

DS093B - Proposed Local Planning Policies

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- 1. Consultation for Town Planning Proposals**
- 2. Extractive Industry**
- 3. Industrial Development**
- 4. Revegetation in the Rural Residential Zone**
- 5. Workforce Accommodation**

Consultation for Town Planning Proposals

VERSION 4

February 2026

town planning services

Version	Adoption	Comment
1	10 July 2007 Council Item DS001	Final – No objections received during advertising.
2	8 December 2009 Council Item SC131	Final – No objections received during advertising.
2	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
3	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
4	TBC	Updated to reflect current planning framework

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as *Local Planning Policy No. 3.1 Consultation for Town Planning Proposals (LPP No. 3.1)*

2.0 INTRODUCTION

'Engagement and consultation are important components of the planning process that help to shape, inform and influence decisions on both plan-making and development processes. The appropriate type and level of engagement and consultation will differ for the different types of planning processes and ultimately be informed by the level of influence that stakeholders can have on the overall outcome and decision.

For example, strategic and statutory plan-making processes (such as Local Planning Strategies and Schemes, Precinct Structure Plans etc) can benefit greatly from collaborative and involved engagement, whilst development application processes are more commonly associated with an 'inform, consult and/or involve' consultation approach. Generally speaking, the more strategic and higher order the document, the greater the level of influence that stakeholders can have.' (Guide to Best Practice Planning Engagement in Western Australia, Department of Planning, Lands and Heritage)

The State Government is pursuing a reform agenda which is guided by the 2019 Action Plan for Planning Reform (Action Plan). The reform agenda aims to deliver a modern planning system which creates great places for people, is easy to understand and is consistent and efficient. The desired outcomes from the reform agenda, include to reinforce 'the importance of early opportunity for community consultation in planning and development decision' and 'better engagement with the community to ensure the development vision and associated planning documents align with local aspirations'.

The Planning and Development Act 2005 and the Planning and Development (Local Planning Schemes) Regulations 2015, set out minimum statutory timeframes for the advertising of a range of activities including the preparation of State Planning Policies, Local Planning Schemes, Local Planning Policies, Precinct Structure Plans, Local Development Plans and Development Applications. The Residential Design Codes Volumes 1 and 2 also contain provisions relating to the advertising of proposals to adjoining landowners.

This policy has been developed considering the State Government planning reform agenda and the Guide to Best Practice Planning Engagement in Western Australia. The provisions of this policy seek to provide specific clarification regarding the City's approach to engagement.

In addition to the various reforms and legislative changes at the state government level, it is recognised that communication between applicants and adjoining owners prior to the lodgement of a development application can result in improved outcomes which respond to the needs of all parties. Applicants are strongly encouraged to discuss proposals with adjoining owners and occupiers prior to the submission of any development application.

This policy should be read in conjunction with:

- *Planning and Development Act*
- *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations)
- *Residential Design Codes Volumes 1 and 2*

3.0 APPLICABLE DEVELOPMENT

This policy applies to the entire municipal area of the City of Greater Geraldton and will be applied by the City when making discretionary decisions relating to advertising of planning proposals including development applications (DA's), new and amendments to existing local planning policies and structure plans.

In circumstances where advertising is undertaken, it will include both owners and occupiers of properties that, in the opinion of the City, may be affected by the proposal and/or other stakeholders where these are identified. This policy also applies to planning proposals for which the City is not the final decision-making authority.

4.0 OBJECTIVES

- a) To provide for a consistent approach to the advertising of planning proposals.
- b) To balance the need for community to provide input into planning proposals and the administrative need to undertake them in an efficient manner within statutory timeframes.
- c) To encourage early communication between applicants and adjoining landowners prior to the lodgement of a development application.
- d) To outline the process the local government will use when undertaking consultation and considering submissions.

5.0 POLICY MEASURES

The City has the discretion to publicly advertise a planning proposal unless the Regulations stipulate otherwise.

The decision to advertise a planning proposal will be determined in consideration of the requirements of the Regulations and (in the opinion of the City):

- a) the likely extent of the impact of the planning proposal;
- b) the degree to which the proposal is consistent with the planning framework; and
- c) the degree to which members of the community will be able to contribute meaningfully to the process'

Table 1 identifies the criteria that will be taken into consideration when the City is exercising discretion under the Regulations in relation to advertising a planning proposal.

Table 1 Exercising discretion in relation to advertising planning proposals

Consideration	No advertising	May advertise	Will advertise
Land Use	P&D uses	P&D uses	P&D uses
Conditions	<p>Any development where the proposal is determined:</p> <p>(a) to be generally consistent with the outcomes intended for the subject site by the Strategy Plan and Local Planning Scheme, and</p> <p>(b) as having:</p> <p>(i) no predictable detrimental impact on the character or amenity of the locality, or</p> <p>(ii) a predictable detrimental impact on the character or amenity of the locality that can be appropriately managed, including through the conditioning of a development approval.</p>	<p>Any development where the proposal is determined:</p> <p>(a) to be generally consistent with the outcomes intended for the subject site by the Strategy Plan and Local Planning Scheme, and</p> <p>(b) as likely to have an impact on adjoining properties and further information from adjoining owners/occupier would assist the assessment, including in:</p> <p>(i) determining the likely level of impact, and/or</p> <p>(ii) whether impacts can be appropriately managed, and/or</p> <p>(iii) how impacts should be managed.</p>	<p>Any development that would result in a significant departure from the outcomes intended for the subject site by the Strategy Plan and Local Planning Scheme.</p>

5.1 Forms of Notification

5.1.1 Where a planning proposal is identified as requiring consultation due to potential impacts on specific properties adjoining, directly opposite or within proximity to the subject site, the owners and occupiers of those properties will be notified of the opportunity to comment on the planning proposal.

5.1.2 Where a planning proposal is identified as requiring consultation due to potential impacts and the extent of the area impacted is unable to be accurately defined, members of the community will be notified of the opportunity to comment by one or more of the following methods:

- a) publication of a notice of the development proposal in a newspaper circulating in the area that the planning proposal relates to.

- b) display of a notice of the planning proposal in a City office.
- c) sign(s) placed in a prominent position(s) on the site (where the planning proposal is site specific).

5.2 Informal Consultation

- 5.2.1 Where an affected landowner/occupier is consulted by the proponent of a development proposal, evidence of the acceptability of the proposal should be provided by way of a signed letter of no-objection and endorsement by way of no-objection comment, signature, printed name and full address on a copy of the plan(s) submitted for approval.
- 5.2.2 Where suitable evidence of informal consultation is provided, the City may waive the need for formal advertising of a proposal and proceed to making a determination.

5.3 Consideration of Submissions

- 5.3.1 Submissions should be lodged in writing via email, letter or the City's website.
- 5.3.2 Submissions should be limited to relevant planning matters. Table 2 provides guidance on what could be considered Relevant and Non-Relevant Planning Matters.
- 5.3.3 While not detracting from the substance of any submission, all submissions received will be summarised when a report to Council or other relevant decision-makers is required.
- 5.3.4 Submissions shall be treated in confidentiality (unless otherwise prescribed by the relevant legislation), however Councillors may request a copy of submissions.
- 5.3.5 Once a determination of the matter has been made, notification will be provided to each submitter advising of the determination.
- 5.3.6 Where appropriate the local government may advise of the date where the matter is to be determined or place an advertisement in the local paper and/or Council website, providing public advice as to the outcome of the matter.

Table 2 - Relevant and Non-Relevant Planning Matters

Relevant Planning Matters	Non Relevant Planning Matters
<p>a) Matters to be considered under Clause 67 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations); and/or</p> <p>b) The requirements of Local Planning Scheme No.1 or applicable Planning Instrument (Activity Centre Plan, Structure Plan, Local Development Plan, or Planning Code or Planning Policy) which requires the decision maker to exercise judgement; and/or</p> <p>c) Any development standard requiring the decision maker to exercise judgement against the Design Principles of the R-Codes.</p>	<p>a) Perceived loss of property value;</p> <p>b) Private disputes between neighbours including access and egress and easements;</p> <p>c) Dividing fence issues;</p> <p>d) Matters that are usually dealt with by the building permit or subsequent approval/licence process;</p> <p>e) Impact of construction work;</p> <p>f) Trade competition concerns (in most circumstances);</p> <p>g) Personal morals or views about the applicant;</p> <p>h) Matters that are controlled under other legislation.</p>

6.0 DEFINITIONS

Adjoining means any land (or owner of land) which abuts a site that is the subject of a planning proposal or is separated from the site only by a pathway, driveway, right-of-way or similar thoroughfare (excluding a public road reserve).

Affected Person means a person who owns (or occupies) land that:

- a) adjoins the site of a planning proposal, or
- b) may be detrimentally affected by the planning proposal.

Nearby Land means any land (other than adjoining land) which may be adversely affected by a proposal and, where appropriate, may include owners (or occupiers) within a neighbouring local government.

Notify means communication by the local government or the proponent of a proposal containing relevant information about the proposal for the purpose of advice or seeking comment.

Relevant Information means the principle details of a proposal sufficient to describe the proposal and its potential impacts. Each notification is to provide further information as to where and when full particulars of the proposal can be inspected during the period which comments are sought.

Planning proposal means a formal request or initiative intended to influence, guide, or regulate land use, development, or planning outcomes within the Western Australian Planning Framework. It encompasses any submission that seeks approval for land use or development, or proposes changes to statutory or strategic planning instruments.

This includes, but is not limited to:

- A Development Application;
- A proposed new or amended Local Planning Policy;
- A proposed new Planning Scheme or amendment to an existing Planning Scheme;
- A Structure Plan, District Structure Plan, or Activity Centre Plan.

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1	7 September 2010 Council Item SC186	Draft.
1	23 November 2010 Council Item SC197	Final.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
3	TBC	Updates to reflect current planning framework

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as Local Planning Policy (LPP) No. 2.2 *Extractive Industry*.

2.0 INTRODUCTION

The Scheme and the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) provide a definition for Industry-Extractive. This definition is summarised as the extraction of Basic Raw Materials by a range of means.

State Planning Policy 2.4 Planning for Basic Raw Materials (BRM) Guidelines (SPP2.4) provides an overview of the issue of planning for BRM, including the approvals process, the role of various planning instruments and the matters to be considered as part of the assessment of extractive industries.

The supply of BRM is an important contributor to the economic development of the City of Greater Geraldton (the City) and the state as a whole. It is also a key component of the land development process.

This policy establishes the application requirements and the assessment process as it relates to Development Applications for Industry-Extractive on freehold land. The policy may be used by the local government to guide comments where a proposed Industry-Extractive is located on Crown or Reserved Land.

This policy should be read in conjunction with the Scheme, the Regulations and SPP2.4, State Planning Policy 4.1 Industrial Interface (SPP4.1), the Guidance for the Assessment of Environmental Factors Western Australia (in accordance with the Environmental Protection Act 1986) Environmental Protection Authority No. 3 June 2005 Separation Distances between Industrial and Sensitive Land Uses and any other relevant planning documents.

3.0 PLANNING POLICY

The objectives of this policy are:

- a) To set out the matters which are to be considered when assessing applications for an extractive industry.
- b) To detail the specific requirements and minimum standards for the establishment of an extractive industry.
- c) To ensure extractive industry occurs with minimal detriment to the local amenity and environment during or after excavation.
- d) To ensure extractive industry occurs in a manner which allows for future use and development consistent with long-term planning intentions for the area.
- e) To achieve a high quality of rehabilitation on site where clearing of native vegetation is proposed and approved.
- f) To achieve a high level of groundwater resource protection.

- g) To provide clarity of the development assessment process for proponents and the broader community.

4.0 APPLICABLE DEVELOPMENT

- 4.1 This policy applies to all development applications for Industry-Extractive uses on land zoned General Industry and Rural in the Scheme.
- 4.2 This policy does not apply to the following:
 - a) The extraction of basic raw materials on Crown land (including reserves and pastoral leases), which are covered by *the Mining Act 1978*. In providing advice on any mining proposal and its consistency with the provisions of the Scheme, regard will be given to the expectations of amenity and environmental effects set out by this Policy.
 - b) The extraction of basic raw materials to a depth of no more than 1m and an area of no more than 1ha where the material is to be used for improvements on the same property.
 - c) Extraction of basic raw material that falls under the definition of Public Work. While Public Work is exempt from the need for development approval it should be undertaken in accordance with the relevant provisions of this policy.

5.0 DEVELOPMENT REQUIREMENTS

5.1 General

- 5.1.1 Excavation should not generally occur within 20m of the boundary of any land on which the excavation site is located and within 40m of any road or watercourse.
- 5.1.2 The excavation area should be drained so as to prevent the accumulation of water.
- 5.1.3 Security fencing of the site may be required so as to prevent unauthorised access.
- 5.1.4 Explosives or explosive devices should not be stored on-site.
- 5.1.5 Hours of operation should generally be limited to 07:00 to 18:00 Monday to Saturday with no operations on Sundays or public holidays.
- 5.1.6 Blasting should only take place between 08:00 to 17:00 Monday to Friday.

5.2 Application Requirements

Applications shall include the following information:

5.2.1 A plan of the excavation site to a scale of between 1:500 and 1:2,000 showing:

- a) Existing and proposed land contours plotted at 1m contour intervals;
- b) The land on which the excavation site is to be located;
- c) External surface dimensions of the land;
- d) Location and depth of the existing and proposed excavation of the land;
- e) Location of existing and proposed thoroughfares or other means of vehicle access to and egress from the land and to public thoroughfares in the vicinity of the land;
- f) Location of buildings, treatment plant, tanks and other improvements and developments existing on, approved for or proposed in respect of the land;
- g) Location of existing power lines, telephone cables and any associated poles or pylons, sewers, pipelines, reserves, bridges, railway lines and registered easement or other encumbrances over or in the vicinity of the land;
- h) Location of all existing dams, watercourses, drains or sumps on or adjacent to the land;
- i) Location and description of existing and proposed fences, gates and warning signs around the land; and
- j) Location of the areas proposed to be used for stockpiling excavated material, treated material, overburden and soil storage on the land and elsewhere.

5.2.2 A management plan containing:

- a) The nature and estimated duration of the proposed excavation;
- b) The stages and the timing of the stages in which it is proposed to carry out the excavation;
- c) Details of the methods to be employed in the proposed excavation and a description of any on-site processing works;
- d) Details of the depth and extent of the existing and proposed excavation of the site;
- e) An estimate of the depth of and description of the nature and quantity of the overburden to be removed;
- f) Description of the methods by which existing vegetation is to be cleared and topsoil and overburden removed or stockpiled;
- g) Description of the means of access to the excavation site and the types of thoroughfares to be constructed;

- h) Details of the proposed number and size of trucks entering and leaving the site each day and the route or routes to be taken by those vehicles (the local government may require contributions towards the upgrade of roads);
- i) Description of any proposed buildings, water supply, treatment plant, tanks and other improvements;
- j) Details of drainage conditions applicable to the land and methods by which the excavation site is to be kept drained;
- k) Description of the measures to be taken to minimise sand drift, dust nuisance, erosion, watercourse siltation and dangers to the general public;
- l) Description of the measures to be taken to comply with the applicable noise standards;
- m) Description of the existing site environment and a report on the anticipated effect that the proposed excavation will have on the environment in the vicinity of the land;
- n) Details of the nature of existing vegetation, shrubs and trees and a description of measures to be taken to minimise the clearing of existing vegetation; and
- o) Description of the measures to be taken in screening the excavation site, or otherwise minimising adverse visual impacts, from nearby thoroughfares or other areas.

5.2.3 A rehabilitation and decommissioning plan indicating:

- a) The objectives of the program, having due regard to the nature of the surrounding area and the proposed end-use of the excavation site;
- b) Whether restoration and reinstatement of the excavation site is to be undertaken progressively or upon completion of excavation operations;
- c) How any face is to be made safe and batters sloped;
- d) The method by which topsoil is to be replaced and revegetated;
- e) The numbers and types of trees and shrubs to be planted and other landscaping features to be developed;
- f) How rehabilitated areas are to be maintained;
- g) The program for the removal of buildings, plant, waste and final site clean up.
- h) The timing and method for the operator notifying City of Greater Geraldton of operations ceasing; and
- i) The identification of triggers for implementation of the rehabilitation and decommissioning plan.

5.3 Duration of Approvals

Planning approvals for extractive industries will be time limited to 5 years. This is to ensure potential detrimental impacts beyond the site are being appropriately managed and as a means of establishing that extractive industry activities have ceased - triggering commencement of site rehabilitation. Renewal of the approval is the responsibility of the applicant, and the local government will not automatically re-issue approvals.

5.4 Heavy Haulage Cost Recovery

The City of Greater Geraldton may seek to recover additional road maintenance costs resulting from heavy haulage vehicle usage of the City's road network associated with an extractive industry. Cost recovery will be considered against *City of Greater Geraldton Council Policy 2.7 Heavy Haulage Cost Recovery*.

6.0 CONSULTATION REQUIREMENTS

When considering a development application for Extractive Industry the City may consult with affected landowners at its discretion. Any consultation will be undertaken in accordance with the Scheme requirements and Local Planning Policy – Consultation for Town Planning Proposals.

7.0 DEFINITIONS

Terms in this policy have the same meaning as defined by the Scheme and the Regulations.

Local Planning Policy 2.1 Industrial Development

VERSION 3

February 2026

town planning services

Version	Adoption	Comment
1	23 November 2010 Council Item SC198	Final – No objections received during advertising.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
3	TBC	Updated to reflect current planning framework.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as *Local Planning Policy (LPP) No. 2.1 Industrial Development*.

2.0 INTRODUCTION

The purpose of this policy is to provide design guidance for Industrial Developments in the City of Greater Geraldton. It should be read in conjunction with the Scheme, the Regulations, State Planning Policy 4.1 Industrial Interface, the Guidance for the Assessment of Environmental Factors Western Australia (in accordance with the Environmental Protection Act 1986) Environmental Protection Authority No. 3 June 2005 Separation Distances between Industrial and Sensitive Land Uses and any other relevant planning documents.

These policy provisions have been prepared to support the development controls and objectives contained in the Scheme to ensure that industrial development make a positive contribution to the amenity of the locality.

3.0 APPLICABLE DEVELOPMENT

This Policy applies to all industrial development, whether new or an extension to existing development, being an industrial use which is, or may be permitted, under the scheme and is, or will be, the predominant use of the lot.

This Policy does not apply to proposed Extractive Industry uses as these are covered under LPP No. 2.2 – Extractive Industry.

4.0 PLANNING POLICY

The objectives of this policy are as follows:

- a) To provide guidance in the exercising of discretion regarding industrial developments.
- b) To ensure that industrial developments present well to the street and contribute to public amenity and the attractiveness of the public realm.
- c) To encourage functional and well designed buildings which can adapt to the changing needs of business owners and tenants over time and which enhance the identity of the locality.
- d) To encourage all industrial development to positively contribute towards environmental sustainability by the selection of suitable building materials to reduce the energy requirement of construction and reducing ongoing energy and water consumption during the life of the building.
- e) To promote a high quality landscape response which contributes to the amenity and biodiversity of the locality and reduces the impacts of urban heating.

- f) To eliminate or minimise any negative amenity impacts such as dust, noise, odour and other nuisances from industrial development including through improved building maintenance, improved landscaping and grounds maintenance, the sealing of vehicular access, car and truck parking areas and outdoor storage areas and the screening of outdoor storage and waste areas.

5.0 DEVELOPMENT REQUIREMENTS

Where a proposed development does not meet the development requirements set out below, the Local Government will consider the proposal having regard to the scheme objectives and the objectives of this Policy.

5.1 Built Form

- 5.1.1 New industrial development is encouraged to be constructed to a high quality standard and ensure that buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape.
- 5.1.2 Sustainability provisions in the relevant building standards are currently limited and therefore new developments should strive beyond mere compliance and may include water efficiency, thermal efficiency, resource efficiency, water reuse, waste reduction and waste recovery.
- 5.1.3 A reduction of the front setback and bringing the built form closer to the public realm can improve the attractiveness of the street. This may be achieved by a combination of openings, art and diversity of materials and colours. The built form should create interest which may be derived from windows, doorways, vistas into secondary spaces, and architectural detail, texture, and colour. The dominant use of zincalume is generally not supported.
- 5.1.4 In many existing industrial areas, private spaces are routinely exposed to the public view and result in a streetscape of yards, storage areas, car parks and fencing which can detract from the visual amenity of the area. Building should be designed so private spaces are contained at the rear of the property or screened courtyards.
- 5.1.5 Buildings to be designed to allow signage to be posted on the façade of the building reducing the need for freestanding signs on the verge.
- 5.1.6 Secondary street facing facades should be of similar architectural quality as the primary street façade.
- 5.1.7 Long 'blind' (windowless) facades should be avoided especially where they face the street. Any tilt up concrete panels, rendered or plain block masonry walls should be treated (painting, detail panels, etc.) to provide visual relief to an otherwise blank wall.
- 5.1.8 Buildings should be adaptable in their design allowing an industrial development to evolve as market conditions change over time reducing the need for retrofitting buildings. Adaptable design should also consider the social elements of built form that aim to improve workspaces for employees such as indoor air quality, natural lighting, break-out spaces and visual access to landscaped areas.
- 5.1.9 Buildings located on corner sites are encouraged to give additional prominence to the street corner by using landmark features such as architectural roof features that protrude above the normal roof line and increased parapet heights with additional detail, colour and textures.

Examples of high quality built form



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5.2 Landscaping

- 5.2.1 The percentage of landscaping required for each development is stipulated in the Scheme.
- 5.2.2 Landscaping areas can be created as micro-climate zones for staff breakout areas.
- 5.2.3 The preference is for quality and more sustainable landscaped areas over the quantity of area provided.
- 5.2.4 A reduction in the total landscaping area requirement may be approved provided the proponent can demonstrate that the lesser landscaped area is outweighed by a superior landscape design outcome, which may include:
- a) Landscaping that incorporates waterwise treatments that reduce water consumption.
 - b) Landscaping that positively contributes to, and enhances the amenity of the streetscape.
 - c) Planting that consists predominantly of endemic species that are low water tolerant and minimal lawn areas.
 - d) Landscaping areas incorporating stormwater run-off from roofs and hardstand areas.
 - e) Retention of existing vegetation and substantial trees (over 4.5m high).
- 5.2.5 If a concession is sought in the total landscaping area requirement then a full landscaping plan will need to be submitted addressing the above.

5.3 Car Parking

- 5.3.1 Large areas of at-grade parking should be located behind the building and away from the street environment so they do not diminish the quality of the streetscape.
- 5.3.2 Where the site consists of a combination of uses, which operate separately and are not incidental to a use, car parking shall be calculated and provided for each use separately in accordance with the requirements of the Scheme.
- 5.3.3 All car parking should be contained on-site and no verge area should be used for car parking.
- 5.3.4 There should be clear pedestrian access delineated (either line marked or constructed paths) from the parking areas to the entry point of the proposed development.

5.4 Retaining

- 5.4.1 Extensive cutting and filling of lots and the construction of large retaining walls inefficiently consumes resources and increases the cost of the development. Cut and fill earthworks should therefore be minimised as far as possible.
- 5.4.2 There is a general presumption against retaining walls greater than 2m.
- 5.4.3 Retaining walls on boundaries that are greater than 0.5m will require consultation with affected landowners and/or occupiers and landowner consent may be required.

5.5 Relaxation of Scheme Provisions

Reductions in setbacks and/or any other Scheme provisions should only be considered where there is a demonstrable increase in quality and/or sustainability of the built form.

5.6 Site Upgrading

- 5.6.1 The standards that apply for new development should also apply for expansions of existing development in order to improve the overall amenity of industrial areas. Conditions may be imposed by the local government to eliminate or minimise dust and other nuisance.
- 5.6.2 Upgrading may include (but not be limited to) improved building maintenance, improved landscaping and grounds maintenance, the sealing of vehicular access, car and truck parking areas and outdoor storage areas and the screening of outdoor storage and waste areas.

5.7 Multi-Tenant Development

Each tenancy within industrial development incorporating multiple, separately occupied tenancies should:

- a) Have a floor area of at least 100m²;
- b) Have an appurtenant service yard a minimum of half of the unit floor area;
- c) Facilitate safe site access by members of the public; and
- d) Have appropriate parking which may be provided in a single location on the site.

5.8 Emissions

- 5.8.1 Industrial activities produce emissions such as noise, gases, dust, and odours. All reasonable and practicable measures are to be taken to prevent or minimise emissions from industrial premises.
- 5.8.2 Emissions should be controlled through appropriate site layout, facility design, and engineering or process controls to ensure they do not impact areas beyond the site boundary.
- 5.8.3 An Environmental Management Plan (EMP) may be required to demonstrate how emissions will be managed to prevent or minimise emissions.

5.9 Strata Subdivision

- 5.9.1 Minimum lot sizes are prescribed by the Scheme,.
- 5.9.2 The local government will only support applications for strata subdivision where it relates to a built strata or where a development application has been approved for the site. The local government may impose conditions requiring the construction of the approved development as a requirement in order for clearance of the strata or survey strata plan.
- 5.9.3 The local government will not support applications which involve vacant lots unless clause 5.9.2 has been satisfied.

6.0 ACCOMPANING MATERIAL

- 6.1 A development application for any development should be accompanied by sufficient information to demonstrate the requirements outlined above have been met. Clause 63, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, provides a detailed description of information typically required to be provided in support of an application.
- 6.2 It is expected that following shall be provided at a minimum:
- a. All information identified within *Commercial and Industrial Development Application Checklist*; and
 - b. Report or letter demonstrating how the proposal has been designed in accordance with the requirements of this policy is provided.

7.0 CONSULTATION REQUIREMENTS

Consultation with the adjoining landowners may be undertaken, at the City's discretion.

8.0 DEFINITIONS

Industrial use means any of the following uses as defined in the City's Local Planning Scheme No. 1 and Planning and Development (Local Planning Schemes) Regulations 2015

- Abattoir
- Fuel Depot
- Industry
- Industry – Light
- Motor Vehicle Repair
- Motor Vehicle Wreckers
- Salvage Yard
- Stockpiling
- Transport Depot
- Warehouse / Storage

Local Planning Policy 1.9 Revegetation in the Rural Residential Zone

VERSION 3

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town planning services

Version	Adoption	Comment
1	26 April 2016 Council Item DCS260	Draft.
2	28 June 2016 Council Item DCS282	Final.
3		

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Local Planning Policy 1.9 – Revegetation in the Rural Residential Zone*.

2.0 INTRODUCTION

The Geraldton area is included in one of only 34 global and 15 national biodiversity hotspots, recognised for its high biodiversity value despite significant threats from clearing, fragmentation, and degradation. Less than 18% of the pre-European extent of native vegetation remains in the area, and nearly half of that may be lost through planned developments.

Clause 3.10 of the Scheme identifies objectives, site and developments for the Rural Residential zone. Objective 3.10.1 (c) is to improve environmental and biodiversity outcomes through the protection and enhancement of remnant vegetation, whilst Clauses 3.10.2.4 and 3.10.2.5 set out a need for revegetation at the subdivision and development application stage.

3.0 APPLICABLE DEVELOPMENT

The policy applies to subdivision and development applications on land zoned Rural Residential in the Scheme.

4.0 POLICY

4.1 Objectives

- a) To assist in achieving the goals from the Local Biodiversity Strategy.
- b) To clarify the scheme requirements for revegetation in the Rural Residential zone.
- c) To specify the minimum standards for revegetation.

4.2 Species / Planting Density

- 4.2.1 The species list attached (refer to Figure 1) details some of the more appropriate species for use in revegetation works in the Geraldton urban area. The *Geraldton Regional Flora and Vegetation Survey* can provide further guidance on the most appropriate species for particular sites.
- 4.2.2 A selection of local provenance trees, shrubs and ground covers appropriate for the site (as guided by Figure 1 and the *Geraldton Regional Flora and Vegetation Survey*), should be planted with a minimum of 10 different species (overall) to be used.
- 4.2.3 The ratio of trees to shrubs should ideally be 1:5 (that is, for every one tree, plant 5 shrubs).
- 4.2.4 Local provenance seedlings should be planted at a density of 1 per m² to out-compete weeds and allow for a percentage of failures. For example, 400 seedlings are required for an area of 400m². When planting, the species should be mixed for diversification.
- 4.2.5 In creeks or drainage lines, rushes and sedges should be planted within the seasonally inundated zone of the waterway.

Advice Notes:

There are several matters which can assist in successful on-site revegetation. These matters are outlined below:

- 4.2.6 The remnant vegetation nearby is a good source of local provenance seed. With the appropriate licence, this can be collected and given to a nursery to grow for you, or you can grow seedlings yourself.
- 4.2.7 Be specific with your grower nursery. Do not accept “substitutes”, as these are often inappropriate for the area and/or the site you are revegetating. They also may not be approved by the City.
- 4.2.8 Ensure that local provenance seedlings sourced are appropriate for the site conditions (e.g. soil type, landscape considerations). Local provenance seedlings achieve higher survival rates and contribute to local biodiversity outcomes.
- 4.2.9 A watering program of the seedlings should occur during the first summer of the revegetation project to help maximise survival rates.

4.3 Cash-in-Lieu

- 4.3.1 The City may accept cash contributions in lieu of revegetation. Based on the *Local Government Biodiversity Guidelines for the Perth Metropolitan Region* (June 2004) the estimated cost for revegetating ‘upland’ areas (including weed control, planting and maintenance over five years) is \$10.50/m². This rate is used to calculate cash-in-lieu contributions and may be updated by the City.
- 4.3.2 Funds collected will be held in trust and used to support biodiversity initiatives in prioritising the establishment and maintenance of ecological linkages identified in the Local Biodiversity Strategy (Figure 2).

4.4 Pre-subdivision Works

- 4.4.1 If Landowners wish to undertake revegetation works in advance of any subdivision / development, then it is appropriate that the works are ‘credited’ to the land.
- 4.4.2 Should landowners wish to pursue this option they should contact the City and prepare a local development plan to ensure the City has a record of the works so that they can be ‘credited’ to the land in the future.

4.5 Alternatives to Revegetation

- 4.5.1 In some areas better biodiversity outcomes may be achieved through alternatives to revegetation such as weed or pest management. This should be discussed and approved by the City prior to any works being undertaken.

4.6 Subdivision Clearance

In order to obtain subdivision clearance for a relevant condition, there are 2 options:

- a) Undertake works in accordance with clause 4.2; or
- b) Pay cash-in-lieu in accordance with clause 4.3.

4.7 Land covered by a Structure Plan

- 4.7.1 For land that is covered by a structure plan, the structure plan may detail revegetation methods or requirements, in these cases the revegetation provisions in the Structure Plan will apply in tandem with this policy.
- 4.7.2 For land contained in the *Moresby Heights Structure Plan* area there is **no** requirement for revegetation at either the subdivision or development stage. This is in recognition of the land given up for the Moresby Ranges.

4.8 Other Rural Residential Areas

- 4.8.1 In other Rural Residential areas, subdivision proposals must include at least 3% of the lot area revegetated with trees, shrubs and ground cover native to the Geraldton Regional Flora and Vegetation Survey, in addition to any existing vegetation.
- 4.8.2 The preference is for cash-in-lieu in these areas rather than on-ground works.
- 4.8.3 If remanent vegetation exists on-site, the 3% revegetation requirement may be reduced to:
- 1% if a vegetation survey classifies the condition as 'good', 'very good' or 'excellent'.
 - 2% if classified as 'degraded' or 'completely degraded'.
 - Classification must align with the Geraldton Regional Flora and Vegetation Survey methodology.

5.0 DEFINITIONS

Biodiversity means the variety of life forms, the different plants, animals and micro-organisms, the genes they contain, and the ecosystems of which they form part. Biodiversity is usually considered at three levels: genetic diversity; species diversity; and ecosystem diversity.

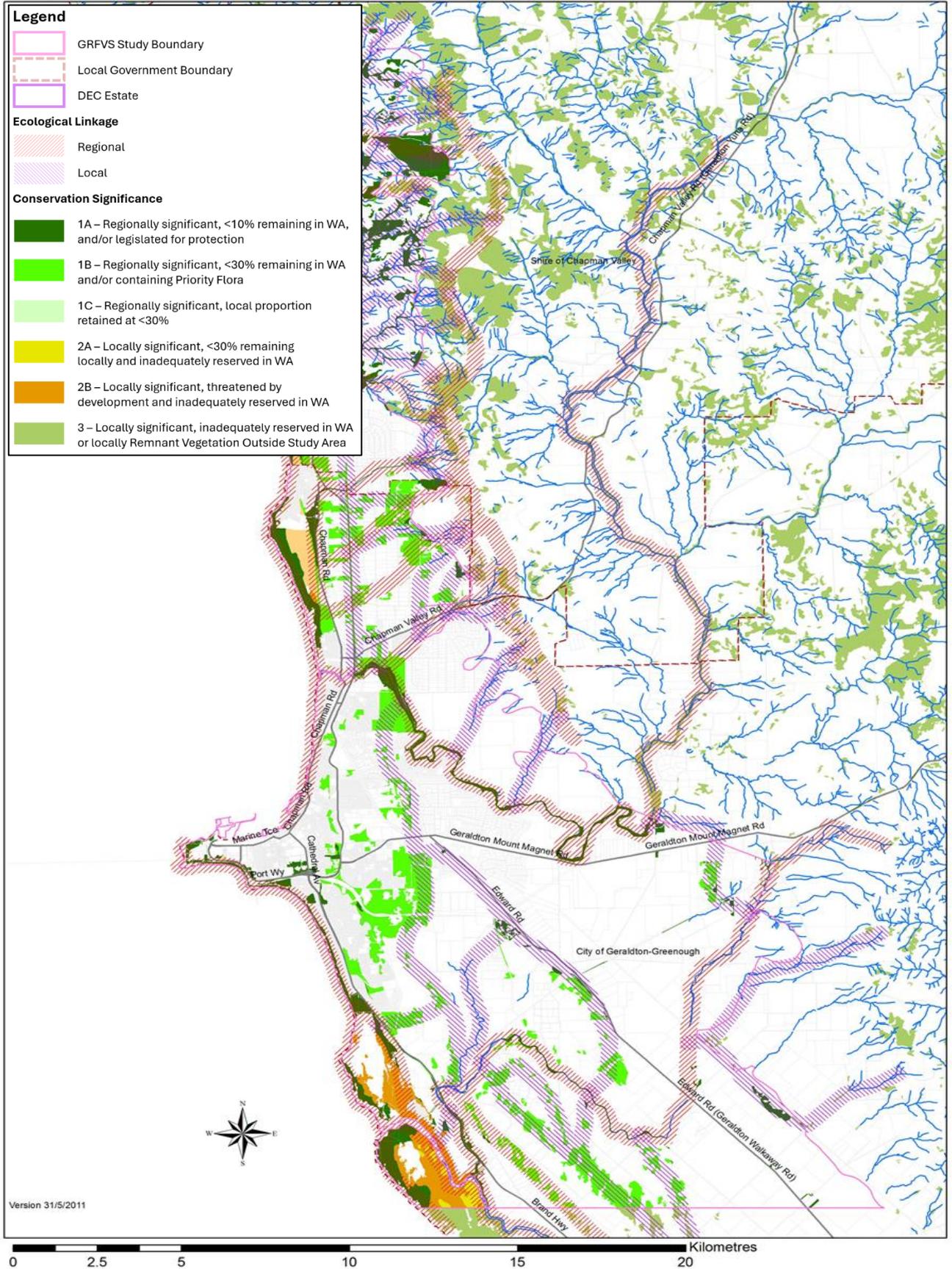
Figure 1 – Species list.Trees and Tall Shrubs (over 2m tall at maturity)

Species	Common name	Type
<i>Banksia prinotes</i>	Acorn Banksia	Tree
<i>Acacia rostellifera</i>	Summer-scented Wattle	Tall shrub
<i>Acacia saligna</i>	Orange Wattle	Tall shrub
<i>Acacia scirpifolia</i>		Tall shrub
<i>Banksia attenuata</i>	Slender Banksia	Tall shrub
<i>Banksia sessilis</i> var. <i>falbellifolia</i>	Parrot bush	Tall shrub
<i>Grevillea candelabroides</i>		Tall shrub
<i>Grevillea argyrophylla</i>	Silvery-leaved Grevillea	Tall shrub
<i>Melaleuca depressa</i>		Tall shrub
<i>Melaleuca megacephala</i>		Tall shrub

Understorey – Shrubs/ Climbers/ Herbs

Species	Common name	Type
<i>Acacia spathulifolia</i>	Shrubby Riceflower	Mid shrub
<i>Acanthocarpus preissii</i>	Prickle Lily	Herbs
<i>Allocasuarina campestris</i>	Pebble Bush	Mid shrub
<i>Austrostipa elegantissima</i>	Elegant Spear-grass	Grasses
<i>Clematicissus angustissima</i>		Climber
<i>Comesperma scoparium</i>	Broom Milkwort	Low shrub
<i>Dianella revoluta</i>	Blueberry Lily	Herbs
<i>Dioscorea hastifolia</i>	Native yam	Climber
<i>Grevillea biternata</i>		Mid shrub
<i>Guichenotia ledifolia</i>		Mid shrub
<i>Hibbertia crassifolia</i>		Low shrubs
<i>Hibbertia hypericoides</i>	Yellow Buttercups	Low shrubs
<i>Melaleuca depressa</i>		Mid shrub
<i>Persoonia hexagona</i>	Snottygobble	Mid shrub
<i>Pimelea microcephala</i> subsp. <i>microcephala</i>	Shrubby Riceflower	Mid shrub
<i>Stylobasium spathulatum</i>	Pebble Bush	Mid shrub

Figure 2 – Remnant vegetation categorised by conservation significance and ecological linkages. (Source: Local Biodiversity Strategy, Figure 7).



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Local Planning Policy 2.3 Workforce Accommodation

VERSION 3

February 2026

town planning services

Version	Adoption	Comment
1	14 August 2007 Council Item DS022	Draft.
1	23 October 2007 Council Item DS075	Final.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	23 February 2016 Council Item DRS245	Final – No objections received during advertising.
3	TBC	Updated to reflect current planning framework.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as *Local Planning Policy No. 2.3 Workforce Accommodation*.

2.0 INTRODUCTION

An essential component of several industry sectors is the ability to attract and accommodate a workforce such as for the resources, tourism, construction and agricultural industries.

This policy is particularly concerned with addressing planning requirements associated with accommodation for construction and operational projects that typically employ fly-in, fly-out workforces that are associated with the large-scale mining, resource and infrastructure sectors.

The recent history of new projects in the Geraldton area and the Mid West region is dominated by the emergence of mining. Taking into account patterns of fly-in, fly-out employment within mining, it is recognised that the initial construction workforce for mining projects may not directly translate into workers permanently residing within Geraldton. In the interests of ensuring industries are able to efficiently attract and retain labour to undertake construction projects, there are merits behind a workforce being temporarily housed close to the construction site itself, but isolated from existing population centres.

The Local Planning Strategy aims for sustainable population growth to primarily focus on the Geraldton Urban Growth Boundary area and the regional townsites of Mullewa and Walkaway. The local government recognises the importance of long-term or operational workforce in mining and other industry sectors to be located within existing settlements such as Geraldton, Mullewa and Walkaway. These population centres are capable of providing appropriate community infrastructure and services.

In recognition that the development of Workforce Accommodation is a complex issue, influenced by a range of global and national factors, the State Government, via the Western Australian Planning Commission (WAPC), has prepared a Position Statement: Workforce Accommodation (January 2018) (the Position Statement) to provide guidance for local governments and decision makers. The Position Statement outlines the role of local governments in setting the planning framework to guide the location of workforce accommodation and the role for decision makers in considering applications under the *Planning and Development Act 2005* (the Act). The Position Statement notes that the Mining Act 1978 and State Agreement Acts can vary the requirements of the Act.

The Position Statement notes:

'Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and schemes, except where the Mining Act 1978 and State Agreement Acts prevail.'

3.0 APPLICABLE DEVELOPMENT

Under the provisions of the Scheme, Workforce Accommodation is an 'A' use in the Residential, Rural and Tourism zones meaning the use is permissible following consultation with adjoining and/or affected landowners. This policy guides assessment of all proposals for:

- new Workforce Accommodation facilities;
- additions and alterations to existing Workforce Accommodation facilities; and
- changes to the operational scope including additional extension of time requests.

This LPP should be read in conjunction with the Scheme, the Planning and Development (Local Planning Schemes) Regulations 2015 and any other relevant planning documents including the Position Statement: Workforce Accommodation (WAPC, January 2018).

As outlined in the Position Statement, the Planning and Development Act 2005 establishes a general requirement for all development to obtain approval through a development application made under a planning scheme. However, the jurisdictions of the Mining Act 1978 and State Agreement Acts can vary the application of the Planning and Development Act 2005. This policy may be used by the local government to guide comments on Crown land dealings or proposals for the grant of a mining tenement under the Mining Act or State Agreement Acts.

4.0 PLANNING POLICY

The objectives of this LPP are:

- a) To encourage high quality, aesthetically pleasing built form outcomes and associated landscaping, which responds to the local planning framework and integrates with the surrounding development.
- b) To guide the information required in support of development applications for Workforce Accommodation.
- c) To encourage an environmentally sustainable design response which facilitates a transition from workforce accommodation to a quality residential or short-stay accommodation rather than requiring demolition at the end of the life of the project.
- d) To provide a flexible approach for the establishment of Workforce Accommodation that is demonstrated to meet the temporary needs of a specific industry related project and is considered to be appropriate from a social, environmental, cultural and economic perspective.
- e) To allow for Workforce Accommodation associated with the construction / maintenance / shut-down to be temporarily provided on land within the City of Greater Geraldton and located in proximity to sites for major projects.
- f) To encourage Workforce Accommodation for permanent operational workforce to be located within the Geraldton Urban Growth Boundary area or the regional townsites of Mullewa or Walkaway and discourage them from rural land.

5.0 DEVELOPMENT REQUIREMENTS

5.1 Interpretation of Construction and Operational Workforce

This policy recognises there are two types of workforce accommodation as outlined below and the needs of both types are different.

- 5.1.1 Construction workforce is to be interpreted where a significant number of construction staff may be required to be brought into the locality for undertaking the construction phase of the project or during maintenance shut-downs, outside of what would otherwise be considered the operational phase of the project.
- 5.1.2 Operational workforce is to be interpreted as the more permanent staff that are required to operate the facility or project inclusive of support staff such as catering, cleaners, medical staff and the like.

5.2 Location

- 5.2.1 Construction related Workforce Accommodation is considered to be suitable for locations within 50km or a 30 minute drive to the relevant project site. Within rural areas the local government preference is the establishment of Workforce Accommodation to be located in close proximity, or on land directly associated with, the relevant project or development to which it supports.
- 5.2.2 Operational related Workforce Accommodation is encouraged to be located within the existing settlements of the Geraldton Urban Growth Boundary area and the regional townsites of Mullewa and Walkaway where practical.

5.3 Rural Zone

Workforce Accommodation should be developed in a manner that meets the objectives and site development requirements for the Rural zone in the Scheme. In addition, the proposed Workforce Accommodation should avoid:

- a) Land containing remnant vegetation. The local government may consider developments on sites in proximity to remnant vegetation where bushfire management requirements are addressed, and where clearing of vegetation is avoided or minimised through revegetation of other portions of the site.
- b) Land located within Special Control Areas in the Scheme.
- c) Land containing significant deposits of basic raw materials.
- d) Detrimental impact upon the character and amenity of adjoining land.

5.4 Tourism Zone

Workforce Accommodation should be developed in a manner that meets the objectives and site development requirements for the Tourism zone in the Scheme. In addition, the proposed Workforce Accommodation should:

- a) Consider the compatibility of the use with existing operational tourism uses on the site or the future intended use of the site for tourism uses.
- b) Be designed in a manner that would facilitate a transition from workforce accommodation to a quality short-stay accommodation alternative.

5.5 Residential Zone

Workforce Accommodation should be developed in a manner that meets the objectives and site development requirements for the Residential zone in the Scheme and the relevant provisions of the Residential Design Codes Volumes 1 and 2 (as appropriate) including street setbacks, side setbacks, building height, solar access, landscaping and open space. In addition, the design of the proposed Workforce Accommodation should:

- a) Respect the character of the area having regard to residential density, building scale, built form and boundary setbacks.
- b) Ensure the external appearance of the development is consistent and compatible with surrounding uses. Where possible colours, materials and architectural design features used to identify the character of the area should be incorporated into the external appearance of the development.
- c) Incorporate landscaping to integrate the development with the streetscape, to screen areas of car parking, and to compliment the character and amenity of the residential area.
- d) Facilitate a transition from workforce accommodation to a suitable alternative land use at the appropriate time.

5.6 Duration of Development Approval

- 5.6.1 Development approvals for Workforce Accommodation are generally subject to a temporary approval of up to 5 years. The specific time limit however will have regard to the purpose of the Workforce Accommodation (construction or operational staff) and it should not be assumed that a 5 year period will be granted in all cases.
- 5.6.2 In considering the period of time for which a development approval is granted, the local government will consider the timeframe of the work the accommodation is associated with, the timeframe requested by the applicant and the tenure arrangements for the land (e.g. period of lease over Crown land).

6.0 ACCOMPANYING MATERIAL

Applications should be supported with a management statement and/or information detailing how the proposed location is appropriate. Information provided would generally include:

- a) An overall description of the proposal including;
 - i. the site, including the site layout;
 - ii. the location of the worksite(s) to be served by the proposed workforce accommodation;
 - iii. demonstrate access to existing community infrastructure and services (such as roads, power, water, sewerage, telecommunications).
 - iv. an estimated length of time the worksite will be operational for;
 - v. an estimated number of workers;
 - vi. breakdown of roles and length of stay;

- vii. if the proposal accommodates workers from other sites/companies;
 - viii. details of any on site amenities to be provided; and
 - ix. an overview of site operations.
- b) Demonstration of the appropriateness of the site's location and the compatibility of Workforce Accommodation with adjoining / nearby uses including:
- i. Suitable information to demonstrate sufficient on-site parking for the number of accommodation units provided.
 - ii. Specific measures should be identified to manage impacts on neighbouring amenity, such as traffic movement and noise generated by the use.
 - iii. Demonstrate how the layout and arrangement of the use, minimises the impacts of noise and headlight glare of vehicles to bedrooms and major habitable rooms of adjacent or neighbouring dwellings.
 - iv. Information regarding management including how the premises will generally operate on a day-to-day basis (including confirming arrangements for waste management).
- c) Provide details regarding the management and decommissioning/rehabilitation (as required) of the site for the eventual removal of the Workforce Accommodation development and return of the land to its original state (or next intended state of land use / development).

7.0 CONSULTATION

Workforce accommodation is an 'A' use, meaning advertising of the proposal is required prior to a determination being made. The extent of consultation with the affected landowners is at the City's discretion depending on the likely impacts of the proposal.

8.0 DEFINITIONS

Refer to the City's Local Planning Scheme No. 1, or the Planning and Development (Local Planning Schemes) Regulations 2015, the Residential Design Codes Volumes 1 and 2 for relevant definitions.