Local Planning Policy 4.3
Geraldton / Beachlands Heritage Area

VERSION 3

May 2026

Version	Adoption	Comment
1	22 March 2016 Council Item DRS252	Draft.
2	28 June 2016Council Item DCS283	Final.
3	26 May 2026 Council Item DS094	LPP updated following review

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1.0 CITATION

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy (LPP) – *Geraldton / Beachlands Heritage Area* (LPP No.4.3).

2.0 INTRODUCTION

Purpose

The purpose of this policy is to enable development within the Heritage Area, without detrimentally detracting from its character.

Background Information

Local governments are responsible for identifying, protecting, promoting, and managing the majority of Australia's heritage places. The City of Greater Geraldton (the City) embodies a strong sense of place and history deeply rooted in its natural, historic and Aboriginal environment.

Under Schedule 2 Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* the City may consider that special planning controls are required to conserve and enhance the cultural heritage significance and character of an area. The City may designate an area as a 'heritage area' and set controls through a local planning policy.

The Geraldton/Beachlands Heritage Area (the Heritage Area) is recognised as having heritage significance due to its established character, featuring many older buildings, mature private landscaping and street trees. The area's visual prominence which differentiates it from other parts of the City, warrants special development controls to preserve the visual amenity and character.

The Heritage Area is primarily residential, consisting of low density single or detached dwellings with some medium density development. The architectural styles and building materials are diverse, with several dwellings dating back to the mid to late 19th Century. Building setbacks from the street vary greatly, from nil setback in some instances, to over 20 metres in others. Despite the diversity, certain basic elements appear in sufficient quantities as to produce a unifying effect and create iconic streetscapes and a local character.

The Heritage Area is mapped in Schedule A.

Local Heritage Survey

There are currently 127 places within the Heritage Area which are listed on the City's Local Heritage Survey (fmr. Municipal Inventory) (LHS). Local governments are required under Section 103 of the *Heritage Act 2018*, to prepare a survey of local places that are, or may become, of cultural heritage significance. The LHS provides descriptions, assessments and recommendations for listed heritage places, offering guidelines for the conservation of those places. Inclusion on the LHS does not necessarily mean demolition and/or redevelopment cannot occur, however proponents of development on places listed on the LHS are strongly recommended to liaise with the local government prior to lodging plans for development approval.

A list of the places on the LHS which are located within the Heritage Area is included in Schedule B.

3.0 OBJECTIVES

a) To conserve and protect the cultural heritage significance of the Heritage Area.

b) To ensure that new buildings, alterations and additions can be accommodated within the Heritage Area without adversely affecting the area's significance.

c) To provide clarity to landowners and the community about the planning processes for development within the Heritage Area.

d) To preserve the amenity of the Heritage Area through the appropriate protection of street trees.

4.0 APPLICATION OF THIS POLICY

Relationship to R-Codes

Section 3.2.3 of the Residential Design Codes ('R-Codes') Volume 1 states that a local government may adopt a Local Planning Policy which varies or replaces specific deemed-to-comply provisions of the R-Codes. A Local Planning Policy may also contain development provisions for any aspect of residential development that is not provided for in the R-Codes.

This policy should be read in conjunction with the R-Codes and should there be any inconsistency then the policy prevails. It should not be assumed that mere compliance with the deemed-to-comply requirements will result in an approval but rather each application will be assessed in the context of this policy and the R-Codes.

5.0 POLICY PROVISIONS

5.1 Infill Development

Aim: To ensure any infill development makes a positive contribution to the streetscape.

a) The intention is not for new development to mimic existing heritage buildings. New development should be recognisable as such, but should still achieve a sympathetic relationship with the Heritage Area contiguous with it. In other words, it should not intrude unreasonably. The primary concern is the effect of new development upon the existing streetscape where there is an easily identifiable pattern of development or character of significance.

b) To this end, the local government is less likely to apply strict assessment standards to infill development that is not visible from the street or is located in parts of the Heritage Area that are not considered significant as a result of existing unsympathetic development.

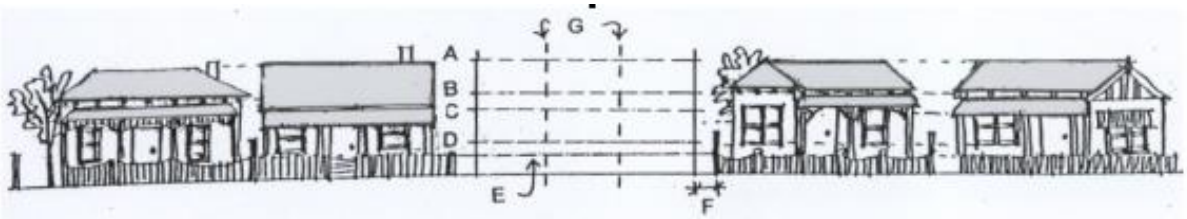

Figure 1: Site analysis looking at the pattern of the existing streetscape.

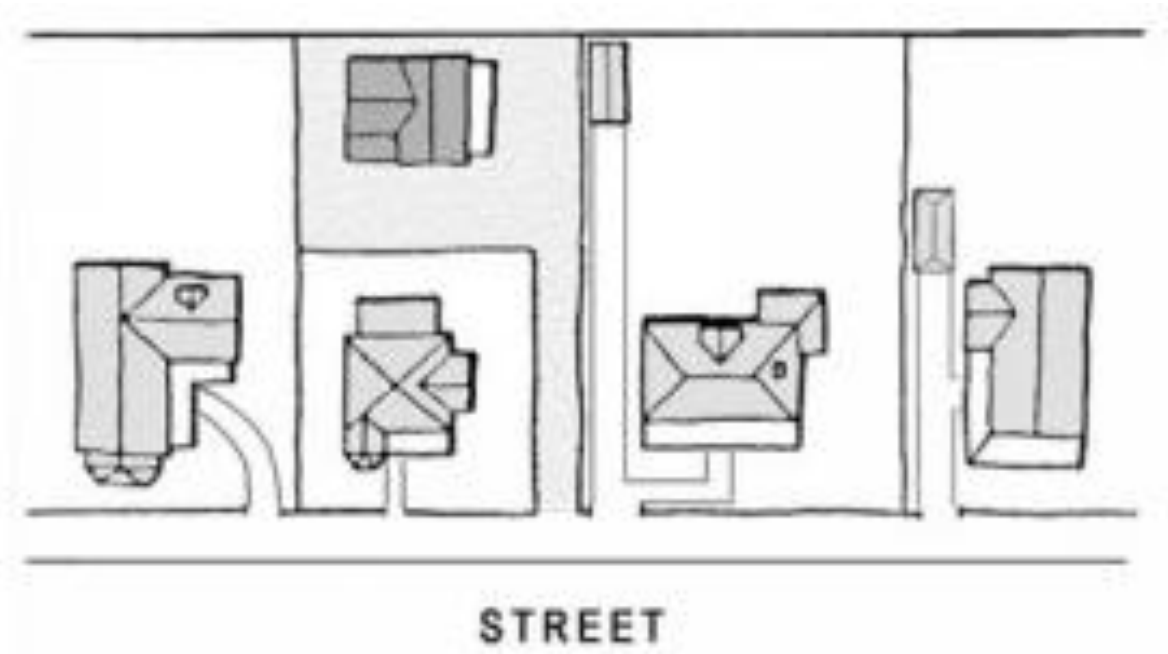

Figure 2: Example of appropriate subdivision and infill development which retains the setting of existing buildings.

5.2 Retention of Buildings

Aim: To ensure that LHS listed buildings are not demolished where reasonable alternative exists, and where demolition occurs, that the consequent vacant land or the subsequent development does not upset the rhythm of the streetscape.

a) Buildings listed on the City's LHS are to be retained wherever possible.

b) The local government may exercise greater flexibility in its development requirements where the applicant demonstrates that such flexibility will allow the retention of an LHS listed building.

c) The local government will assess more critically proposals to demolish LHS listed buildings in the Heritage Area as it is considered that the presence of large numbers of LHS listed properties contributes to the significance and established amenity of the area.

d) Applications for the demolition of a building listed on the LHS will not generally be supported in isolation but rather may require the concurrent lodgement of an application for development approval for the subsequent development/use of the site to minimise vacant lots in the Heritage Area.

e) Any application for development approval involving a property listed on the LHS should refer to the City's *Heritage Conservation and Development Local Planning Policy* for further guidance and requirements.

5.3 Setbacks and Orientation

Aim: To ensure new development is situated in keeping with the context of existing homes in the same street.

a) Front setbacks should conform to any prevailing pattern that may exist on the same side of the street; however, the local government will not support further development at a nil setback, even where there are existing examples of such development.

b) Where existing setbacks are staggered or varied, the local government will exercise more flexibility in the front setbacks for new infill development. However, it should generally be placed within the range of existing setbacks within the immediate vicinity.

c) Side setbacks should also be consistent with the rhythm of development in the immediate vicinity.

d) New development should be oriented to be parallel with the street alignment, unless it can be demonstrated there is no such pattern of orientation existing in the vicinity.

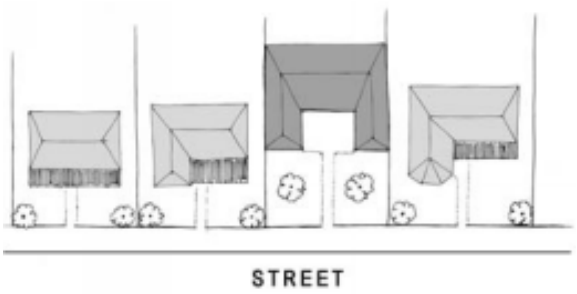

Figure 3: Inappropriate infill too far back from existing front setbacks and not matching side setbacks.

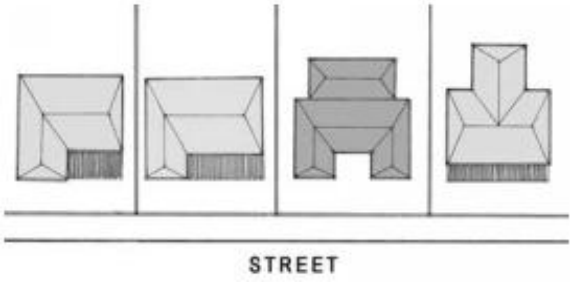

Figure 4: Appropriate Infill retaining existing setbacks.

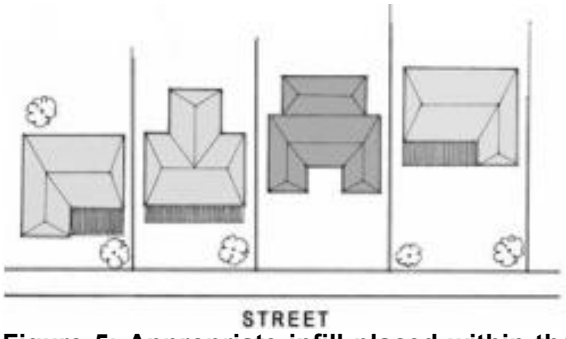

Figure 5: Appropriate infill placed within the range of existing setbacks.

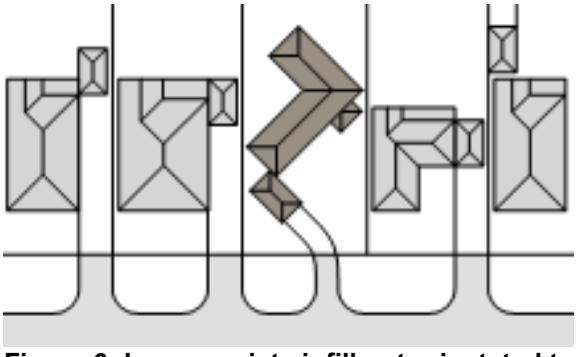

Figure 6: Inappropriate infill not orientated to address the street and inconsistent with the existing streetscape.

5.4 Height and Bulk

Aim: To ensure new development is consistent with existing developments of heritage significance, in terms of height and bulk and does not dominate the streetscape.

a) New dwellings should be of a similar height and bulk to existing buildings within the vicinity which make a positive contribution to the character of the Heritage Area.

b) In general, floor levels, plate height and roof height should be consistent with those of buildings either side.

c) While the Heritage Area is predominantly single storey, two storey developments may be supported where it can be demonstrated that particular site characteristics or the individual design will mean the proposed development is consistent with the scale of surrounding development.

Examples of such situations may be on or adjacent to steeply sloping land or by setting any second storey component well back from the front of the dwelling or incorporating it within the roof-space of an otherwise single storey dwelling.

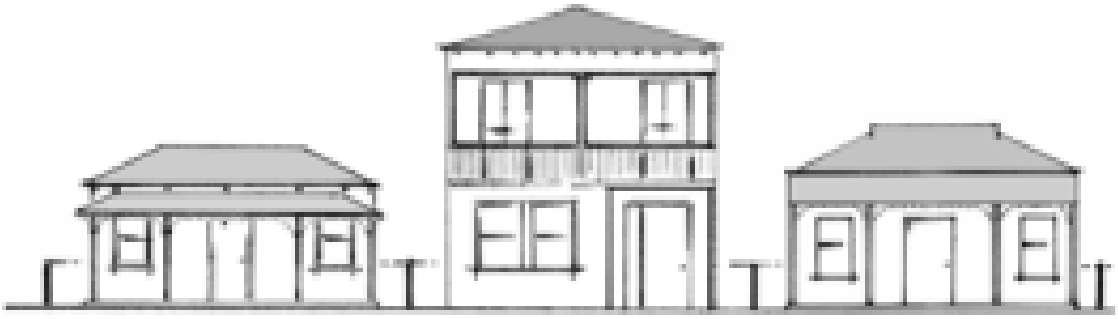

Figure 7: Inappropriate new development is substantially larger than adjacent heritage buildings.

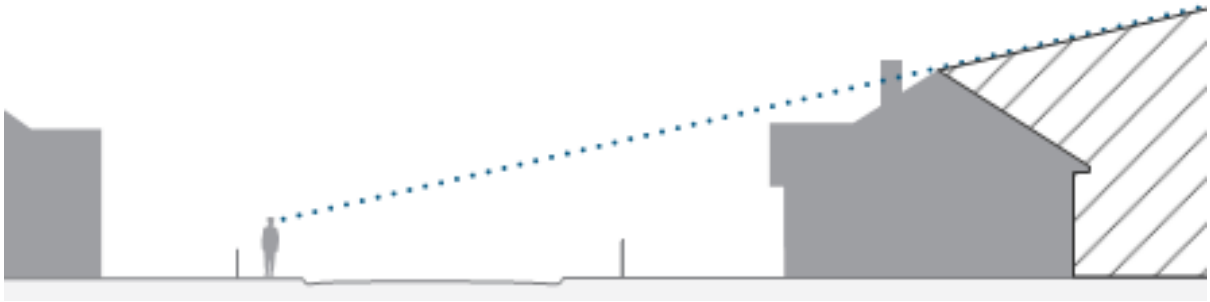

Figure 8: Sight lines drawn to determine visibility of rear infill, including rear additions, from the street.

5.5 Building Form

Building 'form' refers to the overall shape and volume and the general arrangement of its main parts. Roof lines inclusive of verandahs, front facades and the scale and orientation of openings are generally the significant elements when considering the form of a building. Where there is a distinct pattern of repetition of a building form, such as frequently seen in areas of heritage significance, any variation from the theme can appear highly irregular.

Aim: New development should include details which provide visual interest to the façade in a manner which complements the level and style of detailing of the local heritage buildings in a contemporary manner. This should include reference to the detailing and proportions of doors and windows, verandahs, roof form, etc.

a) Buildings should respond to and reinforce existing roofline characteristics such as ridge lines, roof slope and eaves overhang.

b) Generally, windows and doors should have a vertical emphasis.

c) Buildings should address the street with no large expanses of blank walls.

Figure 9: Existing development has a repetition of built form, with similar shapes and scale, consistent roof line and vertically proportioned windows and single leaf doors.

Figure 10: New development (centre) ignores existing patterns and uses a flat roof, horizontally proportioned window, an uncharacteristically large arched window, and a double leaf door.

5.6 Materials and Colour

Aim: To ensure building materials and colours are harmonious with the overall character of the heritage streetscape, complementing the texture, form and colour of materials used in local heritage buildings.

a) New infill development should recognise characteristic materials, textures and colours used locally within the Heritage Area and in adjacent buildings and should seek to reinterpret and incorporate them. Materials and colours need not be simply copied, but used as a point of reference.

5.7 Carports and Garages

Aim: To ensure that carports and garages for new development are situated and designed to minimise their visual impact and not dominate the streetscape.

a) Where there is sufficient space, carports and garages should be located at rear or side of the dwelling to minimise their impact on the streetscape.

b) No carports or garages shall be wider than 50% of the frontage of the dwelling to which it relates. Where the inclusion of a double carport or garage would result in its width exceeding 50% of the dwelling frontage, then such structure will be reduced to a single width carport or garage. In such circumstance, a carport or garage to facilitate tandem parking of vehicles is permissible.

c) Carports and garages should be situated behind the building line (excluding any porch, verandah or balcony).

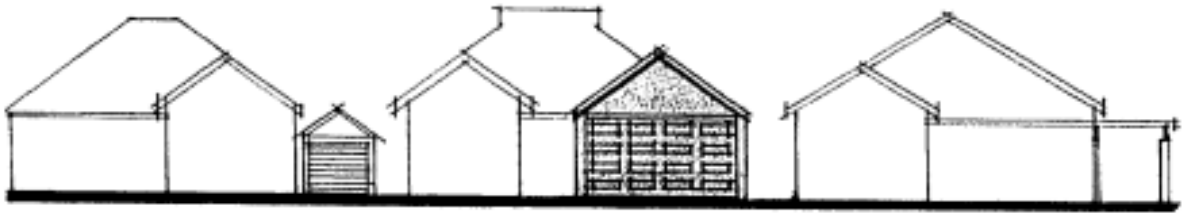

Figure 11: Garages and carports forward of the building alignment can dominate and destroy a heritage streetscape.

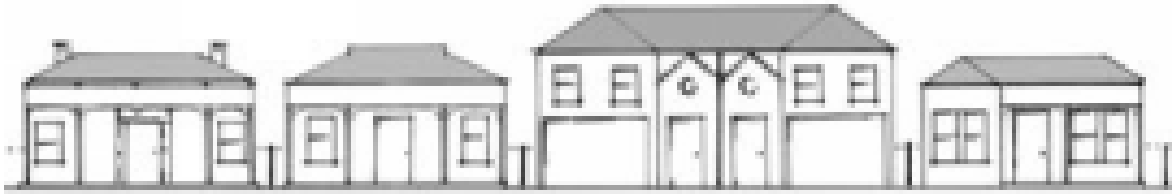

Figure 12: New development incorporates garages into the new dwellings and dominates the streetscape.

5.8 Front Fences and Walls

Aim: To ensure that front walls and fences are situated and designed to minimise their visual impact and not detract from the amenity of the streetscape.

a) Fences should generally be as per the deemed-to-comply requirements of the R-Codes, which means solid, full height fencing is discouraged and visual permeability 1.2 metres above ground level is encouraged.

b) If new fencing is required, it should generally relate to the style and period of the building, interpreting traditional forms and materials.

c) Where documentary evidence is available in the local history collection, owners are encouraged to construct fences in a similar manner to original fencing types.

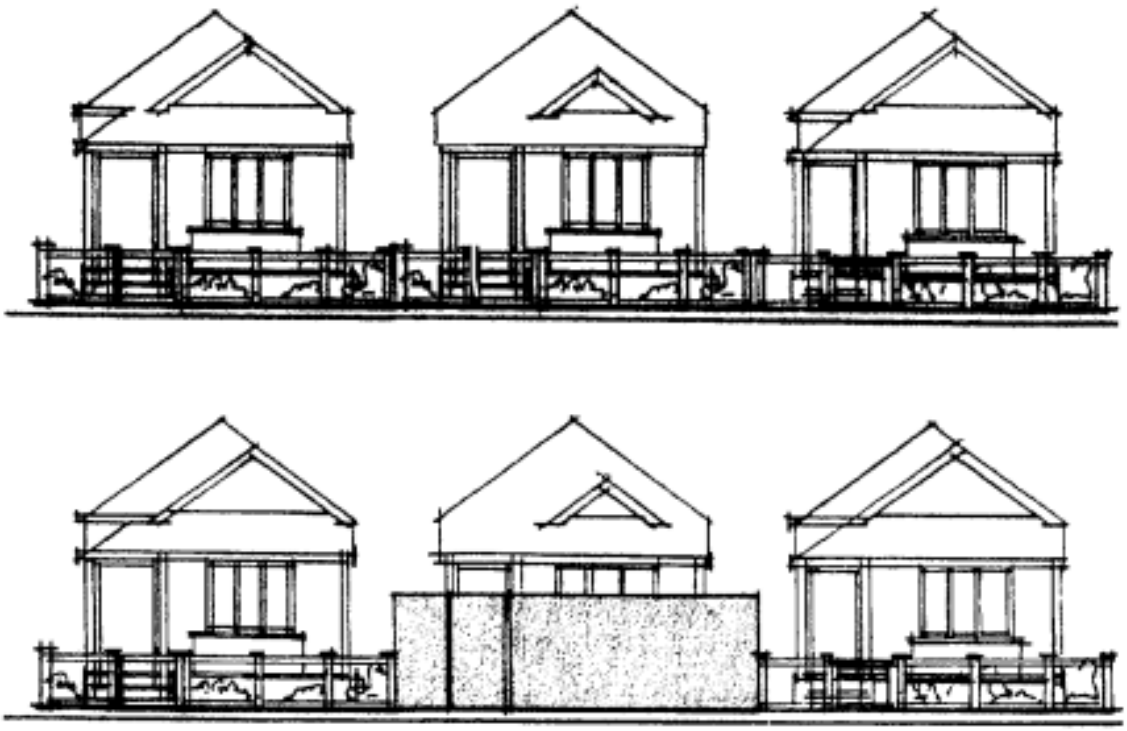

Figure 13: High solid fencing destroys the harmony of the streetscape.

5.9 Additions to Existing Buildings and Structures.

Aim: To enable existing buildings to be adapted to suit contemporary lifestyles where appropriate, while ensuring such changes do not detract from the amenity of the streetscape.

The intent is to retain the integrity of the significant building fabric. Where the local government is satisfied that a particular building is not significant in terms of its contribution to the streetscape, then it may permit greater variation within these guidelines. Where a building is considered significant, any additions should be designed in such a way as to retain and enhance the character and integrity of the dwelling and minimise the impact of the new additions on the streetscape. The new additions should complement and not be more visually imposing than the original dwelling, whilst being clearly distinguishable as new additions.

a) In general, alterations or additions to a building should be carried out in a sympathetic manner to the original structure, avoiding the loss of important elements such as original roof features and decorative detailing, chimneys and window and door openings.

b) Additions should preferably be to the rear of the building. Front facades should not be extended forward or laterally.

c) Where an addition involves an upper floor, the preference is for it to be located within the existing roof space. Where this is not possible, new additions should be to the rear of the building to minimise the impact of the building's bulk on the streetscape.

d) Materials should reflect and harmonise with the original materials to maintain the character of the building. While it is not necessary and may be difficult to utilise the same materials as in the original parts of the building, the palette and texture should be maintained as much as possible.

e) Garages and carports should preferably be located to the rear of the building and not dominate the streetscape. Priorities for accommodating cars are:

- to the rear;
- to the side of dwelling, setback behind the front building line; or
- provide an uncovered, paved parking space at the front.

Any such structures should complement the original building but be of simple, unadorned construction and not attempt to give the impression that it was originally a part of the dwelling.

5.10 Street Trees

Street trees are considered a valued public asset and the City recognises their significance in maintaining long-term environmental sustainability and creating functional aesthetic streetscapes. There are a number of streets within the Heritage Area which are lined with mature Norfolk Island Pines (*Araucaria heterophylla*) or Weeping Peppermints (*Agonis flexuosa*) which are considered iconic streetscapes and contribute to the character of the area.

Any development within the Heritage Area is required to take into account the location of existing street trees so that driveways and other services are appropriately located to ensure that street trees are retained and protected from damage.

SCHEDULE A – MAP OF THE GERALDTON/BEACHLANDS HERITAGE AREA

SCHEDULE B

PROPERTIES WITHIN THE GERALDTON/BEACHLANDS HERITAGE AREA LISTED ON THE CITY OF GREATER GERALDTON LOCAL HERITAGE SURVEY (FMR. MUNICIPAL HERITAGE INVENTORY)

CATEGORY 2

Level of Significance: CONSIDERABLE SIGNIFICANCE: Very important to the heritage of the locality.
Management Recommendation: Conservation of the place is highly recommended. Any proposed change should not unduly impact on the heritage values of the place and should retain significant fabric wherever feasible.

Place Number	Address	Place Number	Address
007	Lot 2 (No. 127) Augustus Street, Geraldton	184	Lot 2 (No. 147) Augustus Street, Beachlands
010	Lot 23 (No. 146) Augustus Street, Geraldton	185	Reserve 277 & 25989 Cnr Augustus & Francis Street, Beachlands
090	Lot 200 Strata Lot 1 (No. 10-12) Cunningham Street, West End	187	Lot 2 (No. 53) Francis Street, Beachlands
098	Lot 1018 (No. 7) Du Boulay Street, West End	192	Lot 348 (No. 1/65-67) Francis Street, Beachlands
156	Lot 1 (No. 124) Fitzgerald Street, Beachlands	210	Lot 19 (No. 32) Gregory Street, Geraldton
160	Lot 603 (No. 146) Fitzgerald Street, Geraldton	212	Lot 19 (No. 32) Gregory Street, Geraldton
176	Lot 405 (No. 14) Francis Street, Geraldton	214	Lot 208 (No. 46) Gregory Street, Geraldton
177	Lot 404 (No. 16) Francis Street, Geraldton	219	Lot 205 (No. 62) Gregory Street, Geraldton
178	Lot 1 (No. 18) Francis Street, Geraldton	229	Lot 11 (No. 84) Gregory Street, Beachlands
180	Lot 113 (No. 31) Francis Street, Geraldton	231	Lot 358 (No. 90) Gregory Street, Beachlands
181	Lot 460 (No. 33) Francis Street, Geraldton	368	Lot 1 (No. 119A) Shenton Street, Geraldton

CATEGORY 3

Level of Significance: MODERATE SIGNIFICANCE: Important to the heritage of the locality.
Management Recommendation: Conservation of the place is recommended. Any proposed change to the place should not unduly impact on the heritage values of the place and should retain significant fabric wherever feasible.

Place Number	Address	Place Number	Address
003	Lot 4 (No. 113) Augustus Street, Geraldton	186	Lot 8 (No. 49) Francis Street, Beachlands
004	Lot 3 (No. 115) Augustus Street, Geraldton	188	Lot 2 (No. 57) Francis Street, Beachlands
009	Lot 1 (No. 135) Augustus Street, Geraldton	189	Lot 1 (No. 59A) Francis Street, Beachlands
011	Lot 2 (No. 152) Augustus Street, Geraldton	190	Lot 2 (No. 59B) Francis Street, Beachlands
012	Lot 1 (No. 168) Augustus Street, Geraldton	191	Lot 15 (No. 63) Francis Street, Beachlands
013	Lots 11 & 12 (No. 173) Augustus Street, Beachlands	193	Lot 1 (No. 73) Francis Street, Beachlands
015	Lot 4 (No. 182) Augustus Street, West End	196	Lot 58 (No. 87) Francis Street, Beachlands
016	Lot 2 (No. 186) Augustus Street, West End	207	Lot 18 (No. 5) Grant Street, Beachlands
021	Lot 204 (Reserve 1693) Cnr Augustus and Gregory Streets, Geraldton	216	Lot 51 (No. 50) Gregory Street, Geraldton
033	Lot 3 (No. 13) Burges Street, West End	217	Lot 52 (No. 52) Gregory Street, Geraldton
077	Lot 530 (No. 5) Conway Street, Beachlands	221	Lot 203 Strata Lot 3 (No. 64) Gregory Street, Geraldton
079	Lot 529 (No. 7) Conway Street, Beachlands	222	Lot 51 (No. 74) Gregory Street, Beachlands
081	Lot 528 (No. 9) Conway Street, Beachlands	223	Lot 53 (No. 76) Gregory Street, Beachlands
082	Lot 527 (No. 11) Conway Street, Beachlands	224	Lot 16 (No. 79) Gregory Street, Beachlands
092	Lot 1021 (No. 1) Du Boulay Street, West End	225	Lot 62 Strata Lot 1 (No. 80) Gregory Street, Beachlands
096	Lot 1019 (No. 5) Du Boulay Street, West End	226	Lot 5 (No. 81) Gregory Street, Beachlands
099	Lot 1012 (No. 10) Du Boulay Street, West End	227	Lot 62 Strata Lot 2 (No. 82A) Gregory Street, Beachlands
100	Lot 1013 (No. 12) Du Boulay Street, West End	230	Lot 7 (No. 85) Gregory Street, Beachlands
141	Lot 2 (No. 83) Fitzgerald Street, Geraldton	232	Lot 102 (No. 97) Gregory Street, Beachlands
142	Lot 1 (No. 87) Fitzgerald Street, Geraldton	233	Lot 103 (No. 99) Gregory Street, Beachlands
143	Lot 123 (No. 93) Fitzgerald Street, Geraldton	235	Lot 4 (No. 103) Gregory Street, Beachlands
144	Lot 11 (No. 94) Fitzgerald Street, Beachlands	236	Lot 101 (No. 104) Gregory Street, Beachlands
145	Lot 696 (No. 95) Fitzgerald Street, Geraldton	237	Lot 14 (No. 105) Gregory Street, Beachlands
146	Lot 10 (No. 96) Fitzgerald Street, Beachlands	240	Lot 9 (No. 111) Gregory Street, Beachlands

town planning services

147	Lot 9 (No. 98) Fitzgerald Street, Beachlands	253	Lot 484 (No. 5) Jose Street, Beachlands
149	Lot 15 (No. 102) Fitzgerald Street, Beachlands	255	Lot 308 (No. 8a) Jose Street, Beachlands
151	Lot 14 (No. 111) Fitzgerald Street, Geraldton	337	Lot 5 (No. 12) Pollard Street, West End
152	Lot 19 (No. 113) Fitzgerald Street, Geraldton	365	Lot 5 (No. 107) Shenton Street, Geraldton
153	Lot 2 (No. 116) Fitzgerald Street, Beachlands	366	Lot 4 (No. 109) Shenton Street, Geraldton
161	Lot 14 (No. 147) Fitzgerald Street, Geraldton	367	Lot 2 (No. 113) Shenton Street, Geraldton
162	Lot 23 (No. 152) Fitzgerald Street, Beachlands	371	Lot 2 (No. 151) Shenton Street, Beachlands
163	Lot 6 (No. 154) Fitzgerald Street, Beachlands	372	Lot 3 (No. 152) Shenton Street, Beachlands
179	Lot 8 (No. 20) Francis Street, Geraldton	373	Lot 1 (No. 176) Shenton Street, Beachlands
182	Lot 7 (No. 34) Francis Street, Geraldton	405	Lot 6 (No. 138) Shenton Street, Beachlands

CATEGORY 4

Level of Significance: SOME SIGNIFICANCE: Contributes to the heritage and/or historical development of the locality.

Management Recommendation: Conservation of the place is desirable. Any proposed change to the place should be in sympathy with the heritage values of the place.

Place Number	Address	Place Number	Address
014	Lot 4 (No. 176) Augustus Street, West End	238	Lot 15 (No. 107) Gregory Street, Beachlands
032	Lot 13 (No. 7) Burges Street, West End	239	Lot 10 (No. 109) Gregory Street, Beachlands
083	Lot 526 (No. 13) Conway Street, Beachlands	241	Lot 7 (No. 115) Gregory Street, Beachlands
093	Lot 1008 (No. 2) Du Boulay Street, West End	242	Lot 10 (No. 116) Gregory Street, Beachlands
094	Lot 1020 (No. 3) Du Boulay Street, West End	243	Lot 7 (No. 120) Gregory Street, Beachlands
095	Lot 1009 (No. 4) Du Boulay Street, West End	244	Lot 8 (No. 122) Gregory Street, Beachlands
097	Lot 1010 (No. 6) Du Boulay Street, West End	245	Lot 10 (No. 126) Gregory Street, Beachlands
101	Lot 1015 (No. 13) Du Boulay Street, West End	246	Lot 21 (No. 130) Gregory Street, Beachlands
148	Lot 8 (No. 100) Fitzgerald Street, Beachlands	247	Lot 22 (No. 132) Gregory Street, Beachlands
150	Lot 13 (No. 109) Fitzgerald Street, Geraldton	248	Lot 3 (No. 137) Gregory Street, Beachlands
157	Lot 604 (No. 136) Fitzgerald Street, Beachlands	254	Lot 308 (No. 8) Jose Street, Beachlands
158	Lot 1 (No. 141) Fitzgerald Street, Geraldton	256	Lot 482 (No. 9) Jose Street, Beachlands
159	Lot 6 (No. 142) Fitzgerald Street, Beachlands	257	Lot 309 (No. 10) Jose Street, Beachlands
183	Lot 8 (No. 36) Francis Street, Geraldton	258	Lot 480 Strata Lot 1 (No. 13) Jose Street, Beachlands
204	Lot 20 (No. 1) Grant Street, Beachlands	369	Lot 5 (No. 136) Shenton Street, Beachlands
205	Lot 11 (No. 2) Grant Street, Beachlands	370	Lot 5 (No. 145) Shenton Street, Beachlands
206	Lot 13 (No. 4) Grant Street, Beachlands	374	Lot 1023 (No. 178) Shenton Street, Beachlands
228	Lot 6 (No. 83) Gregory Street, Geraldton	404	Lot 323 (No. 74) Francis Street, Beachlands
234	Lot 3 (No. 101) Gregory Street, Beachlands		