

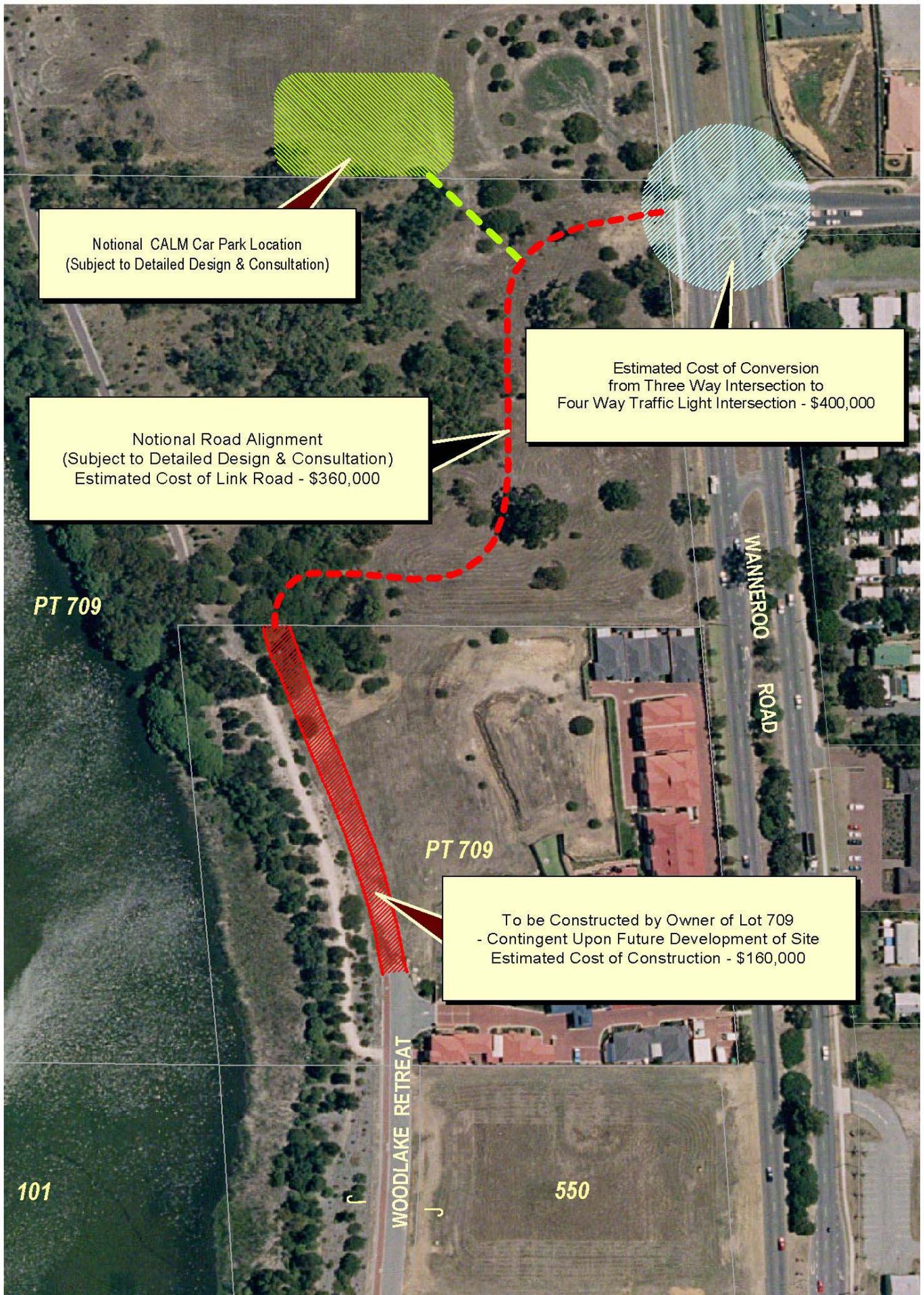
SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION (WARRICK ROAD)

WEST ELEVATION (WOODLAKE RETREAT)


MONTAGUE GRANT ARCHITECTS PTY LTD
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 DRAWING: ELEVATIONS JOB NO: 02.27 DATE: DEC 2005
 CLIENT: ASSI AGED CARE GROUP PTY LTD DRAWN: YC SCALE: 1:200
 JOB: NEW AGED CARE FACILITY SITE: LOT 550 WOODLAKE RETREAT
 CITY OF KNOXDALUP
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Summarised Chronology of Significant Events

Date	Event and comments
10/90	Council of the then City of Wanneroo resolves to rezone and recode Lot 24 (now Lot pt 709) to Residential Development R40 (Amendment 555 to then Town Planning Scheme 1). WA Dept for Planning and Urban Development advises density to be R2 not R40.
7/91	Council resolves to express concern about Dept for Planning and Urban Development advice. Minister for Planning subsequently overrides Dept, approves R40, but requires some land to be ceded for Yellagonga Regional Park, connection to mains sewer.
5/92	Council resolves to modify Amendment 555 and advertise it for public comment.
25/11/92	Council resolves to adopt Amendment 555 to rezone Lot 24 to Residential R40. As part of the resolution, it also required the owners to enter into a legal agreement ceding land for Yellagonga Regional Park, connection to mains sewer, prepare a structure plan for the land.
6/94	Gray and Lewis (advisors to owners of Lot 24) submit proposed structure plan to City of Wanneroo. Covers Lots 6,7, 100 and 24. Note though that it appears that adjoining owners unable to agree on a development guide plan, and as such a temporary access is suggested off Lot 24. Permanent access suggested to be a 20m road reserve straddling Lots 100 (now Lot 550) and 24.
10/8/94	Council resolves to adopt Amendment 555 to TPS1 to rezone Lot 24 from Rural to Residential R40, adopt the Structure Plan as submitted by Gray and Lewis (including amongst other things the proposed 20m road reserve over Lots 24 and 100). Report to Council advises that Minister for Planning requests land to be ceded for proposed Yellagonga Regional Park, structure plan for the area to be prepared, and 'Urban Deferred' zoning under the Metropolitan Region Scheme to be lifted for Lots 6,7 24 and 100. Notes issues relating to access to Wanneroo Rd from Lots 6, 7, 100 and 24 to Wanneroo Rd, but amongst other things that two temporary access points will be needed to service Lots 6, 7 and 24 as the owner of Lot 100 has no intention to develop his land at that stage.
Note:	Prior to February 1997, (TPS1 Amendment 731) there was no formal process for the adoption and recognition of structure plans in the TPS1.
8/3/95	Council resolves to adopt Amendment 578 to TPS1 to rezone Lots 6 and 7 from Rural to Residential R40, requires a Development Guide Plan identifying (amongst other things) temporary and permanent access point to Wanneroo Rd to the satisfaction of the Main Roads Dept, and a mechanism being in place to close any temporary access points to Wanneroo Rd from Lots 6 and 7 when Lot 100 is developed.
6/95	WA Planning Commission considers local structure plan for Lots 6,7 100 and 24 and endorses it as a guideline for future development of the area, including temporary nature of access points from Lots 6 and 7 to Wanneroo Rd.
26/7/95	Council resolves to amend and adopt Amendment 555 to rezone Lot 24 from Rural to Residential R40. It deletes a requirement that roads be constructed by way of a deed of agreement on the advice of the WA Planning Commission and adopts a revised Structure Plan dated March 1995 from Gary and Lewis as the Development Guide Plan for Lots 6, 7, 100 and 24.
8/8/95	WA Planning Commission transfers Lot 100 and Pt Lots 6 and 7 from 'Urban Deferred Zone' to 'Urban Zone' under the Metropolitan Region Scheme (MRS).
15/9/95	Notice appears in Government Gazette advising of approval of Amendment 578 to TPS1 being rezoning and recoding of Lots 6 and 7 from Rural to Residential R40
14/8/96	WAPC rejects application to subdivide Lot 24 into residential blocks, notes a number of issues including land not ceded for POS, no allowance made for subdivision of Lot 100.
10/1/97	Notice appears in Government Gazette advising of approval of Amendment 555 to TPS1 being rezoning and recoding of Lot 24 from Rural to Residential R40

9/98	Lot 24 sold to Butte Holdings and Rockingham Park Pty Ltd.
9/2/99	Application lodged by Rockingham Park Pty Ltd and Butte Holdings Pty Ltd to City of Joondalup for approval to commence development of a retirement village on Lot 24.
10/2/99	Application lodged by Brintwood Pty Ltd with WA Planning Commission for subdivision of Lots 6 and 7.
12/2/99	BSD Consultants (acting for Rockingham Park and Butte Holdings) lodge proposal to amend 'Guided Development Plan' (Structure Plan) with City of Joondalup.
8/3/99	City of Joondalup refers application by Rockingham Park/Butte Holdings for development of Lot 24 Wanneroo Rd to WAPC for comment.
8/3/99	City of Joondalup advises application for subdivision of Lots 6 and 7 not supported for a number of reasons, mainly related to layout, foreshore road etc.
15/3/99	WAPC advise City of Joondalup that it will extend time period for consideration of the application to subdivide Lots 6 and 7 to allow applicants, WAPC and City to discuss.
25/3/99	Main Roads WA advise City of Joondalup that it will allow a temporary access point from Wanneroo Rd to Lot 24 providing it is removed on completion of the proposed subdivision of Lots 100, 6 and 7.
1/4/99	WAPC advises City of Joondalup it is unable to support proposed retirement village on Lot 24 as it is not consistent with the existing Structure Plan for Lots 24, 100, 6 and 7 Wanneroo Rd. Meeting subsequently held on 15 April with applicants and WAPC to resolve issues.
1/4/99	Dept of Environmental Protection advises City of Joondalup it will not be undertaking a formal assessment of the proposal to build a Retirement Village on Lot 24
19/4/99	Ministry for Planning advises City of Joondalup that it has no objection to Stage 1 of proposed retirement village on Lot 24, subject to conditions including cession of foreshore areas for Regional Park, foreshore road, etc.
20/4/99	Main Roads WA advises its approval in principle for extension of existing left turn lane into Waldecks Nursery to proposed new access road for Lots 6 and 7.
22/4/99	Application made by owners of Lot 100 to WAPC for subdivision to extend foreshore road (now Woodlake Retreat) over Lot 100 to Lot 24. Advise they do not intend to further develop Lot 100 at this stage. WAPC refers application to City of Joondalup for comment.
23/4/99	WAPC receives amended application for subdivision of Lots 6 and 7. Amongst other things, plan includes extension of proposed foreshore road over Lot 100, and a revised position for the entry road from Wanneroo Rd into the proposed subdivision.
3/5/99	WAPC refers amended plans for subdivision of Lots 6 and 7 to City of Joondalup for comment.
1/6/99	City of Joondalup advises WAPC that City supports application by Rockingham Park/Butte for subdivision of Lots 6 and 7, suggests conditions.
3/6/99	Application for approval to commence development for stage 1 (63 units) on Lot 24 for retirement village granted by City of Joondalup, subject to conditions.
3/6/99	The City of Joondalup advises WAPC that it is prepared to support the proposed subdivision of Lot 100, suggests conditions including cession of land for regional park.
16/6/99	Dept of Environmental Protection advises WAPC it has decided to undertake an informal assessment of subdivision of Lots 6 and 7. Advises (amongst other things) that soil ought to be checked for pesticide contamination given past use as a market garden.
22/6/99	Council resolves to endorse action taken under delegated authority in relation to a list of applications for subdivisional approval, one of which is for Lot 100 Wanneroo Rd, Kingsley.
6/7/99	WA Planning Commission approves application by Brintwood Pty Ltd for subdivision of Lots 6 and 7 into 37 residential lots, notes "LGA recommendation conditional approval". Notes that "permanent connection to Wanneroo Rd is to be relocated from Lots 24 and 100 to Lot 7 and that temporary access points from Lots 6 and 7 to be deleted following MRWA approval for median opening for Lansdale Shopping Centre, which renders that part of the previously adopted Structure Plan no longer acceptable". Notes access to Lot 24 to be via foreshore road over Lot 100 and as detailed in subdivision application 110398.

13/7/99	WA Planning Commission advises City of Joondalup that it is prepared to approve Diagram or Plan of Survey accompanying application by Z & T Drpich for subdivision of Lot 100 subject to conditions. Amongst other things, this is the approval required to build a road over Lot 100 from south to north (Woodlake Retreat) in order to give access to Lot 24. A portion of Lot 100 was also handed over for Public Open Space (Yellagonga Regional Park). The remaining portion of Lot 100 then to become known as Lot 550.
14/7/99	Rockingham Park and Butte Holdings Pty Ltd apply to WA Planning Commission for approval to subdivide Lot 24 for development of Retirement village.
27/7/99	WAPC refers application by Rockingham Park/Butte to City of Joondalup for comment
1/9/99	City of Joondalup advises WAPC that it has no objection to the application by Rockingham Park/Butte for subdivision of Lot 24, subject to conditions.
23/9/99	WAPC advises City of Joondalup that it is prepared to approve Diagram or Plan of Survey accompanying application by Rockingham Park/Butte Holdings for subdivision of Lot 24 subject to conditions. Note one condition of which is removal of crossovers on to Wanneroo Rd.
15/11/99	Main Roads WA provides comment to supervising engineers of subdivision of Lots 6 and 7 regarding intersection of Woodlake Rt and Wanneroo Rd.
28/2/00	Application for amendment to DA requested by Prestige Developments (formerly Optimum Performance Solutions) for retirement village on Lot 24 approved by City of Joondalup.
17/4/00	Oldfield Knott Architects lodge application for approval to commence development of Stages 2 and 3 of retirement village on Lot 24. Application subsequently revised on 27 April 2000.
4/7/00	Main Roads WA advise WAPC that intersection of Woodlake Rt and Wanneroo Rd has been built to their satisfaction.
11/7/00	Council adopts Design Guidelines for 'Waterview Estate', Kingsley (ie Lots 6 and 7). Included in the Design Guidelines is an indicative layout for possible subdivision of Lot 100 into single residential lots.
11/2000	DPS 2 gazetted. Clause 9.13 provides that Structure Plans that were adopted and approved under TPS 1 and had the status of an Agreed Structure Plan continued to have that status under DPS2.
31/10/02	Meeting held at City of Joondalup at request of Aegis to present proposal for Aged Care facility on Lot 550. Draft Structure Plan presented.
1/11/02	Proposed Structure Plan for lot 550 lodged with City of Joondalup.
11/03/03	Council resolves to adopt draft Structure Plan for Lot 550 Woodlake Retreat for the purposes of advertising for public comment.
20/3/03	Proposed Structure Plan for Lot 550 advertised in Community Newspaper, area letter dropped, and sign placed on site.
29/4/03	Petition lodged at Council meeting opposing the proposed Structure Plan for Lot 550.
22/5/03	Site meeting held with residents, MRWA, Councillors and staff regarding proposed Structure Plan for Lot 550. Primary concerns of residents include traffic generated by proposed facility and the effect on Grasslands Loop and Woodlake Retreat.
11/6/03	Main Roads WA advise City of Joondalup that direct access to/from Wanneroo Rd will not be permitted from the proposed Aged Persons facility as proposed in the Structure Plan for Lot 550. .
29/7/03	Council resolved to adopt Structure Plan 3 following advertising and consideration of submissions received.
11/11/03	WA Planning Commission approves Structure Plan 3 with addition of easement over part of Lot 550 (proposed car park) to allow residents of Grasslands Loop access to bus stop in Wanneroo Rd.
16/12/03	Council notes that proposed amendments to the Structure Plan for Lot 550 are minor and resolves to adopt it without further advertising.
29/1/04	WA Planning Commission advises City of Joondalup it is prepared to approve a Diagram or Plan of Survey for subdivision of Lot 550 in accordance with plan submitted once its conditions have been satisfied.