

LOCAL PLANNING POLICY COMPARISON TABLE

PART A PROPOSED POLICY AMENDMENTS

MOBILE TRADING		
CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
The intent of this Local Planning Policy is to provide clear guidance and decision-making criteria for the location and operation of mobile vendors and itinerant traders on public and private land. It supports and encourages mobile trading in appropriate locations while protecting public amenity, safety, and the character of the area	The intent of this local planning policy is not proposed to change. The proposed policy revision shifts the focus to supporting and regulating mobile trading specifically on private land, introduces clearer approval pathways and site requirements, and streamlines the policy structure. The proposed policy removes elements of the existing policy that place specific restrictions on mobile trading, including: • Approvals will generally not be given on sites within 200m of other businesses that are considered by the local government to sell or offer the same or similar product or service. • No trading is permitted within 200m of schools between the hours of 14:30 and 16:00 (except during school holidays). • The restriction of approval periods to a maximum of 3 days a week with no more than 3 consecutive days of operation at any time; and no more than 4 hours in any one location each day.	1. Policy Title and Scope The proposed policy focuses on mobile trading on private land, rather than on both private and public land and no longer regulates itinerant traders. Mobile traders are traders that operate from a vehicle parked in one location for a number of hours and leaves the site when trading has finished for the day. Itinerant traders are traders that operate from a vehicle circulating through an urban area, stopping at the side of the road frequently to serve customers for a short period, before continuing on. In 2024 processes were put in place to regulate mobile trading on public land through the <i>Public Places and Local Government Property Local Law 2020</i>. The proposed amendments to the LPP reflect that change. Itinerant trading does not constitute a land use or works and is therefore not a matter requiring development approval and not an appropriate matter for a local planning policy. 2. Development Approval Pathways The new policy clarifies when development approval is required for mobile trading on private land and distinguishes between public and private land approval processes. 3. Policy Direction The proposed version focuses on identifying the matters that should be addressed when considering a development application and removes unnecessarily restrictive provisions relating to trading locations and times.

OUTBUILDINGS		
CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
The intent of this Local Planning Policy is to modify the deemed-to-comply provisions of the R-Codes relating to outbuildings so that developments respond appropriately to the local character of the City of Greater Geraldton and to ensure outbuildings do not have a detrimental impact on the character and amenity of the surrounding area.	The intent of this local planning policy is not proposed to change. The proposed policy revisions provide greater clarity, including making it clear that the policy doesn't set maximum standards limiting the size and location of outbuildings but increases area and height of outbuilding permitted without development approval within the R-Codes. It also strengthens requirements aimed to address potential streetscape impacts and provides greater flexibility in relation to the construction of outbuildings on vacant residential land.	The amended policy retains the existing outbuilding size, height and setback standards, but presents them in a simplified manner with graphics added to enhance understanding of the text. The proposed changes make it clear that the specific standards for outbuildings relating to size, height, etc are not limitations but measures for determining whether an outbuilding requires development approval. If the standard is met no approval is required. Additional text gives guidance to how applications that exceed the standards will be assessed, including identifying the outcomes that must be achieved. The draft policy reorganises the content around: • R-Code modifications (Table 1); • Development application assessment criteria; • Rural Residential and Rural provisions; • Vacant land provisions; and • Use of outbuildings. The amended policy strengthens requirements for outbuildings in locations that will be highly visible from the street to ensure that they do not have a detrimental impact on the streetscape. The amended policy adds a scenario under which an outbuilding may be constructed on vacant land. This applies where two properties are under the same ownership. One property is vacant and the other contains the owner's place of residence. It avoids the need to realign the boundary between the two properties so that the outbuilding is on the same lot as the house.



EXEMPT DEVELOPMENT	
POLICY INTENT	POLICY CONTENT
The <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> are the main part of the planning framework used to determine whether development approval is required. The Regulations identify certain types of development that do not require approval. They also allow a local planning policy to identify additional types of development that are exempt from approval. This LPP identifies eliminates unnecessary regulation by removing the requirement to obtain development approval for development that poses little or no risk of adverse impact or where the requirement for a development approval duplicates other approval processes.	The proposed policy identifies the following as exempt development: - Alternations to a non-residential building that doesn't increase its height or floor area. - Development on Council owned or managed land that is consistent with the lease. - Retaining walls and siteworks (cut and fill) that does not exceed 500mm. - Two dwellings on one lot that meets the relevant R-Code requirements. - Farm equipment storage sheds. - Water tanks outside residential areas up to 15,000 litres. - The reuse of existing buildings in the Geraldton city centre for: - Bulky Goods Showroom - Civic Use - Club Premises - Community Purpose - Discount Department Store - Educational Establishment - Exhibition Centre - Market - Small Bar There are a several conditions that must be met for the development to be exempt. These are detailed in the LPP.