

**WOODLAKE RETREAT STRUCTURE PLAN
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 17 APRIL 2003)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
1	Transperth	N/A	No objection. The aged care facility appears to be well located to take advantage of Transperth's Wanneroo Road bus services.	Noted.
2	T & J E Hardingham	8 Grasslands Loop KINGSLEY WA 6026	Objection. Major problem during construction/after construction (traffic) entering off Wanneroo Road into Woodlake Retreat and Grasslands Loop. Another entry required off Wanneroo Road during/after development.	Whilst traffic is expected to increase as a result of the proposed facility, the overall increase is considered to be relatively minor. Conditions may be imposed at the development approval stage restricting construction vehicle movements to business/daylight hours only. Main Roads WA may allow temporary access directly onto Wanneroo Road for construction vehicles only for the duration of the construction phase of the facility. Main Roads WA has advised within their submission, during the onsite meeting on 22 May 2003 and via correspondence dated 11 June 2003 that direct access via Wanneroo Road will not be permitted. A financial contribution from the applicant may be required at the subdivision or development application stage, to facilitate an additional road link from Woodlake Retreat onto Wanneroo Road should the Department for Planning and Infrastructure (Main Roads WA) and the City of Joondalup determine that such a link is required.
3	A & A Houston	30 Woodlake Retreat KINGSLEY WA 6026	Objection. Entry to Woodlake Retreat via Wanneroo Road is too narrow for ambulances and the volume of traffic generated by staff vehicles. Expected remaining land to be subdivided for residential housing, not a commercial development.	The existing road carriageway has been designed and constructed to facilitate access for ambulances and general traffic. In support of rezoning the land to the south of the subject lot (Part Lot 6 & 7 Woodlake Retreat/Wanneroo Road, Kingsley) an indicative subdivision layout over the subject land was prepared, although it was never endorsed.

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			Detrimental effect upon property values and loss of residential amenity.	Property devaluation is not considered a relevant town planning issue.
4	J Hawthorn	26 Holland Way KINGSLEY WA 6026	No objection. Suggests a safe pedestrian route over Wanneroo Road in the form of an overpass to the shopping centre.	A lighted pedestrian crossing is available nearby at the intersection of Hepburn Avenue and Wanneroo Road.
5	Water & Rivers Commission	N/A	No objection. Does not support any future development within a 50 metre buffer of Lake Goollelal. Extraction of groundwater for commercial use may require a license to be granted. Subject lot is in an area recognised as posing an acid sulphate soils risk. Adherence to the DEWCP & EPA guidance and supporting documents on managing acid sulphate soils must be adhered to. Under no circumstances will the WRC support direct discharge of stormwater into Lake Goollelal.	No development is proposed to be within 50 metres of the required buffer. No water bores for commercial use are proposed. A bore is expected to be used to reticulate landscaping within the proposed facility. Noted. The applicant shall be made aware of this requirement, and may also form an advice note on any future development approval should the structure plan be approved by Council. Noted. Refer comment immediately above.
6	Department of Conservation and Land Management	N/A	No objection. The proponent to ensure that the use of invasive, environmentally damaging flora species are not used in any landscaping around the aged care facility.	Noted. The applicant shall be made aware of this requirement, and this may form a condition and/or advice note on any future development approval should the structure plan be approved by Council.

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7	R Schmidt	5 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Doesn't believe the existing road network is capable of handling increases in traffic volumes generated by workers, visitors, ambulance, vans and trucks servicing the facility.</p> <p>Suggests the proposed facility will adversely affect residential amenity.</p> <p>Believes safety of pedestrians walking along Woodlake Retreat will be at risk from increased traffic.</p>	<p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 10 below.</p> <p>Existing path networks are separated from the road network to reduce vehicular/pedestrian conflicts. Expected increases in traffic volumes are minor and are not expected to adversely impact upon pedestrian safety.</p>
8	S Michailidis	5 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Chose to retire in the area because of its quietness.</p> <p>Never told that an aged care facility was to be built in the estate and was assured it would be residential.</p> <p>If this was proposed beforehand, I would not have chosen to live here.</p>	<p>Noted.</p> <p>Refer comments in 3 above.</p> <p>Noted.</p>
9	Water Corporation	N/A	<p>No objection.</p> <p>Water and wastewater services will need to be extended to the northern boundary of Lot 550.</p>	<p>Noted.</p>
10	J & C Clouston	23 Grasslands Loop, Kingsley	<p>No objection.</p> <p>We do like the concept of the structure plan however as we adjoin the property,</p>	<p>Careful consideration of the siting of proposed structures and their openings (windows) to protect the privacy and amenity of</p>

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			<p>please keep in mind any structure overlooking us and noise by the air conditioners.</p> <p>A little concerned that the car park at the end of Grasslands Loop will be used by staff and not for what its designed for.</p>	<p>existing adjoining landowners will be undertaken during the development approval process should Council grant approval to the structure plan. Air conditioner noise and other noise generating equipment associated with the proposed facility must be in accordance with the Environmental Protection (Noise) Regulations 1997.</p> <p>This is to be used by visitors to the high care component for drop off/pick up purposes, as residents in high care have mobility problems thus requiring close access to this small car parking area.</p>
11.	CA Hamer	24 Grasslands Loop, Kingsley	<p>Objection.</p> <p>Object to the location of the car parking area off Grasslands Loop as the constant comings and goings will infringe on the peace and enjoyment of my home.</p> <p>Asks the planners to have the car parking area relocated to another area to minimise impact upon existing residents.</p> <p>Hopes big business will not take precedence over resident's wishes.</p>	<p>Refer to comment in 10 above. The small number of bays comprising this car parking area will ensure that traffic movements and resultant noise generated by such movements will be significantly limited. Construction of a masonry wall to 1.8 metres high along the boundary between the dwelling and the car parking area, together with planting of mature landscaping will address this amenity issue.</p> <p>Refer comment above.</p> <p>Noted.</p>
12.	Main Roads Western Australia	N/A	<p>No objection.</p> <p>Proposed structure plan is acceptable subject to the following:</p> <p>No earthworks encroaching onto Wanneroo Road reserve.</p>	<p>The applicant shall be made aware of this requirement, and this may form a condition and/or advice note on any future</p>

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			<p>No stormwater drainage being discharged into Wanneroo Road reserve.</p> <p>No vehicular access shall be permitted onto the Wanneroo Road reserve.</p> <p>Main Roads advises that traffic noise may be a problem for the owners adjacent to Wanneroo Road and consideration should be given to noise attenuation (sound barriers, building design, double glazing).</p>	<p>development approval should Council approve the structure plan.</p> <p>Refer comment immediately above.</p> <p>This was reiterated at the onsite meeting and via correspondence.</p> <p>Use of masonry boundary fencing adjoining Wanneroo Road, mature landscaping, design and construction of the building are expected to reduce traffic noise impacts.</p>
13.	S Ly	12 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>High level of vehicles regularly entering and leaving the estate will place the safety of my family at risk.</p> <p>The noise from the hospital and vehicles (including emergency vehicles) will cause disruption and inconvenience.</p> <p>We chose this estate believing it was only going to be for residential development.</p>	<p>Refer comments in 2 above.</p> <p>Refer comments in 10 above and 20 below. Sirens from ambulances attending/leaving the site are not expected to be used unless absolutely necessary.</p> <p>Refer comments in 3 above.</p>
14.	TN Luu	12 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>High level of vehicles regularly entering and leaving the estate will increase pollution, noise and place the safety of my family at risk.</p>	<p>Refer comments in 2 above.</p>
15.	ML Ly	12 Wodlake Retreat,	Objection.	

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		Kingsley	High level of vehicles regularly entering and leaving the estate will increase pollution, noise place the safety of my family at risk. We chose this estate believing it was only going to be for residential development.	Refer comments in 2 above. Refer comments in 3 above.
16.	T Lam	12 Woodlake Retreat, Kingsley	Objection. Devaluation of property value. Inconvenience associated with high traffic volumes. The noise from the hospital and vehicles (including emergency vehicles) will cause disruption and inconvenience. Safety at risk with strangers/non residents walking around on the estate. We chose this estate believing it was only going to be for residential development.	Property devaluation is not considered a relevant town planning issue. Refer comments in 2 above. Refer comments in 10 above and 20 below. The proposed facility must provide security to its elderly residents in accordance with federal legislation. Refer comments in 3 above.
17.	K Tu	12 Woodlake Retreat, Kingsley	Objection. We chose this estate believing it was only going to be for residential development. High level of vehicles regularly entering and leaving the estate will increase	Refer comments in 3 above. Refer comments in 2 above.

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			pollution, noise place the safety of my family at risk.	
18.	S Griffiths	33 Stoneykirk Loop, Kingsley; Owner of 1, 3 & 4 Woodlake Retreat, Kingsley	<p>No objection.</p> <p>No objection to the type of facility, however objects to access being via Woodlake Retreat.</p> <p>The access road is poor for current use and was designed for residential vehicles not commercial. Access should be via Wanneroo Road.</p>	<p>Vehicular access must be obtained from Woodlake Retreat as Main Roads WA will not permit direct access to this lot via Wanneroo Road (refer Main Roads WA comment in 12 above).</p> <p>Refer comment immediately above and comments in 3 above.</p>
19.	E Williams	1 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Apart from the noise of Wanneroo Road, this is a quiet street.</p> <p>Increase in traffic will result in the loss of freedom of children to safely play in the front yard.</p> <p>Increased noise and pollution will eventually destroy the lake.</p> <p>Planning to build on this street but will look elsewhere should this building and all the traffic it will bring go ahead.</p>	<p>Noted.</p> <p>Refer comments in 2 above.</p> <p>Noise impacts generated from the proposed facility are considered minor and will not adversely affect the wetland system. No pollution of the wetland will be caused by the proposed facility.</p> <p>Noted.</p>
20.	B & A Giovann Angelo	154 Lakeside Drive, Joondalup; Owner of 26 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Residential Zoning – believes the land subject to the structure plan was to be subdivided for residential dwellings.</p> <p>Vehicle Access – Existing traffic</p>	<p>Refer comments in 3 above.</p> <p>Refer comments in 2 above.</p>

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			<p>difficulties will be increased at all hours, including heavy commercial traffic. Creation of a safety and noise pollution issue for residents and children.</p> <p>Parking Provisions – 1 per 4 beds is clearly inadequate. Staff handover issue. Some residents may have their own vehicles. Woodlake Retreat and Grasslands Loop will be used as an overflow car park.</p> <p>Noise Pollution – Noise from vehicles attending the site 24 hours a day, staff movements, air conditioners, compressors and other mechanical appliances would impact greatly in such a small residential area.</p> <p>Safety and ‘Quiet Enjoyment’ – Safety of children, pedestrians and fauna will be compromised by heavy traffic volumes from such a high density commercial enterprise. Approval to the facility will remove our right of ‘quiet enjoyment’ of our homes.</p>	<p>Car parking requirements reflect car parking requirements for similar landuses within other local government areas. The applicant advised that staff handover issue be resolved through staggering of shift times. The applicant does not expect any residents to park their own vehicles at the facility. It is acknowledged that during peak periods (e.g.: mothers/fathers day) on street car parking may occur in Woodlake Retreat given demand, however this situation is expected to be rare, particularly given no special events (Christmas party etc) are proposed by management of the facility.</p> <p>Noise generated by the proposed facility and vehicles attending the site are expected to be minimal. The proposed facility must comply with the Environmental Protection (Noise) Regulations 1997. This legislation ensures that noise generated by such equipment will not adversely impact upon the amenity of adjoining/nearby residents.</p> <p>Refer comments in 2 above.</p>
21.	AW Brough	1 Woodlake Retreat, Kingsley.	Objection. Proposed facility will increase noise	Refer comments in 2, 3 and 10 above.

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			levels and congest Woodlake Retreat. Hopes the facility does not go ahead.	Noted.
22.	V Bruce	16 Woodlake Retreat, Kingsley	Objection. Don't want extra traffic in this area. We chose this estate believing it was only going to be for residential development.	Refer comments in 2 and 3 above.
23.	WJ Little	11 Woodlake Retreat, Kingsley	Objection. We chose this estate believing it was only going to be for residential development. Excess traffic and parking will cause a major problem from such a large facility.	Refer comments in 2 and 3 above. Refer comments in 2 and 20 above.
24.	M Bridger	17 Woodlake Retreat, Kingsley	Objection. Main concern is access to such a large development which enters from one small residential road without no other outlet or entrance. Traffic would be continuous, noisy and dangerous. Will destroy the beauty of this area we paid highly for.	Refer comments in 2 above. Refer comments in 2 and 10 above. Refer comments in 3 above.
25.	S Demarte	7 Woodlake Retreat, Kingsley	Objection. Do not agree having residential streets used as a commercial parking lot. The area is suitable for residential traffic only.	Refer comments in 20 above. Refer comments in 3 above.

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			This is a quiet area and commercial traffic will change this, making it unsafe for children.	Refer comments in 2 and 3 above.
26.	M Demarte	7 Woodlake Retreat, Kingsley	Objection. This is a small residential area. We do not want commercial business using our streets with heavy vehicles. The small narrow streets are not suitable. Safety will be compromised.	Refer comments in 2 and 3 above. Refer comments in 2 and 3 above.
27.	E Burton	16 Woodlake Retreat, Kingsley	Objection. Brought property in a residential area with a no through street, with development of the land subject to the structure plan being residential. No commercial development was provided in the area. Access from Woodlake Retreat is not acceptable. Parking provisions are not acceptable. It will destroy the original amenity of the area.	Refer comments in 3 above. Refer comments in 3 above. Whilst the facility may be considered a commercial development, the land use is similar to that surrounding it in that people will reside in the facility on a permanent basis. Refer comments in 2 and 3 above. Refer comments in 20 above. Refer comments in 3 above.
28.	JS Cowin	17 Woodlake Retreat, Kingsley.	Objection. The structure plan would turn Woodlake Retreat into a nightmare street. Being	Refer comments in 2 and 3 above.

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			<p>only 4.5 metres wide, and parked vehicle causes a passing one to mount the kerb. With staff, buses, ambulances, laundry and other trucks it would be the end of our dream area.</p> <p>Negotiate with Main Roads to have their own access way off Wanneroo Road.</p>	Refer to Main Roads comments in 12 above.
29.	L McDougall	141 Fantail Crescent, Ellenbrook; owner of 32 Woodlake Retreat, Kingsley	<p>Objection. The development of a commercial facility is inappropriate within this residential area.</p> <p>Purchased property to reside in a small residential area. Believes the facility will jeopardise the future value and quiet enjoyment of the property.</p> <p>Suggests that land adjacent to the Kingsway shopping centre complex is more appropriate for such a facility, where facilities offered and access is more appropriate.</p> <p>Proposal to use Woodlake Retreat as the main service thoroughfare for the facility will create an unacceptable level of service traffic activity.</p> <p>When purchasing the property, a key consideration was the restriction on vehicular access with Woodlake Retreat</p>	<p>Refer comments in 27 above.</p> <p>Refer comments in 3 above.</p> <p>Noted.</p> <p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 2, 3 and 12 above.</p>

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			<p>terminating at the end of a cul-de-sac abutting the reserve. The street layout reinforces this in restricting street parking. Intention for the area to be used in a residential capacity only. Use by service vehicles places further dangers for young children in the area who access the cycle and walkways around the lake.</p> <p>Believes the applicant has gone out to tender for the construction and that the tender has been let. This is totally unacceptable as this has been done prior to any community consultation and leads to the belief that any consultation is 'paying lip service' and not ethically committing to due process.</p>	<p>Not a relevant town planning related issue and one that the City has no control over.</p>
30.	Department of Health	N/A	No objection.	No comment
31.	L & B Richins	2 Grasslands Loop, Kingsley	<p>Objection.</p> <p>Area is zoned 'urban/residential' and cannot be developed for commercial purposes. Believes the proposed facility is a commercial enterprise and therefore in breach of the planning code and provisions.</p> <p>Concern with regard to access to the facility. Only a single entry/exit point to Wanneroo Road. Access has been placed under significant stress with high</p>	<p>Refer comment in 27 above. No breach in planning code/provisions will occur should Council approve the proposed structure plan.</p> <p>Refer comments in 2, 3 and 12 above.</p>

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			<p>frequency of use by builders and tradesmen constructing dwellings in the estate. Problems include street parking, access restriction for larger vehicles and speeding issues. This problem is exasperated by the fact that average setbacks in the subdivison are about 4 metres.</p> <p>Increases in traffic volumes can be expected to be significant during construction and once the facility is operational. The proposal will effectively turn Woodlake Retreat into a commercial access road within a residential area. Increased traffic volumes will result in peoples safety being compromised, particularly children who use the public paths in the Yellagonga Regional Park area. Speed limiting devices have been shown to be ineffective in commercial access settings. This is a situation which will impact negatively on the amenity of residents in the area.</p> <p>Noise generated by the service vehicles can be expected to significantly increase, particularly outside of business hours. Whilst limited assurances that deliveries will be undertaken during normal business hours, personal experience has found that this is rarely, if ever,</p>	<p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 2 and 3 above.</p>

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			<p>achieved.</p> <p>Proposed car parking provisions are clearly inadequate. Allocation of parking resources does not address the issue of parking flashpoints at peak periods, such as staff changeovers and special events (mothers day, Christmas etc). Parking provisions for visitors is inadequate, underestimating the number of vehicles accessing the facility (residents visitors, medical practitioners and allied personnel). Woodlake Retreat will be under pressure acting as an overflow car park at these peak times.</p> <p>Issues raised will have a negative impact on my lifestyle sand amenity in the short term and impinge on the value of my property in the long term.</p>	<p>Refer comments in 20 above.</p> <p>Refer comments in 3 above.</p>
32.	K Jensen	14 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Separate access should be provided to the proposed facility, with car parking and service vehicles entering from Wanneroo Road.</p> <p>Residents of Woodlake Retreat do not want 24 hour workplace traffic keeping them awake.</p> <p>Woodlake Retreat is totally unsuitable</p>	<p>Refer comments in 2, 3 and 12 above.</p> <p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 2 above.</p>

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			for heavy traffic.	
33.	M Jensen	14 Woodlake Retreat, Kingsley	<p>Objection. Would support the proposal if vehicular access to the proposed aged care facility was to be obtained from Wanneroo Road.</p> <p>Woodlake Retreat is a narrow road with a median strip down the centre. This already creates traffic jams when two cars try to pass. Trucks, buses and delivery vans would make the situation impossible.</p> <p>Existing homes are built close to the road and the large volume of traffic this facility would create would change Woodlake Retreat into a noisy, congested main road with massive parking problems.</p> <p>Never told that an aged care facility was to be built in the estate and was assured it would be residential.</p>	<p>Refer comments in 2, 3 and 12 above.</p> <p>Refer comments in 3 above.</p> <p>Refer comments in 2 above.</p> <p>Refer comments in 3 above.</p>
34.	G Rodda	35 Oronsay Road, Greenwood; owner of 28 Woodlake Retreat, Kingsley	<p>Objection. Purchased land because it was quiet, peaceful, residential and good form retirement. It will spoil the area.</p> <p>Will be too much traffic, noisy ambulances coming and going and vehicles all hours of the night.</p>	<p>Noted.</p> <p>Refer comments in 2, 3 and 12 above.</p>

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			Proposed facility is a commercial business, and its not zoned for commercial use.	Refer comments in 3 above.
35.	J Rodda	35 Oronsay Road, Greenwood; owner of 28 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>This is a peaceful and quiet area at the moment, with very little passing traffic. This will no doubt change if a commercial hospital is built with an increase in traffic both private and commercial.</p> <p>There are more suitable areas for hospitals etc.</p>	<p>Refer comments in 2, 3 and 27 above.</p> <p>Noted.</p>
36.	C & J Atkins	15 Ripley Way, Duncraig; Owners of 10 Woodlake Retreat, Kingsley	<p>No Objection.</p> <p>Welcomes the aged care facility within the immediate area.</p> <p>Objections to the facility are based on short sightedness in planning for commercial and professional services to use residential streets to service the facility. Woodlake Retreat is not designed for commercial traffic.</p> <p>Constant increase in noise by commercial vehicles servicing the facility day and night.</p> <p>Overall increase in traffic volumes will destroy the City's plans for a harmonious and safe environment.</p>	<p>Noted.</p> <p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 2 above.</p>

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			Suggests improvements such as direct vehicular access from Wanneroo Road, extend existing left lane entry to proposed facility and exiting vehicles servicing the facility to exit in a northerly direction.	Refer comments in 2, 3 and 12 above.
37.	RB & CM Maltman	37 Peruvale Street, Carine; Owners of 20 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Main objection relates to inappropriate infrastructure in the estate. Design of the estate was not intended to incorporate a commercial type enterprise that involves ongoing high volumes of traffic, including commercial vehicles.</p> <p>Access from Wanneroo Road should be the only option.</p> <p>Objects to the high density of the proposed facility.</p>	<p>Refer comments in 2 and 3 above.</p> <p>Refer comments in 12 above.</p> <p>Density of the proposed facility is the same as for the land immediately surrounding the subject lot (Residential R40).</p>
38.	J Daniels, Residents' Committee Secretary	Villa 4, Prime Lifestyle Retirement Village, 50 Woodlake Retreat, Kingsley	<p>No objection.</p> <p>Residents of the retirement village met with the applicant on 8 April 2003. The proposed facility was discussed at the meeting and the points raised and concerns expressed were;</p> <p>All residents are in favour of the aged care facility.</p> <p>Objection to the northern service road abutting villas 1 to 5 of their village citing noise and disturbance to those</p>	<p>Noted.</p> <p>Noted.</p> <p>Refer comments in 12 above. The structure plan is sought to be modified to capture this issue, whereby the applicant shall provide screening and other suitable design measures to minimise</p>

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			<p>residents. Suggests the service road and related buildings be sited on the east side abutting Wanneroo Road via the construction of a slip road from Waldecks Nursery to the south to the proposed facility to the north, incorporating Woodlake Retreat and the bus stop.</p> <p>Concerns over parking of vehicles on Woodlake Retreat. Footpath and small roundabout often obstructed by vehicles. Number of visitors to the facility may exceed the number or parking bays provided.</p> <p>No turning area for heavy vehicles at the north end of Woodlake Retreat. These vehicles are turning at the entrance to the retirement village. Provision needs to be made for these vehicles to turn around safely</p>	<p>any adverse impact upon the adjoining retirement village that may be generated by the proposed service driveway, delivery bay and service yard.</p> <p>Refer comments in 20 above.</p> <p>Refer comments in 3 above. Heavy vehicles are expected to attend the site during the construction phase of the facility. Whilst no formalised temporary turning area currently exists, one may be provided within the subject lot for such vehicles during the construction phase of the facility should Council agree to the structure plan.</p>
39.	A & J Westle	2 Woodlake Retreat, Kingsley	<p>Objection.</p> <p>Concerns with respect to increased traffic volumes on a residential street with an already difficult entry/exit point onto Wanneroo Road. With the ages of drivers and the presence of buses and ambulances, more thought needs to be put into a more suitable access point.</p>	<p>Refer comments in 2, 3 and 12 above. Very few, if any residents of the facility are envisaged to drive their own vehicles.</p>

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40.	Department of Environmental Protection	N/A	<p>No Objection. DEP has never received any information relating to soil contamination. Unable to confirm whether or not soil contamination is an issue for the subject land. Strongly recommends that a site investigation be undertaken.</p> <p>Future development should be planned to mitigate 'edge effects' and ensure regionally significant vegetation is not adversely affected through indirect impacts (weed invasion, spread of dieback and littering).</p> <p>Future development should provide for the protection of the adjacent wetland. A dryland buffer of 50 metres or 1 metre AHD higher than the furthest extent of the wetland, (which ever is greater) be established around the wetland to ensure protection.</p> <p>Moratoriums placed on title advising of the existence of health risks due to mosquitoes, and the impact of midges upon the amenity of residents.</p> <p>Connection to deep sewerage required. Principles of water sensitive urban design should be used in the subdivision</p>	<p>Noted. This issue has now been resolved. Refer soil contamination component of the report.</p> <p>Noted. A condition may be placed on any future development approval of the proposed facility should Council grant approval to the proposed structure plan.</p> <p>Refer comments from the Water and Rivers Commission in 5 above.</p> <p>During the subdivision approval process, the standard notification will be placed on title. Additionally, the applicant will be required to inform all prospective residents within the facility of the health and amenity implications from Mosquitoes and midges associated with the adjoining wetland.</p> <p>Noted. Consideration of these issues shall be undertaken including the possible imposition of conditions during the subdivision and development stages, should Council grant</p>

**WOODLAKE RETREAT STRUCTURE PLAN
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 17 APRIL 2003)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			design to ensure all storm water is managed on-site to prevent groundwater pollution.	approval to the proposed structure plan.
Late Submission				
41.	51 Signature Petition	Residents/Electors of Woodlake Retreat & Grasslands Loop	<p>Respectfully requests that the Council: Reject the Draft Woodlake Retreat Structure Plan for an aged care facility.</p> <p>Reject any application for a commercial enterprise on Lot 550, which is situated within a residential area of 'Water View Estate', encompassing Woodlake Retreat, Grasslands Loop and the Prime Lifestyle Retirement Village.</p> <p>Reject any application for a commercial enterprise on Lot 550, which uses the residential streets of Woodlake Retreat and Grasslands Loop, as a thoroughfare for commercial traffic.</p>	<p>Noted.</p> <p>Refer comments in 27 above.</p> <p>Refer comments in 2, 3 and 20 above.</p>