

# **WARWICK STRUCTURE PLAN**

**Structure Plan No. 24  
Adopted: 21 June 1999**

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

*21 June 1999*

**CERTIFICATION OF AGREED STRUCTURE PLAN**  
**(SCHEDULE 10)**

CERTIFIED THAT AGREED WARWICK STRUCTURE PLAN, No 24, WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 21 JUNE 1999

.....  
Chairperson, Western Australian Planning Commission

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP  
ON 13 APRIL 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 Warwick Structure Plan**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Endorsed by Council</b>	<b>Endorsed by WAPC</b>

*21 June 1999*

## **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 Swan Location 12008, Ellersdale Avenue, Warwick. The subject area is zoned Residential and is included in the R40 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 a portion of Swan Location 12008, Ellersdale Avenue, Warwick.

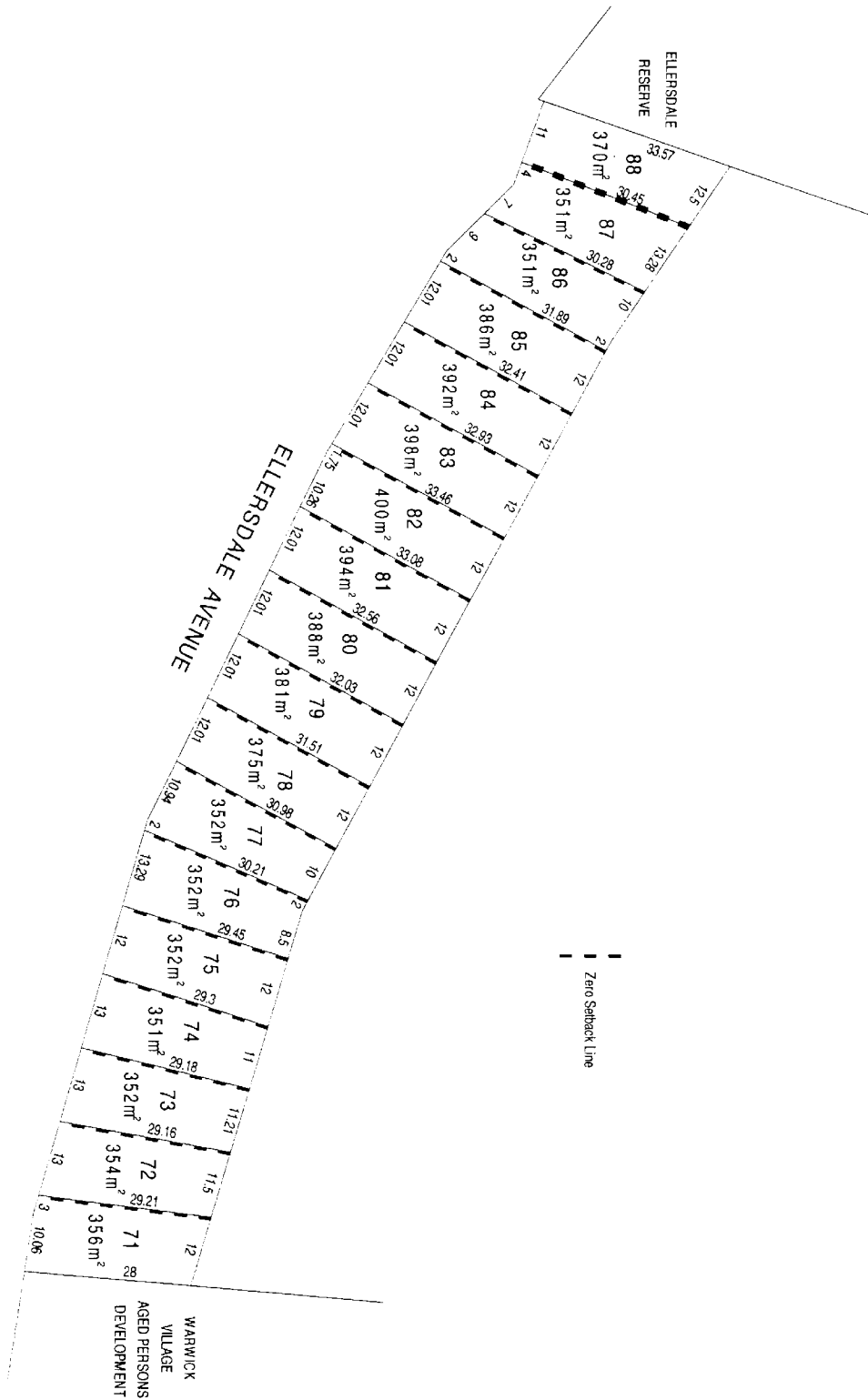
#### **1.0   PLAN MAP**

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 Setbacks**

Dwellings must address the street.

The following street and rear setbacks shall apply

Front: 4 metres average with a minimum of 3 metres

Rear: 4 metres average.

Side setbacks: minimum zero to the western boundary in accordance with the Residential Planning Codes for all lots except Lot 88.

Lot 88; the westernmost lot: minimum zero to the eastern boundary in accordance with the Residential Planning Codes.