

<b>POS</b>	<b>DESIGN GUIDELINES FOR THE LANDCORP PORTION OF SOUTH BEACH DEVELOPMENT</b>	<b>PSPD18</b>
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<b>POSITION STATEMENT CODE:</b>	PSPD18
<b>DIRECTORATE:</b>	Planning and Development
<b>BUSINESS UNIT:</b>	Planning and Development
<b>SERVICE UNIT:</b>	Statutory Planning Services
<b>RESPONSIBLE OFFICER:</b>	Manager, Statutory Planning
<b>FILE NO.:</b>	182/002
<b>DATE FIRST ADOPTED:</b>	12 October 2006
<b>DATE LAST REVIEWED:</b>	14 December 2017
<b>ATTACHMENTS:</b>	N/A
<b>VERSION NO.</b>	5

<b>Dates of Amendments / Reviews:</b>		
DAPPS Meeting:	27 September 2012	26 November 2015
	22 August 2013	23 November 2017
	26 February 2015	
OCM:	11 October 2012	12 March 2015
	12 September 2013	10 December 2015

**BACKGROUND:**

In order to facilitate development that is designed in accordance with the vision identified for South Beach, LandCorp have produced the attached design guidelines (“guidelines”). The guidelines will be provided to prospective purchasers, by LandCorp, of lots within the South Beach Estate as part of any Contract of Sale.

These guidelines are additional requirements of LandCorp, and will be required to be implemented in addition to the extra provisions of Council’s Town Planning Scheme (“TPS”).

South Beach will be a significant development within the City and will become a significant attraction on Cockburn Sound for the existing and future residents of the City and the metropolitan region. The importance of the guidelines to creating an attractive and well designed development is essential for the creation of a place which will be of a high quality and distinctive to the South Beach locality.

**PURPOSE:**

The purpose of this Position Statement is to ensure that all prospective purchasers of lots contained within the South Beach site are informed of and guided by the criteria contained within the guidelines and that development assessment is consistent with achieving the desired outcomes.

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**POSITION:**

1. Prior to submitting plans for approval by Council the applicant is required to submit one (1) set of plans for assessment to LandCorp. LandCorp will ensure that the application is consistent with the adopted guidelines for the site.
2. The applicant will then be required to submit the approved stamped plans to Council for assessment under the provisions of the TPS. If the applicant seeks variation to the guidelines the modification(s) need to be endorsed by LandCorp. In case of a dispute the provisions of the TPS shall prevail.