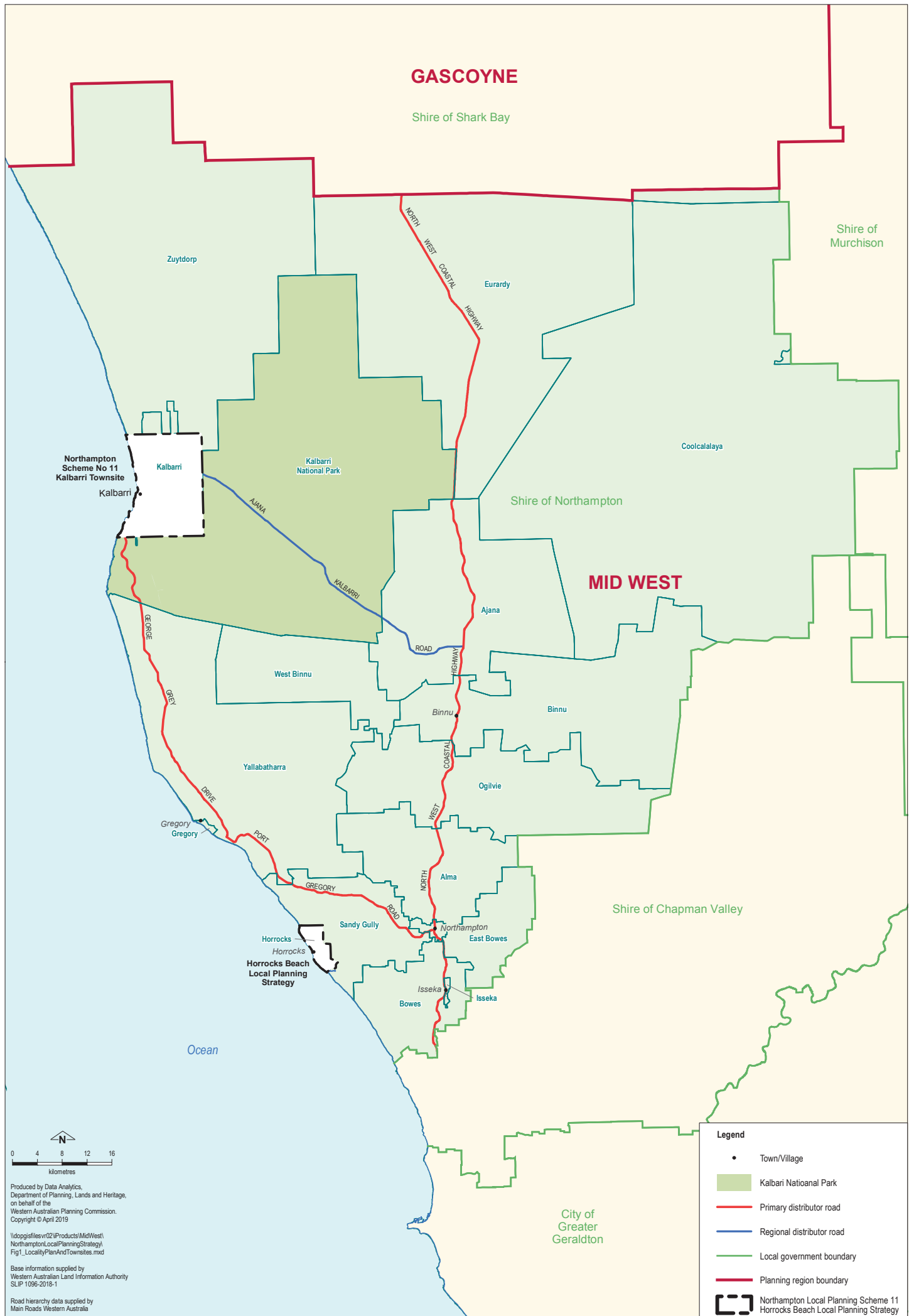
The Project Steering Committee for the NLTP selected the most feasible remediation option for the affected properties, which was considered to be construction of a containment cell for the Class IV material in the vicinity of the Northampton Townsite. A suitable location for the final containment cell has been identified at the Wheal Ellen mine site, located approximately 2 km south-west of Northampton. The site was selected following a study by URS (2015).

The preliminary design for the containment cell has been completed (URS, 2015) and comprises a horseshoe shaped footprint approximately 3 ha in size, which is designed to accommodate 47,000 m<sup>3</sup> of material. The final cell will receive additional material, including tailings stockpiles currently situated on the Wheal Ellen Site, and tailings material from another nearby mine site (the Commonage Site). The proposed location for the final containment cell is at the south-east corner of the Wheal Ellen site, outside the projected 1 in 100-year flood extent and the ‘probable maximum precipitation’ (PMP) flood extent (URS, 2015) for the ephemeral creeks that run through the site.

The removal of lead tailings from the affected properties and the transferral of material to the temporary stockpile facility is nearing completion. The next phase of the project will be to construct the final containment cell and rehabilitate the Wheal Ellen site.

#### 4.6 key issues – physical profile

- *Subdivision of land within the Northampton Townsite and surrounds should be subject to geotechnical and environmental investigations to determine the impacts of historical mine workings and potential soil contamination.*
- *Manage natural resources, including significant vegetation, diverse and dynamic rural landscapes and visual qualities of areas surrounding townsites and areas adjacent to major tourist routes in an environmentally and ecologically sustainable manner.*
- *Operating mines and quarries should be protected from sterilisation or hindrance by the encroachment of incompatible development, and adequate separation distances between mining operations and nearby sensitive land uses should be maintained.*
- *Known resources and areas of identified high resource potential should not be unnecessarily sterilised by incompatible zoning, land use permissibility or development.*
- *Access to land for exploration and possible development should be maintained over as much of the Local Planning Strategy area as possible.*
- *Large supplies of groundwater to support intensive agriculture are limited in the region. Further investigation of a sustainable water supply is needed.*
- *Flooding is a significant issue along the major and minor streamlines of the Shire. Given that little data is available, it should therefore be assumed that all flood plains have a high potential for flooding, unless further investigations indicate otherwise.*

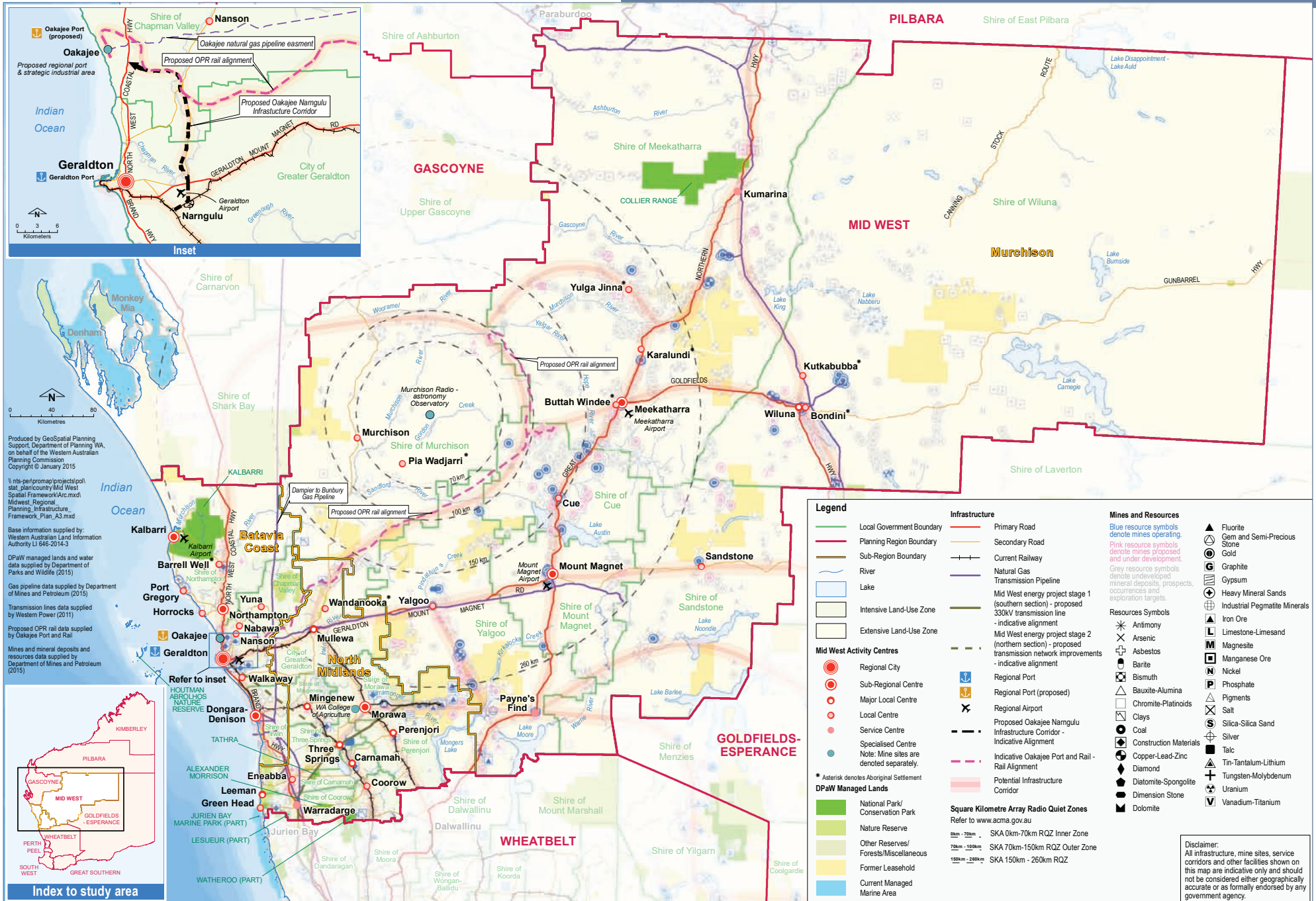


Locality Plan & Townsites

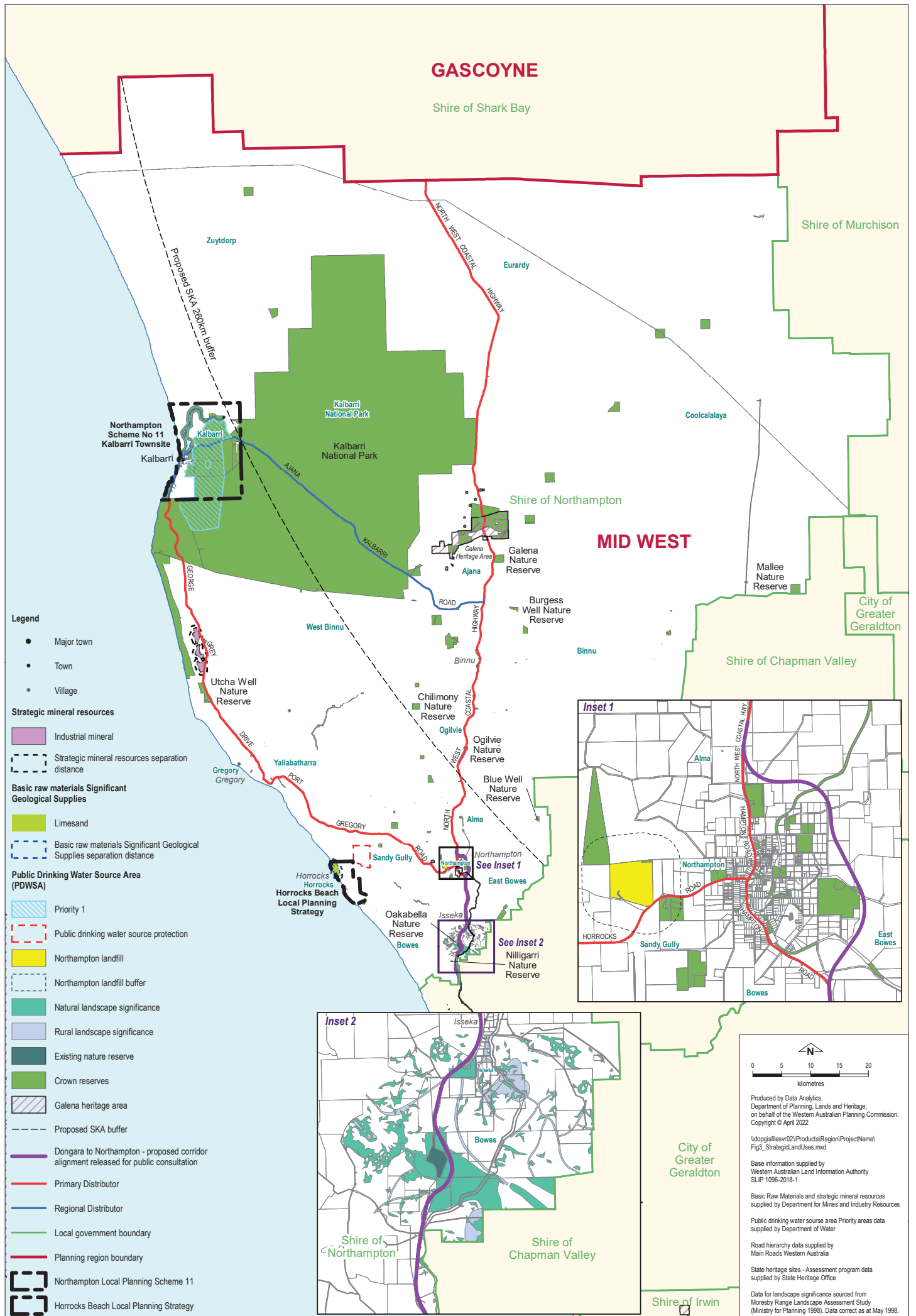
Figure 1

# Mid West

## Regional Planning and Infrastructure Framework

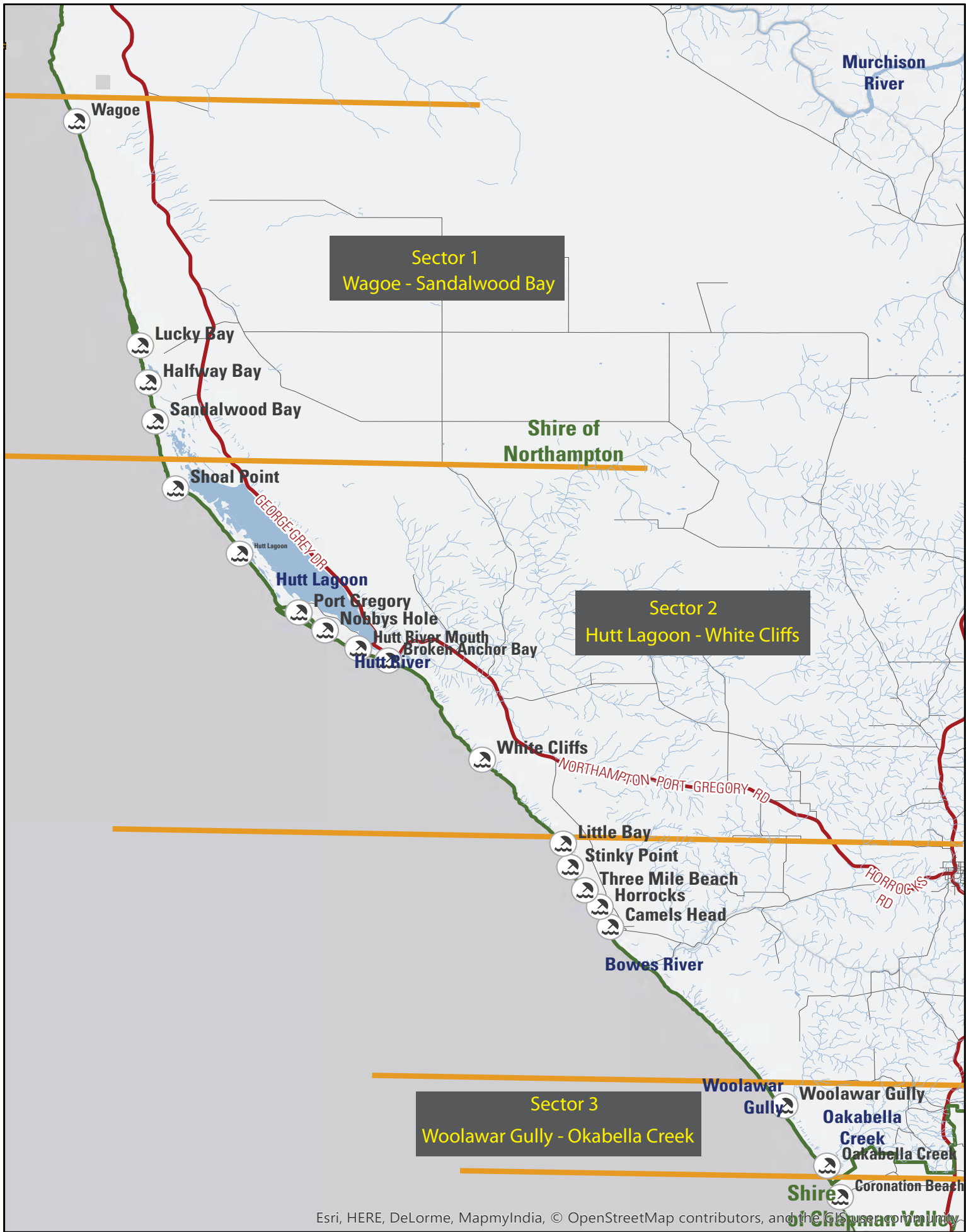






Strategic land uses

Figure 3



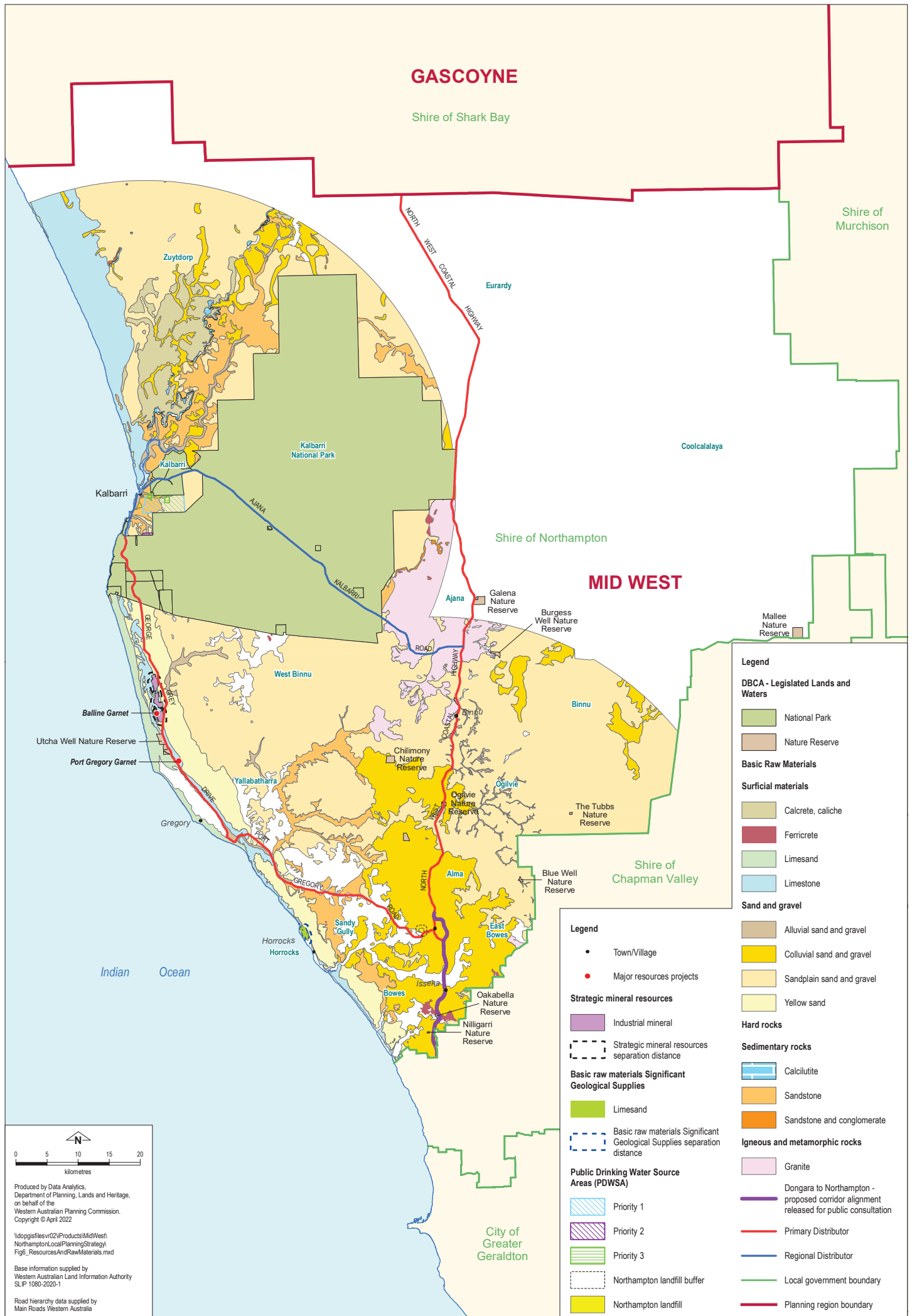
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Figure 4 : Coastal Strategy Sectors

Shire of Northampton : Local Planning Strategy

Source : Land Insights





Resources and Raw Materials

Figure 6

Northampton Local Planning Scheme

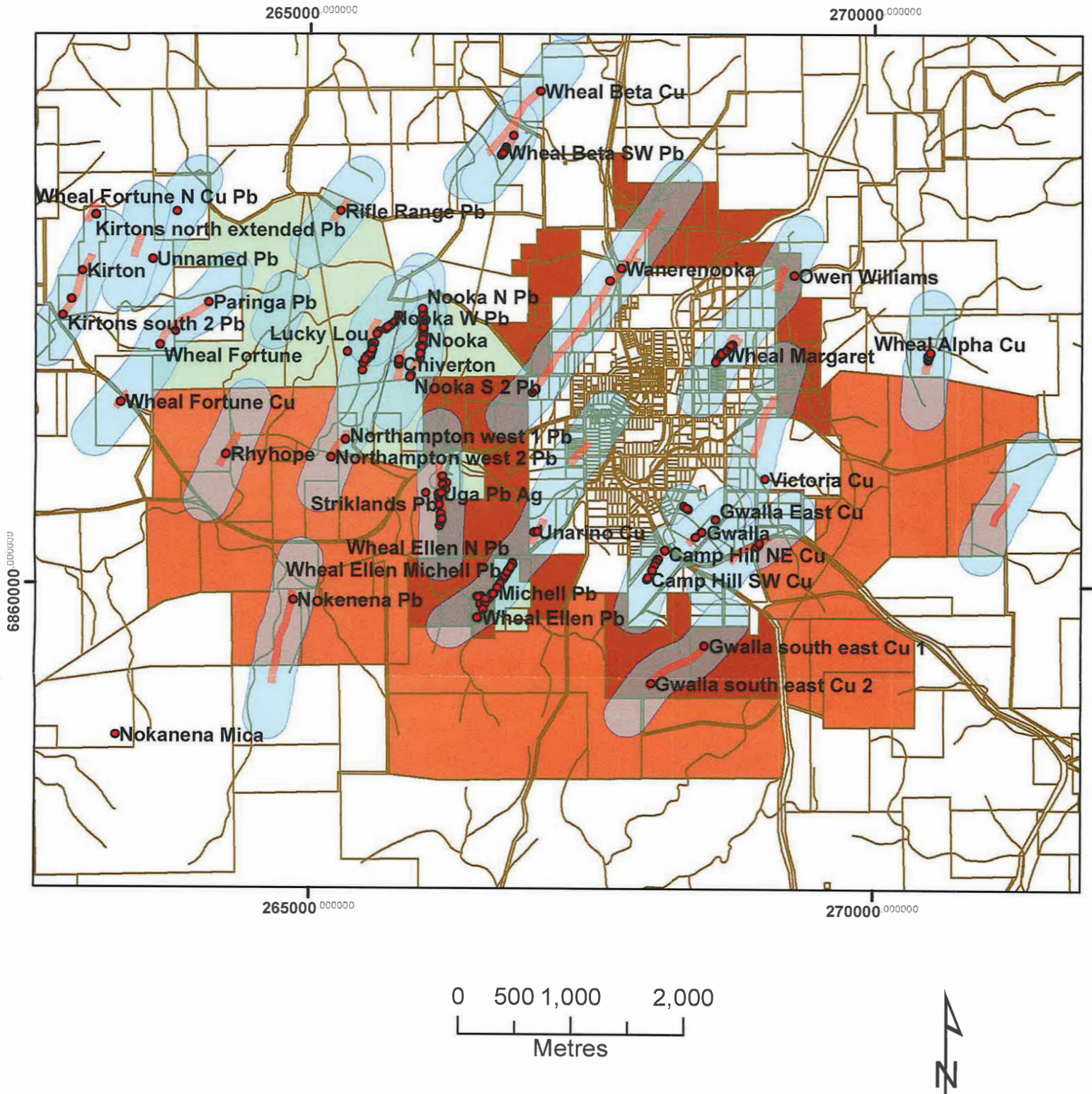


Figure 7 : Lead & Copper Lodes - Northampton Townsite



This map compiled by L.Y.Hassan, July 2008 using information from the Geological Survey of WA's MINEDEX database and from mapping by Gibb Maitland in Geological Survey of WA Bulletin 9 (1903).

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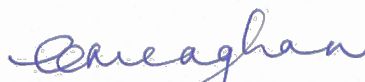
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**SHIRE OF NORTHAMPTON**  
**LOCAL PLANNING STRATEGY**

**CERTIFICATION FOR ADVERTISING**

Certified for advertising by the Western Australian Planning Commission on **22 September 2020**

Signed for and on behalf of the Western Australian Planning Commission.



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DELEGATED UNDER S.16 OF  
THE PLANNING AND DEVELOPMENT ACT 2005

**COUNCIL RECOMMENDATION / SUBMITTED FOR APPROVAL**

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Northampton at the Ordinary Meeting of Council held on the **16 July 2021**



\_\_\_\_\_  
MAYOR/SHIRE PRESIDENT



\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

**ENDORSEMENT OF LOCAL PLANNING STRATEGY**

Endorsed by the Western Australian Planning Commission on [ **19 May 2022** ]

Signed for and on behalf of the Western Australian Planning Commission.



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DELEGATED UNDER S.16 OF  
THE PLANNING AND DEVELOPMENT ACT 2005