

Local Planning Policy 4.1 Beresford Beachfront Mixed Use

VERSION 3

March 2026

town planning services

Version	Adoption	Comment
1	26 February 2008 Council Item DS138	Final.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
3	31 March 2026 Council Item DS092	LPP updated following review.

Contents

1.0	CITATION.....	3
2.0	INTRODUCTION	3
3.0	APPLICABLE DEVELOPMENT	4
4.0	PLANNING POLICY	4
5.0	DEVELOPMENT REQUIREMENTS	5

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 (the City) Local Planning Scheme No. 1 (LPS No.1). It may be cited as the *Local Planning Policy No. 4.1 – Beresford Beachfront Mixed Use (LPP No. 4.1)*.

2.0 INTRODUCTION

In February 2008, the City adopted the Design Guidelines – Beresford Beachfront Mixed Use Local Planning Policy to guide development and to assist in the invigoration of the ‘Beachfront Precinct’ following significant state government investment in the area. The Beachfront Precinct’ is currently zoned ‘Mixed Use’ with a density code of R80 under the provisions of LPS No.1.

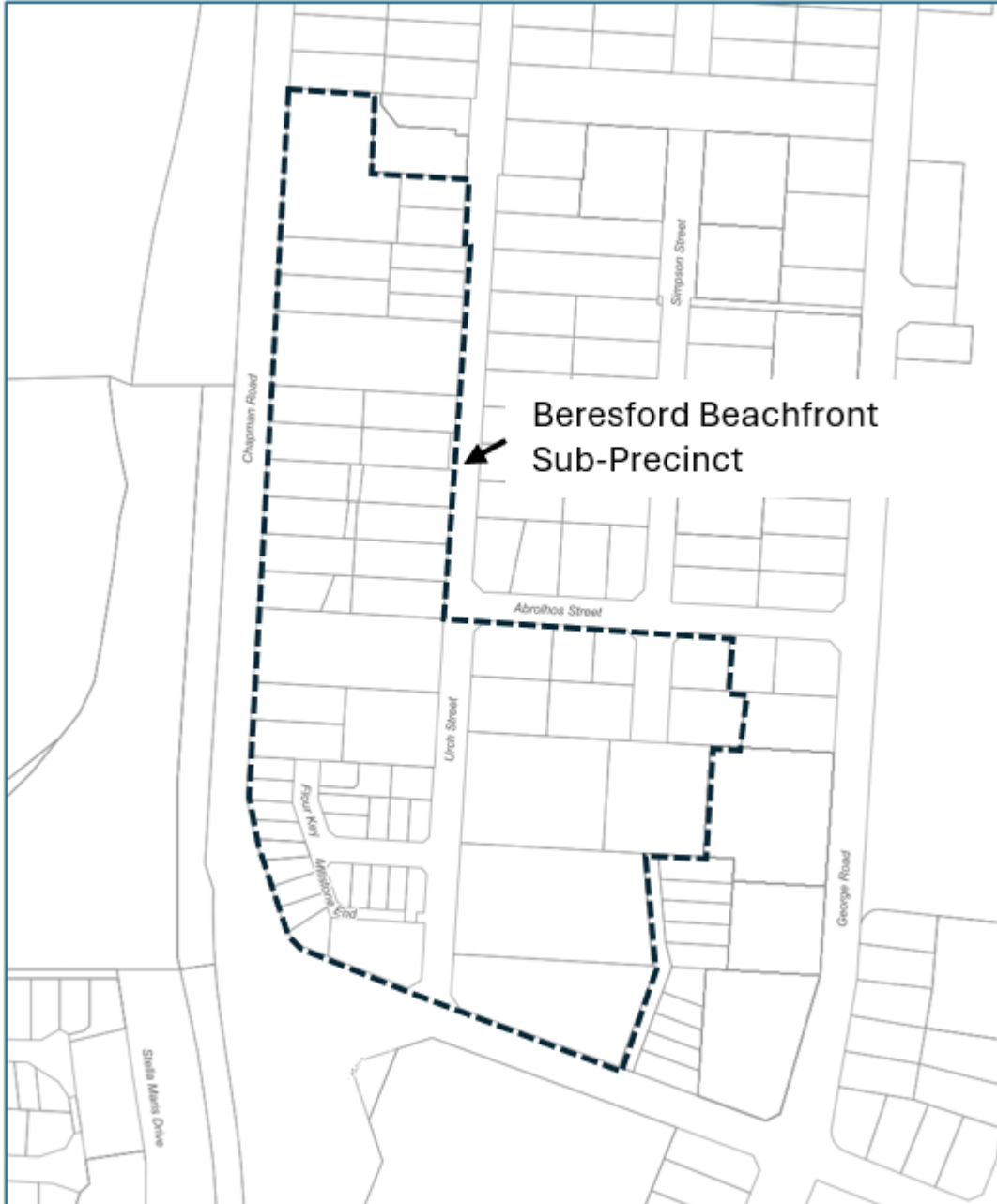
Table 5 under Clause 3.4 ‘Mixed Use zone’ LPS No.1, sets out the key development for the Mixed use zone, however under Clause 3.4.1 the City may require design guidelines to be prepared and adopted.

The purpose of this local planning policy is to modify Deemed to Comply provisions of the Residential Design Codes relating to building height to ensure that new development is consistent with the desired outcomes within the Beachfront Precinct.

3.0 APPLICABLE DEVELOPMENT

LPP No. 4.1 applies to all development in the Beresford Beachfront Sub-Precinct. The boundaries of the Beresford Beachfront Sub-Precinct are show in Figure 1 below:

Figure 1 – Beresford Beachfront Sub-Precinct



town planning services

4.0 PLANNING POLICY

Development within the Beresford Beachfront Sub-Precinct incorporates building heights that are consistent with the desired visual amenity outcomes.

5.0 DEVELOPMENT REQUIREMENTS

This Policy amends the following 'deemed-to-comply' provisions of R-Codes Volumes 1 and 2 in accordance with R-Codes Volume 1 clause 3.2.3 as identified below –

Table 1: R-Codes Volume 1 Part C

Development Standard	Deemed to comply (R-Codes)	Policy 'Deemed to comply' provisions
Building Height	Clause 3.2	Building heights as per Table 3 below.

Table 2: R-Codes Volume 2

Development Standard	Acceptable Outcomes	Policy 'Deemed to comply' provisions
Building Height	Clause A2.2.1	Building heights as per Table 3 below.

Table 3:

Maximum Number of Storeys	Concealed or Skillion Roof	Pitched, Hipped or Gable Roof	
	<i>Maximum Building Height</i>	<i>Maximum height of wall</i>	<i>Maximum total building height</i>
2	8m	7m	10m

Note: Where the natural ground level of a lot is below street level, building height should be measured from the natural ground level along the street frontage. For all other lots, building height should be measured from the natural ground level of the lot as per the R-Codes.