

## City of Greater Geraldton – Local Planning Policy Review

### **1. Background**

The City of Greater Geraldton has 52 Local Planning Policies (LPPs). Forty-two of those policies were prepared between 2007 and 2014. The balance was prepared between 2016 and 2019. Thirty-nine of the policies were last considered by Council in 2015 with the introduction of the current planning scheme. Three policies were reviewed between 2016 and 2019 and 10 policies were prepared between 2016 and 2019 but have not been reviewed.

### **2. Planning Framework**

The *Planning and Development (Local Planning Schemes) Regulations 2015*, schedule 2, section 3 provides Council with the ability to prepare a Local Planning Policy (LPP) in respect of any matter related to the planning and development of the planning scheme area. A LPP must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.

### **3. Need for a Review**

The following factors support the need to review the current LPP suite:

- The large number of policies (52) makes it difficult to maintain their currency and adds to the complexity of the planning framework, adding to the time it takes to prepare and assess applications and the cost of doing development;
- Most of the policies have not been reviewed in over 10 years. They therefore do not reflect current strategic direction and Council positions on a number of development related matters;
- Customer feedback through the Voice of the Customer survey has identified that application processing times as being the area of highest customer dissatisfaction with the City's planning services. The size, complexity and currency of the policy suite is contributing to this issue.

### **4. Review Methodology**

The LPP review will be undertaken in two stages, following the principles and guidance set out in the WALGA Local Planning Policy Guide with the goal to:

- Reduce the number of LPPs so that they are manageable to maintain;
- Ensure the content is clear and they provide certainty;
- Ensure consistency with best practice; and
- Reflect the City of Greater Geraldton's values and strategic direction.

Stage one, which has been completed, is a preliminary review that considered the policies in terms of their purpose, relevance, and the ability to rationalise and simplify the policy suite.

Stage two will involve a more comprehensive review of each policy by planning consultants Element Advisory. The consultants will:

- Review the policy against current best practice;
- Seek advice from City planning officers to identify current issues with the implementation of each policy;
- Seek input from the Western Australian Planning Commission, as appropriate; and
- Provide recommendations.

The policies will be grouped into small batches of 4-5 policies with a new batch of policies reviewed each month.

Every 3 months those policies that have undergone a review will be brought to Council formally for a resolution on whether the policy is to be:

- Retained without modification;
- Retained with modifications; or
- Revoked.

The Council position on each policy will then be implemented in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### **5. Stage One Outcomes (Preliminary Review)**

Table 1 below details the outcomes of the preliminary review. In summary the review recommends the following:

<b>Recommendation</b>	<b>No. LPPs Affected</b>
Retain & Update	17
Revoke	15
Consolidate	13
Substitute with an alternative mechanism	7
Consider a new policy	1
<b>Total</b>	<b>53</b>

**Table 1 LPP Review Outcomes**

<b>Policy Name</b>	<b>Findings</b>	<b>Recommendation</b>
<u>Activating Thoroughfares in the City Centre</u>	The relevant provisions can be consolidated into LPP 3.1 City Centre	Revoke and Consolidate
<u>Bed and Breakfast</u>	Consolidate into new LPP Short Stay Accommodation	Revoke and Consolidate
<u>Caravans for Temporary Accommodation</u>	The City receives a high volume of enquiries and guidance is needed.	Retain & Update
<u>City Centre Planning Policy</u>	The City Centre is strategically significant and needs coordinated and integrated development.	Retain & Update
<u>Commercial Tourism Activity on Crown Land</u>	The Lands Act covers licensing on crown land and guidance should sit as a Council Policy.	Revoke & Substitute
<u>Compliance and Enforcement of Planning Laws</u>	The City receives a high volume of complaints relating to non-compliance for which this Local Planning Policy provides helpful guidance.	Retain & Update
<u>Consultation for Town Planning Proposals</u>	The City regularly administers applications that require consultation for which this Policy provides helpful guidance.	Retain & Update
<u>Design Guidelines - Beresford Beachfront Mixed Use</u>	Design guidelines to be converted into a Local Development Plan.	Revoke & Substitute
<u>Design Guidelines - Geraldton Airport Technology Park</u>	Design guidelines to be converted into a Local Development Plan.	Revoke & Substitute
<u>Design Guidelines - Marine Terrace Foreshore Precinct Mixed Use</u>	Design guidelines to be converted into a Local Development Plan.	Revoke & Substitute
<u>Design Guidelines - Mount Scott (Brede Street)</u>	Design guidelines to be converted into a Local Development Plan.	Revoke & Substitute
<u>Development Approvals</u>	*Check for guidance on extensions	Revoke & Consolidate
<u>Display Homes and Sales Offices</u>	Infrequently used and can be managed with existing provisions in the Local Planning Scheme.	Revoke
<u>Dividing Fences</u>	The Dividing Fences Act applies and guidance on a 'sufficient' fence is needed through a Local Law.	Revoke & Substitute
<u>Extractive Industry</u>	Extractive Industry can be disruptive, and guidance is needed to mitigate risks.	Retain & Update
<u>Fast Food Outlets</u>	*Vehicle stacking guidance is helpful.	Revoke & Consolidate

<b>Policy Name</b>	<b>Findings</b>	<b>Recommendation</b>
<u>Geraldton - From a Local to Global Regional City</u>	Inappropriate statutory mechanism – 50-year plans are visionary in nature and not suited to a LPP.	Revoke
<u>Geraldton Airport Special Control Area</u>	This LPP streamlines new homes in proximity to the Airport.	Retain & Update
<u>Geraldton City Centre Revitalisation Plan</u>	Inappropriate statutory mechanism – Revitalisation plans are not Local Planning Policy, and the relevant provisions can be consolidated into LPP 3.1 City Centre.	Revoke & Consolidate
<u>Geraldton Health Education and Training Precinct Conceptual Master Plan</u>	Inappropriate statutory mechanism – Master plans are conceptual in nature and not suited to LPP.	Revoke
<u>Geraldton North-South Transport Corridor</u>	Advocacy positions are not LPP.	Revoke
<u>Geraldton/ Beachlands Heritage Area</u>	Geraldton/Beachlands Heritage Area is significant and would benefit from design guidance for new development.	Retain & Update
<u>Heritage Conservation and Development</u>	Heritage Conservation would benefit from design guidance for new development.	Retain & Update
<u>Holiday Houses</u>	Consolidate into new LPP Short Stay Accommodation.	Revoke and Consolidate
<u>Home Based Business (Including Industry - Cottage)</u>	Sufficient provisions in the Local Planning Scheme.	Retain & Update
<u>Industrial Development</u>	*Investigate the specific guidance needs	Retain & Update
<u>International Charter for Walking</u>	Advocacy positions are not LPP.	Revoke
<u>Low Impact Rural Tourism</u>	Consolidate into new LPP Short Stay Accommodation.	Revoke and Consolidate
<u>Mobile and Itinerant Vendors</u>	Activities on Thoroughfares and Public Places and Trading Local Law applies. *Investigate further	Revoke & Substitute
<u>Non-Residential Development in the Residential Zone</u>	Land Use Table *Investigate the specific guidance needs	Revoke
<u>Parking of Commercial Vehicles in Residential and Rural Residential Areas</u>	Commercial Vehicle Parking can be disruptive, and guidance is needed to mitigate risks.	Retain & Update
<u>Parklet</u>	Parklets are an effective way to activate streets and support local business and guidance is needed to assist this to occur. *Investigate further	Retain & Update
<u>Precinct Plan - Rangeway Utakarra Karloo</u>	Precinct Plans are different to an LPP.	Revoke
<u>Precinct Plan - Spalding</u>	Precinct Plans are different to an LPP.	Revoke
<u>Precinct Plan - Sunset Beach</u>	Precinct Plans are different to an LPP.	Revoke

<b>Policy Name</b>	<b>Findings</b>	<b>Recommendation</b>
<u>R-Codes - Ancillary Dwellings</u>	R-Code variations to deemed provisions to be consolidated *Investigate further	Revoke & Consolidate
<u>R-Codes - Outbuildings</u>	R-Code variations to deemed provisions to be consolidated *Investigate further	Revoke & Consolidate
<u>R-Codes - Retaining Walls</u>	R-Code variations to deemed provisions to be consolidated *Investigate further	Revoke & Consolidate
<u>R-Codes - Setback Variations</u>	R-Code variations to deemed provisions to be consolidated *Investigate further	Revoke & Consolidate
<u>R-Codes - Stormwater Management</u>	Stormwater management applies to all proposals and needs to expand to provide guidance to mitigate impacts and ensure sustainable local environmental outcomes are not compromised.	Retain & Update
<u>R-Codes - Vehicular Access</u>	Sufficient provisions in the Local Planning Scheme.	Revoke
<u>Repurposed Dwellings</u>	Guidance on appearance is helpful.	Revoke & Consolidate
<u>Revegetation in the Rural Residential Zone</u>	Landscaping applies to all proposals and therefore needs to be expanded to provide guidance to all development to ensure sustainable local environmental outcomes are achieved.	Retain & Update
<u>Shipping Containers</u>	Shipping containers are commonly applied for, and guidance is needed to mitigate impacts.	Retain & Update
<u>Signage</u>	Signage is commonly applied for, and guidance is needed to mitigate impacts.	Retain & Update
<u>Single House and Ancillary Structures Assessments</u>	Sufficient provisions in the Local Planning Scheme.	Revoke
<u>Telecommunications Infrastructure</u>	Sufficient provisions in the Local Planning Scheme.	Revoke
<u>Towards Sustainable Residential Development</u>	Sufficient provisions in the Local Planning Scheme.	Revoke
<u>Travel Plans</u>	Guidance for specific requirements is helpful.	Revoke & Consolidate
<u>Tree Farms</u>	Sufficient provisions in the Local Planning Scheme.	Revoke
<u>Tree Retention</u>	WALGA has prepared a model LPP on tree retention. Council should consider creating a new LPP using this model.	New

<b>Policy Name</b>	<b>Findings</b>	<b>Recommendation</b>
<u>Verita Road Contributions</u>	Inappropriate statutory mechanism – Common Infrastructure Contribution Arrangements are different to a LPP.	Revoke
<u>Workforce Accommodation</u>	Workforce Accommodation can be disruptive, and guidance is needed to mitigate risks.	Retain & Update