

LOCAL PLANNING POLICY COMPARISON TABLE

Consultation for Town Planning Proposals		
CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
<p>Planning legislation gives the City discretion to determine whether various town planning proposals, such as development applications, should be publicly advertised. This policy provides guidance on how that discretion will be exercised by the City. A decision whether to advertise a planning proposal is based on its potential impacts.</p>	<p>The proposed policy maintains guidance on how the City will decide whether a planning proposal should be advertised. The existing consideration of development impact will be retained and two additional factors will be introduced:</p> <ul style="list-style-type: none"> (a) the degree to which the planning proposal is consistent with the planning framework, and (b) the degree to which members of the community will be able to contribute meaningfully to the process. 	<p>New development can have varied social, environmental and economic effects. The City uses information from a number of sources to fully understand those effects and how to address them, including applicants, state agencies and the community.</p> <p>It is essential that planning proposals are handled efficiently to prevent unnecessary delays which drive up project costs.</p> <p>The proposed policy identifies three matters that would be considered when deciding whether a town planning proposal should be publicly advertised:</p> <ul style="list-style-type: none"> (a) the potential impacts of the planning proposal, (b) alignment with the intent of the planning framework, and (c) whether community members are positioned to offer meaningful insights or additional perspectives to the assessment process. <p>The planning framework provides detailed guidance on the issues that need to be considered when a planning proposal is being assessed. Past experience has created a significant body of knowledge on when and how development impacts need to be mitigated. The impacts of development can therefore often be identified and addressed without advertising. The specific characteristics of a planning proposal however may mean that advertising will add important information to the assessment process.</p> <p>The planning framework is made up of many parts, all of which have had to go through a public advertising process. An application that would result in a significant departure from what is intended by the planning framework and has therefore not been subject to public consideration, should therefore be advertised.</p>

Extractive Industry

CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
<p>This policy provides guidance on the consideration of development applications for extractive industries. Its objectives are:</p> <ul style="list-style-type: none"> (a) To set out the matters which are to be taken into account when considering 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, and in a manner which allows for future use and development consistent with long-term planning intentions for the area. 	<p>The proposed policy retains the objectives of the current policy but proposes to add the following:</p> <ul style="list-style-type: none"> (a) To achieve a high quality of rehabilitation on site where clearing of native vegetation is proposed and approved. (b) To achieve a high level of groundwater resource protection. (c) To provide clarity of the development assessment process for proponents and the broader community. 	<p>Clear definition of where the policy applies</p> <p>The proposed policy introduces a new “Applicable Development” section, explicitly limiting the policy’s application to <i>Industry-Extractive uses on land zoned General Industry and Rural</i>, and clarifying how the policy applies to Crown land and Public Works. This provides greater certainty for proponents and decision-makers.</p> <p>Rehabilitation and Decommissioning Plans</p> <p>The current policy identifies information that should be included with applications for extractive industry in relation to decommissioning and rehabilitation once extraction activities have ceased. The proposed policy retains the existing requirements and adds the following new requirements:</p> <ul style="list-style-type: none"> (a) The program for the removal of buildings, plant, waste and final site clean up. (b) The timing and method for the operator notifying City of Greater Geraldton of operations ceasing; and (c) The identification of triggers for implementation of the rehabilitation and decommissioning plan. <p>Duration of Approvals</p> <p>The current policy identifies that development approvals will be limited to 12 months and therefore require annual renewal. This provides an opportunity for the City to address any development impacts. Yearly re-approval requirements creates significant uncertainty for the proponents and adds to the workload of Council offices. The proposed policy sets a time limit of five years.</p> <p>Heavy Haulage Cost Recovery</p> <p><i>Council Policy 2.7 Heavy Haulage Cost Recovery</i> provides a mechanism to recover the cost of road maintenance from industry or mining operations that propose a transport task increasing the volume of heavy vehicles well above that which a road was designed and constructed to carry. The proposed extractive industry LPP identifies that the City may seek to recover road maintenance costs under Council Policy 2.7.</p>

Industrial Development

CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
<p>This policy provides guidance on the consideration of development applications for industrial development. Its objectives are:</p> <ul style="list-style-type: none"> (a) To provide guidance in the exercising of discretion with regard to industrial developments. (b) To ensure that industrial developments are of an acceptable presentation to the approval of the local government. (c) To prevent further deterioration of the overall amenity of industrial areas by controlling the nature of future industrial use and development in these areas. (d) To encourage all new industrial development to be constructed to a higher quality and positively contribute towards sustainability. (e) To ensure existing industries, when proposing expansion or new development, to improve the appearance of sites and to eliminate dust and other nuisance 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. (f) To permit variation to the Scheme requirements in order to achieve the above objectives. 	<p>The proposed policy continues to provide guidance on the consideration of development applications for industrial development and retains the existing objectives, with minor changes to wording to improve clarity.</p>	<p>The proposed policy retains the guidance provided by the existing policy, making minor changes to wording to improve clarity. It also includes a new section 'Accompanying Material' that identifies the information that should be included with a development application for industrial development.</p>

Revegetation in the Rural Residential Zone

CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
<p>The <i>City of Greater Geraldton Local Planning Scheme No.1</i> contains requirements relating to the need for revegetation to occur when development, including subdivision, is undertaken in rural residential areas. This policy provides guidance on how those requirements should be met. The objectives of the policy are:</p> <ul style="list-style-type: none"> (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. 	<p>The proposed policy continues to provide guidance on addressing revegetation requirements associated with developing in rural residential areas, and retains the existing objectives.</p>	<p>Bonding of works</p> <p>The existing policy enables a proponent to pay a bond to the City, covering the cost of revegetation works. This enables titles to be released when land is subdivided prior to the revegetation works occurring. The bond is returned to the proponent when the revegetation works are completed.</p> <p>Bonds are an unreliable tool to ensure that development conditions are met. The City retains a large pool of funds in trust that have been collected as bonds over many years and not returned as the required works have not been completed. The proposed policy removes the option to pay a bond for revegetation works.</p> <p>Refinements for Clarity</p> <p>The proposed policy contains a small number of changes to the wording of the current policy to improve clarity.</p>

Workforce Accommodation

CURRENT POLICY CONTENT	PROPOSED CONTENT	CHANGE NOTES
<p>Workforce accommodation refers to buildings, often modular or relocatable, intended primarily for temporarily housing workers in industries such as construction, resources, or agriculture. These facilities may also provide catering, sporting, and recreational amenities for residents and authorised visitors.</p> <p>This policy provides guidance on the consideration of development applications for workforce accommodation. Its objectives are:</p> <ul style="list-style-type: none"> (a) To provide 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. (b) To allow for Workforce Accommodation associated with the construction / maintenance / shut-down to be temporarily provided on rural land and located in proximity to sites for major projects. (c) 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. 	<p>The proposed policy retains the objectives of the current policy but proposes to add the following:</p> <ul style="list-style-type: none"> (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. 	<p>The proposed policy retains the guidance provided by the existing policy, making minor changes to wording to improve clarity. It also expands on the information that should be included with a development application – providing greater guidance on how the applicant should demonstrate the appropriateness of the site’s location and the compatibility of Workforce Accommodation with adjoining / nearby uses.</p>