

High-rise Destroys "ILUKA" !!!!!!!!!!!!!!!



That's right residents we are on the verge of our worst Xmas!! Xmas 2000 will go down as the time we were too busy to pop a simple letter in the post to the Council to STOP this devastation of our beloved park AND Beach top walking track not to mention the obstructed views of the Ocean for those zillion dollar homes & blocks!!!!

We're getting shafted by the council & developers! Imagine this straight after Jan 4th 2001 when YOU have forgotten to vote 'NO!' :-

- * House prices drop by up to \$50,000!*
- * House sales are seen as a bad investment*
- * The park is devastated by 5 storey apartments!*
- * The foreshore looks like Ob City Scarborough Beach with ugly apartments!*

There is something you can do to protect our great suburb! Cut off & send the reply below to Council NOW before it is too late! Jan 4th, 2001 is too close to risk your investment or valuable home!!! "Tell your neighbours!"

To the Chief Executive Officer, City of Joondalup, PO BOX 21, Joondalup, WA 6919

I _____ of _____, Iluka. Ph. (08) _____
definitely do not agree with the proposed development No. _____ and do not
agree with any HIGHRISE DEVELOPMENT it is ugly and strongly recommend that there
be full Community consultation before any future developments are proposed for any land
space within the Iluka suburb!!!

Signed _____ Date _____

**PETITION AGAINST
DRAFT ILUKA STRUCTURE PLAN.**

STOP! The developers demolishing bush land in & around Sir James McCusker Park, Iluka. This is a natural habitat and is an asset to the beauty of the park.

STOP! The 5 storey buildings which will obstruct ocean views & devalue Iluka homes.

Name.	Address.	Tel.	Signature.
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**ILUKA STRUCTURE PLAN
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 18 JANUARY 2001)**

NO	NAME & ADDRESS OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Mr S & Mrs L Gray 3 Waterford Drive HILLARYS WA 6025	9 Maracas Cove ILUKA WA 6027	<ol style="list-style-type: none"> Proposed 5-storey development incongruous with other buildings in the area. Proposed 5-storey development would block views. 	<ol style="list-style-type: none"> The proposed 5-storey R100 development is not supported recommend R60 and maximum 3 storeys. The issue of blocking views is not a planning consideration
2	Mr & Mrs J Leuzzi 82 Naturaliste Boulevard ILUKA WA 6027	82 Naturaliste Boulevard ILUKA WA 6027	<ol style="list-style-type: none"> Object to location of R30 lots in POS. Previously promised that the greenery would remain. On street parking required for special events around the POS. Where are the animals going to go – be destroyed. 	<ol style="list-style-type: none"> Refer to 26 (1). Mix of lot sizes is supported. Supported, parking to be provided. The flora and fauna survey provided by the developer does not identify any declared rare or priority flora and one specie of significant fauna being the Short-billed Black Cockatoo. This is however a seasonal visitor the area in general during the non-breeding period.
3	Mr J B Grimley 8 Topanga Pass ILUKA WA 6027	8 Topanga Pass ILUKA WA 6027	<ol style="list-style-type: none"> 5 storey development too high, negative visual impact. More information is required in terms of the type of land uses permitted as there is a concern that if not done properly will impact on property values. 	<ol style="list-style-type: none"> Refer to 1(1). This will be provided at a later stage, and such detail will be advertised for public comment, prior to forming part of the structure plan.
4	Mr S Stylianou 32 Boynton Gardens ILUKA WA 6027	32 Boynton Gardens ILUKA WA 6027	<ol style="list-style-type: none"> Agree with the general plan as it enhances the advantages Iluka already has. Strongly support recommendation on page 18 of the traffic report regarding Burns Beach Rd being constructed as a meandering boulevard as it would increase the amenity and value of land and keep traffic and speeds down thus enhancing safety. 	<ol style="list-style-type: none"> Acknowledged. Acknowledged.
5	Mrs J Blenkinsop 102 Naturaliste Boulevard	102 Naturaliste Boulevard ILUKA WA 6027	<ol style="list-style-type: none"> Suggest leaving at least 1.61km of bushland around the existing park to protect and feed the existing wildlife. 	<ol style="list-style-type: none"> Refer to 2(3).

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	ILUKA WA 6027		2. Suggest the placement of a car park on existing sandpad to accommodate a safer environment for visitors.	2. Refer to 2(2).
6	Mr J & Mrs E Carter 182 Delgado Parade ILUKA WA 6027	182 Delgado Parade ILUKA WA 6027	1. Standard petition as per 48 plus additional statement. 2. Object to access roads coming out onto Delgado Parade, creates an unsafe situation of 3 T-junctions in close proximity. 3. Location of proposed bus stop directly opposite one of the T junctions further complicates the situation..	1. Refer to 48. 2. Redesign addresses this, road has been relocated south. 3. This matter should be raised with the Department of Transport.
7	Mr P Paroczai 184 Delgado Parade ILUKA WA 6027	184 Delgado Parade ILUKA WA 6027	1. As above unsafe situation created by the location of the T Junction. 2. Bus stop should be relocated near the property on the corner of Stinson Square and Delgado Pde as side fencing faces Delgado Pde.	1. Refer to 6(2). 2. Refer to 6(3).
8	Roberts Day Group PO Box 1498 WEST PERTH WA 6872	N/A	1. Six lots fronting the park allocated an R20 coding proposed to be coded R30. 2. Lots facing eastern side of Delgado Road allocated an R30 coding proposed to be coded R20.	1. Supported. 2. Supported.
9	Mr R Harfield 4 Bethany Gardens ILUKA WA 6028	4 Bethany Gardens ILUKA WA 6028	1. Reduction of public open space is unacceptable. 2. The 5 storey development is out of character with the area, is unnecessary and will be an eyesore.	1. There is an oversupply of public open space, further the land is identified for residential purposes under the Town Planning Scheme as well as the Metropolitan Region Scheme, the park is located on freehold land, and previous plans showed development of the park. The area proposed to be developed has been reduced in response to the number of public submissions received. 2. Refer to 1(1).
10	Mr P A Denham 45 Whitecliffe Square ILUKA WA 6028	45 Whitecliffe Square ILUKA WA 6028	1. Object to R30 development around the existing park. 2. Few birds exist due to destruction of their natural habitat.	1. Provision of a mix of lot sizes is supported subject to a road interface. 2. Refer to 9(1).

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11	Ms J Sanger 30 Quincy Loop ILUKA WA 6028	Lot 786 (5) Maracas Cove ILUKA WA 6028	<ol style="list-style-type: none"> 1. Opposed to developing the park as it will destroy the flora and fauna and reduce the attraction of the park. 2. The park with its native surrounds helped in making the decision to live in Iluka. 3. Centre zone will increase the traffic and encourage non-residents into the area utilising facilities funded by home owners. Having only local traffic and home owners using roads and facilities in Iluka was a significant reason why we chose to live there. 	<ol style="list-style-type: none"> 1. Refer to 2(3). 2. Acknowledged. 3. It is unlikely that the facilities to be located in the centre zone would be funded by the homeowners.
12	Ms J Sanger 30 Quincy Loop ILUKA WA 6028	30 Quincy Loop ILUKA WA 6028	<ol style="list-style-type: none"> 1. As above. 	<ol style="list-style-type: none"> 1. As above.
13	Mr J Hewitt 37 Manhattan Avenue ILUKA WA 6028	37 Manhattan Avenue ILUKA WA 6028	<ol style="list-style-type: none"> 1. Reservation about the development of the park. 2. Reservation about the centre zone and a height of 5 storeys including the precedent this would set. The development would obstruct views for walkers looking inland. 	<ol style="list-style-type: none"> 1. Refer to 2(3). 2. Refer to 1(1) and 3(2). Statement about views can not be acknowledged.
14	Mr C R Page 11 Queenscliff Court KALLAROO WA 6025	Potential purchaser in new land release	<ol style="list-style-type: none"> 1. Road design unsafe as too many intersections. 2. Long streets encourage speeding. 3. Laneways are a social and logistical disaster. 4. Development of the park should not be considered. 5. Car parking should be provided. 6. POS should be central to the north of O'Mara Blvd. 7. The Currambine shops are ample, restaurants or cafes are an asset however no more than 2 storeys. 	<ol style="list-style-type: none"> 1. Acknowledged. traffic management plan has been submitted. 2. Noted, traffic management plan has been submitted. 3. Not supported. 4. Refer to 9(1). 5. Refer to 2(2). 6. Liveable Neighbourhoods refers to a walkable distance of 400 metres. Most lots are within 400m. 7. Acknowledged.
15	Ms M Smith 7 Saint Thomas Loop ILUKA WA 6028	7 Saint Thomas Loop ILUKA WA 6028	<ol style="list-style-type: none"> 1. No to 5 storey development. 	<ol style="list-style-type: none"> 1. Refer to 1(1).
16	Mr J H Smith 7 Saint Thomas Loop	7 Saint Thomas Loop ILUKA WA 6028	<ol style="list-style-type: none"> 1. No building should be higher than 2 storeys as it downgrades the area. 	<ol style="list-style-type: none"> 1. Not supported.

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	ILUKA WA 6028			
17	Ms O Corbett 116 Naturaliste Boulevard ILUKA WA 6028	116 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. Oppose the proposed R30 near the park. 2. Insufficient car parking bays around the park. 3. The 4 intersections onto Naturaliste Blvd on the down hill area between O'Mara Blvd and Erin Lane is a traffic hazard. 4. The R30 development opposite will be running sideways not a pretty site. 5. Does not like idea of 5 storey buildings in Iluka. 	<ol style="list-style-type: none"> 1. Refer to 9(1). 2. Refer to 2(2). 3. The plan has been modified to accommodate this submission. 4. Not supported. 5. Refer to 1(1).
18	Mr R Corbett 116 Naturaliste Boulevard ILUKA WA 6028	116 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. The 4 intersections onto Naturaliste Blvd between O'Mara Blvd and Erin Lane over a short distance is a traffic hazard given the number of cars that use Naturalist Blvd and that it is down hill and on a bend. 2. Further the lane opposite would be an unattractive outlook and will not contribute to the security of the area. 	<ol style="list-style-type: none"> 1. Refer to 17(3). 2. Not supported.
19	Mrs K Harfield 4 Bethany Gardens ILUKA WA 6028	4 Bethany Gardens ILUKA WA 6028	<ol style="list-style-type: none"> 1. Leave the park as it is as there are few parks of this quality. 	<ol style="list-style-type: none"> 1. Refer to 9(1).
20	Mr D McRae 33 Galveston Loop ILUKA WA 6028	33 Galveston Loop ILUKA WA 6028	<ol style="list-style-type: none"> 1. The R30 development will destroy the remnant bushland. 2. Existing problem with cars parked on the verge creating a traffic hazard, further development would exacerbate the problem. 3. Not against proposal if it enhances the area, provides for local residents and is in keeping with surrounding aesthetics of the area, however development should be kept to a height of 3 to 4 stories provided the design does not detract from the overall scheme. 4. Wish list – bushland be retained and extended, allowing the public views of Burns Beach and providing more natural bushland for birdlife in the area and other creatures. 	<ol style="list-style-type: none"> 1. Refer to 9(1). 2. Refer to 2(2). 3. Acknowledged. Refer to 1(1) 4. Refer to 21(2) and 9(1).
21	Mr S & Mrs J Cabban 50 Naturaliste Boulevard ILUKA WA 6028	50 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. 5-storey development should not be allowed to proceed as it is significantly different in height to any other structure and does not blend in well. 	<ol style="list-style-type: none"> 1. Refer to 1(1).

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			<p>2. Iluka is residential not commercial.</p> <p>3. Development of park area should not proceed. There is a shortage of parklands and the encroachment of residential buildings will make the situation worse.</p> <p>4. Parking is insufficient and causes a dangerous situation as visitors park on verges or on the road blocking half the street.</p> <p>5. Driver's use Naturalist Boulevard to avoid lights at Marmion Av, speed humps are required to slow down drivers and encourage use of larger roads.</p> <p>6. Buses haven't got proper bus bays and traffic flow is becoming a real issue.</p>	<p>2. The City's Centre Strategy Policy nominates a village centre with a planned size of below 4500m2 for Iluka, further previous plan showed a commercial component.</p> <p>3. Refer to 9(1).</p> <p>4. Refer to 2(2).</p> <p>5. A traffic management plan has been submitted.</p> <p>6. Department of Transport prefer that buses do not have proper bus bays.</p>
22	Mr J & Mrs C Grimley 8 Topanga Pass ILUKA WA 6028	8 Topanga Pass ILUKA WA 6028	1. Opposed to development of the park. Any housing developed on western side of Naturaliste Blvd should be avoided at all costs.	1. Previous plans showed development along Naturaliste Blvd.
23	Mr L de Mamiel 6 Caspian Pass ILUKA WA 6028	6 Caspian Pass ILUKA WA 6028	<p>1. Submission period too short.</p> <p>2. Need more POS not less as more land is being developed.</p> <p>3. 5-storey developments have no place in Iluka.</p> <p>4. Lack of detail regarding how the centre zone will be developed.</p> <p>5. Previous plans did not show such an extensive area for development around the park. This may result in increased traffic flows on roads.</p> <p>6. The plan has good features, including cycle and pedestrian path networks, well-designed streets and community facilities.</p>	<p>1. Submission period was extended by 2 weeks, scheme refers to a minimum period of 21 days.</p> <p>2. Refer to 42(2).</p> <p>3. Refer to 1(1).</p> <p>4. Refer to 3(2).</p> <p>5. The increase would be marginal.</p> <p>6. Acknowledged.</p>
24	Mr M Taylor 18 St Thomas Loop	18 St Thomas Loop ILUKA WA 6028	1. Oppose the timing and extent of the submission period.	1. The district planning scheme refers to a period of not less than 21 days. The

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	ILUKA WA 6028		<ol style="list-style-type: none"> 2. Concerned about the development of the park. 3. The high rise development is an eye sore and belongs in Scarborough not Iluka and is vague in content. 4. Increase in traffic due to proposals threatens lives and tranquillity. 5. Has already lost a primary schools site. 6. Is set to loose the market place at the park in favour of residential development. 	<p>submission period was extended by 2 weeks in light of the time of the year.</p> <ol style="list-style-type: none"> 2. Refer to 9(1) 3. Refer to 1(1). 4. Given the level of development proposed there will be an increase in traffic. 5. The primary school site is a decision for the Education Department. 6. The centre zone may become the new market place.
25	Mr G & Mrs H Luyten 24 Boynton Gardens ILUKA WA 6028	24 Boynton Gardens ILUKA WA 6028	<ol style="list-style-type: none"> 1. Object to development of the park as it increases traffic problems. 2. Object to the 5-storey development. Would benefit the community, however recommend 3 storeys due to cosmetic appearance. 	<ol style="list-style-type: none"> 1. Additional development would only cause a marginal increase in traffic. 2. Refer to 1(1).
26	Ms S Fehr 72 Naturaliste Boulevard ILUKA WA 6028	72 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. Removes a significant portion of park, which modifies the streetscape (bush or parkland) along the western side of Naturaliste Blvd from Shenton to Manhatten. 2. Naturaliste Blvd is already dangerous with insufficient parking further development with exacerbate the hazard risk. 3. The park in its existing layout and size has falsely attracted people to the area the development reduces the park by 25%. City should not approve the developer's proposal to reduce 	<ol style="list-style-type: none"> 1. Clause 6 of the offer and acceptance reads "The purchaser acknowledges that the vendor has advised the purchaser that.....at some time in the future be developed and the proposed use of the land (is) specified on the plan The vendor reserves the right to use the land for such additional purposes as it determines and to amend and vary its plans for the use of the land." 2. Refer to 2(2). 3. Refer to 26 (1) and 9(1).

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			<p>POS from 10% to 8%, even though the developer may comply with liveable neighbourhoods criteria.</p> <p>4. 5-storey development out of character, visual pollution of Iluka height should be limited to 3 storeys.</p> <p>5. The environmental report is superfluous and lacks credibility as black cockatoos usually feed in the area of bush identified for R30.</p>	<p>4. Refer to 1(1).</p> <p>5. Refer to 2(3).</p>
27	Mr R Fehr 72 Naturaliste Boulevard ILUKA WA 6028	72 Naturaliste Boulevard ILUKA WA 6028	1. As above.	1. As above.
28	Mr A Burns 10 Otter Mews MERRIWA WA 6030	N/A	1. Spoil the concept of the environment, even the local wildlife would be affected.	1. Refer to 2(3).
29	Mr & Mrs G Currie 17 Tallinn Loop MINDARIE WA 6030	N/A	<p>1. Leave park alone.</p> <p>2. Currambine shops are adequate.</p> <p>3. How about the wildlife, fauna etc...</p>	<p>1. Acknowledged.</p> <p>2. Acknowledged.</p> <p>3. Refer to 2(3).</p>
30	Ms D Selby-Lowe 26 Kutcharo Crescent JOONDALUP WA 6027	N/A	<p>1. Appalled at large part of native flora being cleared.</p> <p>2. Future generations will not see the short billed black cockatoo feeding. COJ already has an awful record of driving native fauna to the edge of extinction.</p>	<p>1. Refer to 2(3).</p> <p>2. Refer to 2(3).</p>
31	Ms F LaVerghetta 1 Marybrook Road HEATHRIDGE WA 6027	N/A	1. Visit park regularly, now where are children supposed to play on the road. Why can't you leave some natural environment in the area and stop being so greedy.	1. Refer to 26(1) and 2(3).
32	Mr S Dorricott 9-83 Bayview Terrace CLAREMONT WA 6010	N/A	1. Most pleasant and expansive area of space north of the river, coastal ambience makes it an ideal place to visit in the summer.	1. Acknowledged.
33	Ms N Rettig 7 Montreal Street CRAIGIE WA 6025	N/A	<p>1. Park should remain as it is with no further development.</p> <p>2. Where will the children play and wildlife live if all parks were subject to this size of development?</p>	<p>1. Acknowledged.</p> <p>2. It needs to be noted that the park currently exists on private land and is earmarked for residential development.</p>

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34	Mr S Hick 17 Goyder Elbow MERRIWA WA 6030	N/A	1. Any development will ruin the peaceful tranquillity of the park not to mention the wildlife.	1. Refer to 2(3) and 9(1).
35	Mr W Crooks & Ms J Collier 29 Miami Beach Promenade ILUKA WA 6028	29 Miami Beach Promenade ILUKA WA 6028	1. Object to proposal for a 5-storey building. Do not see the necessity to spoil the landscape, do not want to see Iluka become another area with social problems. 2. Object to development of the park. 3. Object to laneways in the area, will bring in anti-social behaviour. Houses on Naturaliste Blvd will look out onto laneways, currently they look out onto parkland.	1. Refer to 1(1). 2. Refer to 9(1). 3. Not supported.
36	Mr G & Mrs P Drummond (Sunsport Nominees) 92 Naturaliste Boulevard ILUKA WA 6028	92 Naturaliste Boulevard ILUKA WA 6028	1. Advised by developers and salesman that the land opposite the above address and up to the carpark would definitely remain parkland this is the reason I paid extra.	1. Refer to 26(1).
37	Mr S Blackmore 78 Naturaliste Boulevard ILUKA WA 6028	78 Naturaliste Boulevard ILUKA WA 6028	1. Will not continue to live in Iluka if park is developed. 2. Misinterpretation by sales agents to those purchasing blocks on Naturaliste Bvd. Should development proceed a civil action will commence to stop it. 3. Don't congest Naturaliste Blvd any further it is bad enough already with lack of parking.	1. Acknowledged. 2. Refer to 26(1). 3. Refer to 2(2).
38	Ms S Boettcher 28 Pioneer Drive EDGEWATER WA 6027	N/A	1. Developers are selling off prime parkland to make dollars. This parkland has become home to many species of wildlife. Let our children enjoy nature in suburbs.	1. Refer to 26(1) and 2(3).
39	Mrs T Blackmore 78 Naturaliste Boulevard ILUKA WA 6028	78 Naturaliste Boulevard ILUKA WA 6028	1. Absolutely disgusted that developers want to desecrate 25% of the park. 2. The traffic speed on Naturalist Blvd is already too fast and the parking is horrendous. Unsafe for children to play in front gardens. 3. Misled by sales manager, would not have purchased block to see bushland in front of home destroyed.	1. Refer to 26(1). 2. Refer to 2(2) also the traffic management plan nominates roundabouts. 3. Refer to 26(1).

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40	Ms T Bjelanovic 48 Selkirk Drive KINROSS WA 6028	N/A	1. Oppose development of Park, frequent visitor hate to see park ruined.	1. Acknowledged.
41	Mr T McBride 96 Naturaliste Boulevard ILUKA WA 6028	96 Naturaliste Boulevard ILUKA WA 6028	1. No parking areas for people using park on Naturaliste Bld. 2. More parkland should be available for the number of people using the park. 3. The native wildlife that is accumulated will be affected.	1. Refer to 2(2). 2. Subdivision policy refers to 10% of the area being set aside for POS regardless of number of people and 8% under Liveable Neighbourhoods. 3. Refer to 2(3).
42	Mr A & Mrs T Toovey 51 Coronado Ridge ILUKA WA 6028	51 Coronado Ridge ILUKA WA 6028	1. Concern over proposed development of park. 2. If proposal was to go through we believe that POS in Iluka would decrease to 8% whereas it is 10% at the moment. Why council would consider a decrease in POS when it is a facility that is so popular and hard to find as well as selling point for area. 3. Timing and Extent of submission period. Should be extended by 4 weeks.	1. Refer to 26(1). 2. Developers seek assessment under Liveable Neighbourhoods, which provides for 8% of the subdivisible area being provided as public open space. Standard Commission Policy refers to 10%. 3. Refer to 24(1).
43	Mrs T Toovey 51 Coronado Ridge ILUKA WA 6028	51 Coronado Ridge ILUKA WA 6028	1. Object to reduction of POS from 10% to 8%. 2. Proposed housing would reduce both the size and aesthetic of the existing park area which is already over patronised. 3. Strict building standards would need to be maintained in regard to centre zone.	1. Refer to 42(2). 2. Refer to 26(1). 3. Acknowledged refer to 3(2).
44	Mr A Toovey 51 Coronado Ridge ILUKA WA 6028	51 Coronado Ridge ILUKA WA 6028	1. Reduction of POS from 10% to 8% due to new plan. 2. Proposed development of park would remove native flora and impact upon the aesthetics. 3. Strict regulation and control of building standards to be confirmed to ensure that centre zone is a benefit/feature of the commuting.	1. Refer to 42(2). 2. Refer to 2(3). 3. Acknowledged refer to 3(2).
45	Mr S & Mrs M Vorster 39 Santa Monica Parade ILUKA WA 6028	39 Santa Monica Parade ILUKA WA 6028	1. Preserving park and bushland for benefit of children. Why destroy a park that is unique and beautiful. 2. Housing brings further traffic congestion.	1. Refer to 26(1), 2(3) and 9(1). 2. Area has been set aside for residential development.

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			3. 5-storey building unsightly, and not necessary - are more shops needed.	3. Refer to 1(1).
46	Mr L Breach 2 Bethany Gardens ILUKA WA 6028	2 Bethany Gardens ILUKA WA 6028	1. Reduction of POS area. 2. 5 storey development not in keeping with the area. 3. Extent and timing of submission period. 4. Homeowners Association support proposal, question is what's in it for the committee members personally. 5. Do not want commercialisation of the suburb.	1. Refer to 26(1). 2. Refer to 1(1). 3. Refer to 24(1). 4. Not supported. 5. Refer to 21(2).
47	Ms D Saville 2 Bethany Gardens ILUKA WA 6028	2 Bethany Gardens ILUKA WA 6028	1. Timing of submission period over Xmas not good. 2. Homeowners Association supports the proposal through discussion it appears they are in cahoots with the developers and stand to gain financially. 3. 5-storey building will be an eyesore. 4. Development of the park will reduce the area of the park, which is already too small for the population. 5. Forum to allow discussion was only offered once, for a few short hours not well advertised.	1. Refer to 24(1). 2. No comment. 3. Refer to 1(1). 4. Refer to 42(2) and 9(1). 5. Unable to comment as conducted by Beaumaris.
48	Mr M & Mrs D Washfold 17 Padilla Way ILUKA WA 6028	17 Padilla Way ILUKA WA 6028	1. Standard letter drop. Do not agree with development or high rise development it is ugly and strongly recommend full communitiy consultation before any future developemnts are proposed.	1. Refer to 1(1) and 24(1).
49	Mr C Kuchel 16 Temple Mews ILUKA WA 6028	16 Temple Mews ILUKA WA 6028	1. As for 48.	1. As for 48.
50	Mr C Raas 60 Naturaliste Boulevard ILUKA WA 6028	60 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. As for 48.
51	Mrs M Lavarone 11 Delgado Parade ILUKA WA 6028	11 Delgado Parade ILUKA WA 6028	1. As for 48.	1. As for 48.
52	Mr P Zahos 28 Quincy Loop	28 Quincy Loop ILUKA WA 6028	1. Against proposed development that involves a structure, which is considered 2 or more homes on one property in	1. Not supported, though the developer may consider covenants.

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	ILUKA WA 6028		Iluka. Will see Joondalup losing this quality of life.	
53	Mr J & Mrs C Allen 14 Temple Mews ILUKA WA 6028	14 Temple Mews ILUKA WA 6028	1. As for 48.	1. Refer to 48.
54	Mr M Bailey 23 Padilla Way ILUKA WA 6028	23 Padilla Way ILUKA WA 6028	1. As for 48.	1. Refer to 48.
55	Mr K & Mrs P Pearce 24 St Helena Way ILUKA WA 6028	24 St Helena Way ILUKA WA 6028	1. Object to 5 storey building the idea of small commercial area, café, professional offices is appealing but only 2 storeys with business owner's residence on top. 2. Developing the POS would be a disgrace.	1. Refer to 1(1) and 3(2). 2. Refer to 9(1).
56	Mr G Weston 16 Manhattan Avenue ILUKA WA 6028	16 Manhattan Avenue ILUKA WA 6028	1. Object to the 5-storey building. 2 storeys is sufficient and should be kept to that size, do not spoil the beautiful area.	1. Refer to 1(1).
57	Mr R & Mrs S Banham 120 Naturaliste Boulevard ILUKA WA 6028	120 Naturaliste Boulevard ILUKA WA 6028	1. Object to the additional cross roads onto Naturaliste Blvd, which will eventually increase the flow of traffic. Developers should review this aspect of the plan	1. Proposal has been reviewed.
58	Mr L de Mamiel 6 Caspian Pass ILUKA WA 6028	6 Caspian Pass ILUKA WA 6028	1. As per 23	1. Refer to 23.
59	Ms R de Mamiel 6 Caspian Pass ILUKA WA 6028	6 Caspian Pass ILUKA WA 6028	1. As for 23 and 58.	1. Refer to 23 and 58.
60	Ms L Weston 16 Manhattan Avenue ILUKA WA 6028	16 Manhattan Avenue ILUKA WA 6028	1. Oppose construction of housing on the park boundary, as it will spoil the park.	1. Refer to 9(1).
61	Ms A Huttner 11 Galvston Loop ILUKA WA 6028	11 Galvston Loop ILUKA WA 6028	1. Timing of submission period unacceptable. 2. Disagree with development of the park. Loss of public open space which appears to have been traded off for the proposed centre zone. A 25% loss in the park area is unacceptable. 3. No need for further commercial areas and 5 storeys is not acceptable. will visually not fit the area.	1. Refer to 24(1). 2. Refer to 9(1). 3. Refer to 1(1) and 21(1).

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			4. Naturaliste Blvd dangerous due to insufficient parking for the park. The link with the proposed centre zone will only make this road busier and less safe for both immediate residents and other road users.	4. Refer to 2(2). O'Mara Boulevard as a neighbourhood connector will carry a volume of traffic.
62	Ms Y M Gan 19 Caspian Pass ILUKA WA 6028	19 Caspian Pass ILUKA WA 6028	1. Plan negatively impacts on environment, wildlife, crime rate, security and well being of residents.	1. Not supported.
63	Ms M Fawdry 35 Savannah Way ILUKA WA 6028	35 Savannah Way ILUKA WA 6028	1. Not in keeping with the developers initial promises. 2. Proposal would turn Delgado Parade and Naturaliste Blvd into traffic thoroughfares with Burns residents taking short cuts to avoid traffic lights on Marmion Avenue.	1. Refer to 26(1). 2. Should this be the case, measures may be undertaken.
64	Mrs J Laycock 47 Miami Beach Promenade ILUKA WA 6028	47 Miami Beach Promenade ILUKA WA 6028	1. Propose that road opposite neighbours house at 49 Miami Beach Prom be made into a cul de sac. Prevent further traffic passing, as due to development Miami Beach Prom will be busy enough.	1. This road improves the permeability of the subdivision as per Liveable Neighbourhoods.
65	Mr K Caple 11 Galveston Loop ILUKA WA 6028	11 Galveston Loop ILUKA WA 6028	1. As for 61.	1. Refer to 61.
66	Mr P Fawdry 35 Savannah Way ILUKA WA 6028	35 Savannah Way ILUKA WA 6028	1. As for 63.	1. Refer to 63.
67	Mr J & Mrs M Coxhead 6 Delgado Parade ILUKA WA 6028	6 Delgado Parade ILUKA WA 6028	1. No development should be approved more than 2 storeys. 2. Area adequately served commercially, proposal would reduce the natural ambience of the coastal pathway. 3. Rate of 2.35 persons per household is not correct as observations show more children than 0.35, point being not enough open space. 4. Restrict traffic to local residents as much as possible as Delgado will become a thoroughfare.	1. Refer to 1(1). 2. Refer to 21(2). 3. Refer to 42(2). 4. The hierarchy of the roads means that local traffic will use local roads, other higher order roads will be used by other traffic.

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			5. Extent and timing of submission period.	5. Refer to 24(1).
68	Mr R W Macleod 22 Padilla Way ILUKA WA 6028	22 Padilla Way ILUKA WA 6028	<ol style="list-style-type: none"> Limited opportunity for public discussion low key publicity. 5-storey development is unsightly and not in keeping with the area. Plenty of retail outlets nearby, retail development will increase traffic flows. Development of park – encroachment of a popular amenity used by all. Regimented road layout presents as military barracks. Lanes increase crime, anti social behaviour, negative impact on property values. Instigate full community consultation to allow for debate. 	<ol style="list-style-type: none"> Not supported. Refer to 1(1) and 21(2). Refer to 9(1). Not supported – Liveable Neighbourhoods principles. Not supported. Not supported.
69	Mr G Kong 19 Caspian Pass ILUKA WA 6028	19 Caspian Pass ILUKA WA 6028	<ol style="list-style-type: none"> As for 62. 	<ol style="list-style-type: none"> Refer to 62.
70	Mr S Livings 16 Shoalwater Parkway ILUKA WA 6028	16 Shoalwater Parkway ILUKA WA 6028	<ol style="list-style-type: none"> Development of park not necessary and will spoil what is a much used and beautiful park setting. 	<ol style="list-style-type: none"> Refer to 9(1).
71	Mr J Michael 3 Quincy Loop ILUKA WA 6028	3 Quincy Loop ILUKA WA 6028	<ol style="list-style-type: none"> Open up Ocean Reef Drive on the foreshore before linking up Delgado as it will become a major through road. Disagree with development of park. Park should be surrounded by bushland and not developed. 	<ol style="list-style-type: none"> Noted. Refer to 9(1).
72	Mr E & Mrs A Cook 21 Silver Sands Drive ILUKA WA 6028	21 Silver Sands Drive ILUKA WA 6028	<ol style="list-style-type: none"> As for 48. 	<ol style="list-style-type: none"> Refer to 48.
73	Mr D & Mrs M Parrott 5 Deerfield Place ILUKA WA 6028	5 Deerfield Place ILUKA WA 6028	<ol style="list-style-type: none"> Appears that the City and developers have no conscience in changing things to gain extra funds. Plan appears to be cramming as much as possible in regardless of property values. 	<ol style="list-style-type: none"> Not supported.
74	Mr D Cave 100 Naturaliste Boulevard ILUKA WA 6028	100 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> Area of park should be increased not decreased given high usage. Car park should be provided. 	<ol style="list-style-type: none"> Refer to 42(2). Refer to 2(2).

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75	Mr M Brunt 9 St Sebastien Chase ILUKA WA 6028	9 St Sebastien Chase ILUKA WA 6028	1. Strongly objects to high rise buildings in Iluka wish it to remain residential housing duplex etc. not apartments or high rise they're ugly obtrusive buildings. 2. What about promised schools.	1. Refer to 1(1). 2. Refer to 24(5).
76	Mr D Cave 100 Naturaliste Boulevard ILUKA WA 6028	100 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
77	Mr R R Slade 172 Delgado Parade ILUKA WA 6028	172 Delgado Parade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
78	Ms N Cave 100 Naturaliste Boulevard ILUKA WA 6028	100 Naturaliste Boulevard ILUKA WA 6028	1. Beauty of the park will be lost if surrounded by development. 2. Car parking has to be considered there needs to be a balance.	1. Refer to 9(1). 2. Refer to 2(2).
79	Ms N Cave 100 Naturaliste Boulevard ILUKA WA 6028	100 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
80	Mr A & Mrs M Franke 5 Cavello View ILUKA WA 6028	5 Cavello View ILUKA WA 6028	1. As for 48. 2. Object to high rise buildings, which will destroy the image of Iluka.	1. Refer to 48. 2. Refer to 1(1).
81	Mr J Clarke 18 Discovery Circuit ILUKA WA 6028	18 Discovery Circuit ILUKA WA 6028	1. As for 48.	1. Refer to 48.
82	Mr J Flanders 12 Quincy Loop ILUKA WA 6028	12 Quincy Loop ILUKA WA 6028	1. As for 48.	1. Refer to 48.
83	Ms D Shaw 32 Delgado parade ILUKA WA 6028	32 Delgado parade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
84	Ms J Robertson 29 Delgado Parade ILUKA WA 6028	29 Delgado Parade ILUKA WA 6028	1. As for 48.	1. Refer to 48.

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85	Mrs M Pratley 112 Naturaliste Boulevard ILUKA WA 6028	112 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
86	Ms N Leicester 6 Deerfield Place ILUKA WA 6028	6 Deerfield Place ILUKA WA 6028	1. As for 48.	1. Refer to 48.
87	Mr L R & Mrs P M Apps 43 Santa Monica Parade ILUKA WA 6028	43 Santa Monica Parade ILUKA WA 6028	1. No further retail development needed, Currambine has scope for further development. 2. Park area should be enlarged.	1. Refer to 21(2). 2. Refer to 42(2).
88	M Jovanovic 12 Temple Mews ILUKA WA 6028	12 Temple Mews ILUKA WA 6028	1. As for 48.	1. Refer to 48.
89	Ms K Dalton 23 St Helena Way ILUKA WA 6028	23 St Helena Way ILUKA WA 6028	1. As for 48.	1. Refer to 48.
90	Ms M Olsen 202 Delgado Parade ILUKA WA 6028	202 Delgado Parade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
91	Mr A Williams 43 Coronado Ridge ILUKA WA 6028	43 Coronado Ridge ILUKA WA 6028	1. As for 48.	1. Refer to 48.
92	Ms J Laycock 47 Miami Beach Promenade ILUKA WA 6028	47 Miami Beach Promenade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
93	Mr G & Mrs D Campbell 106 Naturaliste Boulevard ILUKA WA 6028	106 Naturaliste Boulevard ILUKA WA 6028	1. As for 48 2. When property was purchased we were of the understanding that any further development would be same as existing. 3. High rise and shops not needed. We have plenty of retail shops in close proximity. 4. Parks should be untouched.	1. Refer to 48. 2. Refer to 26(1). 3. Refer to 1(1) and 21(2). 4. Refer to 9(1).

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94	Ms L Campbell 10 St Sebastien Chase ILUKA WA 6028	10 St Sebastien Chase ILUKA WA 6028	<ol style="list-style-type: none"> 1. Disagree with the proposed centre zone to a height of 5 storeys, as there isn't sufficient road to cater for increased traffic. Also the building would be an ugly blot on the landscape to residential buildings behind. 2. Centre zone is not necessary as the area is well served. 3. High-density housing will remove the buffer zone and destroy the peaceful ambience currently enjoyed by all that use the park. 4. Extent and timing of submission period. 	<ol style="list-style-type: none"> 1. Refer to 1(1). 2. Refer to 21(2). 3. Not supported. The park is currently on freehold land and has not been created as a park. Liveable Neighbourhoods supports higher density development around parks. 4. Refer to 24(1).
95	Mr L & Mrs V Sell 7 Mullins Court ILUKA WA 6028	7 Mullins Court ILUKA WA 6028	<ol style="list-style-type: none"> 1. As for 48. 	<ol style="list-style-type: none"> 1. Refer to 48.
96	Mr D B & Mrs J E Carnegie 118 Naturaliste Boulevard ILUKA WA 6028	118 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. Object strongly to the proposed lane on the west side of Naturaliste Blvd opposite subject residence, as traffic headlights will repetitively shine in windows. In addition this lane with cars and commercial vehicles not complying with lane parking regulations would spoil our outlook. 2. Traffic hazard caused by three entries to and from Naturaliste Blvd within a distance of 80 metres. 	<ol style="list-style-type: none"> 1. This aspect of the proposal has been deleted. 2. Design has been reviewed to address issue.
97	Ms S Ridgwell 38 Coronado Ridge ILUKA WA 6028	38 Coronado Ridge ILUKA WA 6028	<ol style="list-style-type: none"> 1. As for 48. 	<ol style="list-style-type: none"> 1. Refer to 48.
98	Mr D A & Mrs P J Williams 76 Naturaliste Boulevard ILUKA WA 6028	76 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. Purchased the property on the understanding that the bushland would not be removed/developed. Proposal is considered to have a detrimental impact on our property value to which we object strongly. 2. The affected area serves as a feeding ground for the black cockatoo, remaining area unlikely to provide sufficient support. Also result in loss of natural habitat to several other 	<ol style="list-style-type: none"> 1. Refer to 26(1). 2. Refer to 2(3), further discussion in report.

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			<p>bird and reptile species. The proposed development is to have a significant adverse environmental impact with no mitigating measures proposed in the draft development plan.</p> <p>3. Probable that the dust nuisance and offensive aesthetics would remain for some time impacting adversely on our property value.</p> <p>4. Proposed development will lead to increase traffic along Naturaliste Blvd, which would adversely impact on the safety.</p> <p>5. Object to high rise development.</p>	<p>3. Not supported.</p> <p>4. The level of development will cause an increase in the level of traffic.</p> <p>5. Refer to 1(1).</p>
99	Ms P Fussell 7 Baffin Lane ILUKA WA 6028	7 Baffin Lane ILUKA WA 6028	1. As for 48.	1. Refer to 48.
100	Mr G Fussell 7 Baffin Lane ILUKA WA 6028	7 Baffin Lane ILUKA WA 6028	1. As for 48.	1. Refer to 48.
101	Mr R Roberts 29 Silver Sands Drive ILUKA WA 6028	29 Silver Sands Drive ILUKA WA 6028	1. As for 48.	1. Refer to 48.
102	Ms K Holden 180 Delgado Parade ILUKA WA 6028	180 Delgado Parade ILUKA WA 6028	<p>1. Residents at 180, 182 and 184 Delgado Pde when entering and exiting their properties will be confronted by traffic approaching from five different sources, from north and south, Delgado Pde, Stinson Sq and Cardiff Gate and out of the proposed t-junction. All will converge on a confined area causing a safety problem.</p> <p>2. Bus stop location is also inappropriate. Should be relocated to an area where it does not add to the traffic hazard.</p>	<p>1. Design has been reviewed to address issue, road has been located further south.</p> <p>2. Refer to 6(3).</p>
103	Mr S Macpherson 36 Quincy Loop ILUKA WA 6028	36 Quincy Loop ILUKA WA 6028	1. As for 48.	1. Refer to 48.
104	Dr A Deden 5 Aral Court ILUKA WA 6028	5 Aral Court ILUKA WA 6028	1. Any plan should incorporate preservation of significant areas of native bush, especially in fragile dune areas.	1. Refer to 2(3) and 9(1).

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	ILUKA WA 6028		<ol style="list-style-type: none"> 2. R20 or less density throughout the estate, with development based on a non-urban model. 3. Estimates of the cost to the city and state of the schools, public safety, park amenities and other government services the area will require. 4. Specific plans to preserve the natural beauty and semi-rural feeling of any commercial or mixed-use developments near the foreshore. Developments as large as even the existing Beaumaris shopping centre should be kept away from the coast. No multi storey commercial or community buildings should be allowed in the estate. 	<ol style="list-style-type: none"> 2. Not supported. 3. Acknowledged. 4. Refer to 1(1), 3(2) and 21(2).
105	Mr C Alderson 41 Santa Monica Parade ILUKA WA 6028	41 Santa Monica Parade ILUKA WA 6028	<ol style="list-style-type: none"> 1. Object to development of the park. 2. Object to any sort of multi storey buildings and commercial businesses in Iluka as well served already and smaller businesses are struggling. 	<ol style="list-style-type: none"> 1. Refer to 9(10 and 42(2). 2. Refer to 1(1) and 21(2).
106	The Secretary Burns Beach Ratepayers, Residents & Community Recreation Association c/o 7 Third Avenue, BURNS 6028	N/A	<ol style="list-style-type: none"> 1. The association is against any 5-storey development in the area. 2. Need for adequate parking facilities due to increase in usage as a result of development. 	<ol style="list-style-type: none"> 1. Refer to 1(1). 2. Refer to 2(2).
107	Mr A Walls 5 Aral Court ILUKA WA 6028	5 Aral Court ILUKA WA 6028	<ol style="list-style-type: none"> 1. Plan should look at options such as the introduction of slow points and speed bumps to better manage traffic. 2. Roads should be designed to enable ingress and egress without creating shortcuts and raceways. 3. Introduction of centre zone will degrade the quality of the development through attraction of more traffic. Five storey structures will destroy the look and feel of the community 	<ol style="list-style-type: none"> 1. Traffic management plan has been submitted. 2. Noted, the design has been modified. 3. Refer to 1(1), 3(2) and 21(2).
108	Mr S M Rigg 74 Naturaliste Boulevard ILUKA WA 6028	74 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. Concerned about development of the park. When block was purchased it was stated to be low key. Leave the bushland alone. 	<ol style="list-style-type: none"> 1. Refer to 26(1) and 42(2).
109	Mr R & Mrs L Gardiner 25 Silver Sands Drive	25 Silver Sands Drive ILUKA WA 6028	<ol style="list-style-type: none"> 1. As for 48. 	<ol style="list-style-type: none"> 1. Refer to 48.

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110	Mr P Ross 19 Second Avenue BURNS WA 6028	N/A	<ol style="list-style-type: none"> 1. POS to be located in the best possible sites, ie along the ridgeline. 2. Plan should deal with what if, precedent of 5 storey development and implications on surrounding areas i.e. caravan park. 3. The siting of an intersection at the present t-junction at Burns Beach Rd and Ocean Pde, as vehicles entering Iluka will experience poor vision of traffic entering from within the curve. 4. The benefit of the foreshore conservation reserve, its permanence should be promoted strongly. 	<ol style="list-style-type: none"> 1. Noted. 2. Refer to 1(1). 3. Plan has been redesigned to address issue, a roundabout is nominated. 4. Supported.
111	Mr R & Mrs L Gardiner 25 Silver Sands Drive ILUKA WA 6028	25 Silver Sands Drive ILUKA WA 6028	<ol style="list-style-type: none"> 1. Extent and timing of submission period. 2. Strongly disagree with any development of the park, as it will take away from the beauty of the park. Size of park should be increased not decreased. 3. Grid pattern is unimaginative and out dated compared to existing road pattern. 4. Small token public open space is a joke – no room for the kids to kick a football. 5. Object to 5 storey buildings along the foreshore. High rise commercial development kept to Marmion Ave in Currambine. 6. Any development should be clear of the cliff edge walkway by 200 yards. 7. Feeling that developers have become greedy creating so many lots with minimum effort no thought of the suburb and its residents. 	<ol style="list-style-type: none"> 1. Refer to 24(1). 2. Refer to 9(1) and 42(2). 3. Grid pattern promoted in Liveable Neighbourhoods. 4. A mix of passive and active parks is supported. 5. Refer to 1(1). 6. Land has been designated for residential purposes. 7. Not supported.
112	Mr L & Mrs A Doyle 94 Naturaliste Boulevard ILUKA WA 6028	94 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> 1. Park is the main feature of the area and should be left as is. 2. Lack of car parking for visitors. 	<ol style="list-style-type: none"> 1. Refer to 26(1). 2. Refer to 2(2).
113	Ms H A Rigg	74 Naturaliste Boulevard	<ol style="list-style-type: none"> 1. Object to development of the park. The beauty of the park is 	<ol style="list-style-type: none"> 1. Refer to 26(1). Devil

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	74 Naturaliste Boulevard ILUKA WA 6028	ILUKA WA 6028	the natural bush setting.	
114	Mr L Doyle 94 Naturaliste Boulevard ILUKA WA 6028	94 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
115	Mr S Rigg 74 Naturaliste Boulevard ILUKA WA 6028	74 Naturaliste Boulevard ILUKA WA 6028	1. Submission also at 108. 2. Object to development of the park. Out of keeping with the setting, much needed car park a better idea. 3. White elephants up to Mindarie why a 5 storey development.	1. Noted. 2. Refer to 26(1). Refer to 2(2). 3. Refer to 1(1).
116	Mr M & Mrs J Kiely 4 Caspian Pass ILUKA WA 6028	4 Caspian Pass ILUKA WA 6028	1. As for 23.	1. Refer to 23.
117	Mr R & Mrs M Fisher 66 Naturaliste Boulevard ILUKA WA 6028	66 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
118	Mr R & Mrs J Jones 7 Caspian Pass ILUKA WA 6028	7 Caspian Pass ILUKA WA 6028	1. Development of and near park ideal situation for undesirables. 2. 5-storey development not suitable in the area. 3. Road near foreshore will not be wide enough to cater for traffic, in the future the foreshore reserve would be used to widen the road.	1. Not supported. 2. Refer to 1(1). 3. Noted.
119	Mr D Harte 190 Delgado Parade ILUKA WA 6028	190 Delgado Parade ILUKA WA 6028	1. 5 storey completely out of character with area. Family oriented environment not suited to a development such as that proposed. 2. More community consultation should take place before deviation from the current development paradigm.	1. Refer to 1(1). 2. Not supported.
120	Mr M Jones 20 Stinson Square ILUKA WA 6028	20 Stinson Square ILUKA WA 6028	1. 5 storey not suitable for the area. 2. Development of and near park detrimental to both the park and the estate in general. 3. Extent and timing of submission period. Should be extended.	1. Refer to 1(1). 2. Refer to 9(1) and 42(2). 3. Refer to 24(1).
121	Mr N & Mrs G Housden	30 Cardiff Gate	1. Cardiff Gate shown on the plans as being opened up both	1. Cardiff Gate previously approved as

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	30 Cardiff Gate ILUKA WA 6028	ILUKA WA 6028	ways advised Cardiff gate would be left in and left out only.	left in left out only.
122	Mr I & Mrs J Cooper 33 Savannah Way ILUKA WA 6028	33 Savannah Way ILUKA WA 6028	<ol style="list-style-type: none"> 1. Opposed to structures higher than 2 storeys. Anything higher not in keeping with the area and detrimental to local housing market. 2. Development around park should allow for retention of bush. Development of park near Naturalsite Blvd should be reconsidered. 3. Signs required to direct traffic to parking areas, to prevent verge parking. 	<ol style="list-style-type: none"> 1. Refer to 1(1). 2. Refer to 26(1) and 2(3). Plan has been reviewed in recognition of the submissions received. 3. Noted.
123	Ms A Alderson 41 Santa Monica Parade ILUKA WA 6028	41 Santa Monica Parade ILUKA WA 6028	<ol style="list-style-type: none"> 1. Iluka is well served commercially and do not want any sort of commercial buildings to be considered. 2. Oppose the development of the park. 	<ol style="list-style-type: none"> 1. Refer to 21(2). 2. Refer to 26(1).
124	Ms A Lun 198 Delgado Parade ILUKA WA 6028	198 Delgado Parade ILUKA WA 6028	<ol style="list-style-type: none"> 1. Do not support high rise development, property values would decrease. Eyesore on coastline spoils the view and detracts from atmosphere. 2. Café or deli convenient addition to suburb though. 	<ol style="list-style-type: none"> 1. Refer to 1(1). 2. Supported.
125	Mr D Wood & Ms C Corner 19 Quincy Loop ILUKA WA 6028	19 Quincy Loop ILUKA WA 6028	<ol style="list-style-type: none"> 1. As for 48 2. High rise buildings and commercial development would not suit the area. Minor development is OK. 3. Development of park is not suitable also impact on wildlife. 4. Extent of submission period not acceptable. 	<ol style="list-style-type: none"> 1. Refer to 48. 2. Refer to 1(1) and 21(2). 3. Refer to 2(3) and 9(1). 4. Refer to 24(1).
126	Ms C Van Eerden 55 Santa Monica Parade ILUKA WA 6028	55 Santa Monica Parade ILUKA WA 6028	<ol style="list-style-type: none"> 1. Object to development of the park. 2. Reduction of park will destroy the POS and native birds, animals and reptiles will become homeless. 3. Plan differs to plans seen previously. 4. Object to centre zone on Burns Beach Rd and O'Mara Blvd. 5. 5 storeys not suited should be limited to 2 storeys. 	<ol style="list-style-type: none"> 1. Refer to 9(1) and 42(2). 2. Refer to 2(3). 3. Refer to 26(1). 4. Refer to 21(2).
127	Ms N Van Eerden 55 Santa Monica Parade ILUKA WA 6028	55 Santa Monica Parade ILUKA WA 6028	<ol style="list-style-type: none"> 1. Don't build houses on parklands, destroy the homes of our birds and creatures. Leave it natural and untouched. 	<ol style="list-style-type: none"> 1. Refer to 2(3).

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128	Mr W Crooks & Ms J Collier 29 Miami Beach Promenade ILUKA WA 6028	29 Miami Beach Promenade ILUKA WA 6028	1. Object to the development of the park. The park is the greatest asset using it for residential purposes is short sighted and greedy also show in the plan, but no reference or explanation in the text. 2. Extent and timing of submission period.	1. Refer to 9(1) and 42(2). 2. Refer to 24(1).
129	Mr J Van Eerden 55 Santa Monica Parade ILUKA WA 6028	55 Santa Monica Parade ILUKA WA 6028	1. Centre zone limited to 2 storeys. 2. Park should remain as R40 single row of housing as indicated in the plan previously. 3. R30 density along O'Mara Blvd is not suitable.	1. Refer to 1(1). 2. Refer to 26(1). 3. Not supported as it provides for a mix of lot sizes.
130	Mr J Appleby 4 Redondo Court ILUKA WA 6028	4 Redondo Court ILUKA WA 6028	1. Object to plan but no reasons provided.	1. Noted.
131	Mr G & Mrs K Whalan 128 Naturaliste Boulevard ILUKA WA 6028	128 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
132	Mr C Uren 4 Deerfield Place ILUKA WA 6028	4 Deerfield Place ILUKA WA 6028	1. As for 48.	1. Refer to 48.
133	Mr J Standing 3 Temple Mews ILUKA WA 6028	3 Temple Mews ILUKA WA 6028	1. As for 48.	1. Refer to 48.
134	Mr C & Mrs L Uren 4 Deerfield Place ILUKA WA 6028	4 Deerfield Place ILUKA WA 6028	1. Devaluation of property and social problems associated with high rise living. 2. Densities inappropriate and open space is being compromised. 3. Proposal is rushed through during holiday period. 4. Substantial change from that previously advised.	1. Refer to 1(1). 2. Not supported as it provides for a mix of lot sizes. Refer to 1(1) and 42(2). 3. Refer to 24(1). 4. Refer to 26(1).
135	Mrs L Uren 4 Deerfield Place	4 Deerfield Place ILUKA WA 6028	1. As for 48.	1. Refer to 48.

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	ILUKA WA 6028			
136	Ms P Ung 23 Silver Sands Drive ILUKA WA 6028	23 Silver Sands Drive ILUKA WA 6028	1. Protest to development of the park, reduces the aesthetic value of the estate and park.	1. Refer to 2(3), 9(1) and 42(2).
137	Mr P Webb 19 Miami Beach Promenade ILUKA WA 6028	19 Miami Beach Promenade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
138	Mr B Bowerman 47 Coronado Ridge ILUKA WA 6028	47 Coronado Ridge ILUKA WA 6028	1. As for 48.	1. Refer to 48.
139	Mr G Weston 16 Manhattan Avenue ILUKA WA 6028	16 Manhattan Avenue ILUKA WA 6028	1. Refer to submission 56. 2. Object to development of park. It will spoil the park.	1. Refer to 56. 2. Noted, however refer to 26(1) and 2(3).
140	Mr J & Mrs S Patrick 28 Naturaliste Boulevard ILUKA WA 6028	28 Naturaliste Boulevard ILUKA WA 6028	1. Exclusion zone 20-30 metres to allow the residents to enjoy wildlife. 2. Access for construction vehicles where will they be routed, as Naturaliste Blvd is already a busy road. 3. Proposed 5-storey development is not necessary and shows signs of greed. 4. Installation of traffic lights or roundabout at Miami Prom so that traffic can enter and leave the suburb with more ease.	1. Refer to 2(3). 2. Noted. 3. Refer to 1(1). 4. Traffic Management plan nominates a roundabout.
141	Mrs M R Grant 12 Naturaliste Boulevard ILUKA WA 6028	12 Naturaliste Boulevard ILUKA WA 6028	1. Do not support 5-storey development, as it is unnecessary. 2. No need for further shopping unless small such as support beach users or walkers. Uses such as doctors surgery, pharmacy, small café/restaurant good idea. Not pizza or fish and chips or tavern. 3. Trees to be included for a cooler environment.	1. Refer to 1(1). 2. Noted. 3. Noted. Landscape plan includes tree planting.
142	Mr J Lynton 20 Boynton Gardens ILUKA WA 6028	20 Boynton Gardens ILUKA WA 6028	1. Height of centre zone to be limited to 3 storeys. 2. Prefer 1 of the open space area to be located more in the residential area as opposed to the fringe.	1. Refer to 1(1). 2. Supported.

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143	Mr S & Mrs S Holliday 1 Savannah Way ILUKA WA 6028	1 Savannah Way ILUKA WA 6028	1. Strongly object to development of the Park. Should remain untouched and wildlife preserved. Disappointed if park was altered or developed in any way.	1. Refer to 9(1) and 42(2).
144	Ms D Frend 9 Mullins Court ILUKA WA 6028	9 Mullins Court ILUKA WA 6028	1. As for 48.	1. Refer to 48.
145	Ms L Weston 16 Manhattan Avenue ILUKA WA 6028	16 Manhattan Avenue ILUKA WA 6028	1. Submission at 60. 2. 2-storey building should be the limit. No other beach side development is allowed to have 5 storeys development.	1. Refer to 60. 2. Refer to 1(1).
146	Ms S White 23 Miami Beach Promenade ILUKA WA 6028	23 Miami Beach Promenade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
147	Mr R & Mrs S Slimper 28 Savannah Way ILUKA WA 6028	28 Savannah Way ILUKA WA 6028	1. As for 48.	1. Refer to 48.
148	Mr & Mrs D Hugill 9 Montego Rise ILUKA WA 6028	1 Tack Place OCEAN REEF WA 6027	1. Development of and near park not supported. 2. 5-storey development not supported, no detail has been provided. Centre zone not required as area is well served. 3. Service station not supported. 4. Extent and timing of submission period.	1. Refer to 9(1) and 42(2). 2. Refer to 1(1) and 21(2). 3. Noted. 4. Refer to 24(1).
149	Ms C Tadevosian 98 Naturaliste Boulevard ILUKA WA 6028	98 Naturaliste Boulevard ILUKA WA 6028	1. Object to development of the park as increase of traffic means less usage by children for safety reasons and loss of property values.	1. Refer to 9(1) and 42(2).
150	Mr H Tadevosian 98 Naturaliste Boulevard ILUKA WA 6028	98 Naturaliste Boulevard ILUKA WA 6028	1. Development of the park, reduces its size and spoils what the park has to offer to the community.	1. Refer to 9(1) and 42(2).
151	Mr P & Mrs S Sampson 126 Naturaliste Boulevard ILUKA WA 6028	126 Naturaliste Boulevard ILUKA WA 6028	1. Object to height of commercial development should not be seen from the path on the ocean. 2. Development of the park and adjoining park encroaches too much.	1. Refer to 1(1). 2. Refer to 2(3), 9(1) and 42(2).

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			3. Previous plans showed retirement village opposite, now residential with a road coming out onto Naturaliste Blvd, this will increase traffic flow along that road, do not want an increase.	3. Refer to 26(1).
152	The Blenkinsop Family 102 Naturaliste Boulevard ILUKA WA 6028	102 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
153	Mr L & Mrs V Marwood 21 Quincy Loop ILUKA WA 6028	21 Quincy Loop ILUKA WA 6028	1. As for 48.	1. Refer to 48.
154	Ms W Standing 3 Temple Mews ILUKA WA 6028	3 Temple Mews ILUKA WA 6028	1. As for 48.	1. Refer to 48.
155	Mr B & Mrs D Cox 6 St Sebastien Chase ILUKA WA 6028	6 St Sebastien Chase ILUKA WA 6028	1. As for 48.	1. Refer to 48.
156	Mr & Mrs J Canning 12 Padilla Way ILUKA WA 6028	12 Padilla Way ILUKA WA 6028	1. As for 48.	1. Refer to 48.
157	Mr H Tadevosian 98 Naturaliste Boulevard ILUKA WA 6028	98 Naturaliste Boulevard ILUKA WA 6028	1. Object to development of the park as it will increase traffic and decrease size for sake of dollars, it is not justified. 2. R30 development as well as development of the park will reduce property values by up to \$50000.	1. Refer to 9(1) and 42(2). 2. Noted.
158	Ms L McMahon 17 Caspian Pass ILUKA WA 6028	17 Caspian Pass ILUKA WA 6028	1. Don't let them destroy our park.	1. Noted.
159	Ms A McMahon 17 Caspian Pass ILUKA WA 6028	17 Caspian Pass ILUKA WA 6028	1. Don't let them destroy our park.	1. Noted.
160	Mr T McMahon 17 Caspian Pass ILUKA WA 6028	17 Caspian Pass ILUKA WA 6028	1. Object to 5-storey development and development of park decreases value of property. 2. Park should be saved as it is home to native animals. adds to	1. Refer to 1(1) and 9(1). 2. Refer to 2(3).

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			beauty of park. 3. What happened to 10% public open space?	3. Refer to 42(2)
161	Ms F Paroczai 184 Delgado Parade ILUKA WA 6028	184 Delgado Parade ILUKA WA 6028	1. Do not agree with high rise development. 2. Full community consultation required before any further development proceeds. 3. Oppose the bus shelter in front of 182 Delgado Pde, wedged between two road intersections. Ludicrous. 4. The necessities for roadway in the middle of a block of 3 houses that already have road access either side.	1. Refer to 1(1). 2. Refer to 24 (1). 3. Refer to 6(3). 4. Road has been located further south..
162	Ms K Blinco 19 Padilla Way ILUKA WA 6028	19 Padilla Way ILUKA WA 6028	1. As for 48.	1. Refer to 48.
163	Mr A McQuillan 6 Aral Court ILUKA WA 6028	6 Aral Court ILUKA WA 6028	1. 5 storey development out of character with the area. 2. More community involvement in any future development if this is kind of proposal the developer is making.	1. Refer to 1(1). 2. Refer to 24(1). Community involvement is per the provisions of the scheme.
164	Ms P McMahon 17 Caspian Pass ILUKA WA 6028	17 Caspian Pass ILUKA WA 6028	1. As for 160.	1. Refer to 160.
165	Mr V & Mrs J Moloney 54 Naturaliste Boulevard ILUKA WA 6028	54 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
166	Mr B S McEloneye 9 Baffin Lane ILUKA WA 6028	9 Baffin Lane ILUKA WA 6028	1. Do not agree with development of the park, as there are already too many vehicles along this park. 2. Loss of natural bushland and its native flora and fauna. 3. No need for further commercial development rather develop Joondalup City Centre or Currambine.	1. Refer to 2(2). 2. Refer to 2(3). 3. Refer to 21(2) and 3(2).
167	Mr K Hall 26 Cardiff Gate ILUKA WA 6028	26 Cardiff Gate ILUKA WA 6028	1. Purchased land on understanding that Cardiff gate is left in and left out only. Proposal to change from the original plan would impact on the resale value. Proposal constitutes a material change and as such would represent an unreasonable action on behalf of the Council.	1. No change is proposed to Cardiff Gate, it is outside of the structure plan area.

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			<ol style="list-style-type: none"> On the basis that Delgado Parade will be a through road question viability of considering this for Cardiff Gate. Should council pursue the change together with other concerned residents will do whatever it takes to seek damages. 	<ol style="list-style-type: none"> Refer to point above. Noted.
168	Mr T & Mrs L Hill 104 Naturaliste Boulevard ILUKA WA 6028	104 Naturaliste Boulevard ILUKA WA 6028	<ol style="list-style-type: none"> As for 48 plus submission. Object to 5-storey development, creates additional traffic. Prefer original plan for admin centre, shop and retirement village. 	<ol style="list-style-type: none"> Refer to 48. Refer to 1(1), 3(2) and 26(1).
169	Mr B & Mrs S Holloway 14 Quincy Loop ILUKA WA 6028	14 Quincy Loop ILUKA WA 6028	<ol style="list-style-type: none"> As for 48. 	<ol style="list-style-type: none"> Refer to 48.
170	Mr B & Miss J Sutherland 12 Mulloy Court BURNS WA 6028	N/A	<ol style="list-style-type: none"> 5-storey development would negatively impact on the general area. Other developers would seek same height or more. Size of construction would impact on lots being created as part of subdivision. Draft plans mention altering the height restrictions that apply to all domestic development no justification for the altering and believe it is not appropriate at all. Increased provisions of car parking to cater for increased number of visitors accessing beach in general area. Need to preserve the bush not wreck it. 	<ol style="list-style-type: none"> Refer to 1(1). Supported. Refer to 2(2). Refer to 2(3) and 9(1).
171	Mr C & Mrs McDarby 49 Miami Beach Promenade ILUKA WA 6028	49 Miami Beach Promenade ILUKA WA 6028	<ol style="list-style-type: none"> As for 48. 	<ol style="list-style-type: none"> Refer to 48.
172	Ms J Ratcliffe 19 Graton Loop ILUKA WA 6028	19 Graton Loop ILUKA WA 6028	<ol style="list-style-type: none"> As for 48. 	<ol style="list-style-type: none"> Refer to 48.

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173	Ms J Ratcliffe 19 Graton Loop ILUKA WA 6028	19 Graton Loop ILUKA WA 6028	1. As for 48.	1. Refer to 48.
174	Mr & Mrs G & P Drummond 92 Naturaliste Boulevard ILUKA WA 6028	92 Naturaliste Blvd ILUKA WA 6028	1. As for 48. 2. Submission also relating to park land being wrecked and lack of parking.	1. Refer to 48. 2. Refer to 2(2).
175	Christine Yates Burns Beach Ratepayers Residents & Community Recreation Association 7 Third Avenue BURNS WA 6028	N/A	1. Against any 5 storey development that has been proposed in the area. 2. The need for adequate parking facilities in the area given the anticipated increase of usage as a result of development.	1. Refer to 1(1). 2. Refer to 2(2).
176	Mr P Herbu 18 Quincy Loop ILUKA WA 6028	18 Quincy Loop ILUKA WA 6028	1. As for 48.	1. Refer to 48.
177	Ms B Sadler 17 Manhattan Avenue ILUKA WA 6028	17 Manhattan Avenue ILUKA WA 6028	1. Reason for buying in the area was due to the park and reserve so I didn't feel like I was living in the middle of a city.	1. Noted.
178	Mr J D Williams 17 Manhattan Avenue ILUKA WA 6028	17 Manhattan Avenue ILUKA WA 6028	1. Bought in the area for the bush and park. Having this destroyed would devalue my property. 2. Family etc enjoy area as it is.	1. Refer to 26(1). 2. Noted. Refer to 9(1).
179	Mr T J Sadler 17 Manhattan Avenue ILUKA WA 6028	17 Manhattan Avenue ILUKA WA 6028	1. 14 year old likes to go down the park and enjoy the bushland and the park. States that it would be a waste to destroy the area as this area is important.	1. Noted, however POS will remain.
180	Ms B Sadler 17 Manhattan Avenue ILUKA WA 6028	17 Manhattan Avenue ILUKA WA 6028	1. Submission also at 177. 2. The park and bushland is the reason for buying in the area, to loose this would devalue my property. This was one of the main reasons for living here.	1. Noted. 2. Refer to 26(1).
181	Mr & Mrs A & A de Rooy 3 Cavello View ILUKA WA 6028	3 Cavello View ILUKA WA 6028	1. As for 48.	1. Refer to 48.

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	ILUKA WA 6028			
182	Ms H Simpson 62 Naturaliste Boulevard ILUKA WA 6028	62 Naturaliste Boulevard ILUKA WA 6028	1. As for 48.	1. Refer to 48.
183	Mr A Langley 200 Delgado Parade ILUKA WA 6028	200 Delgado Parade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
184	Mr & Mrs A & J McKenna 27 Miami Beach Promenade ILUKA WA 6028	27 Miami Beach Promenade ILUKA WA 6028	1. As for 48.	1. Refer to 48.
185	Mr Stewart Mayhew 188 Delgado Parade ILUKA WA 6028	188 Delgado Parade ILUKA WA 6028	1. Object to buildings in the park and it splits the park into two areas.	1. Refer to 9(1).
186	Ms K Boyer 16 Stinson Square ILUKA WA 6028	16 Stinson Square ILUKA WA 6028	1. T-junction opposite lot 1008 Delgado Parade. Three intersections in the space of 5 blocks. Recipe for disaster. Bus top has also been located here, this would further add to the risk to drivers and passengers. 2. Reference made to annexure c – road pattern different, grid pattern known to increase speed and the occurrence of accidents, 4 leg intersections have 42 conflict points and 3 leg intersections have only 9. Should be aiming for a safe road network. 3. Some forethought into the placement of bus stops embayments should be encouraged. Bus bay located on the west side of Natrualiste Blvd near the park should be located further north. 4. Safe entrance and exit points need to be provided so that vehicular traffic can access the estate safely. 5. Development of the park will exacerbate the existing parking problem and vehicular traffic. 6. Commercial development should have a maximum height	1. Refer to 6(3). 2. Refer to 26(1). 3. Refer to 21(6). 4. Noted. 5. Refer to 2(2). 6. Noted. Refer to 1(1) and 3(2).

**ILUKA STRUCTURE PLAN
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			restriction of 3 storeys, 2 is preferred. Any commercial development should be low profile.	
187	Mr F Alves 15 Saint Sebastien Chase ILUKA WA 6028	15 Saint Sebastien Chase ILUKA WA 6028	1. As for 48.	1. Refer to 48.
188	Mr A Watson 15 Tanglewood Way ILUKA WA 6028	Sir James McCusker Park	1. Northern coastline has been destroyed by development already, leaving a few untouched recreational facilities should be warranted.	1. Noted. Any works in the foreshore area are subject to separate approvals.
189	Mr & Mrs C & S McCavana 8 Santa Monica Parade ILUKA WA 6028	8 Santa Monica Parade ILUKA WA 6028	1. Strongly disagree with commercial development. Plenty in surrounding areas. 2. Amount of bushland will be reduced and so will effect the look of the area. 3. Traffic increase causing safety concerns.	1. Refer to 21(2). 2. Refer to 2(3) and 9(1). 3. Traffic management plan has been submitted.
190	Mr & Mrs A & L Blackmore c/- 78 Naturaliste Boulevard ILUKA WA 6028	78 Naturaliste Boulevard 78 Naturaliste Boulevard ILUKA WA 6028	1. Don't develop the bushland, the entire community feels the same way.	1. Refer to 2(3) and 9(1).
191	Mr I Wolsoncroft 6 St Thomas Loop ILUKA WA 6028	6 St Thomas Loop ILUKA WA 6028	1. Development of the park will destroy the wildlife and devalue properties. 2. Increased traffic on Naturalise Blvd, road not designed for a high volume of traffic.	1. Refer to 2(3). 2. Noted. Matter may be assessed further once the development has been completed.
192	Mr & Mrs M & L Longthorn	6 Galveston Loop ILUKA WA 6028	1. Inadequate car parking has been provided for the park. 2. Bushland to be left undeveloped to keep wild life.	1. Refer to 2(2). 2. Refer to 2(3) and 9(1).
193	Mr & Mrs P & C Carson	42 Coronado Ridge ILUKA WA 6028	1. Development proposed will reduce property values. 2. High density and high rise development negative impact on suburbs residential nature as well as increased traffic flow.	1. Noted. 2. Refer to 1(1).
194	Mr C B Cassidy	42 Quincy Loop ILUKA WA 6028	1. Object to use of POS for residential development. 2. Size of park not adequate for future development. 3. Need more parking facilities.	1. Refer to 9(1). 2. Refer to 42(2). 3. Refer to 2(2).

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			4. Support centre zone provided businesses are appropriate for the area, does not support liquor outlets.	4. Noted, refer to 3(2).
195	Mr & Mrs San Ho Wong	8 Deerfield Place ILUKA WA 6028	1. Not necessary to build high rise buildings along the coast. Not only block views of the ocean but also the natural beauty is gone.	1. Refer to 1(1).
196	Mr S B Jongeling	9 Quincy Loop ILUKA WA 6028	1. Blocks were purchased and homes built on the understanding that 5-storey development is in direct contrast to what was expected. 2. Difficult to understand why high rise would be approved when other councils are demolishing them. 3. Too much emphasis on R30 development which would limit the garden nature of the suburb.	1. Refer to 1(1). 2. Refer to 1(1). 3. Not supported, a mix of lot sizes is preferred.
197	Ms D P Jongeling	9 Quincy Loop ILUKA WA 6028	1. As for 196.	1. Refer to 196.
198	Mrs J Blenkinsop 102 Naturaliste Boulevard ILUKA WA 6028	Sir James McCusker Park	1. The neighbours and I have formed a petition to try and stop the developers demolishing the bush land in and around Sir James McCusker Park, Iluka. This is a natural habitat for settled wildlife, migrant birds and an asset to the beauty of the park. We are trying to stop the construction of five storey buildings, which will obstruct ocean views, devalue surrounding homes and lead to urban sprawl up the coast. Hope you can see our point of view. (20 signature petition).	1. Refer to 1(1), 2(3), 9(1) and 42(2).
199	Mrs J Blenkinsop 102 Naturaliste Boulevard ILUKA WA 6028	Sir James McCusker Park	1. As for 198 (40 signature petition).	1. Refer to 198.
200	Mr J & Mrs S Camkin 80 Naturaliste Boulevard ILUKA WA 6028	80 Naturaliste Boulevard ILUKA WA 6028	1. Extent and timing of submission period suggest Council apply a seasonal adjustment mechanism in relation to the quantity of public submissions received. 2. Not clear why 2% discount is warranted. Do not support loss of POS, fringe bush should be retained. 3. Supports the zone subject to detailed planning and public consultation. Council should make it clear to BLS	1. Refer to 24(1). 2. Refer to 42(2). 3. Noted. Refer to 1(1) and 3(2).

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			<p>development 2 or 3 storeys is not acceptable.</p> <p>4. Council should seek expert advice, further environmental study is required to determine any significant fauna or flora constraints to development.</p> <p>5. BLS should undertake a traffic management plan for the whole of Iluka, which establishes amongst other things target speeds and commitments to infrastructure to achieve those targets.</p>	<p>4. Refer to 2(3).</p> <p>5. Traffic management plan submitted.</p>
201	Mr I & Mrs S McLennan 40 Manhattan Avenue ILUKA WA 6028	40 Manhattan Avenue ILUKA WA 6028	<p>1. Justification for the developer trying to turn the suburb into a tourist destination.</p> <p>2. Extent and timing of submission period.</p> <p>3. Centre zone should be located central to the suburb to allow easy access.</p> <p>4. Developer to demonstrate how the 5 storey R100 site could be commercially viable in the first place. Number of stories should limited to 2 and R100 coding removed.</p> <p>5. Development of the park not supported, no justification provided.</p> <p>6. R30 not in keeping with the established portions of Iluka should be removed from the plan.</p> <p>7. Properties may diminish in value if the developer sacrifices the current standard.</p>	<p>1. Refer to 1(1) and 21(1).</p> <p>2. Refer to 24(1).</p> <p>3. Noted. Subject location enables a coastal feature.</p> <p>4. Refer to 1(1).</p> <p>5. Refer to 2(3) and 9(1).</p> <p>6. Not supported. Mix of lot sizes is supported.</p> <p>7. Noted.</p>
202	Mr C & Mrs L Kelleher 28 St Helena Way ILUKA WA 6028	28 St Helena Way ILUKA WA 6028	<p>1. Protest against 5 storey development.</p> <p>2. Protest against development of the park.</p>	<p>1. Refer to 1(1).</p> <p>2. Refer to 2(3) and 9(1).</p>
203	Mr M & Mrs D Brennan 4 Graton Loop ILUKA WA 6028	4 Graton Loop ILUKA WA 6028	<p>1. Sad to see POS and natural bushland, which encourages birds and native wildlife, bulldozed for the sake of lots.</p> <p>2. With regard to 5 storey structures along the oceanfront, smacks of metropolis rather than shops with a continental feel as per early publications.</p>	<p>1. Refer to 2(3) and 9(1).</p> <p>2. Refer to 1(1).</p>
204	Chong Syn Yin 4 Naturaliste Boulevard ILUKA WA 6028	4 Naturaliste Boulevard ILUKA WA 6028	<p>1. Construction of centre zone and the construction of 5 storey buildings will result in loss of aesthetic qualities of the suburb and reduction of property values.</p>	<p>1. Refer to 1(1), 3(2) and 21(2).</p>

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205	Ms D Oliphant 7 Stinson Square ILUKA WA 6028	7 Stinson Square ILUKA WA 6028	1. Elimination of the primary school. Puts pressure on nearby schools. Large primary schools are not a good environment for children.	1. Refer to 24(5).
206	Chairman Beaumaris Beach Home Owners Assoc Inc PO Box 119 JOONDALUP WA 6919	Association represents all landowners in the suburb of Iluka	1. Extent and timing of submission period. 2. Lack of justification for the 5-storey structure. Out of character with surrounding area and negative impact on outlook. 3. Development of the park and lots backing onto the park represent an increased security risk. 4. Improve parking situation around park. 5. 50km/h speed limit maximum to achieve obj 4. 6. In space of 79m would be 3 T-junctions and a bus stop. This situation needs to be avoided. 7. Laneways need to be addressed in terms of the effect they will have on traffic on the major distributors. Propose reduction in the overall number of laneways and that no laneway gives direct access to any of the major distributors. 8. Oppose reduction of POS for the benefit of another suburb. Original area of POS to remain. 9. Zoning densities not explained in document.	1. Refer to 24(1). 2. Refer to 1(1). 3. Noted. 4. Refer to 2(2). 5. Noted. 6. Refer to 6(3). Plan has been modified to address issue. 7. Plan has been modified to address issue. 8. Refer to 42(2). 9. Noted.
207	Mr R Cooper-Fowle & Ms K Cooper 19 Bethany Gardens ILUKA WA 6028	19 Bethany Gardens ILUKA WA 6028	1. 5-storey buildings not justified and out of character with the area. 2. Development of the park not in accord with objectives of the plan to provide attractive streetscapes and passive surveillance of public spaces. 3. Reduction of POS for Iluka for the benefit of Currambine not acceptable. Original POS ratios should stand. 4. Parking around park is inadequate creates dangerous situation on Naturaliste Blvd.	1. Refer to 1(1). 2. Not supported. 3. Refer to 42(2). 4. Refer to 2(2).
208	Mrs J Blenkinsop 102 Naturaliste Boulevard ILUKA WA 6028	Sir James McCusker Park	1. 41 signature petition.	1. Refer to 198.
209	Mrs J Blenkinsop	Sir James McCusker Park	1. 16 signature petition.	1. Refer to 198.

**ILUKA STRUCTURE PLAN
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
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	102 Naturaliste Boulevard ILUKA WA 6028			
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Late Submission Received

210	Mrs J Blenkinsop 102 Naturaliste Boulevard ILUKA WA 6028	Sir James McCusker Park	1. Hand delivered – 9 February 2001 – 144 signature petition.	1. Refer to 198.
211	Mrs J Blenkinsop 102 Naturaliste Boulevard ILUKA WA 6028	Sir James McCusker Park	2. Cr Hurst tabled at Council meeting 13/2/01 – 29 signature petition.	2. Refer to 198.

This Structure Plan is prepared under the provisions of Part 9 of the City of Joondalup District Planning Scheme No. 2

CERTIFICATION OF AGREED STRUCTURE PLAN
(Schedule 8)

CERTIFIED THAT AGREED ILUKA STRUCTURE PLAN WAS ADOPTED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....
Chairperson, Western Australian Planning Commission

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON
.....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE
COUNCIL’S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

.....
Mayor, City of Joondalup

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

Record of Amendments made to the agreed Iluka Structure Plan

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

OVERVIEW

1. PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two parts.

Part 1 – Statutory Planning

Part 2 – Explanatory Report

Sub-clause 9.8.2 of the City of Joondalup District Planning Scheme No. 2 states the following:

“Where an Agreed Structure Plan imposes a classification on the land included in it by reference to reserves, zones (including Special Zones) or Residential Density Codes, until it is replaced by an amendment to the Scheme imposing such classifications:

(a) the provisions of the Agreed Structure Plan shall apply to the land within it as if its provisions were incorporated in this Scheme and it shall be binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and

(b) provisions in the Scheme applicable to land in those classifications under the Scheme shall apply mutatis mutandis to the Agreed Structure Plan area.”

Sub-clause 9.8.3 (b) of the Scheme enables an agreed Structure Plan to make provision for a standard or requirement applicable to zones or R Codings under the Scheme to be varied. Sub-clause 9.8.3 (g) states that an Agreed Structure Plan may distinguish between provisions, standards or requirements which are intended to have effect as if included in the Scheme and provisions, standards and requirements which are for guidance or information only.







2. SUMMARY

This Structure Plan refers to the land within Iluka bounded by Burns Beach Road to the west and north, Silver Sands Drive to the south and Naturaliste Boulevard and Delgado Parade to the east. The site is located within Swan Location 1370 and includes Pt Lot M1722, contained within Certificate of Title Volume 2098, Folio 1000 and Pt Lot M1722, contained within Certificate of Title Volume 1975, Folio 725. This Structure Plan shall determine the overall land use and form of development for this area.

The Structure Plan area is divided into the 'Centre Zone', 'Residential Zone' and 'Parks and Recreation' reservation. Part 1 of the report outlines the objectives and provisions for each of these zones/reservation. The Explanatory Report contained within Part 2 provides further explanation about the site and the rationale for the proposed design.

The zones and reservations nominated for Iluka are shown on the Structure Plan (refer to Figure 1 - Iluka Structure Plan).

LEGEND

-  PARKS AND RECREATION RESERVE
-  CENTRE ZONE
-  RESIDENTIAL ZONE
-  DETAILED AREA PLAN
-  DENSITY CODE
-  SUBJECT TO FURTHER PLANNING



ILUKA STRUCTURE PLAN

ILUKA - CITY OF JOONDALUP

BEAUMARIS LAND SALES



INDIAN

OCEAN

OCEAN PARADE

BURNS BEACH ROAD

SILVER

SANDS

DRIVE

Date: 31 July 2000
 Scale: 1:500
 Drawn by: BEA STR
 9 Hancock Street
 West Perth 6005
 PO Box 1498
 West Perth

PART 1 – STATUTORY PLANNING

As provided for under Part 9 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

1.0 SUBJECT AREA

The Structure Plan area comprises approximately 95ha of land bounded by Burns Beach Road to the west and north, Silver Sands Drive to the south and Naturaliste Boulevard and Delgado Parade to the east (refer to Figure 2 - Location Plan).

2.0 STRUCTURE PLAN ZONES / RESERVATION

The Structure Plan shows the road structure and divides the Structure Plan area into the following:

- Residential Zone
- Centre Zone
- Parks and Recreation Reservation

3.0 DEFINITIONS

The terms used in this Part of the Structure Plan Report shall be interpreted in accordance with the City of Joondalup District Planning Scheme No. 2 and as set out hereunder:

“STOREY” shall mean the vertical space extending from one habitable floor of a building to the floor above and for residential properties shall be deemed to be no more than 3.5 metres. The term shall not include any space within a roof, whether used for habitation or not.

4.0 THE SCHEME

Unless provided for by specific requirements of this Structure Plan, all requirements shall be in accordance with the provisions of the City of Joondalup District Planning Scheme No. 2.

5.0 RESIDENTIAL ZONE

5.1 Objectives

The objectives for the Residential Zone are:

- To provide for a range of lot sizes to facilitate housing diversity and choice;
- To provide lots which are orientated and dimensioned to suit energy efficient housing;
- To provide lots which optimise coastal views, solar orientation and cooling coastal breezes;
- To arrange lots to front the Parks and Recreation reservations and to properly address street frontages to promote attractive streetscapes and passive surveillance of public spaces;
- To provide for smaller lots around the Centre Zone and the Parks and Recreation reservations;
- To guide building layout and access on laneway lots to enable efficient use of land and protection of neighbourhood amenity;
- To maintain a high level of pedestrian safety, amenity and accessibility.

5.2 Provisions

1. The residential density codes nominated on the Structure Plan (refer to Figure 1 – Iluka Structure Plan) shall apply to future development within the Residential Zone.
2. Development Area Plans (DAPs) shall be prepared for all laneway residential lots prior to subdivision and development commencing. The DAPs shall address the following:
 - ◆ Side, rear and front setbacks;
 - ◆ Building height;
 - ◆ Building detail, including frontage orientation, roof form;
 - ◆ Crossover and car parking locations;
 - ◆ Private open space dimensions and locations; and
 - ◆ Fencing material, height and location.
3. DAP's shall form part of the Iluka Structure Plan prior to the City of Joondalup endorsing any plan or diagram of survey for subdivision.
4. Development of residential lots within the Residential Zone which are not the subject of DAPs shall conform with the relevant provisions of the Town Planning Scheme, Council's Policies, Residential Planning Codes and Building Codes of Australia.

6.0 CENTRE ZONE

6.1 Objectives

The objectives for the Centre Zone are:

- To promote development which is an integral part of and a focus for the broader community;
- To provide efficient and safe access arrangements with pedestrian / cycle priority;
- To promote development which complements the coastal setting and contributes a strong sense of place to Iluka;
- To promote buildings with active street frontages, which properly address the street and public spaces;
- To encourage high standards of built form and streetscape;
- To encourage a mix of uses which can sustain commercial and community activities beyond normal business hours.

6.2 Provisions

1. No subdivision or other development shall commence or be carried out within the Centre Zone until a Structure Plan has been prepared and adopted in accordance with the requirement of Part 9 of the City of Joondalup District Planning Scheme No. 2 for this area.
2. The approved Structure Plan shall address the following:
 - i. Permissibility of uses within the Centre Zone, including the maximum permissible area of retailing;
 - ii. Building design guidelines and development standards;
 - iii. Overshadowing and protection of privacy; and
 - iv. Car parking and vehicular access requirements.

3. A maximum building height restriction of three storeys shall apply for all development within the Centre Zone.
4. A R60 density coding shall apply to residential development within the Centre Zone.
5. Residential Development within the Centre Zone shall comply with the relevant provisions of the Residential Planning Codes and Building Code of Australia.

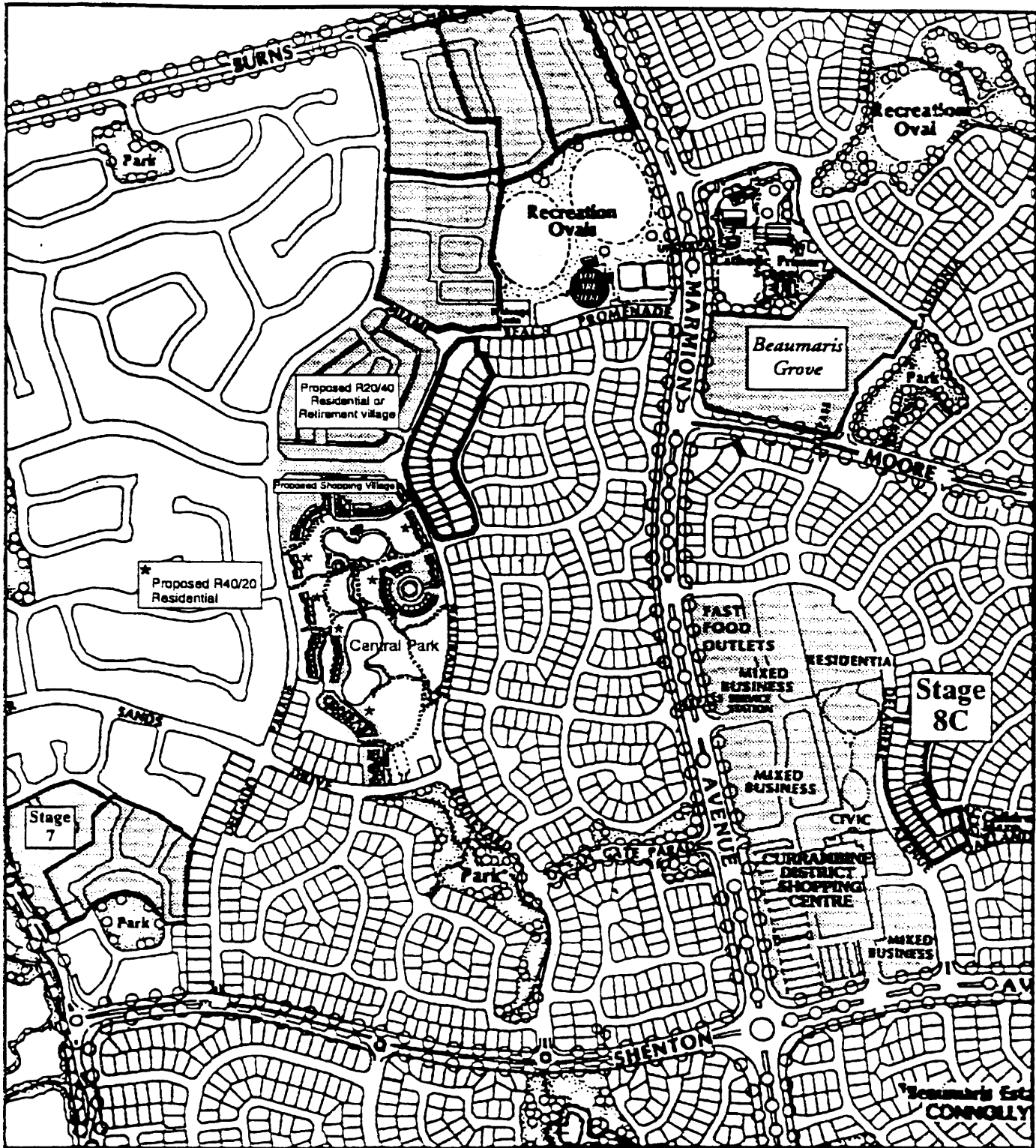
7.0 PARKS AND RECREATION RESERVES

The areas depicted on the Structure Plan as local “Parks and Recreation” reserves shall be ceded free of cost by the developer of the Structure Plan area and vested in the City of Joondalup in accordance with the WAPC’s Urban Development Policy 2.3. Use and development of this land shall comply with the provisions applicable to “Parks and Recreation” reserved land under the City of Joondalup District Planning Scheme No. 2.

Beaumaris

Land Sales

Satterley Real Estate



This is the annexure marked "C" referred to in the offer and acceptance dated the.....day of
 19..... made between.....
 as Purchasers of on part and Davidson Pty Ltd and The Roman Catholic Archbishop of Perth as Vendor of the Other
 part to purchase LOT

Purchaser	Purchaser	Vendor
Signature	Signature	Signature
Witness	Date	Witness
		Date