



POLICY NO:-

**SDev CP102 – LOCAL PLANNING POLICY - ‘R100’ SOUTHBANK DEVELOPMENT GUIDELINES****GOVERNANCE INFORMATION**

<b>Procedure Link:</b>	NA	<b>Administrative Policy Link:</b>	NA
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**ADMINISTRATION INFORMATION**

History			10/05/07	Res: 127/07		Policy created. 10/05/2007
	1	DEV27	OCM 10/05/12	Res:	<b>Synopsis</b>	Reviewed Policy Adopted
<b>Version</b>	2	CP102	SCM 26/07/18	Res: 251-18	<b>Synopsis</b>	Reviewed and Adopted by Council
<b>Version</b>	3	SDev CP102	OCM 30/09/20	Res: 269-20	<b>Synopsis</b>	Reviewed and Adopted by Council
<b>Version</b>	4	SDev CP102	OCM 29/09/22	Res: 243-22	<b>Synopsis</b>	Reviewed and adopted by Council.
<b>Version</b>	4	SDev CP102	OCM 23/10/24	Res: 275-24	<b>Synopsis</b>	Reviewed and adopted by Council.

**1. RESPONSIBLE DIRECTORATE**

Sustainable Development

**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.

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.

**3. REFERENCE DOCUMENTS**

Planning and Development Act 2005  
 Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)  
 Shire of Dardanup Town Planning Scheme No. 3 (TPS3)  
 State Planning Policy (SPP) 3.7 - Planning in Bushfire Prone Areas  
 State Planning Policy (SPP) 7.0 - Design of the Built Environment  
 State Planning Policy (SPP) 7.2 - Precinct Design  
 State Planning Policy (SPP) 7.3 - Residential Design Codes

**4. POLICY**

- 4.1 In assessing proposals for subdivision, or applications for Development Approval (development and/or change of use), the Shire shall consider whether the proposal satisfactorily complies with the requirements of the matters listed below, in order of priority as listed, in addition to any requirements contained in TPS3 and the Regulations:
- a) the State Planning Policies referenced in section 3 of this Policy
  - b) the ‘R100 Southbank Development Guidelines’ contained in Appendix 1 which forms part of this Local Planning Policy.

**5. APPLICATION**

This policy applies to all proposals for subdivision and development of land shown in Figure 1 of the Southbank Development Guidelines: Link - [R100 Southbank Development Guidelines - Southbank R100](#)

**6. EXPIRATION OF POLICY**

Unless rescinded earlier, this policy will expire on 19 October 2025.