





PART 1 – STATUTORY PLANNING SECTION

As provided by the provisions of clause 9.8 of the Scheme, this part of the Agreed Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

1.0 SUBJECT AREA

The Structure Plan's land area is approximately 2.1885 ha and is described as Lot 61 (No 14) Leach Street, Marmion. The land is bounded by Leach Street to the west, Cliff Street to the east, Ozone Road to the north and Troy Avenue to the south.

2.0 CITY OF JOONDALUP DISTRICT PLANNING SCHEME NO. 2

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City's District Planning Scheme No. 2 ('the Scheme').

3.0 MARMION STRUCTURE PLAN

Plan 1 is the Marmion Structure Plan

4.0 LAND ZONING PLAN

Plan 2 is the Land Zoning Plan which applies a 'Residential' zone to the developable portion of the site and a 'Local Reserves – Parks and Recreation' reservation to the Public Open Space area.

5.0 RESIDENTIAL DENSITY CODING PLAN

Plan 3 is the Residential Density Code Plan, which, in accordance with the scheme, applies a R20 residential density code to the Structure Plan area.

6.0 FINISHED GROUND LEVEL PLAN

Plan 4 is the Finished Ground Level Plan referenced in Provision 8.2.

7.0 GENERAL OBJECTIVES

Development and subdivision within the structure plan area shall meet the following general objectives;

- i) The subdivision design and lot orientation & configuration shall provide a robust framework for the future development of a sustainable neighbourhood which reflects the local context, requirements of the R20 coding, is site responsive and provides the opportunity for sustainable and energy efficient housing types set within an existing neighbourhood.
- ii) Lots should be orientated wherever possible and practical to have their long axes within the range N20 deg West to N30 deg East, or E20 deg North to E30 deg South.
- iii) Dwellings shall be constructed on each lot consistent with the energy efficient measures outlined in the BCA and the R-Codes and embracing economic, social and environmental sustainability principles by addressing matters in the design such as solar access and solar efficiency, thermal performance, natural ventilation, energy conservation, on site stormwater disposal, waterwise landscaping and where practical and possible greywater recycling for irrigation.

- iv) Ensure that built form outcomes prescribed under the Structure Plan for the site are generally consistent with the provisions of the Residential Design Codes of Western Australia under the R20 density code (unless varied elsewhere in this Structure Plan), particularly with respect to building height and bulk, setbacks and design for climate.

8.0 PROVISIONS

8.1 Land Use

The predominant land use in this Land Use Area shall be Residential.

Uses permitted and the Scheme provisions are the same as those that apply to the Residential zone in the Scheme.

8.2 Vegetation & Trees

- i) A Vegetation Management Plan shall be prepared for the northern public open space area in accordance with City Of Joondalup Policy 1-2 Public Participation and shall be approved by Council prior to final adoption of this Structure Plan;
- ii) A minimum of one street tree being planted within the road reserve/verge for each new lot and being a native species approved by the City;
- iii) Satisfactory arrangements being made with the City of Joondalup to protect any significant existing vegetation in the road reserves surrounding the site as part of the development.

8.3 Residential Dwelling Height

- i) Council Policy 3.2 - Height and Scale of Buildings within Residential Areas shall apply to development within this structure plan area;
- ii) Natural Ground Level for the purpose of determining the Building Threshold Envelope as referenced in Policy 3.2, is deemed to be the Finished Ground Level (to within 300mm) as indicated on each lot on Plan 4. For the three (3) sloping lots fronting Troy Avenue shown on Plan 4 that do not have a natural ground level, for the purposes of Council Policy 3-2, natural ground level is as per the contours shown on Plan 4. These levels may not be varied beyond this range unless approved by the City of Joondalup.

8.4 Vehicular Access

- i) Within that area defined as Precinct A on the Structure Plan no lot shall have direct vehicle access by way of any crossover, to Cliff Street. All vehicular access to these lots shall be from the internal subdivision road.

8.5 Building Setbacks

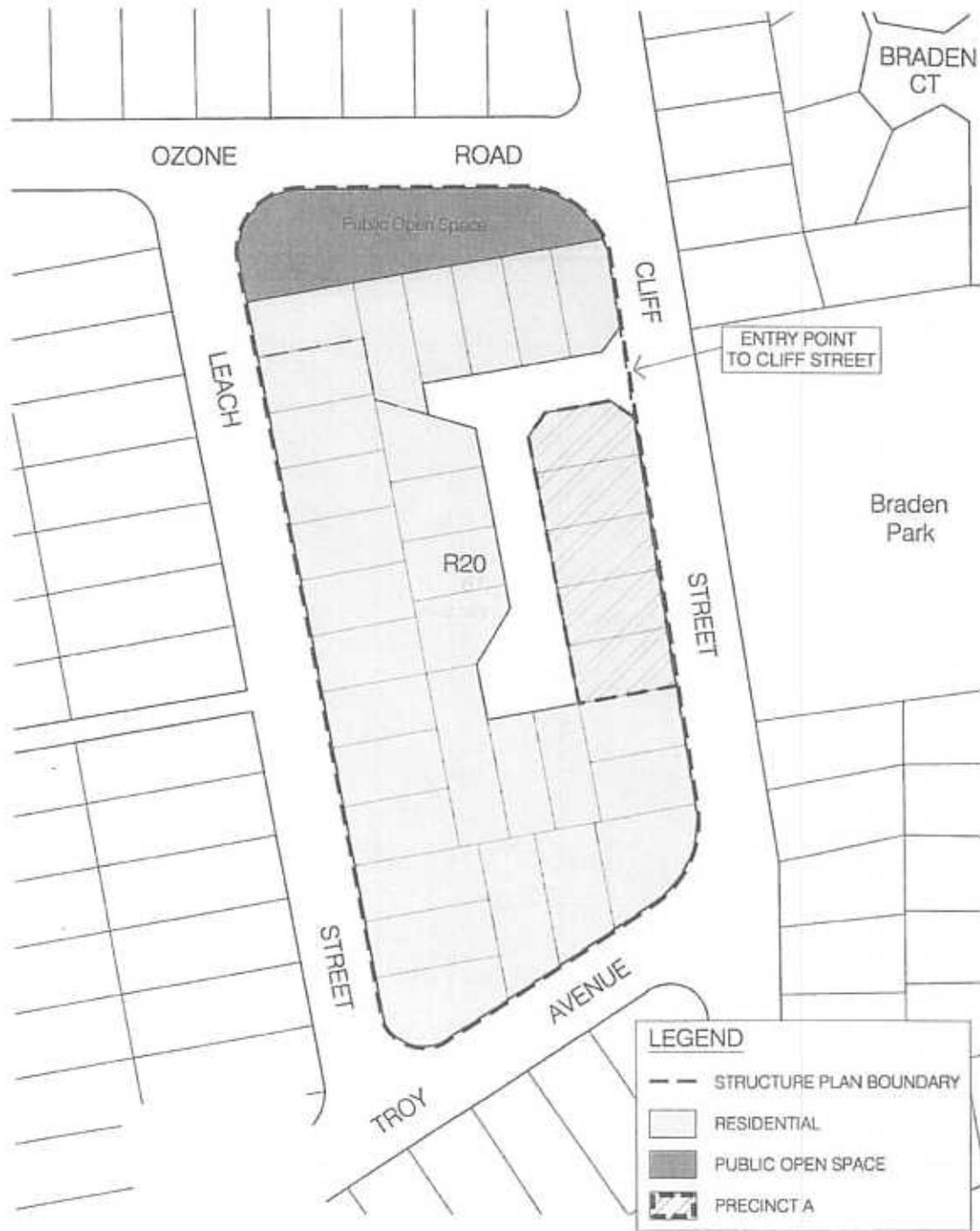
- i) All building setbacks shall be in accordance with the R-Codes with the exception of (ii) below;
- ii) The minimum setback to Cliff Street for any dwelling within Precinct A is 3.0 metres (averaging provisions do not apply).

8.6 Lots Adjacent to POS

- i) Any dwelling on a lot fronting or siding the Public Open Space shall have at least one "habitable room" (as defined in the R-Codes) with a major opening orientated towards the open space. Development and fencing between the POS and proposed residential lots shall be in accordance with City of Joondalup Policy 7-15 – Subdivision and Development Adjoining Areas of Public Space.

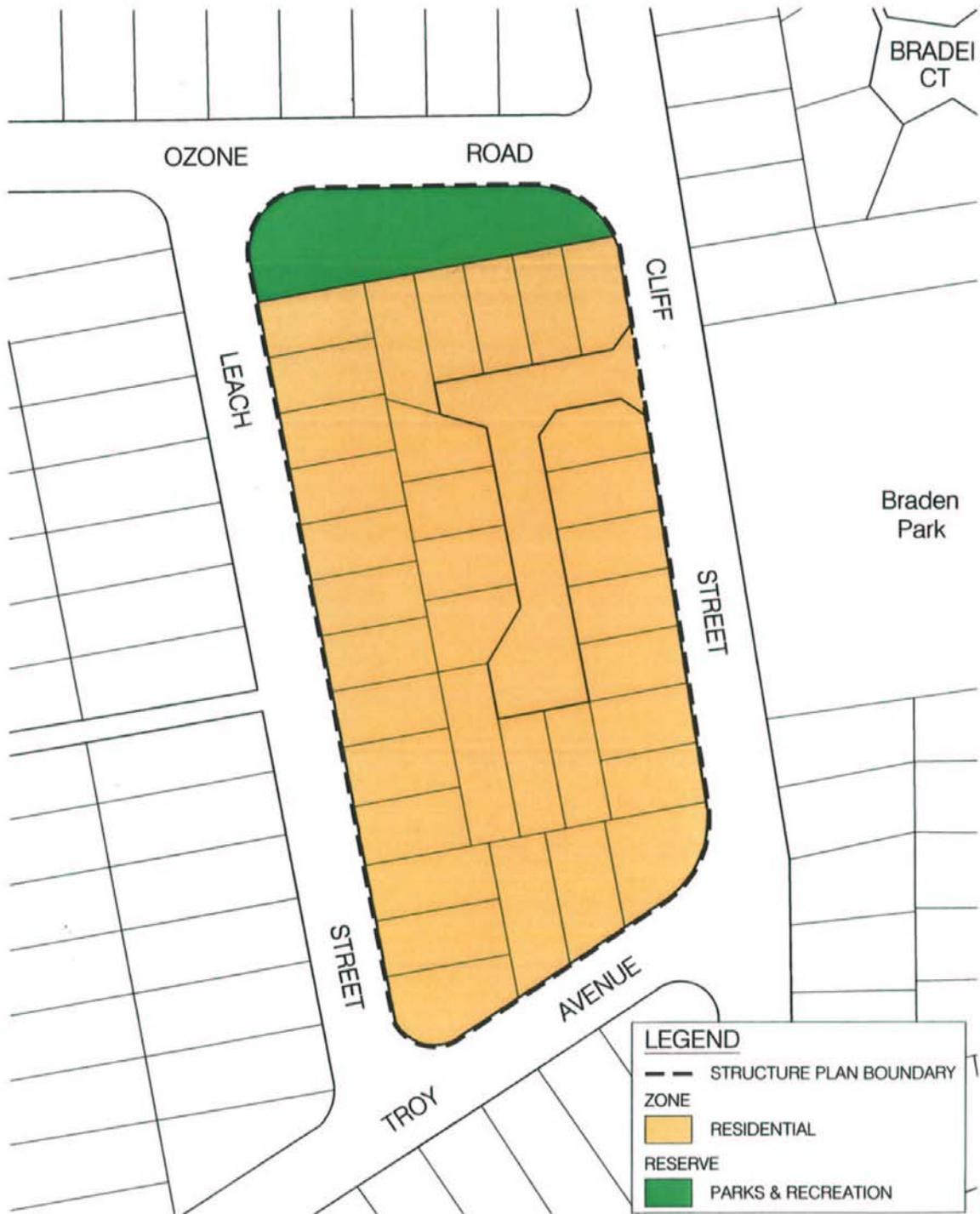
8.7 Roads & Footpaths

- i) The developer shall consult and reach agreement with the City at the time of subdivision to identify any upgrade/improvements which may be required to the existing streets which abut the site and in particular the intersection of Troy Avenue and Cliff Street;
- ii) The developer in association with the City shall upgrade any existing footpaths surrounding the site as part of the subdivision works.



DRAFT LOCAL STRUCTURE PLAN

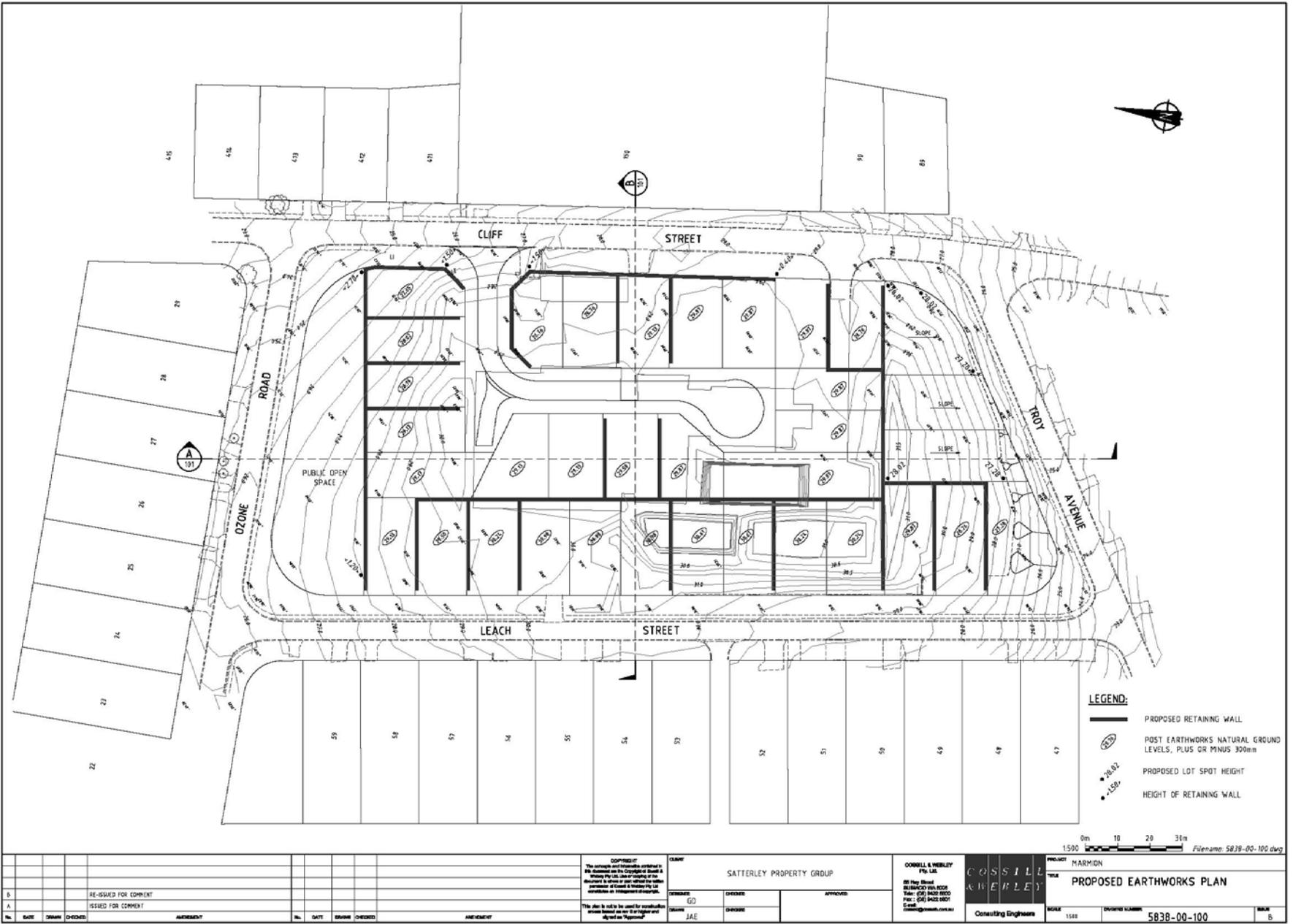
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**C H A P P E L L
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RESIDENTIAL CODE PLAN



RE-ISSUED FOR COMMENT ISSUED FOR COMMENT		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED														
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