

Shire of Northampton **Local Planning Strategy**



PREAMBLE

This LOCAL PLANNING STRATEGY is to be used in conjunction with the Shire of Northampton's Local Planning Schemes. The main purpose of this document is to provide strategic planning directions for the Shire for the next 15-20 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 for Planning and Infrastructure, the Western Australian Planning Commission and the Minister for Planning and Infrastructure in assessment of Local Planning Scheme amendments, subdivisions applications, development proposals and provides strategic support for this decisionmaking;
- Provide the basis for coordinated decisionmaking on future servicing of the Shire by local/state government and any other service agency; and
- Explain/justify the strategic direction for growth and development to all stakeholders.

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	LOCAL PLANNING STRATEGY

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Part 1 – INTRODUCTION

1.1 REQUIREMENT

The Local Planning Strategy is usually the precursor to the preparation of a local government Local Planning Scheme and must be prepared in accordance with the Model Scheme Text. The Local Planning Strategy has been prepared to support the Local Planning Schemes of the Shire and is a requirement under the Town Planning Regulations 1967.

1.2 PURPOSE

The Northampton Shire recognises the need to ensure that long term land use planning is in place to maximise the benefits of growth opportunities, whilst ensuring that development and change contributes positively towards the quality of life for residents and visitors, and protection of the environment.

The Local Planning Strategy provides strategic planning direction for the next 15-20 years. Whilst the Council recognises that actual changes are difficult to predict and will depend on many factors outside its legislative controls, it considers it important to remain proactive in relation to strategic planning.

The Local Planning Strategy sets out the Shire's general aims and intentions for future long term growth and change, these being:

- (i) To preserve the viability of the agricultural industry whilst managing the land resource in an ecologically sustainable manner;
- (ii) To provide for subdivision and development (urban and rural) in appropriate areas;
- (iii) To encourage and promote appropriate tourism development in appropriate areas;
- (iv) To ensure significant landscape and environmental features, conservation values and places of heritage value are conserved and/or enhanced;
- (v) To allow for the diversification of rural activities; and
- (vi) To maintain a high level of environmental management principles for all land uses.

1.3 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 by O'Brien Planning Consultants. Council utilised that report in preparing its Rural Planning Strategy, which was adopted by Council as a final Town Planning Scheme Policy in June 2000. The WA Planning Commission has yet to endorse the Rural Planning Strategy.

A review of the Kalbarri Town Planning Scheme No. 4 has been undertaken with the new Kalbarri Town Planning Scheme No. 9 having received final endorsement from the Minister for Planning and Infrastructure in December 2004. Town Planning Scheme No. 6 (Northampton) and Scheme No. 8 (Horrocks) are due for review and it is expected that these two schemes will be combined into one.

It is now timely to consolidate the Rural Strategy and other strategies relating to the Shire and provide a simple, user friendly, flexible and effective framework for strategic planning.

NOTE: *The area incorporated in the Local Planning Scheme No. 9 (Kalbarri) has been excluded from this Local Planning Strategy. Whilst references may be made in this document to Kalbarri to provide a holistic appreciation of the Shire, Kalbarri will be the subject of its own Local Planning Strategy.*

Part 2 – STATE AND REGIONAL PLANNING CONTEXT

The Local Planning Strategy has been prepared within the context of State and regional planning policies. It applies these policies in terms appropriate to the Shire.

2.1 STATE PLANNING CONTEXT

2.1.1 State Planning Strategy

The State Planning Strategy provides a strategic guide for land use planning through to the year 2029. The principles below are the core of the Strategy and guide future decision-making throughout government.

Environment: To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.

Community: To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.

Economy: To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.

Infrastructure: To facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.

Regional Development: To assist the development of regional Western Australia by taking into account the region's special assets and accommodating the individual requirements of each region.

The Local Planning Strategy follows the Mid-West Region vision statement of the State Planning Strategy which is:

“In the next three decades, the Mid-West Region will continue to diversify its economic base in the areas of agriculture, minerals development, downstream processing of commodities and tourism. Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.”

Important foundations for the preparation of the Local Planning Strategy are the regional strategies and actions that achieve the vision. Those relevant to the Shire are:

PRINCIPLES	STRATEGIES	ACTIONS
Environment	Protect sensitive environmental and cultural heritage areas.	<ul style="list-style-type: none"> Investigate alternative methods of protecting valuable natural environments such as the coast near Kalbarri. (CALM, WAPC, LG) Continue to review management plans for tourism areas in or near conservation areas to protect and manage them from degradation. (CALM) Protect and manage significant environmental areas such as the Murchison River. (CALM, Fisheries, DEP) Protect culturally significant places through local planning schemes. (HCWA, LG)
	Manage and protect natural resources.	<ul style="list-style-type: none"> Identify and protect water resources in the region for future population and economic growth needs. (DoW) 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. (DoW) Include appropriate strategies for rangeland management in the Mid-West Region. (WAPC, AgWA)
Community	Plans should address the need for the provision of social facilities.	<ul style="list-style-type: none"> Coordinate the provision of services such as schools, hospitals, recreation facilities, childcare facilities and aged care services. (WAPC)
	Improve health services to the region.	<ul style="list-style-type: none"> Improve health services in the region by increasing the types and frequency of visits to remote areas by medical practitioners. (Health)
Economy	Promote opportunities for economic development.	<ul style="list-style-type: none"> Promote development of niche agricultural products, including aquaculture (fresh and saltwater). (MWDC, AgWA, Fisheries)
Infrastructure	Provide a strategic transport network within and to the Mid-West Region.	<ul style="list-style-type: none"> Implement transport strategies such as the Mid-West Regional Transport Strategy, when completed, (Transport, MWDC), Roads 2020 Strategies and the Additional Funding Program for roads, including the following specific proposals: <ul style="list-style-type: none"> Construct an airport at Kalbarri. (Transport) Investigate providing freight bypasses around growing urban centres in the region, especially at ... Northampton. (WAPC, MRWA)
	Address the need for improved service delivery of regional infrastructure to a highly dispersed population.	<ul style="list-style-type: none"> Facilitate the development of “one stop” shared/common government offices in small centres which would otherwise not have direct access to such services. (MWDC, Government Agencies) Coordinate and provide services to small and remote settlements. (MWDC, WAPC) Promote the retention and further development of “telecentres” to enhance regional economic opportunities and service delivery in rural areas. (MWDC)

2.1.2 State Planning Framework

The State Planning Framework unites existing State and Regional Policies and plans which apply to land use and development in Western Australia. There are a number of State Planning Policies (SPP's), strategic and operational policies included within the State Planning Framework that influence land use and development controls within the Shire. The most relevant Policies are:

SPP2 Environment and Natural Resources

This policy 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.

SPP2.5 Agricultural and Rural Land Use Planning

The policy provides criteria for the identification of areas of agricultural significance and the framework for planning and development of agricultural land. The following objectives are the basis for the policy's formulation:

- The State's priority agricultural land resource should be protected.
- Rural settlement opportunities should be provided if sustainable and of benefit to the community.
- The potential for land use conflict should be minimised.
- The States natural resources should be carefully managed.

The implications for land use planning of these objectives include the preparation of local planning strategies, local planning scheme provisions, zoning, subdivision and development requirements. The policy also provides for zoning classifications, defined by land capability, lot size, service availability and possible activities and uses of the land.

The provisions of this policy will be adopted by the Local Planning Strategy to guide the management and development of agricultural land within the Shire.

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:

- protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;
- provide for public foreshore areas and access to these on the coast;
- 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; and
- ensure that the location of coastal facilities and development takes into account coastal processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical criteria.

Policy measures are defined generally as follows:

- General measures including public interest; coastal foreshore reserve; coastal strategies and management plans; environment; development and settlement; and physical processes setback.
- Coastal plan requirements comprising a coastal planning strategy or foreshore management plan to support development on the coast. Plans should consider the physical environments, human environments; land capability, access to and use of the coast. The plan/s should also determine requirements to protect the above and provide appropriate guidelines for development.

The implications of these objectives for land use planning is that their intent needs to be carried down into local planning strategies, local planning scheme provisions, zoning, subdivision and development requirements to ensure protection of the coast.

SPP2.7 Public Drinking Water Source Policy

This policy 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.
- 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 relevant Town Planning Scheme(s). 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.

SPP2.9 Water Resources

This policy 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:

- (i) Protect significant environmental, recreational and cultural values of water resources.
- (ii) 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.
- (iii) 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.
- (iv) Inform planning actions by identifying all water resources above and below ground in the subject area.
- (v) 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.
- (vi) Recognise and take into account State Government management strategies and water resource management plans for water resource issues.
- (vii) 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.
- (viii) 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.

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.

SPP3.1 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 codes also allow for variance by way of Local Planning Scheme amendment by local authorities, in accordance with normal amendment processes.

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.

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.
- 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.

2.2 REGIONAL PLANNING CONTEXT

2.2.1 Geraldton Region Plan 1999

The Region Plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The purpose of the Plan is to identify planning objectives and actions necessary to achieve those objectives. A key objective is to provide a link between State and local planning and a balance between environmental, social and economic factors. The Region Plan addresses the principles outlined by the State Planning Strategy and the guidelines and recommendations most applicable to the Shire are as follows:

PRINCIPLE	GUIDELINES and RECOMMENDATIONS
Environment	<p><u>Terrestrial Environment</u></p> <ul style="list-style-type: none"> • Prepare a management plan for the Northampton Townsite commonage area. <p><u>Coastal and Marine Environment</u></p> <ul style="list-style-type: none"> • Protect and manage significant conservation areas such as the Murchison River. • Recognise the environmental and visual importance of the coastal foredune areas. • Promote the provision and development of green spines and river corridors around all major creeks and the Murchison River. • Prepare a coastal management plan for the Port Gregory port area and foreshore. (<i>Shire of Northampton Coastal Strategy completed 2006</i>) • Recognise the environmental importance of the Hutt Lagoon and coastal foredune areas.
Community	<p><u>Northampton</u></p> <ul style="list-style-type: none"> • Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including: <ul style="list-style-type: none"> – medium density housing (R30); – small and large lot residential and rural-residential; – aged persons' accommodation; and – rural-residential lifestyles. • Encourage opportunities through the preparation of new local planning schemes for urban consolidation subject to: <ul style="list-style-type: none"> – compatibility with existing character; – protection/enhancement of residential amenity; – landscape values; – protection of important views throughout town; – retention of existing pockets of remnant vegetation; and – protection/enhancement of existing heritage values. • Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of: <ul style="list-style-type: none"> – need for additional land; – promotion of the orderly extension of servicing infrastructure; – access to community facilities; and – avoiding land with significant on-site impediments or off-site impacts. • Ensure that development considers the recommendations contained within the municipal heritage inventory.

	<ul style="list-style-type: none"> Promote the guidelines and policies formed through the Northampton Townscape Committee. Consider the use of ATU's for medium density developments. Monitor school facilities in the region in accordance with population increases, including provision for expansion of the Northampton district high school site. <p><u>Horrocks</u></p> <ul style="list-style-type: none"> Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including: <ul style="list-style-type: none"> medium density housing (R30); aged persons' accommodation; and rural-residential lifestyles. Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of: <ul style="list-style-type: none"> need for additional land; promotion of the orderly extension of servicing infrastructure; access to community facilities; and avoiding land with significant on-site impediments or off-site impacts. <p><u>Kalbarri</u></p> <ul style="list-style-type: none"> Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including: <ul style="list-style-type: none"> single residential housing; medium density housing (R30 – R60); and aged persons' accommodation. Encourage opportunities through the preparation of new local planning schemes for urban consolidation within the older residential areas subject to: <ul style="list-style-type: none"> compatibility with existing character; protection/enhancement of residential amenity; and protection of important views throughout town. <p><i>(Completed – Town Planning Scheme No. 9 rezoned residential land in the northern part of town from R15 to R30)</i></p> <p><u>Port Gregory</u></p> <ul style="list-style-type: none"> Allow for housing choices such as group dwellings utilising ATU's. Prepare guidelines and policies for any future developments resulting from the completion of the coastal route from Kalbarri to Port Gregory.
Economy	<ul style="list-style-type: none"> Provide for additional light industrial land adjacent to the CBH site. Recognise the contributions from the fishing, beta-carotene and garnet industries. Ensure that all development of tourist services resulting from the re-alignment of the North West Coastal Highway around Northampton and the coastal route from Horrocks to Kalbarri is focused on the towns and within the community. Complete planning for the coastal road between Kalbarri and Shark Bay. Complete planning and acquisition of the coastal route between Horrocks and Port Gregory <i>(Completed)</i>.

Infrastructure	<ul style="list-style-type: none"> • Complete development of the Horrocks waste water treatment plant. <i>(Completed)</i>. • Complete the development of the collocation emergency service base in Kalbarri. <i>(Completed)</i>. • Encourage electricity providers to improve the continuity of supply to Kalbarri. • Improve the existing water supply of Port Gregory to potable status. • Investigate the provision of freight routes around urban centres in the region, including Northampton. • Complete sealing the road between Port Gregory and Kalbarri <i>(Completed)</i>. • Ensure that boating facilities are adequate to meet the needs of: <ul style="list-style-type: none"> – the local fishing industry in Horrocks, Kalbarri and Port Gregory, – recreational fisherman in Horrocks and Kalbarri; and – tourist operators in Kalbarri. • Construct a new airport at Kalbarri <i>(Completed)</i>. • Encourage telecommunications utilities to improve and increase services in Northampton and Port Gregory.
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2.2.2 Batavia Coast Strategy 2001

This Strategy provides for an integrated approach to the planning and management of the coast and proposes a consistent regional response to land use change, subdivision and development. It is intended to compliment other regional initiatives and guide local decision-making and actions undertaken within local planning and management frameworks.

The primary policy objective of the Batavia Coast Strategy is:

“to ensure that all reasonable demands along the coast for housing, tourism, recreation, commercial, industrial and other activities are provided for, while sustaining or enhancing existing coastal resources and environmental quality at an acceptable community cost.”

The Strategy recommends a hierarchy of settlement and recognised recreation sites. Kalbarri is identified as a district centre with Horrocks and Port Gregory identified as local centres. Overnight accommodation sites are identified at Lucky Bay and Little Bay. The Bowes and Hutt River mouths, Bluff Point and Jakes Corner are identified as major day use sites with the Oakabella River mouth, Woolawar Gully and Jacksons Hole, White Cliffs and Halfway Bay identified as minor day use sites. Day use precincts are north and south of Horrocks and Port Gregory and south of Kalbarri.

The Strategy divides the Batavia Coast into 9 local areas. The coastal section of the Shire is contained within 5 of the local areas being:

- Oakajee – Oakabella
- Horrocks – Port Gregory
- Sandalwood – Kalbarri National Park
- Kalbarri
- Zuytdorp Cliffs

The local area analysis provides district-level recommendations, some local-level recommendations in critical locations and suggested management arrangements for specific districts and local areas. The Local Planning Strategy will consider these recommendations in developing policies to guide the coastal strip (particularly in the preparation of the Shire's Coastal Strategy).

2.2.3 Moresby Range Management Strategy (draft)

This Strategy is currently being prepared by the Department for Planning & Infrastructure. The purpose of the Strategy is to provide a framework for the coordinated management of the Moresby Range by government agencies, private sector organisations and community groups.

The Local Planning Strategy is required to be consistent with the Moresby Range Management Strategy, and the Shire will take the necessary action to ensure recommendations of the Strategy are considered in decision making.

2.2.4 Regional Natural Resource Management Strategy – Northern Agricultural Region of Western Australia (2005)

The Shire of Northampton falls within the Northern Agricultural natural resource management (NRM) region, which is one of six NRM regions within the State. The Regional Natural Resource Management Strategy for the Northern Agricultural Region was coordinated in 2005 by the Northern Agricultural Catchments Council with the general intent of the strategy being to promote the sustainable use and management of natural resources. The strategy identifies strategies, targets and actions for the long-term management of identified natural resources, many of which are applicable to the Shire of Northampton. Of particular relevance to the Shire are targets and actions relating to coastal management, sustainable tourism, protection of agricultural land, groundwater management and quality, and cultural heritage.

Resources for the implementation of the strategies and actions identified in the NRM Regional Strategy are delivered through an investment planning process, which is an ongoing process based on priorities and availability of funding from the Federal Government.

Note: Inclusion of a reference to the Regional NRM Strategy is in line with SPP 2 which requires Local Planning Strategies to have due consideration to the regional NRM strategies. By recognising the NRM Regional Strategy and aligning the LPS to some of the targets and actions identified within the Strategy, the Shire may be able to lever some funding out of the NRM process.

2.2.5 Rural Water Plan

This plan applies principally to the provision of sustainable water supplies for livestock and general farm use for farmland and pastoral stations in dryland areas of the State. The plan does not cover the provision of treated drinking water suitable for human consumption to rural towns. This is the province of licensed water service providers. The Rural Water Plan programs embrace all dryland farming areas of the agricultural region of south-western Australia that receive less than 600mm annual average rainfall, plus all areas of the rangelands.

The primary goal of this Rural Water Plan is *“to promote strategic development of reliable and sustainable water supplies that will provide long-term solutions to overcome water deficiencies”*.

Under this plan, water supply planning will be improved, with greater accessibility to more detailed zone/regional information, such as:

- projected land use;
- projected long-term rainfall;
- available water resources; and
- the suitability of different types of water resource improvements with landform and soil type.

The key factors in future decision-making will be examining all options to maximise social, economic and environmental outcomes. Those making decisions on rural water planning need the information and resources to:

- determine whether water supplies can be developed on-farm;
- predict the likely demand for emergency water supplies; and
- decide whether to encourage community water projects, such as scheme water pipeline extensions and community dams.

This Rural Water Plan will encourage and promote research and development – finding alternative ways of dealing with present and emerging challenges for the rural sector and looking for opportunities to use water resources for more than a single use.

Part 3 – LOCAL GOVERNMENT POLICY CONTEXT

The Local Planning Strategy provides a critical link between the establishment of State and Regional objectives and the local planning that is necessary to provide and manage the actual implementation of those objectives in conjunction with local community aspirations.

At the local level, the Local Planning Strategy provides Council with the framework to set out its vision for the Shire, and progressively implement this vision through the Local Planning Schemes, rezoning proposals, subdivision assessments and development control mechanisms.

The Local Planning Strategy will provide Council with a planning tool to assist in the day-to-day decision making, and will also inform the community of Council philosophy and direction on localised land use and development proposals. The Local Planning Strategy will ultimately underpin the direction and planning controls of the Local Planning Scheme and/or associated Council and Local Planning Policies.

Summarised below are a number of current policy instruments of the Shire used to assist in directing and regulating landuse development.

3.1 LOCAL RURAL STRATEGY

The Local Rural Strategy was initially prepared in 1993 and subsequently reviewed in 1999 and has provided limited guidance on planning matters, particularly landuse and subdivision.

3.2 COASTAL STRATEGY (2006)

Recreational and tourism significance of the coastal zone has increased with the completion of the coastal road between Port Gregory and Kalbarri, as more people can, and do, visit the area including Horrocks Beach, increasing pressure on conservation and recreation values. These pressures are likely to be exacerbated with the extension of the coastal road (White Cliffs Road) south to Horrocks. There is also increased pressure on the townships at Horrocks and Port Gregory where historic urban development has resulted in narrow foreshore reserves that are more at threat from erosion.

The Coastal Strategy identifies a number of low-key tourism opportunities in the form of caravan and camping sites in strategic locations such as Little Bay and Halfway/Lucky Bays.

The coastal road has also increased pressure on agricultural land to be converted into other uses, such as tourism accommodation. Fishing significance has increased placing demands on greater access by boat and off-road vehicles.

The Shire of Northampton recognises the need and benefit of adequate planning and management that is required to ensure that this unique coastline is available for future generations. The Strategy is used to guide decision making in relation to the management, protection and planning of foreshore and coastal areas.

3.3 NORTHAMPTON HERITAGE STRATEGY (2006)

The Shire has direct control over, and responsibility for, a large number of heritage places and with its limited resources required a strategic approach to heritage conservation and the use of its heritage places.

The Northampton Heritage Strategy will provide a reference document to assist in the continuing process of conserving and developing Northampton's Shire owned heritage fabric. It will assist in developing an understanding of the heritage issues across the spectrum of the Shire's properties, to ascertain the best means of conserving the places to make them an attractive part of the visitor experience and to bring those places capable of use up to the standard required to produce an income stream that sustains conservation and maintenance.

3.4 LOCAL PLANNING SCHEME POLICIES

Pursuant to the required provision of the Horrocks and Northampton Local Planning Schemes, town planning scheme policies have been adopted. For the Horrocks Scheme the scheme area is divided into policy areas and each of these areas is subject to a policy statement relating to the predominant use and/or strategy for future development of that policy area.

The policy document for the Northampton scheme provide guidelines for the physical enhancement and development of Northampton which recognise and reinforce the strong heritage component and character of the town.

These policy documents will be reviewed as part of the review process for the two schemes which are expected to be combined into one.

3.5 LOCAL PLANNING POLICIES

The Shire, pursuant to the required provisions of the Shire's Local Planning Schemes, has adopted a range of local planning policies to aid in regulation and management of landuse and development throughout the municipality. These policies are listed below:

- Alfresco Dining in Public Place
- BYO Liquor Permit
- Commercial Recreational Tourism Activity on Crown Reserves
- Holiday Homes (Kalbarri Vision)
- Holiday-tourist Accommodation Car Parking
- Land Development Specifications
- Outbuildings
- Relocated Dwellings & Second-hand Cladding Materials
- Residential Type Development
- Signage
- Special Facility Liquor Licence
- Street Walls & Front Fences in Kalbarri Residential Areas
- Use of Shipping Containers
- Water Quality Testing within Planning Proposals
- Low Impact Rural Tourism
- Temporary Accommodation Camps
- Extractive Industry
- Construction of Barnstyle Sheds in the Residential and Special Residential Zones

3.6 BETTER URBAN WATER MANAGEMENT

This document provides guidance on implementation of State Planning Policy 2.9: Water Resources (Government of WA, 2006), which is a requirement of the State Water Strategy for Western Australia (Government of WA, 2003).

It is designed to facilitate better management and use of our urban water resources by ensuring an appropriate level of consideration is given to the total water cycle at each stage of the planning system. The document intends to assist regional, district and local land use planning, as well as subdivision and development phases of the planning process. It should be applied to both new greenfield and urban renewal projects where residential, commercial, industrial and rural residential uses and development are proposed, including in rural townsite areas. It is not intended to apply in brownfield or infill circumstances or to small scale subdivision or development proposals unless significant water management issues are present.

This document describes how water resources should be considered at each planning stage by identifying the various actions and investigations required to support the particular planning decision being made. It also identifies the agencies responsible for provision of water resource information. Information derived at each planning stage can then be carried through to inform the subsequent planning stage(s). This will enable holistic planning decisions that are underpinned by informed consideration of the total water cycle.

If the planning process is conducted as recommended, future planning documents prepared by the Shire will be consistent with the Better Urban Water Management (2008) framework, State Water Plan (2007), the State Water Strategy (2003), the State Planning Strategy (1997), Liveable Neighbourhoods (2007), and State Planning Policy 2.9 Water Resources (2006).

Part 4 – PROFILE AND KEY ISSUES

4.1 GENERAL

The Shire of Northampton is located on the north coast of the State's Midwest Region. The Shire has an area of 12,496 km² 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 (refer to Figure 1).

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. 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 coastal town of Kalbarri attracts large numbers of tourists and holidaymakers who enjoy the beaches, cliffs and national parks. Commercial fishing operates out of Kalbarri, Port Gregory and Horrocks, with Northampton being the administrative centre for the Shire.

4.2 POPULATION AND HOUSING

The August 2006 ABS Census estimated the resident population for the Shire of Northampton at 3204 people with 1,642 males (51.2%) and 1,562 females (48.8%). The age distribution is traditional of small rural communities with a weighting towards the very young (14 years and younger) and the mature years of 30 to 65 years. The teenage and early 20's group is markedly lower as more young people leave the area for employment and higher education opportunities.

Table 1 – Summary of Estimated Population (2006)

Age Groups	Male	Female	Total
0 – 14	345	319	664 (20.7%)
15 – 29	188	166	354 (11.0%)
30 – 54	601	600	1,201 (37.5%)
55-64	263	221	484 (15.1%)
65 +	245	254	499 (15.6%)
Total	1,642	1,560	3,202

Source: Australian Bureau of Statistics 2006 Census Data, Shire of Northampton

The population of the Shire has fluctuated over the past and the Department for Planning and Infrastructure population projections predict that the Shire's population will increase to an estimated figure of 3,500 by 2016 under a 'medium projection' scenario.

Table 2 – Population Projections

1981	1986	1991	1996	2001	2006	2010	2016
2,370	2,943	2,849	3,020	3,325	3,300	3,400	3,500

Source: Western Australian Planning Commission, Population Report No. 4 October 2000

Other statistical information of relevance:

- There has been a substantial increase from 1991 to 2006 of family couples without children, which now accounts for approximately 50% of families within the Shire.

- Couples with children have remained fairly steady (39%), with single parent families accounting for approximately 10%.
- Residential ‘standard’ housing is predominantly in the two main townships of Northampton and Kalbarri, which also support the only aged persons accommodation.
- The nature of housing occupancy is dominated by ‘owned’ or ‘being purchased’ (64%) with rentals (predominantly private) accounting for 27% which is a marked increase from 20% in 2001.

Population and Housing – Key Issues

- *The relatively low population base means that provision of community services needs to be carefully assessed and limited resources placed in locations where they can be of the most benefit to the majority of the community.*
- *There needs to be provision of employment opportunities, services and facilities to keep the younger people in the district and add to training and value adding.*
- *It is preferable to substantially build upon existing settlements.*
- *There is an increasing demand for aged persons accommodation, as retired country people leaving the agricultural areas do not necessarily desire to reside in the city, preferring the rural township lifestyle.*
- *The trend towards an increasingly ageing population will result in pressure for appropriate housing and associated medical facilities.*

4.3 SETTLEMENT PATTERN AND INFRASTRUCTURE

The urban settlement pattern within the Shire of Northampton is characterised by 3 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 (refer to Figure 2). The Australian Bureau of Statistics has provided accurate population statistics for the actual normal place of resident population for the Shire’s major townsites from both the 2001 and 2006 census as follows:

Table 3 – Number of Usual Residents in Northampton (2001 and 2006)

Town	Number	
	2001 Census	2006 Census
Northampton	790	813
Kalbarri	1,233	1332*
Horrocks	134	138
Port Gregory	37	46

Source: Australian Bureau of Statistics (2001 & 2006 Census)

*It is noted that the total population figure for Kalbarri does not include the new residential Estate known as Kalbarri Vision due to ABS boundary locations.

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.

The Shire is fortunate in that each of its major towns has a reticulated water supply. Western Power has provided the generation, transmission and distribution of electrical power in the Shire. The Shire has limited telecommunications coverage and there is a need improve level of mobile phone and television services especially beyond the major towns.

Regional infrastructure such as the Bunbury to Dampier Gas Pipeline, located towards the eastern boundary of the Shire, and the North West Coastal Highway provide important external links. The main agricultural routes are also of regional significance. The extension of the coastal road linking southwards ultimately to Horrocks will increase the commercial and tourist activity along this route and adjacent coastal townsites.

There are currently 4 native title claims over the Shire. These are:

- Nanda WC00/13
- Mullewa Wadjari WC96/93
- Hutt River WC00/01
- Wajarri Elders WC01/03

Native title has implications for activities on crown land, which covers a significant portion of the Shire. The process of obtaining clearance/recognition can be protracted and requires early attention in the planned future release and development of crown land.

Important information from the Department of Indigenous Affairs is contained in Appendix A.

Settlement Pattern and Infrastructure – Key Issues

- *The coastal environment and rural hinterland encompassing the Northampton townsites provide attractive alternative lifestyle opportunities (urban and rural).*
- *Facilitating population growth within and adjacent to townsites will increase the utility and quality of existing infrastructure whilst improving the range of goods, services, amenities and job opportunities.*
- *Improvement of infrastructure in all major townsites in order to facilitate growth (especially power supply in Kalbarri, water quality in Port Gregory and reticulated sewer in Northampton).*
- *Provide complete telecommunications coverage for the entire Shire.*

4.3.1 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 in particular, and to a lesser extent Horrocks and Port Gregory.

In recent years there has been some expansion of rural living on smaller to medium size lots in the vicinity of the Northampton townsite. Development pressure is likely to be steady, based on service to the surrounding areas as well as a stopping point for travellers.

The town is serviced by a reticulated water supply, but at present the town has no reticulated sewerage system nor identified industrial area. Heavy road transport haulage through the centre of town is an issue and the protection of the Northampton water supply from possible contaminants is also a major consideration.

Northampton Townsite – Stormwater Drainage

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.

Northampton Townsite - Nokanena Brook

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.

Northampton Townsite – Drainage Impacts

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 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.

Northampton Settlement Pattern and Infrastructure – Key Issues

- *The rural hinterland provides attractive alternative lifestyle opportunities (both urban and rural).*
- *The need for a reticulated sewer system.*
- *Protection and enhancement of the heritage elements of the town.*
- *Protection of the Main Roads WA heavy haulage by-pass route.*
- *Urgent securing of land for industrial purposes.*
- *Sustainable use and protection of groundwater sources.*
- *Appropriate setbacks to development/subdivision of land subject to inundation.*

4.3.2 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.

Over the past decade there has been some development on the top of the adjacent Tamala scarp to the east of the town. There is considerable potential for expansion of this area in the future. A structure plan is required for the entire Horrocks townsite to ensure the future development is well planned.

The Shire owns the vast majority of freehold land surrounding the townsite and it is therefore primarily responsible for the availability of future residential land. Areas to the north and south have previously been identified for townsite growth with the preference for the release of land to the south.

The main focus of recreational activity is directed towards the coastal areas. Although the provision of public open space will be required with new residential subdivisions, the amount

and location should have due regard to overriding importance the coastal recreational areas have and consideration should be given to cash-in-lieu.

Horrocks is more likely to continue to be based on holiday accommodation, tourism and fishing given its distance from other developed areas and places of employment and infrastructure. However, it is also noted that Horrocks is subject to an increasing incidence of fly-in fly-out workers and has the potential to capitalise on the growth of the mining industry in the Mid West and the State in general.

A sewerage system has been installed in the townsite improving waste water management and helping to protect the shallow underground aquifers. The extension of the coastal road linking southwards ultimately to Horrocks will increase the commercial and tourist activity along this route and the townsite.

Horrocks Townsite – Water Supply

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 location of Horrocks Beach Water Reserve is shown in Figure 7. Based on growth projections of 6% per annum, it is likely the licensed allocation of 100 000 kL will be exceeded within 5 years. If so an increase in allocation for the existing source will be required. The current broadacre agricultural land use in the water reserve has been determined to pose a minimal risk to water quality and represents a low management priority (Water Corporation 2004).

As part of planning for the future growth of Horrocks, the issue of a sustainable water supply will need to be adequately addressed.

Horrocks Settlement Pattern and Infrastructure – Key Issues

- *The need to ensure that resident housing expectations are not unduly compromised by tourist accommodation (holiday homes).*
- *Appropriate structure planning for large development areas including the provisions of lots for uses associated with the fishing industry.*
- *The benefits of the construction of the coastal route and the financial constraints of future upgrading and maintenance of the road.*
- *Securing formal tenure for road linkages.*
- *Future water supply for the growth of Horrocks Townsite.*

4.3.3 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. Similar trends are expected in the future with development pressure gradually increasing. There is significant potential for industrial expansion based on Hutt Lagoon in the form of expansion to the existing plant, salt production or aquaculture of marine species.

The town is likely to become larger due to more accessibility by road in the future and measures should be taken now to provide additional lots. Currently there are no lots available. Further urban development is likely to continue to be based on holiday and tourist accommodation and expansion of the town requires careful consideration due to landform constraints.

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.

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. Future development should also be undertaken in accordance with the Stormwater Management Manual for Western Australia.

The extension of the coastal road linking southwards ultimately to Horrocks will increase the commercial and tourist activity along this route and the townsite.

The town is completely surrounded by crown land therefore Native title has implications.

Port Gregory Settlement Pattern and Infrastructure – Key Issues

- *The need to ensure that resident housing expectations are not unduly compromised by tourist accommodation (holiday homes).*
- *Improvement of water quality in Port Gregory.*
- *The limitations that native title places on the timely release of urban land.*

4.3.4 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 of which (at the time of this report) only 4 are currently occupied by dwellings with a further dwelling located on the school site. The school offers primary school service for the local children. Along the highway there is a small recreation area with a hall and tennis courts. The roadhouse is the only commercial function mainly surviving on the passing traffic. On the western side of the highway, but outside of the townsite boundary there is a grain handling collection depot and there is a proposal for a road train assembly area north of the tennis courts. Apart from the highway, only Lauder and O'Conner Streets are negotiable streets.

The grain bins 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 need to alter the existing town structure.

The main agricultural routes are also of regional significance with grain silos located in Northampton and Binnu.

Binnu Settlement Pattern and Infrastructure – Key Issues

- *Retention (and where possible rationalisation) of the community infrastructure to ensure sustainable use.*
- *Protection of the main agricultural routes and development of a road train assembly area.*

4.3.5 Isseka

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

In recent years the area has developed semi-rural and horticultural lots whilst still retaining traditional farming enterprises. With its rolling hills and rich soils the area is well suited for rural smallholdings.

Isseka Settlement Pattern and Infrastructure – Key Issues

- *The rural hinterland provides attractive alternative rural lifestyle opportunities.*
- *The need to ensure that appropriate buffers are maintained given the 'mixed' farming enterprises that occur.*

4.3.6 Ajana

The townsite of Ajana is located approximately 5 kilometres westwards from the North West Coastal Highway, along the Ajana-Kalbarri Road. (At the time of this report), there are only 5 private 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.

The likelihood of Ajana ever becoming a fully developed townsite in the future is negligible. With modern transport modes and the relatively close proximity of Northampton and Kalbarri there can be little perceived demand for the residential lots or the other uses previously designated.

Ajana Settlement Pattern and Infrastructure – Key Issues

- *Rationalisation of the community infrastructure to ensure sustainable use.*

4.3.7 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 a hiring station for miners and convicts activities included a salt works and a whaling station. There are remains of some of the pioneer buildings but these have fallen into disrepair.

There is no 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 losses of the heritage sites. This would provide an opportunity for restoration and research in order that its significance is not lost.

Lynton Settlement Pattern and Infrastructure – Key Issues

- *The coastal rural hinterland provides attractive alternative rural lifestyle opportunities.*
- *Protection and enhancement of the heritage elements of the town.*

4.3.8 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 travellers 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.

The only foreseeable development would likely be a small overnight caravan/camping area, augmenting the existing Main Roads WA facilities. There are many partly hidden mine shafts and other dangerous pits and machinery dumps which are hazards to the unwary. It is highly unlikely that any development in the sense of a town will ever be a viable proposition.

Galena Settlement Pattern and Infrastructure – Key Issues

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

4.4 THE ECONOMY AND EMPLOYMENT

The local economy is predominantly based on primary industries of agriculture and fishing, although tourism is becoming increasingly important especially to the coastal towns. Smaller secondary and tertiary sectors service these primary industries and the growing tourism industry. At the time of the 2001 census 1,321 people were recorded as being employed and 118 people were unemployed. The estimated rate of unemployment at the June quarter 2002 was 6.6%.

Table 4: Employed Persons by Industry (2001)

Industries	Number	%
Agriculture, forestry, fishing	422	31.9
Mining	40	3
Manufacturing	27	2
Electricity, gas and water supply	4	0.3
Construction	63	4.8
Wholesale trade	19	1.4
Retail trade	154	11.7
Accommodation, cafes and restaurants	170	12.9
Transport and storage	52	3.9
Communication services	11	0.9
Finance and insurance	13	1
Property and business services	52	3.9
Government administration and defence	40	3
Education	79	6
Health and community services	69	5.2
Cultural and recreational services	21	1.6
Personal and other services	38	2.9
Non-classifiable	17	1.3
Not stated	30	2.3
Total employed persons	1,321	100

Source: Australian Bureau of Statistics, Shire of Northampton Regional Profile 2002

Table 5: Employed Persons by Industry (2006)

Industries	Number	%
Agriculture, forestry, fishing	379	27
Mining	73	5.2
Manufacturing	35	2.5
Electricity, gas and water supply	0	0
Construction	90	6.4
Wholesale trade	18	1.3
Retail trade	133	9.5
Accommodation, cafes and restaurants	185	13
Transport and storage	50	3.5
Communication services	3	0.2
Finance and insurance	12	1
Property and business services	17	1.2
Professional, scientific & technical services	21	1.5
Administrative & support services	33	2.3
Public administration & safety	61	4.3
Education & training	93	6.6
Health care & social assistance	105	7.5
Arts & recreation service	25	1.8
Other	44	3.1
Not stated	29	2
Total employed persons	1,406	100

Source: Australian Bureau of Statistics, Shire of Northampton (2006 Census)

Although the majority of wealth is created by primary production there has been a gradual decline in employment in those categories. The most substantial increase has been in accommodation, cafes and restaurants, which indicates a growing tourism trade. Some of the principal economic and employment activities are outlined as follows.

4.4.1 Agriculture

The Shire of Northampton has one of the largest farming areas of the Northern Agriculture SRD Region and is that region's third most valuable producer. Agriculture is the dominant employment category in the Shire of Northampton. The total value of agricultural commodities produced (GVAP) in 2001 was \$79 million (just over 8% of the SDR Region's GVAP and approximately 1.7% of the State's GVAP).

Wheat is the major commodity produced in the Shire of Northampton (\$43M) followed by lupins (\$15M) and wool (\$8M). Significant infrastructure exists in the Shire to support the agricultural industry evident by the grain receival depots at Binnu and Northampton.

Table 6: GVAP, Gross Value of Agricultural Production for major agricultural activities (1996/97)

Major Agricultural Industry	Value of farm production
Intensive animal products	(\$369,000)
• Apiculture	\$24,000
• Intensive meat	\$163,000
• Eggs	\$182,000
Pasture animal products	(\$12,610,000)
• Wool	\$7,918,000
• Grazing meat	\$4,692,000
(Crops – broadscale)	(\$60,616,000)
• Cereal crops for grain	\$41,612,000
• Grain legumes and oilseeds	\$18,397,000
• Hay/pastures	\$607,000
(Crops – horticulture)	(\$869,000)
• Nurseries, turf & cut flowers	\$372,000
• Vegetables	\$456,000
• Fruit	\$33,000
• Grapes	\$8,000

Source: *Agriculture WA, Agricultural Statistical Overview 1996/97*

Freshwater aquaculture, such as the farming of yabbies and marron, has potential within the Shire. Microalgae such as Beta carotene has been developed at Hutt Lagoon and aquaculture has some potential as a form of farm diversification. Floriculture has been trailed and there are a few successful developments.

Silviculture within the Shire has also been trailed at Northampton with the growing of Sandalwood Trees and Pine Trees. These trees are generally beneficial as they act as windbreaks, alleviate waterlogging problems, and add value to the farming property.

4.4.2 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 and the estimated value of the fishing catch is \$22.6M. Fishing is a major economic activity of the coastal towns of

Kalbarri, Horrocks and Port Gregory. These towns support a proportion of the State's crayfishing industry. This seasonal industry has a significant influence on the character of the townsites in terms of population and economic activity.

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.

4.4.3 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. In recent years tourism 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 ensures the Shire of Northampton will continue to be a major tourist destination.

Table 7 below depicts the number of overnight visitors for a three year rolling average for the whole Shire:

Table 7: Overnight Visitors – Shire of Northampton (2008)

Overnight Visitors	No. of Visitors	No. of Nights
Intrastate	106,000	478,000
Interstate	20,000	63,000
International	26,200	69,700
Total Overnight	152,200	610,700

Source: Tourism Research Australia (2008)

Table 8 below depicts the direct spend tourism provides for the Shire over a three year rolling average:

Table 8: Direct Tourism Spending – Shire of Northampton (2008)

Overnight Visitors	Per Trip (\$)	Per Night (\$)	Total Spend (\$Millions)
Domestic (Intrastate and Interstate)	\$486	\$117	\$61
International	\$292	\$104	\$7
Total Overnight	\$778	\$221	\$68

Source: Tourism Western Australia (2008)

Table 9 below depicts the accommodation styles of overnight visitors to the Shire:

Table 9: Accommodation Styles – Shire of Northampton (2008)

Domestic (Intrastate and Interstate) Visitors			International Visitors		
Caravan / camping	45,000	36%	Caravan	9,900	38%
Hotel, resort or motel	31,000	25%	Backpacker / hostel	7,300	28%
Rented house / apartment	19,000	16%	Hotel, Resort or motel	6,800	26%
Friends or relatives property	13,000	10%	Rented house / apartment	1,200	5%
Backpacker / hostel	1,000	1%	Home of friend or relative	500	2%
Other	17,000	14%	Other	1,200	5%
Total	126,000	100%	Total	26,200	100%

Source: Tourism Western Australia (2008)

Accommodation catering for all levels of visitors is required in the region, currently there is sufficient provision for fully independent travellers such as caravaners and campers and visitors desiring self contained accommodation.

There is a need to increase the availability of accommodation for visitors seeking fully serviced resort style facilities, backpacker accommodation and eco-friendly accommodation facilities in a number of locations throughout the Shire. This low-key style of tourism and eco-tourism has been in part addressed through the Shire of Northampton's Coastal Strategy that examines ways of providing low-key tourism facilities in the location of Lucky and Little Bays.

Kalbarri is one of the states 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.

Port Gregory offers similar coastal tourist attractions and is a popular location for people seeking a quiet location with good opportunities for recreational fishing. The Local Planning Strategy retains the importance of the Port Gregory Caravan Park by bestowing a "Tourist Site" zoning allocation over the landholding.

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.

The townsite of Northampton also has limited accommodation facilities, provided primarily through the leasehold caravan park and bed and breakfast facilities. Northampton has the ability to further capture the overnight accommodation market and “stopovers” as it is well positioned on North West Coastal Highway and provides an alternative from Geraldton for tourists on their way “north”. Future accommodation needs are most notable during peak periods when the townsite holds annual events such as the “Northampton Airing of the Quilts”. The provision of future short-term accommodation facilities within the townsite is recognised.

The *Shire of Northampton Coastal Strategy* (2006) also provides low-key tourism opportunities in strategic locations such as Little Bay and Halfway/Lucky Bays.

The following are some of the major tourist attractions outside the major towns:

- Kalbarri National Park
- Moresby Range
- The Bowes River System
- Nokanena Brook and Oakabella Creek
- Galena Mining Area
- Warribanno Chimney
- Wildflowers
- Hutt Lagoon
- Lynton Heritage area

4.4.4 Mining

The Shire of Northampton contains 3 broad geological zones: the Northampton Block, Perth Basin and the Carnarvon Basin.

The Northampton Block consists of granulite, migmatite and gneiss of Proterozoic age, traversed by numerous dolerite dykes. Sediments of the Carnarvon and Perth Basins surround crystalline basement rocks. The establishment of a lead mine at Northampton in 1850 resulted in substantial extraction from the Northampton Mineral Field.

The Perth and Carnarvon Basins are comprised mainly of sand and clay, however, laterite and lateritic gravels are also common. Relatively thick deposits of limestone, beach and dune sands, estuarine, alluvial and lagoonal deposits exist along the coastal areas. There is potential for future mining of salt, limestone and limesand 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. The quality of limestone deposits ranges in suitability from road to industrial grade.

During 1990, 22,272 tonnes of Heavy Mineral Sands were mined from the Port Gregory mine. Production increased to 88,444 tonnes during 1996, a 297.1% increase. The value of the mining industry within the Shire during 1996 was \$9.41M.

4.4.5 Industry

The Shire of Northampton has an economy strongly based on agriculture, fishing and tourism. Mining has been significant in the past but at present is limited to the Beta-carotene and Garnet operations at Port Gregory. The existing town industries at Northampton and Kalbarri tend to be relatively small scale concerns that provide services to the local communities.

In both towns there is a shortage of industrial land especially in Northampton where there is no established industrial area.

This lack of available industrial land has increased the pressure for approval of home based industry (home occupations and cottage industries) that would normally be accommodated in an industrial area. If suitable land is not secured there could be a legitimate need for land to be rezoned for “additional uses” to ensure the viability of these service industries are maintained. This approach is favoured over the traditional “non-conforming use” approach.

The Economy and Employment – Key Issues

- *The protection of quality agricultural land is important to cater for the long term sustainability of agricultural land use as an important economic and employment base for the locality within its regional context.*
- *Promote expansion and diversification of the rural economy to ensure the rural economic activity remains responsive and versatile.*
- *Industry within the Shire is traditionally based on the fishing and rural industries, with service industry being a marginal growing sector in and around the settlements. Such economic activity should continue to be encouraged, and additional provision made for general and service industrial developments in proximity to urban areas.*
- *There is no established industrial area in Northampton to accommodate growth for additional services and employment and there is a need to increase local resident employment opportunities.*
- *The long term effect of a lack of industrial land on the orderly and proper planning of townsites (especially in terms of an increased pressure to approve home occupations/cottage industries).*
- *Tourism is a growing industry which is strongly based on the coastal environment, heritage and the rural landscape qualities. The natural resources supporting tourism should continue to be protected, and the quality of the heritage tourism product improved and diversified.*
- *Increasing the profile of the Shire as a tourist destination will require (inter alia) the improvement of goods, services, leisure facilities and accommodation for tourist.*
- *The unique natural attributes of the Shire, including the coastal environment, river environs and diverse and dynamic rural landscapes, are economic assets worthy of management.*

4.5 PHYSICAL FEATURES AND THE ENVIRONMENT

4.5.1 Topography

The area covered by 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 that averages 250 metres in elevation 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.

Topography – Key Issues

- *Encouragement of land use and management that is environmentally and ecologically sustainable.*
- *Management of diverse and dynamic rural landscapes, and maintenance of visual qualities of areas surrounding townsites and areas adjacent to major tourist routes.*
- *There is a need to provide comprehensive management and planning for the coastline of the Shire.*

4.5.2 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.

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-Pillawarra 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.

Soils – Key Issues

- *Encouragement of land use and management that is environmentally and ecologically sustainable.*
- *Protection of natural resources including soil.*
- *A wide variety of basic raw materials of hard rock, limestone, sand and gravel occur in the Shire and should be protected to ensure their staged utilisation in the future development of the region.*

4.5.3 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.

Where the supply of town water is not available, potential land users requiring water should include steps to prove a sustainable water source suitable for their needs prior to commencement of a land use. Small volumes of water for stock use or households initially encountered by bores are normally sustainable. However, this may not be the case for water required to irrigate a large garden, horticulture, an industrial use or in an area of smaller lots each of which is utilising groundwater.

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.

There are four water reserves in the Shire of Northampton that are proclaimed under the Country Areas Water Supply Act 1947. These are: Yerina Spring, Port Gregory, Horrocks Beach and Northampton.

4.5.3.1 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. Figure 8 contains information relating to drainage lines for land within the Northampton Townsite.

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.

Murchison River System

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.

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.

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 (Playford et. al.; 1970).

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 Binu 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.

4.5.3.2 Flooding

Flooding is an important issue along the major and minor stream lines of the Shire. Storm events that area 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 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. Utilising effective floodplain management activities can also reduce future flood damages these include:

- Introducing land use planning controls to keep inappropriate future development away from floodplains;
- Flood mitigation works and measures (where cost effective and have low adverse social and environmental impacts) to keep floodwaters away from existing development; and
- Improved flood warning and flood awareness activities to reduce residual flood risk.

The Department of Water has identified a number of priority flood risk matters that need to be addressed. These are as follows:

- Horrocks Road (which is Shire managed road) needs either a road upgrade or an emergency management plan to be prepared and implemented to ensure residents are not isolated during large flow events;
- Bridge crossing on Bowes River should be trafficable in 1 in 100 ARI events; and
- Flood risk advice is required for land planned for residential development adjacent to waterways to be identified at Structure Planning stage.

4.5.3.3 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. As indicated on Figure 5 pools and temporary wetlands do occur along most other stream courses and there are wetlands associated with the numerous soaks and springs.

Wetlands provide habitats for a wide variety and number of fauna, and small soaks may provide an oasis for frogs, fish, water birds and small fauna. Wetland protection needs to be carefully considered before any clearing or other changes are made. If small wet sites are to be developed, it is often possible to incorporate a manufactured wetland or to leave the majority of the existing wetland vegetation and only modify a small area.

Pools on water courses and their related vegetation should remain intact.

4.5.3.4 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, on the other hand, 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.

4.5.3.5 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.

Whilst groundwater is widespread, quality and quantity limitations inhibit the size and nature of land uses and developments. In many cases shallow ground water may be too saline to form a suitable supply. In addition, the initial draw rates are normally much greater than the recharge rate and therefore it is very easy to over pump the aquifer. Sustainable supplies of groundwater based on recharge rates will need to be established prior to the commencement of any development in all areas.

Northampton Block

The Northampton Block (as shown on Figure 4) 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.

A Water Source Protection Plan was produced for the Northampton Townsite by the former Water and Rivers Commission in 2000. Owing to the limited groundwater resources in the Northampton area it was concluded that the Water Reserve should protect the existing plus potential sources of town water supply. As such the existing Water Reserve boundaries were retained and the reserve was classified as Priority 3 source protection area.

Priority 3 (P3) source protection areas are defined to minimise the risk of pollution to the water source. P3 areas are declared over land where water supply needs to co-exist with other land uses such as residential, commercial and light industrial developments). Protection of P3 areas is achieved through management guidelines rather than restrictions on land use.

The following land uses are considered to be incompatible with P3 areas: piggeries, abattoirs, tanneries, woolscourers, deep well injection of effluent and used tyre storage.

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 borefields and diminishing water supplies a decision was made to bring a water pipeline 44 kilometres from Geraldton to Northampton. As a consequence, 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.

4.5.3.6 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.

Hydrology – Key Issues

- *Encouragement of land use and management that is environmentally and ecologically sustainable.*
- *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.*
- *Facilitate the upgrading of Horrocks Road or an emergency management plan to be prepared and implemented to ensure residents are not isolated during large flow events.*
- *Bridge crossing on Bowes River should be trafficable in 1 in 100 ARI events.*
- *Flood risk advice is required for land planned for residential development adjacent to waterways and needs to be identified at Structure Planning stage.*
- *Protection of natural resources including waterways and wetlands.*
- *There is a need to provide comprehensive management and planning for the coastline of the Shire.*
- *Sustainable use and protection of groundwater sources.*

4.5.4 Minerals

The Northampton Shire has been a producer of minerals since the mid-1800s following the discovery of copper ore at Northampton in 1842 and the first lead ore in the State on the Murchison River by J Walcott in 1848. The first mine in Australia is claimed to have been within the Northampton Mineral Field.

The Murchison field stretched from the Mary Springs Mine to the Springvale mine near the Ajana railway station in the south. The Northampton Mineral Field extended from Beenatarra and Nonga Hill in the north and southwards through Northampton. The two fields predominantly produced copper, lead and silver. There is potential for the deposits to be re-investigated and re-opened at some time in the future. Garnet is mined at Port Gregory for export through Geraldton for the abrasives market. Reserves in 1989 were 6 million tonnes. Minor other minerals such as graphite and muscovite have also either been or investigated or utilised in the past.

A wide variety of basic raw materials of hard rock, limestone, sand and gravel occur in the Shire and must be protected to ensure their staged utilisation in the future development of the region. Although specific major sources of basic raw materials within the Shire cannot be delineated on current available information an indication of the resources is shown on Figure 3.

As basic raw materials are large volume low cost products they are normally sourced locally when required. With much of the Shire relatively undeveloped at this stage the potential for basic raw materials will be for small local quarries and borrow pit to supply a townsite or portion of a road. With the onset of major infrastructure projects in the Midwest Region there is increasing interest in securing basic raw materials such as hard rock (granite). It is important that these sources are identified, however in the interim, some form of low intensity land use such as agriculture may be appropriate.

The excavation of basic raw materials is a temporary land use with the land being returned to a potentially productive use at the completion of excavation. Sand and gravel quarries can be returned to pasture, claypits to lakes or aquaculture ponds, limestone pits can be utilised for development and hard rock quarries for waste disposal. With the exception of hard rock quarries that require blasting, the environmental impact of quarries is low and generally exaggerated when compared to the impact of urban development and some other industries.

The Department of Industry and Resources has an interest in the mineral deposits (copper and lead) contained within and around the Northampton Townsite. Therefore, any land proposed for subdivision within the townsite that is within 200 metres from the sides of and 500 metres along the strike of any mineral lode should be subject of a geotechnical study to ensure there are no hidden underground workings. An environmental geological study should also be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode or from mining activities.

In regard to land outside the Northampton Townsite, any land proposed for subdivision within 200 metres from the side of and 500 metres along the strike of any mineral lode are to be referred to the Department of Industry and Resources for mineral prospectivity assessment and geohazard assessment due to the possible presence of historical mine workings and contamination of the soil by heavy metals such as lead.

Minerals– Key Issues

- *Encouragement of land use and management that is environmentally and ecologically sustainable.*
- *Need for geotechnical and environmental geological studies for land subdivision affected by mineral lodes and historic mine workings within the Northampton Townsite.*

- *Consultation with the Department of Industry and Resources for potential subdivision of Rural Smallholdings outside the Northampton Townsite.*

4.5.5 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 is therefore; 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.

Vegetation – Key Issues

- *Encouragement of land use and management that is environmentally and ecologically sustainable.*
- *Protection of natural resources including significant vegetation.*
- *There is a need to provide comprehensive management and planning for the coastline of the Shire.*

Part 5 – LAND CAPABILITY

Land capability is defined as the ability of land to sustain a specified use without resulting in significant onsite or offsite environmental degradation. The land units are derived from the Department of Agriculture mapping (refer to Figure 4) and provide a broad-brush approach to land capability. The onus will remain on the applicant of a proposed land use, development and/or subdivision, to provide sufficient information, (including detailed land capability assessment and water management planning) to enable Council and other decision-making authorities to make an informed decision. To assist, Appendix B contains guidelines for the preparation and assessment of proposals.

5.1 RANGELAND

The main environmental issues are overgrazing which can lead to removal of the surface soils, and compaction which makes it difficult for vegetation to regenerate without mechanical and seed input.

The Rangelands have few additional opportunities apart from conservation and sustainable grazing. There are likely to be areas in some river valleys such as the upper reaches of the Murchison River that may be suitable for horticulture/aquaculture or more intensive uses on alluvial flats and nearby soils utilising water from the alluvial aquifer for irrigation. There are additional opportunities for increased tourist activities such as farm stays, wildflower tours and activities associated with the Galena Heritage area.

5.2 VICTORIA SANDPLAIN

The main environmental issues are wind erosion, the lower quality of leached shallow sand and non-wetting characteristics, which may be exaggerated by lupins. As the original vegetation was shrub land, there are few trees to provide protection from wind. Over recent years the number of sheep carried in the area has reduced in response to market forces.

A greater proportion of perennial crops and the planting of suitable windbreaks could be considered to help reduce the potential for wind erosion. Vegetation corridors of remnant vegetation and windbreaks incorporating shrubs and trees could link remnant bushland across properties and to nature reserves.

The sandplain is best suited to broadacre cropping. New opportunities are limited, but grazing rotations with cattle on tagasaste may be sustainable in better areas.

There are opportunities within the tourist industry such as farm stays, and wildflower tours that could be linked to other attractions such as the Kalbarri National Park and Rangelands to the north and west and the Northampton heritage sites. Milling and other rural industries which value add are possible considering the large grain production from the region, combined with grain fed stock, including piggeries.

5.3 WITTECARRA SANDPLAIN

The main environmental issues are wind erosion, the lower quality of leached shallow sand and non-wetting characteristics that determine generally low agricultural capability. As the original vegetation was shrub land, there are few trees to provide protection from wind.

There are few opportunities in this area under current farming practices because of poor soil quality. This area of sandplain is best suited to remaining uncleared apart from the better soils that are suited to grazing rotations on perennial and annual pasture. Tagasaste may be sustainable in better areas, pine (*Pinaster*) plantations in clumps or belts.

Groundwater is available in the underlying Palaeozoic and Mesozoic aquifers. The quality of water may be suitable for irrigated activities and aquaculture depending on soil quality and ability to construct ponds. Crops are most likely to be perennial horticulture and hardy annual produce.

Farm diversification is seen as the most likely mechanism for the introduction of new land uses but is only likely to succeed through co-operative marketing. The poor quality of some of the uncleared soils, which are markedly leached, also inhibits their agricultural capability. There is some potential to farm stays and other tourist activities but these are likely to be restricted because of the distance to the main tourist activities and traffic.

5.4 YERINA DISSECTED AREA

Management issues include water erosion on the steeper slopes, hard setting soils and traffic hard pans on the heavier more clayey soils. On the lighter more sandy soils water repellence and the maintenance of an adequate vegetation cover over summer are important.

Soil erosion remains the major management issue that will require the use of earthworks and contour ploughing. Minimum and no tillage will assist in the maintenance of vegetation cover. Hard setting soils and areas of traffic hard pans will benefit from ripping although this can be alleviated by the use of permanent traffic lines in paddocks.

The mesas, in particular the sideslopes, are susceptible to water erosion and should be fenced and stock excluded. Remnant vegetation is not widespread across the land unit and some plant communities are unlikely to be well represented. Existing remnant vegetation should also be protected. There is a general lack of trees because of low representation in the original plant communities and those present will decline over time. Additional trees should be planted to compensate for any decline and to increase shelter for stock in exposed areas.

The Dissected Area contains large areas of good soils well suited to rotational cereal cropping and grazing. The broad valley floors of the Hutt River and smaller streams are particularly suited to farm diversification and alternative land uses with their better soils and good potential water supplies.

Continued cropping practices with stubble management and minimum tillage are important for sustainability over most areas. Remnant vegetation on the steeper slopes, breakaways and mesa tops should be fenced and protected.

Some thought could be given to newer crops such as canola, faba beans or chick peas. The incorporation of perennial fodder crops such as sub-terranean clovers, puccinellia, tagasaste and *Acacia saligna* may prove beneficial, particularly on the more sandy soils. Alley farming with cattle and tagasaste/*Acacia saligna* may be possible but better suited to the heavier soils.

There is also the potential for the introduction of non-traditional stock such as emus, ostriches and goats depending on market potential together with grain fed stock such as pigs based on the grain grown in the area and proximity to markets.

Tree and shrub crops are worth investigating, such as Eucalypts, essential oils, carob beans, olives and some nut crops. Floriculture has been successfully tried in similar conditions and could include species such as Geraldton Wax, Banksias, Smoke Bush, Eucalypts, Kangaroo Paws, Honey Myrtles and Proteas. To produce quality blooms, water is needed. Growth of indigenous flowers should be encouraged to reduce the need to collect material from reserves with the subsequent increased risk of spreading dieback disease.

Soils are suited to orchards, particularly citrus, stone fruit that do not require cold setting, and viticulture for the local, Perth and export markets. Other crops worth investigating are some nuts, passion fruit, blue berries, newer Asian fruit and vegetable crops. Perfume, essential oils and essences could be incorporated into cottage and craft industries to become a focus of tourism or could be commercially grown on a large scale.

Farmstays and other tourist based activities are appropriate and could be linked to the existing tourism sites of Lynton, Port Gregory, Horrocks, Kalbarri National Park and the Northampton heritage area.

Marron farming has been successfully carried out on a number of farms and there is potential for expansion utilising yabbies, marron, black bream and silver perch. Aquaculture is suited to the valley floors and soaks, particularly associated with the Kockatea Shale where clays are available, for example along Yallabatharra Road. Where clay is absent synthetic linings can be used although this leads to higher establishment costs.

It is doubtful whether large commercial aquaculture operations could be established widely because water supplies and soils suitable for the construction of ponds are restricted. Rather the new land uses should be regarded as a diversification of broadacre farming.

5.5 NORTHAMPTON BLOCK

The Northampton Unit has areas of good soils suited to rotational cereal cropping and grazing, although steeper slopes and stony ground restrict the available area. Continued cropping practices are sustainable in many parts but some thought could be given to newer crops such as canola, faba beans or chick peas.

Non-traditional stock such as emus, ostriches, pigs and goats are suitable depending on market conditions. Stud activities (cattle) have been shown to be viable in the Isseka area and these could be extended to other areas.

Tree and shrub crops are worth investigating, such as Eucalypts, essential oils, carob beans, olives and some nut crops. Floriculture has been successfully tried in some locations and could include species such as Geraldton Wax, Banksias, Smoke Bush, Eucalypts, Kangaroo Paws, Honey Myrtles and Proteas. To produce quality blooms, water is needed. Growth of indigenous flowers should be encouraged to reduce the need to collect material from reserves with the subsequent increased risk of spreading dieback disease.

Soils are suited to orchards, particularly citrus, stone fruit that do not require cold setting and viticulture for the local, Perth market and export. Other crops worth investigating are some nuts, passion fruit, blue berries, newer Asian fruit and vegetable crops. Perfume, essential oils and essences could be incorporated into cottage and craft industries to become a focus of tourism.

Marron farming has been successfully carried out on a number of farms and there is potential for expansion utilising yabbies, marron, trout, black bream and silver perch. Where clay is absent synthetic linings can be used although this leads to higher establishment costs. 'Through flow' ponds may be applicable but are more difficult to manage in terms of nutrients.

The broad valleys such as Bowes River provide good opportunities to expand aquaculture and horticulture provided suitable water sources are proven prior to approvals. Water is likely to be limiting and may restrict activities to a number of localised ventures which will make marketing crucial and may require the formation of co-operative groups to ensure sustained supply of products.

It is doubtful whether a large commercial operation could be established because of restricted water supplies, but rather the new land uses should be regarded as a diversification of broadacre farming.

5.6 TAMALA

Areas of limestone outcrop have very low productivity and should not be cleared. They should be returned to native vegetation and tree belts.

Continued grazing of the better soils is sustainable if the high potential for wind erosion is addressed. Wind breaks or alleys of fodder trees and shrubs can be used to reduce wind erosion. Minimum tillage should be practised and adequate stubble retained through summer. The use of perennial grasses and pasture legumes will increase productivity.

There is potential for horticulture on some of the deeper sands but suitable ground water needs to be established prior to any change of land use. Horticultural activities are likely to be small operations because of groundwater limitations. Cleared areas away from the coast with less potential salt burn are suitable for Pinaster pines. Floriculture has potential whether for local cut flower trade or export of essential oils and essences.

In general, the opportunities are restricted by the amount of reserved land and restricted water availability and may be better served by being directed towards conservation, tourism and heritage based on farmstays, chalets and holiday accommodation associated with Horrocks and Port Gregory.

5.7 QUINDALUP

In general the Quindalup dunes should remain as conservation. Developments such as dwellings, roads and other infrastructure should be restricted to suitable nodes and carefully managed in the Quindalup Unit. Where possible developments should be restricted to swales and set back from the fore dunes. The shallow ground water is highly susceptible to pollution from effluent and from salinity increases during over pumping and will require management and monitoring at development nodes.

Vegetated areas should remain uncleared and access restricted to reduce damage by vehicles. Horses trails may lead to erosion but the greatest risk is from the introduction of weeds. Trails accessed by horses need to be located in areas of disturbed vegetation where possible, and designed to reduce edge effects and the potential impact of weeds on remnant vegetation. Cleared areas should be replanted with indigenous vegetation.

The two current development areas are Port Gregory and Horrocks. Both of these are experiencing greater use pressure which will continue with the completion of the coastal road from Horrocks to Kalbarri.

Conservation and landscape protection should be seen as reducing environmental impact from developments and consolidating developments whilst at the same time preserving the 'best' and most unstable areas. It should not be seen as 'no' development.

To this end land capability and environmental impact assessment may be required for new developments such as subdivisions, roads, breakwaters, coastal aquaculture and the like. The protection of the foredunes could be achieved through land swaps, foreshore reserves, landscape protection zones and dune management devices.

The best opportunities are for conservation and landscape protection with development restricted to defined nodes.

5.8 MORESBY RANGE

Management issues include the protection of remnant vegetation, water erosion, hard setting soils and traffic hard pans on the heavier more clayey soils.

Soil erosion of cultivated land and steeper slopes is potentially severe during storms. Minimum tillage and direct drill techniques are normally used during cropping regimes and will assist in maintaining enough vegetation to resist erosion. Hard setting soils and traffic hard pans benefit from ripping.

The area has high visual amenity, being crossed by the North West Coastal Highway and thus developments should be located out of sight lines and away from stream lines to assist the maintain the landscape values and reduce the risk of flooding.

Areas of remnant vegetation should be fenced and stock excluded, particularly on the mesa tops and steeper slopes. Trees and shrubs should be planted to compensate for tree decline and to increase shelter for stock in exposed areas. These can be achieved through direct seeding or tube plants, located in ripped soils at the base of slopes or selected locations. Fencing and the exclusion of stock will lead to natural regeneration.

The value of the Moresby Range lies in its landscape qualities and remnant vegetation. The protection of these resources should over-ride any pressure for development. The ranges can be used for sympathetic development of rural smallholdings although the lack of ground or surface water may place restrictions on the extent of development.

Developments not in keeping with the landscape qualities such as quarries and rural industry should be located outside the Moresby Range if possible. Subdivision, with the designation of flat tops and steep sideslopes for conservation purposes may be one means of ensuring landscape protection.

Part 6 – STRATEGIC PLAN

The Shire of Northampton has an extremely rich natural environment, with its unique rural landforms and coastal environments providing a wealth of opportunities for sustainable economic development, tourism and high quality alternative lifestyles in close proximity to the Mid West’s regional centre, Geraldton.

The vision for the Shire is that of prosperity and modest growth that is built on existing towns and services, having a diversified local based economy integrated with a sustainable and productive natural resource base. The strategic plan seeks to ensure that the Shire’s natural environment is carefully managed and that its natural and built assets are protected from inappropriate development that would prejudice the diverse agricultural, coastal, visual, heritage and urban attributes of the Shire.

The following highlights the overall “Shire wide” strategic plan, with further site-specific details within particular planning precincts or major growth townsites (see Part 7).

6.1 AGRICULTURE AND OTHER RURAL

Agriculture is the most important industry within the Shire and is expected to remain a vital component of the future growth and development of the Shire. The diversification and intensification of the agricultural industry should be promoted.

The WA Planning Commission’s State Planning Policy 2.5 “Agricultural and Rural Land Use Planning” provides criteria for the identification and protection of areas of agricultural significance. Further assessment of existing agricultural areas within the Shire including detailed land capability and suitability assessment is required to define areas of local, regional or state significance and enable appropriate protection of these areas through various zoning provisions of the Local Planning Scheme(s). In the interim, existing agricultural areas need to be protected from non-agricultural land use and environmental degradation.

6.2 MINIMUM LOT SIZES FOR SUBDIVISION OF RURAL LAND

The rural hinterland is recognised as a finite resource providing for diverse and sustainable rural activities. The ability of rural land to sustain its primary function and utility can be threatened where rural land is seen as a resource for subdivision. The fragmentation of rural land undermines the resource in terms of its ability to sustain changing agriculture and other rural uses. It is acknowledged that rural landowners require subdivision as part of the rural economic cycle, and it is considered that the size of the prevailing lots has proven to be suitable over a long period of time, and therefore provides the basis for rural subdivision.

The WA Planning Commission maintains a general presumption against subdivision of rural land unless it is specifically provided for in a Local Planning Scheme or an endorsed Local Planning Strategy or Local Rural Strategy. Criteria for minimum lot sizes for agricultural areas has therefore been included to guide both Council and the WA Planning Commission with regard to applications for rural subdivision.

6.2.1 Extensive Agriculture

The vast majority of the Rangelands planning precinct contains pastoral leases and crown land. Until such time as there are a significant number of freehold land titles, the existing lot sizes are considered suitable to accommodate extensive agricultural use. As such no criteria

for subdivision will be applied, apart from those criteria applicable in the WA Planning Commission Policies.

In the Broadacre and Coastal planning precincts 400 hectares has been chosen as the minimum lot size for subdivision for extensive agricultural uses as it is considered to represent the prevailing lot size for these precincts. As the rural land is used almost exclusively for cropping and grazing purposes in these precincts it is considered that the 400 hectare minimum lot size will ensure the continued use of the land for these rural purposes.

In the Northampton and Moresby planning precincts 250 hectares has been chosen as the minimum lot size for subdivision for extensive agricultural uses as it is in accordance with the minimum lot size for the adjacent planning precincts in the Shire of Chapman Valley, and there is a need to ensure 'common' planning across Local Authorities. Again the retention of this lot size will ensure the continued use of the land for extensive agricultural uses.

6.2.2 Intensive Agriculture

The Local Planning Strategy accommodates the subdivision for intensive agricultural uses to a minimum of 80 hectares, consistent with the WA Planning Commission's State Planning Policy 2.5 "Agricultural and Rural Land Use Planning" which states that 80 hectares should be minimum lot size for long-term sustainable, intensive agricultural uses where no other lot size can be validated. This form of subdivision is dependant on the demonstrated land suitability for the intended use (or a range of potential intensive agricultural uses) by way of:

- Lot sizes being sufficient to be both environmentally and economically sustainable in the long term as agricultural enterprises;
- Each lot having sufficient high to very high capability for intensive agriculture; and
- Each lot having a sustainable water supply for domestic, fire management, agricultural purposes and environmental uses.

6.3 SETTLEMENT

6.3.1 Major Growth Townsites

The existing townships of Northampton, Kalbarri, Horrocks and Port Gregory are generally able to provide a wide variety of lot sizes and housing choice. Population growth can be accommodated within these existing (expanded) towns, particularly where there is adequate community infrastructure, employment opportunity and service infrastructure. Consolidation of urban development within these existing townsites is therefore considered to be the most appropriate settlement strategy for the Shire. Urban consolidation will enable better utilisation of existing infrastructure and services and generate economies of scale for further infrastructure development. With the exception of Northampton, there are limited opportunities for residential infill development and new residential development areas will be required within and around the townsites.

6.3.2 Rural Residential

Rural residential living is generally an alternative form of settlement that occurs in close proximity to the townsites. It is considered that this type of development satisfies a legitimate

lifestyle demand, and attracts residents and development that contribute to the socio-economic well being of the general community. Lot sizes range from 1 to 4 hectares. Appendix C contains criteria for assessing the suitability of land for 'Rural Residential' lots, and should be read in conjunction with the WA Planning Commission's State Planning Policy 2.5 "Agricultural and Rural Land Use Planning".

6.3.3 Rural Smallholdings

Rural smallholdings areas identified in the southern portions of the Shire are more a recognition of the historical cadastral pattern, than they are proposals for more intensive subdivision.

The range of lot sizes for rural smallholdings areas identified in this Strategy is 4 to 80 hectares. This range of lot sizes is generally considered suitable for accommodating rural living, augmented with some form of limited rural pursuit while complementing landscape values. Appendix C contains criteria for assessing the suitability of land for 'Rural Smallholdings' lots, and should be read in conjunction with the WA Planning Commission's State Planning Policy 2.5 "Agricultural and Rural Land Use Planning".

Proposals to rezone land consistent with criteria listed within Appendix C should be prepared in accordance with the guidelines for preparation and assessment of proposals provided in Appendix B.

Land that is proposed for subdivision within the rural smallholding area adjacent to the Northampton Townsite (refer Figure 6) if located within 200 metres from the side of and 500 metres along the strike of any mineral lode will also need to be referred to the Department of Industry and Resources for prospectivity and geohazard assessment.

The development of these areas is likely to occur over time as individual landowners randomly seek to capitalise on the opportunity to meet market demands. But in any event it is considered that the amount of land identified for 'Rural Smallholdings' development will be adequate to ensure sufficient supply for the life of this Strategy (15-20 years).

6.3.4 Rural Conservation

The Shire recognises the need to protect natural areas, especially native vegetation, to ensure sustainable development can continue, particularly in relation to agricultural uses. As a result of extensive clearing in the past, mainly for the creation of farms, approximately only 41% of the Shire remains covered by perennial vegetation, however when excluding land contained within Kalbarri National Park this figure is reduced to 26%. The 26% coverage contains various vegetation types, is fragmented and scattered throughout the Shire with limited ecological linkages. This remaining coverage, therefore is significant, given that the EPA seeks to retain at least 30% coverage of the pre-clearing extent of each vegetation type (refer to the EPA's Position Statement No. 2 Environmental Protection of Native Vegetation in WA December 2000) and therefore support for further clearing of vegetation is unlikely to be obtained.

Within this context, the Shire has had a number of enquiries regarding possible uses of existing large rural lots that contain significant areas of native or regenerated vegetation that are unable to be cleared for extensive agricultural use. It is considered that although this land performs a valuable conservation function, the management of significant areas of vegetation can be onerous on a single landowner in terms of weed management, feral animals, fire

management etc. In addition, the Shire also recognises the fact that it is not possible to include all areas of native vegetation within conservation reserves and therefore a balance must be found between private and public conservation measures.

Currently landowners can make application for the subdivision of a single “conservation” lot off the main agricultural lot in accordance with WAPC Development Control Policy 3.4. Subdivision in this manner is supported, however to facilitate the subdivision of land into multiple conservation lots, a “Rural Conservation” zone will be introduced into the Scheme. Land that meets the criteria detailed in Appendix D will be eligible to apply for a zoning change to the “Rural Conservation” zone, with the exception of lots located within the Rangelands Planning Precinct (note: land within this area is predominantly pastoral leases that has a different management tenure).

The main objectives of the approach outlined in Appendix D is to:

- Promote a positive conservation outcome whilst minimising the impact on government and community services;
- Seek the protection and long term management of native vegetation outside the existing conservation reserves; and
- Minimise further fragmentation of the native vegetation and where possible promote ecological linkages where clearing has resulted in the current fragmentation of the remaining native vegetation in the Shire.

Whilst it is recognised that green title subdivision has a role to play in contributing to the protection of native vegetation, it can potentially result in further fragmentation of existing bushland over well designed, innovative, cluster style survey strata subdivisions. Incentives, therefore, in the form of significant additional lot yield have been provided to those landowners who choose to create an innovative cluster style subdivision that protects the remaining native vegetation as one entity (i.e. as one common lot).

The Shire also recognises that in certain circumstances, landowners may wish to seek assistance in managing the native vegetation within the Rural Conservation zone. The Shire, will therefore, encourage landowners to contact the relevant State Government agencies for guidance (such as Land for Wildlife) and to investigate the benefits of entering into a voluntary conservation covenant so as to obtain assistance in the management of the natural area. It is envisaged that these matters will be incorporated into any Environmental Management Plan that will be required as part of being included within the Rural Conservation zone.

Notwithstanding the Shire’s desire to maximise the long term protection and management of native vegetation on private land, it also needs to take into account wider sustainability issues of increasing the population in rural areas and the potential demand this may have on government and community services. This issue will need to be addressed before inclusion in the Rural Conservation zone will be supported.

6.3.5 Northampton

Within the Northampton townsite there is ample ‘Rural Residential’ land (both existing and proposed) to accommodate expected demand. Refer to Section 7.2.1 and Figure 8 for further details. The proposed future rural residential land identified in this Strategy has been selected based on proximity to the existing Northampton townsite and proximity to areas being used or that have been identified for similar use.

Land that is proposed for subdivision within 200 metres from the sides of and 500 metres along the strike of any mineral lode should be subject of a geotechnical and environmental geological studies to ensure there are no hidden underground mine workings or contaminated soils.

6.3.6 Northampton – South

‘Rural Smallholdings’ for lifestyle/hobby farming purposes on suitable land is positively encouraged around the townsites of Northampton and also Isseka. In the far southern portions of the Shire adjacent to, and containing the footslopes of the Moresby Ranges, ‘Rural Smallholdings’ accommodating limited rural pursuits are encouraged on suitable land.

Figure 6 has broadly identified land suitable for rezoning and subdivision (and indicates general minimum lot sizes) based on the following:

- Provision of extended opportunities for agricultural diversification based on an array of intensive and incidental uses;
- Consistency with existing settlement patterns in consideration of prevailing lot sizes and emerging landuse trends;
- Avoidance of future expansion areas of the Northampton urban area;
- Location in relative close proximity to regional services in Geraldton;
- The visual amenity, scenic landscape and conservation values of the Moresby Ranges;
- Improved access and management of natural features such as the rivers and associated tributaries;
- Promotion of environmental repair including protection of remnant vegetation;
- Maximising the existing local road network;
- Emerging market demand;
- Consistency with local planning for the adjoining local authority; and
- The heightened expectation of development of the Oakajee Industrial area.

Prior to subdivision occurring it is necessary for the land to be rezoned through a formal amendment to the Local Planning Scheme thus ensuring detailed assessment of suitability/capability and appropriate Scheme provisions to control development.

6.3.7 Horrocks

The existing Special Control Area (refer to Figure 9) surrounding the Horrocks townsite covers all land around Horrocks likely to have some development potential at some point in the future. Structure Planning will need to be undertaken within the Special Control Area before any subdivision can occur. It is likely that the pattern of development within the Special Control Area will be based on a gradation of lot size around the townsite.

Preliminary structure planning for this Special Control Area has commenced. Residential, ‘Rural Residential’ and ‘Rural Smallholdings’ zoning and subdivision should be contained within this Special Control Area and its staged release should be based on adequate take up and development of previous stages. Other landuses associated with the tourism and fishing industries may also be appropriate.

6.3.8 Isseka

As there is no reticulated water supply available to the Isseka townsite, no further subdivision of the existing lots will be supported. In any event, it is considered that the existing range of lot sizes from 1 to 4 hectares will continue to satisfy demand.

6.3.9 Lynton

Within, and adjacent to, the Lynton townsite there are a small number of historical small landholdings and landholdings severed by the Port Gregory Road. There has been interest shown in boundary relocation subdivision to provide for 'Rural Smallholdings'. An opportunity exists to allow for these boundary relocations that can further provide for, and enhance, the preservation of historical sites and secure land in public ownership along the Hutt River. Support will only be forthcoming on the basis of legitimate boundary relocations where a dwelling entitlement existed for the land and lot sizes should generally be around 20 hectares.

6.4 TOURISM AND RECREATION

There are significant opportunities for growth and expansion of the tourism industry. The potential of the Shire is largely attributable to its unique natural environment, historical background and coastal location. It is important that heritage values are maintained throughout the Shire and important information from the Heritage Council of WA is contained in Appendix E.

Kalbarri, Horrocks and Port Gregory are a focus for tourism and recreation within the coastal areas and there are opportunities to formalise larger-scale tourist development within these areas. This will provide a focus for tourism on the coast and ensure access to the coastal areas for tourism and recreation is managed. The formalisation of Halfway/Lucky Bay and Little Bay for tourist and recreation use is a logical progression from the incremental use that has occurred to date. These nodes of eco-tourism will provide opportunities for the development of short-stay tourist accommodation and related recreational and support facilities consistent with appropriate management plans. There are also a number of day use sites located within the Shire of Northampton that provide opportunities for nature based recreation and environmental protection.

There is significant potential to further develop low-key, small-scale, eco-tourism based opportunities associated with the coast and other areas of 'wilderness' appeal. Tourism can capitalise on the Shire's strong agricultural and mining history through heritage tours and trails and provide alternatives to nature-based tourism. Other opportunities for commercial tourism development that complement (but do not override) the rural areas of the Shire include farmstay accommodation, chalets and rural bed & breakfast establishments.

The major recreational pursuits outside of the townsites include fishing, 4 wheel driving, camping and sight seeing (wildflowers). These will continue to be provided for within existing reserves, rural and coastal areas. The ongoing protection and possible dual conservation/tourism and recreational focus for future management will ensure these recreational opportunities continue to be available and enhanced.

6.5 ENVIRONMENT AND CONSERVATION

The protection of the Shire environment is an important objective, not only for scientific and aesthetic purposes, but also to provide and enhance recreational resources for both residents and visitors. The main issues associated with environmental protection and conservation within the Shire are the status and management of conservation reserves, coastal management and protection of remnant vegetation.

Existing conservation reserves should be protected by an appropriate reservation under the Local Planning Scheme. A dual focus for the management of conservation areas is considered appropriate incorporating strategies for maintaining biodiversity and enhancing recreational and tourism opportunities.

The coastal areas of the Shire are popular tourism and recreation destinations. The growing pressure and demands on these areas have been recognised by the Shire by the preparation of a Coastal Strategy.

There are large areas of remnant vegetation within the Shire, particularly within the Kalbarri National Park and areas of unallocated crown land. Remnant vegetation is important, not only for conservation purposes, but also to assist in managing land degradation, loss of biodiversity and to provide for fauna movement. Remnant vegetation within crown reserves and UCL is subject to degradation due to uncontrolled access and use. Areas of high environmental significance presently under threat include the Bowes and Hutt River mouths and the Murchison River corridor. Areas of remnant vegetation on private agricultural properties are often small, isolated and threatened by adjoining land uses. While further clearing of agricultural land requires the Department of Environment and Conservation approval (and is unlikely to be supported), further consideration needs to be given to managing and protecting remaining small pockets of remnant vegetation. In some cases within agricultural areas, (subject to compliance with WA Planning Commission policy), it may be appropriate to subdivide remnant vegetation from cleared agricultural land for conservation purposes.

Important information from the Australian Heritage Commission and the Department of Environment and Conservation is contained in Appendix F.

6.6 WATER

As the population of the Shire grows there will be an increased need for the orderly and proper planning and management of water resources. Poor water management can lead to significant environmental, property and public health risks through contamination and flooding.

Consistent with Better Urban Water Management, water resources and the impact of proposed development should be considered and used to inform the planning decision at each planning stage.

Part 7 – STRATEGIES AND ACTIONS

The long term strategic view for the Shire recognises the following factors:

- Diversified agriculture will be a major strength to the local economy;
- Broadacre grazing and crop production areas will require ongoing protection because of their economic significance;
- The function of the coastal towns in particular, in terms of tourism and the fishing industry, needs to be protected simultaneously with the urban expansion of these towns;
- Northampton, Kalbarri, Horrocks and Port Gregory have the greatest capacity to house future population growth in terms of land tenure and planning opportunities, however will all depend on infrastructure upgrades;
- The Shire's population and visitors will increasingly value the quality of community and cultural facilities, built environment and unique natural features; and
- The rural landscape, coastal environment and heritage features will continue to be important to the visual quality and character of the Northampton Shire.
- The natural values of the Shire will be protected and conserved and sustainable practices will be promoted and recognised as essential for maintaining economic and social values.

The Local Planning Strategy is given further definition and clarification by the various planning precincts and major growth townsites.

7.1 PLANNING PRECINCTS

The approach taken in regard to the planning precinct boundaries is generally guided by soil mapping produced by the Department of Agriculture rather than cadastral lines. Cadastral boundaries do not take into account many of the aspects of the land such as topography, soil type, vegetation, water, trends in landuse etc. As a result the planning precinct boundaries, as shown on the Local Planning Strategy map, will show some land holdings that may traverse boundaries.

Therefore, it is intended that planning precinct boundaries be flexible to allow for consideration of these attribute rather than being a hard and fast line of separation that bares no relevance to land suitability for change in landuse or subdivision. On this basis some discretion can be applied to land traversed or adjacent to precinct boundaries where assessment and determination can be guided by the objectives and prescriptive criteria from the adjoining precinct depending on the nature and merits of the relevant proposal. However, to qualify the level of flexibility with precinct boundaries the following variances need to be understood.

Change in landuse, a change in landuse may be accommodated on land where the precinct boundary either traverses or is adjacent to the subject land holding depending on the nature and merits of the relevant proposal following detailed assessment and justification from the proponent.

Subdivision, subdivision based on the lot sizes specified in this Strategy will only be considered where the subject land holding is clearly traversed by the planing precinct boundary. For land holdings that are clearly contained within a single planning precinct, subdivision will only be supported in accordance with the relevant action for that precinct.

7.1.1 Rangelands Precinct

Rangelands Precinct Overview

This precinct is located in the northern and eastern portions of the Shire including the Kalbarri National Park. The precinct contains the largely uncleared areas of the Shire and has been utilised for livestock grazing. The sandy soils are susceptible to wind erosion and compaction if overgrazed.

There has been development of small-scale tourist activities and accommodation on some pastoral properties and this form of development offers a variety of tourist activities and experiences within the Shire.

There are a number of identified heritage places within the precinct the most prominent being the Kalbarri National Park and the Galena Mining Heritage Area. The Galena Mining Heritage Area has a long history of tourist visitation and offers a different type of tourist and recreation activity to the Kalbarri National Park adjacent to the west.

Mining activities have occurred in the past, primarily within the area of the Geraldine Mine (established in 1849). Currently there are a number of land holdings within the Galena Mining Heritage Area that conditions placed upon them restricting any mining activity for a period of 2 years, and it is likely that the Galena Mining Heritage Area Committee will request this to be continually renewed. There is potential for other deposits to be re-investigated and re-opened in the future.

Groundwater is available but in many places is of stock quality only with some fresh supplies available close to recharge areas. There is potential for diversification into horticulture with the use of water from alluvial aquifers of the Murchison River, upstream from Galena.

The Dampier-Bunbury Natural Gas Pipeline crosses the eastern portion of the precinct with the North West Coastal Highway traversing the central area.

The precinct contains the townsite of Galena, which 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 travellers 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 planned in a grid pattern 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.

The only foreseeable development would likely be a small overnight caravan/camping area, augmenting the existing Main Roads WA facilities. There are many partly hidden mine shafts and other dangerous pits and machinery dumps which are hazards to the unwary. It is highly unlikely that any development in the sense of a town will ever be a viable proposition.

The Precinct also contains the townsite of Kalbarri which is subject to a separate Local Planning Strategy to be prepared in the future.

Rangelands Precinct Aim

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

Rangelands Precinct Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Protect and manage the existing conservation reserve system and other areas of environmental significance to maintain biodiversity and enhance tourism and recreational opportunities.	<ul style="list-style-type: none"> • Recognise and protect (identified) landscapes and conservation attributes by Special Control Area provisions. • Promote the provision and development of green spines and river corridors around all major creeks and the Murchison River. • Support and assist the establishment of a management plan for the Kalbarri National Park.
	Recognise the environmental and visual importance of the coastal foredune areas.	<ul style="list-style-type: none"> • Implement a coastal management plan which recognises the importance and attraction of the coast, whilst simultaneously ensuring the reinstatement and ongoing protection of coastal systems.
	Encourage the adoption of sustainable land management practices.	<ul style="list-style-type: none"> • Promote integrated catchment management through Landcare district committees.
	Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.	<ul style="list-style-type: none"> • Proposed tourism developments outside Kalbarri should be small scale, low impact and environmentally sensitive facilities consistent with any adopted coastal management plans. • Any development along the coast should provide for appropriately managed public access to the coast.
COMMUNITY	Strategies	Actions
	Maintain and enhance the rural character and ambience of the Ajana townsite.	<ul style="list-style-type: none"> • Allow the township to naturally return to rural uses.
	Ensure that the Galena townsite compliments the low-key tourism function of the surrounding Galena Mining Heritage Area.	<ul style="list-style-type: none"> • Restrict any form of urban development. • Allow uses in accordance with the Galena Mining Heritage Area Management Plan.
	Conserve heritage buildings and places.	<ul style="list-style-type: none"> • Maintain an updated Municipal Heritage Inventory. • Actively pursue the implementation of the Galena Mining Heritage Area Management Plan.

ECONOMY	Strategies	Actions
	Identify and protect productive agricultural land and promote opportunities for the continuation of existing and new farming enterprises.	<ul style="list-style-type: none"> Seek support to undertake land capability/suitability assessment to identify productive agricultural land of significance to the local, regional and state economy, meanwhile in the interim include existing agricultural areas within a “General Rural” zone.
	Promote further development and diversification of the tourism industry.	<ul style="list-style-type: none"> Support (and assist where possible) reviews or establishment of CALM management plans to consider increased opportunities for appropriate tourist access and recreational usage of the Kalbarri National Park and other conservation reserves. Allow the development of farmstay accommodation. Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
	Protect major sources of basic raw materials.	<ul style="list-style-type: none"> Seek support for the identification of areas of basic raw materials. Ensure that new development proposals assess the potential for basic raw materials.
INFRASTRUCTURE	Strategies	Actions
	Ensure standards of infrastructure are provided appropriate to the nature of the use and their locality.	<ul style="list-style-type: none"> Require adequate levels of servicing and infrastructure exist or will be provided when supporting proposals for development, subdivision or a change in land use.
	Upgrade and extend the local road network to meet current and future needs.	<ul style="list-style-type: none"> In consultation/conjunction with other Agencies, complete planning for the coastal road between Kalbarri and Shark Bay.

Rangelands Precinct Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Agriculture – Extensive (grazing)
- Conservation
- Heritage Protection/Restoration
- Horticulture/Aquaculture
- Industry – Mining (including exploration)
- Industry – Rural
- Rural Pursuit
- Tourism – Low-key

It is presumed that the vast majority of the area will remain in pastoral leases and therefore there is a presumption against subdivision with the exception of:

- (a) Boundary relocations;
- (b) Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- (c) Conservation purposes; and
- (d) An established project of tourist significance.

7.1.2 Broadacre Precinct

Broadacre Precinct Overview

This precinct encompasses the central portions of the Shire. The precinct is primarily utilised for broadacre cropping and livestock grazing and is responsible for a large proportion of the grain produced in the Shire. It contains both the Wittecarra and Victoria Sandplain land units and there are a number of identified heritage places.

There is limited surface water available. Large volumes of deep groundwater are available but in variable quantity and in many places are of stock quality only. Salinity increases towards the west and with depth. There may be potential for diversification into horticulture and there is currently some aquaculture within and around the Hutt River Valley.

The existence of water reserve areas, namely Yerina Spring, within the precinct requires that there is a compatibility of land use/development to ensure the water quality is maintained. As such, changes in land use and future development are to be consistent with State Policy or be referred to the Department of Water for assessment. Quantities of raw materials such as sand and gravel are present and there is potential for rural industries associated with grain production.

Major roads within the precinct include the North West Coastal Highway, Ajana-Kalbarri Road, Binnu West and East Roads, Bella-Whelarra Road and the Ogilvie West and East Roads.

The precinct contains the small townsite of Binnu, 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. The school offers primary school service for the local children. Along the Highway there is a small recreation area with a hall and tennis courts. The roadhouse is the only commercial function mainly surviving on the passing traffic. On the western side of the Highway there is a grain handling collection depot and there is a proposal for a road train assembly area north of the tennis courts. Apart from the Highway, only Lauder and O'Conner Streets are negotiable streets.

The grain bins 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 need to alter the existing town structure.

Broadacre Precinct Aim

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

Broadacre Precinct Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Protect the natural environment and biodiversity whilst ensuring appropriate development opportunities are realised.	<ul style="list-style-type: none"> 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. 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. Ensure that changes of land use and new development do not increase run-off, soil degradation, nutrient/salinity levels or effluent release to watercourses. Ensure that in areas of land degradation, rehabilitation measures are included as conditions of subdivision or development approval.
	To manage and protect natural resources.	<ul style="list-style-type: none"> Identify and protect water resources in the region for future population and economic growth needs by Special Control provisions.
	Encourage the adoption of sustainable land management practices.	<ul style="list-style-type: none"> Promote integrated catchment management through Landcare district committees.
COMMUNITY	Strategies	Actions
	Maintain the rural function and character of the Binnu townsite.	<ul style="list-style-type: none"> Support subdivision which is consistent with the preferred settlement strategy and which facilitates the ongoing productive rural use of the land. Maintain the existing recreational opportunities.
	Conserve heritage buildings and places.	<ul style="list-style-type: none"> Maintain an updated Municipal Heritage Inventory.
ECONOMY	Strategies	Actions
	Promote further development and diversification of the tourism industry.	<ul style="list-style-type: none"> Allow the development of farmstay accommodation. Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
	Identify and protect productive agricultural land and promote opportunities for the continuation of existing and new farming enterprises including intensive and diversified use of rural land.	<ul style="list-style-type: none"> Seek support to undertake land capability/suitability assessment to identify productive agricultural land of significance to the local, regional and state economy, meanwhile in the interim include existing agricultural areas within a “General Rural” zone. Introduce policies to protect and provide incentives for more intense and diversified agricultural land use, and ensure such uses are sustainable in the context of land capability constraints.
	Protect major sources of basic raw materials.	<ul style="list-style-type: none"> Seek support for the identification of areas of basic raw materials. Ensure that new development proposals assess the potential for basic raw materials.

INFRASTRUCTURE	Strategies	Actions
	Address the need for improved service delivery of infrastructure to a highly dispersed population.	<ul style="list-style-type: none"> • Coordinate and provide services to small and remote settlements.
	Ensure standards of infrastructure are provided appropriate to the nature of the use and their locality.	<ul style="list-style-type: none"> • Require adequate levels of servicing and infrastructure exist or will be provided when supporting proposals for development, subdivision or a change in land use.

Broadacre Precinct Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Agriculture – Extensive
- Agriculture – Intensive
- Conservation
- Heritage Protection/Restoration
- Industry – Extractive
- Industry – Rural
- Rural Pursuit
- Tourism – Low-key
- Urban (associated with the Binu townsite)

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- Boundary relocations;
- Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- Conservation purposes;
- Excisions of an established and sustainable rural industry and or rural pursuit (eg. grain storage facility, chicken/egg farm, winery, marron farm etc.) PROVIDED impact/conflict issues are addressed (eg. buffers);
- Continued extensive agriculture where the lots proposed are not less than 400 hectares;
- Demonstrated long-term sustainable intensive agricultural uses where the lots proposed are not less than 80 hectares;
- Homestead lots excised from a farming property for an established residence, where the size of the lot reflects the minimum required to accommodate the residence and associated services (eg. water tanks, sheds and vehicular access) and has no further subdivision potential (generally around 1 hectare); and
- Appropriately zoned and serviced urban development in the Binu townsite.

7.1.3 Coastal Precinct

Coastal Precinct Overview

This precinct is located along the coastline south of the Kalbarri National Park and is dominated by a series of lithified dunes parallel to the existing coastline. The precinct supports land uses including broadacre cropping and livestock grazing. Other activities include conservation, garnet mining, sand extraction and aquaculture (beta-carotene).

The areas around the Wago Ridge, Bowes River, Hutt River/Lagoon, Lucky Bay, Halfway Bay, Little Bay and the beaches have a high landscape amenity. The precinct contains many heritage places and a number of these sites have been restored.

The precinct is considered to be under increasing pressure for change due to its location close to the settlements of Horrocks and Port Gregory and from the development of the coastal route ultimately from Horrocks to Kalbarri. The proposed coastal route should not be utilised for the development of commercial activities outside of the existing towns, however there is the opportunity for the development of unique, low-key tourist activities that do not detract from the development of the existing towns and add significantly to the enjoyment of tourists utilising the road and coastline. There are number of day use sites along the coastal route, such as White Cliffs that have potential for low-key tourism opportunities.

Limited groundwater may be available at varying depth. Quality is also variable, as fresh water will often occur as a lens over saline water, however there may be opportunities for diversification of farm incomes including aquaculture and horticulture within the valleys. The existence of the Water Reserve areas within the precinct requires that there is a compatibility of land use/development to ensure the water quality is maintained.

There is increasing interest in providing for rural smallholdings in the immediate vicinity of Horrocks. It is considered that limited provision for these types of lots may be appropriate, subject to appropriate controls being in place to address their impacts on surrounding rural uses, scenic vistas and the land resource. It may also provide the opportunity for land rehabilitation or repair to be undertaken as a result of the new activity. There is also an opportunity to secure portions of the coastal strip and rivers/significant creeks within public ownership as a result of subdivision occurring.

Major roads include George Grey Drive, Port Gregory, Horrocks and White Cliffs Roads (under construction).

The precinct contains the townsite of Lynton, 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 a hiring station for miners and convicts, activities included a salt works and a whaling station. There are remains of some of the pioneer buildings which are gradually being restored although many have fallen into disrepair.

There is no 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 losses of the heritage sites. Additionally there is the opportunity of relocating boundaries of the existing fragmented landholdings for rural smallholdings.

The Precinct also contains the townsites of Horrocks and Port Gregory (see Sections 7.2.2 and 7.2.3).

Coastal Precinct Aim

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

Coastal Precinct Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Recognise the environmental and visual importance of the coastal foredune areas.	<ul style="list-style-type: none"> • Implement a coastal management plan which recognises the importance and attraction of the coast, whilst simultaneously ensuring the reinstatement and ongoing protection of coastal systems. • Maintain and protect coastal and river environments with regard for dynamic coastal processes.
	Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.	<ul style="list-style-type: none"> • Proposed tourism developments outside Horrocks should be small scale, low impact and environmentally sensitive facilities consistent with any adopted coastal management plans. • Any development along the coast should provide for appropriately managed public access to the coast.
	Protect the natural environment and biodiversity whilst ensuring appropriate development opportunities are realised.	<ul style="list-style-type: none"> • Require the potential impact on water bodies/floodplain, coastal systems, land/soil quality, vegetation and landscape to be considered as an integral component in assessment of all land use proposals. • Preclude the establishment of any development or land use that would result in unacceptable degradation of these natural assets. • Provide for the protection and where necessary improvement of water bodies, coastal systems, land/soil quality, vegetation and landscape. • Ensure that changes of land use and new development do not increase run-off, soil degradation, nutrient/salinity levels or effluent release to watercourses.
	Manage and protect natural resources.	<ul style="list-style-type: none"> • Identify and protect water resources for future population and economic growth needs by Special Control Area provisions.
COMMUNITY	Strategies	Actions
	Conserve heritage buildings and places especially in the Lynton townsite.	<ul style="list-style-type: none"> • Maintain an updated Municipal Heritage Inventory.
	Provide for limited rural living without compromising diversified agricultural activities in the rural hinterland.	<ul style="list-style-type: none"> • Support subdivision which is consistent with the preferred settlement strategy and which facilitates the ongoing productive rural use of the land.

ECONOMY	Strategies	Actions
	Formalise Little Bay and Lucky Bay as nodes for eco-tourism development and recreational facilities.	<ul style="list-style-type: none"> Define development area boundaries for each node and incorporate within an appropriate zone. Assist in the preparation of development and management plans to guide sustainable development of short stay tourist accommodation and related recreational and support facilities consistent with the Batavia Coast Strategy.
	Protect major sources of basic raw materials.	<ul style="list-style-type: none"> Seek support for the identification of areas of basic raw materials. Ensure that new development proposals assess the potential for basic raw materials.
	Promote further development and diversification of the tourism industry.	<ul style="list-style-type: none"> Allow the development of farmstay accommodation. Low-key tourism opportunities along defined coastal routes i.e. Horrocks - Kalbarri Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
	Identify and protect productive agricultural land and promote opportunities for the continuation of existing and new farming enterprises including intensive and diversified use of rural land.	<ul style="list-style-type: none"> Seek support to undertake land capability/suitability assessment to identify productive agricultural land of significance to the local, regional and state economy, meanwhile in the interim include existing agricultural areas within a "General Rural" zone. Introduce policies to protect and provide incentives for more intense and diversified agricultural land use, and ensure such uses are sustainable in the context of land capability constraints.
INFRASTRUCTURE	Strategies	Actions
	Upgrade and extend the local road network to meet current and future needs.	<ul style="list-style-type: none"> Construct (gravel) White Cliffs Road and investigate government funding options to seal the road in accordance with Main Roads WA standards. Continue actions to have the care and control of George Grey Drive given over to Main Roads WA.
	Ensure standards of infrastructure are provided appropriate to the nature of the use and their locality.	<ul style="list-style-type: none"> Require adequate levels of servicing and infrastructure exist or will be provided when supporting proposals for development, subdivision or a change in land use. Ensure that all development of tourist services resulting from the coastal route from Horrocks to Kalbarri is focused on the towns and within the community.

Coastal Precinct Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Agriculture – Extensive
- Agriculture – Intensive
- Conservation

- Heritage Protection/Restoration
- Industry – Extractive
- Industry – Rural
- Rural Pursuit
- Rural Smallholdings (associated with the Horrocks townsite)
- Tourism
- Tourism – Low-key

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- (a) Boundary relocations;
- (b) Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- (c) Conservation purposes;
- (d) An established project of tourist significance;
- (e) Excisions of an established and sustainable rural industry and or rural pursuit (eg. grain storage facility, chicken/egg farm, winery, marron farm etc.) PROVIDED impact/conflict issues are addressed (eg. buffers);
- (f) Continued extensive agriculture where the lots proposed are not less than 400 hectares;
- (g) Demonstrated long-term sustainable intensive agricultural uses where the lots proposed are not less than 80 hectares; and
- (h) Lifestyle/hobby farm purposes based on a gradual increase in lot sizes from the Horrocks townsite, subject to detailed planning and appropriate rezoning (refer to Figure 9).



7.1.4 Northampton Precinct

Northampton Precinct Overview

This precinct occurs in the central area of the Shire. The precinct contains a wide variety of land use including broadacre cropping, livestock grazing, horticulture, aquaculture and rural smallholdings. This diversified pattern has contributed to the high landscape amenity of the area.

Mining activities have occurred in the past and sites are scattered throughout the precinct. Quantities of raw materials such as sand, gravel and hard rock present the possibility of raw materials extraction. There has been development of small-scale tourist accommodation on some properties and there are a number of identified heritage places.

Numerous soaks with good quality (low salinity) water occur in the valleys. Most water will be contained within valley fill deposits into fractured basement. Flow rates are largely unknown and therefore quantity may be restricted, however there may be potential for diversification into aquaculture and horticulture within the River Valleys.

The existence of the Water Reserve areas within the precinct requires that there is a compatibility of land use/development to ensure the water quality and quantity is maintained.

There is continued interest in providing for rural smallholdings in the vicinity of Northampton and Isseka. It is considered that provision for these types of lot is appropriate, subject to appropriate controls being in place to address their impacts on surrounding rural uses. It may also provide the opportunity for land rehabilitation or repair to be undertaken as a result of the new activity.

Major roads include the North West Coastal Highway, Horrocks, Port Gregory, Northampton-Nabawa Chilimony and Isseka East Roads. Of particular importance in terms of flood plain management is the upgrading of Horrocks Road and bridge crossings over the Bowes River.

The precinct contains the townsite of Isseka, located on the North West Coastal Highway approximately 8 kilometres south of Northampton. Isseka was pioneered in the later half of the 1800's with the emphasis on sheep grazing. In later years it became a mixed farming enterprise. In recent years the area has developed semi-rural and horticultural lots whilst still retaining traditional farming enterprises. With its rolling hills and rich soils the area is well suited for rural smallholdings.

The Precinct also contains the townsite of Northampton (see Section 7.2.1).

Northampton Precinct Aim

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

Northampton Precinct Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Protect the natural environment and biodiversity whilst ensuring appropriate development opportunities are realised.	<ul style="list-style-type: none"> 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. 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. Ensure that changes of land use and new development do not increase run-off, soil degradation, nutrient/salinity levels or effluent release to watercourses. Ensure that in areas of land degradation, rehabilitation measures are included as conditions of subdivision or development approval.
	Encourage the adoption of sustainable land management practices.	<ul style="list-style-type: none"> Promote integrated catchment management through Landcare district committees.
	Manage and protect natural resources	<ul style="list-style-type: none"> Identify and protect water resources for future population and economic growth needs by Special Control Area provisions. Referral of subdivision proposals for rural smallholdings adjacent to the Northampton Townsite and contained within lode buffer zones to the Department of Industry and Resources for mineral prospectivity and geohazard assessment.
COMMUNITY	Strategies	Actions
	Conserve heritage buildings and places.	<ul style="list-style-type: none"> Maintain an updated Municipal Heritage Inventory. Ensure that protection of heritage places is provided through a comprehensive heritage schedule in the Northampton planning scheme. Ensure that new developments in the town are sympathetic to adjacent heritage buildings. Maintain Council-owned heritage places in sound condition. Encourage the conservation of privately-owned heritage places.
	Provide for limited rural living without compromising diversified agricultural activities in the rural hinterland.	<ul style="list-style-type: none"> Support subdivision which is consistent with the preferred settlement strategy and which facilitates the ongoing productive rural use of the land.

ECONOMY	Strategies	Actions
	Promote further development and diversification of the tourism industry.	<ul style="list-style-type: none"> • Allow the development of farmstay accommodation. • Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
	Protect major sources of basic raw materials.	<ul style="list-style-type: none"> • Seek support for the identification of areas of basic raw materials. • Ensure that new development proposals assess the potential for basic raw materials.
	Identify and protect productive agricultural land and promote opportunities for the continuation of existing and new farming enterprises including intensive and diversified use of rural land.	<ul style="list-style-type: none"> • Seek support to undertake land capability/suitability assessment to identify productive agricultural land of significance to the local, regional and state economy, meanwhile in the interim include existing agricultural areas within a “General Rural” zone. • Introduce policies to protect and provide incentives for more intense and diversified agricultural land use, and ensure such uses are sustainable in the context of land capability constraints.
INFRASTRUCTURE	Strategies	Actions
	Ensure standards of infrastructure are provided appropriate to the nature of the use and their locality.	<ul style="list-style-type: none"> • Require adequate levels of servicing and infrastructure exist or will be provided when supporting proposals for development, subdivision or a change in land use. • Facilitate the upgrading of Horrocks Road or an emergency management plan to be prepared and implemented. • Bridge crossing on Bowes River (Horrocks Road) upgraded to be trafficable in 1 in 100 ARI events.

Northampton Precinct Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Agriculture – Extensive
- Agriculture – Intensive
- Conservation
- Heritage Protection/Restoration
- Industry – Cottage
- Industry – Extractive
- Industry – Rural
- Rural Pursuit
- Rural Smallholdings (associated with the Northampton and Isseka townsites)
- Tourism – Low-key

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- (a) Boundary relocations;

- (b) Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- (c) Conservation purposes;
- (d) An established project of tourist significance;
- (e) Excisions of an established and sustainable rural industry and or rural pursuit (eg. grain storage facility, chicken/egg farm, winery, marron farm etc.) PROVIDED impact/conflict issues are addressed (eg. buffers);
- (f) Continued extensive agriculture where the lots proposed are not less than 250 hectares;
- (g) Demonstrated long-term sustainable intensive agricultural uses where the lots proposed are not less than 80 hectares;
- (h) Lifestyle/hobby farm purposes based on a gradual increase in lot sizes from the Northampton townsite, subject to detailed planning and appropriate rezoning (refer to Figure 6); and
- (i) Rural smallholdings around the Isseka townsite, subject to appropriate land capability/suitability and rezoning (refer to Figure 6).

7.1.5 Moresby Precinct

Moresby Precinct Overview

This precinct is located in the southern area of the Shire between Isseka and the Shire boundary with Chapman Valley. The precinct supports a wide variety of land uses including broadacre cropping, livestock grazing, small intensive rural uses such as orchards and rural smallholdings. The precinct is characterised by cleared valley floors with the mesa tops and sideslopes largely uncleared although they are partially grazed. The precinct and in particular the Moresby Ranges has a high landscape amenity.

The precinct contains quantities of raw materials such as sand, gravel and hard rock, which presents the possibility of raw materials extraction and there are a number of identified heritage places within the precinct. There is an opportunity for the development of walking trails and associated tourist activities on sections of the Geraldton-Northampton railway.

Some soaks with good quality (low salinity) water occur in the valleys. Flow rates are largely unknown and therefore quantity may be restricted, however there is potential for diversification into aquaculture and horticulture within the valleys.

The precinct is considered to be under the greatest pressure for change due to its location closer to Geraldton and there is continued interest in providing for rural smallholdings in the vicinity of the Moresby Ranges area. It is considered that provision for these types of lot is appropriate, subject to appropriate controls being in place to address their impacts on surrounding rural uses. It may also provide the opportunity for land rehabilitation or repair to be undertaken as a result of the new activity. There is also an opportunity to secure portions of the Moresby Ranges within public ownership (reserves) as a result of subdivision occurring.

The precinct is adjacent to the Shire of Chapman Valley townsite of Howatharra located on the North West Coastal Highway.

Moresby Precinct Aim

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



Moresby Precinct Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Protect and manage the existing conservation reserve system and other areas of environmental significance to maintain biodiversity and enhance tourism and recreational opportunities.	<ul style="list-style-type: none"> • Recognise and protect (identified) landscapes and conservation attributes by Special Control Area provisions. • Require the potential impact on land/soil quality, vegetation and landscape to be considered as an integral component in assessment of all land use proposals. • Preclude the establishment of any development or land use that would result in unacceptable degradation of these natural assets. • 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. • Provide for the protection and where necessary improvement of vegetation and landscape. • Implement the relevant recommendations of the Moresby Range Management Strategy. • Liase with the Department of Environment to ensure appropriate and consistent decision making.
	Encourage the adoption of sustainable land management practices.	<ul style="list-style-type: none"> • Promote integrated catchment management through Landcare district committees. • Ensure that in areas of land degradation, rehabilitation measures are included as conditions of subdivision or development approval.
	Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.	<ul style="list-style-type: none"> • Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural features that attract tourists and visitors.
COMMUNITY	Strategies	Actions
	Provide for limited rural living without compromising diversified agricultural activities in the rural hinterland.	<ul style="list-style-type: none"> • Support subdivision which is consistent with the preferred settlement strategy and which facilitates the ongoing productive rural use of the land. • Secure appropriate and worthy conservation areas in public ownership (reserves).
	Conserve heritage buildings and places.	<ul style="list-style-type: none"> • Maintain an updated Municipal Heritage Inventory.

ECONOMY	Strategies	Actions
	Identify and protect productive agricultural land and promote opportunities for the continuation of existing and new farming enterprises.	<ul style="list-style-type: none"> Seek support to undertake land capability/suitability assessment to identify productive agricultural land of significance to the local, regional and state economy, meanwhile in the interim include existing agricultural areas within a “General Rural” zone.
	Promote further development and diversification of the tourism industry.	<ul style="list-style-type: none"> Support (and assist where possible) reviews or establishment of CALM management plans to consider increased opportunities for appropriate tourist access and recreational usage of conservation reserves. Allow the development of farmstay accommodation. Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
	Protect major sources of basic raw materials.	<ul style="list-style-type: none"> Seek support for the identification of areas of basic raw materials, whilst preserving landscape values. Ensure that new development proposals assess the potential for basic raw materials.
INFRASTRUCTURE	Strategies	Actions
	Ensure standards of infrastructure are provided appropriate to the nature of the use and their locality.	<ul style="list-style-type: none"> Require adequate levels of servicing and infrastructure exist or will be provided when supporting proposals for development, subdivision or a change in land use.

Moresby Precinct Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Agriculture – Extensive
- Agriculture – Intensive
- Conservation
- Heritage Protection/Restoration
- Industry – Cottage
- Industry – Extractive
- Industry – Rural
- Rural Pursuit
- Rural Smallholdings
- Tourism – Low-key

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- Boundary relocations;
- Heritage places where subdivision can be shown as a mechanism to secure its conservation;

- (c) Conservation purposes;
- (d) An established project of tourist significance;
- (e) Excisions of an established and sustainable rural industry and or rural pursuit (eg. grain storage facility, chicken/egg farm, winery, marron farm etc.) PROVIDED impact/conflict issues are addressed (eg. buffers);
- (f) Continued extensive agriculture where the lots proposed are not less than 250 hectares;
- (g) Demonstrated long-term sustainable intensive agricultural uses where the lots proposed are not less than 80 hectares; and
- (h) Rural smallholdings, subject to appropriate land capability/suitability and rezoning (refer to Figure 6).

7.2 MAJOR GROWTH TOWNSITES

Townsite boundaries were originally gazetted under the Land Administration Act. These boundaries are of little relevance when considering what is perceived to be a ‘town’, indeed Horrocks has no gazetted boundary. Therefore the strategies and actions of the adjacent planning precinct should be read in conjunction with the strategies and actions of the townsites.

7.2.1 Northampton Townsite (Figure 8)

Northampton Townsite Overview

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 townsite, with a population of around 790 persons (2001 census) is the service centre for the surrounding rural hinterland and is the administrative centre for the Shire. 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 in particular and to a lesser extent Horrocks and Port Gregory.

In recent years there has been some expansion of rural living on smaller to medium size lots in the vicinity of the Northampton townsite. Development pressure is likely to be steady, based on service to the surrounding areas as well as a stopping point for travellers.

At present the town has no reticulated sewerage system nor identified industrial area. Heavy road transport haulage through the centre of town is an issue and the protection of the Northampton water supply from possible contaminants is also a major consideration.

Northampton Townsite Aim

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

ENVIRONMENT	Strategies	Actions
	Protect sensitive environmental and cultural heritage areas.	<ul style="list-style-type: none"> • Protect culturally significant places through local planning schemes. • Prepare a management plan for the Northampton Townsite commonage area. • Promote the provision and development of green spines and river corridors around all major creeks.
	Manage and protect natural resources.	<ul style="list-style-type: none"> • Identify and protect water resources in the region for future population and economic growth needs by Special Control provisions.
	Protect land subject to inundation.	<ul style="list-style-type: none"> • Prepare a drainage plan for the Northampton Townsite.

	Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.	<ul style="list-style-type: none"> • Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural features that attract tourists and visitors.
	Manage environmental hazards associated with historic mine workings and mineral lodes.	<ul style="list-style-type: none"> • Subdivision of land within the Northampton Townsite that is within 200 metres from the sides and 500 metres along the strike of any mineral lode should be subject of geotechnical & environmental geographical studies to ascertain impacts of historic mine workings and/or soil contamination.
COMMUNITY	Strategies	Actions
	Promote infill residential development, industrial expansion and rural living where existing services and infrastructure can be fully utilised.	<ul style="list-style-type: none"> • Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including: <ul style="list-style-type: none"> – medium density housing (R30); – small and large lot residential and rural-residential; – aged persons' accommodation; and – rural-residential lifestyles. • Encourage opportunities through the preparation of new local planning schemes for urban consolidation subject to: <ul style="list-style-type: none"> – compatibility with existing character; – protection/enhancement of residential amenity; – landscape values; – protection of important views throughout town; – retention of existing pockets of remnant vegetation; and – protection/enhancement of existing heritage values. • Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of: <ul style="list-style-type: none"> – need for additional land; – promotion of the orderly extension of servicing infrastructure; – access to community facilities; and – avoiding land with significant on-site impediments or off-site impacts.
	Provide for limited rural residential development adjacent to the periphery of the urban expansion area of the townsite, without compromising diversified agricultural activities in the rural hinterland.	<ul style="list-style-type: none"> • In recognition of the existing small lot sizes, incorporate all "rural" zoned land within the Northampton townsite boundary as "Rural Smallholdings".
	Address the need for the provision of social facilities.	<ul style="list-style-type: none"> • Coordinate the provision of services such as schools, hospitals, recreation facilities, childcare facilities and aged care services.
	Enhance the range of recreational opportunities whilst ensuring the efficient and cost effective management of recreation facilities.	<ul style="list-style-type: none"> • Develop sufficient POS areas within the townsite to cater for residents needs with a preference for new subdivisions to contribute cash-in-lieu.

	Conserve heritage buildings/places and enhance the existing character of Northampton.	<ul style="list-style-type: none"> • Maintain an updated Municipal Heritage Inventory and continue implementation of Townscape plans. • Ensure that protection of heritage places is provided through a comprehensive heritage schedule in the Northampton planning scheme. • Ensure that new developments in the town are sympathetic to adjacent heritage buildings. • Maintain Council-owned heritage places in sound condition. • Encourage the conservation of privately-owned heritage places.
ECONOMY	Strategies	Actions
	Promote opportunities for economic development.	<ul style="list-style-type: none"> • Rationalise zones and zoning controls to encourage the establishment of a greater mix of urban land uses, such as home office/business, cottage industries and the like. • Ensure that all development of tourist services resulting from the re-alignment of the North West Coastal Highway around Northampton is focused on the town and within the community.
	Promote further development and diversification of the tourism industry.	<ul style="list-style-type: none"> • Develop a tourism marketing strategy for the shire and assist with the development of a regional marketing strategy.
	Provide areas for future industrial development.	<ul style="list-style-type: none"> • Further investigate options for future industrial development (preferably to the south of town, adjacent to the CBH site).
INFRASTRUCTURE	Strategies	Actions
	Provide a strategic transport network to ensure a safe and efficient road system.	<ul style="list-style-type: none"> • Protect the established freight bypass route by appropriate zoning and local planning scheme provisions.
	Address the need for improved service delivery of regional infrastructure to a highly dispersed population.	<ul style="list-style-type: none"> • Promote the retention and further development of “telecentres” within the town centre to enhance regional economic opportunities and service delivery in rural areas.
	Protect public drinking water supply areas.	<ul style="list-style-type: none"> • Implement recommendations from Water Resource Protection plans.
	Upgraded infrastructure	<ul style="list-style-type: none"> • Continue working with Water Corp to improve the provision of water infrastructure. • Encourage telecommunications utilities to improve and increase services

Northampton Townsite Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Conservation
- Heritage Protection/Restoration
- Industry
- Industry – Cottage
- Industry – Rural
- Rural Pursuit
- Rural Residential
- Rural Smallholdings
- Tourism
- Urban

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- (a) Boundary relocations;
- (b) Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- (c) Conservation purposes;
- (d) An established project of tourist significance;
- (e) Lifestyle/hobby farm purposes based on a gradual increase in lot sizes, subject to detailed planning and appropriate rezoning (refer to Figure 6); and
- (f) Appropriately zoned and serviced urban development.



7.2.2 Horrocks Townsite (Figure 9)

Horrocks Townsite Overview

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 (134 persons at the 2001 census), with a general store and holiday accommodation. The main attractions include the coastal environment and close proximity to recreational and commercial fisheries. The Horrocks townsite is situated to the north of the Bowes River mouth on a narrow coastal sandplain.

Over the past decade there has been some development on the top of the adjacent Tamala scarp to the east of the town. There is considerable potential for expansion of this area in the future. A structure plan is required for the entire Horrocks townsite to ensure the future development is well planned. A sewerage system has been installed in the townsite improving waste water management and helping to protect the shallow underground aquifers.

The Shire owns the vast majority of freehold land surrounding the townsite and it is therefore responsible for the availability of future residential land. Areas to the north and south have previously been identified for townsite growth with the preference for the release of land to the south.

The main focus of recreational activity is directed towards the coastal areas. Although the provision of public open space will be required with new residential subdivisions, the amount and location should have due regard to overriding importance the coastal recreational areas have and consideration should be given to cash-in-lieu.

Horrocks is more likely to continue to be based on holiday accommodation, tourism and fishing given its distance from other developed areas and places of employment and infrastructure. However, it is also noted that Horrocks is subject to an increasing incidence of fly-in fly-out workers and has the potential to capitalise on the growth of the mining industry in the Mid West and the State in general.

The Western Australian Planning Commission has advised the Shire of Northampton that whilst it has indicated support of rezoning to allow some additional urban development at Horrocks, the Horrocks Townsite Strategy will need to be amended to show the Shire's intention for the remaining land within the Special Control Area. In this regard the Shire of Northampton acknowledges the importance of considering the future development of Horrocks in a comprehensive and sustainable manner.

Horrocks Townsite Aim

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

Horrocks Townsite Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Manage and protect natural resources.	<ul style="list-style-type: none"> Identify and protect water resources in the region for future population and economic growth needs by Special Control provisions.
	Recognise the environmental and visual importance of the coastal foredune areas.	<ul style="list-style-type: none"> Implement a coastal management plan which recognises the importance and attraction of the coast, whilst simultaneously ensuring the reinstatement and ongoing protection of coastal systems. Maintain and protect coastal and river environments with regard for dynamic coastal processes.
	Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.	<ul style="list-style-type: none"> Any development along the coast should provide for appropriately managed public access to the coast. Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural features that attract tourists and visitors. Ensure protection of the limestone escarpment via the Local Planning Scheme provisions.
COMMUNITY	Strategies	Actions
	Promote and support frontal urban growth and infill development which fully utilises existing and earmarked urban areas and plan for new urban expansion around the existing edge and urban structure of the townsite.	<ul style="list-style-type: none"> Promote choice and variety in lot sizes and housing choices to meet the diverse requirements of tourists and residential lifestyles needs including: <ul style="list-style-type: none"> medium density housing (R30); aged persons' accommodation; and rural-residential lifestyles. Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of: <ul style="list-style-type: none"> need for additional land; promotion of the orderly extension of servicing infrastructure; access to community facilities; and avoiding land with significant on-site impediments or off-site impacts. Prepare and adopt a townsite expansion plan and/or structure plans to ensure that subdivision and development or urban land only proceeds after comprehensive planning to ensure high design standards and cost effective servicing which are sensitive to the environment. Provide for limited rural residential development adjacent to the periphery of the urban expansion area of the townsite, without compromising diversified agricultural activities in the rural hinterland.

	Enhance the range of recreational opportunities whilst ensuring the efficient and cost effective management of recreation facilities.	<ul style="list-style-type: none"> • Develop sufficient POS areas to cater for residents needs having due regard for the dominance of the coastal foreshore areas in providing for recreational needs. • Ensure that new development protects and enhances the escarpment and make provision for public access to this area. • Consider the option of cash-in-lieu for new subdivisions.
	Consolidate and expand areas for commercial development within the town centre.	<ul style="list-style-type: none"> • Identify a town centre precinct and establish appropriate zoning provisions that articulate the role and function of the town centre. • Promote mixed use development by enabling compatible retail, office, residential and tourist uses to be established within the commercial town centre. • Rezone the existing southern cottages to residential in recognition of their existing and likely future function.
	Maintain the attraction and importance of Horrocks as a tourist destination.	<ul style="list-style-type: none"> • Allow for appropriate 'holiday home' development in residential areas. • Consider the provision of boat/trailer parking when assessing development proposals.
ECONOMY	Strategies	Actions
	Promote opportunities for economic development.	<ul style="list-style-type: none"> • Rationalise zones and zoning controls to encourage the establishment of a greater mix of urban land uses, such as home office/business, cottage industries and the like. • Ensure that all development of tourist services resulting from the coastal route from Horrocks to Kalbarri is focused on the town and within the community.
	Maintain and enhance existing tourism values by identifying and meeting new tourism needs and opportunities.	<ul style="list-style-type: none"> • Promote the development of land allocated for tourist sites within the town centre (or other identified areas) with close attention to design detail and recognise the need to provide for a range of tourism activities. • Identify the long term tourism/recreation opportunities in Horrocks and plan for their development (such as a larger caravan park site and eco-tourism associated with "Little Bay"). • Allow for a range of accommodation types in recognition of the diverse requirements of tourists. • Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
	Formalise Little Bay as a node for eco-tourism development and recreational facilities.	<ul style="list-style-type: none"> • Define development area boundaries for each node and incorporate within an appropriate zone. • Assist in the preparation of development and management plans to guide sustainable development of short stay tourist accommodation and related recreational and support facilities consistent with the Batavia Coast Strategy.

INFRASTRUCTURE	Strategies	Actions
	Upgrade and extend the local road network to meet current and future needs and to ensure a safe and efficient road system.	<ul style="list-style-type: none"> Construct (gravel) White Cliffs Road and investigate government funding options to seal the road to Main Roads WA standards.
	Upgraded infrastructure.	<ul style="list-style-type: none"> Continue working with Water Corp to improve the provision of water and sewerage infrastructure. Continue investigations into the options for a formalised boat launching facility. Ensure that boating facilities are adequate to meet the needs of the local fishing industry and recreational fisherman.

Horrocks Townsite Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Conservation
- Heritage Protection/Restoration
- Industry – Cottage
- Rural Pursuit
- Rural Residential
- Rural Smallholdings
- Tourism
- Urban

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- Boundary relocations;
- Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- Conservation purposes;
- An established project of tourist significance;
- Lifestyle/hobby farm purposes (within the Special Control Area) based on a gradual increase in lot sizes, subject to detailed planning and appropriate rezoning; and
- Appropriately zoned and serviced urban development.

7.2.3 Port Gregory Townsite (Figure 10)

Port Gregory Townsite Overview

Port Gregory is a coastal community located approximately 40 kilometres northwest of Northampton and has a permanent population of 37 (2001 census). The coast is protected by a lateral reef system which offers protection from the westerly winds and seas.

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. Similar trends are expected in the future with development pressure gradually increasing. There is significant potential for industrial expansion based on Hutt Lagoon in the form of expansion to the existing plant, salt production or aquaculture of marine species.

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 supply is operated by the Shire 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 however, it is highly unlikely that a system will be considered in the foreseeable future.

The town is likely to become larger due to more accessibility by road in the future and measures should be taken now to provide additional lots. Currently there are no lots available. Further urban development is likely to continue to be based on holiday and tourist accommodation and expansion of the town requires careful consideration due to landform constraints. There are significant areas suitable for new developments, both near the existing settlement and as rural smallholdings around Hutt Lagoon.

Port Gregory Townsite Aim

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



Port Gregory Townsite Strategies and Actions

ENVIRONMENT	Strategies	Actions
	Manage and protect natural resources.	<ul style="list-style-type: none"> Identify and protect water resources in the region for future population and economic growth needs by Special Control provisions.
	Recognise the environmental and visual importance of the coastal foredune areas including the Hutt Lagoon.	<ul style="list-style-type: none"> Implement a coastal management plan which recognises the importance and attraction of the coast, whilst simultaneously ensuring the reinstatement and ongoing protection of coastal systems. Maintain and protect coastal and river environments with regard for dynamic coastal processes.
	Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.	<ul style="list-style-type: none"> Any development along the coast should provide for appropriately managed public access to the coast. Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural features that attract tourists and visitors.
COMMUNITY	Strategies	Actions
	Promote the planned expansion of the townsite.	<ul style="list-style-type: none"> Allow for housing choices such as group dwellings utilising ATU's, subject to approval from the Department of Health. Prepare and adopt a townsite expansion plan and/or structure plans to ensure that subdivision and development or urban land only proceeds after comprehensive planning to ensure high design standards and cost effective servicing which are sensitive to the environment. Coordinate and facilitate actions required to achieve Crown land release and development. It is noted that any future development of the Port Gregory Townsite will be at the expense of the Shire.
	Enhance the range of recreational opportunities whilst ensuring the efficient and cost effective management of recreation facilities.	<ul style="list-style-type: none"> Develop sufficient POS areas to cater for residents needs having due regard for the dominance of the coastal foreshore areas in providing for recreational needs. Consider the option of cash-in-lieu for new subdivisions.
	Consolidate and expand areas for commercial development within the town centre.	<ul style="list-style-type: none"> Identify a town centre precinct and establish appropriate zoning provisions that articulate the role and function of the town centre. Promote mixed use development by enabling compatible retail, office, residential and tourist uses to be established within the commercial town centre.
	Maintain the attraction and importance of Port Gregory as a tourist destination.	<ul style="list-style-type: none"> Allow for appropriate 'holiday home' development in residential areas. Consider the provision of boat/trailer parking when assessing development proposals.

ECONOMY	Strategies	Actions
	Promote opportunities for economic development.	<ul style="list-style-type: none"> • Rationalise zones and zoning controls to encourage the establishment of a greater mix or urban land uses, such as home office/business, cottage industries and the like. • Ensure that all development of tourist services resulting from the coastal route from Horrocks to Kalbarri is focused on the town and within the community.
	Maintain and enhance existing tourism values by identifying and meeting new tourism needs and opportunities.	<ul style="list-style-type: none"> • Identify the long term tourism/recreation opportunities and plan for their development. • Allow for a range of accommodation types in recognition of the diverse requirements of tourists. • Develop a tourism marketing strategy for the Shire and assist with the development of a regional marketing strategy.
INFRASTRUCTURE	Strategies	Actions
	Address the need for improved service delivery of regional infrastructure to a highly dispersed population.	<ul style="list-style-type: none"> • Coordinate and provide services to small and remote settlements. • Encourage telecommunications utilities to improve and increase services.
	Upgrade the existing water supply to potable status and provide a new sewerage system.	<ul style="list-style-type: none"> • Pursue Crown land release for residential subdivision to fund required upgrades.
	Upgraded infrastructure.	<ul style="list-style-type: none"> • Continue investigations into the options for a formalised boat launching facility. • Ensure that boating facilities are adequate to meet the needs of the local fishing industry and recreational fisherman

Port Gregory Townsite Land Use and Subdivision Guidelines

The following uses are considered appropriate subject to compliance with the relevant Local Planning Scheme, Council and WA Planning Commission policies:

- Conservation
- Heritage Protection/Restoration
- Rural Residential
- Rural Smallholdings
- Tourism – Low-key
- Urban

Council MAY support subdivision in the following circumstances (subject to WA Planning Commission Policy):

- (a) Boundary relocations;
- (b) Heritage places where subdivision can be shown as a mechanism to secure its conservation;
- (c) Conservation purposes;

- (d) An established project of tourist significance; and
- (e) Appropriately zoned and serviced urban development.

Part 8 – IMPLEMENTATION, MONITORING AND REVIEW

The Local Planning Strategy for the Shire of Northampton is to be used as a strategic planning tool to assist Council, the State Government and the community in their respective roles of decision making. The Local Planning Strategy will have the status of a Local Planning Policy as adopted under the provisions of the Local Planning Scheme(s), and many of the recommendations will be implemented through adoption of other Local Planning Policies, Council Policies, rezonings and reviews of Local Planning Schemes.

As a planning tool, the Local Planning Strategy must be used in conjunction with the statutory framework of the Local Planning Scheme(s). The Local Planning Strategy sets out the general aims and intentions for future long term growth and identifies where change can be accommodated. Where changes to zonings or land uses are contemplated, the objectives and recommendations of the Local Planning Strategy shall guide decision makers.

Whilst the Local Planning Strategy is intended to provide a vision for the potential land use and development within the Shire over the next 15-20 years, it is inevitable that in the context and time frame of the strategy that many land use issues and pressures affecting the Shire will no doubt change over time. To ensure that the Local Planning Strategy can recognise and respond to the ever changing land use issues and demands, it is important that the visions outlined in the Strategy are constantly reviewed and planned ahead rather than simply reactive to change in hindsight.

Accordingly, in addition to having an adopted strategy that provides a level of certainty to both the State and local authorities and the community, it is equally important to establish a time frame for the regular review of the Strategy. Such a review should be undertaken at least every 5 years (preferably simultaneous with Local Planning Scheme(s) review). This provision for regular review will ensure that the Local Planning Strategy remains relevant and continues to shape the future of the Shire over the next 15-20 years.

The Local Planning Strategy may also be reviewed within these 5 year periods at the discretion of the Shire should it be warranted to respond to major change (eg. the effect of a deep water port at Oakajee).

Any review, amendment or modification of the Local Planning Strategy should follow a formal procedure in accordance with the Town Planning Regulations 1967. The process will include advertising, community consultation and final endorsement from the WA Planning Commission.

GLOSSARY OF KEY TERMS**Agriculture – Extensive**

means premises used for the raising of stock or crops but does not include agriculture intensive or animal husbandry intensive.

Agriculture – Intensive

means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following –

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms; or
- (d) aquaculture

Amenity

means all those factors which combine to form the character of an area and include the present and likely future amenity.

Aquaculture

means the farming of fresh or salt water fish, molluscs, crustaceans or plants.

Basic Raw Materials

means sand, gravel, clay, hard rock, limestone and other construction material.

Conservation

means the careful management of the natural resources and the environment so to avoid, or at the very least, minimise change.

Farmstay Accommodation

means development designed for short-term, self contained, attached or detached tourist accommodation units. They are generally single storey or split level construction and have a character not dissimilar to the existing farm dwellings or cabins. They must be (in the opinion of the local government) complimentary to the rural use of the land and therefore their number is restricted to a maximum of 4 per lot or a maximum of 16 guests whichever is the lesser. Impacts associated with the tourist activity are to be contained on-site.

Heritage Protection/Restoration

means the preservation and restoration of sites and buildings of historical significance to the local community.

Hobby Farm

means the partial or entire use of a small landholding for rural activities that provide an agricultural interest and/or additional income for the occupier of the land.

Horticulture

means the cultivation of fruit, vegetables and flowers including berries, grapes, vines and nuts.

Industry

means premises used for the manufacture, dismantling processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes premises on the same land used for –

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail; and
- (d) the provision of amenities for employees,

incidental to any of those industrial operations (and for the purposes of this Report includes Industry – General, Industry – Light and Industry – Service).

Industry – Cottage

means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which –

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier's household;
- (c) is conducted in an out-building which is compatible with the principal use to which the land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50m²; and
- (e) does not display a sign exceeding 0.2m² in area.

Industry – Extractive

means an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry-mining.

Industry – Mining

means land used commercially to extract minerals from the land.

Industry – Rural

means –

- (a) an industry handling, treating, processing or packaging rural products; or
- (b) a workshop servicing plant or equipment used for rural purposes.

Land Capability Assessment

means a documented assessment of land resources to determine its natural capability to sustain a specified land use without resulting in significant on-site or off-site degradation or damage to the land resources. Land resources broadly include geology, soils, landform, hydrology, vegetation and climate.

Land Suitability

means the fitness of a given type of land for a specified land use having regard to the physical and environmental factors together with social and economic factors.

Precinct

means a definable area where particular planning policies, guidelines or standards apply.

Rural Pursuit

means any premises used for –

- (a) the rearing or agistment of animals;
- (b) the stabling, agistment or training of horses;
- (c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or
- (d) the sale of produce grown solely on the lot.

but does not include agriculture – extensive or agriculture – intensive.

Rural Residential

means land used for residential purposes in a rural setting which provides for alternative residential lifestyle purposes and which seeks to preserve the amenity of such areas and control land use impacts. Lot sizes are generally from 1 to 4 hectares.

Rural Smallholdings

means land used for minor rural pursuits, hobby farm, conservation lots and alternative residential lifestyle purposes where part-time income from cottage industries, home occupation and the use of the land for agriculture may be derived. This land use seeks to preserve and enhance the landscape quality, environmental values and conservation attributes. Lot sizes generally range from 4 to 40 hectares.

Sustainable Agriculture

means the use of farming practices and systems which seek over the long-term to maintain or enhance economic viability, the on-farm natural resource and ecosystems which are influenced by agricultural activity.

Tourism

means developments that provide local services such as entertainment, lodging and food for tourists.

Tourism – Low-key

means developments such as farmstay, bed and breakfast and chalets that are incidental to the predominant use of the land.

Urban

means the use of land for the development of a village or town for the purpose of residential housing along with associated/incidental services and facilities.

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- Playford, P.E. Horwitz, R.C. & Baxter, J.L. (1970). *Geological Series – Geraldton (1:250,000)*. Perth: Geological Survey of Western Australia.
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- Water and Rivers Commission (2000). *Northampton Water Reserve Water Source Protection Plan – Northampton Town Water Supply* [Water and Rivers Commission Report WRP 28]. Perth: State Government of Western Australia.

Appendix A – REGISTER OF ABORIGINAL SITES

Important Information from the Department of Indigenous Affairs:

The Register of Aboriginal Sites is maintained and administered by the Department of Indigenous Affairs (DIA). All Aboriginal Sites or Objects are protected under the auspices of the *Aboriginal Heritage Act 1972* whether they are contained on the Register or not. It is an offence under Section 17 of the *Aboriginal Heritage Act 1972* to disturb an Aboriginal Site. Thus it is recommended that prior to any developments commencing that archaeological surveys and ethnographic consultation be conducted with the local Aboriginal communities and/or Native Title Claimants. Any subsequent reports detailing these investigations should be lodged with the Department of Indigenous Affairs.

If an Aboriginal site is to be impacted upon, it is necessary to obtain a Section 18 Permit under the *Aboriginal Heritage Act 1972* from the Minister for Aboriginal Affairs who relies on advice provided by the Aboriginal Cultural Material Committee.

Further specific advice can be obtained from the Department of Indigenous Affairs.

CONTACT DETAILS

Department of Indigenous Affairs – Head Office

Level 1
197 St Georges Terrace
Perth, WA

PO Box 7770
Cloister's Square
PERTH WA 6850

Telephone: 9235 8000
Fax: 9235 8088
Easy Call Line: 1300 651 077 (connection to your regional DIA office)

Department of Indigenous Affairs – Gascoyne/Murchison Regional Office

2nd Floor, SGIO Building
45 Cathedral Avenue
Geraldton, WA

PO Box 2105
GERALDTON WA 6531

Telephone: 9964 5470
Fax: 9964 5473

Appendix B – GUIDELINES FOR PREPARATION AND ASSESSMENT OF PROPOSALS
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The following guidelines are designed to assist proponents in the preparation of scheme amendment proposals, and the Council in the consideration of those proposals. They are intended to be 'check lists' for landuse and/or subdivision proposals.

Not all proposals will need to be assessed to the same level depending on their nature and size, but for each proposal all aspects should at least be considered even if it is simply to say there is no or insignificant potential impact, or not applicable.

Council may refer the proposal to other relevant Authorities and will have due regard to the relevant sections of the Local Planning Strategy and compliance with the provisions of the Local Planning Scheme and specific policies of the Council.

Environment

- (a) Are measures needed to repair/rehabilitate disturbed and/or eroded areas?
- (b) What measures are to be taken to address fire management?
- (c) Is there any remnant vegetation that should be preserved or is revegetation required?
- (d) What are the impacts, in terms of light, noise, odour etc, of the proposal?
- (e) Will the proposal impact on productive agricultural land, important natural resources, or areas of environmental sensitivity?
- (f) Is the land at risk of land or water degradation with regards to flooding, soil erosion, salinity or any other form of environmental degradation?
- (g) Does the proposal design have regard to the topography, vegetation and landform of the land?
- (h) Is the proposal located within a Public Drinking Water Source Area? If so, is the proposal consistent with the Department of Water's Water Quality Protection Note, Land Use Compatibility in Public Drinking Water Supply Areas?

Community

- (a) Will measures be required to protect/preserve natural and/or historic features?
- (b) Are there any heritage or potential aboriginal issues that may impact on the proposal?
- (c) Are there any significant man-made or topographical features that may enable departure from the recommended minimum lot sizes?
- (d) Have measures been taken to address visual impact/amenity?

Economy

- (a) Will the proposal inhibit the existing or likely future activities of adjoining properties?
- (b) Are there any sensitive or incompatible nearby land uses, and if so how is it proposed to address impact/conflict issues?
- (c) Does the proposal increase the need for buffers from existing nearby developments?
- (d) Does land capability/suitability assessment support the proposal?
- (e) What are the likely future requirements and expansion potential?
- (f) Will there be a benefit to the local economy in terms of employment, wealth, tourism etc?

Infrastructure

- (a) Is there suitable access/proximity to services and infrastructure to accommodate the proposal (or have alternative arrangements been made for the upgrading of such)?
- (b) Is there a sustainable water supply to support the proposal?

<p style="text-align: center;">Appendix C – CRITERIA FOR SUITABILITY OF LAND FOR “RURAL SMALLHOLDINGS” AND “RURAL RESIDENTIAL”</p>

The following criteria should be used to assist in determining the suitability of land to accommodate rural smallholdings and rural residential rezoning and subdivision.

Will the land:

- (a) be located in an area where further settlement is recommended by the Local Planning Strategy?
- (b) be contiguous to similar development wherever possible and not result in unplanned and isolated developments throughout agricultural areas?
- (c) be accessible to urban services and employment opportunities?
- (d) be suitable based on an assessment of the demand for, and availability of:
 - road access;
 - reticulated water (where required);
 - electricity;
 - telecommunications; and
 - basic community services?
- (e) avoid significant agricultural land and incorporate appropriate buffers to protect significant land?
- (f) avoid individual lot access on to highways and major roads?
- (g) avoid areas with prospects for mining or extraction of basic raw materials?
- (h) avoid areas that are environmentally sensitive?
- (i) avoid land at risk of land or water degradation with regards to flooding, soil erosion, salinity or any other form of environmental degradation?
- (j) avoid impact on scenic landscape, conservation and heritage attributes?
- (k) avoid important natural resources, areas of high bush fire risk or environmental sensitivity?
- (l) be of fair to high land capability to sustain the proposed land use?

Appendix D – CRITERIA FOR MULTIPLE CONSERVATION LOTS

Criteria for Multiple Conservation Lots

The Council may support rezoning of land to the Rural Conservation zone, outside of the Rangelands Planning Precinct, to facilitate subdivision of multiple ‘conservation’ lots where the applicant can demonstrate:

- A. The vegetation has been identified and agreed worthy of protection in an approved strategy, catchment plan, or a specific assessment carried out by an appropriate expert on behalf of the subdivider taking into consideration the Principles for Clearing Native Vegetation contained in Schedule 5 of the *Environmental Protection Act 1986*;
- B. The creation of lots will not create any additional needs for the provision of government or community services;
- C. The remnant vegetation will be protected through special provisions relating to the land addressing issues such as fire management, fencing, clearing controls, stock control and on-going management of bushland. These matters can be address holistically through an Environmental Management Plan.
- D. The resultant lots will;
 - a. Be covered by a minimum of 85% remnant vegetation, wetland or significant natural feature unless the remaining portion of the parent lot is unviable for agricultural purposes or, in the case of innovative clustered survey strata subdivision, the area of native vegetation is protected under one common lot;
 - b. Be provided with an adequate water supply for domestic purposes, land management and fire fighting;
 - c. Have frontage to a constructed public road;
 - d. Be connected to essential infrastructure including electricity and communications; and
 - e. Have an identified building envelope situated to minimise additional clearing and be of a sufficient size and shape to cater for the construction of a single dwelling, outbuildings and fire hazard separation zone.
- E. The creation of only one viable agricultural lot will be supported as a result of achieving a positive conservation outcome unless further subdivision complies with the minimum lot size requirements for that zone. This agricultural lot does not need to be rezoned to ‘Bushland Protection’.

Minimum Lot Sizes

Where the majority of the parent lot falls within 20 kilometres of the town centres of Northampton, Horrocks, Port Gregory or Binnu, the following minimum lot sizes will apply:

- 1 lot per 40ha where innovative cluster style survey strata subdivision is proposed; or
- 80ha where green titled subdivision is proposed.

Where the majority of the parent lot falls outside the 20 kilometre radius of the Northampton, Horrocks, Port Gregory or Binnu town centres, the following minimum lot sizes will apply:

- 1 lot per 80ha where cluster style survey strata subdivision is proposed; or
- 160 ha where green titled subdivision is proposed.

Lot yield will be calculated on the vegetated portion of the parent lot.

Appendix E – STATE REGISTER OF HERITAGE PLACES

Important Information from the Heritage Council of Western Australia:

The State Register of Heritage Places is maintained and administered by the Heritage Council of WA (HCWA). All places included within the Register are given legal protection under the *Heritage Act of Western Australia 1990*. It is a requirement that the HCWA be consulted for any development proposals that area proposed to occur on or adjacent to a place on the Register.

Thus it is recommended that prior to any development commencing on or near a place contained on the Register the HCWA be consulted. Council is required to seek approval from the HCWA regarding development affecting places on the Register. Council also maintains local heritage lists as follows:

- *Municipal Heritage Inventory*: This is an Inventory of all places that are considered by the local community to have heritage value. There are no specific legal implications for any place entered on the Inventory although Council must be mindful and consider the information and recommendations within the Inventory when considering development at a place contained on the Inventory.
- *Local Planning Scheme*: Local Planning Schemes contain a list of places considered by the local community to have significant heritage value within the district. There are specific legal requirements for any place contained within the Local Planning Scheme.

Further specific advice regarding the State Register of Heritage Places can be obtained from the Heritage Council of WA. Further specific advice regarding the Municipal Heritage Inventory and Local Planning Schemes is available from the Northampton Shire Council.

Development at a place contained on the Register is likely to attract certain conditions to ensure that development is in harmony with the recognised cultural heritage values of the place.

CONTACT DETAILS

Heritage Council of WA

108 Adelaide Terrace
East Perth, WA

PO Box 6201
EAST PERTH WA 6892

Telephone: 9221 4177
Fax: 9221 4151
Freecall: 1800 644 177

Heritage Council of WA – Midwest Regional Advisor (Tanya Henkel)

Telephone: 9407 8808
Fax: 9407 8188
Mobile: 0427 114 030

Appendix F – REGISTER OF THE NATIONAL ESTATE AND AREAS OF SPECIFIC CONSERVATION VALUES

Important information from the Australian Heritage Commission and the Department of Conservation and Land Management:

The Register of the National Estate is maintained and administered by the Australian Heritage Commission (AHC). All places included within the Register are given legal protection under the *Australian Heritage Commission Act 1975*, which binds the Commonwealth government (i.e. Ministers, Authorities and Departments). It is the responsibility of the proponent to seek advice from the AHC for development that may affect a place on the Register.

Thus it is recommended that prior to any development commencing on or near a place contained on the Register the AHC be consulted. Council is required to seek approval from the AHC regarding development affecting places on the Register.

There are various statutes administered by the Department of Environment and Conservation (DEC, formerly CALM) to ensure conservation of sites and species within the State. The DEC is involved in the conservation of the following places:

- *Nationally Significant Wetlands*
Hutt Lagoon – Utcha Well Nature Reserve (IBRA Reference GS001WA)
- *National Estate*
Kalbarri National Park (Reserve 27004)
- *Nature Reserves*
Utcha Well (Reserve 640)
Chilimony (Reserve 6840)
Oakabella (Reserve 8937)
Nilligarri (Reserve 12017)
Blue Well (Reserve 14830)
Burgess Well (Reserve 16331)
Mallee (Reserve 17946)
Galena (Reserve 27083)
The Tubbs (Reserve 34140)
Tooloonga (Reserve 40628)
Un-named Reserve cnr. Ogilvie East Road/NW Coastal Highway (Reserve 12657)

The DEC is also involved in the protection of flora and fauna such as Declared Rare and Priority Flora. The protection of these is considered to have a very high priority to ensure that the State maintains its abundance and diversity of natural flora and fauna species.

Thus it is recommended that prior to any development commencing on or near one of the above places or that may impact on a particular species of flora and fauna that has either declared rare or priority status, the proponent should contact the DEC to discuss procedures, surveys, approvals etc.

CONTACT DETAILS

Australian Heritage Commission

John Gorton Building
King Edward Terrace
Parkers, ACT

GPO Box 787
CANBERRA ACT 2610

Telephone: (02) 6274 2111
Fax: (02) 6274 2095

Department of Conservation and Land Management – Head Office

Hackett Drive
Crawley, WA

Locked Bag 104
BENTLEY DELIVERY CENTRE WA 6983

Telephone: 9442 0300
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Department of Conservation and Land Management – Midwest Regional Office

1st Floor, The Foreshore Centre
201 Foreshore Drive
Geraldton, WA

PO Box 72
GERALDTON WA 6531

Telephone: 9921 5955
Fax: 9921 5713

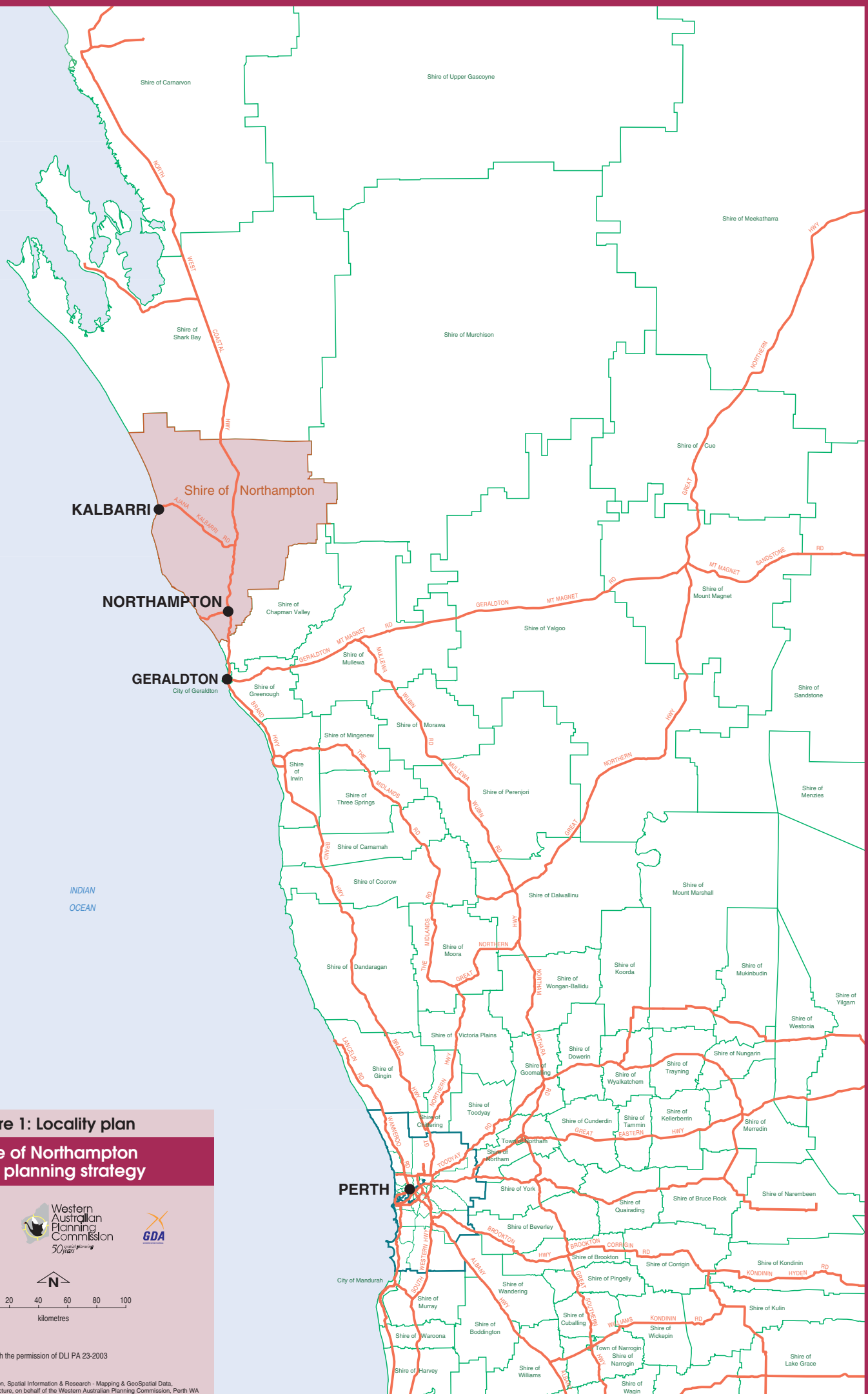
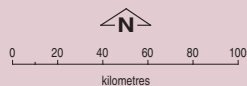
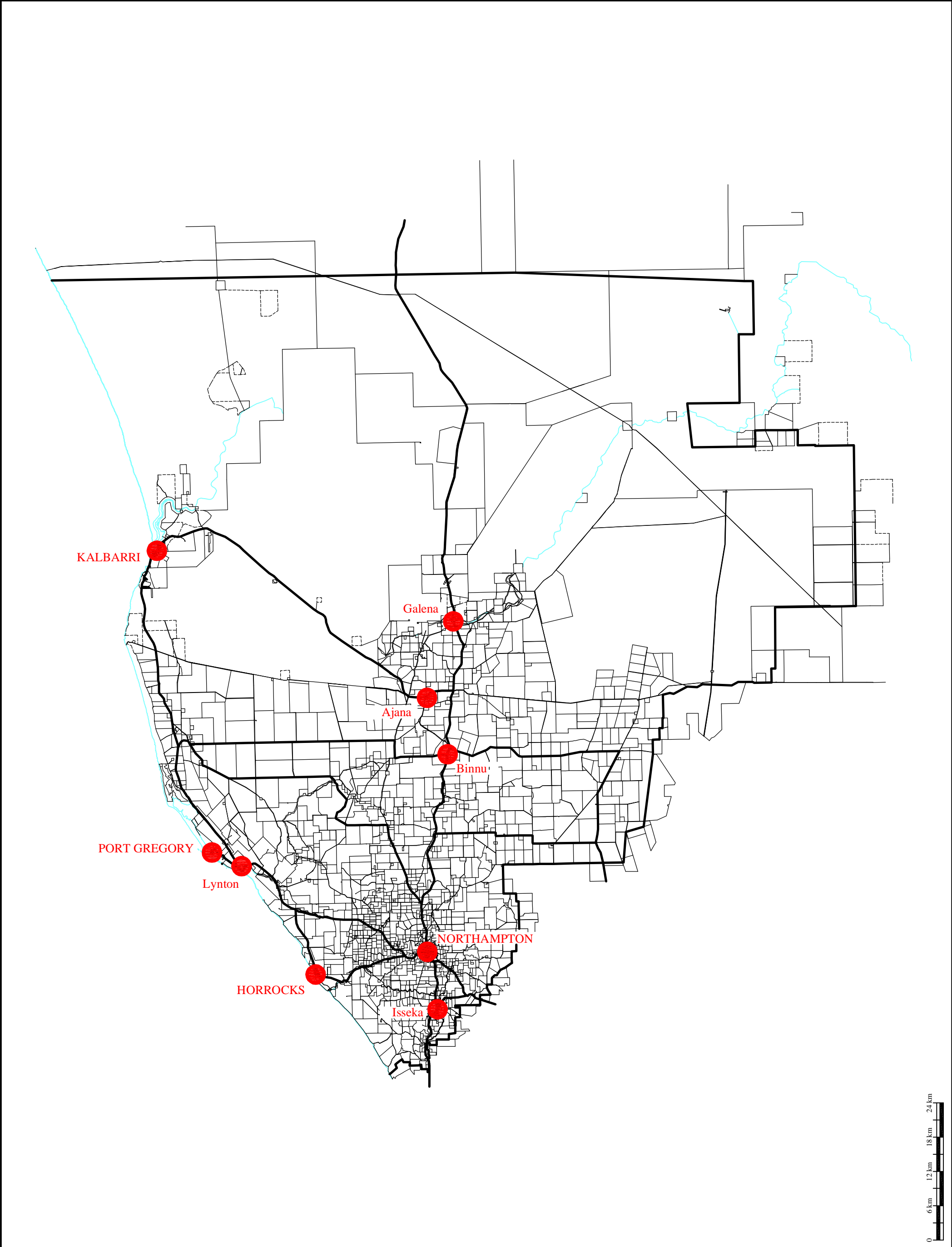


figure 1: Locality plan

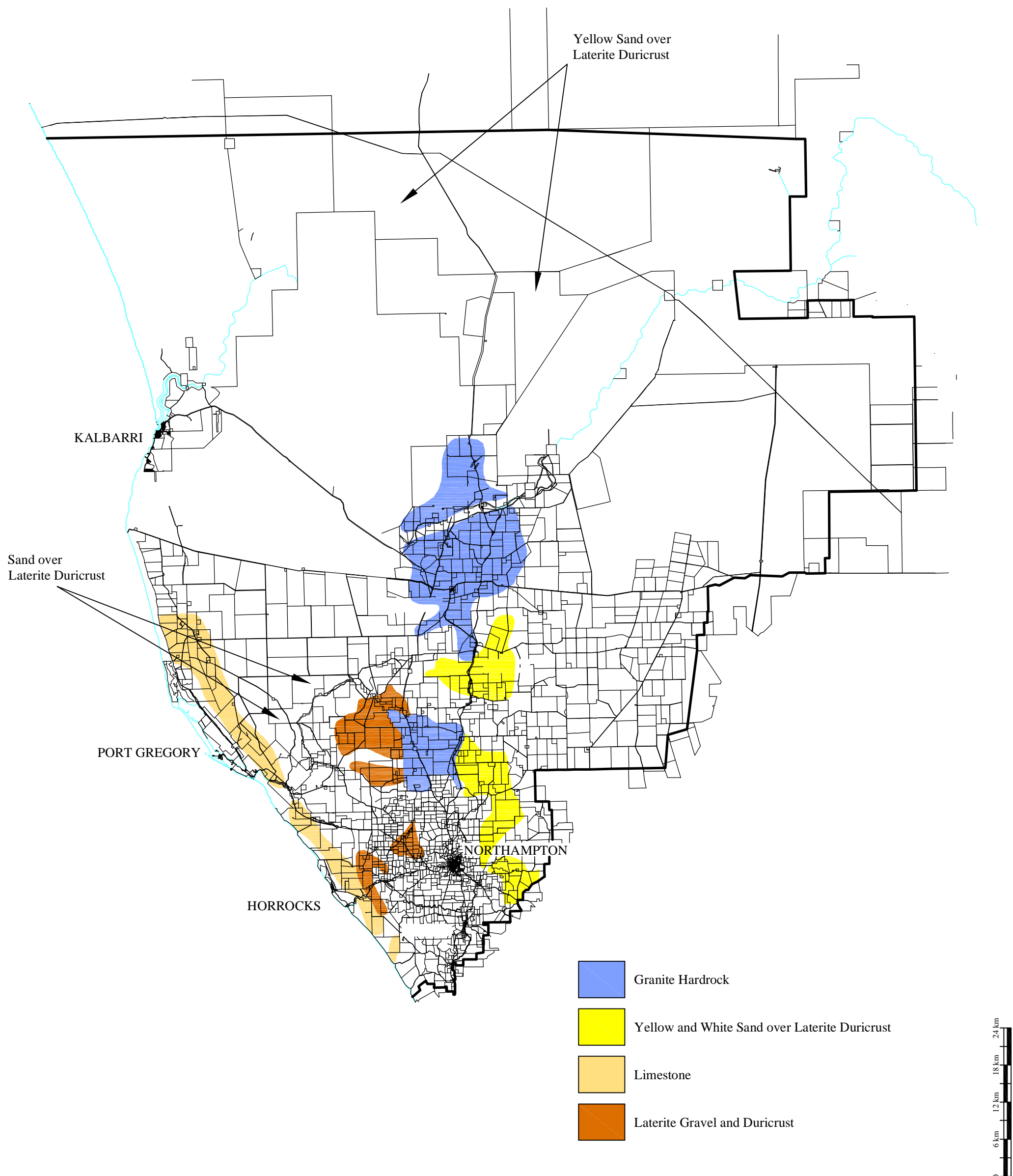
Shire of Northampton local planning strategy



source:
LGA boundaries, road centrelines,
based on information provided with the permission of DLJ PA 23-2003
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26 Nov 2009
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Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission, Perth WA



V Datum: AHD	 NORTH	SHIRE OF NORTHAMPTON PO Box 61, Northampton WA 6535 Phone: 9934 1202 Fax: 9934 1072 www.northampton.wa.gov.au	Shire of Northampton Local Planning Strategy TOWNSITE LOCATIONS	
H Datum: MGA				
Date: April '05		Scale 1 : 600,000 (A3) Contours at:	Drawing: FIGURE 2	Revision: 1
File No: 10.4.2				

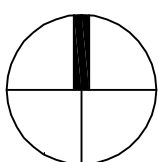


V Datum: AHD

H Datum: MGA

Date: April '05

File No: 10.4.2



NORTH

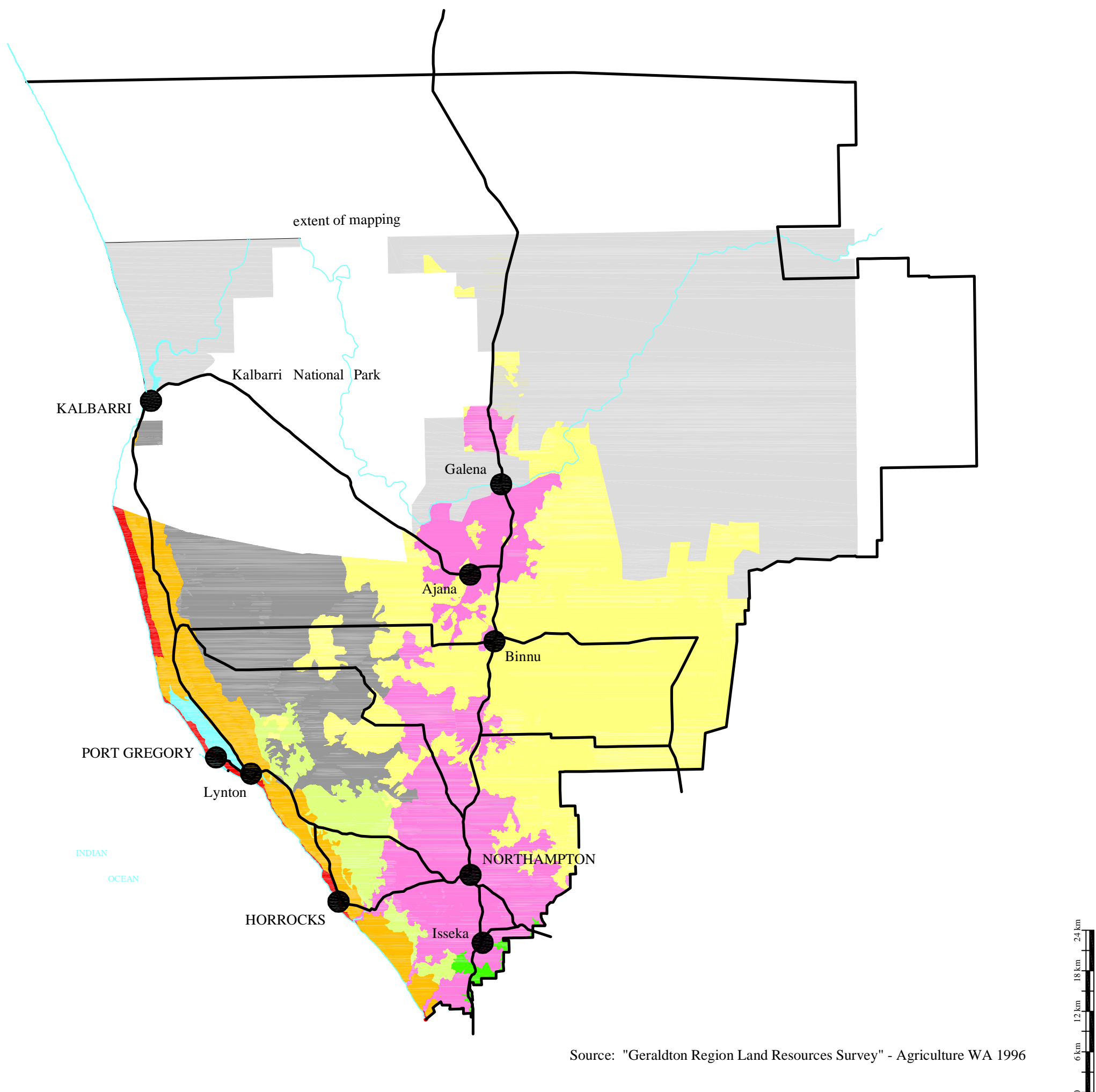
SHIRE OF NORTHAMPTON
PO Box 61, Northampton WA 6535
Phone: 9934 1202 Fax: 9934 1072
www.northampton.wa.gov.au

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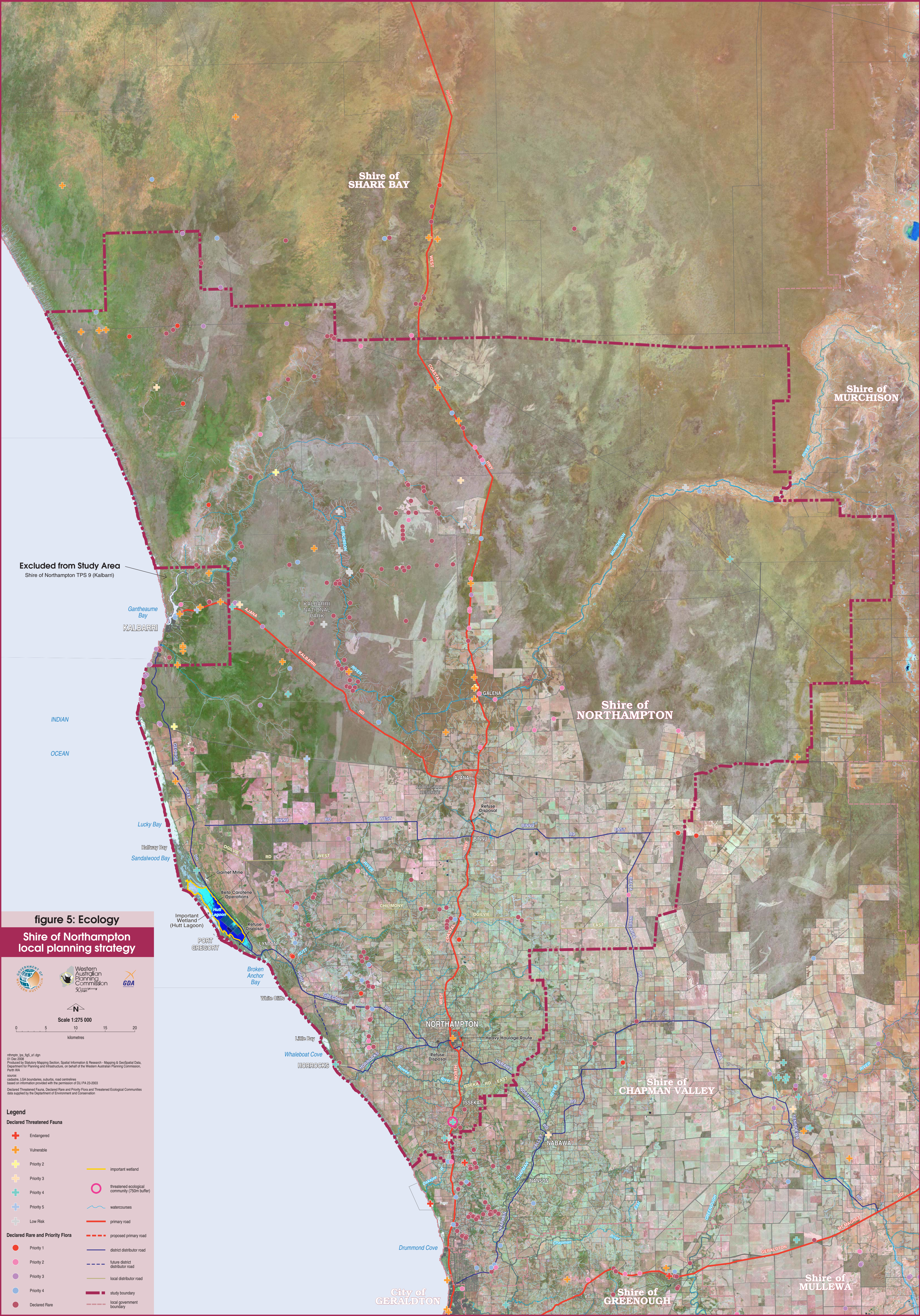
Shire of Northampton Local Planning Strategy BASIC RAW MATERIALS

Drawing: FIGURE 3

Revision: O



V Datum: AHD	 NORTH	SHIRE OF NORTHAMPTON PO Box 61, Northampton WA 6535 Phone: 9934 1202 Fax: 9934 1072 www.northampton.wa.gov.au	Shire of Northampton Local Planning Strategy LAND UNITS	
H Datum: MGA				
Date: April '05		Scale 1 : 600,000 (A3) Contours at:	Drawing: FIGURE 4	Revision: 1
File No: 10.4.2				



Excluded from Study Area
Shire of Northampton TPS 9 (Kalbarri)

Gantheaume Bay
KALBARRI

INDIAN
OCEAN

Lucky Bay
Halvay Bay
Sandalwood Bay

Important Wetland
(Hutt Lagoon)

Broken Anchor Bay
White Cliffs

Little Bay
Whaleboat Cove
HORROCKS

City of
GERALDTON

Shire of
NORTHAMPTON

Shire of
CHAPMAN VALLEY

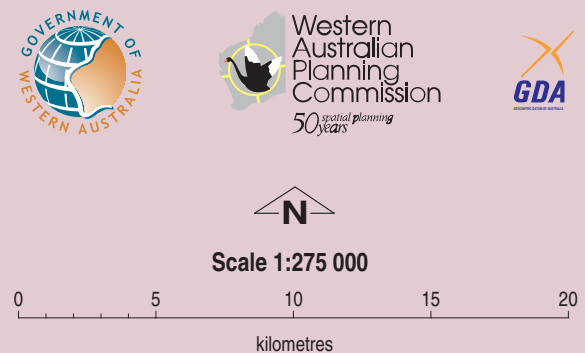
Shire of
GREENOUGH

Shire of
MULLEWA

Shire of
MURCHISON

Shire of
SHARK BAY

figure 5: Ecology
Shire of Northampton
local planning strategy



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01 Dec 2008
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Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission,
Perth WA
source:
cadastre, LGA boundaries, suburbs, road centrelines
based on information provided with the permission of DJI PA 23-2003
Declared Threatened Fauna, Declared Rare and Priority Flora and Threatened Ecological Communities
data supplied by the Department of Environment and Conservation

- Legend**
- Declared Threatened Fauna**
- Endangered
 - Vulnerable
 - Priority 2
 - Priority 3
 - Priority 4
 - Priority 5
 - Low Risk
- Declared Rare and Priority Flora**
- Priority 1
 - Priority 2
 - Priority 3
 - Priority 4
 - Declared Rare
- important wetland
- threatened ecological community (750m buffer)
- watercourses
- primary road
- proposed primary road
- district distributor road
- future district distributor road
- local distributor road
- study boundary
- local government boundary

The Northampton precinct aim:

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

Provide for the protection and where necessary improvement of vegetation and landscape.

Prepare a management plan for the Northampton townsite commonage area.

Secure appropriate and worthy conservation areas in public ownership (reserves).

Servicing and infrastructure will be required to support proposals for development or a change in land use.

Subdivision proposals for rural smallholdings adjacent to the Northampton townsite and contained within mineral lode buffer zones will be referred to the Department of Industry and Resources for mineral prospectivity and geohazard assessment.

Contain population growth within and adjacent to townsites to increase the utility and quality of existing infrastructure, the range of goods, services, amenities and job opportunities.

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.

Support subdivision which is consistent with the preferred settlement strategy and which facilitates the ongoing productive rural use of the land.

Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural feature that attract tourists and visitors.

Implement the relevant recommendations of the Moresby Range Management Strategy.

Ensure that in areas of land degradation, rehabilitation measures are included as conditions of subdivision or development approval.

figure 6: Rural smallholdings (Northampton south)

Shire of Northampton local planning strategy



Scale 1:75 000

0 0.5 1 1.5 2 2.5 3 kilometres

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Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission,
Perth WA

source:
cadastre, LGA boundaries, suburbs, road centrelines
based on information provided with the permission of DLI PA 23-2003

High quality agricultural land (draft) data supplied
by the Dept of Agriculture and Food, WA

Legend

4ha

10ha

20ha

40ha

crown land

primary road

proposed primary road

district distributor road

local distributor road

study boundary

local government boundary

watercourses

Council will require rezoning in areas to facilitate subdivision of Multiple Conservation Lots in accordance with Appendix D of the Local Planning Strategy. Minimum lot sizes for Multiple Conservation Lots, within or outside a 20km radius of the town centres of Northampton, Horrocks, Port Gregory and Binnu are described in Appendix D.

The potential impact on water bodies/floodplain, coastal systems, land/soil quality, vegetation and landscape will be considered as an integral component in assessment of all land use proposals.

Ensure that changes of land use and new development do not increase run-off, soil degradation, nutrient/salinity levels or effluent release to watercourses.

Planning precinct aims

Rangelands

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

Broadacre

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

Coastal

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

Northampton

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

Moresby

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

Excluded from Study Area
Shire of Northampton TPS 9 (Kalbarri)

KALBARRI

Shire of
SHARK BAY

Shire of
MURCHISON

Shire of
NORTHAMPTON

Shire of
CHAPMAN VALLEY

Shire of
GREENOUGH

Shire of
MULLEWA

City of
GERALDTON

figure 7: Rural conservation

Shire of Northampton local planning strategy



Scale 1:275 000
0 5 10 15 20
kilometres

rtbnpn_gps_197_11.dgn
02 Dec 2008
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Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission,
Perth WA
source:
caltarra, LGA boundaries, suburbs, road centres
based on information provided with the permission of DLI PA 23-2003
Conservation areas data supplied by Department of Conservation and Land Management, WA
Gas pipeline buffers - Damper to Bunbury data supplied by EpicAlinta Gas
Wastewater treatment plant buffers data supplied by the Water Corporation

- Legend**
- planning precincts (see above right)
 - major growth townships (see above left) (refer to individual plans)
 - public purposes
 - 500m buffer
 - conservation areas
 - Galena mining heritage area
 - extraction areas
 - water reserves
 - overnight accommodation site
 - major day use site
 - day use site / low key tourism node
 - Dampier-Bunbury natural gas pipeline
 - watercourses
 - primary road
 - proposed primary road
 - district distributor road
 - future district distributor road
 - local distributor road
 - study boundary
 - local government boundary
 - 20km township radius

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

Subdivision of the land within the Northampton townsite should undertake geotechnical and environmental geographical studies to ascertain impacts of historic mine workings and/or soil contamination.

Future aged housing site and infill residential R10.

Extend town centre to encompass existing and likely future uses.

Prepare a drainage plan for the Northampton townsite.

The land adjacent to Nokanena Brook and its tributaries may be subject to requirements to protect development from the effects of flooding or poor drainage.

Rezone rural land to rural residential in recognition of existing lot size and function.

Some existing lots are subject to inundation or waterlogging making them unsuitable for development.

Heavy Haulage Route - Proposed Alignment.

Promote the provision and development of green spines and river corridors around all major creeks.

Infill residential R10.

CBH grain site

Possible Industrial Site

Relocate Shire works depot to this site and use surplus land for other compatible industrial uses.

Copper and lead deposits are contained within and around the Northampton townsite. Any subdivision within the townsite that is within 200 metres from the sides and 500 metres along the strike of any mineral lode should be subject of a geotechnical study to ensure there are no hidden underground workings. An environmental geological study should also be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode or from mining activities.

Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural features that attract tourists and visitors.

figure 8: Northampton townsite

**Shire of Northampton
local planning strategy**



Scale 1:15 000

0 100 200 300 400 500
metres

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01 Dec 2008
Produced by Statutory Mapping Section, Spatial Information & Research - Mapping & GeoSpatial Data,
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Perth WA
source:
cadastre, LGA boundaries, suburbs, road centrelines
based on information provided with the permission of DLI PA 23-2003

Legend

	industry		public purpose
	recreation		contaminated site
	rural residential		watercourses
	residential R5		primary road
	residential R10		proposed primary road
	future residential		district distributor road
	town centre		townsite boundary

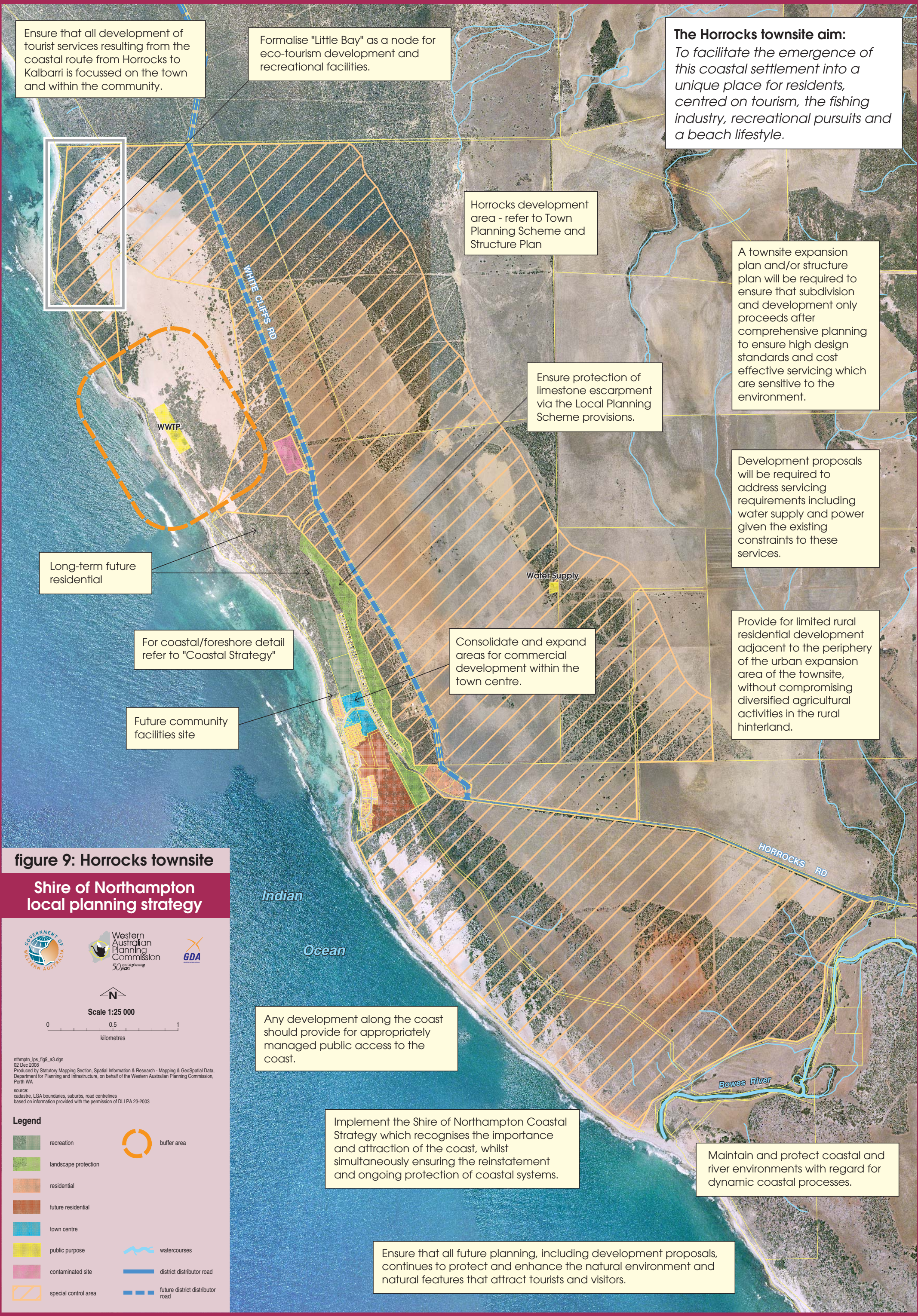
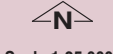
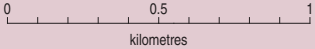


figure 9: Horrocks townsite

Shire of Northampton
local planning strategy



Scale 1:25 000



nrhmpn_lps_fig9_a3.dgn
02 Dec 2008
Produced by Statutory Mapping Section, Spatial Information & Research - Mapping & GeoSpatial Data,
Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission,
Perth WA

source:
cadastre, LGA boundaries, suburbs, road centrelines
based on information provided with the permission of DLI PA 23-2003

Legend

- recreation
- landscape protection
- residential
- future residential
- town centre
- public purpose
- contaminated site
- special control area
- buffer area
- watercourses
- district distributor road
- future district distributor road

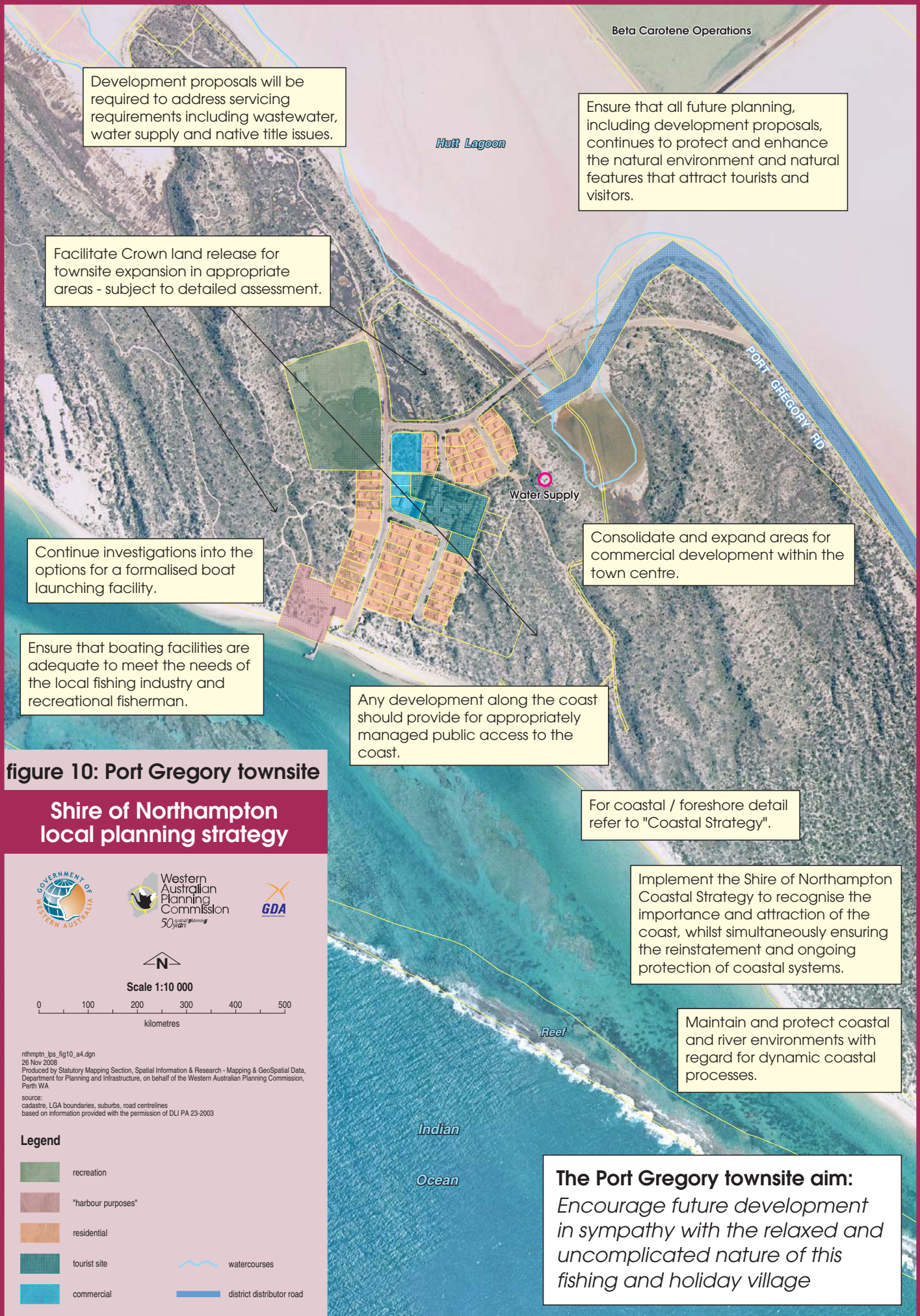


figure 10: Port Gregory townsite

Shire of Northampton local planning strategy



Scale 1:10 000

0 100 200 300 400 500
kilometres

nthmpn_lps_fig10_s4.dgn

26 Nov 2008

Produced by Statutory Mapping Section, Spatial Information & Research - Mapping & GeoSpatial Data, Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission, Perth WA

source:
cadastre, LGA boundaries, suburbs, road centrelines
based on information provided with the permission of DLI PA 23-2003

Legend

- recreation
- "harbour purposes"
- residential
- tourist site
- commercial
- watercourses
- district distributor road

Major growth townsite aims

Northampton

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

Horrocks

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

Port Gregory

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

Planning precinct aims

Rangelands

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

Broadacre

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

Coastal

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

Northampton

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

Moresby

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

Excluded from Study Area

Shire of Northampton TPS 9 (Kalbarri)

Shire of Northampton
local planning strategy



Scale 1:275 000

0 5 10 15 20
kilometres

ntnplg_LPS.dgn
26 Nov 2008
Produced by Statutory Mapping Section, Spatial Information & Research - Mapping & GeoSpatial Data,
Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission,
Perth WA
source:
cadastre, LGA boundaries, suburbs, road centrelines
based on information provided with the permission of GUPA 23-2003
Conservation areas data supplied by Department of Conservation and Land Management, WA
Gas pipeline buffers - Dampier to Bunbury data supplied by Epic/Airtia Gas
Wastewater treatment plant buffers data supplied by the Water Corporation

Legend

- planning precincts
(see above right)
- major growth townsites
(see above left)
(refer to individual plans)
- public purposes
- 500m buffer
- conservation areas
- Galena mining
heritage area
- extraction areas
- water reserves
- overnight
accommodation site
- major day use site
- Dampier-Bunbury
natural gas pipeline
- watercourses
- primary road
- future primary road
- district distributor road
- future district
distributor road
- local distributor road
- study boundary
- local government
boundary