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1.0 ADOPTION

Version	Council Adoption	Item Number	Comment
1	10 July 2007	DS001	Draft for advertising
1	10 July 2007	DS001	Advertising concluded 17 August 2007 Final – no objections received
1	1 July 2011	SC001	Draft for advertising
1	1 July 2011	SC001	Advertising concluded 1 August 2011 Final – no objections received

2.0 PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

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3.0 SCOPE

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4.0 OBJECTIVE

- 4.1 To ensure that there is no shift from the accepted limited accommodation concept of caretaker's dwellings, to the establishment of a significant residential community.
- 4.2 To ensure that residential living does not impose constraints on the lawful use of land for industrial purposes nor compromise the integrity of industrial areas.
- 4.3 To acknowledge that such accommodation is appropriate for industrial landowners from a financial and security point of view, whilst equally recognising that the physical environment in industrial areas is potentially unsafe and unattractive for residents.
- 4.4 To provide for caretaker's dwellings in industrial areas in limited circumstances and subject to appropriate planning controls.

5.0 POLICY STATEMENT

- 5.1 For the purposes of this policy a "Caretaker's Dwelling" means a dwelling on the same site as a building, operation, or plant and occupied by a supervisor of that building, operation or plant.
- 5.2 This policy is only applicable where the Town Planning Scheme includes caretaker's dwellings as permissible uses in industrial zones.
- 5.3 A caretaker's dwelling should be incidental to the predominant industrial use of the site.
- 5.4 Only 1 caretaker's dwelling is permitted on a lot and that dwelling should be on the same lot as the associated industrial use.
- 5.5 A caretaker's dwelling is to have a total floor area that does not exceed 100m² measured from the external face of walls.
- 5.6 Open verandahs may be permitted but must not be enclosed by any means unless the total floor area remains within the 100m² referred to in Clause 5.5.
- 5.7 All applications for a caretaker's dwelling on industrial land will require consultation with effected landowners and/or occupiers.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Determine what is considered incidental (Clause 5.3)
- b. Variation to size limit to a maximum of 15% where neighbour consent given (Clause 5.5).

- 1.0 ADOPTION
- 2.0 PURPOSE
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- 4.0 OBJECTIVE
- 5.0 POLICY STATEMENT
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- 7.0 REFERENCE
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1.0 ADOPTION

Version	Council Adoption	Item Number	Comment
1	24 February 2009	SC54	Draft for advertising
1	24 February 2009	SC54	Advertising concluded 15 May 2009
2	26 May 2009	SC72	Final

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4.0 OBJECTIVE

- 4.1 To provide a clear definition of what constitutes a “Discount Department Store” (DDS).
- 4.2 To ensure that retail developments that include a DDS provide car parking at a ratio that is consistent with the car parking need a DDS generates.
- 4.3 To increase the on-site car parking requirements of the Town Planning Scheme so as to avoid excessive traffic congestion within the Geraldton city centre.
- 4.4 To permit variation to the Town Planning Scheme requirements in order to achieve the above objectives.

5.0 POLICY STATEMENT

5.1 Background

- 5.1.1 In recent years there have been a number of variety store developments, loosely referred to as “large format” or “bulky goods” retail developments, proposed and developed in Western Australia.
- 5.1.2 These types of large format retailing would include shops such as David Jones, Big W, Kmart and the like where goods of a bulky or non-bulky nature, not normally purchased on a daily basis, are sold. These types of shops have, by both tradition and policy, located in shopping and/or commercial centres and been the focus (or ‘anchor’) of shopping within those centres.
- 5.1.3 These types of retailing centres generate large volumes of traffic and therefore there is a need that the car parking provided on-site can adequately cater for the expected demand.
- 5.1.4 The current car parking requirements in the “City Centre” zone are, by industry standards generous, and considered insufficient to cater for the parking generated from such retail centres.
- 5.1.5 Therefore there is a need to increase the on-site car parking requirements to accommodate vehicles and avoid excessive traffic congestion within the Geraldton city centre.

5.2 Application of Policy

This policy only applies to all land zoned “City Centre” under Town Planning Scheme No.3 (Geraldton).

5.3 Statutory Framework

- 5.3.1 Town Planning Scheme No. 3 (Geraldton) states that the zone objectives and policies for “City Centre” zone are (inter alia):

to ensure that development of the City Centre’s commercial, civic and residential components is implemented in a manner which will secure the status and attraction of the City as the primary centre for the region.

to implement the City Centre Planning Policy in order to guide and control development, and provide a basis for the exercise of discretionary powers and conditions of planning consent.

- 5.3.2 The Scheme further states (clause 4.5.3) that:

In exercising discretionary powers over land use or planning consent procedures, Council will have regard to the City Centre Policy and may impose consent conditions or permit variation to Scheme requirements in order to achieve the objectives of that Policy.

- 5.3.3 This policy is therefore made specifically under clause 4.5.3 of the Scheme in order to permit variation to Scheme requirements.

5.4 Definition

- 5.4.1 For the purpose of this policy a “**Discount Department Store**” (DDS) means a single retail store, selling a wide variety of different goods and with a Nett Lettable Area of 2,000m² or greater.

The main difference between a DDS and a shop is the size limit and the variety of different goods sold. A retailing centre may contain both a DDS and other speciality shops.

- 5.4.2 A “**Shop**” is defined in the Model Scheme Text as a premises used to sell goods by retail, hire goods or provide services of a personal nature but does not include a showroom or fast food outlet.

- 5.4.3 A “**Showroom**” is defined in the Model Scheme Text as a premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature.

Bulky goods are just what the word says – they are bulky and not the sort of things you can carry under your arm.

5.5 Permissibility

- 5.5.1 For the purposes of permissibility, the use “Discount Department Store” shall be treated and processed as a use not listed with relevant provisions of the Scheme applicable.

- 5.5.2 A DDS is considered consistent with the objectives and purpose of the “City Centre” zone.

5.6 Car Parking Standards

- 5.6.1 Notwithstanding the requirements of clauses 5.7.5 of Town Planning Scheme No. 3 (Geraldton), car parking spaces are to be provided at the rate of 1 bay per 20m² NLA.

- 5.6.2 Where a DDS is the anchor tenant of a retailing centre the car parking requirement as prescribed in clause 5.6.1 above will only be applicable to the DDS component. Car parking for other shop components will be as per clause 5.7.5 of the Scheme.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme No. 3 (Geraldton) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Determine the DDS use (Clause 5.5)
- b. Determine differing car parking standards (Clause 5.6.2)

1.0 ADOPTION

2.0 PURPOSE

3.0 SCOPE

4.0 OBJECTIVE

5.0 POLICY STATEMENT

- 5.1 Location
- 5.2 Consulting Rooms in Residential Areas
- 5.3 Professional Offices in Residential Areas
- 5.4 Car Parking
- 5.5 Setbacks
- 5.6 Landscaping
- 5.7 Signage
- 5.8 Consultation

7.0 REFERENCE

8.0 RESPONSIBILITIES

1.0 ADOPTION

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3.0 SCOPE

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4.0 OBJECTIVE

- 4.1 To provide guidance in the exercising of discretion with regard to consulting rooms and professional offices.
- 4.2 To ensure that these types of uses do not compromise the amenity of residential areas.
- 4.3 To ensure that the development of consulting rooms and professional offices are within areas compatible with these types of activity.

5.0 POLICY STATEMENT

5.1 Location

- 5.1.1 The Geraldton central area (bounded by Crowther Street, Portway, the North West Coastal Highway and Phelps Street) is considered to be the most appropriate priority area for the establishment of consulting rooms and professional offices (where permissible under the Town Planning Scheme), given its proximity to the commercial CBD and the location to existing major medical centres (hospitals).
- 5.1.2 Other areas, adjacent to established shopping or commercial areas may be considered provided the location would not encourage premature expansion of a shopping or commercial area by proximity and its effect on uses between the centre and the proposed site (ie. the proposed site should preferably be immediately abutting a shopping or commercial area).
- 5.1.3 Areas where the established character is exclusively dominated by residential development and the site is remote from major traffic routes are considered inappropriate.

5.2 Consulting Rooms in Residential Areas

The establishment of a consulting room in a residential area should meet the following standards:

- a. Not be occupied by any more than 4 practitioners;
- b. Have a minimum site area of 1,000m²;
- c. There is satisfactory accessibility and minimal traffic impact on residential streets;
- d. The scale and design of buildings being consistent and compatible with adjoining residential buildings (having regard for any adopted design guidelines); and
- e. Have minimal impact on residential uses in the vicinity.

5.3 Professional Offices in Residential Areas

The establishment of a professional office in a residential area should meet the following standards:

- a. Be occupied by only 1 practitioner with no more than 2 associated staff (eg. nurse, administration);
- b. There is satisfactory accessibility and minimal traffic impact on residential streets;
- c. The scale and design of buildings being consistent and compatible with adjoining residential buildings (having regard for any adopted design guidelines); and
- d. Have minimal impact on residential uses in the vicinity.

5.4 Car Parking

- 5.4.1 Where the site consists of a mixed use (eg. a professional office combined with a residence), car parking shall be calculated and provided for each use separately in accordance with the requirements of the Town Planning Scheme.
- 5.4.2 All car parking and access thereto from the street is to be designed and constructed to the approval of the local government, and where located in a residential area should preferably be located at the rear of the building.

5.5 Setbacks

- 5.5.1 Setbacks for new establishments should be 7.5m for the front and rear boundaries with a side setback of 3m.
- 5.5.2 Where a site has two street frontages, the local government may reduce the street setback to 3m on one street frontage.
- 5.5.3 Where a development for consulting rooms or professional office is a conversion of an existing building which does not conform to the above setback requirements, the local government may permit a variation of any setback provided it can be satisfactorily demonstrated that such variation is necessary to preserve the integrity of the building and will not detrimentally impact on the amenity of the site or the locality.
- 5.5.4 Where development is a conversion of an existing residence or a residential type building is proposed for a new development then the front setback should be as per the Residential Design Codes.

5.6 Landscaping

Landscaping of the front setback area, taking into account a car parking requirement, must be designed, implemented and maintained to the approval of the local government and shall be such as to reduce the visibility of car parking areas from the street.

5.7 Signage

Signage shall be in accordance with the Town Planning Scheme and relevant Policy requirements.

5.8 Consultation

Any professional office proposed to be located in a residential area outside of the Geraldton central area (Clause 5.1.1) and any variation to any part of the above policy will require consultation with effected landowners and/or occupiers and neighbour consent should preferably be given.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Approval of car parking standards (Clause 5.4.2).
- b. Approval of reduced setback (Clause 5.5.2 & 5.5.3).
- c. Approval of landscaping (Clause 5.6).
- d. Approval of variations to policy where no objection received (Clause 5.8).

1.0 ADOPTION

2.0 PURPOSE

3.0 SCOPE

4.0 OBJECTIVE

5.0 POLICY STATEMENT

- 5.1 Existing Railways
- 5.2 Tallering Peak to Oakajee and Narngulu Proposed Rail Lines
- 5.3 Consultation

7.0 REFERENCE

8.0 RESPONSIBILITIES

1.0 ADOPTION

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4.0 OBJECTIVE

- 4.1 To ensure that any future residents are protected from the adverse noise and vibration impacts emanating from existing railways.
- 4.2 To prevent incompatible development adjoining the Talling Peak to Oakajee and Narngulu to Oakajee proposed rail lines and protect future residents from any adverse noise and vibration impacts, thereby meeting the requirements of the Environmental Protection Authority.

5.0 POLICY STATEMENT

5.1 Existing Railways

- 5.1.1 No residential building may be constructed within 50m of the railway reserve.
- 5.1.2 The above setback may be reduced to 50m from the railway centreline with the approval of the relevant government agency(s) responsible for the railway reserve and its associated infrastructure.
- 5.1.3 Any outbuilding, not for residential use, must have a minimum setback of 20m from the railway centreline.

5.2 Talling Peak to Oakajee and Narngulu Proposed Rail Lines

- 5.2.1 No residential building, or any building associated with the provisions of short-stay or overnight accommodation, may be constructed within 220m of the centre line, or within the 65dB(a) Noise Contour Line – whichever is the greater.
- 5.2.2 Any ancillary building or outbuilding for non-habitable purposes must have a minimum setback of 150m from the railway centreline.
- 5.2.3 Variations to the above setbacks may be supported by the local government provided that the variations will not have any adverse effect (such as, but not limited to, the impacts on the management of land, the safety of the occupants and potential environmental impacts) upon the occupiers or users of the proposed development and the structural integrity of the proposed building or structure will not be compromised by the variation.

5.3 Consultation

- 5.3.1 The requirements of Clause 4.1 may only be varied through the joint approval of the local government and the relevant government agency(s) responsible for the railway reserve and its associated infrastructure, who have the authority to impose conditions which may assist in reducing any potential impacts.
- 5.3.2 The local government may approve variations to Clause 4.2 subject to the rail line proponents, the Department of Resources Development and the Department of Environment and Conservation raising no objections to the proposed variation.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for approval of variations to policy where no objections received (Clause 5.3).



- 1.0 ADOPTION
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4.0 OBJECTIVE

To ensure that the development of greenhouses are within areas compatible with this type of activity.

5.0 POLICY STATEMENT

5.1 For the purpose of this policy a “**Greenhouse**” means any temporary structure used to house “**Intensive Agriculture**” uses associated with the following:

- the production of grapes, vegetables, flowers, exotic or native plants, or fruits or nuts;
- the establishment and operation of plant or fruit nurseries;
- the development of land for irrigated fodder production or irrigated pasture (including turf farms); and
- Aquaculture.

5.2 Greenhouses are not generally considered appropriate in residential or rural residential zoned land (less than 2ha), the Moresby Ranges or in other areas identified as having specific heritage value (such as the Greenough Flats).

5.3 Greenhouses should be setback a minimum of 15m from the front and rear property boundary and 5m from the side property boundary.

5.4 The uncovered storage of bulk manure is not supported.

5.5 Where the local government determines that there could be the potential for on-gong conflict issues or in areas where land use is envisaged to change, planning approvals may be limited to a maximum period of 12 months, after which the further renewal of the approval by the local government is required annually. **This is the responsibility of the applicant and the local government will not automatically re-issue approvals.**

5.6 Any application seeking approval for a greenhouse on land zoned residential with a lot area in excess of 2ha, or land zoned rural residential with a lot area less than 2ha, or proposing to vary the setbacks will require consultation with effected landowners and/or occupiers and neighbour consent should preferably be given.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Minor variation to setbacks where no objection received (Clause 5.3).
- b. Limit planning approvals for 12 months (Clause 5.5).
- c. Approval of application where no objection received (Clause 5.6).

1.0 ADOPTION

2.0 PURPOSE

3.0 SCOPE

4.0 OBJECTIVE

5.0 POLICY STATEMENT

5.1 Definitions

5.2 Town Planning Scheme No.3 (Geraldton)

5.3 Criteria for Assessment

5.4 Application Requirements

5.5 Consultation

5.6 Single Bedroom, Aged or Dependant Persons' Dwellings

7.0 REFERENCE

8.0 RESPONSIBILITIES

1.0 ADOPTION

Version	Council Adoption	Item Number	Comment
1	24 July 2007	DS017	Draft for advertising
1	24 July 2007	DS017	Advertising concluded 17 August 2007 Final – no objections received
2	14 October 2008	SC13	Draft for advertising
2	14 October 2008	SC13	Advertising concluded 7 November 2008 Final – no objections received
2	1 July 2011	SC001	Draft for advertising
2	1 July 2011	SC001	Advertising concluded 1 August 2011 Final – no objections received

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4.0 OBJECTIVE

- 4.1 To achieve sustainable urban outcomes through higher densities of development around activity centres.
- 4.2 To increase the emphasis on supporting sustainable urban development through land efficiency.
- 4.3 To achieve density targets and lot diversity, particularly around activity centres by facilitating an appropriate amount and variety of medium density (grouped) housing.
- 4.4 To set criteria to guide the exercise of discretion whereby development may be assessed against a lower minimum site area requirement to that prescribed in the Town Planning Scheme.
- 4.5 To ensure that relaxations to the minimum site area prescribed in the Town Planning Scheme are only approved in accordance with desirable design outcomes.
- 4.6 To ensure that strata approval for Single Bedroom, Aged or Dependant Persons' dwellings results in those types of special purposes dwellings being developed.

5.0 POLICY STATEMENT

5.1 Definitions

For the purposes of this policy “**Activity Centre**” means an area/site containing civic, institutional, commercial or tourist activity and includes areas with high amenity such as next to established parks.

5.2 Town Planning Scheme No. 3 (Geraldton)

The Town Planning Scheme currently states that except in the City Centre zone, under all codes grouped dwellings will not be permitted on a lot with an area less than the following:

- 2 grouped dwellings/dual occupancy 900m²
- 3 grouped dwellings 1,250m²
- more than 3 grouped dwellings 1,500m²

unless the merits of a particular application justify a variation to this requirement, in which case the minimum lot size may be reduced to the minimum lot size permissible for the proposed number of grouped dwellings under the Residential Design Codes.

5.3 Criteria for Assessment of the Merits of a Particular Application

In order to guide the exercise of discretion when assessing the merits of a group dwelling development, the local government will have due regard to the following criteria, and the applicant should aim to meet (as a minimum, but preferably exceed) the assessment criteria.

- a. The site is located in an area that is within 400m (typically a 5 minute walk) of an activity centre;
- b. Fully compliant with the Acceptable Development provisions all of the applicable Residential Design Codes design elements (ie. the development does not attract a performance criteria assessment);
- c. Retains existing substantial or mature vegetation (generally in excess of 3.5m in height);
- d. Maximises the opportunity for views from surrounding properties and allows for view vistas through the development, by way of articulation of roofs (or flat roofs with lower height), increased setbacks and orientation;
- e. Not provided in a 'gated' street format and orientates as much of the development as possible onto public streets;
- f. Allows for passive surveillance of the public domain (streets, parks etc.) and enhances personal safety and perceptions of safety by providing for streets and open spaces to be fronted and overlooked by housing;
- g. Located in an area with an interconnected network of streets which facilitates safe, efficient and pleasant walking, cycling and driving. This should involve an established dual use/foot path system and cul-de-sac locations are not preferred;
- h. Provides a high quality public streetscape environment (eg. shade, shelter, trees, pavement treatment, street furniture, landscaping, urban art etc.), thereby, enhancing the amenity of adjacent housing and developments;
- i. Preserves and/or enhances a building which has heritage significance;
- j. Optimises orientation to suit energy efficient housing;
- k. Minimises earthworks and the use of retaining walls on sloping sites;
- l. Where lot boundaries abut parkland, the boundary should be provided with uniform fencing which addresses appropriate height, character, visual permeability and appropriate relationship to the parkland;
- m. Incorporates water conservation methods (eg. rainwater harvesting, tanks); and
- n. Incorporates 'Designing Out Crime' principles.

5.4 Application Requirements

Applications will need to provide substantial justification and adequately address, to the approval of the local government, each element of Clause 5.3.

5.5 Consultation

- 5.5.1 Advertising is not generally required for a development comprising 5 or less group dwellings provided it is fully compliant with the minimum lot size requirements of the Town Planning Scheme;

Although formal advertising may not be undertaken, specific neighbour consultation may be required for certain Residential Design Codes design elements (eg. boundary setbacks, site works, privacy etc.).

5.5.2 All other applications for group dwellings will be advertised in accordance with the following:

- Advertising period of 21 days;
- Owners/occupiers of properties within a radius of 60m of the boundary of the application site will be consulted in writing by the local government (alternatively the proponent may undertake the necessary consultation and secured agreement or obtained comment); and
- A sign to be placed in a prominent position on the site for the duration of the advertising period.

5.6 Single Bedroom, Aged or Dependant Persons' Dwellings

5.6.1 The Residential Design Codes allow the reduction of the site area by one-third of that provided for by the density code applying to the site.

5.6.2 In order to ensure that the reduced site area provisions offered by the Residential Design Codes relate to the type of development that can attract the reduction, the local government will recommend conditions be imposed by the Western Australian Planning Commission requiring the construction of the approved development as a requirement in order for clearance of the strata or survey strata plan.

5.6.3 Clause 5.3 applies for single bedroom, aged or dependant persons' dwellings applications.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Elect to advertise or increase the consultation level (Clause 5.5, refer to Consultation for Planning Proposals policy).
- b. Administer all aspects of this policy, however should significant doubt exist (in the professional opinion of the officer) over any aspect of the policy, the proposal may be referred to full Council for consideration.

Motor Vehicle Wrecking Premises

Local Planning Policy

VERSION 1

- 1.0 ADOPTION
- 2.0 PURPOSE
- 3.0 SCOPE
- 4.0 OBJECTIVE
- 5.0 POLICY STATEMENT
- 7.0 REFERENCE
- 8.0 RESPONSIBILITIES

1.0 ADOPTION

Version	Council Adoption	Item Number	Comment
1	10 July 2007	DS001	Draft for advertising
1	10 July 2007	DS001	Advertising concluded 17 August 2007 Final – no objections received
1	1 July 2011	SC001	Draft for advertising
1	1 July 2011	SC001	Advertising concluded 1 August 2011 Final – no objections received

2.0 PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.

The City encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

3.0 SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

4.0 OBJECTIVE

To set out guidelines that address impacts on overall amenity of the industrial area and the safety and health issues associated with the trade.

5.0 POLICY STATEMENT

- 5.1 The portion of the lot on which the vehicles are to be broken down and stored is to be screened from street view by a solid fence at least 1.8m in height.
- 5.2 The vehicles stored on the premises shall be stacked in neat rows to the approval of the local government such that they are not visible from the street.
- 5.3 No vehicles are to be stored one on top of the other.
- 5.4 The premises are to be kept in a neat and tidy condition at all times by the owner/occupier to the approval of the local government.
- 5.5 Complementary landscaping is to be provided, both within the property and along the road verge, where it is considered by the local government to be appropriate.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer to determine compliance with Clauses 5.2, 5.4 and 5.5.



Relocated Buildings

Local Planning Policy

VERSION 2

- 1.0 ADOPTION
- 2.0 PURPOSE
- 3.0 SCOPE
- 4.0 OBJECTIVE
- 5.0 POLICY STATEMENT
 - 5.1 Definitions
 - 5.2 Locations
 - 5.3 Cladding
 - 5.4 Conditions
 - 5.5 Bonds/Guarantees
 - 5.6 Application Requirements
 - 5.7 Consultation
- 6.0 REFERENCE
- 7.0 RESPONSIBILITIES

town planning services

1.0 ADOPTION

Version	Council Adoption	Item Number	Comment
1	10 July 2007	DS001	Draft for advertising
1	10 July 2007	DS001	Advertising concluded 17 August 2007 Final – no objections received
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2.0 PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.



The City encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

3.0 SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

4.0 OBJECTIVE

- 4.1 To ensure the relocated building presentation is of an acceptable standard to that of the locality.
- 4.2 To ensure that any relocated buildings does not detract from an existing (or reasonably desired) streetscape.
- 4.3 To enable the local government to retain such monies (bonds) to ensure the desired standard of development is achieved.

5.0 POLICY STATEMENT

5.1 Definitions

- 5.1.1 For the purposes of this policy a “**Relocated Building**” means a dwelling or outbuilding that has been previously constructed/located on a different property yet has the ability to be dismantled in whole (or in part) for the purpose of being transported and sited on another property.
- 5.1.2 A purpose designed, new transportable building (eg. a “kit home”) is not considered a relocated building when first being located on a lot. Subsequent moving is subject to this policy.

5.2 Location

In general, relocated buildings are not considered appropriate in the “Urban Precinct” areas of the Town Planning Scheme as they would be contrary to the objectives of those areas. In addition, in newly created subdivisions, it is often the case that design guidelines are attached to the sale of the land which may prohibit the placement of a relocated building on the property. The onus is on the applicant to source this information if this is the case, as the local government does not administer these types of guidelines.

5.3 Cladding

All external asbestos cladding shall be removed from the relocated building prior to it being transported, and (unless specific approval is given otherwise) be replaced with new material.

5.4 Conditions

Buildings that are relocated are often in poor condition and as such the local government may impose conditions to ensure the building presentation is of an acceptable standard to enhance the streetscape appearance. Such conditions may include (but are not limited to) the following:

- a. Need for additional setbacks over and above the prescribed minimum and the need for screening/landscaping;
- b. A bond/bank guarantee and legal agreement to ensure the external appearance of the relocated building has completed to the approval of the local government;
- c. The space between the ground level and the floor level being suitably enclosed; and
- d. The roof and/or walls being clad of non-reflective materials and be consistent or complimentary in colour with the surrounding natural landscape features or desired streetscape.

5.5 Bonds/Guarantees

Prior to the issue of any building licence for a relocated building the local government shall require the lodging of:

- a. A bond amount equivalent to 20% of the estimated value of the approved works to be undertaken to ensure the building presentation is of an acceptable standard, with a minimum amount of \$5,000 for residential houses;
- b. A bond amount equivalent to 10% of the estimated value of the approved works to be undertaken to ensure the building presentation is of an acceptable standard, with a minimum amount of \$1,000 for other buildings (such as sheds of the like); and
- c. A legal agreement stating that the bond will be forfeited if the approved works are not carried out within the approved timeframe.

5.6 Application Requirements

5.6.1 Photographs will need to be submitted that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof).

5.6.2 Clear and concise details of proposed works to be undertaken to ensure the relocated building presentation is of an acceptable standard to that of the locality. This will generally include elevations of the proposed finished works.

5.6.3 A clear timeframe for the completion of the above works, with such time frame to be as short as practicable and a maximum of 12 months.

5.6.4 Any other additional information required to demonstrate that the building will be aesthetically acceptable and comply with the objectives of this policy.

5.7 Consultation

The local government may choose to advertise an application should it be concerned at the appearance or proposed location of the relocated dwelling.

6.0 REFERENCE

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer to advertise any application (Clause 5.7).