



HEATHRIDGE STRUCTURE PLAN

Structure Plan No. 22

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

CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 10)

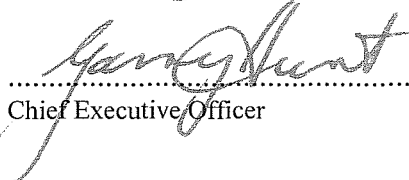
CERTIFIED THAT MODIFIED AGREED STRUCTURE PLAN 22, HEATHRIDGE STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

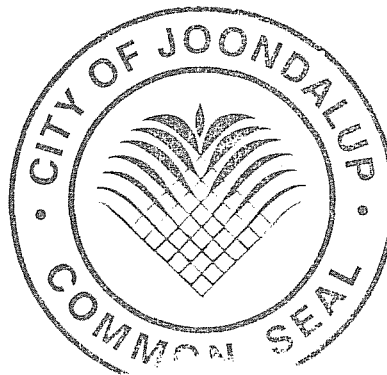


.....
being an officer of the Commission duly authorised by the
Commission pursuant to section 24 of the *Planning and
Development Act 2005*

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON
27 FEBRUARY 2007 AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

.....
Mayor


.....
Chief Executive Officer



Record of Amendments made to the Agreed Structure Plan
Heathridge

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC
1	Modify clause 2.0 to read: Land use permissibility and general provisions shall be as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.	27.02.2007	23 NOV 2009

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; lots 525 and 1001 Poseidon Road, cnr Marmion Avenue and Ocean Reef Road, Heathridge. 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 the provisions of 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 Lot, 525 and 1001 Poseideon Road, cnr Marmion Avenue and Ocean Reef Road, Heathridge.

1.0 PLAN MAP

Plan 1: ‘The Structure Plan Map’ indicates the precincts described in the text.

Precinct 1 shall comprise all the lots fronting onto Poseidon Road, Voyage Road and Mermaid Way.

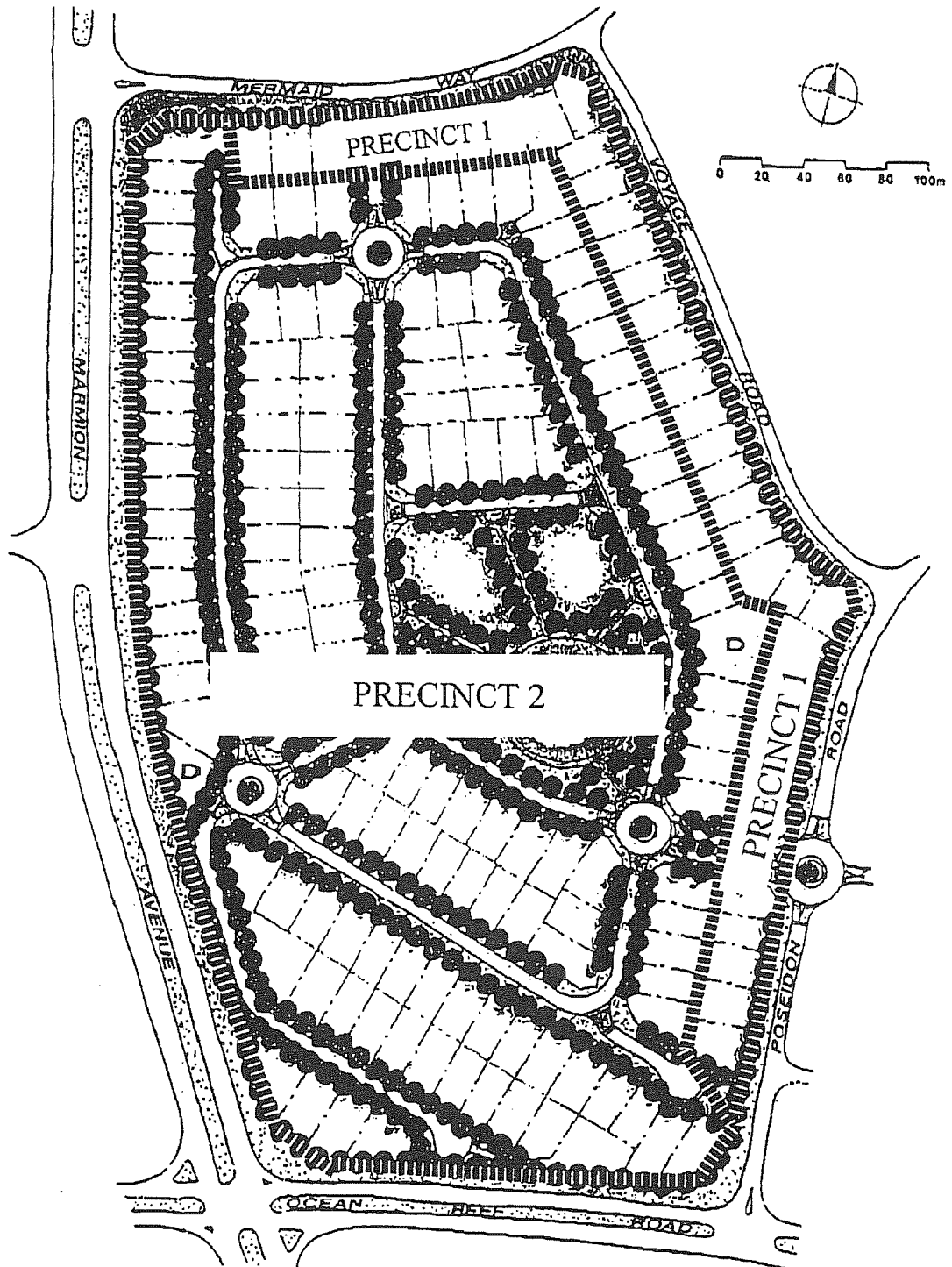
Precinct 2 shall comprise all the remaining lots on the estate, fronting onto the internal estate roads.

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.

Land use permissibility and general provisions shall be as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

PLAN 1 STRUCTURE PLAN MAP



3.0 PROVISIONS

3.1. BUILDING FORM

3.1.1 Precinct 1 Setbacks

Dwellings must address the street.

Setbacks shall conform to the R Codes

3.1.2 Precinct 2 Setbacks

Dwellings must address the street.

The following street and rear setbacks shall apply

Front: 4 metres average with a minimum of 2 metres

Garages: minimum 6 metres

Rear: 4 metres average.

Side setbacks shall conform to the R Codes.