



POLICY NO:-
<b>CP102 – 'R100' SOUTHBANK DEVELOPMENT GUIDELINES</b>

GOVERNANCE INFORMATION			
Procedure Link:	NA	Administrative Policy Link:	NA

ADMINISTRATION INFORMATION					
History:			10/05/07	Res: 127/07	Policy created. 10/05/2007
	1	DEV27	OCM: 10/05/12	Res:	Synopsis: Reviewed Policy Adopted
Version:	2	CP101	SCM 26/07/18	Res: 251-18	Synopsis: Reviewed and Adopted by Council

## 1. RESPONSIBLE DIRECTORATE

Engineering and Development Services

## 2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3.

This policy provides development guidelines for the proposed Southbank Development:

- To encourage high quality development addressing the prominent riverside location and orientation advantages of the site.
- To facilitate a mix of uses and scale of development enhancing public use of adjacent foreshore.
- Integrating the open spaces of the river foreshore with the urban development.

## 3. POLICY

Pursuant to Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Council may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

Pursuant to Schedule 2, Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, local development plans may be prepared in respect of an area of land in the Scheme if the a structure plan requires a local development plan to be prepared for the area.

The Southbank Development Guidelines have been prepared to comply with a requirement of the Garden of Eaton Structure Plan. In order to ensure that the objectives of the development guidelines for the proposed Southbank Development are achieved the guidelines are incorporated into this Local Planning Policy.

In considering subdivision applications and development applications for development or change of use, Council shall be satisfied that the following matters in addition to those contained in TPS3 and the Regulations are met and may impose appropriate conditions on any approval:

- a) That the proposed development demonstrates compliance with the 'R100 Southbank Development Guidelines' contained in Appendix 1 which forms part of this Local Planning Policy.
- b) That consideration has been given to the requirements of State Planning Policies including but not limited to SPP 3.7 *Planning in Bushfire Prone Areas*.

Note: This policy applies to land shown in Figure 1 of the Southbank Development Guidelines: [Link - R100 Southbank Development Guidelines - Southbank R100](#)