

# Beaumaris Land Sales

(ACN: 009 054 979 ABN: 40 445 944 862)

**Satterley Real Estate**

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13<sup>th</sup> March 2001

Councillor John Hollywood  
City of Joondalup  
PO Box 21  
JOONDALUP WA 6919

Dear John,

## **ILUKA STRUCTURE PLAN**

Further to our meeting with residents on Thursday, 8<sup>th</sup> March, 2001, we have compiled a letter confirming the commitments made by the developer at both the resident meeting and last week's Council briefing session.

A separate letter confirming these has been sent today to Rhett Cooper-Fowie at the Beaumaris Homeowners Association, as the community representative on behalf of all concerned residents in the area.

For your information, the commitments made by the developer are as follows:

- That there will be no development in the previously proposed lakeside-housing site located west of Naturaliste Boulevard, opposite Manhattan Avenue provided this reduction in developable area is compensated elsewhere within the structure plan.
- The car park and bush in the south-east corner of the Sir James McCusker Park will be retained.
- There will be a road around the entire perimeter of Sir James McCusker Park, ie no direct frontage of lots to the park.
- The olive trees in the north west corner of the Park will be retained or relocated into the park.
- The scale of the neighbourhood commercial centre would be reduced from five storeys and a density coding of R100, to a maximum of three storeys and a density coding of R80, and that there will be an opportunity for public comment on detailed at a later stage.

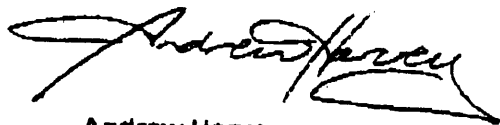
- The structure plan road layout is modified with a reduced use of laneways in accordance with the plan issued to the Association, entitled "Iluka Structure Plan - Figure 1", dated 8/3/01 (identical to the plan submitted formally to the City of Joondalup and included in the agenda for the briefing session on 6<sup>th</sup> March, 2001).

These changes are put forward on the basis that the Beaumaris Homeowners Association and residents support the revised Structure Plan at the Council Meeting on 13<sup>th</sup> March 2001.

We understand that the residents have distributed a flyer informing residents of the agreement and that the representatives now support the structure plan in its revised form.

We trust that the City shall continue to support the Plan at tonight's meeting. Please call the undersigned on 0417 990 683 if you have any questions.

Yours faithfully,



Andrew Harvey  
Project Manager