

OCEAN REEF STRUCTURE PLAN

**Structure Plan No. 25
Adopted: 26 November 1999**

**This Structure Plan is prepared under the provisions of Part 10 of the City of
Joondalup Town Planning Scheme No. 1**

26 November 1999

CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 10)

CERTIFIED THAT AGREED OCEAN REEF STRUCTURE PLAN, No 25, WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 26 NOVEMBER 1999

.....
Chairperson, Western Australian Planning Commission

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON 24 AUGUST 1999
AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

.....
Chairman of Commissioners

.....
Chief Executive Officer, City of Joondalup

Record of Amendments made to the Agreed Ocean Reef Structure Plan

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC

OVERVIEW**1 Statutory Basis**

Clause 10.8 of the City of Joondalup Town Planning Scheme No. 1 (hereinafter called “the Scheme”) provides, amongst other things that a provision, standard or requirement of a Structure Plan approved under Part 10 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall be given to this Structure Plan.

Subclause 10.8.3 (f) of the Scheme, states that, where, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

2. Summary

This Structure Plan refers to a portion of Lot 1, corner Prendiville Avenue and Constellation Drive, Ocean Reef. The subject area is zoned Residential Development and is included in the R20 density code area.

This Structure Plan shall determine the detailed residential building form within the Precinct.

STATUTORY PLANNING SECTION

As provided for under part 10 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

Subject Area

The Structure Plan area comprises a portion of Lot 1, corner Prendiville Avenue and Constellation Drive, Ocean Reef.

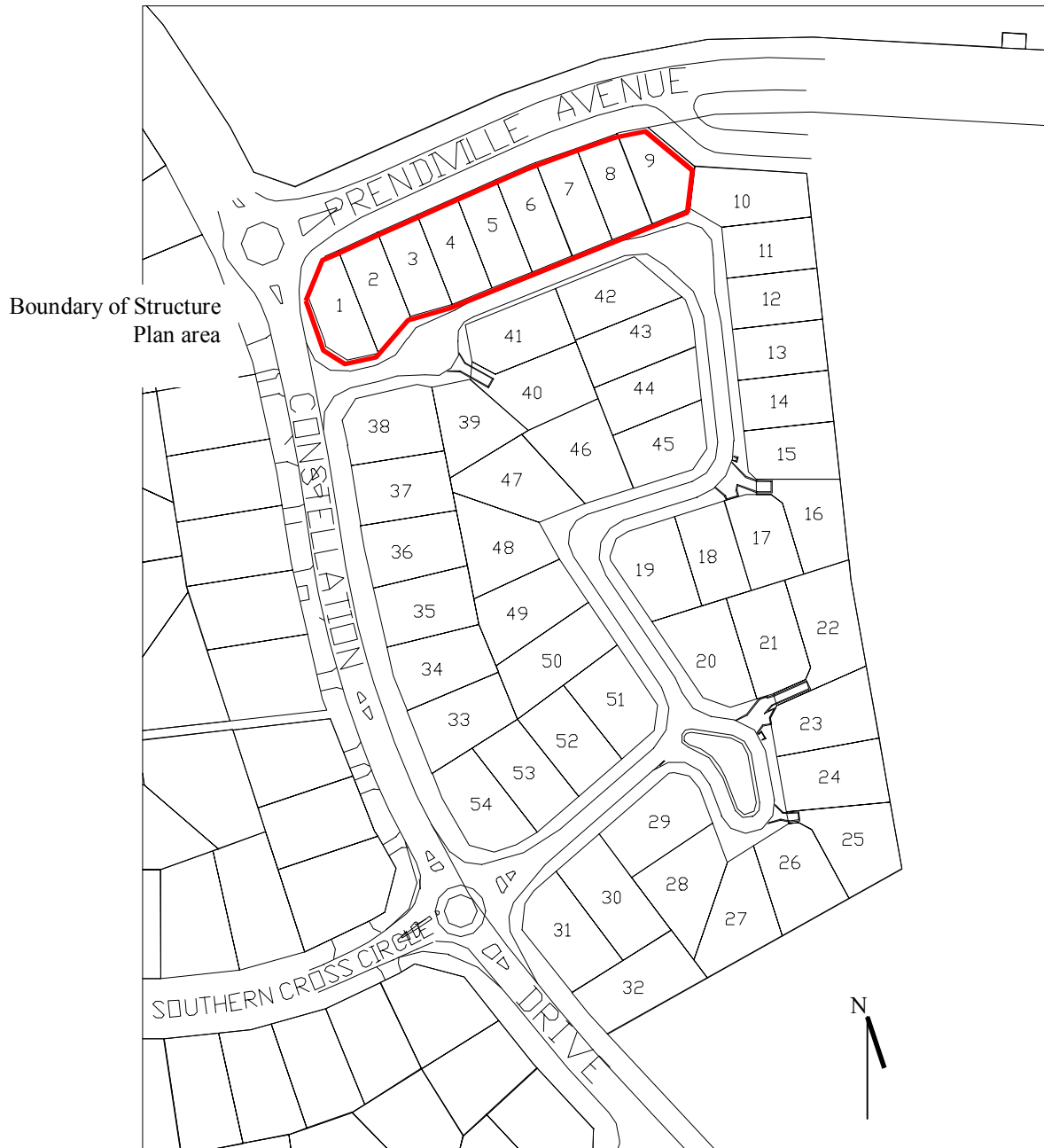
1.0 PLAN MAP

Plan 1: 'Structure Plan Map' indicates the Structure Plan area.

2.0 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City of Joondalup Town Planning Scheme No 1 (as amended) gazetted 13 September 1972 or such amendments or modifications thereto that may be current.

PLAN 1 STRUCTURE PLAN MAP



3.0 PROVISIONS

3.1. BUILDING FORM

3.1.1 Front Elevation

Dwellings on lots 2-8 must address Prendiville Avenue.

Dwellings on lots 1 and 9 must address Tucana Pass.

3.1.2 Access

Vehicle access to all lots shall only be from Tucana Pass, the rear laneway.

3.1.3 Setbacks

Notwithstanding the provisions of the Residential Planning Codes, the minimum front setback for lots 2-8 shall be 5 metres.

Notwithstanding the provisions of the Residential Planning Codes, the minimum rear setback for carports and garages on lots 2-4 shall be 2metres. The minimum rear setback for carports and garages on lots 5-8 shall be 5 metres.

Nil setbacks, which are permitted with the written approval of the adjoining owner in accordance with Clause 1.5.8 of the Residential Planning Codes, shall be to the western boundary for all lots except lot 1. For lot 1, nil setbacks are permitted to the eastern boundary with the written approval of the adjoining owner.

3.1.3 Site Coverage

Maximum permitted site coverage: 70%.

3.1.5 Fencing

Rear fences along the rear laneway adjoining garages and carports must allow for a 45 degree visibility splay of 1.5 x 1.5 metres to provide adequate sightlines.