

**ATTACHMENT #4 – SCHEDULE OF SUBMISSIONS**  
**PROPOSED SCHEME AMENDMENT & LOCAL STRUCTURE PLAN: Former Glen Iris Golf Course, Jandakot**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
<b>Government Agencies, Service Authorities &amp; Major Landowners</b>			
2	Dept of Planning Lands & Heritage (DPLH): Aboriginal Heritage William St, Perth	<p><b>COMMENT:</b></p> <p>A review of the Register of Places and Objects as well as the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Database concludes that the Land does not intersect with any known Aboriginal sites or heritage places. As such, the DPLH Aboriginal Heritage Operations does not have any comment to make regarding the query.</p>	<p><b>Noted</b></p> <p>1. No change to the proposal is required in response to this submission.</p>
4	Department of Health (DoH): Environmental Health Royal St, East Perth	<p><b>REQUIRES MODIFICATION:</b></p> <p>1. <i>Proposed Structure Plan</i></p> <p>The DOH has no objection to the proposed structure plan subject to the proposed developments connecting to scheme water and reticulated sewerage.</p> <p>2. <i>Public Health Impacts</i></p> <p>DOH has a document on ‘Evidence supporting the creation of environments that encourage healthy active living’ which may assist you with planning elements related to this structure plan. A copy is attached or may be downloaded from:  <a href="https://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment">https://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment</a></p> <p>The City of Cockburn should also use this opportunity to minimise potential negative impacts of the increased density development such as noise, odour, light and other lifestyle activities.</p> <p>To minimise adverse impacts on the residential component, the City of Cockburn could consider incorporation of additional sound proofing/insulation, double glazing on windows or design aspects related to location of air conditioning units and other appropriate building/construction measures such as ensuring adequate ventilation requirements for wet areas.</p> <p>Heatwave Guide to Cities</p>	<p><b>Supported in Part</b></p> <p>1. Reticulated sewerage is provided for in the Structure Plan and is a standard condition of subdivision for a development of this nature.</p> <p>2. With exception to point 3 below, all of the matters of relevance outlined in the DoH Scoping Paper for Residential Estates Precincts and Urban Developments (Air Quality, Water Quality, Radiation Safety, Land Hazard Management and Communities), have been demonstrated as manageable (to the level prescribed in the relevant State Planning Policies) in various sections of the Structure Plan Report.</p>

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		<p>The structure plan should be consistent with Climate change adaption methods to deal with potential health hazards such as extreme heat. The guide Heatwave Guide for Cities is intended to be a basic introduction to this topic and a resource for cities to start planning for extreme heat. Download from:</p> <p><a href="https://www.climatecentre.org/downloads/files/IFRCGeneva/RCCC%20Heatwave%20Guide%202019%20A4%20RR%20ONLINE%20copy.pdf">https://www.climatecentre.org/downloads/files/IFRCGeneva/RCCC%20Heatwave%20Guide%202019%20A4%20RR%20ONLINE%20copy.pdf</a></p> <p>3. <i>Medical Entomology</i></p> <p>The subject land is in a region that regularly experiences significant problems with nuisance and disease carrying mosquitoes. These mosquitoes can disperse several kilometres from breeding sites and are known carriers of Ross River Virus (RRV). Human cases of RRV diseases occur annually in this general locality, with documented outbreaks at these locations published in the scientific literature.</p> <p>The subject land is also within 3km of mosquito dispersal distance from mosquito breeding sites associated with Thomsons Lake, Bibra Lake and other freshwater infrastructure. Mosquitoes will disperse from these sites to the subject land under favourable environmental conditions. There may also be seasonal freshwater mosquito breeding habitat within proximity to the subject land. Additionally, there is the potential for mosquitoes to breed in on-site infrastructure and constructed water bodies if they are poorly designed.</p> <p>The above disease risks, as well as the lifestyle impacts of nuisance mosquitoes, will inevitably result in demands for the application of chemicals to control larval and/or adult mosquitoes. Environmental agencies may not automatically approve the use of such measures in and around environmentally significant wetlands. Therefore, it will be important that in-principle approval for effective mosquito control measures in and around these wetlands is obtained from the relevant environmental agencies before planning decisions are finalised.</p> <p>Prior to development, the DOH recommends a Mosquito Management Plan (MMP) be developed which considers and identifies effective strategies to manage the risk to the community of exposure to nuisance and/or disease carrying mosquitoes. This MMP is to be approved by the local government and DOH prior to any subdivision.</p> <p>The DOH has provided guides and templates for the development of suitable mosquito management plans to assist land developers in meeting these</p>	<p>3. The requirement to prepare a Mosquito Management Plan (including Memorials on Title) is inserted into Part 1 (cl.7 Additional Information) of the Structure Plan.</p>

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		<p>requirements. Please see: Mosquito management (health.wa.gov.au) for additional support.</p> <p>In addition, due to the high-risk nature of the proposed development, the DOH requires the following wording to be placed on all land title documents:</p> <p><i>"This lot is located near extensive mosquito breeding habitat and can experience substantial numbers of nuisance mosquitoes after certain environmental conditions. The mosquito species in the region are known vectors of RRV and other mosquito-borne diseases and the region is subject to annual outbreaks of these diseases."</i></p>	
5	Main Roads WA (MRWA): Road Access & Planning Don Aitken Centre, East Perth	<p><b>REQUIRES MODIFICATION:</b></p> <p>In response to your initial correspondence received on 23 May 2022 and further information received 11 July 2022, Main Roads has reviewed the information and is unable to support the above proposals in their current form. Main Roads requests additional information be provided addressing the below and provides the following comments.</p> <p><b>Traffic Impact Assessment (TIA) outstanding</b></p> <p>In regard to the technical note provided by Stantec, reference no. 301400733 dated 6 July 2022, the consultant's response appears to have addressed Main Roads previous comments dated 21 June 2022. However, a revised TIA remain outstanding, and the applicant has indicated further amendments are required based on stakeholder comments. It is requested the amended TIA is reviewed by Main Roads prior to the finalisation of the proposed Structure Plan.</p> <p><b>Acoustic Assessment Comments</b></p> <p>In regard to the Herring Storer Acoustics noise report, Revision 4, reference no. 27789-4-20325, Main Roads advises the following:</p> <ul style="list-style-type: none"> <li>The current noise assessment indicates that Quiet House Treatments and notification on titles can meet SPP 5.4 requirements for traffic and rail noise impacts on the proposed development, and these must be applied to the development. Main Roads will need to review any subsequent noise report that indicates changes to the development configuration and treatment recommendations.</li> </ul>	<p><b>Supported in Part</b></p> <ol style="list-style-type: none"> <li>Additional information was obtained from the proponent regarding public transport routes, analysis of transport networks, structure plan generated traffic and impact assessment.</li> <li>Given MRWA are satisfied with the additional information, updating and resubmission of the TIA is included in the schedule of modifications. This will allow inclusion of any additional information required by DPLH as a result of their assessment.</li> <li>An updated Acoustic Assessment was obtained including clarification of road surfaces, rail noise modelling inputs, noise treatment requirements for upper storeys and that the report relates to the Structure Plan process.</li> <li>Given MRWA are satisfied with the edits, updating the structure plan and inclusion of the updated</li> </ol>

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		<ul style="list-style-type: none"> <li>As stated in the noise report, specialist acoustic advice at the subdivision stage should be obtained and documented to specify the noise treatment requirements for any upper storeys proposed.</li> <li>Residences on any affected lots must be designed to provide at least one outdoor living area that is shielded from road traffic noise with the objective of meeting the SPP 5.4 outdoor noise target. They should also be orientated away from traffic noise.</li> </ul>	Acoustic Assessment is recommended in the proposed schedule of modifications.
6	Dept of Transport (DoT): Urban Mobility Perth	<p><b>REQUIRES MODIFICATION:</b></p> <p>DoT support the proposed Town Planning Scheme amendment and Structure Plan subject to the following comments taken into consideration:</p> <ul style="list-style-type: none"> <li>A notice should be included on the Certificate of Title for each future lot that state <i>“This property is situated in the vicinity of Jandakot Airport and is currently affected or may be affected in the future by aircraft noise. Noise exposure levels are likely to increase in the future as a result of an increase in the aircraft using the airport, change in aircraft type, or other operational changes”</i>.</li> <li>The cycling provision within the Structure plan should consider the Long-Term Cycle Network (<a href="https://www.transport.wa.gov.au/activetransport/long-term-cycle-network.asp">https://www.transport.wa.gov.au/activetransport/long-term-cycle-network.asp</a>) and be designated in accordance with the WA Cycle Network Hierarchy (<a href="http://www.transport.wa.gov.au/mediaFiles/active-transport/AT_P_WA_CycleNetwork_Hierarchy.pdf">www.transport.wa.gov.au/mediaFiles/active-transport/AT_P_WA_CycleNetwork_Hierarchy.pdf</a>).</li> <li>The structure plan needs to have adequate and safe pedestrian and cycling infrastructure that accommodates people of all ages and abilities. Please refer to the recently released Shared and Separated Path Guidelines for details on appropriate planning and design treatments, available at: <a href="https://www.transport.wa.gov.au/mediaFiles/active-transport/AT_CYC_P_Shared_and_separated_paths.pdf">https://www.transport.wa.gov.au/mediaFiles/active-transport/AT_CYC_P_Shared_and_separated_paths.pdf</a>.</li> <li>DoT recommend the provision of bicycle parking and end of trip facilities for non-residential areas within the structure plan. Bicycle parking should be provided at strategic locations within the precinct, to ensure convenient and legible access from the proposed cycling network and to encourage uptake in bike riding. Facilities should be provided in accordance with the Cycling Aspects of Austroads Guides (2017).</li> </ul>	<p><b>Supported in Part</b></p> <ol style="list-style-type: none"> <li>The requirement for a further Acoustic Assessment (including Noise Management Plan that will require Memorials on Title for Aircraft Noise) is included in Part 1 (cl.7 Additional Information) of the Structure Plan.</li> <li>The Structure Plan (as informed by the TIA included at Appendix 9) outlines an appropriate pedestrian and cyclist network, inclusive of connections to the regional principal shared path network.</li> <li>Part 2 Section 5.7.4 of the Structure Plan report foreshadows the provision of bicycle parking within areas of POS and the Local Centre.</li> </ol>





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		<ul style="list-style-type: none"> <li>• The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for APA Infrastructure. ATCO strongly advises that APA be consulted on this proposal.</li> <li>• ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.</li> <li>• Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&amp;M-PR24- Additional Information for Working Around Gas Infrastructure <a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a></li> <li>• Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&amp;M-PR24 <a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a></li> <li>• Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (<a href="http://www.1100.com.au">www.1100.com.au</a>) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&amp;M-PR24- Additional Information for Working Around Gas Infrastructure <a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a></li> </ul> <p>Please accept this email as ATCO's written response.</p>	
10	Dept of Mines, Industry Regulation & Safety (DMIRS): Mineral & Energy Resources Plain St, East Perth	<p><b>COMMENT:</b></p> <p>The Department of Mines, Industry Regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials</p>	<p><b>Noted</b></p> <p>1. No change to the proposal is required in response to this submission.</p>

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19	Dept of Fire & Emergency Services (DFES): Land Use Planning Stockton Bend, Cockburn Central	<p><b>REQUIRES MODIFICATION:</b></p> <p>This advice relates only to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.</p> <p><b>1. Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map</b></p> <table border="1" data-bbox="488 563 1570 1482"> <tr> <td data-bbox="488 563 1570 624"><b>Issue: Vegetation classification</b></td> </tr> <tr> <td data-bbox="488 624 1570 919"> <p><b>Assessment:</b> DFES acknowledges plot 1 will be removed post development. However, Plot 1 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.</p> <p>The vegetation classification should be revised to consider the vegetation as per AS3959:2018, to ensure accuracy.</p> </td> </tr> <tr> <td data-bbox="488 919 1570 975"><b>Action:</b> Modification to the BMP required.</td> </tr> <tr> <td data-bbox="488 975 1570 1035"><b>Issue: Vegetation classification</b></td> </tr> <tr> <td data-bbox="488 1035 1570 1482"> <p><b>Assessment:</b> The BMP has assumed vegetation within the Western Power easement located south of the site, will remain post development as both Class G Grassland and Class C Shrubland as per AS3959. Vegetation plots 2 and plot 4, located within the easement, cannot be substantiated as Class C Shrubland and Class G Grassland with the limited information and photographic evidence available. The potential for revegetation has not been considered. This area will require management in perpetuity to a Class C Shrubland and Class G Grassland standard as per AS3959.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation potential as per AS3959:2018, or the resultant BAL ratings may be inaccurate.</p> </td> </tr> </table>	<b>Issue: Vegetation classification</b>	<p><b>Assessment:</b> DFES acknowledges plot 1 will be removed post development. However, Plot 1 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.</p> <p>The vegetation classification should be revised to consider the vegetation as per AS3959:2018, to ensure accuracy.</p>	<b>Action:</b> Modification to the BMP required.	<b>Issue: Vegetation classification</b>	<p><b>Assessment:</b> The BMP has assumed vegetation within the Western Power easement located south of the site, will remain post development as both Class G Grassland and Class C Shrubland as per AS3959. Vegetation plots 2 and plot 4, located within the easement, cannot be substantiated as Class C Shrubland and Class G Grassland with the limited information and photographic evidence available. The potential for revegetation has not been considered. This area will require management in perpetuity to a Class C Shrubland and Class G Grassland standard as per AS3959.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation potential as per AS3959:2018, or the resultant BAL ratings may be inaccurate.</p>	<p><b>Supported in Part</b></p> <ol style="list-style-type: none"> <li data-bbox="1608 188 2119 687">1. Onsite investigation has confirmed the BMP author's view that the vegetation within Plot 1 is comprised of tall trees over exotic grasses and limited shrubs. This meets the definition of Class B woodland in AS 3959: 2018. Whilst further evidence could be requested as a modification, this seems unnecessary in the context that the current proposal involves complete removal of this vegetation.</li> <li data-bbox="1608 986 2119 1453">2. It is agreed that the level of detail, in particular the photographic evidence provided is minimal and less than normally expected. Revegetation however in the manner described is unlikely to occur. In addition to the limitations posed by the Western power easement itself, the Landscape and POS Strategy (Structure Plan Appendix 7) indicates that the land is to be enhanced, irrigated and</li> </ol>
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		<p data-bbox="495 145 1565 193"><b>Action:</b> Modification to the BMP required.</p> <p data-bbox="495 501 1565 549"><b>Issue: Vegetation classification</b></p> <p data-bbox="495 564 1565 756"><b>Assessment:</b> The BMP acknowledges that post development, retained 'Banksia Scrub' will be located within POS areas to the north and south west of the site. However, Vegetation plot 3 cannot be substantiated as Class D Scrub with the limited information and photographic evidence available. The foliage cover appears to exceed 30%.</p> <p data-bbox="495 772 1565 836">The BMP should detail specifically how the Class D Scrub classification was derived as opposed to Class A Forest.</p> <p data-bbox="495 852 1565 932">If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per</p> <p data-bbox="495 948 1565 979">AS3959:2018, or the resultant BAL ratings may be inaccurate.</p> <p data-bbox="495 995 1565 1378">DFES also notes the City queried the use of irrigation sprays to 'supress the risk of retaining banksia woodland within POS'. The BMP classifies these retained areas of Banksia vegetation for the purposes of SPP3.7. This is reflected in the BAL Contour Map. SPP3.7 then requires relevant policy measures are addressed, as outlined below in the assessment of compliance against the Bushfire Protection Criteria, to ensure development is considered and implemented reflecting risk-based planning in bushfire prone areas. This includes managed POS to a low threat state and provision of adequately sized road reserves to achieve hazard separation between classified vegetation and proposed residential lots.</p> <p data-bbox="495 1394 1565 1442"><b>Action:</b> Modification to the BMP required.</p>	<p data-bbox="1659 140 2110 212">managed by the City as a local park.</p> <p data-bbox="1659 228 2110 491">On that basis the post-development BAL levels shown on Figure 9 of the Bushfire Management Plan (Structure Plan Appendix 5) (particularly at the western end, appear incorrect and in need of modification.</p> <p data-bbox="1615 507 2110 699">3. It is the City's intention to require the northern banksia scrub to fenced and set aside as a Conservation Reserve. This may necessitate reassessment.</p> <p data-bbox="1659 715 2110 978">Figure 5 also doesn't appear to pick up all the banksia scrubland being retained, such as the small strip being retained to the rear of the existing properties that front Kingston Heath Mews. This should also be reassessed.</p> <p data-bbox="1659 994 2110 1185">However, given both of these areas involve a road interface to new development, is not expected to result in an unacceptable post-development BAL outcome.</p> <p data-bbox="1659 1201 2110 1465">Conversely, onsite investigation has southern banksia scrubland has raised queries over whether this land has been appropriately classified. Given future lots are proposed to side onto these areas, reassessment will be critical to</p>

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		<p data-bbox="499 699 907 737"><b>Issue: Vegetation exclusions</b></p> <p data-bbox="499 762 1547 986"><b>Assessment:</b> The BMP assumes, post development that Plot 5, which includes vegetated drainage reserves and POS, will be managed low threat. No evidence has been provided in the BMP to ensure these areas will be managed low threat in perpetuity. If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959:2018, or the resultant BAL ratings may be inaccurate.</p> <p data-bbox="499 1011 1491 1082"><b>Action:</b> The decision maker to be satisfied regarding POS and drainage low threat vegetation management.</p> <p data-bbox="486 1203 1491 1241"><b>2. Policy Measure 6.3 c) Compliance with the bushfire protection criteria</b></p> <p data-bbox="499 1260 1003 1299"><b>Issue: Location and Siting &amp; Design</b></p> <p data-bbox="499 1318 1137 1350"><b>Assessment: A1.1 &amp; A2.1 – not demonstrated</b></p> <p data-bbox="499 1366 1536 1474">The assessment at this level should inform the design and layout of subdivision, and reduce the vulnerability of people and property from the impact of bushfire. The BAL Contour Maps (both of which are labelled Figure 9: Indicative Bushfire</p>	<p data-bbox="1655 137 2119 679">determining the appropriateness of the interface treatments proposed. Reference and/or further clarification is also required in relation to how much regard the BMP and post-development BAL's have for the suggestion of a dedicated fire line and taller sprinklers around the banksia scrubland areas, as this is not standard and likely to involve a higher level of maintenance than the City typically accepts at park handover.</p> <p data-bbox="1610 705 2107 1165">4. Beyond the questions regarding the dedicated fire line and taller sprinklers in certain locations, the City is satisfied that the landscape treatments depicted in the Landscape and POS Strategy (Structure Plan Appendix 7) adequately demonstrate that the land will be developed, irrigated and managed in an appropriate state consistent with the post-development BALs indicated.</p> <p data-bbox="1610 1190 2119 1489">5. Despite the BMP author's consideration that it is the dwelling and not the lot that needs to be outside the post-development BAL-40 and BAL-FZ areas, this is not consistent with recent structure plan determinations the City has received in other areas.</p>

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		<p>Attack Level Assessment Glen Iris Golf Course Development - North) identifies areas of BAL-40/BAL-FZ within developable areas of the structure plan.</p> <p>The BMP suggests revisions at the subdivision stage to ensure development is located outside of BAL-40 and BAL-FZ. However, lots should be located in areas with the least possible risk of bushfire to meet the intent of Element 1.</p> <p>Good design, including provision of hazard separation such as a perimeter road around the hazard, will ensure the future subdivision meets the intent of these elements by ensuring lots are located in areas with the least possible risk. This includes hazard separation from future managed 'low threat' POS areas and classified vegetation associated with the retain Banksia vegetation within POS reserves.</p> <p><b>Action:</b> Modification to the BMP is required.</p> <p><b>Issue: Vehicular Access</b></p> <p><b>Assessment: A3.5 – not demonstrated</b></p> <p>The BMP states that battle-axe access legs are anticipated within the subject site. The guidelines require the BMP demonstrate that a battle-axe access leg cannot be avoided due to site constraints. The BMP provides no information why the proposed battle-axe access legs cannot be avoided.</p> <p><b>Action:</b> Modification to the BMP is required.</p> <p><b>Issue: Vehicular Access</b></p> <p><b>Assessment: A3.2a Multiple access routes</b></p> <p>DFES notes the City queried compliance with vehicle access principles associated with multiple access routes. The Guidelines require: Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface (two-way access). This has been demonstrated in the BMP for both the northern and southern development areas.</p> <p>Notwithstanding compliance with the Acceptable Solution, DFES notes the City's concerns regarding the northern development area, where both access routes lead south, connecting to Berrigan Drive, and the intersection of Dean, Berrigan and Jandakot roads. These access options are separated by approximately 800</p>	<p>Furthermore, there are instances where the extent of those lines would make development of a single house on the indicative lots shown very difficult to achieve.</p> <p>If modifications are required, they are capable of being managed via minor redesign, noting that some of the incursions relate to areas of vegetation onsite investigation has raised questions regarding reclassification.</p> <p>6. The City is satisfied that the small number of battle-axe access arrangements proposed are an appropriate treatment given the curve in Dean Road, and are preferable from a traffic safety and general amenity perspective.</p> <p>7. Whilst a route to Lakes Road is highly desirable, after further investigation it is accepted that the potential two access routes currently available via public reserves (Dean Park and Turtle Point Cove) are not desirable, and that provision of another route is not within the proponent's control.</p> <p>On the basis that DFES have confirmed that the current proposal meets the two-way access requirements of SPP3.7, it is</p>

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		<p>metres. DFES considers the strategic planning stage presents an opportunity to identify improvements in access/egress for the area and the wider community.</p> <p>In this regard, DFES recommends the applicant investigates feasibility of a northern connection outside the site between Dean Road and Lakes Way. DFES considers such a connection would assist the development to achieve the full intent of vehicular access, which is: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.</p> <p>DFES notes commentary in Section 3.2 of the BMP states: Providing an additional access route to the north was not considered appropriate as this would traverse the bushfire hazards adjacent to the subject site. This position is noted, however this vegetation appears to be relatively fragmented and there may be options available to improve overall access and egress for the northern section of the proposal area.</p> <p>DFES considers provision of additional vehicular access measures, including a northern access and egress route, would aid in ensuring the proposal achieves the full intent of Element 3.</p> <p><b>Action:</b> Comment only.</p> <p><b><u>Recommendation – not supported modifications required</u></b></p> <p>DFES has assessed the revised BMP for the proposed structure plan, and has identified a number of issues that need to be addressed prior to support of the proposal. DFES is not satisfied the BMP has adequately considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.</p> <p>DFES recommends amendments to the proposed Structure Plan (Section 6 of Part One Implementation Report), are consistent with any future modifications to the BMP. The proposed changes include commitments regarding the location of residential lots in areas of BAL-29 or below; and vehicular access and vegetation management to meet the requirements of SPP3.7 and Guidelines at all stages of the development.</p>	<p>accepted that future investigation of such a route can be deferred to after a decision on whether further intensification of the area will occur as an outcome of the WAPC's investigation into the Jandakot Planning Investigation Area.</p>
40	Telstra: Wireless Program Office – Commercial	<p><b>REQUIRES MODIFICATION:</b></p> <p>The proposed development with the estimated 550 dwellings with 1595 people as per Structure Plan Version-5 dated 5/5/2022 is likely to introduce capacity strain to</p>	<p><b>Supported in Part</b></p> <ol style="list-style-type: none"> <li>1. Telstra has clarified that this is a conservative approach, with future</li> </ol>

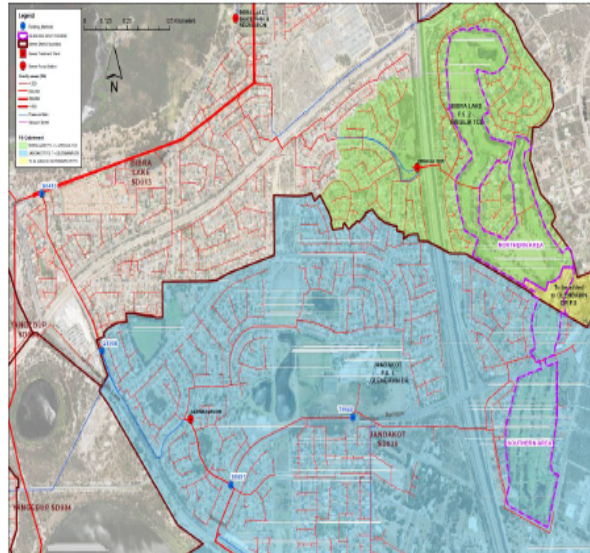


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	Engineering - Network & IT	<p>the existing Telstra Wireless network in the area and also create depth of coverage improvement needs, particularly in the higher density residential areas.</p> <p>Accordingly, Telstra expects that a new base station will need to be installed to adequately service the needs of this community once its fully developed. The ideal location for this based on current Structure Plan is around -32.10433, 115.8585 – just north of the current clubhouse.</p> <p>It should be noted that the proximity to the Jandakot Airport is likely to impact on any new base station proposals in the area and this will need to be taken into account before any new site options are confirmed.</p>	<p>need largely dependent on the performance of a new base station currently being progressed on Verde Drive.</p> <ol style="list-style-type: none"> <li>2. In subsequent correspondence Telstra agreed that if required, a new base station would be more appropriately integrated into the Local Centre.</li> <li>3. The requirement to reassess this need at the Development Approval stage for the Local Centre is inserted into Part 1 (cl.7 Additional Information) of the Structure Plan.</li> </ol>
79	Water Corporation: Development Services Newcastle Street, Leederville	<p><b>REQUIRES MODIFICATION:</b></p> <p><b><u>Water</u></b></p> <p>As stipulated in the Amendment report reticulated water is currently available to the subject area.</p> <p>The scheme water in the area does not have sufficient capacity to serve the future development. As also stipulated in the Amendment report headworks size water mains will need to be upgraded. The Water Corporation will undertake the headworks upgrades when required at our expense.</p> <p>A new DN150 reticulation main from the Berrigan Drive DN500 distribution main for water servicing south of Berrigan Drive is required. This new main would be required to be integrate into the existing reticulation system during the subdivision stage. (see sketch below)</p> 	<p><b>Supported</b></p> <ol style="list-style-type: none"> <li>1. The need to upgrade water mains to service the development is acknowledged in Part 2, Section 5.12.2 and Appendix 15 (Engineering Services Report) of the Structure Plan.</li> <li>2. The Structure Plan and Indicative Subdivision Concept identify the water main as being suitably protected within a public open space reservation.</li> <li>3. The constraints associated with the Underground Water Pollution Control Area and wellhead protection zones, and their compatibility for residential development are suitably documented in Part 2 Section 4.3.3 and Appendix 10 (Local Water</li> </ol>

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		<p>An existing water main is located within the subject area between Kooralbyn Valley Crescent and Hartwell Parade near Glacier Way. (Please note plan below) Pressured water mains shall not be located in private land and should be located in and protected by reserves (i.e. road reserves) as no development would be allowed in this area. The developer is required to fund the full cost of protecting, relocating or modifying any of the existing infrastructure which may be affected by the future development.</p> <p>In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link:  <a href="https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works">https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works</a></p> <p><b>Protection of Water Sources</b></p> <p>As stipulated in the Amendment report the subject area falls within the Jandakot Underground Water Pollution Control Area. Developers within a UWPCA need to fulfill their legal responsibilities including those covering 'land use' planning, environmental, health and building permit matters.</p> <p>The subject area is also affected by several 300m Wellhead Protection Buffers. These buffers are declared to protect the quality of groundwater being extracted for drinking water. In these zones groundwater moves rapidly towards wells and any surface contamination moving through the soil could find its way into scheme water supplies. Activities and land uses in these areas are restricted and subject to the Department of Water and Environmental Regulation approval processes in accordance with the Western Australian Planning Commissions current State Planning Policy 2.7. Land use restrictions essentially apply to the storage of materials such as petroleum products, pesticides and fertilisers (including manures) and the keeping of stock.</p>	<p>Management Strategy) of the Structure Plan.</p> <p>4. Part 2 Section 5.12.2 and Appendix 15 of the Structure Plan are updated to reference the latest advice regarding sewer catchments and associated funding arrangements.</p>



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		<p><b><u>Wastewater</u></b></p> <p>As stipulated in the Amendment report reticulated sewerage is currently available to the subject area.</p> <p>Glen Iris Golf Course is currently within both Bibra Lake and Jandakot Sewer Districts. Based on the existing contours, a small area northeast of the golf course (highlighted in yellow on the plan shown below), which is currently included in Bibra Lake Sewer District, will be changed to Jandakot Sewer District, and would be served by Glenbawn Dr Sewerage Pump Station instead of Virgilia Tce Sewerage Pump Station. That may affect how the development is serviced.</p> <p>There are numerous upgrades required to our downstream headworks infrastructure including collection sewers, pump stations and pressure mains as also stipulated in the Amendment report and the Water Corporation will undertake them when required at our expense.</p> <p>But due to the proposed development there is a reticulated sewer that is downstream and remote from of the development that needs to be upgraded before subdivision can takes place. 825m of existing DN225 retic sewer from manhole number T9948 to S0697 needs to be upgraded to DN300. (refer to plan below) This will need to be undertaken by the developer. Please note the funding arrangements indicated in the Structure Plan Report (5.12.1) may not be correct and need to be agreed to during the future subdivision process. It should be noted when sewerage works like this, that are remote from the development site, are undertaken the developer needs to liaise with the affected community before the works are constructed.</p>	



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>All sewer main extensions required should be laid within the existing road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>As also stipulated in the Amendment report existing sewerage mains are located within the subject land and some are protected by Water Corporation easements. All affected sewers will need to be protected and due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link:</p> <p><a href="https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works">https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works</a></p> <p><b>General Comments</b></p> <p>The developer is expected to provide all water and sewerage reticulation required. A contribution for Water and Sewerage headworks may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works. Water Corporation may also require land being provided for works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.</p>	
105	Dept of Water and Environmental Regulation (DWER): Kwinana Peel Region Breakwater Pde, Mandurah	<p><b>REQUIRES MODIFICATION:</b></p> <p>The Department has reviewed the scheme amendment, structure plan and associated documents, and provides the following key issues, recommendations and advice.</p> <p><b>Issue</b> EPA advice</p> <p><b>Advice</b></p>	<p><b>Supported</b></p> <ol style="list-style-type: none"> <li>The relevant State Government agency referenced in Scheme Provision 3 be updated from DWER to DBCA.</li> </ol>

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		<p>EPA's advice to the City of Cockburn dated 20 April 2022 is to be adhered to. Link to advice found here.</p> <p>In addition, please correct Table 9 – Development Areas. Please update and replace “Department of Water and Environmental Regulation” with “Department of Biodiversity, Conservation and Attractions” as seen below.</p> <ul style="list-style-type: none"> <li>retain, where practicable, an appropriate amount of black cockatoo habitat, on the advice of the Department of Biodiversity, Conservation and Attractions;</li> </ul> <p><b>Issue</b> Jandakot Underground Water Pollution Control Area</p> <p><b>Advice</b> Portions of the land subject to this referral is partially located within the Jandakot Underground Water Pollution Catchment Area (UWPCA), within the Priority 3 (P3) water source protection area. P3 areas are located over land zoned urban, commercial and light industrial. The objective in P3 areas is to manage water quality contamination risks so that the drinking water source is maintained for as long as possible. Within P3 areas, drinking water sources co-exist with higher intensity land uses. Key elements in the protection of P3 areas include the connection to the reticulated sewerage and implementing best management practices.</p> <p>The Jandakot UWPCA is managed in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy No 2.3 Jandakot groundwater protection policy (SPP 2.3). The SPP2.3 states that land use compatibility should be in accordance with the Department's Water Quality Protection Note (WQPN 25) Land use compatibility table for public drinking water source areas (DWER, 2021).</p> <p><b>Issue</b> Local Water Management Strategy</p> <p><b>Recommendation</b> Update Page 22, Section 6 – Stormwater Management Strategy to address the following: Existing stormwater basins and sumps to be redesigned to incorporate WSUD principles. In addition, there is the opportunity for roadside rain gardens, swales</p>	<p>2. The constraints associated with the Underground Water Pollution Control Area and wellhead protection zones, and their compatibility for residential development are suitably documented in Part 2 Section 4.3.3 and Appendix 10 (Local Water Management Strategy) of the Structure Plan.</p> <p>3. Part 2 Section 5.8.1 and Appendix 10 (Local Water Management Strategy) of the Structure Plan be updated to address the stormwater basin invert levels and roadside rain gardens swales and tree pit advice provided.</p>



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		<p>and tree pits to be incorporated into the design for higher catchment water quality improvement and infiltration. Please include indicative locations within Figures 9a, 9b and 9c and can be further refined the future urban water management plans (UWMP). Where possible, infiltration areas are to maximise the retention of trees and native vegetation.</p> <p>Update Page 25, Table 8 to address the following:</p> <p>As detailed in Interim: Developing a local water management strategy (DoW, 2008), please include invert levels (base, small, minor and major events) of proposed infiltration areas within table 8. These can be further refined within the future UWMPs.</p> <p><b>Issue</b> Noise Management</p> <p><b>Recommendation</b> See attachment 2 for advice pertaining to the Acoustic Assessment – Glen Iris Golf Course (Herring Storer Acoustics, 2021).</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p> <p><b>(Plus Attachments)</b></p>	<p>4. Part 2 Section 4.6.4 and Appendix 6 (Acoustic Assessment) be updated to include the requirement for a noise wall where lots back onto Berrigan Drive, and appropriate measures (including a noise wall at the rear of new lots that back onto Prinsep Road) to protect future residents from the impacts of nearby industrial activities.</p>
227	Jandakot Airport Holdings Eagle Dr, Jandakot	<p><b>REQUIRES MODIFICATION:</b></p> <p>If the said area is to be rezoned to 'Urban' (residential purposes) under the provisions of the City of Cockburn Town Planning Scheme N0.3 ('TPS3'), we request that the Certificates of Title for each Lot clearly show that the land is subject to aircraft noise. The ANEF, N60 and N65 diagrams included in the Jandakot Airport Master Plan 2020 provide some understandable measure of the noise impact on areas around Jandakot Airport.</p> <p>It is important to understand that despite some of this site being outside the 20 ANEF line, this proposed development lies almost entirely beneath the approach/departure splays of our two main runways and any residential development on this Lot will be impacted by aircraft noise and this could have a negative effect on residents.</p>	<p><b>Supported</b></p> <p>1. Part 2 Section 4.6.4 and Appendix 6 (Acoustic Assessment) of the Structure Plan be updated to reference the need for all lots within the development to have memorials on title relating to aircraft noise.</p>

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		<p>We further suggest that any residential development be required to install a minimum of 6mm external glazing and additional noise reducing measures such as acoustic insulation.</p> <p>When development commences, to avoid any delays, it will be crucial to understand Jandakot Airport's Controlled Activity Application process, due to the possibility of buildings and/or crane operations infringing the airspace (assessments can take up to 12 weeks and fees will apply).</p> <p>Information can be found on the Jandakot Airport website:  <a href="https://www.jandakotairport.com.au/development/airspace-protection.html">https://www.jandakotairport.com.au/development/airspace-protection.html</a>.</p> <p>It is important also to note that due to this particular parcel of land is situated almost entirely beneath the approach/departure splays of our two main runways, airspace intrusion is almost inevitable where building crane activity will occur in the higher lying sections. This could result in very costly delays and possible refusals of the controlled activity applications. Both developers and end users should be made well aware of this.</p> <p>The subject site is currently identified as a moderate wildlife attraction risk under the Jandakot Airport Wildlife Management Plan. We ask that design and development ensures that wildlife attraction risk, and therefore risks to aviation safety, is not increased.</p>	<ol style="list-style-type: none"> <li>2. Section 4.6.4 and Appendix 6 (Acoustic Assessment) be updated to reflect JAH's recommendations that landowners be made aware of the glazing requirements and crane limitations (likely of most relevance to construction of the local centre) noted in their submission.</li>   <li>3. Reinstatement of the water courses is likely to have a greater impact in terms of wildlife than redevelopment for residential purposes.</li> </ol>
245	Perron Group Plain St, East Perth	<p><b>REQUIRES MODIFICATION:</b></p> <p>Perron Group (Perron), as owners of the Cockburn Gateway Shopping Centre (Cockburn Gateway) and as a key stakeholder within the City of Cockburn (the City), provide this submission in respect to the advertised Scheme Amendment No. 152 to the City's Town Planning Scheme No. 3 (TPS3) (the amendment) and Glen Iris Estate Structure Plan (the structure plan).</p> <p>Cockburn Gateway is located approximately 3.5 kilometres south of the subject site and is within the 'Cockburn Secondary Centre', as identified under State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP4.2).</p> <p>The 'Cockburn Secondary Centre' is a multipurpose centre that provides a diversity of uses, measuring approximately 60,000m<sup>2</sup> in gross floor area. It performs an</p>	<p><b>Supported</b></p> <ol style="list-style-type: none"> <li>1. Insert new Clause 4.6 – Local Centre into Part 1 of the Structure Plan, creating a retail NLA floorspace cap of 2,500m<sup>2</sup>.</li> <li>2. Update Part 2 Section 5.10.2 to reference the retail floorspace cap and include the latest technical note provided by Taktics4 as an addendum to Appendix 14 (Retail Needs Assessment).</li> </ol>



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		<p>important role in the regional economy and provides essential services to its catchment.</p> <p>Following a detailed review of the respective proposals, Perron acknowledges that the preparation of the amendment and structure plan are necessary to guide the future development of the Glen Iris Golf Course (fmr) (the subject site). However, Perron is concerned that neither the amendment, nor the structure plan includes a provision which controls/regulates the amount of retail floorspace within the Development Area.</p> <p>On this basis, and for the reasons outlined in our submission, Perron respectfully requests that the City consider restricting the amount of shop-retail floorspace within the Glen Iris Local Centre to a maximum of 2,500m<sup>2</sup> Net Lettable Area (NLA), by inserting a provision (shop-retail floorspace cap) in either Amendment No. 152 to TPS3 or the Glen Iris Estate Structure Plan.</p> <p><b>Proposed Amendment No. 152 to Town Planning Scheme No. 3</b></p> <p>The proponent seeks approval to rezone the former Glen Iris Golf Course (the subject site) from 'Special Use' to 'Development' zone.</p> <p>It is noted that the proposed amendment also seeks to modify the scheme text, by way of including a new provision in Table 9 – Development Areas which sets out the specific purposes and requirements that apply to the Development Area</p> <p><i>Perron does not object, in-principle, to proposed Amendment No. 152. However, <b>the City is encouraged to consider a modification to proposed Amendment No. 152 as detailed under 'Submission' below.</b></i></p> <p><b>Draft Glen Iris Estate Structure Plan</b></p> <p>We understand the proponent has prepared the Glen Iris Estate Structure Plan, as necessitated by the abovementioned rezoning request, which requires the preparation and approval of a local structure plan.</p> <p>It is noted that the draft structure plan incorporates the following key elements –</p> <ul style="list-style-type: none"> <li>• One lot, measuring 7,000m<sup>2</sup> gross floor area (GFA), designated 'Local Centre'</li> <li>• Estimated retail floor space of 2,500m<sup>2</sup> net lettable area (NLA), comprising: <ul style="list-style-type: none"> <li>- a supermarket, measuring 1,500m<sup>2</sup> NLA; and</li> <li>- between 5 – 10 shops, with a combined floorspace area of 1,000m<sup>2</sup> NLA</li> </ul> </li> </ul>	

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		<p>It is further acknowledged that the draft structure plan, in particular the proposed 'Local Centre', is supported by a Retail Needs Assessment, prepared by Tactiks4.</p> <p>The following statements within the draft structure plan in regard to the 'Local Centre' are acknowledged:</p> <ul style="list-style-type: none"> <li>• <i>An existing commercial area is located on Berrigan Drive, immediately east of the subject site, and provides a variety of retail/shop, restaurant and medical land uses. The commercial area is identified in the City of Cockburn's Local Commercial and Activity Centres Strategy ('Commercial Strategy') as a 'Local Centre' with a retail-shop floorspace of approximately 2,146m<sup>2</sup>.</i></li> <li>• <i>Opportunities for expansion of the Local Centre have been considered as part of the structure planning process and a Retail Needs Assessment has been undertaken by Taktics4.</i></li> <li>• <i>The Retail Needs Assessment indicates a small supermarket-based centre presents the most suitable opportunity for the site, having regard to the number of additional dwellings proposed through the redevelopment and the impacts on existing supermarket-based centres in the surrounding area.</i></li> <li>• <i>The location of the Local Centre provides an opportunity to integrate with the existing commercial area also located on Berrigan Drive. The Local Centre is proposed to be approximately 7,000m<sup>2</sup> (site area), with a retail floorspace allocation of approximately 2,500m<sup>2</sup>.</i></li> </ul> <p><i>Perron does not object, in-principle, to the draft Glen Iris Estate Structure Plan. However, it is strongly recommended that the draft Glen Iris Estate Structure Plan be modified as detailed under 'Submission' below.</i></p> <p><b>Retail Needs Assessment</b></p> <p>We understand the purpose of any Retail Needs Assessment (RNA) is to demonstrate that proposals for 'major development' will not unreasonably impact upon the activity centre hierarchy, result in loss of services to the community and/or impact upon existing, committed and planned public and private infrastructure investment.</p> <p>Considering the proximity of the proposal to Cockburn Gateway, a detailed review of the RNA has been undertaken, including the preparation of a retail gravity model (refer to Appendix A – Retail Gravity Model), whereby the following conclusions are derived –</p>	

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		<ul style="list-style-type: none"> <li>• A full-line supermarket is not viable at the Glen Iris Local Centre as the calculated productivity per square metre is significantly below national average.</li> <li>• A small-format supermarket, as proposed (1,500m<sup>2</sup> NLA), is viable and capable of being supported at the Glen Iris Local Centre.</li> <li>• The RNA does not adequately demonstrate that there is demand for an additional shop-retail floorspace of 1,000m<sup>2</sup>. Further analysis is required to verify that the proposed additional shop-retail floorspace is viable and capable of being supported.</li> </ul> <p><i>Following a detailed review of the RNA, Perron has concerns with the methodology and conclusions derived within the RNA, as detailed above.</i></p> <p><b>Submission</b></p> <p>With regards to the above, Perron provides the following comments and recommendations for the City's consideration:</p> <ul style="list-style-type: none"> <li>• <b>To protect the activity centre hierarchy, either Amendment No. 152 to TPS3 or the draft Glen Iris Estate Structure Plan should be modified to include development controls (a shop-retail floorspace cap) which limit the provision of retail floorspace within the proposed Development Area to a maximum of 2,500m<sup>2</sup> Net Lettable Area.</b></li> </ul> <p>The structure plan indicates that the 'Local Centre' is proposed to measure approximately 7,000m<sup>2</sup> (GFA), with a shop-retail floorspace allocation of approximately 2,500m<sup>2</sup> (NLA).</p> <p>Perron is concerned that there are no retail floorspace controls within either the amendment or the structure plan. Without any such retail floorspace controls, additional retail floorspace on land identified as 'Local Centre' may be allowed (i.e., up to 7,000m<sup>2</sup>), which could ultimately undermine existing centres with no further retail or impact analysis.</p> <p>Considering the above, and noting that the proposal already represents 'major development' (i.e., more than 1,000m<sup>2</sup> of NLA proposed), it is unclear how the City will regulate any future floorspace expansion of activity centre uses within the proposed Development Area.</p>	

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		<p>As such, it is strongly recommended that a development control provision, limiting the amount of shop-retail floorspace within the Glen Iris Local Centre be inserted into either the amendment or the structure plan.</p> <p>Perron notes that similar provisions, which limit the amount of retail floorspace have been included in TPS3 for existing Development Areas, including ‘DA 8 Success Lakes’, ‘DA 9 Gaebler Road’ and ‘DA 24 Cockburn Central (Gateways Precinct via the Gateways Precinct Local Structure Plan)’.</p> <p>Perron generally accepts that the proposed small-format supermarket of approximately 1,500m<sup>2</sup> is appropriate, as supported by our retail gravity modelling (refer to Appendix A – Retail Gravity Model). However, Perron notes that the RNA prepared by Taktics4 does not demonstrate that demand exists for an additional 1,000m<sup>2</sup> of shop-retail floorspace.</p> <p>Although the RNA does not demonstrate that demand exists for an additional 1,000m<sup>2</sup> of shop-retail floorspace, Perron, subject to the City’s scrutiny, accepts that the overall 2,500m<sup>2</sup> NLA proposed may be appropriate in this instance.</p> <p><i>For the reasons outlined above, Perron strongly recommends that either proposed Amendment No. 152 to TPS3 or the Glen Iris Estate Structure Plan be modified to include the following provision (or similar):</i></p> <p><b><i>The combined Nett Lettable Area (NLA) of Shops (retail uses) within land identified as ‘Local Centre’ shall not exceed 2,500m<sup>2</sup>.</i></b></p> <p><b>Conclusion</b></p> <p>Perron, in-principle, supports the preparation of proposed Scheme Amendment No. 152 and the draft Glen Iris Estate Structure Plan as they are recognised as being necessary planning instruments required to guide the future development of the Glen Iris Golf Course (fmr).</p> <p>However, for the reasons outlined in this submission, Perron respectfully requests that the City consider our recommendation below –</p> <ul style="list-style-type: none"> <li>• Limit the amount of shop-retail floorspace within the Glen Iris Local Centre to a maximum of 2,500m<sup>2</sup> Net Lettable Area (NLA), by inserting a provision (shop-retail floorspace cap) in either Amendment No. 152 to TPS3 or the Glen Iris Estate Structure Plan.</li> </ul>	

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285	Dept of Education (DoE) Royal St, East Perth	<p><b>COMMENT:</b></p> <p>The Glen Iris Golf Course redevelopment area falls within the student enrolment intake area of South Lake Primary School (Primary School). Based on the current analysis of the residential growth and student enrolment demand, it is anticipated that the Primary School would have sufficient capacity to accommodate the student yield generated from the proposed 550 dwellings within the Structure Plan.</p> <p>Accordingly, the Department has no objections to the proposed Scheme Amendment and Structure Plan.</p> <p>Notwithstanding this, the Department will continue to closely monitor the student enrolment demand on South Lake Primary School and if required, identify the suitable number and location of future public school site/s having regard to the potential residential growth in the broader locality such as the Planning Investigation Areas to the east of Glen Iris Golf Course redevelopment area.</p>	<p><b>Noted</b></p> <ol style="list-style-type: none"> <li>1. This advice is consistent with the information included in Part 2 Section 5.9 and Appendix 12 of the Structure Plan.</li> <li>2. It is standard practice for the WAPC to refer subdivision applications to the Department of Education.</li> </ol>
286	Dept Biodiversity, Conservation & Attractions (DBCA) Parks and Wildlife: Swan Region Hackett Dr, Crawley	<p><b>REQUIRES MODIFICATION:</b></p> <p>The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions (DBCA) has reviewed the proposal and provides the following advice.</p> <p><b>Environmental Protection Authority Advice</b></p> <p>DBCA notes that the Environmental Protection Authority (EPA) provided advice and recommendations, dated 20 April 2022, in relation to current proposed TPS amendment for the subject site. It was the expectation of the EPA that the current TPS should include text provisions to address requirements to prioritise threatened black cockatoo habitat for retention. It is noted that the original text provisions have been modified to require the retention of black cockatoo habitat in areas of public open space (POS) on the advice of the Department of Water and Environmental Regulation.</p> <p><b>Threatened Black Cockatoo Species</b></p> <p>The 'Environmental Assessment Report – Local Structure Plan – Former Glen Iris Golf Course' (Emerge Associates, 2022) (EAR) indicates that the site has been highly modified (page 21), with potential habitat used by black cockatoos and other fauna now limited to small patches of remnant native vegetation. It is recognised in the EAR that the amendment area contains areas of foraging and roosting habitat for threatened black cockatoo species, consisting of both native and non-native</p>	<p><b>Supported</b></p> <ol style="list-style-type: none"> <li>1. Scheme Provision 3 (dot point 1) was specifically inserted into the Scheme Amendment prior to advertisement to address the EPA's recommendation. Updating of the provision to reference DBCA is recommended in response to DWER's subsequent submission.</li> <li>2. Update Part 2 Section 5.4.1 and Appendix 7 (Landscape &amp; POS Strategy), which includes reference to habitat retention and creation through various methods including vegetation retention and replanting to emphasise the retention and</li> </ol>

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		<p>vegetation. DBCA advises that it is unlikely that breeding would occur within the subject site, as black cockatoo breeding within heavily urbanised areas of the Swan Coastal Plain is rarely recorded.</p> <p>Consistent with proposed scheme text provision DA 45 (no. 3.) the current Indicative Subdivision Concept and mapping provided, indicates that a majority of the mapped remnant native vegetation on site, which provides fauna habitat, is proposed for retention in areas of public open space (POS).</p> <p>Future planning stages could also ensure that POS areas containing foraging and roosting habitat, are enhanced through the planting of black cockatoo habitat species. Provision of additional fauna habitat could further mitigate impacts from the residential development. This requirement could be included in the proposed scheme text provisions and implemented through conditions of subdivision approval.</p> <p><b>Matters of National Environmental Significance</b></p> <p>The native vegetation proposed to be cleared to facilitate the future development of Glen Iris Estate may impact habitat of threatened species listed under State and Commonwealth legislation including Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>). Proponents may therefore have notification responsibilities under the Environment Protection and Biodiversity Conservation Act 1999 and should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water for further information on these responsibilities, prior to further planning stages.</p>	<p>inclusion of black cockatoo foraging and roosting habitat.</p> <p>3. The City continue to encourage the proponent to refer the proposal to the Federal Government for assessment under the EPBC Act.</p>
307	APT Parmelia Pty Ltd Adelaide Tce, Perth	<p><b>COMMENT:</b></p> <p>APA Group (APA) is Australia's largest natural gas infrastructure business and has direct management and operational control over its assets and investments. APA's gas transmission pipelines span across Australia, delivering approximately half of the nation's gas usage. APA owns and operates over 15,000km's of high pressure gas transmission pipelines across Australia. APA is the Pipeline Licensee for the Parmelia Gas Pipeline, which is located north of the subject site.</p> <p><b>APA's Role</b></p> <p>As a Licensee under the Petroleum Pipelines Act 1969 (WA), APA is required to operate high pressure gas transmission pipelines (<b>HPGTP</b>) in a manner that minimises adverse environmental impacts and protects the public and property</p>	<p><b>Noted</b></p> <p>1. No change to the proposal is required in response to this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>from health and safety risks. Once a HPGTP is in place, APA is required to constantly monitor both the pipeline easement and also a broader area within which we are required to consider land use changes and development and to assess what such changes means to the risk profile of the HPGTP.</p> <p>APA has a number of responsibilities and duties to perform under a complex framework of legislation, standards and controls across Federal, State and Local Government landscapes. In particular, our HPGTPs are required to be operated in accordance with Australian Standard 2885 (Pipelines – Gas and Liquid Petroleum) (AS2885). In discharging our regulatory responsibilities, APA needs to continuously review what is happening around its assets, what land use changes are occurring and what development is taking place to ensure it remains in a position to comply with applicable operational and safety standards and legislation whilst meeting its commercial obligations and imperatives.</p> <p><b>Comments</b></p> <p>Based on the information provided, it is APA’s assessment that the proposed structure plan and its proposed land use changes will not impact the Parmelia Gas Pipeline. Given the nature and scale of the development, and the separation between the pipeline and the subject site, APA has no objection to the proposal and no technical commentary to make.</p>	
308	Public Transport Authority of Western Australia (PTA) Public Transport Centre, West Pde, Perth	<p><b>REQUIRES MODIFICATION:</b></p> <p>5.7.2. Proposed Road Network, Page 49</p> <p>The proposed road network does not provide a suitable alignment to operate an efficient or attractive bus route service. As previously mentioned to developers and Council and noted in the Plan, Transperth requires a new road or bus only connection between Dean Road and Lakes Way. Operating a new future bus service through the area as proposed in the Plan along Neighbourhood Connector B (Page 39, 5.7.2 – Structure Plan), is not supported by Transperth. The structure plan in its current form will result in the majority of future residents having no access to public transport due to poor integration with the surround road and public transport network, with the internal development pattern and road design not providing for the operation of an effective bus network. As such, Transperth only supports approving for development land within a reasonable walkable catchment</p>	<p><b>Supported in Part</b></p> <ol style="list-style-type: none"> <li>1. Whilst a connection to Lakes Road would be highly desirable, it is not considered reasonable grounds to exclude the northern portion of the development until such a connection is provided, particularly when there are existing dwellings already located further away that have no option but to use the existing Route 515 service.</li> </ol>



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		<p>of bus stops on Berrigan Dr (bus stops 20921 and 20927, please see attached map) which will have access to the existing Route 515 bus route service.</p> <p>Firstly, the structure plan area, even with the disused golf course area developed, represents a small pocket of isolated low residential development that will not be conducive to supporting an attractive bus service. Due to the low base level demand and comparative attractiveness of car travel, high frequency bus services will not have adequate passenger catchment. If the Route 515 bus route were to be serviced in the Structure Plan area, it would operate through Glen Iris Estate via the southern portion of the new Neighbourhood Connector through to Berrigan Drive (as shown on Page 4). Even if these conditions were provided, the proposed road alignment is meandering with limited passenger catchment which would result in a slow and poorly patronised bus service.</p> <p>Secondly, a suitable bus terminus facility would need to be provided at the northern end of the Structure Plan area by the developer.</p> <p>Thirdly, the new service would require the provision of additional bus vehicles and operation budget, which Transperth is not currently provisioned for. Transperth currently has more than 200 bus service improvement projects awaiting funding from State Government. The provision of a new bus service in this area, with its relatively low level of passenger catchment, represents a negligible benefit to the wider public and as such would be determined a very low priority. Being added to the end of Transperth's ever growing Service Development Plan list for future investment. Noting that the Route 515 bus route is a relatively low frequency service with a 2 hourly frequency during the middle of weekdays and no weekend services. This bus route is also one of the many on Transperth's Service development plan awaiting additional funding to improve its frequency and span of operating dates and hours. Timetable information is available on the Transperth website.</p> <p>In summary, The PTA does not support the Glen Iris Estate Structure Plan in its current form.</p> <p>The PTA has also reviewed the Environmental Assessment and Management Strategy prepared by Emerge Associates, which includes the Herring Storer Acoustic Report.</p>	<ol style="list-style-type: none"> <li data-bbox="1615 233 2123 416">2. It is not recommended that the densities proposed be increased, simply to enhance the prospect of a viable bus service being provided into the future.</li> <li data-bbox="1615 639 2123 1174">3. For the reasons stated, it is accepted that an extended bus service is unlikely to be provided into the estate unless or until such time as a connection to Lakes Road is created. In this context, as an interim step it seems sensible to ensure the neighbourhood connector road is delivered in a manner that futureproofs the potential for a future route to be accommodated through the area, but not the setting aside of additional land for a bus terminus.</li> <li data-bbox="1615 1334 2123 1481">4. The requirement for a Noise Management Plan and additional building standards relating to road noise are adequately addressed in</li> </ol>

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		<p>The report references the SLR report prepared for TCL (Thornlie-Cockburn Link Noise and Vibration Assessment Report Number 675.10409.00100-R01), which provides recommendations for the construction of noise walls and other management measures to meet compliance with SPP 5.4 for the new and existing passenger. Therefore, the PTA has no comments in relation to the Local Structure Plan and rail noise.</p> <p>However, the LSP report states: "The Acoustic Assessment demonstrates the potential road and rail noise levels at the site are not at a sufficient level to require acoustic amelioration, but recommends notification be placed on the Titles of lots in proximity to the road and rail line." The PTA would like to point out that this is not entirely correct as the Herring Storer Acoustic Assessment (September 2011) notes that road noise will require some quiet house design as outlined in the noise report.</p> <p>The PTA is eager to work collaboratively with the City of Cockburn to provide guidance for suitable transport outcomes for the Glen Iris Estate Structure Plan, Jandakot.</p>	<p>Part 1 (cl.7 Additional Information) and Part 2 Section 4.6.4 of the Structure Plan.</p>

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<b>Residents Association &amp; Large Submissions</b>			
278	Lateral Planning (on behalf of the Jandakot Residents & Ratepayers Association) 44 Kings St, Perth	<p><b>OBJECT: <i>The proposal raises numerous issues that have either not been properly considered or adequately addressed.</i></b></p> <p>In summary, proposed Scheme Amendment No.152 and the resulting Structure Plan will have a significant adverse impact on the amenity and quiet enjoyment of residential lots within the Glen Iris Golf Course Estate, particularly those lots that front the golf course. In addition, the proposal will, in its current form, result in the loss of a significant amount of vegetation.</p> <p><b>Residential Infill Targets</b></p> <p>We understand the City has already achieved its residential infill targets, as prescribed by the Western Australian Planning Commission, pursuant to the densities identified in LPS3 and various approved Structure Plans. Whilst it is acknowledged the site could contribute to the City's infill targets, the location of infill development should be prioritised towards activity centres, transport infrastructure and community facilities. The Glen Iris Golf Course site is not ideally located in that respect, and combined with the loss of an important community asset, means the addition of infill residential lots does not provide a strategic planning benefit to the City.</p> <p><b>Permitted Development</b></p> <p>The documents prepared for Amendment No.152 include the following statement:</p> <p><i>Under the provisions of the current zoning, the landowner can pursue development in accordance with a range of different land uses including residential development. Redevelopment under the existing zoning could produce in aggregate, over 1,150 dwellings (subject to the form of residential development – i.e. single dwelling/grouped dwelling/multiple dwelling and the use of a portion of the land for some form of golf course use). The consultation undertaken to date has indicated that this is not the preferred outcome of the community if the golf course is not retained in its current configuration, and that a comprehensive master-planned community is a superior outcome.</i></p>	<p><b>Supported in Part</b></p> <ol style="list-style-type: none"> <li>1. It is true that the City's Draft Local Planning strategy (as now certified for advertising by the WAPC) does not identify the need to rezone any additional land to meet the dwelling targets included in the Sub-Regional Planning Framework. This is largely due to the take up of infill housing currently being realised as a result of the City's earlier Revitalisation Strategies. However, the State Government also encourages Local Authorities to explore opportunities to improve the efficiency of existing urban zoned land (as a key means of limiting the environmental and greater societal impacts of continued urban sprawl on the edge of the Metropolitan Region).</li> <li>2. It is agreed that the proponent's suggestions as to how the existing framework might be manipulated to accommodate an equivalent or worse development outcome are arguable.</li> </ol>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION								
		<p>This statement is misleading and does not reflect the intent or actual wording of the existing provisions contained within TPS3. The permissible uses that apply to the site are determined by Clause 3.7 and Table 8 of LPS3.</p> <p>Clause 3.7 states:</p> <p><i>3.7 Special Use Zones</i></p> <p><i>3.7.1 Special use zones are set out in Table 8 and are in addition to the zones in the Zoning Table.</i></p> <p><i>3.7.2 A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Table 8 and subject to compliance with any conditions set out in Table 8 with respect to that land.</i></p> <p><i>Note: Special Use Zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.</i></p> <p>Table 8 – Special Use Zones includes the following provisions for SU1 - Glen Iris Golf Course Estate:</p> <table border="1" data-bbox="488 775 1541 1238"> <thead> <tr> <th data-bbox="488 775 593 831">No.</th> <th data-bbox="593 775 913 831">Description of Land</th> <th data-bbox="913 775 1279 831">Special Use</th> <th data-bbox="1279 775 1541 831">Conditions</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 831 593 1238">SU 1</td> <td data-bbox="593 831 913 1238">Berrigan Drive, Jandakot, the Glen Iris Golf Course Estate</td> <td data-bbox="913 831 1279 1238">Golf Course Estate, Private Recreation, Hotel, Convention Centre and associated uses - means land used and designed for a golf course, integrated with residential development and associated commercial and community facilities.</td> <td data-bbox="1279 831 1541 1238">Structure Plan adopted to guide Subdivision, land use and Development - Glen Iris Golf Course Estate</td> </tr> </tbody> </table> <p>The special use that the site may be used for is a “Golf Course Estate, Private Recreation, Hotel, Convention Centre and associated uses”, which is defined in Table 8 as meaning:</p> <p><i>“land used and designed for a golf course, integrated with residential development and associated commercial and community facilities.”</i></p>	No.	Description of Land	Special Use	Conditions	SU 1	Berrigan Drive, Jandakot, the Glen Iris Golf Course Estate	Golf Course Estate, Private Recreation, Hotel, Convention Centre and associated uses - means land used and designed for a golf course, integrated with residential development and associated commercial and community facilities.	Structure Plan adopted to guide Subdivision, land use and Development - Glen Iris Golf Course Estate	
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		<p>Table 8 clearly requires that, first and foremost, the land be used as a golf course, with residential development integrated with the predominant golf course use.</p> <p>It is noted that ‘Golf Course’ is not a defined use under LPS3. In these circumstances, the requirement is to use the ordinary meaning of word(s).</p> <p>The Collins Dictionary defines ‘golf course’ as:</p> <p><i>A golf course is a large area of grass which is specially designed for people to play golf on.</i></p> <p>The Britannica Dictionary defines ‘golf course’ as:</p> <p><i>a large area of land set up for the game of golf.</i></p> <p>The suggestion by the proponent that a golf course could be reasonably defined as a ‘mini putt putt’ or ‘virtual’ facility is contrary to a reasonable and logical interpretation of the term, and should be discounted as a valid proposition.</p> <p>Furthermore, Table 8 of LPS3 does not identify residential development as a predominant or primary land use. Rather, Table 8 clearly requires residential uses to be associated with, and integrated with, the predominant golf course uses.</p> <p>The proponent has not identified residential development as an “associated” use in their assessment of the development potential of the site. Accordingly, the statement that “the existing zoning could produce in aggregate, over 1,150 dwellings” does not accord with the Special Use provisions of LPS3 and should be ignored when considering this proposal.</p> <p><b>Loss of Important Community Infrastructure</b></p> <p>The Glen Iris Golf Course was a well-used and valued community facility.</p> <p>Whilst it is acknowledged the golf course, club house and driving range were in private ownership, there are many privately owned facilities that provide a community benefit or service a community need (i.e. Adventure World, Cockburn Gateway Shopping Centre, Child Care Centres). The lost of community facilities, regardless of ownership, should be avoided.</p> <p>The conversion of a golf course into standard residential development will provide no opportunity for the re-use of this valuable site for any other use. As such, the proposal appears to be a short-sighted approach to the future use of the land.</p> <p>The applicant’s report suggests that the continued use of the site as a golf course is not a viable operation. This has not been demonstrated or justified. Since the</p>	<p>3. In the context of a landowner unwilling to sell the land or re-establish the former land use, there are no existing community facilities to preserve.</p> <p>The broader need for golf facilities will be further evaluated as part of the City’s forthcoming review of its Community Sport and Recreation Facilities Plan.</p> <p>An influencing factor are a number of emerging commercial operations that will help to service this need,</p>

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		<p>closure of the golf course in early 2020, golf has experienced a worldwide resurgence in popularity and the majority of courses around Australia have experienced substantially increased traffic as a result. Golf Australia identified that the estimated number of rounds played has increased by at least 20% during 2020/2021. This increase in the popularity of golf has occurred since the release of the Parks and Leisure Australia (WA) 'Guidelines of Community Infrastructure (2020)' report, which does not include any adjustments, for any sport, in relation to changes / trends in participation rates. The report does not address how population growth either by infill or expansion at the edge of metropolitan areas should be accommodated. Including a distance-based metric as the basis for the provision of golf courses is too simplistic, and the report 's recommendation in this regard is not consistent with the rates of provision of golf courses around Australia. As a result, it is our opinion that the relevance and accuracy of this report is questionable in relation to golf courses, and ought not to be used when making decisions in relation to golf courses.</p> <p>The premature closure of the golf course means the City's residents, and those from further afield, do not have a local option to participate in golf, on a public golf course. This premature closure of the course has potentially meant the viability of the golf course and associated facilities has not been sufficiently tested under the likely improved operating conditions as a result of the increased popularity of golf.</p> <p>There is also the potential of the City missing an opportunity to create a sport / recreation / leisure orientated precinct to the north of the City Centre, which would include the Fremantle Dockers Training Facility, Cockburn ARC, the proposed Wave Park and a restored Glen Iris Golf Course. Whilst it is acknowledged the Golf Course has already closed, and the landowner has taken a number of steps to make it more difficult to reopen the course, it would not be impossible to undertake restoration and improvement works to re-open a top-quality golf facility on the site. It would be appropriate for the City to encourage this approach, rather than the predetermined and short-sighted redevelopment approach currently being promoted.</p> <p>The City also has a responsibility to ensure that adequate land is set aside for needed community and commercial facilities. In a similar way that planning identifies the need to zone land for industrial, commercial and retail uses, there is a need to plan for other uses such as recreation and district sporting facilities. The</p>	<p>in a manner attractive to a broader spectrum of the community, and in a more water and land efficient way.</p> <p>In the interim the Parks and Leisure Australia (WA) 'Guidelines of Community Infrastructure (2020)' and the subsequent needs analysis prepared by Active Exchange on behalf of the City provide enough certainty that an adequate level of provision will be provided to the Cockburn community.</p>

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		<p>premature closure and conversion of the site from a golf course to residential uses is not consistent with a well-planned outcome where important community facilities are retained and protected in both the short and long term. The proponent has not demonstrated that the City's residents will have access to adequate golf course facilities now and into the future.</p> <p><b>Best Practice Planning Not Applied to the Proposal</b></p> <p>The Victorian Department of Environment, Land, Water and Planning has recently prepared the Planning Guidelines for the Conversion of Golf Course Land to Other Purposes (see attached). This document sets out the systematic process for determining whether golf course land should be repurposed. This assessment pathway includes a seven (7) step review:</p> <ol style="list-style-type: none"> <li>1. Consider whether the land should be redeveloped</li> <li>2. Identify the strategic direction for the site</li> <li>3. Determine what assessments and approvals are required</li> <li>4. Document site values, constraints and opportunities</li> <li>5. Engage the community</li> <li>6. Develop a land use concept that delivers a net community benefit</li> <li>7. Deliver a quality outcome</li> </ol> <p>It is evident that this proposal has not been subject to a comprehensive review. Particularly in relation to the needs analysis or whether the proposal is the most suitable use of the land should the needs analysis determine that the golf course is no longer required.</p> <p>As outlined in the Guidelines, the landowner should commission a study that identifies the demand for golf courses in the region and whether the course is located in an area currently under-supplied or over-supplied with golf courses. The landowner should also provide evidence as to whether there is capacity for the golf course to be improved to incorporate contemporary design standards and facilities. This would ensure that planning decisions with respect to this important community facility are more evidence based.</p> <p>The Guidelines also state:</p> <p><i>To ensure net community benefit, the redevelopment of golf course land should achieve the following:</i></p>	<p>4. Whilst useful (in the absence of any local regulations), the City is not bound to strictly follow the Victorian Planning Guidelines for the Conversion of Golf Course Land to Other Purposes.</p> <p>Notwithstanding the above, beyond the suggestion that some or all of the landholding be reserved for a golf course or public open space (both of which would almost certainly trigger a right of compensation by virtue of injurious affection), no viable alternative land use has been submitted for consideration through the public submission process.</p> <p>On a gross area basis, inclusive of the vegetation being protected within over-width public road reservations, the advertised Structure Plan proposal readily exceeds the suggested 20% requirement for publicly accessible open space, capable of being used for passive or active recreational purposes.</p> <p>The arrangement of this open space has had significant regard</p>



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		<ul style="list-style-type: none"> <li>• <i>at least 20 per cent of the land area to be developed is set aside as publicly accessible useable open space that contributes to an integrated open space network. This land may be encumbered by easements, reservations, heritage, vegetation or other conditions and make provision for land to be used for passive or active recreation</i></li> <li>• <i>enhance and protect state, regional and locally significant environmental assets and biodiversity corridors</i></li> <li>• <i>landscaping that delivers an appropriate amount of tree canopy cover (excluding active sporting areas) to mitigate urban heat effects and is at least equivalent to, or greater than the surrounding area</i></li> <li>• <i>active transport links are provided into the surrounding area and must be provided on the golf course land proposed for redevelopment.</i></li> </ul> <p>The proposed Scheme Amendment and Structure Plan do not achieve these outcomes. As such, based on these Guidelines, the proposal does not achieve a net benefit to the community, nor is it based on best practice.</p> <p><b>Pre-Determined / Orchestrated Outcome</b></p> <p>The Scheme Amendment suggests the golf course was closed prior to the purchase of the site. Whilst technically correct, Landgate records indicate that the agreement to purchase the site occurred in January 2020, with settlement occurring in April 2020. The golf course was closed in March 2020. The landowner appears not have made any effort to find an operator for the golf course while the Scheme Amendment and Structure Plan are determined.</p> <p>Subsequent to the closure, the landowner undertook works to make it more difficult to reinstate the golf course. For example, the removal all reticulation systems, ensuring that the majority of the grass on the site died.</p> <p>The site was purchased with a pre-conceived notion that this facility should be removed, without any justification, and then subsequent measures sought to pre-empt the planning process. The purchase of the site was made despite the proponent being provided with evidence of substantial community support for the retention of the course, by way of a petition containing in excess of 10,000 signatures.</p> <p>It is important that the Council and Minister not make a decision to permanently remove this facility prior to an independent needs analysis being undertaken.</p>	<p>for the preservation (and transfer into public ownership) of a large number of existing trees on-site, including the prioritisation of those of greatest environmental significance, and the creation of an enhanced pedestrian and cyclist network throughout the former golf course landholding.</p> <p>5. It is agreed that an agreement to sell the land likely preceded closure of the golf course, however the City has no ability to insist that any landowner continue to operate a commercial venture on private land. Where triggered, it can only consider the merits (or otherwise) of a planning proposal put before it to develop on the land or use it for an alternative purpose.</p>

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		<p><b>Amenity Expectations</b></p> <p>In 1992, the then owners of the site, which now accommodates the golf course and the surrounding residences sought to rezone the site to facilitate the development of what was described as an 'integrated residential golf course estate'. As part of its submission, the owners stated that their objective was to create a desirable residential environment that capitalises on the natural abilities and characteristics of the site with an integrated 18-hole golf course as its centrepiece. The proposal was supported, and once established the residential sites were marketed as being part of a golf course estate.</p> <p>Whilst we note that this is not strictly of itself a planning consideration it was very clear that there was a specific amenity sought for the residential component of the development, that formed the basis for the support received by the City and the then Minister for Planning. That being a golf course based estate that included tree retention / planting, views and recreation. The existing residents have made decisions based on the existing scheme provisions. A decision to vary these provisions should not be made within consideration of alternatives and a determination as to whether the proposed outcomes achieve a commensurate level of amenity.</p> <p>Whilst it is acknowledged that landowners are able to request modifications to the scheme, it is beholden on the Council to plan for the City in a manner that minimises any adverse impacts arising from modifications to the Scheme. The City also has a responsibility to ensure that adequate land is set aside for community and commercial facilities. The premature closure and conversion of the site from a golf course to residential uses is not consistent with a well-planned outcome where important community facilities are retained and protected.</p> <p>This proposal does not achieve in the maintenance of current amenity enjoyed by the residents. This proposal will result in the removal of large portions of the vegetation, remove almost all of the open areas (previously the fairways) and will dramatically reduce the separation between the dwellings. These changes were pre-conceived and prepared without any due regard for the current residents, and will significantly reduce their enjoyment of their properties.</p> <p><b>Loss of Significant Vegetation</b></p>	<p>6. It is acknowledged that removal and redevelopment of the golf course landholdings will have some impact on the amenity of surrounding landowners.</p> <p>In the absence of any prospect that the landowner will sell the land or re-establish a golf course on it however, the greater question becomes whether the proponent has done enough to manage that impact in a reasonable and acceptable manner.</p> <p>In response to the submissions received, the City is recommending a number of modifications that seek embed key structure plan elements and ensure such a balanced outcome will be appropriately delivered via the subsequent subdivision and development approval processes.</p> <p>7. A number of the above referenced modifications relate to the introduction of greater planning</p>


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		<p>The vegetation that has either been retained or planted on the subject site is located at the edge of the majority of the fairways. As a result, the vast majority of the existing vegetation is located adjacent to the dwellings and roads that abut the golf course. As such the removal of vegetation is likely to adversely impact on the amenity and views enjoyed by these dwellings that front the golf course. Given this impact, the proposed provisions do not provide the necessary assurance that amenity will be maintained.</p> <p>The proposed provisions, included in the Amendment, also do not provide enough certainty in relation to the preservation of the existing vegetation.</p> <p>The proposed Structure Plan includes a layout will ensure the unnecessary removal of a substantial amount of the vegetation, much of which is mature vegetation. A more detailed analysis of the vegetation on the site is warranted to both protect the environmental benefits of retaining vegetation, but also the aesthetic benefits to the existing and future residents of the area.</p> <p>The planned minimal separation between the existing dwellings and the proposed 'infill' development and the resultant loss of vegetation will have a significant impact amenity and number of trees able to be retained. The layout proposed within the Structure Plan is not an optimal outcome with respect to the maintenance of amenity and the protection of vegetation.</p> <p><b>Bush Fire</b></p> <p>The area is partly within a Bushfire Prone Area, although this was not the case when the original plans were prepared. Currently the only access to the northern</p>	<p>controls, and spatial adjustments that seek to increase the availability of recreational space, and/or protect a greater amount of the best quality vegetation on site.</p> <p>The Structure Plan indicates a commitment to retain roughly 500 trees across the site. Most of these trees are located adjacent to the neighbouring residential properties.</p> <p>Although the Structure Plan does not provide specific engineering detail with respect to how the trees are intended to be retained through subdivision, the City will work with the developer to ensure that the onsite works address the LSP obligations. The City will not be supportive of any subdivision applications that would result in a lesser environmental outcome relative to the LSP.</p> <p>The LSP was inclusive of a detailed Environmental Assessment Report which was informed by a detailed flora and vegetation survey. This is in line with the Environmental Protection Authority's guidance for best practice planning.</p> <p>8. Whilst funnelling all traffic (from the northern precinct) back towards multiple access points along</p>

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		<p>portions of the estate are via Berrigan Drive. This is clearly not an ideal outcome. The result of the Scheme Amendment and Structure Plan will be an increase to the number of dwellings in the area. As with the existing situation, all the new dwellings located within the northern portion of the site will only be enter and leave the estate via Berrigan Drive. Should this access be blocked then an increased number of people will be trapped. The proposed Structure Plan has not provided any alternative means of access.</p> <p><b>Desired Outcome</b></p> <p>Given the above, we request the City and the Minister refuse to support the proposed Scheme Amendment. We also request the City initiate an Amendment that rezones Lot 512 Dean Road, Jandakot (being the driving range) from Residential R40 to Special Use 1.</p> <p><b>Proposed Scheme Provisions</b></p> <p>The following comments in relation to the Scheme Provisions and the Structure Plan are provided on a without prejudice basis, where both the Council and the Minister resolve not to support this submission, and approve the amendment and the Structure Plan.</p> <p>We are of the view the provisions contained in the Scheme Amendment do not provide enough certainty in relation to a number of key items such as tree retention, separation and provision of facilities. We would request that the proposed provisions be modified as per the following.</p> <table border="1" data-bbox="488 1329 1565 1508"> <thead> <tr> <th data-bbox="488 1329 669 1385">REF. NO.</th> <th data-bbox="669 1329 936 1385">AREA</th> <th data-bbox="936 1329 1565 1385">PROVISIONS</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1385 669 1508">DA 45</td> <td data-bbox="669 1385 936 1508">Glen Iris Estate, Jandakot</td> <td data-bbox="936 1385 1565 1508">1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of</td> </tr> </tbody> </table>	REF. NO.	AREA	PROVISIONS	DA 45	Glen Iris Estate, Jandakot	1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of	<p>Berrigan Drive is not the ideal scenario, DFES have confirmed that the proposal does meet the minimum two-way alternative access requirements of SPP3.7 (Planning in Bushfire Prone Areas).</p> <p>Opportunities to further improve this situation will be explored in the event that the State Government resolves to proceed with redevelopment of the Jandakot Planning Investigation Area, as identified in the Sub-Regional Planning Framework.</p> <p>9. Points 1-3 are covered by the advertised Scheme provisions. Aside from correcting the relevant environmental agency no further change is recommended to these.</p> <p>There is merit in the intent of Point 4, however it is recommended that a similarly worded provision be inserted into Part 1 of the Structure Plan.</p> <p>Points 5 and 7 are suitably covered by existing Council design guidance and local planning policies (e.g. Subdivision Construction Standard – POS Development Guide and LPP 5.18 – Subdivision and Development Street Trees).</p>
REF. NO.	AREA	PROVISIONS							
DA 45	Glen Iris Estate, Jandakot	1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of							


NO.	NAME/ADDRESS	SUBMISSION		RECOMMENDATION
			<p>applications for subdivision and development in accordance with clause 27(1) of the Deemed Provisions.</p> <p>2. The Structure Plan is to provide for:</p> <ul style="list-style-type: none"> <li>• the retention of the golf course and associated facilities; or</li> <li>• an appropriate mix of residential and compatible land uses where a needs analysis has determined to the satisfaction of the Council and Western Australian Planning Commission that there is no longer an existing or future demand for a golf course on the site.</li> </ul> <p>3. Public open space should be arranged to:</p> <ul style="list-style-type: none"> <li>• retain the majority of the existing vegetation and black cockatoo habitat, on the advice of the Department of Water and Environmental Regulation;</li> <li>• provide for future active recreational needs of the community; and</li> <li>• provide a substantial interface to surrounding landholdings (30m+ average).</li> </ul> <p>4. Road Reserves should be arranged to retain the as much of the existing vegetation, not located within the public open space, as possible.</p> <p>5. The landowner to construct the Public Open Space, including but not limited to tree planting, reticulation, paths, seating, lighting, CCTV and play equipment.</p>	<p>The Environmental Report (Section 4.3.3 of LSP Appendix 4) actually commits to planting two new native trees per dwelling.</p> <p>Whilst a connection would be favourably received, DFES have confirmed that Point 6 is not an essential requirement to facilitate this development and can be deferred to a future decision by the WAPC on the Jandakot Planning Investigation Area.</p>

NO.	NAME/ADDRESS	SUBMISSION		RECOMMENDATION
			<p>6. The Structure Plan is to provide an additional emergency access point to Lakes Way.</p> <p>7. The landowner is to plant the equivalent of one street tree per new dwelling.</p>	<p>10. Whilst the flexibility afforded is largely reflective of how modern structure plans operate, given the relatively unique context of this proposal a number of refinements to both the Scheme Amendment provisions and the Structure Plan Part 1 Implementation section are recommended to better ensure delivery of the vision outlined in the Part 2 Explanatory section.</p> <p>As mentioned above, the City will not be supportive of any subdivision application that will result in fewer trees being retained, when compared to this LSP proposal. If anything, the City will seek to increase overall tree</p>
		<p>These provisions will help provide a more appropriate outcome that reduces the impacts to the existing residents as result of the redevelopment of the golf course. These provisions will encourage more appropriate lot sizes more consistent with an infill outcome, will require the retention of the majority of the vegetation on the site, will seek to ensure that the future road configuration is improved (from the concept) to include the existing vegetation and will require additional tree planting. These alternative provisions will also require a better interface by requiring larger open space areas between the existing dwellings and the proposed new development.</p> <p>Given that the proposed provisions are lacking and need modifications, it is not appropriate the determine the Structure Plan until the Minister has determined the Scheme Amendment.</p> <p><b>Structure Plan Provisions</b></p> <p>The provisions contained in the Structure Plan have clearly been prepared to ensure maximum flexibility for the landowner and do little to ensure appropriate outcomes are achieved or guaranteed. These provisions have been written to provide no certainty of outcomes.</p> <p>For example:</p> <p><i>Local Development Plans (LDP) may be prepared and implemented pursuant to Part 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 ('Planning Regulations') for lots comprising one or more of the following site attributes:</i></p> <p>This provision does not actually require the preparation of a Local Development Plan, but rather leaves the decision as to whether a Local Development Plan is prepared to the applicant.</p> <p>There is no requirement to retain any vegetation contained within the Structure Plan. There are no guidelines for the treatment and enhancement of the buffers. The provisions relating to open space only specify that the standard 10% of the site is to be retained as public open space, which don't reflect the outcomes contained</p>		

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		<p>in the non-binding Part 2 of the report. The densities identified within the Structure Plan are not industry best practice and do not encourage an appropriate mix of housing within the overall area.</p> <p>The draft Structure Plan also lacks the provision of appropriate community facilities and the development of the open space.</p> <p>The City should require that the Structure Plan provisions be re-written to provide more certain outcomes. The Structure Plan provisions should also provide guidelines for the type and design criteria for the future dwellings to ensure that high quality outcomes are promoted and achieved.</p> <p>We are also of the view that the outcome included within Plan 1 does not provide a net community benefit. The introduction of thin strips of open space between the existing and new residences is underwhelming does not ensure the protection of enough of the vegetation within these portions of the site. These thin strips do not retain the existing open feeling amenity currently enjoyed by residents.</p> <p>It would be appropriate that the proposed Plan 1 be modified so as to provide the following:</p> <ul style="list-style-type: none"> <li>• Greater separation between the existing dwellings and new development;</li> <li>• Increased provision of public open space; and</li> <li>• Increased tree retention throughout the site.</li> </ul> <p>Attached is an example of how this could be achieved, whilst maintaining a similar lot yield.</p>	<p>retention by rationalising the existing Tree Survey with earthworks and servicing details for the road reserves</p> <p>11. Whilst the alternative subdivision concept provided might achieve some of the stated aims above, it replicates and substantially increases a number of the land use, lot size, movement network and design concerns expressed by many other submitters.</p> <p>Despite the lower number of surrounding residential lots and the more consolidated arrangement of the golf course landholding, it is particularly surprising that a submission prepared on behalf of</p>

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		 <p data-bbox="645 1066 1415 1098">Indicative Revised Layout - example</p> <p data-bbox="488 1121 1563 1265">We would request that the City resolve to defer consideration of the Structure Plan until the outcomes of the Scheme Amendment are known, and thereafter require that the provisions contained in the Structure Plan provide greater certainty. Plan 1 should also be amended to provide a net community benefit as outlined above.</p>	<p data-bbox="1659 140 2114 363">the collective Residents Association would suggest preservation of the northern half of the golf course, at the potential expense of those living around its southern half.</p> <p data-bbox="1659 379 2096 722">In any event this is not the proposal currently before the City for consideration. If the current proposals are unsuccessful, it is open to the landowner and their agents to consider the merit (or otherwise) of this alternative and submit a fresh proposal on this basis.</p> <p data-bbox="1615 1121 2123 1465">12. This option is not recommended as to do so would be reliant upon the WAPC granting an indefinite extension to the City's consideration of the Structure Plan under the LPS Regulations and runs the risk of the WAPC resolving to determine the proposal in the absence of its advice.</p>



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198	Jandakot Residents & Ratepayers Association (JRRA), Jandakot	<p><b>OBJECT:</b></p> <p><b>Large Submission</b> <b>(see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Integrated Golf Course and Housing</li> <li>• SU1 Zoning</li> </ul> 	<p><b>Supported in Part</b></p> <p>Many of the issues raised have already been addressed in the City's response to the Lateral Planning Submission (#278) above. The balance of the schedule focuses upon the points of difference contained within each submission.</p> <ol style="list-style-type: none"> <li>1. The extent and the zoning of the golf course has evolved many times over its lifetime. Whilst the grounds by which the original zoning of the golf course estate are important context that might influence decision maker's consideration on whether the current proposal for change <u>should</u> be accepted, they do not preclude consideration of the merits (or otherwise) of a subsequent proposal processed in accordance with the current <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>. City Officers have expended significant time and effort in searching through the City's records and meeting with members of the Residents Association to explain the zoning history of the site, and the errors that were made when a snapshot of the history was initially reported back in 2020. Of relevance to the questions and assertions submitted: <ul style="list-style-type: none"> <li>- Amendment #56 cannot be found by the City or DPLH because it did not proceed. In accordance with different planning regulations and procedures in place at that time, the City conditionally agreed to initiate the proposal, but the landowner chose not to proceed meaning no formal documentation was ever produced, advertised, resolved by the City or sent to the State Government for final determination.</li> <li>- The Concept Plan referenced was prepared by the City in late 1990 as a means to explain and coordinate three separate development proposals that were being pursued by different landowners in the area at the time. It was also abandoned in 1991 due to a lack of landowner support.</li> <li>- Local Governments have never had the ability to independently approve a Scheme Amendment. That right has always been reserved to a Minister of the State Government following a review of the process by the relevant department.</li> <li>- 'Special Use' zones did not exist in the former District Planning Zone #2 (DPZ2). They were first introduced to Cockburn when Local Planning Scheme #3 (LPS3) was gazetted in December 2002. As it is just one of a wide range of changes that occurred via the Scheme Review process, the City can find no specific record on why the golf course land (only) was inserted into such a zone. Of relevance though, up until that point the golf course had been subject to a range of zonings,</li> </ul> </li> </ol>

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		<ul style="list-style-type: none"> <li>• Traffic</li> </ul> <p><b>Appendix I: Traffic Lights</b></p>	<p>most recently (at the rescission of DPZ2) a mixture of ‘Residential’ and ‘Commercial’ (with the latter having a ‘Restricted Use’ for ‘Private Recreation’) zonings. Consolidation of the then fully developed golf course into one zone (be it ‘Special Use’ or one of the other rationalised zones included) would have been a logical proposition. What can be confirmed is that the gazetted ‘Special Use’ zoning is consistent with what was advertised for public review, and (despite the zonings that might exist in other Local Authorities) LPS3 does not now (nor has it ever) contained a ‘Private Clubs and Institutions’ zone. That zone has not existed in Cockburn since District Zoning Scheme #1 (DPZ1) was rescinded in early 1992.</p> <ul style="list-style-type: none"> <li>- Whilst the extent and arrangement of the golf course itself has evolved over its lifetime, at no stage has any of the lots subdivided for residential purposes ever been zoned ‘Private Clubs and Institutions’ (under DPZ1), ‘Commercial/Restricted Use – Private Recreation’ (under DPZ2) or ‘Special Use’ (under LPS3, despite the current reference to <i>‘integrated with residential development’</i> in Table 8). Each proposal to excise land for this purpose was preceded by a scheme amendment that rezoned the land ‘Residential’ with an appropriate density coding to inform consideration of the resultant dwelling size and arrangement.</li> <li>- Even if some (or indeed all) of the surrounding or integrated residential lots were included in the current ‘Special Use’ zoning, it would not afford the landowners a right to veto the current golf course landowner’s right to pursue a scheme amendment in the manner suggested.</li> </ul> <p>2. As it is a fundamental element of the proposal, to ensure it would be a viable proposition, City officers did insist that Main Roads WA (MRWA) Stage 1 approval to the proposed traffic-light controlled intersection be obtained before it would agree to put the Scheme Amendment proposal before its Elected Members for consideration. MRWA Stage 1 approval would not have been obtained if the detailed modelling involved showed any risk of traffic stacking back into and adversely impacting the Kwinana Freeway. This will be further tested through the modelling required during subsequent stages of the approval process. Reflective of its fundamental nature, an additional Scheme Provision is recommended in Table 9 relating to proposed Development Area 45, inclusive of a specific trigger limiting the development of additional dwellings (based on the capacity of the existing network), until the lights are installed and operational.</p>

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		<ul style="list-style-type: none"> <li data-bbox="501 475 902 507">• Local Centre Concept Plan</li>   <li data-bbox="501 938 831 970">• Bush Fire Prone Area</li>   <li data-bbox="501 1150 725 1182">• Aircraft Noise</li> <li data-bbox="501 1198 819 1230">• Future Aircraft Noise</li> </ul>	<p data-bbox="1001 137 2114 323">The internal road network has been arranged and will be physically constructed to minimise the risk of 'rat-running' by external traffic including heavy vehicles that would otherwise use Prinsep Road to access Berrigan Drive and Kwinana Freeway beyond. Further details to ensure this outcome, will be investigated as part of the subsequent subdivision stage of development.</p> <p data-bbox="1001 339 2114 448">The traffic volumes generated by this proposal have been tested and found to be well within accepted norms, both in terms of the capacity of the existing and proposed road networks, and the level of amenity impact it will have on adjoining residences.</p> <p data-bbox="954 475 2114 584">3. The layout depicted in Appendix 14 of the Structure Plan is indeed a concept, with the future arrangement and land uses to form the subject of detailed Development Application at a later point in time.</p> <p data-bbox="1001 600 2114 708">The Retail Needs Assessment included at Appendix 13 however, indicates that there is a demand for this level of retail provision, supported by the additional expenditure generated by this proposal (and others in the locality).</p> <p data-bbox="1001 724 2114 911">Whilst no assurances can be provided at this time on the type or quality of the services provided, the strong desire expressed by numerous residents to reinstate the former clubhouse facility is another positive indication that if done well, a facility in this location could be highly successful in replacing that former function and well utilised by the local community.</p> <p data-bbox="954 938 2114 1125">4. As discussed in response to Submission #19, DFES have indicated that whilst a further connection in a northeast direction towards Lakes Road would greatly improve the situation in the event of an emergency, they are satisfied that number and arrangement of the connections proposed complies with the relevant State Planning Policy.</p> <p data-bbox="954 1150 2114 1437">5. Whilst portions of the proposed R30 and R40 density codings are located within the ANEF20 Contour for Jandakot, consistent with the requirements of SPP 5.3, they:</p> <ul style="list-style-type: none"> <li data-bbox="1001 1238 1677 1270">- constitute a very small portion of the total estate;</li> <li data-bbox="1001 1286 2047 1350">- are desirable, to ensure a diversity of infill housing typologies are provided to accommodate a broader cross-section of the community;</li> <li data-bbox="1001 1366 2085 1437">- are reasonably located in terms of other factors such as proximity to public open space, the local centre and public transportation;</li> </ul>



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		<p><b>Appendix C: Brake Dust</b></p>	<p>limited habitat value to native fauna species, especially when compared to nearby conservation reserves.</p> <p>Relevant factors addressing matters raised in this submission include:</p> <ul style="list-style-type: none"> <li>- Whilst a large number of existing mature trees will be lost if redevelopment proceeds, a significant number of trees will be transferred into public ownership (and their longevity better protected) via inclusion within a range of public reserves. Reflected in a proposed Part 1 Structure Plan modification, the developer has also committed to review the alignment of roads and the landscaped interface treatment/buffer width at each stage of subdivision, to maximise the number of mature trees retained. Removal will also be staged, allowing time for the greater number of new trees to be planted within the new road reserves and public open space, that will replace the function the existing trees (including oxygen production) over the longer term.</li> <li>- Banksias are only afforded protected status as Threatened Ecological Communities (TEC's) when grouped together in larger areas inclusive of supporting understorey. Notwithstanding that none of the remaining groupings are large enough to constitute TEC status, the City is satisfied that the current proposal involves protection of the better quality groupings remaining on-site. To further improve this outcome, it is recommended that the area collocated with cockatoo habitat trees in the northern portion of the site are placed within a dedicated Conservation reserve, fenced to preclude human access and best preserve the remaining environmental qualities of that collective vegetation.</li> <li>- Similarly, the City is satisfied that the proposal identifies preservation of a sufficient number of the remaining Cockatoo habitat trees on-site and that the small number that will be lost are not significant in the broader context of the area.</li> <li>- The City will also recommend that a Fauna Relocation Management Plan be prepared as a condition of subdivision so that ground dwelling species, such as Quenda, are relocated offsite to areas which exhibit better condition habitat. It is considered that this would ultimately provide the onsite Quenda population with a better opportunity to persist in the longer term. This requirement is to be referenced in Part 1, Clause 7 (Additional Information) of the Structure Plan.</li> <li>- Implemented in accordance with current standards (including connection of all housing to reticulated sewer as proposed), redevelopment of the land principally for housing does not pose a greater risk to the Jandakot groundwater protection</li> </ul>

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			<p>area. On the contrary DWER Water Quality Protection Note 25 suggests a much longer list of conditions be applied to the operation of a golf course to protect the underlying water source.</p> <ul style="list-style-type: none"> <li>- The referenced wetland mapping for the area is obsolete and does not reflect the current characteristics of the site. There are no naturally occurring wetlands remaining on the land. The remaining man-made lakes formed part of the golf course irrigation system, with the northern lake largely recharged via drainage from existing roads. Retention does not reflect best practice water management, is discouraged under current environmental and planning guidelines and poses an unacceptable risk to the City if the surrounding land is redeveloped for residential purposes.</li> <li>- The existence of acid sulphate soils is not uncommon on the Swan Coastal Plain and are readily manageable in accordance with well tested guidelines prepared by the Western Australian Planning Commission and the Department of Water and Environmental Regulation.</li> <li>- Assessed against current regulations, the proposal is unlikely to pose a significant health impact on existing or future residents. The submission on vehicle emissions is largely based upon research about impacts of emissions on humans in general terms and on a large scale. Vehicle emissions from the major roads in the Glen Iris area are established and are comparable with many suburbs in Perth and Australia. This is a public health issue that is constantly receiving attention by scientists and governments both locally and internationally. However there is no credible evidence to suggest that vehicle emissions caused by the projected increased local traffic in the Glen Iris area is predicted to cause measurable health impacts. Perth and Glen Iris are not considered to be a high-density urban city environments by world standards. Much of the current direction in Town Planning in Perth is aimed at increasing density to make the City more sustainable. In light of the above we can have some confidence that vehicle emissions will in future be made less harmful to public health especially as electric vehicles replace petrol/diesel powered vehicles.</li> <li>- Furthermore, WA Dept of Health did not raise any specific concerns about vehicle emissions, with each subsequent stage of the planning process to be assessed by the City's Environmental Health experts. Issues such as noise and dust management will be addressed as standard part of that process. Beyond updating</li> </ul>

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		<ul style="list-style-type: none"> <li>• Golf Course Viability</li> <li>• Golf is Booming in Australia</li>   <li>• Character Impact</li> </ul> <p><b>Appendix B: Quality of Life</b> <b>Appendix D: Mental Health</b></p>	<p>the Part 2 Structure Plan documentation to reflect the latest Acoustic Report required in response to City and MRWA commentary (included in the Schedule of Submissions), the projected increase in traffic does not trigger the need for a specific air quality assessment, nor does the information provided about brake emissions trigger the need for any additional assessment. Vehicle emission density at a local level such as Glen Iris has little relevance to climate change.</p> <p>8. Section 3.2 of the Scheme Amendment Report summarises the lack of investment by the former landowner and the issues confronting reestablishment of a golf course on the land. Any guidance provided by City Officers was simply a reflection of its earlier advice to the State Government and local Community that the proposal should include this information.</p> <p>The need for golfing facilities in the area (as informed by Parks and Leisure Australia WA), are addressed at Point 3 of the City’s response to Submission #278 (Lateral Planning).</p> <p>The City is not in a position to acquire the landholding. The need and its ability to deliver the Coogee Golf Course will be further considered as part of its forthcoming review of its Community Sport and Recreation Facilities Plan.</p> <p>9. The impact on local amenity is addressed at Point 6 of the City’s response to Submission #278 (Lateral Planning).</p> <p>Whilst it is acknowledged that the proposal will have some impact on the former golf course character of the locality, the proposal (as modified in accordance with the City’s recommended schedule of modifications) will still afford a high level of amenity, well beyond that typically provided in new estates.</p> <p>The current proposal includes a number of desirable elements clearly arranged in an attempt to manage the impact on surrounding landowners. Most lots that previously looked out directly onto the golf course will maintain an outlook to vegetated buffers, in addition to the benefit of being able to access large additional areas of public open space.</p> <p>A number of the adjustments recommended in the Schedule of Modifications (such as clarifying retention of the Twin Waters Pass Bridge in Part 2 of the Structure Plan) seek to further ensure such an outcome is delivered.</p> <p>Whilst their initial shock to the golf course’s closure, and resistance to participating in the developer’s preliminary design workshops is completely understandable, despite</p>



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		<ul style="list-style-type: none"> <li>• Implied Restrictive Covenants</li> <li>• Advertisement inducements</li> </ul> <p><b>Appendices E-H: Sales Brochures</b></p>	<p>the concerns expressed with how it was run and the outputs generated, this represented a unique opportunity rarely afforded to external parties to exert a greater level of influence on the design subsequently submitted.</p> <p>Unless a Special Area Rating is adopted by the City (which is not recommended) maintenance of the large amount of greenspace proposed will need to be accommodated by the City under its normal maintenance arrangements.</p> <p>10. Despite the previous marketing of the estate, there is nothing registered on any residential title that affords surrounding residents any legal rights over the former golf course land. If purchasers believe they have been misled at point of sale, those concerns should be directed to the selling agent involved.</p> <p>The City had no role in the previous marketing of the estate and is not a party (or responsible for enforcing) any of the enduring covenants on surrounding residential lots, which appear to be a burden, and of benefit, to the lots created on the same Deposited Plans over various portions of the estate. On-site inspection has confirmed numerous instances where the covenants have clearly not been followed. Whilst legally it is still possible for them to be enforced, in the context of the golf course having ceased to operate, for landowners to do so (at their own expense to each other) now, would serve no real purpose and thus seems highly unlikely. Similarly, as neither the City nor the golf course landowner are party to them, they have no legal ability to remove them from those titles.</p> <p>One of the developer's reasons for retaining the landscaped buffer around the periphery of the estate is to maintain land levels in their current state to minimise any risk and avoid the need to adjust existing retaining walls located on adjacent lots. However, to ensure some level of consistency in the boundary interface, the developer has offered to consult with adjoining landowners and partially fund boundary fencing upgrades. The developer has indicated an intention to prepare a palette of compatible options so that residents can choose the level of privacy and/or outlook that suits their dwelling design and individual preferences. It is recommended that this commitment be specifically referenced in Part 1 of the Structure Plan to ensure this occurs.</p> <p>Expansion of the local centre fronting Berrigan Drive allows for the creation of an expanded range of commercial and community gathering facilities that will effectively replace the former clubhouse.</p>



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		<ul style="list-style-type: none"> <li>• Win-Win</li>   <li>• Planned Orchestrated Degradation</li> <li>• Procedural Fairness</li> <li>• State of the Environment Report</li>   <li>• Urban Infill vs a World Class Development</li> <li>• Joined up Sporting Developments</li> <li>• Planning Inconsistencies</li> <li>• Independent Survey</li> <li>• What's Changed</li> </ul> <p><b>Appendix J: Survey Results</b></p>	<p>It is a well-tested legal principal that land values are not a determinative planning consideration.</p> <p>11. Whilst it is open to the City to support a reduced Scheme Amendment extent, the suggested retention of a 9-hole course north of Berrigan Drive is a major modification that would warrant further advertisement (via this or a future amendment proposal process) before being seriously considered.</p> <p>With respect to retention and conversion of the former club house to a community centre, the City has already significantly invested in other facilities within the same catchment, meaning that there is no specific need for a further facility in this area (unless associated with new oval in the more suitable location discussed in Part 2 Section 5.5 of the Structure Plan).</p> <p>12. Despite the matters raised, the landowner has not contravened any State or Local regulations. If the proposal does not proceed, there is a real risk that the landowner will allow the environmental and landscape qualities of the land to further degrade, or that a future proposal will not involve significant elements being handed over and protected into the future via inclusion within public estate.</p> <p>Neither the City nor the State Government can insist on the development proposal forming the subject of an environmental referral to the Federal Government. Under the relevant legislation this can only be done by the person/entity proposing to undertake the action. Equally, the developer is wholly responsible for any penalty for any works undertaken that are subsequently determined to warrant assessment.</p> <p>Comments by City Officers unfamiliar with planning process, in no way reflect a pre-determined outcome.</p> <p>13. As it does not own the land, the City is unable to independently deliver the outcomes suggested. Should the current proposal ultimately not be approved by the State Government, the City would happily consider a new or revised proposal along these lines.</p> <p>14. The City has consistently stated that it would have regard for relevant planning matters raised during its own consultation, above the findings of any preliminary consultation or surveys undertaken by the proponent or residents association. The outcomes of that consultation and relevant planning considerations are discussed in the Officer report.</p>

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154	Jeanette Smith , Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> <b>Large Submission</b> <b>(see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Information too technical</li> <li>• Aircraft Noise</li> <li>• Asbestos</li> <li>• School Provision</li> <li>• Construction Dilapidation</li> <li>• Construction Works</li> <li>• Timeframes &amp; Staging</li> <li>• Environmental Impact</li> <li>• Interface Treatments</li> <li>• Existing Zoning</li> <li>• Special Area Rates</li> <li>• Pedestrian/Cycle Path</li> <li>• Traffic and Transport</li> <li>• Sales Inducements</li> <li>• Emergency Access</li> <li>• Loss of Property Value</li> </ul>	<p><b>Supported in Part</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the length and technical nature of the documentation advertised, this was provided by the developer and advertised by the City to enable the public the greatest opportunity to understand the proposal in as much detail as is possible at this stage in the planning process. As is the case with all proposals of this nature, the Scheme Amendment and Structure Plan reports provide a relatively succinct summary of the information included in the Technical Appendices. During the extended advertising period the City also held a Community Forum, and offered the opportunity for the public to call or meet with staff to assist them in understanding any of the advertised material. The inclusion of an Indicative Subdivision Concept (with only land uses and higher order roads shown on the formal Structure Plan) is consistent with the WAPC's <i>Structure Plan Framework (2015)</i>.</p> <p>With respect to Asbestos the City is satisfied with the level of pre-development testing that has been undertaken. There are well established regulations to guide the management, removal and disposal of such material, where identified during excavation and or constructions works.</p> <p>With respect to dilapidation reports, the extent is determined by a Structural Engineer on behalf of the Civil Contractor, based on the zone of influence taking into consideration the type of work being done, the equipment being used and site conditions. This is standard practice in the construction industry, with any impacts essentially a civil matter not regulated by the City. Uncertainty regard future impacts is not a valid grounds for refusal.</p> <p>With respect to construction works, it is also standard practice for the preparation of Construction Environment Management Plan to be imposed as a condition of subdivision approvals. Similar to earthworks plans, geotechnical reports and traffic management plans, they are reviewed and approved by the City's technical staff familiar with the various relevant regulations, without community involvement. At the completion of works, the City then inspects the area and any damage to public infrastructure is rectified by the contractor at their own expense.</p> <p>With respect to lots directly interfacing with the former golf course, other than in two relatively short sections along the western edge of the southern landholding a landscaped buffer is proposed along the perimeter of the development. It will be up to each individual landowner to decide whether they wish to retain a direct outlook onto this area or replace the existing fencing. The developer's offer of a 50% cost share arrangement is consistent with how the <i>Dividing Fences Act</i> works. It is recommended that the developer's offer be</p>

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			<p>inserted into Part 1 of the Structure Plan, however this is effectively a one-off time limited arrangement, as once the adjoining land is converted to public reserves the shared responsibility provisions of the Act will no longer apply.</p> <p>With respect to the discussion regarding Special Area Rates, the city has no intention to introduce such a scheme. Whatever land is transferred to the City will be maintained via its normal practices.</p> <p>With respect to the cycle path, the issues raised are the same as could occur on any path in any location. Structure Plan Appendix 7 (Landscape and POS Strategy) notionally shows path alignments positioned away from existing properties. Whilst the final alignments won't be determined until approval of the detailed engineering drawings for each stage of subdivision, removal and/or relocation of certain portions of the network have been recommended in select instances to address concerns raised by submissions. The volume of expected use is unlikely to generate the level of concern raised. Unless others choose to enforce the existing restrictive covenants, landowners who directly interface with the former golf course are essentially able to enclose the fencing (within the limitations of the Dividing Fences Act) should this be their preferred outcome. Council's preference is that any fencing upgrade would accord with the requirements of Clause 5 of Local Planning Policy 5.7 – Uniform Fencing (fencing abutting public open space).</p> <p>With respect to the Community Oval, this option is clearly outlined in the Structure Plan report. As the oval would principally service local residents, and peak use would be on the weekend (i.e., not coinciding with the weekday am or pm peak travel periods, it will not have a significant impact on the results of the current Transport Impact Assessment). The latest traffic information received indicates that traffic volumes have reduced along Berrigan Drive since the advertised modelling was undertaken due to completion of the Armadale Road extension and completion of the North Lake Bridge, and that movements associated with the Surf Park will not have a significant adverse impact on the future function of Berrigan Drive.</p> <p>With respect to embayed visitor parking, this final number and locations are determined at the detailed engineering drawings stage of development, in response to the typical road construction condition of subdivision approval. Visitor parking should occur on driveways, on verges (so long as they don't obstruct footpaths), or on-street (encouraged as a de facto traffic calming measure). Embayed parking is typically only provided adjacent laneway lots, sometimes near grouped housing sites, and/or around larger areas of public open space or commercial activity (such as the proposed Local Centre).</p>

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202	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> <b>Large Submission</b> <b>(see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Loss of Amenity</li> <li>• Councils Initiation</li> <li>• Community Consultation</li> <li>• Property Value losses</li> <li>• Special Use Zoning</li> <li>• Rating Penalties</li> <li>• Developer transparency</li> <li>• Lack of Vision for the Future</li> <li>• Traffic</li> <li>• Economy/revenue streams</li> <li>• Environment concerns</li> <li>• Crime</li> <li>• Lack of resident support</li> <li>• 3 x Alternative Concepts</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the concerns raised with the adequacy of the Scheme Amendment initiation report, the Planning Regulations do not allow Council the ability to rescind initiation and recommence the process. It must now consider the submissions received and make a recommendation on how the proposal should be determined by the Minister for Planning. The same regulations do not afford surrounding residents any right of appeal of the Minister's decision, nor any right of compensation from the developer, City or State Government.</p> <p>With respect to the comments regarding conflict of interests relating to the initial author of the City's initiation report (and wider Council Staff), every report that goes before its elected members involves an internal review process involving multiple staff. Furthermore, Council staff and elected members are subject to a Code of Conduct (and other requirements set out in the Local Government Act) that negate the need for a statutory declaration to be signed to cover the matters of concerns raised. The City is confident that no corruption has taken place.</p> <p>With respect to the City's Community Sport and Recreational Facilities Plan, the reason that this was not referenced in the initiation report is that the information relating to golf is considered outdated. In particular, the ratio of provision referenced was benchmarked purely on the ratio of facilities provided in the NW region of the Metropolitan Area. At the time of writing the Parks and Leisure Australia WA information was considered more contemporary information that better assessed the adequacy of provision versus need.</p> <p>With respect to imposing differential rating as an incentive to get the landowner to reopen the golf course or liquidise the asset, this would be very difficult to implement and enforce, and could only be applied following approval by the City's Elected Members as part of a future financial year budgeting process. It would a highly unusual approach to effectively penalise a landowner for not operating an approved use in this manner.</p> <p>With respect to the current options available to frustrate redevelopment (as a means of encouraging recommencement of the golf course use), these are listed as options for Elected Member consideration towards the end of the OCM report.</p> <p>With respect to the Alternative Concepts suggested, it would not be appropriate to support the current proposal subject to substantive modifications of this nature. However, if the</p>

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			<p>current proposal is refused, it would be open to the proponent to submit a new proposal based on any of the three alternatives suggested.</p> <p>No further changes are recommended in response to this submission.</p>
237 & 242	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <p><b>Large Submissions</b> <b>(see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Quality of Life</li> <li>• Traffic &amp; Parking Impacts</li> <li>• Noise</li> <li>• Environmental concerns</li> <li>• Group Housing</li> <li>• Telecommunications issues</li> <li>• No School site</li> <li>• Construction staging</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to traffic volumes, whilst some new traffic may seek to utilise the adjusted left-in / left-out intersection of Lakes Boulevard with Berrigan Drive, the number will be relatively low, and offset by the reduction of vehicles that will no longer be able to turn right into the street, and those who will use the safer option of making a protected right turn out via the new traffic-light controlled intersection. As the balance of the road is a cul-de-sac with only 8 new homes fronting The Fairway, traffic volumes along the remaining section will remain low and well within the capacity of the existing road to accommodate.</p> <p>With respect to freeway noise impacts State Planning Policy 5.4 requires this proposal to consider the impacts of major transport routes on future dwellings only. Concerns regarding impacts on existing dwellings should be directed towards (and can only be improved) by MRWA as the managing authority of that road.</p> <p>No further changes are recommended in response to this submission.</p>

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<b>Public Submissions</b>			
1	Geoffrey Cramp, The Fairway, Jandakot	<b>OBJECT:</b> We built our house with golf course views during 2003. We are appalled at the proposed change of zoning as we specifically built our house to look into the golf course. I guess our street being named 'The Fairway' should support this fact but I'm also aware at the lack of care or concern shown by the City of Cockburn. We will lose our trees, bird life, and lifestyle we purchased when watching the golfers from a purposely built balcony. If we knew housing would replace the golf course we would never have gone to the expense of building a double storey house. Another significant issue will be increased traffic in an area that is already saturated during peak times. If the re development progresses we also wish the City of Cockburn Counsel to ensure minimum block sizes are introduced as we do not wish this beautiful suburb to become high density housing as recently introduced in neighbouring areas.	<b>Noted</b>  The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
3	Mark Raayen, Peppworth Pl, Jandakot	<b>OBJECT:</b> Why should they gain permission to rezone, when myself as a rate payer cannot. I oppose this on the grounds that we are all on the same Jandakot Mound Water Reserve. Same thing has conveniently happened to Treeby and my guess any new or planned new suburbs in our same area.	<b>Noted</b>  Peppworth Place lots are located within the P2 Protection Area of the Jandakot Groundwater Mound which applies a higher level of protection than Glen Iris (which is located within the P3 Area).
7	Name and Address withheld, Jandakot	<b>SUPPORT:</b> The draft structure plan looks good, the developer has confirmed it will be a premium estate to expand the current Glen Iris. The chances of the Golf course coming back is slim, the land was private and was sold as such. The area is a dust bowl which will just get worse over time.	<b>Noted</b>
9	Name and Address withheld, Jandakot	<b>OBJECT:</b> I have lived in Glen Iris for 22 years and I'm of the opinion that redevelopment of the site of the former golf course is a retrograde step. Areas of open space in the Perth metropolitan area should be retained for the environmental benefits and consequent improvements to the way of life in this area. Once lost, these open areas will never be regained.  I am a member at Gosnells Golf Club and this club and all the others in the surrounding area are overrun with current members and new member applications. A proper assessment of the anticipated demand for this to be retained as a golf	<b>Noted</b>  The need for golfing facilities in the area (as informed by Parks and Leisure Australia WA), are addressed at Point 3 of the City's response to Submission #278 (Lateral Planning).  If the City was to reserve the land for parks and recreation it would facilitate a claim of injurious affection, and

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		<p>course would confirm a new course here, properly maintained and marketed, as a viable business solution.</p> <p>Failing this, retaining the area as low maintenance open space would enhance the current residential area of Glen Iris. More housing, more roads and more traffic movements in this enclosed estate will downgrade the area.</p>	<p>essentially acquire the land (at urban rate). The City is not in a position to do so, or to maintain this amount of additional parkland without substantially increasing the rates of landowners.</p>
11	Tom Burton, Aylesbury Close, Jandakot	<p><b>OBJECT:</b> In 1997 I/we chose the Glen Iris Golf Estate as the place we would love to live with the course, bistro and trees it offered the perfect life style. Prior to purchasing a block we made enquiry via council office attendance if there was the likely hood any state housing or similar would be built around us and would the golf course always be a golf course to which we were informed NO to state housing and Yes the golf course was privately owned and was zoned as such. We then built our home in 1998 and until last year lived our chosen life style in the beautiful Glen Iris golf estate where I belonged to a Saturday golf club and a veterans golf club. Friday evenings we enjoyed walking to the bistro for dinner and or drinks with friends and also had Birthdays, anniversary's and reunions there. We could also go for walks around the golf course perimeter enjoying the bird life on the way we already have this without a developer adding their bit among 5/600 unwanted houses which will bring devastation of over 700 mature healthy trees, no lakes for the swans and ducks, devastation of the Quenda, and where will the Black Cockatoo go ( they'll go somewhere else as Mr D Arndt stated last year). There will be at the very least an additional 1400 motor vehicles and an opportunity for more homes to attract crime which we currently don't have. With increased traffic from suburbs east and the airport industry another set of traffic lights so close to Jandakot Rd will not handle the traffic. Closing Turnbury Park Drive means we come off the freeway and will then travel back roads to get home. Developing Glen Iris golf course to housing to put money into the pockets of greedy people is not the life I chose for my family. These developers don't live live here but I , my family and other residents DO LIVE HERE. The developers live where they are because they also chose that lifestyle. I have nothing against progress but when money/ greed is the only reason for destroying an ecosystem and the chosen way of life for hundreds of families then I do have a BIGOT day PROBLEM. My family ask each and every councillor to close their eyes and ask WOULD I LIKE THIS HAPPENING TO ME AND MY FAMILY. I think you all would have watched the film THE CASTLE . Thank you for rejecting the rezoning of the Glen Iris golf course.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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12	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> This proposed development will negatively impact on my quality of life and ability to enjoy the amenity this area currently provides. My house backs onto the golf course and was designed as such. This development will negatively impact my ability to enjoy my backyard as it has been designed. The proposed buffer zones between the existing houses and the new development are inadequate. Further, this area is already heavily constrained with a freeway on one side, heavy rail network on another, and an airport on the other side. The only option for traffic is to disperse onto Berrigan drive which is already congested. An additional set of traffic lights does nothing to ease congestion. The developer has been shown to be misleading in their submission regarding public transport. The PTA have said (appendix 4.4 Public Transport Routes) they will not be able to provide a service without a northern access road. No such road exists in this plan. Yet the developer has said there will be bus routes to handle to additional volume of people.</p> <p>As a resident whose house backs onto what was the fairway I have serious concerns on the proposed development.</p> <ol style="list-style-type: none"> <li>1. Traffic movement has been calculated on Dean Rd alone, however this does not take into consideration the new road (Neighbourhood connector A Appendix 9 pg 20) that will be directly behind our property. This means residents on Dean Rd will have major access roads on both sides of their property. The current buffer zone suggested of 10 meters is insufficient given the volume of traffic proposed on these roads. These houses were designed to back onto a golf course, not have a road on both sides. The poses security concerns and noise pollution.</li> <li>2. Berrigan Drive is not designed to handle the volume of cars proposed. The developer's suggestion to install an additional set of traffic lights does nothing to solve the congestion issues, it merely adds to the congestion. This will impact on our ability to move freely and safely around our suburb.</li> <li>3. This area is heavily constrained with a freeway, heavy freight rail line and private property with no access on 3 sides. This means there is no suitable traffic management solution to address our concerns regarding safety and congestion. The only road available to access Glen Iris is Berrigan Dr which simply cannot handle the additional volume of cars this development will bring.</li> <li>4. Neighbourhood connector A (20.5-21.5m meters wide) indicates this is planned to be a major road and is proposed to facilitate future bus access.</li> </ol>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>The TIA modelling indicates that approximately half of the traffic that will use the new local distributor to the rear of the lot is existing traffic that will largely come from Dean Road.</p> <p>Whilst both roads are classified as local distributors, as measured against Austroads standards (Guide to Traffic Management Part 3: Traffic Studies and Analysis), the volumes along both are relatively low, will not impose an unreasonable impact on the amenity of neighbouring properties and are well within the capacity of both the existing and proposed road networks.</p> <p>Both MRWA and the City believe traffic lights will enhance traffic movements along Berrigan Drive, in particular opportunities for pedestrian movement across the road and the safety of right turns into and out of the existing estate.</p> <p>The traffic modelling undertaken to date (which includes future growth assumptions sourced from the MRWA ROM Model), indicates that Berrigan Drive will continue to function at an appropriate level of service.</p>



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		<p>This presents security concerns as our properties were all designed (and approved by council) to face the golf course with large expanses of glass and open plan living which would now face a major connector road and bus loop. Neighbourhood connector A should re re-routed to go through the new development where sufficient planning can be put in place for security (including house designs/fencing considerations). Our amenity will be negatively affected by this road and impact our ability to use our backyard as originally designed. In addition to the security concerns there will be an increase in noise which will impact our ability to use our backyards as we currently do.</p> <p>5. Appendix 9 4.4 Public Transport Routes – the PTA suggests an entrance from the north of the development. In this development plan, no such road exists. Therefore, the current plan is misleading to residents. This northern entrance (not currently proposed anywhere in the documentation) will create an additional thoroughfare through the estate for those who wish to ‘cut the corner’ when going from Roe Hwy and connecting onto the Freeway South. This already causes significant congestion on Berrigan Dr from Karel Ave to Pilatus St during peak hour. It appears without this road; the PTA would not be able to service this area. So, we will have an additional 600 houses with no bus route. The developer has been deliberately misleading here in promoting to the public there will be a public transport network, when they have been told this is not possible under the current development plan.</p> <p>6. More detail needs to be provided on the fencing proposed for residents whose houses directly back onto the golf course. The proposal to force residents to pay 50% of a new boundary fence (Appendix 7 page 19) is insulting. Not only are we losing our amenity which will impact on our ability to enjoy our backyard, we will be required to pay 50% of the cost to erect a new fence. This needs to be 100% funded by the developer, with the fence detail to be determine upon consultation with existing homeowners.</p> <p>7. Buffer zone to existing properties needs to be expanded to 20m. The council should request the developer to provide details on how many more mature trees would be saved by increasing the buffer zone to 20 meters. Given this is often the edges of the existing fairways, this would result in a substantial saving of existing mature trees.</p>	<p>Additional Structure Plan provisions are proposed in response to the fencing, landscaping and lighting matter raised.</p> <p>The City does not get involved in fencing issues between private landowners. Whilst the developer is attempting to accommodate a complementary approach, existing owners do not have to accept the fencing options offered by the developer and can choose to install different fencing entirely at their own expense.</p> <p>The final size of lots is determined at the subsequent subdivision stage of development based on the parameters established via the residential coding adopted for each area.</p> <p>The future use of resultant lots is regulated via the City’s Town Planning Scheme based on the zone adopted for each area.</p> <p>The use of those lots is regulated by the residential zoning of the lots. Any use with the potential to have external impacts will form the subject of a development application that will be advertised to surrounding landowners for comment prior to determination.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>8. In lieu of expanding the buffer zone to 20m, the developer should extend the backyards of impacted residents by 10m (while keeping the proposed 10m buffer zone). This would in effect create a dual buffer zone, equal parts shared by the homeowners and developers.</p> <p>9. There is insufficient detail on the landscaping proposed for these buffer zones. Requirements need to be put in place by the council that takes into consideration line of site, security, noise attenuation etc. And a clear long term maintenance plan for this buffer zone.</p> <p>10. An independent council appointed consultant should be put in place to manage the interface with existing properties. This would enable a two-way discussion between the developer and the existing property owners. This would help to ensure we our able to maintain some of the amenity which we currently enjoy. Acknowledging this will still be significantly diminished from what we experience in our local neighbourhood now.</p> <p>11. Lighting and the impact this will have on existing homes has not been explored in sufficient detail. As many existing homes were designed to face the golf course, large expanses of glass are present at the back of these homes. Street lighting on Neighbourhood connect A will negatively impact on these homes that were not designed to have a road behind them.</p> <p>12. There is no detail of the city's maintenance plan post 2 years development when the developer will cease maintaining the property. What is the council's plan to maintain this additional green space? What additional security measures will be put in place to ensure the existing properties that were not designed to have any traffic movement behind them, is considered? We are concerned at the lack of details regarding security in the long term and this will negatively impact our ability to feel safe in this neighbourhood.</p> <p>13. The existing residents need assurances that their property rates will not increase due to this additional required expenditure to maintain the adjacent land. The special area rate mentioned on page 37 of Appendix 7 needs clarification that this fee will not be passed on to existing property owners.</p> <p>14. This area is also constrained by Jandakot airport. State planning policy 5.3 Land Use Planning in the Vicinity of Jandakot Airport mentions housing density (5.3.2 Residential Density). The developer has not demonstrated the public benefits of higher density outweighing the negative impacts of exposing</p>	


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		<p>additional residents to aircraft noise. A large amount of this proposed development will fall within ANEF20-25.</p> <p>15. State planning policy 5.3 Land Use Planning (5.4.2) indicates the development should be limited to R12.5. While there are possible exceptions, the plan put forward by the developer does not provide sufficient detail on how this will be addressed. The developer's proposal includes very little detail on the impact of aircraft noise or how this will be attenuated.</p> <p>16. Emergency access – for residents on Dean Rd, in the event of a bushfire in the rural properties backing onto Dean Rd, the increased traffic on this road (which was not designed to handle the volume of traffic proposed) would result significant safety concerns due to congestion.</p> <p>17. Traffic volume counters – the existing traffic volumes calculated in Table 3.1 Appendix 9 fail to take into consideration the impact of COVID on these results. During 2020 the majority of people were working from home with little traffic movement due to the state government restrictions. Typically, traffic volume will be much higher than is currently reflected in this report and therefore traffic calculations used in the preparation of these documents cannot be trusted.</p> <p>18. There is not enough detail on the size of blocks proposed. More detail should be provided on exactly how many lots are being proposed, their size and intended use.</p> <p>19. An independent main roads report should be presented as part of this process. Currently we only have Eastcourt funded consultant reports to reference. More independent reports should be presented for residents to make an informed decision on the impact this development will have on their existing amenity</p>	
13	Name and Address withheld, Jandakot	<b>COMMENT:</b> I would like the trees near the back fence left intact for privacy	<p><b>Noted</b></p> <p>The developer has committed to reviewing the exact width of the landscape buffer at each stage of subdivision to maximise tree retention. Whether these particular trees can be preserved will be reviewed in further</p>

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			detail at this time. If they cannot, they will be replaced with alternative landscaping within the 10m buffer strip proposed.
14	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We have lived at Glen Iris since 2001, have played golf at the public golf course regularly, had functions at the restaurant, used the restaurant with friends catch-up, appreciate the valuable local amenities the golf course gave to us as a community. To lose a valuable asset the City of Cockburn could build on as a future amenity for the local &amp; visitors to the area is a no brainer. Keep the mature golf course, improvements to make the ratepayers appreciate. If the City of Cockburn really has its ratepayers, residents &amp; visitors in its sights, it could be as valuable as Point Walter golf course facility is to the City of Melville. Mini golf, lawn bowls, as well as an 18 hole public golf course. Very easy to achieve &amp; the public golf course well managed by the City of Cockburn would be a financial benefit for all ratepayers. The golf course would not be empty, full every weekday 7 days a week, revamped restaurant, absolute bonus for the City of Cockburn for many years to follow. We love living at Glen Iris, please re-instate the very reason we moved here since 2001, 21 years of memories. We have had 2 houses directly backing the golf course, Par Court 6yrs &amp; Woodlands Way15yrs, our view is absolutely beautiful even now, rough &amp; wild, but a golf course vista well taken care of would be very much appreciated.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
15	Wayne Dollar, Par Court, Jandakot	<p><b>OBJECT:</b> I have lived in Glen Iris Estate for twenty years now and the only reason I bought here was the golf course. We have loved living on the Estate as we back on to the golf course which provides us with a beautiful view and no neighbours at the back of our property. We also enjoyed walking down to the local restaurant located at the golf course for an evening meal or lunch on Sundays. We have also enjoyed seeing all the local wildlife on the golf course such as Kwendas and the Cockatoos. The new proposed development will take all this away - all the reasons we originally bought here. We did not buy here knowing that the golf course could be sold and that this amenity is now being taken away from us. The closure of the golf course has had a negative effect on the value of our property and we do not want another 600 houses on the Estate creating a lot more traffic and noise. This proposed development needs to be stopped please as the only person benefiting</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>from it is the developer! We are strongly opposed to the proposed development and urge Council to reject it.</p>	
16	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The traffic currently is very bad down Berrigan. Adding more traffic lights and housing will add more congestion and stress to an already inadequate road system. The environmental factor is huge for me, we have the golf course backing onto our backyard and it is peaceful and riddled with wildlife such as bandicoots and the black Carnaby Galah which we see daily. The proposal is horrible and will ruin a special slice of Perth that needs to be protected. We already suffer from the airport noise/traffic and now we will need to deal with the disaster. If this goes ahead it will be an environmental disaster for the wildlife and the future of Cockburn. There is plenty of land further south to develop. With the new wave resort coming can you imagine the impact environmentally if you also bulldoze glen iris golf course? You have the perfect chance to have a world class gold course and a surf facility all within easy access to the train station, there is mammoth potential to put Cockburn on the map here rather than just a concrete jungle tick and flick council. Stand up Cockburn council and realise the long term impact rather than always being so short sighted, we can never fix this mess once glen iris golf course is gone.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
17	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I can't understand the current Labor State Government immediately upon being elected terminated the contract for the implementation of Roe Hwy extension due to environmental fauna, flora, ecological disaster and irreversible damage to them. I believe the same arguments and damage will be delivered on this project if it goes ahead. This will display a double standard from the State Government if approved.</p> <p><b><u>Second Submission</u></b></p> <p>I am writing a submission in <b><u>opposition</u></b> of the development of the closed Glen Iris Golf Course.</p> <p>It took me a while to work out who actually was sending the misleading pamphlet, as at first look I believed it was from City of Cockburn, but upon further investigation it was actually coming from the developers project team.</p> <p>This fancy dressed up pro-developers pamphlet provides an insight into what our estate will become without a golf course. Our luscious green filled estate will be transformed into a concrete jungle with an increase of noise from aeroplanes due to</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>removal of 750+ mature trees, 600 new home sites and the disaster of increased traffic.</p> <p>I reference pamphlet <b>FOCUS ON TREETOPS AND WILDLIFE -</b></p> <p>If this is true, why would you remove an established ecosystem and replace with housing and planting saplings to replace matured trees that are homes to wildlife and have been there for an extensive period of time.</p> <p><b>NEW COMMUNITY HUB FOR JANDAKOT -</b> small supermarket has been tried previously and failed miserably as there is the Gateways shopping centre within close proximity (with 3 established supermarkets). The Independent supermarket over the freeway in North Lake has been closed for a period of time and it too was unsuccessful. There are an abundance of Cafes and restaurants within the Gateways complex. As for the Medical Centre there is one on Berrigan Drive next door to the closed Independent Supermarket also in North Lake.</p> <p><b>AMENITIES EVERYONE CAN ENJOY -</b> Let's be honest, the only reason the golf course was not making money is because the previous owners were letting it run down with no investment or care for the course as they wanted to sell it off. When I first built my house in the Glen Iris golf course estate back in 2000, I would play regularly there as it was being maintained to the highest standard with investment and care being put back into the business. I was amazed when I played there last just prior to its closing where you could see numerous weeds on the greens and 1 which would have been approx 1.2m high. This tells me the care factor for the course was not existing. Disgraceful!</p> <p><b>BIGGER BLOCKS, FEWER HOMES AND MUCH MORE GREEN SPACE THAN YOU EXPECT -</b> I can't believe the average lot size will be 600SQM, that means there must be quite a few blocks equal to or larger than 1000 SQM to compensate for all the 300 SQM blocks or smaller. 600 new homes will cripple the estate with extra traffic, and my understanding is there will be 4 sets of traffic lights from Jandakot road to reach the freeway entry on Berrigan Drive which would be close to a 1km stretch having 4 sets of traffic lights,(A set of lights every 250m really!) <b>RIDICULOUS!</b></p> <p><b>IMPROVED ROAD NETWORK -</b> Claims Main Roads has endorsed a new four way set of traffic lights (refer to previous statement regarding 4 separate sets of traffic lights over 1km stretch) is a bit of a stretch of the truth. The traffic in the morning is</p>	

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		<p>already a nightmare and worse again if there is an accident on the freeway as drivers are trying to get around it by diverting up and down Berrigan Drive.</p> <p><b>GREATER HOUSING CHOICE</b> - I refer to previous statements claiming average size blocks of 600SQM, this overstatement is floored when you are planning to accommodate a wide range of housing styles. Young couples, empty nesters, retirees and seniors will not want large blocks of 600 SQM. Once again I refute the claim that the average size blocks 600 SQM.</p> <p><b>TREES TO HELP REGULATE TEMPERATURES</b> -How can you remove 750+ mature, healthy and established trees which provide noise protection from aeroplanes, shelter and protection for wildlife with the majority being in existence for 50+ years. In the flyer it claims continuous tree canopy to mitigate any heat island effect HOW!! If you are removing 750+ mature trees and replacing them with sapling plants, it will take decades to replicate what we have in existence today. This is not a mindful approach to sustainability.</p> <p>This submission declares numerous inconsistencies and fabrication of the truth.</p> <p>Besides the basic facts of increased traffic congestion, increased noise from planes by removing the mature trees which provide a noise barrier, the removal of 750+ mature trees which also aid with fighting the high air pollution in the air and the loss forever of a golf course that provides an amenity. The main reason I purchased within the Glen Iris Golf Course Estate was for the golf course amenity.</p> <p>How can the Roe Highway extension be canned due to destroying an ecosystem and precious wildlife, the same methodology should be used to preserve and save the Glen Iris Golf course as this is the same situation.</p> <p>This proposal should be stopped immediately as the few benefits it will provide far outweighs the irreversible damage it will cause forever and with no turning back.</p>	
18	Ashley de Rozario, Turnbury Park Drive, Jandakot	<p><b>OBJECT:</b> Built my house near the golf course so that I could use it's facilities for convenience, beauty and as an added bonus increase the value of my property. The proposal will devalue my property and increase traffic. Currently, during peak times (especially mornings), the traffic can be congested. If proposal goes through, the congestion will be even worse. Over 500 new homes is a lot within this area and imagine over 500 cars leaving for work/school around the same time is going to create bottlenecks which will lead to more traffic.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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20	Name and Address withheld, Jandakot 	<p><b>OBJECT:</b> Need for more open green space to reduce carbon footprint. Need for more recreational options. Environmental concerns regarding tree retention, bird habitats, animal habitats eg quendas, water catchment area. Proposed bus route runs across Twin Waters Pass which is the ONLY access/exit point for over 100 residences already occupied in the middle between the western links and the eastern links. We would be potentially locked in or out of our homes during such massive restructure on what is currently a narrow road eg Portsea Gardens. We would propose that the future bus route run through the western golf links which currently has no housing, thus inconveniencing no one and would reduce traffic to an already developed area.</p> <p><b>(Plus attachment)</b></p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to proposed alternative Neighbourhood Connector route, the applicant has outlined a number of contributing factors that led to it not being routed through the western links as suggested. The most significant is the width of the squeeze point between 23 Glacier Way and 51 Kooralbyn Way, which measures below the 20m minimum width required for roads at this level in the road hierarchy.</p> <p>It is also a more circuitous route which inhibits the easiness/simplicity of the street pattern and discourages direct movements through it. The current alignment is preferred in that it allows and encourages more direct and legible movements in/out of the neighbourhood</p> <p>No further changes are recommended in response to this submission.</p>
21	Michaele Ranford, Kooralbyn Valley Cres, Jandakot	<p><b>OBJECT:</b> I am writing as a concerned resident of Glen Iris Golf Course Estate.</p> <p>I <b><u>DO NOT</u></b> want Glen Iris Golf Course Estate rezoned from its current category</p> <p>I <b><u>DO NOT</u></b> want Eastcourt or any other company to redevelop the land and build more houses/dwellings in the Glen Iris Golf Course Estate.</p> <p>I <b><u>DO NOT</u></b> want the forecasted volume of 2000-3000 vehicles per day to enter/exit the Glen Iris Golf Course Estate in addition to our current traffic.</p> <p>I <b><u>WANT</u></b> to see the golf course reinstated or alternatively turned into a green nature reserve by the Cockburn City Council.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p><b><u>I WANT</u></b> the Cockburn City Council to <b><u>vote NO to redevelopment.</u></b></p> <p><b><u>I WANT</u></b> to see Cockburn City Council standing up for the Cockburn rate payers.</p> <p><b><u>I WANT</u></b> to see the priority 4 quendas protected by the Cockburn City Council.</p> <p><b><u>I WANT</u></b> to see the federally protected black cockatoos protected by the Cockburn City Council.</p> <p><b><u>I WANT</u></b> the Cockburn City Council to acknowledge the residents of Cockburn and be a voice for <b><u>THE RATE PAYERS BY SAYING NO TO REZONING AND REDEVELOPMENT.</u></b></p> <p><b><u>I WANT</u></b> the Cockburn City Council to hear the community spirit including the residents of Glen Iris Golf Course Estate who have tirelessly objected to redevelopment and the destruction of the 750 + mature trees.</p> <p><b><u>I WANT</u></b> the Cockburn City Council to celebrate that they are protecting the land (Glen Iris Golf Course) that produces enough oxygen annually for 135 000 people.</p> <p>I have lived in the Glen Iris Golf Course Estate for over two decades. I've raised my family, met neighbours who have become lifelong friends and been proud of the community I am part of. I paid a premium price for my land that backs onto the golf course because I wanted a view of the green lush landscape. The land I purchased was <b>double</b> the price of other similar sized blocks selling in the City of Cockburn. I paid this because I was buying into a Golf Course Estate and secondly I bought golf course views. Now I could potentially be penalised if the developers go ahead and build as I will no longer be living in a Golf Course Estate, and lose my green views to houses and roads.</p> <p>I say <b><u>NO</u></b> to rezoning and development of The Glen Iris Golf Course Estate.</p>	
22	Name and Address withheld, Treeby	<b>OBJECT:</b> this should be maintained as a public Golf Course- I believe 9 holes is more than fair for both parties!	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
23	Kathryn, Frangipani Rd, Treeby	<b>OBJECT:</b> The residents have made it clear that it is unwanted and will drop the value of their property.	<b>Noted</b> The matters raised are addressed in the City's response to earlier

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			submissions. No further changes are recommended in response to this submission.
24	Name and Address withheld, Treeby	<p><b>OBJECT:</b> I am writing to provide my feedback on the Glen Iris Golf estate which is adjacent to Treeby.</p> <p>From liaising with residents all advise that they originally purchased home/land in that area with the assurances of the golf course as part of the estate.</p> <p>More recently the golf course has been recommended for accommodation.</p> <p>The golf course is a beautiful addition to an estate with practicality and natural beauty which these residents will lose if restructured and rezoned for housing.</p> <p>City of Cockburn has repeatedly promised and provides assurances on items and reneged on.</p> <p>This has become a poor pattern of behaviour and actions leaving residents feeling disappointed.</p> <p>This has occurred in my own suburb in Treeby and I have my own experience with City of Cockburn changing plans.</p> <p>I consider the nature aspect of the golf course to be the greatest loss and given the level of development in the Cockburn area- there needs to be more done to preserve natural land and animal dwellings.</p> <p>I do not think this land should be re-zoned or developed into residential accommodation, beyond that I hope City of Cockburn starts to act with integrity and not go back on plans and contracts as it is most disappointing and residents feel powerless</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
25	Richard Pollard, Aquamarine Pde, Treeby	<p><b>OBJECT:</b> I'm writing to express my opinion on the redevelopment of Glen iris golf course. Personally, I would love for the golf course to stay. There are no beautiful 18 hole public courses in close vicinity for cockburn residents. Prior to its closure, it was our regular course to play for myself and a few mates.</p> <p>I hope that adequate thought is given and the golf course stays</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
26	Name and Address withheld, Treeby	<p><b>OBJECT:</b> The addition of so many new homes will potentially have a negative impact on already fragile networks - mobile, water, and internet. There are regular issues in Treeby with these services, and the concern is that extra load would only</p>	<p><b>Noted</b></p>

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		<p>make things worse (even with additional works). In relation to traffic flow, having been stuck in a left in - left out situation until the traffic lights at the intersection of Clementine and Armadale in Treeby were put in, it is highly inconvenient for residents. The addition of another set of traffic lights will not help the flow on Berrigan either. There's also the question of the reduction in land value for those already living in the estate. This is unfair at best, and financially devastating at worst. An increase in the overall public space in the new proposal, and / or an increase in average block sizes could potentially alleviate some of this impact (as it would lower density, while keeping the space 'open').</p>	<p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to servicing matters, the relevant service authorities have advised each of the relevant services can be provided with sufficient capacity. An additional Structure Plan provision has been inserted to retest mobile phone provision upon development of the local centre.</p> <p>No further changes are recommended in response to this submission.</p>
27	Name and Address withheld, South Guildford	<p><b>OBJECT:</b> I'm against the rezoning proposed of the Glen Iris Golf course. We MUST watch and care for our native wildlife that are endangered and vulnerable and that inhabits this area. Old trees must not be knocked down and the animals habitat must be kept! Please do not rezone this area! SAVE THE WILDLIFE, SAVE THE ENDANGERED SPECIES, SAVE OUR NATIVE ANIMALS!</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
28	Name and Address withheld, Treeby	<p><b>OBJECT:</b> Taking away nature and greenery</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
29	Name and Address withheld, Treeby	<p><b>OBJECT:</b> Having played on the previous golf course and being a close neighbour to Glen Iris having a golf course within Cockburn Area is very attractive as there isn't one available/close by, apart from Whaleback which part of the Canning Council. Look at Wembley Golf Course as an example. We need a course with driving range like that in Cockburn with restaurants, playground etc to suit the people of Cockburn.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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30	Robin Michael and Helen Bhanu, Kooralbyn Valley Cres, Jandakot	<p><b>OBJECT:</b> We purchased our property in the Glen Iris Golf Course Estate in 2006 for the following reasons:-</p> <ul style="list-style-type: none"> <li>* WE WERE ATTRACTED TO THE ESTATE'S LIFESTYLE AND IN PARTICULAR THE UNIQUE STREET LOCATION [KOORALBYN VALLEY CRESCENT, JANDAKOT. 6164] WHICH IS SURROUNDED BY THE GOLF COURSE. THE GREENERY, FAUNA AND FLORA, LAKES, THE RESTAURANT AT THE CLUB HOUSE, AND THE PEACE AND QUIET LOCATION AND THE FEELING OF SAFETY AND SECURITY - WE WALK OUR DOG TWICE DAILY AND HAVE NO FEAR FOR OUR SAFETY. THE WIDE OPEN SPACES AND THE BEAUTY OF THE GOLF COURSE AND THE SIGHT OF GOLFERS CONTRIBUTED TO OUR SENSE OF APPRECIATION AND VALUE TO OUR RESIDENTIAL LOCATION.</li> <li>* WITH THE PROPOSE REZONING OF THE GOLF COURSE TO A DEVELOPMENT ZONE, MY FAMILY AND I HAVE NO DOUBT THE IT WILL HAVE A NEGATIVE IMPACT ON OUR HOUSE VALUE. WE CAN ENVISAGE AN INCREASE IN NOISE POLLUTION, INCREASE IN TRAFFIC VOLUME, MOST LIKELY SOCIAL PROBLEMS AND THE ENSUING ISSUES RELATING TO SAFETY AND SECURITY.</li> <li>* THE NEW OWNERS OF THE GOLF COURSE HAVE LET THE COURSE DETERIORATE TO AN UNSIGHTLY COURSE, THE LAKES HAVE BEEN DRAINED AND THE FAUNA HAVE ALL BUT VANISHED!</li> <li>* FAMILY AND FRIENDS HAVE COMMENTED ON HOW SAD AND NEGLECTED THE GOLF COURSE IS NOW LOOKING, COMPARED TO IT'S HEYDAY.</li> <li>* MANY OF THE RESIDENTS IN THE GLEN IRIS ESTATE HAVE SOLD UP AND SOME ARE CONTINUING TO SELL UP BECAUSE OF THE CLOSURE OF THE GOLF COURSE.</li> </ul> <p>HAD MY FAMILY AND I KNOWN THAT THERE WAS A POSSIBILITY OF THE GOLF COURSE BEING SOLD OFF AND REZONED FOR HOUSING DEVELOPMENT, WE CERTAINLY WOULD NOT HAVE BOUGHT INTO THE ESTATE.</p> <p>WE SEEK THE COCKBURN COUNCIL TO ENSURE THAT THE NEW OWNERS REDEVELOP AND RESTORE THE GOLF COURSE OR SELL THE COURSE TO THE COCKBURN CITY COUNCIL TO RE-ESTABLISH THE GOLF COURSE.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		FAILING THIS, MY WIFE AND I SEEK COMPENSATION SO THAT WE CAN CONSIDER RELOCATING ELSEWHERE.	
31	Name and Address withheld, Carine	<b>OBJECT:</b> I am a golfer that had played on the course multiple times and would like to see it retained as a golf course.	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
32	Name and Address withheld, North Lakes	<b>OBJECT:</b> I totally object to the proposed rezoning of glen iris golf course to private residential land uses, my reasons for this position I have noted below: <ol style="list-style-type: none"> <li>1. The proposed development results in a nett Loss of open space, community sport and recreational land for perpetuity.</li> <li>2. The proposed design lacks sympathy to natural surrounds and existing built form.</li> <li>3. I would rather vacant land then the current development be approved.</li> <li>4. Golf courses are booming post covid and demand, growth &amp; participation are all trending up, Therefore there is no economic need to rezone a golf course.</li> <li>5. No other golf operators were given an opportunity to buy the course/business?</li> <li>6. The proposed development is unremarkable in providing amenity, design benefit and even housing choice to the community.</li> <li>7. The development breaks the flora and fauna green linkage use of the land.</li> <li>8. The development lacks buffers and open space designations.</li> <li>9. The proposed development's scale, size and density does not consider the surrounding built form, infrastructure and would result in dis-orderly development.</li> <li>10. The proposed development appears to be adhoc and piecemeal in dealing with the land.</li> <li>11. There is better planning solutions to be outworked for community benefit than unremarkable housing lots.</li> </ol>	<b>Noted</b> Most of the matters raised are addressed in the City's response to earlier submissions. With respect to active recreation space, it is recommended that the option involving the location of POS adjacent Prinsep Reserve be supported. Such an arrangement will allow for the City to develop an oval in the future, capable of accommodating a wider range of active recreational uses better aligned to the needs of the broader community. No further changes are recommended in response to this submission.

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		I don't believe a rezoning and development can be approved with conditions to provide adequate control measures to mitigate the significant loss of open space, flora and fauna habitat, loss of significant amenity to existing & future residents coupled with increased traffic and drain on infrastructure.	
33	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The land lot and home were bought and built some 20 years back for our relaxed living environment and as a family home ongoing for our children. We now experience more dust and dirt deposited than we have ever had, the relaxed morning coffee on the balcony watching the ducks on the "lake", cockatoos flying overhead and squabbling and golfers relaxing on green grass has been replaced by an arid desert wasteland, a dried up lake and potentially no wild life at all. This has caused great mental stress and worry to my wife and myself as well as extra physical work which we came here to get away from. An additional 5-600 homes plus potentially 1000-1500 cars will totally detract from the current quiet and safe roads and add security concerns. This is on top of the ongoing construction vehicles, tradies' vehicles and work over several years. The whole project is against the current environment, protected species and our expected peaceful lifestyle we bought into.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
34	Robert Sharpe, Twin Waters Pass, Jandakot	<p><b>OBJECT:</b> As a retired accountant who has lived with my wife within the Glen Iris Golf Course Estate for 15 years, myself and my wife hereby register our disappointment and strong disagreement with the proposed infill development of the Estate.</p> <p>Neither my wife nor I play, or have ever played, golf but we moved to this golf course estate for what is colloquially known as the amenity of the area. The vista of green fairways, mature trees, small lakes and the wildlife consisting of a huge variety of birds and the quendas in our garden.</p> <p>I know of no other place in such close proximity to a capital city where this amenity exists.</p> <p>The Cockburn Shire has a unique area within its borders which will now be destroyed in the name of infill which presumably is another means of collecting more funds from rates and providing profits to private developers. I understand Cockburn has already reached its infill targets anyway. This estate could have been the most sought-after area in the shire, a showpiece of housing and greenspace,</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>with the proper management by the shire but the easy way has been taken with no concern for the effect on the lives of residents.</p> <p>These residents walk their children, their dogs (We have no pets) and themselves in a relatively calm and protected environment and this will become more difficult and certainly more “spartan” with redevelopment.</p> <p>Consider the Councils which have taken a very positive proactive position recognising the importance of the benefits of golf to their community – i.e., Canning, South Perth, Kennedy, Melville and Cambridge. Cockburn can and should make a statement and truly lead the other Councils with a recreational corridor which will include the Golf Course, Wave Park and other ovals and green spaces.</p> <p>By a quirk of planning, we occupy the only residence on Twin Waters Pass and we will, according to concept plans, be one house away from a major traffic junction. This construction undoubtedly will be accompanied by severe compaction and heavy machinery working followed by hugely increased truck traffic for a substantial time while homes are being built and the sustained increase in vehicle traffic accompanying the estimated 600 new homes being built.</p> <p>I fear for the long-term condition of our home and others, and of course their values, which we and others have modified for our own needs, usually at substantial cost, over the period of residencies.</p> <p>We have been deceived, or at least mislead, by the Council’s planning department which on two visits by myself, after hearing rumours of the sale of the golf course, told me that they had no knowledge of any sale and in any event the land is zoned for recreational purposes and it would be almost impossible and certainly unlikely, for it to be rezoned for housing. Yet here we are with a push to turn a heat respite and oxygen generating park-like area into another densely packed urban area. To add insult to injury for ratepayers, another 9-Hole golf course is planned within the shire near the coast, a cost that ratepayers should not have to foot when there is already an existing (and could be viable again) 18-hole golf course. Instead of working with ratepayers it appears that this coastal golf course development is a public demonstration to the existing Glen Iris golf course residents and their well-being that they are to be disregarded as “collateral damage” to the infill tide.</p> <p>There is still time for the Council to oppose the redevelopment but it will take some intestinal fortitude on the part of councillors and the change away from a pro-developer stance to a pro-ratepayer stance.</p>	

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		<p>There will be a financial penalty in the form of a future reduced rate income, but this is income which the Council is not receiving and has never received.</p> <p>This is not a normal development but a theft and destruction of a lifestyle that residents bought into, and it should morally and ethically be opposed by the Council which is funded in part by the very people they are supposed to represent and provide services to and for, namely their ratepayers. The (then) Cockburn Councillors should have protected residents purchasing into the Glen Iris Golf Course Estate (not just the golf course owner) when it approved (and adopted the 'creation' of this Golf Course Estate through various Scheme Amendments in the mid 1990's). That time is gone, but the 2022 Councillors still have time to make it right.</p> <p>In this modern age of climate change concerns, every action resulting in the destruction of vegetation which is not regrown should be avoided where possible and, in this case, it is certainly possible to avoid it especially as City of Cockburn's website promotes the retention of trees and its Mayor advocates combatting climate change.</p> <p>Golf courses and public open spaces are precious and will become more sought after in future years as a legacy to future generations and should be preserved in perpetuity.</p> <p>There is little point in going into depth regarding the downsides to this development which are well known, but a simple mention of them may at least keep the issues from being forgotten. These include loss of privacy and security with close new dwellings, reduced values of existing properties, vibration damage to existing homes, loss of trees and ponds and parkland leading to loss of habitat for birds and animals and increased energy costs to replace the cooling effect of lost vegetation, increased traffic leading to increased atmospheric exhaust emissions and noise pollution, creation of traffic choke points, delays for residents in exiting the estate increasing travel times, adverse effect on the Jandakot Groundwater Mound and loss of a community assets namely the Iris restaurant and the golf course itself.</p> <p>There is no upside for existing residents of the Glen Iris estate and those residents will endure 5-7 years of concentrated construction activity resulting in a major lifestyle change affecting their mental health and wellbeing.</p> <p>Respectfully, this proposed rezoning is a backward step to any average person's thinking and certainly would not pass the "pub test". So, to any decision maker in</p>	





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		this process I ask that you consider and respect the wishes of the ratepayers of the Glen Iris Golf Course Estate whose quality of life will be most affected by your decision.	
35	Name and Address withheld, Willeton	<p><b>OBJECT:</b> I would like to voice my disapproval of the plans to turn the Glen Iris Golf Course in to “housing and open spaces”.</p> <p>Although I am not a resident in the City of Cockburn, I feel deeply for the local residents who purchased their homes on the “Golf course Estate” and also for the golf enthusiasts (myself included) who have lost a well maintained public course.</p> <p>For what reason should a beautiful Estate need to be turned in to a “sardine tin” like so many of our suburbs.</p> <p>The Estate was a vision of Bill Wilson, one of nature’s true gentlemen, and should remain so.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
36	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am strongly opposed to this proposal. My husband and I bought and built in this estate to live next to the golf course. I want to see the land remain zoned as a golf course. I love my quiet community which will be destroyed with the current proposal. The increase traffic will severely impact my this and I will be living on one of the pinch points. I am also opposed to the proposed destruction of the open spaces and natural habits on many animals. Please Cockburn Council do not support and approve this proposal.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
37	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <ol style="list-style-type: none"> <li>1. When we chose to buy a house, we chose to live on a Golf Estate.</li> <li>2. We were sold a property on a Golf Estate.</li> <li>3. We were told when we bought on the Golf Estate that it was a private Golf Course, but we did not have to worry because it was NOT zoned for housing development so we were SAFE from any future developments.</li> <li>4. Because we chose this life style (which we have worked very hard to achieve!) we paid a premium to buy a property in the Glen iris Golf Estate. And now we are told that we no longer have a choice in our life style choices, and that the choices we made now can be taken away from us if you decide to do so</li> </ol>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
38	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <ol style="list-style-type: none"> <li>1. We purchased a property on a golf estate</li> </ol>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier</p>

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		<ol style="list-style-type: none"> <li>2. We chose an area with green space</li> <li>3. There is hardly any green space and parks in this area Glen Iris provides this</li> <li>4. I chose an area to live where there is abundant wildlife and black cockatoos that nest here.</li> <li>5. The community used to gather at the clubhouse ,I chose to live in this type of community</li> <li>6. People from all over Cockburn used to come here for our parks and the golf course which grew a sense of community</li> <li>7. I chose to live in a quiet suburb with few residents</li> <li>8. I chose to live amongst mature trees that provide cool space and is a pollutant filter</li> <li>9. I chose to live in a community that does not have a lot of traffic.</li> <li>10. I chose to live where I knew the land around me was zoned as golf/ recreational.</li> <li>11. I chose to live in a recreational zoned area to assure me that a new land owner could not develop the land for residential.</li> </ol>	<p>submissions. No further changes are recommended in response to this submission.</p>
39	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We would like to make public comment on the proposed New Glen Iris Estate as a Jandakot resident seeing the impending impact to the area. We are rate payers and residents of property *address withheld*</p> <p>Our major comments on the proposed Estate development are;</p> <ul style="list-style-type: none"> <li>• Closing of Turnbury Park Drive to make way for the 4 way traffic lights on Berrigan Drive for quoted “safer, easier access for everyone”. Our current in and out of our residence is via Turnbury Park Drive onto Berrigan Drive on a daily basis as access to the Kwinana Freeway and the local Cockburn area. Since the upgrade and extensions to Jandakot Road and the North Lake Road/Armadale Road have been completed, Berrigan Drive has been less congested and to be honest a pleasant experience to enter. Should Turnbury Park Drive be closed this would create a longer journey around the local residences to enter Berrigan Drive, I am sure other residents would not appreciate. Traveling down Berrigan Drive and negotiating another set of lights would seem to add congestion not relieve it? In short leave Turnbury Park</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to Turnbury Park Drive, the existing level of service will likely decrease as background regional traffic continues to grow (irrespective of this proposal). The additional time in a car to exit via Hartwell Parade and turn right out onto Berrigan Drive (or return in the opposite direction) will be a small fraction of the total journey and is not considered unacceptable in return for the benefits of providing a safer turning movement.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Drive open, review plans as studies may have not been pre recent road upgrades.</p> <ul style="list-style-type: none"> <li>Trees, wildlife and lifestyle seems a focus of the developers brochures and website. It has been so sad to see how dry and neglected the land has become since the selling of the golf course. Not sure how many of the trees will be saved and what wildlife has been able to adapt with the lack of water and maintenance over the past few years. Care and consideration to protect, we feel has not been visual. We see daily a degraded ex golf course and lucky now have a resident bandicoot in and out of our backyard (nice). Improving our lifestyle as existing residents is not the business of a developer. A early morning walk around our existing tree lined area could not be improved upon with new builds, time for vegetation to regenerate/grow.</li> <li>We have chosen where we wish to live and enjoy and older suburb close to growing amenities. Newer homes has the potential to devalue our property. The current building crisis of supplies may see lots of unfinished homes for a very long time. It will cause stress to both new homebuyers and existing residents as delays continue indefinitely.</li> </ul>	<p>No further changes are recommended in response to this submission.</p>
41	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The increase in traffic will have an impact on our lifestyle with 3 young kids and a dog. We only just bought into the estate for reasons of it's quiet streets, family presence and beautiful landscape and were hoping to settle down here. The increase in proposed properties will definitely push us to see if we can afford to relocate.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
42	Jocelyn Gordon Glacier Way, Jandakot	<p><b>OBJECT:</b> Oppose the deliberate degradation of an existing, sustainable eco environment which supports flora and fauna. Oppose the proposed infill of Glen Iris Golf Course with high density housing. Take objection to developers having complete disregard for the original concept residents were provided when purchasing their properties. Oppose the high handed approach and attitude of developers and their arrogant abuse of land and their 'double dipping' into an already established Estate; their flagrant disregard for the ramifications incurred by a proposed development which will cause traffic congestion, increased pollution, decimation of existing trees and local fauna</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
43	Sarah, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> an opportunity to create a unique tourism destination too the city of cockburn is going to be wasted. Why have suburb after suburb of sprawling residential? A multi million dollar wave park/hotel experience is being built Nearby, why not capitalise on creating a beautiful family friendly golf course with a cafe and multi restaurant zone? We could have a lovely setup for an ultimate outdoor mini golf etc. the housing development proposal is not what the brochure is implying at all. People do not want this. They want things to DO in perth. I urge the state/councils to get more creative and stop just in filling every last inch with housing.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
44	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> For the past 7 years we have made *Address withheld* our home. The property borders the 17th hole and the outlook we currently have is green and full of trees which is the main reason I bought the property. I think it's important to note that poor access to under performing schools had no influence on my decision to live in Glen Iris. I make this point as I believe that a large portion of our local community's demographic moved here for the golf course and not to enrol their children into a good school.</p> <p>As much as I would love for the suburb to remain a golf course estate, I understand it is private land and the owners cannot be forced to keep the course open or forced to sell to someone willing to use it for what it is zoned for.</p> <p>In the back of my mind, I hold a distant hope that the re-zoning doesn't get approved, and the owners sell the property. It is in the hands of the government now to do what they think is best for our community.</p> <p>If the land is re-zoned, I will have to make the decision on what is best for my future. Without the perk of living on a golf course, I have no reason to continue living jammed between the ever-growing freeway and Jandakot airport.</p> <p>In the event the land is re-zoned my concerns with the proposal are listed below:</p> <ul style="list-style-type: none"> <li>• A well-established tree line has always divided the golf course and the residential land. I believe these major trees are a massive part of the ambiance for all surrounding houses. If they were to be kept, it would go a long way towards keeping the green aspect that our suburb currently has. I have illustrated my suggestion in appendix A</li> </ul>	<p><b>Supported in Part</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the proposed interface to this property, it is agreed that due to the orientation of the existing dwelling (that unlike other grouped housing sites along this edge involves a number of major openings orientated directly towards the golf course) that a landscaped interface is appropriate and the proposal should be modified to the extent of the adjoining POS (or similar) to accommodate this outcome.</p> <p>Given the need to remove an existing drainage sump in this location and a number of other trees are being retained that can also be widely seen from other locations, broader adjustments are not recommended.</p> <p>No further changes are recommended in response to this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		 <p data-bbox="510 707 875 791"><i>WELL ESTABLISHED MAJOR TREES VISIBLE FOR MILES AROUND GIVE THE SUBURB A GREEN NATURAL ASPECT AND SHOULD BE KEPT.</i></p>  <p data-bbox="913 887 1532 906"><i>IMAGE CAPTURED FROM GOOGLE STREET VIEW - FREEWAY BRIDGE</i></p> <p data-bbox="555 930 1509 962"><b><i>(Location portion of plan removed due to request for confidentiality)</i></b></p> <ul data-bbox="495 978 1574 1457" style="list-style-type: none"> <li>• I do not think the “Interface with existing residences” has been adequately considered. My property faces outwards over the golf course but because it is not a single residence no landscaped interface is proposed.</li> <li>• Developing the land behind my property will reduce the privacy my property enjoys. With my oversize windows, any new houses built on the adjacent land will be able to see into our house. We have the right to privacy.</li> <li>• In the future, my outlook may be filled with views of the back of medium-density units with solar panels, air-conditioning units and washing lines none of which are what I had in mind when I bought the house.</li> <li>• I do not want to spend years living next to a building site or having to contest plans when people try to build on every square metre of the medium-density land.</li> </ul>	

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		<ul style="list-style-type: none"> <li>I am worried that by the time bicycle paths, bus routes and foot paths are added, occupants of the new houses will not be able to park on their own driveways without blocking the foot paths. This is a current issue within the newly established Treeby estate. This forces cars to park on the roads which is not the kind of estate I want to live in.</li> <li>The large windows and doors of my property were designed and orientated to maximise the golf course views. My property's fence line will be accessible to the public which in turn has a negative effect on the security of my property. If the fence was changed to a solid structure, my garden and house would become dark and closed in as my house is on the rear block, I am unable to get any natural light from the front of the house.</li> <li>I am worried that if the land is rezoned as development, then the plans will be changed at a later date in a way that negatively effects my property. Ultimately, the worst outcome would be a double story/medium-density units being built on the block directly behind my property.</li> </ul>	
45	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I purchased my property in May 2005, and I love living in the Jandakot area. The neighbourhood is friendly, safe, and welcoming. As Jandakot is a more mature demographic, with fewer residents working full time, crime rates are lower than surrounding suburbs which is why I have felt extremely safe in the area for the past 17 years. Safety was an extremely important factor when I purchased my house and is the reason, I chose Jandakot over other suburbs such as South Lake &amp; Yangebup. As stated in your stats, the average personal income in the South Lake/Cockburn area is 10% lower than the Perth average, which brings affordable living however, at a price! The effects of this are demonstrated in the increased crime rate, lower average housing prices, schools' reputations, just to name a few. By removing what was essentially a big drawcard for many residents, the golf course, and replacing it with hundreds of new properties, I fear that I am about to become a property owner in a lower socioeconomic area, which was not my intention. I would also like to mention, the closing of the entrance at Turnbury Park Drive/Berrigan Drive to open ONE entrance for the estate is just not practical. Already, it can be hard to enter or exit the estate and that is before hundreds of new houses and residents are added to the mix. This is not even taking into account that many new homes are purchased by young families, meaning that the current schools will not be able to accommodate the new enrolments (in the future), nor</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>does there seem to be a plan regarding traffic management around schools during drop off and pickup. I understand that the plan will continue however, I hope that you know how disappointing it is for us long term residents! People who sought out property in Jandakot for the same reasons I did, reasons like safety, consistent property value and a sense of community. I hope you listen to the people and consider the reasons for why they moved to this area in the first place!</p>	
46	<p>Name and Address withheld, Aubin Grove</p>	<p><b>OBJECT:</b> I would like to make a submission on the former golf course at glen iris estate. This golf course has been part of my families neighbourhood for many years and have enjoyed the many scenery and wildlife around the golf course. The course itself is home to many wildlife and would hate for some monstrous demolition to take their home. I think the golf course would also bring many families and real estate opportunities back to the estate.</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
47	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT:</b> I am strongly opposed to the proposed development of the Glen Iris Golf Course and would urge the City of Cockburn Council and it's members to strongly re-consider and deny any proposed development proposals for the Glen Iris Golf Course and think outside the box before it's too late!! I believe that the City of Cockburn Council should look to re-open the Glen Iris Golf Course (Golf participation is booming!) and make it 'one' of a number of Jewels in the crown and a valuable asset for the entire Perth/WA community and council for many years to come rather than destroy it. The idea that this (once) wonderful community asset and habitat for federally protected species be destroyed by property developers for housing is unfathomable. This green space if allowed be developed for housing can never be replaced and the environmental effects for both the area and wildlife will be truly devastating. Global warming, climate change, protection of species and the environment must be at the top of the agenda when you consider the ever worsening bush fire, flooding and climate change events not only in W.A. but also on the East Coast of Australia and around the world. Cockburn City Council must surely see the benefits of preserving this green space not only for the Perth/local community but also for the people and executives that work at the rapidly expanding Jandakot Airport site (recently bought by DEXIA) which lists some of the largest companies not only in Australia but globally and see it as an opportunity to provide world class sport and recreational facilities (along with the wave park) in the area which will entice locals and tourists alike whilst preserving native habitats and protecting vulnerable species and this could be achieved in many ways through</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>joint venture or private equity. People still do a lot of business on the golf course too..... I emigrated to W.A. from Ireland in 2012 and have seen first hand the destruction of what was once beautiful green spaces and woodlands thriving with wildlife into poorly built, medium/high density 'Ghettos' without the proper infrastructure (roads, transport, schools etc.) to support such developments and they are now bereft of songbirds, frogs and habitat to support our native species and bees which are now under such severe pressure as a species that communities are trying to put back some sort of nesting habitat including flowering plants to protect them and all this was done in the name of greed and to line the pockets of developers and more often than not corrupt politicians and planners who signed off on the development proposals when it was obvious they wouldn't work out well, In my opinion I feel that Eastcourt' community engagement and various submissions are egregious and misleading/deceptive at best and in my experience of developers and their developments they will do as they please to suit themselves if they are given approval. Eastcourt have already done enough damage to the area and the environment by draining lakes/watering holes (who does that?) and cutting down mature trees furthermore, if they are allowed to proceed with this proposed development the increased volume of traffic, culling of all those beautiful mature trees and associated environmental impacts would amount to criminal negligence and I would urge the City of Cockburn Council to consider this strongly as I for one wouldn't want to have my name associated with what I firmly believe will be viewed as an environmental catastrophe in years to come should this be allowed proceed.</p>	
48	Peter Perks, Kooralbyn Valley Cres, Jandakot	<p><b>OBJECT:</b> The Nonsensical 'GLEN IRIS GOLF COURSE ESTATE' Housing Infill Proposal Introduction My family and I moved into the 'Glen Iris Golf Course Estate' in February 2014. Being instantly attracted first and foremost by the golf course backdrop, with its manicured golfing greens, clubhouse, happy golfers enjoying the game, the lakes with their abundant fauna, aquatic life (turtles, fish etc), bird species (ducks, black cockatoos, willy wagtails, doves etc, etc, some federally protected) and the flora, thousands of mature trees (Gums etc). It was an idyllic location to raise a family, a true piece of paradise, an ecosystem within the hassle and bustle of suburbia. I was more than happy to pay a premium on the purchase price of my property which backs onto the golf course and abide by the strict golf course covenants governing what you can and cannot do on your own property. Also due to the lifestyle/ecosystem provided I was also willing to forego government provided bus services within the estate, put up with the noise pollution of light</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>aircraft from Jandakot airport and the absence of a primary school. Upon moving in, we found footpaths encircled the entire perimeter of the golf course, perfect for walking our dog with the bonus of serene views. The absence of a bus service was a god send, and the golf course club house provided for many an occasion, including birthdays and anniversaries. Quenda bandicoots were also another surprise, being seen at dusk on the golf course and visiting our property occasionally. And Boom....2019 Our idyllic lifestyle/ecosystem, and the lifestyle/ecosystem of all the other residents living within the 'Glen Iris Golf Course Estate' was obliterated. A property developer had brought the golf course, drained the numerous lakes, and removed the golfing greens watering system and closed the clubhouse. The fauna, aquatic life (turtles, fish etc), bird species (ducks, black cockatoos, willy wagtails, doves etc, etc) no longer had a home, now you rarely see them if not at all, the fauna/wildlife has been decimated. The flora in the way of the golfing greens has dried out, turned brown, is dead and for the most part is unkept, sand and dirt blow around the estate. It's a desolate landscape, far removed from the once idyllic location and lifestyle I brought into in 2014. And all of this even before the land has been rezoned from special use, i.e., golf course to housing which requires governmental approval by the way. Conclusion As is blatantly obvious if you have any moral fibre or soul, you must acknowledge that the 'Glen Iris Golf Course Estate' housing infill proposal is morally corrupt and bankrupt. It will only benefit the developer and government/council coffers, with total disregard for the losses that will be incurred by the current residents, Cockburn constituents that call the 'Glen Iris Golf Course Estate' HOME. Something that is lost on developers and others who do not live within the estate which is to be decimated if rezoning goes ahead and allows the addition of 600+ houses, the felling of 750 mature trees, the addition of a government bus service and a dramatic increase in road traffic. It's absurd!!!! and a slap in the face for all those who brought prior to 2019 and live here. It's a nightmare, a completely opposed reality to the one I brought into in 2014. And my family and I do not agree with it or accept it. Hence, I plead with you to retain the special zoning and re-establish the GOLF COURSE and let the wildlife once more return and flourish. Allow your good moral compass to overcome tyranny and give back to the community/residents that what the developer is trying to take from away via disdain and monetary gain. Be an environmentally friendly, constituent loyal and responsible council.</p>	

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49 & 137	Name and Address withheld, Jandakot	<p><b>OBJECT: (some slight variations but essentially the same content)</b></p> <p>We have been residents of the Glen Iris Golf Course Estate since 2006, initially renting a property located in Glacier Way, when first arriving in WA. This property backed directly onto the golf course. We loved the outlook that this provided and the facilities the golf course and restaurant / bar offered. It was certainly the Community Hub.</p> <p>In 2008 a property became available at *Address Withheld*, which we were fortunate to secure. It too backs directly onto the Golf Course. We invested many more thousands of dollars into the property by adding an additional upper level, to take further advantage of the vistas over the Golf Course, which we will lose if the development of housing proceeds.</p> <p>Dean Rd is already a particularly busy road in our location. We were aware of this when purchasing the property, but with the proposed development not only will we have to deal with additional traffic being channelled onto Dean Road and its increase associated noise and health issues generated by the higher vehicle volumes, but the proposed development layout will have a similar if not busier road along our rear boundary where once there was green open space and many mature trees. There has been no suitable solution provided by the developers to existing residents on how the increased pollution, both air, noise and light, will be managed to the existing resident's satisfaction, despite numerous requests to address these matters of concern.</p> <p>The speed at which the current owners Eastcourt, turned off the sprinkler systems, emptied and destroyed the dams (which helped to support the native fauna and flora of the site prior to any Environmental assessment being undertaken) was blatantly obvious to residents. The developer has allowed the site to degenerate, affecting all those who reside in the estate and especially the 220 homes that directly surround the estate. We are deeply concerned by the loss of this very precious eco-system and the effect on the native animals. The proponents intended destruction of some 750 existing mature trees on the site can only be considered as environmental vandalism and must not be allowed to proceed. Although the developer intends to replace some of these trees, it will take many years before these saplings/tube stock offer the same benefits to the environment and community as the existing ones already do.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>We are concerned about the preservation and conservation of the endangered species that are present on the site, such as the well documented Quenda, Carnaby and White &amp; Red-Tailed Cockatoos, as well as the loss of native duck breeding areas and the many other native animals that use the site as a refuge. We have already witnessed a huge decline in the number of quendas, native ducks &amp; both red-tailed &amp; white-tailed cockatoos, since the various water sources were drained on the golf course.</p> <p>Further, the City of Cockburn has already reached its required residential infill target for the State Government. Where is the necessity for more infill with all its adverse environmental impacts, loss of fauna &amp; flora, increased traffic congestion within the existing estate and local road systems, together with the substantial and consistent objection to this development by the community in general? The existing land holding has sufficient other development opportunities within the existing Zoning classification (maybe a Golf Course for the 120K residents of the City of Cockburn?) without the need to turn this green lung into concrete and bitumen.</p> <p>I was a member of the Precinct Reference Group (PRG) for the Glen Iris Estate. The meetings were very rushed with insufficient time being allocated for residents to ask questions of the consultants or for the consultants to reply. Attendees were frequently 'Shut Down' if the line of questioning did not go in the direction those running the meetings wanted it to go. Suggestions put forward by the residents were basically ignored or just overlooked. I joined the group on the presumption that Eastcourt were genuine in their wish to involve existing residents in their plans and work with them for a variable outcome. This was certainly not the case, and it was quickly obvious it was just a 'tick that box' approach and let's get this over with as quickly as possible. There was very little input from the residents offered up in Eastcourt's final proposal for the site. For example, Eastcourt inclusion of a potential small supermarket, gourmet deli, café and restaurant were not something that the PRG attendees saw as a necessity. In fact most resident attendees were against the idea as these facilities were either already existing or within the local travel areas.</p> <p>Eastcourt have not acknowledged the loss of property values for existing residents, particularly to those 220 odd properties that border the golf course such as ours, nor are Eastcourt willing to consider any financial compensation to the exiting residents. Particularly at our age having just retired, the financial loss incurred is of</p>	

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		<p>a major concern to us. When we purchased our property in 2008, as part of 'The Glen Iris Golf Course Estate' we had no reason to believe the zoning of the golf course would ever be changed. Why would we when the area has been used as it was intended as a golf course since 1965? It was zoned 'Special Use', which would indicate it remaining as a golf course or other ongoing similar use, not being transferred into blocks of residential housing. We paid a premium for the location we have and for the amenities and aspects the site offered.</p> <p>The additional stress (both financially and mentally) and with ongoing concern of the environmental degradation the site will suffer (and is now suffering) should the proposal proceed, has placed extreme anguish on our family since the development was first raised.</p> <p>The recent on-line Community Forum run by the City of Cockburn did not give residents the opportunity to raise issues about the development or have adequate feedback. Why wasn't this forum run as an open venue rather than on-line as originally intended? I believe it was a complete failure for both the City and those residents that took part.</p> <p>Dean Road already suffers from parking issues, as there is literally no on-street parking. This was particularly noted when a neighbour held an 80<sup>th</sup> birthday party recently for their father. Visitors were forced to park on the verge between the property fence opposite and footpath once all parking on the landowner's driveway and other neighbouring driveways were full. One of the City of Cockburn Rangers threatened the remaining vehicle owners with prosecution, resulting in many of the elderly visitors having to relocate their vehicles some distance away and subsequent long walk back. This was a disgraceful outcome to these elderly citizens of our community. It appears that Eastcourt planned development offers similar bad planning methods with little parking other than driveways particularly in the proposed Group Housing sites. Why is the City considering such bad planning again?</p> <p>Vehicle access to the site is claimed by Eastcourt to be resolved by just adding another traffic light-controlled intersection on Berrigan Drive. It is obvious that the consultants who undertook the studies haven't sat in bumper-to-bumper grid-locked traffic that already occurs from the existing controlled arrangements on Berrigan Drive, without the addition of the vehicles that will be generated if the proposed Glen Iris Golf Course residential development goes ahead. The whole traffic</p>	

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		<p>management proposal has not been properly thought through, either through the new estate or accessing the main feeder roads that will service the new or existing road system. I understand their traffic readings were undertaken during the height of the Covid lockdowns, which may explain some of the false findings.</p> <p>Should the proposed Glen Iris Golf Course residential infill proceed, the City of Cockburn loses not only a very valuable 'Green Open Space', a much-needed sporting facility, recreational and entertainment area for its citizens, with nothing to be gained from it. The developer is not proposing even as much as a sporting Oval that future generations can enjoy. There is nothing for the citizens, the existing residents and environment to gain from this proposal!!</p>	
50	Paul Beattie, Glen iris Dr, Jandakot	<p><b>OBJECT:</b> I want to strongly object to the proposed development of Glen Iris golf course to residential housing. I have long been a resident of the area growing up with my family as a teenager living in Lakes Way and enjoying all the surrounding flora and fauna which has slowly been cleared for developments. There were kangaroos galore and other wildlife and people buying into the area such as the rural blocks in the 1980s thru Lakes Way and Glendale enjoyed the lifestyle. There have always been strict restrictions on expansion of housing due to Jandakot sitting on the protected natural water aquifer water mound even expansion to subdivide blocks in Lakes way was prohibited due to this water mound. There is still no scheme water thru Lakes Way and people have bores. I believe the EPA has a very fragile system thru this area and if it ticks the approval of this housing estate it could be taken to court for negligence in relation to this water aquifer. In addition the increased traffic flow in and out of estate through extra housing plus wave park tourism would be totally unmanageable to then try and access the freeway. Gridlocks daily would be what Jandakot could then expect. So in summary points</p> <ol style="list-style-type: none"> <li>1. Water protected aquifer area</li> <li>2. increased Traffic with extra homes</li> <li>3. increased Traffic with wave park</li> </ol> <p>Inability for roads to cope with this</p> <ol style="list-style-type: none"> <li>4. natural habitats for air dad cockatoos further destroyed</li> </ol> <p>My suggestion to council</p> <p>Buy the golf course back from Eastcourt this would be a tremendous draw card to have a quality golf course next to a world first wave park to attract high paying</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>tourism in the area without destroying the estate that was bought into by people never expecting it would ever change. Imagine the anger if any other major metropolitan golf course such as Cottlesloe or Joondalup, Mandurah etc was hacked up and turned into housing. Please STOP this development</p>	
51	Peree Mehmet, Kardinya	<p><b>OBJECT:</b> We are still waiting to hear about our golf course. More than 100 per day players have had to give up or drive half an hour to another public course. I know there is only one golfer at the council and you would rather build endless childrens parks. WHEN ARE YOU GOING TO EVEN THINK ABOUT THE GOLFERS OR AT LEAST ACKNOWLEDGE THEM. I am so disappointed in the Councils plan to abolish the very popular course because the previous owners did not run it properly.</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
52	Carl Barlow, Laguna Green, Jandakot	<p><b>OBJECT:</b> We purchased our land/home in ~1997, the main reason was our home would be surrounded by a beautiful golf course and quiet community. The cost of the land was ~40% above the average estate in the area but we were told it was always going to be a golf course here and the revamped course would be world class with restaurant, pools accommodation etc. Also the Cockburn Council had zoned this land accordingly so those plans would be happening. This unfortunately never happened but we love the space, peace, greenery that created a close-knit community. It seems we were lied to by the developers but at least it is still zoned by council for a golf course and we hope the Cockburn council will support its ratepayers and residents who enjoyed the golf course and facilities and not give in to profit over its people. The course has been so popular for 60 years and the only golf course for Cockburn's ~130k residents. What message is this for residents when you are taking away sporting amenities and the wellbeing of residents to build home in an area that cannot support them.</p> <p>How can it be allowed to build and Estate within and existing estate? it would mean developers would have to commence earthworks and site preparation (infrastructure), housing construction etc. All home in the area would be subject to pollution from Dust, Noise, Vibration, Smoke, excessive earthmoving equipment etc. Construction activities drag on for years and this will have a significant impact on existing residents. Who is responsible for the likely damage to homes/ pools etc from vibration of compacting of the land etc.? and the wellbeing of residents having these work every day.</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>Upon the purchase of land in the estate, we were informed of the noise issues from Jandakot airport and required to have the recommended insulation. Since building 24/25 years ago the noise has increased noticeably with the destruction of the habitat for the Jandakot industrial area. Now the plan is proposing to destroy another 700/800 mature trees which help dampen the noise and replace with 600 new small trees that will mature in 50 or 60 years. The draining of the lake after 25/30 years is already having a severe impact to the wildlife such as the priority 4 listed Quendas, flora/ fauna/ black cockatoo's and other birdlife.</p> <p>Glen iris estate was developed to be a quality estate with one way in and out and roads that buses could not use, adding ~600 new homes with &gt;1500 cars would be an absolute nightmare and total grid lock. Surveys have been taken in the area in the last few years but with the effects of covid have kept the roads and traffic down but now covid is in decline we can expect the traffic to build up. The location of the estate means it could not manage with 5000/6000+ extra car movements daily and become a major bottleneck</p> <p>The Estate is within the Jandakot Groundwater area and we would require a licence to construct a well or bore. The golf course used water that mainly drained into the water mound, 600 new homes would have all their water into drains and stormwaters and which would negatively impact and pollute the Jandakot Groundwater Mound.</p> <p>WE do not want any GH here in Cockburn it will totally ruin the character of the Golf course estate. Accumen / Eastcourt say bigger blocks and fewer homes but keep adding Group Housing in their plans. They cannot be trusted all they have done so far is lie to residents and council. Existing homes around the golf course are 700/800 m2 and built to give the owners magnificent view of the Golf Course, now if Council go against all their residents they can overlook group housing</p>	
53	Name and Address withheld, Oakford	<p><b>OBJECT:</b> I am firmly against the proposed housing infill of the Glen Iris Golf course. This area has already had far too many trees removed with the widening of Jandakot Road and the commercial area on the corner of Jandakot Rd and Pilatus St.</p> <p>Jandakot has so little protection for our native animals and birdlife. Areas that are supposed to be bush forever are too often given the green light for development and native banksia that have federal protections in place have these protections</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>ignored. It's too easy to bulldoze first and worry about the consequences later. The small fines for developers not doing the right thing are no deterrent.</p> <p>How can Cockburn Council and the Labour Government allow the destruction of this enclosed protected area when both fought hard to stop Row 8</p>	
54	Stuart and Sheridan Martin, Millcroft Elbow, Jandakot	<p><b>OBJECT:</b> We purchased our property in 1999 and have resided in Glen Iris Golf Course Estate ever since building in 2001. We are totally against any property infill development and proposed changes to the Glen Iris Golf Course.</p> <p>We understood at the time we purchased our property the Privately owned Golf Course would never be built out due to effects on the Jandakot water mound. We felt playing and living near a golf course was part of our lives and something we have missed since the closure. Our purchase was based on the marketing at the time promoting the open spaces and ability to play golf nearby which was important to us. The marketing material was supported by glossy brochures, street signage and discussion with real estate agents. The area we live in is named Turnbury Green a golfing reference and there are still street names such as Par Crt, Bunker Gardens Parklands and The Fairways Road again promoting a Golf Course Estate. This was sold as a real lifestyle residential estate and at the time we paid a premium to purchase our property in a Golf Course Estate. The sales material promoted the sound investment for the future living near a Golf Course would be. Not only did we play golf on the course we also had many Christmas Lunches, birthdays and our Baby Showers at the Glen Iris Golf Course Club House demonstrating how closely linked we were to the amenities provided by living in the vicinity of the Golf Course. We know property values will diminish in the area if the Golf Course is redeveloped. This is a major concern for our families future.</p> <p>We also have major concerns the redevelopment of the Glen Iris Golf Course will increase traffic congestion in an already struggling road network in our area. The options presented by the developer does not provide any solution for this. Two sets of traffic lights on Berrigan drive will only make travelling along Berrigan drive a slower process and more frustrating to locals. There is increased development along Jandakot Road and an expected Wave Park on Prinsep Road which will also add to the peak hour grid lock and congestion in our area. Emergency services will be affected with traffic congestion building.</p> <p>The noise created from the extra traffic is also a major concern to us. Our peaceful suburb will see thousands of extra vehicles travelling through our streets something</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>we are really concerned about. With increased traffic movement comes increased vehicle pollution which is something which really concerns our family also.</p> <p>The Glen Iris golf course vegetation and trees helps absorb noise from the Jandakot Airport plane operations overhead. Extra housing and vehicles will only add to this noise pollution if the development is to proceed.</p> <p>The loss of mature trees in the area will not assist with reducing the effects of Climate Change which is a reality currently attracting global attention. The Golf Course also provides an abundance of wildlife and provides protection and nesting points for Federally protected Black Cockatoos and Priority 4 Qenda. This wildlife activity is part of the lifestyle which is linked to living on our Golf Course Estate which is why we purchased our property.</p> <p>Again we are against the infill development of Glen Iris Golf Course and will be supporting the JRRRA movement to stop this process. Please do not change the current zoning as Special Use of this important piece of land.</p>	
55	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I write to voice my objection to the proposed redevelopment, in-fill and environmental destruction of the Glen Iris Golf Course and associated housing estate.</p> <p>While I understand the old owners wishing to sell the course, as it obviously wasn't for them. Their bad management was obvious to all. I cannot understand why it was not sold as a golf course to new owners wishing to renew its vigor, bring it under proper management and make it the top course it was. Any other form of sale should have been blocked. I fail to understand how the new owners could have ever considered that infill development would have been met with anything other than opposition, given the current zoning and the established housing estate. Why did they believe they would be successful in this endeavour prior to purchase? A rather leading question.</p> <p>I believe that the new owners could still have a win win option with properly developing the already approved hotel and retail facilities with dining options, office space and club rooms while still retaining the golf course. This would be a significant advantage to the Cockburn community as there is little or no accommodation available close to the growing Jandakot Industrial area and Jandakot Airport, which has an obvious need. Additional dining, retail and office space away from the Cockburn Central hub creates much needed diversity rather than the cookie cutter shopping malls we currently have. This may also fit well with</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to subsidence over the former lakes, geotechnical reports confirming appropriate compaction of the lots created are a typical condition of subdivision approval.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>the newly proposed Wave Park. A good fit all round and one I believe should be seriously discussed with the developers.</p> <p>The present path of housing infill development is a true disaster in the making, not just for the existing residents of the Glen Iris Golf Course Estate but for all the residents of the City of Cockburn. The loss of amenity, green space, mature trees, environmental refuge for wildlife and two natural lakes is directly comparable to the much maligned loss of the Bibra Lake wetlands required for the extension of Roe Highway. A project that was ultimately cancelled.</p> <p>I find that the development has been untruthfully portrayed in the so called 'community newsletters' sent out by Accuman/Eastcourt. I also I understand during the supposed community workshops they held that if anything wasn't in line with their required viewpoint it was not to be discussed. How is that open, transparent and truthful?</p> <p>I also note the developer promotes green space and trees, yet they are proposing to cut down 750 mature trees. They don't mention the two natural lakes they intend to fill in. Even if they do fill them, how can they sell blocks over these lakes. Surely subsidence would be expected with consequential damage to any homes built on those blocks. Will the Council be held responsible for such an outcome should they approve the development? Will the Council put a caveat on the developers proposed plans that the natural lakes must be retained?</p> <p>The Golf Course, provides valuable corridors, resting places and homes for multiple species of wild life and fauna, some of which are endangered or on watch lists. How is removing the old habitat of the golf course not dissimilar to logging a native forest? Destruction of habitat, loss of bio-diversity and wild life are certain outcomes in both cases, yet logging native forest has been disallowed by the State Government. How will the federally protected banksia trees be retained? The areas they grow in on the estate and golf course are not shown as green spaces in the proposed plan.</p> <p>As a purchaser of my property over 22 years ago, I was taken by the property for it's location and the golf course amenity. As inducement to buy, the amenity of the golf course was promoted as part of the sale. If this amenity is lost, surely there must be compensation for the loss. Who will pay for this? The developer or will it fall on the City of Cockburn's shoulders?</p>	

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		<p>The addition of over 600 homes in a small area will cause significant increase in traffic and I would expect congestion on Berrigan Drive and Jandakot Road, especially with the proposed addition of yet another set of traffic lights in very close proximity to the three existing traffic light sets. This congestion would occur in a very short space of time after the City of Cockburn has invested significant funding into the improvement of Jandakot Road/Berrigan Drive to reduce traffic congestion. This investment would be for naught should the development proceed. Who will pay to rectify the new traffic issues? The City of Cockburn?</p> <p>If you add in homes, the trouble will start. Just like the residents of Treeby are now starting to complain about the Jandakot Airport plane noise, so too will the new residents of any infill development. Despite the airport having been there prior to their purchase. Does the City of Cockburn want to have to deal with these unjustified complaints?</p> <p>I believe there is very little benefit for the City of Cockburn community should this development proceed, and that retaining the golf course, getting it up and running properly, with the possibility of a raft of new facilities would be the best outcome possible and as shown by other City Councils, produce significant income for the owners and/or City of Cockburn. In addition, the habitat for the endangered wildlife would be retained and the City of Cockburn's Green Credentials would be boosted with significant upside potential.</p>	
56	Eric Williams, Dean Road, Jandakot	<p><b>OBJECT:</b> I have reviewed the planning documents provided, my questions are specific to the traffic impact and reports. Dean Road is identified as one on the major arterial routes currently. This was a known when we purchased the property.</p> <ul style="list-style-type: none"> <li>• The proposed development acknowledges the separate transport issues from the land North and South of Berrigan Drive</li> <li>• The land North of Berrigan Drive has access only from the South and South South East</li> <li>• The land south of Berrigan Drive has access from both North and South</li> <li>• The proposed traffic document and design acknowledges the volume of traffic currently along Dean Rd, over 2000 counts, interestingly 3.8% trucks</li> <li>• Proposals due to perceived increase in traffic and the modify the exit to Berrigan Drive to increase traffic volumes is identified, table 7.5</li> </ul> <p>Comments below relate to the aspect of land north of Berrigan Drive</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the future use of Dean Road, to ensure a comprehensive integrated network it is not recommended that the road be disconnected from the roundabout at the intersection of Glen Iris Drive, however the traffic modelling does anticipate a reduction in volumes further south, due to the neighbourhood connector and new traffic lights</p>

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		<ul style="list-style-type: none"> <li>• The neighbourhood connecting road proposed runs parallel to southern aspects of residents on Dean Rd</li> <li>• Figure 7.1 without clarification indicates 2500 trips per day but I am unsure of the comment <i>“the number in brackets represents vehicle trips associated with existing dwellings”</i>. Please can the indicated number with additional dwellings be supplied. This may be there, but I cannot see this information</li> <li>• This design leaves these residents along Dean Road as a housing Island between 2 of the 3 arterial routes servicing the proposed residential site</li> <li>• This will thus leave these residents with front and back facing aspects of the property being subject to significant traffic flows and noise</li> <li>• The indication that this neighbourhood connector B would also be a bus route</li> <li>• Light poles and thus light pollution will affect both facing aspects of these properties</li> </ul> <p>Acknowledging the complexities trying to develop a previous golf course that winds its way around a housing estate into residential housing, please could the suggestions below be really considered to allow Dean Road residents having <b>only one main arterial traffic route abutting their property</b>.</p> <ul style="list-style-type: none"> <li>• This could be done by forcing residents north of Dean road (Glen Iris Drive) to use the neighbourhood connector B. No change in concept plan Or</li> <li>• Flowing the neighbourhood connector B within the proposed development within the previous 9 th hole (affected residents on Dean Road).</li> <li>• By reviewing the plans this is possible maintaining green space for the residents west of the neighbourhood connector B and joining the access road near the R40 and still allowing access to both exits from the southern aspect</li> </ul> <p>Thank you for noting the issues above and the affect it has on the current residents</p>	<p>providing a more direct route to the south and west (towards the freeway) along Berrigan Drive.</p> <p>The Neighbourhood Connector follow the former 9<sup>th</sup> hole but is located on the eastern side so that the better trees located along the western edge can be preserved. The developer has committed to reviewing the exact carriageway alignment through this area in the hope of retaining some of the mature trees on the eastern side also, which are pushed further into the estate by virtue of an existing sewer easement that runs along the rear of the properties fronting Dean Road.</p> <p>No further changes are recommended in response to this submission.</p>
57	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <ol style="list-style-type: none"> <li>1. Currently there is enough of a lack of exits out of the area, being only 2, when the development is finished, and there are a lot more houses in the area, those 2 will be inadequate for the number of houses. There have already been times in the past that Dean Road has been closed by accidents, medical emergencies, etc causing chaos at the remaining entrance</li> </ol>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to banksia’s, their conservation status is only elevated as ‘threatened ecological communities’</p>

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		<ol style="list-style-type: none"> <li>2. I am very concerned about the amount of construction noise, dirt and traffic that will affect everybody living within the area. Also, that the only 2 entrances will also have all of this construction traffic going through it in addition to the residents using the road, as it is a development within a development.</li> <li>3. The extra set of traffic lights along Berrigan Drive between Jandakot/Dean Road and the Freeway, seems excessive, and I am wondering how this will impact my daily commute. In my opinion more traffic lights will make it virtually impossible to access the Freeway especially northbound, taking into account the trucks entering from the industrial area.</li> <li>4. We thought Banksias were protected, but some of the proposed blocks are where the banksia trees are growing, which is worrying as not only are they a native species, a lot of birds use these trees for food and habitat.</li> <li>5. Getting rid of 750 mature trees which are currently surviving without any reticulation or maintenance, and replacing with saplings which will take years to grow and will need a lot of water, seems like a waste and will increase the temperature of the area. Currently, the trees will be working to cool the area and absorb carbon dioxide, but the young sapling will take years of growth before they will do anything other than use up precious water.</li> <li>6. The development of the area will cause a loss of our precious wildlife, such as bandicoots, skinks, frogs, and the threatened black cockatoos, which regularly visit and roost.</li> <li>7. Every property on this estate was sold at a big premium so we could live by this wonderful amenity (i.e. the golf course), at the time we could have purchased two blocks in Atwell for the price of what we paid to live in Glen Iris. We have already lost a lot of money on our house, as has most people in the area, and we only purchased the block and designed the house to take in the golf course views, which we find is very calming and relaxing. Now the only view we will have will be of lots of houses.</li> <li>8. Not only has Glen Iris Golf Course now closed, Burswood Golf Course also closed, meaning that it is getting very hard to get a game of golf at any nearby golf courses.</li> <li>9. For us Glen Iris Golf Course, was great for a family catch up, as the restaurant was always great and some of the family all played golf together and then met up with the rest of the family for dinner afterwards. We have not been able to</li> </ol>	<p>when they are in large groupings (inclusive of associated understorey vegetation). Despite none of the banksias meeting this criteria, the current design proposes to retain a large number of banksias, with a provision being inserted into the LSP Part 1 section to facilitate the preservation of additional trees wherever possible through the subsequent more detailed subdivision stage of development.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>replicate this anywhere else and it has changed how we meet up with our family.</p> <p>10. The City of Cockburn should have made Cockburn into a tourist destination with the Wave Park, the newly developed ARC, the new hotel, new shopping centre development, train station, which should have included Glen Iris Golf Course to round it out. The area does not need any more houses. We feel it is very short sighted of the City of Cockburn not to take on the Golf Course and run it themselves, as there is currently no golf course in the City of Cockburn. The council could have developed the Golf Course to include mini golf, which is currently very popular.</p> <p>11. We are very concerned about the major through road that is going behind the houses that are located on Dean Road will cause more traffic, congestion, fumes and noise pollution to what is currently a safe and quiet area.</p>	
58	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I have been a resident of the Jandakot Glen Iris Golf Course Estate for 12 years, having lived in 2 different properties within the estate in that time. I love the area so much whilst in my first home on Turnbury Park drive, that I sold and purchased the current home I am in purely to overlook the golf course amenity and its tranquil surroundings. This estate has the appeal of country living (due to the vast open green space and beautiful trees and landscape) with a short drive to Gateway, the Arc, a train station, Kwinana Freeway, and Roe Highway. It's a mix quite unique when you factor these things in. The closure of Glen Iris Golf Course, and the intent of developer Eastcourt Property Group to replace the vast open space with almost as many homes (Acumen quoted up to 600) that currently exist in these surrounds will not be so positive as Eastcourt lead us to believe. I, along with Glen Iris estate residents and ratepayers, are highly concerned about what this redevelopment could mean for current residents, our broader community, the environment through huge loss of mature trees (Acumen quoted 750), and wildlife which have inhabited the golf course for many years. The Black Cockatoo's are a federally protected species under the EPBC Act, and Glen Iris has a lot of them as I understand. It is reported on <a href="http://www.acf.org.au">www.acf.org.au</a> which states that the Black Cockatoos are "under threat because their habitat is being destroyed for housing estates and mining". And further, "threatened by habitat loss and degradation, competition from other birds for nesting sites and declining food supplies". The draining of several lakes by Eastcourt, and probably most of their habitat destroyed due to housing</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>development, is in direct CONFLICT with the EPBC act itself. The Council cannot say they have not been told about this, and knowingly should do what it can to protect the habitat not approve to destroy it. The Council website, under native animals, lists the Black Cockatoo as endangered species. It also states “Interact but don’t interfere” as well as “Please help our birds feed themselves!” Eastcourt must NOT be allowed to interfere with endangered species anymore then they have done so already, but I don’t see the council saying ‘or else...’. Do we all just sit by idly whilst a federally protected species is about to be hugely impacted by removing its nesting habitat? It should be the Council’s obligation to act on the community’s concern over this tragedy. Of course, there are many other bird species that are recorded as living amongst the 1,200 or so fully mature trees. We must protect this land by maintaining the SU1 zoning laws. The Quenda, as mentioned on the Council website for Bandicoots, are a “protected and priority species in WA”. Your website also states, “Bandicoots, like all native animals, are protected under the Biodiversity Conservation Act 2016 and should not be harmed”. It also states “The main threat to the Quenda is a loss of habitat due to development”. What more do we need to say, you actually state the obvious??? There are plenty of Quenda amongst the Golf course area, and the termination of the Golf Course has already impacted their water supply due to the lakes that were drained. A lot of Quenda have died seeking water from pools (there is evidence), this is not morally correct. You know this yet you let it happen when the community raised the alarm bells in 2020, regardless of it being private land we are talking about a protected species. What good are the words ‘protected species’ if you can’t protect Quenda’s that roam on private property?? The definition of protected species states “a species of animal or plant which it is forbidden by law to harm or destroy”. How then does Cockburn council let Eastcourt remove a known protected native animal’s water supply, directly impacting the Quenda and Black Cockatoo, and never intervene??? You CAN’T say you didn’t know about Quenda in the area as there are Council signs on Dean rd to warn drivers of Bandicoot’s crossing. PLEASE restore the habitat the Quenda thrive under, don’t allow infill to completely wipe them out. Eastcourt try to push there will be new amenities to enjoy under their development. As if Glen Iris did not have that already, and it was available to the whole public (which Eastcourt flyers say it was ‘only for a paying few’...nonsense!). As you should know, the golf club had a licensed restaurant and bar that was thriving in the years prior to its well-known orchestrated demise. Whatever Eastcourt believe only</p>	

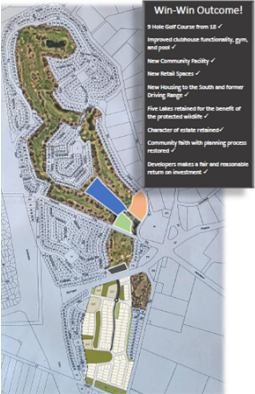
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		<p>they can 'give' to the public is nonsense! We already have parks and barbecue areas in the estate, add more under Eastcourt's plans and the Council will also have more to maintain in future years. It is also noted that approx. 3km down the road in Calleya, it has been announced on their website that "Calleyans will have an IGA supermarket, medical centre and pharmacy coming to their suburb in late 2022". Eastcourt advertise the potential for a small supermarket and medical facilities is just a dangling carrot, we know this won't be needed or provided due to Calleya and Berrigan medical/pharmacy already established...just a bunch of lies. The area is better off with investment into renewing what we still have in Glen Iris rather than bulking it up with 600 more homes and more false advertising. The recent widening of Berrigan and Jandakot roads have been welcomed, which has helped alleviate (but not eliminate) peak time congestion to some degree. However, the new high-density populated suburb of Calleya, just three kilometres away, is surely having a flow on traffic effect to all those living in neighbouring suburbs the more it is built out. The Calleya website states, "By the end of 2022, Calleya will be home up to 6000 residents and provide a total of 2030 homes, including medium density and age-exclusive homes". This means we will have increased pressure on Berrigan drive just from Calleya's 2030 homes without Eastcourts numbers. If the rezoning of Glen Iris golf course by Eastcourt is approved, and 600+ more homes and their vehicle movements(5,000) per day pour onto Berrigan drive in addition to the current Glen Iris vehicle movements (7,500) per day you can expect a wave of new congestion issues to surface once the subdivision is complete. Are you going to widen Berrigan drive again? HIGHLY unlikely. There is currently only 2 entry/exit points off Berrigan drive into the Glen Iris estate (Turnbury Park drive and Dean Rd) which are not designed to handle the projected vehicle flow I believe. Eastcourt plan to shut off Turnbury park drive and direct those existing vehicles to merge with the new development and its vehicles onto a new traffic light. This still means only 2 entry/exit points onto Berrigan drive but now we have more cars to deal with (regardless of a new traffic light) meaning Berrigan drive will bulge with cars, and there will almost certainly be increased vehicle movement WITHIN the Glen Iris estate as well on existing roads making it more time consuming to exit the estate. Eastcourt's infill plans will put the nail in the coffin for congestion in the area. Please don't let this happen! It should not be allowed! I also note that there are plenty of traffic figures/issues lodged by the JRRRA in their submission, please ensure you refer to that documentation (called Quality of Life) for official statistics. Infill is not</p>	



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		<p>needed in the unique Glen Iris estate, a restoration of its SU1 amenity is a much better community resolution when you consider the other current and future impacting neighbouring developments that will impact on traffic congestion along Berrigan drive. There is also a very deep concern amongst Glen iris residents of the impacts of years of dust pollution from cleared land in preparation for development along with vibration from compacting the land. I, myself live very close (50m) to a drained lake which no doubt will be filled and compacted if the rezoning proceeds. I don't want to even consider how disruptive it will all be right over my backyard. This is a potential major development which will have major impacts to people's health and homes. This should be stopped before it starts! The eyes of many Australians are watching this decision and its outcome, make no mistake. This is a MAJOR headline if you set a precedence that established Golf Course land is not protected from hungry developers, regardless if it's private property. Many more golf course owners will start to consider selling to developers so this doesn't just impact Glen Iris, its a door that needs to be closed now. We have so much other land to infill, do not let this quality Banksia land vanish for the sake of 600 homes. It's not a good community-based decision short or long term. The City of Cockburn council has the opportunity right NOW to make a world class 'recreational &amp; tourism corridor' in conjunction with the nearby anticipated surf wave park, by renewing Glen Iris into a top-class modern golf course. Golf as a sport is still a highly ranked participating sport in Australia, its quite hard to book a game in to a public course south of the river so reducing how many courses we have in the area will only make it harder for people to play.</p> <p>I make my final plea to you our elected members to:</p> <ul style="list-style-type: none"> <li>• help retain the current SU1 zoned land which protects the flora and endangered fauna and give back the beautiful open green spaced amenity to the wider community</li> <li>• stop the developer's attempts to rezone the land for their benefit only, resulting in long term congestion issues and lower quality of life for the existing residents I still believe this can be stopped!</li> </ul>	
59	Name and Address withheld, Atwell	<b>OBJECT:</b> I am writing to oppose the proposed development of Glen Iris Golf Course in Jandakot.	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are

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		<p>The land being developed brings no benefit to the local community rather benefits developers and corporations.</p> <p>Please consider keeping the golf course as is, and maintaining it so that it can continue to be used as such.</p> <p>Our family and many others we know used the Golf course regularly and would like to see it reopened.</p> <p>We live nearby in Atwell</p>	<p>recommended in response to this submission.</p>
60	Rebecca Smith. Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> I do not agree with the development of the Glen Iris Golf Course for many reasons some are listed below:</p> <p>I am concerned about air pollution and my children's health and wellbeing if this development goes ahead. I have 3 children 2 of which suffer from asthma. As I am sure you are aware dust is one of the main triggers for asthmatics. I am concerned how the dust will negatively impact my children's health significantly. How will it be managed and guarded from my opened back fence? DID YOU KNOW – the golf course supplies oxygen to 85,000 people a year! What about the increase in temperature – The grass and trees help reduce the heat in the area.</p> <p>I am concerned about the construction damage to my house. My house is 30 plus years old and the back pillars may not hold up with the impact from the construction. What about the cracks in the walls etc?</p> <p>I am concerned about the traffic congestion. With a development this size being proposed the traffic will be an absolute nightmare on Berrigan Drive. Potentially deadly. In particular I am concerned about my children's livelihood and their quality of life. Currently we have one way in and out so it has only been on rare occasions that we have had hooligans entering the estate. My children are able to play out the front currently because the neighbourhood is safe and free from hooligans.</p> <p>The trees also compliment our quality of life. What about my children's privacy? we have a pool with a see through fence which the trees are currently covering from any golfers but what not protect them from construction and would not protect them from the wide open public view.</p> <p>How will my children be protected? This is their home, their safe space, our community that we love. A home that we paid a premium for to back onto the golf course, not look at someone else fence or front yard. A home we paid a premium</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to disturbance in proximity to this property, the structure plan includes a large POS reserve along the rear of this property, including the preservation of existing ground levels specifically to preserve a number of large trees and minimise impacts on existing retaining walls. In combination with standard dust management requirements (outlined in Construction Environment Management Plans for each stage of construction) this represents an acceptable approach towards managing the concerns regarding asthma and retaining walls.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>for that we used to enjoy listening to the birds chirp and the quendas coming to say hi or the ducks going for a swim in our swimming pool.</p> <p>Speaking of the wildlife, I am absolutely disgusted at the purchasers treatment of all the wildlife who called the golf course their home. To be left to fend for themselves. Dead quendas found in our pool in summer trying to escape the heat and searching for water. What is laughable is that the council say they care – they have a funny way of showing it! It feels to many residents that they don't so why not attempt to change our minds and show us that you really do have a heart and stop the development and plan a world class development that links with the 'coming soon' with real open spaces, extensive recreation, airport and rail links for a better Cockburn that is on everyones bucket list.</p>	
61	Michael Smith, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> The redevelopment of the Glen Iris Golf Course <b>must not go ahead</b> based on my reasons listed below but not limited to:</p> <p>I hate sitting in traffic! I visualise being stuck in traffic trying to get onto the freeway. Even those who don't live in this estate use this road to travel. Berrigan drive will be a blood bath. It is time to act now before the blood bath is on your watch!</p> <p>This development is not right and we do not want it! This isn't just about making noise; it's about the injustice of what appears to the public that developers and councils are working together to feed their greed and agenda and are sadly not considering the long-term impacts they have on the community. Apathy seems to be your only metric to achieve your outcomes.</p> <p>What about the flora, fauna, wildlife, traffic, noise, climate change, disruption, traffic management, dust management, road safety, construction, road works, livelihood and disruption... a lot to consider.</p> <p>We are fighting for what is just, right and fair, for a quality of life that is worth fighting for.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
62	Jayne Duffy, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> Development of the land for housing will destroy something beautiful and unique in the city of Cockburn. The negative impact on the environment, the homes in and around the estate, the increase in road traffic, the destruction of a huge part of Jandakot history and the negative impact on the wellbeing both physical and mental. Benefits of maintaining the entire course include Improved Mental Health Outcomes. Better Immune Function. Physical Health &amp; reduced Morbidity &amp; Mortality. Social Cohension and Community-mindedness. Cooling &amp; Energy</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>Efficiency. The negative impact the proposed development will bring far outweighs any aspect put forward by the developers. The City of Cockburn could use this community fight and stand out as a shining light to the rest of our state by listening to its people and holding onto the values of our community.</p>	
63	Name and Address withheld, Woodvale	<p><b>OBJECT:</b> I strongly oppose the development of the Glen Iris Golf Course in Jandakot. If the area is no longer to remain a golf course, then it should remain natural bushland or parkland, with no development or construction involved.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
64	<p>Name and Address withheld, Jandakot</p> 	<p><b>OBJECT:</b> I am against this proposed infill development due to the significant impact it will have to the environment, the loss of 750 mature trees, and the unquantified impact from traffic that I and my family will be affected by.</p> <p>I am not a golfer; I purchased here for the greenery, wildlife and the small and welcoming community. I would not have purchased here if I knew all of this would be ripped out from under us.</p> <p>We brought here after arriving from Queensland, where we lived in the bush. We were sold a 'golf course estate' with seven picturesque golf course lakes. This estate provided a midpoint between the green and wildlife that we had been accustomed too, and a small part of suburbia. If this development is approved, it will transform this estate into another faceless residential development. Our family will lose the serenity/ quality of life/ lifestyle and amenity.</p> <p>Personally, I feel that the City of Cockburn is ignoring the concerns of its ratepayers in favour of the developer, and that the infill development is a predetermined outcome facilitated at all levels of Council and Government, and that the original intent and vision of the golf course has been overtaken by greed.</p> <p>Finally, contrary to what the developer has stated, he has not engaged with the community. He has not provided other options that will bring a win-win outcome for all. Because of this failure, I have attached my own interpretation of what should be provided for community input, based on my 33 years experience in international Property, Construction, and Facilities Management.</p> <p>Response to the developers submission:</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to timing of works this is largely dependent of market variables and is not something that can be strictly controlled by the City.</p> <p>With respect to construction traffic this will be considered during preparation of the Construction Environment Management Plan for each stage of works but the City cannot insist on all construction traffic completely avoiding the use of existing roads (or excluding them from the timeframes specified).</p> <p>With respect to traffic calming devices the existing devices along Dean Road should be sufficient to deal with the proposed increase in volumes. Similar devices will be designed and inserted into the new road network as part of the</p>

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		Topic	Reference Document	Questions	
		Asbestos	Structure Plan (4.2.4) Appendix 4 (2.6.2) Appendix 15 (Geotech Report 8.6)	1. Given the extent of earthworks required and likelihood of asbestos containing materials throughout the site, how will residents be protected against disturbance and removal of asbestos?	<p>subdivision design and engineering drawings approval process.</p> <p>With respect to bus services, despite the Neighbourhood Connector route being designed to accommodate future improvements, the PTA has indicated that unless the density codings are significantly increased and a connection provided through to Lakes Road, it is unlikely to provide a service internal to the estate. As the density increase is not supported, and a connection to Lakes Road not possible as part of this proposal, the planning of future services will be deferred until the WAPC make a decision on whether further intensification will occur in relation to the Jandakot Planning Investigation Area.</p> <p>No further changes are recommended in response to this submission.</p>
		Construction - dilapidation	Appendix 15 (3.1)	<p>“All property owners deemed to be in close proximity to the staged works will be offered an opportunity for a dilapidation report”</p> <p>1. “close proximity” is not defined – given the extent of earthworks and ground compaction activities, dilapidation reports must be made available to all residents affected by the development. CoC need to instruct the developer to provide this to all affected residents.</p>	
		Development Staging	Structure Plan (3, 5.12.6, Figure 16)	<p>1. The proposed Berrigan Road signalised intersection should also be included in the staging plan, as well as the much-needed 3rd entry/exit from the site.</p> <p>2. There is no indication of the likely timeframe for activities is provided – e.g. for earthworks and site preparation (infrastructure), housing construction etc. Based on aerial images of nearby residential developments, such as Calleya and Treeby, construction activities drag on for years and this will have a significant impact on existing residents. The CoC obtain must obtain a program/schedule</p>	

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				<p>identifying the duration of these activities prior to approval, and make available to the community.</p> <p>3. CoC need to prevent all construction work vehicles from using the existing roads, in particular Dean Road. Construction trucks etc thundering past our front door (and rear) will severely impact our life.</p> <p>4. The new connector road to the rear of our property will severely impact our life. CoC need to prevent all construction work vehicles from using this road after 5pm, week days and no use at weekends.</p>	
		Fauna – black cockatoo habitat	Appendix 4 (4.4.1, 4.3.2, 4.4.2, Appendix H (p19))	<p>1. Black cockatoos are a significant importance to our family. We have enjoyed seeing the flocks of protected cockatoos over the years we have lived here, and are distraught that they will be impacted from the development. The proposed 'self assessment', once detailed designs are finalised, is not satisfactory and the referral to DAWE must be mandatory.</p>	
		Interface with existing estate	Structure Plan (4.3, 4.6.1, 5.2.5) Appendix 7 (1.13)	<p>1. The existing homes adjoining the golf course have specific covenant restrictions regarding fences (such as preventing installation of Hardiflex or SuperSix), walls, and proximity of any building to the boundary of the golf course. For consistency and integration, the Developer needs to apply the same covenants to the Structure Plan or should pay for removal of restrictive covenants on existing land titles</p>	

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				<p>2. "Upgrading the existing rear wall and fencing where suitable and necessary subject to need, levels and impact with the work to be managed by the developer at 50/50 shared expense in consultation with individual affected adjoining landowners". The 50/50 deal is unacceptable as the development is impacting our property line by 100% CoC must request the developer to pay for 100% of the new fencing and install this prior to any works occurring. This will then provide a solid barrier, and will offer some security protection for our family.</p>	
		Land zoning	<p>Key Figure – Formal Structure Plan  Key Figure – Indicative Subdivision Concept Structure Plan (3.3.4, 3.3.5, 4.5, 5.1, 5.2.2, 5.6.1)  Appendix 11 (p2)</p>	<p>1. The Structure Plan and Indicative Subdivision Concept (Corrected) also show an area of R40 medium density, however R40 is not referred to in the text of any of the supporting documents. This is misleading as R40 zoning will impact the type of development permitted in that zone and this needs to be clearly explained and assessed. CoC need to instruct for the plan to be updated and made available to the community prior to any approval.</p>	
		Pedestrian/cycle paths	<p>5.3; 5.7.4)  Appendix 9 (4.3)</p>	<p>1. The open space is promoted as creating a buffer between the existing houses and new development, yet will have a lit pedestrian/cycle path running through it. Our property was design to be open and overlooking the golf course. We will be significantly impact from the noise of</p>	

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				cyclists, pedestrians, and barking dogs, as well as onlookers onto our property. CoC need to insist that the buffer is not a shared use and remains a non-use planted green space.	
		Public transport	Structure Plan (5.7.3) Appendix 9 (4.4)	<ol style="list-style-type: none"> <li>1. No new public transport routes in the area have been confirmed by the Public Transport Authority (PTA), however, the Structure Plan has been designed to accommodate a north-south bus network, if required in the future. The proposed connector road will run along the rear of our property and will impact us as follows:               <ol style="list-style-type: none"> <li>a. Combined with the increased traffic along Dean Road (94% increase), road noise, car headlights, and pedestrians/cyclists will significantly increase to the front and rear of us. We will be sandwiched between two roads. This will also provide increase risks to safety and security. This is not an acceptable outcome after having a relatively peaceful and safe backdrop to the rear of our property. The CoC need to instruct for this road to be sunken to reduce the impacts stated above.</li> </ol> </li> <li>2. How will the impact of vehicles on this new connector road be mitigated?</li> <li>3. What traffic calming measures will be introduced to reduce speed.?</li> <li>4. What barriers/fencing will be provided to prevent onlookers in vehicles and</li> </ol>	



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			<p>pedestrians from looking at my teenage daughters in our swimming pool?</p> <p>5. what compensation will be made available for construction dust in our pool and back yard?</p> <p>6. How will brake dust be prevented from accessing the rear of our property?</p> <p>7. CoC need to instruct the developer to modify his design to mitigate these impacts.</p>	
		Roads – Dean Road	<p>Appendix 9 (7.4)</p> <p>1. Traffic on Dean Road (towards Twin Waters Pass roundabout) is expected to increase from 1,500 to 2,900 vehicles per day. Vehicle traffic at the Dean Road /Berrigan Drive intersection will increase from 2,100 to 4,500 vehicles per day. The impact to Dean Road is a massive 94% increase (based on Covid-19 traffic count, see below) and will affect us as follows:</p> <p>a. Increased time to safely reverse out of our drive. We brought our house on Dean Road due to the low traffic flow, the majestic mature trees, and the overall safety whilst reversing of our drive. b. Increase traffic noise throughout the day and night (as well as headlights at night.) Our master bedroom is towards the front of the house and we will be significantly impacted by the increase in traffic and pedestrians.</p> <p>2. The existing traffic calming measure need to be enhanced /increased to reduce the</p>	

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				<p>impact stated above. CoC need to instruct the developer to modify his design</p> <p>3. How will cars from the new estate be persuaded not to use Dean Road?</p>	
		Roads - traffic analysis data	Appendix 9 (3.4)	<p>1. Vehicle movement data used for the analysis includes periods between 2019 and 2021. A Traffic surveys were undertaken during the period of ongoing COVID-19 restrictions and working from home arrangements. Like most of the wider community, I worked extensively from home during the COVID-19 restrictions, so this analysis is highly flawed. Have Council accepted this flawed study? Council need to instruct the developer to provide a new traffic survey using current traffic flows and make this available to the community.</p> <p>This states “it is expected that.....there will be reduction in performance of Berrigan Drive....from Dean Road”.</p>	
		Roads – Berrigan Drive	Section 7.8.2	<p>2. I travel daily along Berrigan Drive towards the freeway. Currently the traffic backs up to Dean Road with delays common during peak time. These 600 houses, the wave park, and increased development at the airport will increase the traffic flow along Berrigan drive, and will significantly impact travel time. The CoC need to undertake a holistic study and analysis of the traffic impact before any decision is made on the infill development and make this available to the community prior to any works commencing</p>	

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		Light Pollution	<p>It was reported on the 6 Jan 2021 that the West Australian Government has signalled it plans to treat its night sky as an asset and protect it from excessive lighting.</p> <p>1. With our house sandwiched between Dean road and the new connector road, light pollution will be a significant impact for our way of living. How will CoC mitigate this?</p>	
		Roads - emergency access	<p>Appendix 5 (3.2), Structure Plan S.7.3, Appendix 9 (4.4)</p> <p>1. "The City of Cockburn has noted concerns regarding potential access limitations north of Berrigan Drive, whereby all connections head back to a very short portion of Berrigan Drive". As there has been no decision on a third exist/ entry to the estate, it is implied that Council will need to find a solution. How can CoC support the development going ahead without this third exist/ entry point?</p> <p>2. It is also stated by the developer that "one potential route that put forward was the 515 bus route travelling along Karel Avenue turning into Lakes Way then accessing the structure plan via the historical roads reserve that exists been Dean Road and Lakes Way". So will this third exit/ entry point be via Dean Park?</p> <p>a. Has this been planned without consultation with the community?</p> <p>b. Has the traffic impact been considered in isolation to the community?</p> <p>c. What traffic calming measures will be introduced?</p>	

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			<p>d. Is the timing of this to be brought forward to mitigate the potential risk to human lives should the adjoining bush fire prone area catch fire?</p>	
		<p>Site History</p>	<p>Structure Plan (2.4)</p> <p>The residential estate was named 'Glen Iris Golf Course Estate' and there was never any indication given to residents that it would ever be anything but an integrated Golf Course Estate.</p> <p>When we purchased here in 2017 in Glen Iris Drive and then Dean Road, we were never advised by the community, real estate agent, or Golf Course owner the this would be any different.</p> <p>Neighbours also showed us the original sales brochures which lured us from Glen Iris Drive to Dean Road to overlook the golf course.</p> <p>The CoC needs to listen to the wider community and stop the impact that will come with Loss of spacious open greenspace for current and future generations.</p> <p>Not everything in the City of Cockburn should be infilled with concrete/ steel. The current Concept Plan represents a 'massive net loss to the Community'.</p> <p>CoC need to reconfirm their commitment to retaining 750+ trees on this infill plan</p>	
65	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am opposed to the proposed infill of the beautiful golf course that I have lived next to my whole life. It is unfair that my parents built our house in this golf course estate and now someone is trying to infill with houses destroying this the very community I grew up in. Sometimes I have trouble getting out of my street due to the traffic and this will be ten times worse with the proposal. Glen Iris Golf</p>		<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

**(Plus Attachment)**

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		<p>Course Estate is a beautiful open space and a safe habitat for many native animals which will be destroyed if approved. As a young person, I am worried about the narrow minded attitude of your generation as decision makers when it comes to the environment. It is not ethical that you continue to destroy open spaces driven by profits and pure green and my generation will have to pick up the pieces. I want this zoning to remain as special purpose – Golf Course.</p>	<p>recommended in response to this submission.</p>
66	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT:</b> I am against this development. I have grown up in this estate watching the wildlife on the open spaces. I have spent 9 years here, I am upset that this will be built on and will impact my entire life. This is wrong. I appreciate the wildlife, trees, plants, and green space. My dad has spent two years fighting this every day and I hardly see him. This is not right. It has impacted our family life. The developer needs to build elsewhere and not fill the golf course with housing and roads. I might chain myself to the trees with my teenage friends to stop them being cut down!</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
67	<p>Name and Address withheld, Beeliar</p>	<p><b>OBJECT:</b> The Glen Iris Golf course has been an environmentally positive and popular space for residents and people of surrounding areas to enjoy. The deconstruction of this golf course is a disaster for everyone who has loved this space for many years.</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
68	<p>Name and Address withheld, Woodvale</p>	<p><b>OBJECT:</b> I think this is disgusting - these poor people bought into the Glen Iris golf course estate and it should not be able to be changed -these people have been scammed and it reeks of corruption</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
69	<p>Chris Waters, Colorado Pde, Aubin Grove</p>	<p><b>OBJECT:</b> I have played golf here many times, my children started to play golf here as soon as they could hold a golf club. The landscape was beautiful, the food at the clubhouse was great, the family atmosphere was inviting, safe and peaceful. This has all changed in a major negative way due to what potentially may happen with the land. It will be an environmental disaster if this land is changed into anything other than a golf course. Please leave this local beauty as a golf course.</p>	<p><b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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70	Wanda Ashley, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> I am strongly <b><u>OPPOSED</u></b> to the rezoning of the Glen Iris Golf course.</p> <p><b><u>TRAFFIC</u></b></p> <p>Getting onto Berrigan Drive to Kwinana Freeway during peak hour has frequently taken me up to 20 minutes due to the busyness of Berrigan Drive.</p> <p>Glen Iris Drive is already a busy road. It is narrow and especially when vehicles, including large Coles, Woolworths delivery vans, plus lawn-mowing services, block the view of oncoming traffic which is a big safety issue for me with 11 grandchildren who regularly visit me and extra vigilance is required (and will be greater) when they are on the front drive way (playing basketball) and on the lawn. Also, when family/friends visit, they must park on the road which is a further hazard</p> <p>The Indicative Subdivision Concept whereby:</p> <ul style="list-style-type: none"> <li>• traffic from Turnbury Green area (186 houses x 2-3 vehicles each) onto Hartwell Parade</li> <li>• traffic from proposed new housing onto Hartwell Parade</li> <li>• traffic from group housing onto new proposed road to new 4-way traffic light</li> <li>• traffic from the new proposed IGA, café, restaurant etc all trying to access the proposed road to the 4-way traffic light</li> <li>• traffic from Glen Iris Drive onto Hartwell Parade</li> <li>• bus, no doubt with many vehicles following it</li> </ul> <p><u>all culminating at a roundabout which will create traffic gridlock during peak times, with not being able to give way to the right.</u></p> <p>Traffic volumes have increased in the past few years from Jandakot Road and the Calleya and Treeby housing estates plus the anticipated 300,000 annual visitors to the new wave park on Prinsep Road, the traffic along Berrigan Drive is going to increase significantly. This does not consider the 550+ new houses proposed by the developer. What's to guarantee that this number won't increase as we have only been given an Indicative Subdivision Concept; then what – we won't have a say?</p> <p><b><u>FIRE – EMERGENCY SERVICES</u></b></p> <p>I live across the road from my sister. I witnessed her home burning to the ground in January 2015 and it had to be demolished and was ultimately rebuilt. It took many hours to extinguish the fire and Glen Iris Drive was closed for approximately six</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the traffic concerns raised the City is satisfied that the Transport Impact Assessment demonstrates that the future road network can suitably accommodate the level of traffic generated by this proposal in the manner designed, and with sufficient capacity to accommodate any reasonable increase in the final number of dwellings created.</p> <p>No further changes are recommended in response to this submission.</p>


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		<p>hours with six fire trucks and 35 crew fighting the fire, even requiring the extendable ladder fire-truck, such was the intensity of the fire. My brother-in-law nearly didn't make it out of the house due to having recently had major surgery and a golfer had to physically assist him from the house before the entire roof collapsed on him. This was because my sister was in the eastern states at the time and I could not enter the house as I was caring for my elderly mother with Alzheimer's and could not risk being trapped in the burning house. I never want to experience this again.</p> <p>The golf course also caught fire and quickly spread across the golf course (which was then well watered and green). Thanks to a quick-thinking greenskeeper, he switched on the sprinklers to extinguish the fire because the fire trucks couldn't access the golf course because one tried to but got stuck on the golf course.</p> <p>According to Landgate and City of Cockburn records, the golf course is in a bush fire prone area but Eastcourt's fire assessment states that infill will reduce the risk. How can this be when TV coverage of fires says the exact opposite.</p> <p>What seriously concerns me is that there are only two entries and exits (Dean Road and Turnbury Park Drive for now (even though is proposed to be closed and a new entry/exit onto Berrigan via four-way traffic light). This still equals only two entries and exists.</p> <p>How will residents flee Glen Iris during an emergency of this sort when anxiety is at its extreme?</p> <p>We have already had the golf course tinder dry with two hot summers with a third one approaching. Are we expected to endure another five to seven years (or more) of this?</p> <p><u>POLLUTION</u></p> <p>What about pollution from (7,200 current/5,000 proposed = 11,200 daily traffic movements) plus additional from increased traffic on Berrigan Drive, plus Roe Highway and Kwinana Freeway? It is well known that Glen Iris Golf Course Estate is in a syncline and the prevailing winds will blow this pollution into the Estate.</p> <p>Please see report that JRRRA will be submitting with its Submission on the effect of particulate matter on human health. I have read that other Councils are now prohibiting the building of childcare centres near busy highways because of this health risk. Please don't ignore this very serious health risk.</p>	

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		<p>Given where I live, I hear continual noise from the traffic on Kwinana freeway and ambulances and/or police sirens at all times of the day and night. This, together with the freight train at night which disturbs my sleep and given that my day starts at 5am, interrupted sleep has definitely affected me. The railway line will get busier when the new Metrolink commences. Air traffic has increased considerably since I bought into the Estate in 2003. If the golf course is infilled with tin roofs, how will the noise from aircraft be absorbed as now this is mitigated by the vegetation.</p> <p>I am an Education Assistant and from Professional Development Days, we have been told that “Green (open spaces) and Blue (sky)” are excellent for one’s mental health. People are building larger homes on smaller blocks and have limited space to play. I have been to Eastcourt’s Providence Estate in Wellard and the houses are packed in, with carpet size front lawns.</p> <p>Please don’t ignore this very important issue.</p> <p><u>AMENITY</u></p> <p>This Estate was advertised and sold with an amenity, a public one at that, an important fact when purchasing.</p> <p>The residents of Glen Iris Golf Course Estate, Jandakot in general, as well as the wider Cockburn community, deserve better from the Councillors whom they are meant to represent.</p> <p>The amenity was an integral part as to why I bought into the Estate. We need this leisure facility for exercise, mental health and wellbeing, social benefits and most of all we in need to protect this green open space because once it’s gone, it’s gone forever.</p> <p>With the new wave park, why can’t the City of Cockburn look at the benefits of having something like the Surf Resort at Parkwood on the gold coast, thereby holding onto the 18-hole public golf course/wave park/hotel/bistro – great appeal for the City of Cockburn, WA and tourism, especially as Times magazine has recently put Fremantle on the map, including it in the top 50 places to visit. With cruising in high demand following COVID, there could be passenger tours to the “Cockburn Surf Resort” bringing in millions of dollars to Cockburn.</p> <p>For the City to plan a new 9-hole golf course at a cost of approximately \$28m is a waste of ratepayers’ money. Also, golfers prefer to play on an 18-hole golf course - Glen Iris is an international standard public golf course.</p>	



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		<p>Given that the Premier has recently been overseas promoting Perth to recruit skilled and casual workers due to the shortage, but also as a tourist destination. The “Cockburn Surf Resort” would be a very viable attraction to overseas visitors. This would be a real plus in the Premier’s cap, I say!</p> <p>Please don’t look at the short term of more infill and then look forward and say to future generations “why did we allow a 54.9ha green corridor to die and be replaced with 600+ buildings – creating further heat islands – especially when a golf course of this size helps combat climate change and which provides oxygen annually for 135,000 people? Why cull 750 mature trees and replace with 1,000 saplings that will take 20 years to reach maturity.</p> <p>Let’s all do our part to help combat climate change. Again, I say, please look to the future – let the City of Cockburn receive another award. Make the Wave Park and golf course a recreational corridor and Cockburn will become the envy of other Councils.</p> <p>I understand there are interested parties to purchase and operate the golf course. The City should be advocating for this. It would help the environment and protect the fragile eco-system that has existed for decades. Let’s not just talk, but act!</p> <p>Even though the golf course is not for sale, given the right incentive for Eastcourt, it could be. A land swap could be offered. It all depends on how much Cockburn is prepared to fight for the community it is meant to represent, plus the wider community, and for WA tourism.</p> <p><u>DIMISHED VALUED OF MY HOME</u></p> <p>With the proposed infill, this area will look like many others - bland - just like Eastcourt’s Providence Estate in Wellard – with houses jam-packed. It will be totally out of character to the Glen Iris Golf Course Estate.</p> <p>The value of my property will diminish but I understand this is not a consideration for the City. I wonder if it would be if you were living here? I trust that should the infill happen; it will result in cheaper rates -not holding my breath!</p> <p>The City of Cockburn has clearly failed its duty to protect the residents who built and purchased property in this Estate, including myself.</p> <p>As represented by (then) City officers that it would always remain a golf course no matter who owned the land, the decision to buy here was based on this information but having been present at Council meetings, the City has stated that because</p>	

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		<p>those officers are no longer employees this apparently cannot be verified. Sadly, this suggests that my word counts for nothing.</p> <p><u>FAUNA AND FLORA</u></p> <p>The City is aware that the Glen Iris Golf Course has, or should I say had, an abundance of wildlife, including 60 species of birds, Priority 4 Quendas and two federally protected Black Cockatoos whose numbers have greatly diminished since Eastcourt decided to drain five of the seven lakes - supposedly to prevent people from drowning – yet left two lakes for people to drown!- despite there not being one incident of this having happened since the Estate was created. This was just an excuse and unfortunately it has had a devastating impact on the fauna.</p> <p>I have seen Quendas on my property, even leaving water for them). The developer has understated the number of quenda locations, only citing four on the south yet there is abundance on both sides of the golf course.</p> <p>As a member of JRRA, they have informed me that they will be including their own ‘fauna’ report, which shows the true picture of what lives on this golf course.</p> <p>In a community update, Acumen (Project Manager) stated that Emerge Associates carried out a Level 1 desktop survey. Relying on this data, perhaps this is the reason why the Environmental Protection Authority stated “that the likely impacts associated with the development are unlikely to have a significant impact on the environment and do not warrant formal assessment....”</p> <p>Don't we all have an obligation to fight for and save those that cannot speak for themselves, especially when Australia is a world leader in the extinction of species?</p> <p>What a sad indictment on Australia!</p> <p><u>STREET LIGHTS</u></p> <p>Should the proposed infill go ahead, the streetlights are a concern for the existing residents. Whilst they won't affect me as I don't live on the golf course, I have one street light that shines directly onto my bedroom and onto my face which is therefore impossible to sleep through. I have contacted City of Cockburn and Western Power to see if anything could be done about, I was told 'No,', a shield was offered but the light was facing the wrong way, also City of Cockburn told me to perhaps get better blinds and or curtains! I have good blinds and curtains, however in Summertime I like to sleep with my blinds and curtains open so I get</p>	

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		<p>open my window to get the outside air, but it is just impossible to do so, so I have no other choice but to sleep with everything shut!!</p> <p>I am respectfully asking that the Officer who reviews submissions and makes the recommendation to Councillors is an emphatic NO to rezoning the land. I understand that it is the Minister who will ultimately be the one who makes the final decision but let the City of Cockburn really represent all residents affected by this and it will demonstrate that they have really listened to the community's concerns.</p>	
71	<p>Name and Address withheld, Jandakot</p> 	<p><b>OBJECT:</b> I am a resident of the Glen Iris Golf Course Estate having purchased here in 2003 after being attracted to the wonderfully presented, quiet and serene home settings surrounding a well-presented and maintained golf course. My house backs onto the actual golf course land and a major reason for its purchase was specifically due to the wonderful views facing out to the golf course.</p> <p><a href="#">Herein I formally present my objection to the proposed amendments with supporting arguments.</a></p> <p>I understand that the City is required, on basic legal principles, to give significant weight to the views of the owners of the affected residential lots and should not make any decision to adversely affect their amenity and interests without carefully considering their views in accordance with the principles of natural justice and other legal requirements. I trust that the City will adhere to these requisite principles in its considerations and I thank the City Officers for doing so.</p> <p><b>AREA OF CONCERN-DISCUSSION - Prevailing and Ongoing Restrictive Covenants over Properties</b></p> <p>When I purchased my property I bought into an Estate that quite clearly (both visually and in the associated sales material) was developed/built in a manner such that it integrated the surrounding residential lots with a golf course. The sale process associated with my house clearly outlined the nature of it being built on a golf course estate and as a result a higher price was paid for its location.</p> <p><b>Indeed my block had at the time of purchase and still almost 20 years later has a non-expiring Restrictive Covenant registered on it at Landgate.</b> That Restrictive Covenant sets out particular criteria/restrictions (burdens) on me to the exclusive benefit of the golf course land. My house was built to meet those criteria/restrictions and thus should the proposal be approved, although the</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to a potential class action against the City, surrounding landowners should make their own enquiries as to whether such a right exists in a scenario where the amendment does not involve any adjustment to the zoning of any land beyond the former golf course itself.</p> <p>With respect to the Alternative Concept suggested, there are a number of land administration processes (that the City does not support) that would need to be successfully completed to enable reuse of the Prinsep Park for housing.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>Restrictive Covenant contents may become irrelevant to a new zoning nonetheless the Restrictive Covenant will remain until removed.</p> <p><b>The restrictions contained in the Restrictive Covenant are clearly and singularly to the benefit of the golf course land being operated as a golf course.</b></p> <p>In addition, <b>no caveats have ever been issued to my knowledge by either the longstanding owner of the golf course land</b> (the Wilson family and their associated companies that were the original developer of the integrated golf course estate and were the parties who held the land for decades before its sale to Eastcourt in April 2020) <b>or the Cockburn Council</b> (who originally and continually in subsequent proposals approved the integrated golf course estate) <b>to advise parties or even suggest to them that the golf course could be developed and thus may not remain as an operating golf course forever.</b> At the time of considering my purchase no other party (agent, Council Officer and/or other resident) stated or even suggested that the golf course land could be developed into something else (eg housing).</p> <p>The absence of such a caveat, which should be reasonably expected by potential purchasers, is a significant omission by both the Developer and the Council where the development is being proposed. Such a significant omission was the case for the Glen Iris Golf Course Estate.</p> <p>Indeed in advertising material by Stockland in its recent development of the Calleya Estate (that comes under the City of Cockburn) it states at page 3 of its advertising material where it sets out “Ten reasons to make Calleya my place” the ninth reason was under Work-Life Balance where it states quote “.....enjoy a round at nearby Glen Iris Golf Club”.</p> <p>The Glen Iris Golf Course was developed in accordance with the prevailing zoning that addresses the integrated nature of it with residential housing. The Non-Expiring Restrictive Covenant that I refer to above confirms that zoning and that Restrictive Covenant still exists over approx 240 houses/lots on the Northern side portion of the Estate.</p> <p><b>The Proponent makes no reference to the existence of this Restrictive Covenant on such a large number of houses/blocks (approx 240) in its proposal nor makes any reference to lifting it should their proposal be approved.</b></p>	

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		<p>In support of this component of my submission in objecting to the proposal, it is also relevant to highlight that in relation to Amendment No 82 of District Planning Scheme No 2 “Scheme Report The Lakes Golf Course Residential Real Estate” stated on page 10, Clause 4.3.2 as follows: “It is proposed that the residential estate be developed around an international standard, 18 hole public golf course. The design and layout of the golf course seeks to:</p> <ul style="list-style-type: none"> <li>• Utilise some of the existing fairway of the existing Lakes Golf Course Town Planning Scheme No3-Proposed Amendment No 152 – Reference No 109/152 Page 3 of 3</li> <li>• Optimise the landscape qualities of the site</li> <li>• Minimise earthworks and retain the varied landform and vegetation</li> <li>• Maximise integration of the golf course throughout the estate.”</li> </ul> <p>At paragraph 4.3.3 on page 11 of that “Scheme Report The Lakes Golf Course Residential Real Estate” the following statements are made: <b>“As clearly indicated in the Concept Plan the residential estate has been integrated with an 18 hole golf course. The design of the residential precincts seeks to maximise the number of residential home sites with direct aspect to the golf course and provide a number of homesites with secondary views of the golf course. By locating the entry roads to the residential cells with direct views across the golf course, all residents with the residential villages will benefit from the proximity of the golf course and the ‘feeling’ of being within a golf course estate. Recent research indicates a strong demand for residents to live within a golf course estate.” (bold added)</b></p> <p><a href="#">Undeniably the Glen Iris Golf Course was integrated with a significant residential development consisting of 773 homes.</a></p> <p>Indeed, a significant number of existing homes, like my own, that total approx 240 of the 773 in the Estate are located on land which are within the original golf course. Various devices, including the Restrictive Covenant I refer to above, make express provision for the integration of housing with the golf course and these were utilised to implement the integration of the golf course with the residential development.</p> <p>As briefly mentioned above, the golf course provides a high degree of amenity for myself, my family as well as other estate residents and the residential development</p>	

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		<p>was marketed and sold as a 'Country Club Estate' involving a housing estate integrated with the golf course.</p> <p><b>In these unique circumstances, any rezoning of the Glen Iris Golf Course land is inextricably intertwined with the zoning and uses of the surrounding 'integrated' housing land when the Town Planning Scheme is read as a whole. In a very real and direct sense, a change to the zoning of the golf course land effects a substantive change in zoning and usage of the housing land. That land can no longer comprise housing (or residential) land integrated as part of a 'Golf Course Estate' if the golf course or golf course estate ceases to be a permissible use. I am advised that a material and important consequence that flows from this is that the housing/residential land surrounding and integrated with the Glen Iris Golf Course will be <i>'injuriously affected'</i> for the purposes of Part 11 Division 2 of the Planning and Development Act by the proposed rezoning in that the use of that housing/residential land as part of an 'integrated' golf course estate will, in a substantive sense, become a <i>'non-conforming use'</i> of that land as a direct and inevitable result of the golf course itself ceasing to be a permissible use. This would expose the City to significant liability under a class action from the residential landowners for compensation by virtue of their land being injuriously affected by the change in zoning. It would be imprudent for the City to expose ratepayers' funds to such a substantial liability.</b></p> <p>After having considered the contents of this submission should the City subsequently recommend approval of the Proposed Amendment I believe that it is incumbent upon the City to as a minimum expressly require that the Proponent ensures, at its cost, that any and all current Restrictive Covenants are lifted from Landgate registration and the respective homeowners advised accordingly. Such action to be commenced and concluded prior to the commencement of any construction related activity on the golf course land.</p> <p>This submission is respectfully provided for the due consideration of City Officers.</p> <p><b><u>Submission 2</u> (see separate attachments for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Rezoning Effects</li> <li>• Councils Decision to Initiate</li> </ul>	

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		<p><b>Submission 3 (see separate attachments for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Loss of Community Infrastructure</li> <li>• Purchase of Golf Course</li> <li>• Information submitted by the Proponent</li> <li>• Proposed Development Construction</li> <li>• Consultation</li> <li>• Pedestrian/Cycle Paths (Buffer Zones)</li> <li>• Road – Twin Waters Pass</li> <li>• Environmental Reporting</li> <li>• Interface with Existing Glen Iris Estate Housing</li> </ul>	
72	Satya Srinivas Boyapati Laguna Green, Jandakot	<p><b>OBJECT:</b> The proposed development will have the following impact to the suburb around the Glen Iris Golf Course.</p> <ol style="list-style-type: none"> <li>1) Loss of spacious open green space for current and future generations</li> <li>2) Loss of flora/fauna/birdlife</li> <li>3) Increased population which will add additional pressure on existing amenities, primary and secondary schools</li> <li>4) Loss of a world class Golf Course for resident of City of Cockburn and also residents of Perth</li> </ol>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
73	Name and Address withheld, Beechboro	<p><b>OBJECT:</b> I believe that this land should remain as a public golf course for use for local and non-local persons. I have played at this golf course since its inception and believe this provides a great area for recreation and mental health wellbeing for many persons of all ages, race and identity. I also believe the site is a welcome green belt and area of protection for native birds.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
74	Name and Address withheld, Piara Waters	<p><b>OBJECT:</b> I am a former resident of the Glen Iris Golf Course Estate having lived there for over 20 years and only recently moved away. My former home had views of the actual golf course land and a major reason for its purchase was specifically due to the wonderful views facing out to the golf course.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

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		<p>I have plans to return to the Estate should the proposed development not proceed. Whilst living in the Estate and even since moving, prior to its closure I played on the golf course and frequented the Clubhouse with friends and relatives on many occasions.</p> <p><b>Herein I formally present my objection to the proposed amendments with supporting arguments.</b></p> <p>I thank the City Officers for their due consideration of my objection.</p> <p><b>AREA OF CONCERN – Ongoing viability of golf</b></p> <p>On review of the proposal the Proponent has simply made an unqualified statement that it is not viable to continue to operate a golf course on the land it purchased. They have provided no substantiation or factual support for having made that singular statement and indeed have made no attempt whatsoever to address the most important reasons for the City and/or the Minister (WAPC) to even consider a change to the existing zoning.</p> <p>The Proponent has intimated within its own proposal that it could combine some housing development with ongoing golf on its land under the existing zoning.</p> <p><b>Published Criteria for the Proponent to address:</b></p> <p>The Proponent is well aware of the City’s published criteria in order for the proposal to meet its requirements. In a letter dated 2 September 2020 the Acting CEO of the City confirms to the Hon Mathew Swinbourn MLC the Chair of the Standing Committee on Environment and Public Affairs one of the City’s major criteria for the proposal to meet in that the Proponent “... <i>would also be expected to provide extensive justification including but not limited to demonstrating why a golf course is no longer viable.</i>”</p> <p>Despite being aware of this major City criterion there has been <u>no attempt at all by the Proponent</u> to in any way justify why a golf course is no longer viable. <b>THUS THE PROPOSAL FAILS TO MEET ONE OF THE MOST IMPORTANT PIECES OF CRITERIA THAT WOULD GO TO ALLOW THE CITY TO EVEN CONSIDER A REZONING OF THE GOLF COURSE LAND.</b></p> <p>If the Proponent after being made aware of certain criterion does not even attempt to address one of its major hurdles in trying to justify why the Glen Iris Golf Course cannot operate as a viable golf course after having purchased the land carrying that zoning, then the Proponent has not made any effort to address one of (if not the</p>	<p>recommended in response to this submission.</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>key) criterion. A gross omission by an experienced property developer who should know that <u>meeting publicly stated criteria is a minimum requirement of any proposal to change existing zoning.</u></p> <p>In supporting this omission/failure it is part of public record that the Proponent in purchasing the golf course land felt the need to preserve its commercial position. A portion of its total payment for the land was placed in escrow in the event that rezoning was not approved. Public records confirm that the Proponent contracted to pay a total of approx \$27.5m to the Seller - \$18m was cleared at settlement with the remaining \$9.5m placed in escrow pending successful rezoning of the golf course land. If the rezoning were to be unsuccessful the Proponent would retain that portion.</p> <p>Failing to even attempt to meet the known golf course viability test whilst having negotiated a back-up in the commercial sense could be seen as indicating that the Proponent did not believe that it could justify that it was no longer viable to operate the golf course.</p> <p>For the record please find attached hereto some brief, publicly available evidence that support ongoing viability of golf.</p> <p>It must be accepted that it is certainly open to the Proponent to make use of its land in whatever way it deems appropriate/necessary with the only caveat being that it is in accordance with existing zoning over that land.</p> <p>The Proponent went in with “open eyes” knowing that it purchased the land with its current zoning and has stated its desire to build housing on it. The Proponent has also stated that it believes it can combine some housing development with ongoing golf on its land under the existing zoning.</p> <p>Having been aware of what it bought and the prevailing zoning, the Proponent should accommodate what it believes it can within the current zoning rather than attempt to maximise its profit by forcing a substantial change to the current zoning – purely to increase its level of profit. A level of profit that must be said has already been made by the original developer of the Glen Iris Golf Course Estate.</p> <p>Additionally the City has already exceeded its planned targets for in-fill housing as required by the State Government so this development is not needed for the City to meet those targets.</p> <p><b>Recommendation:</b></p>	

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		<p>The City finds that the proposal fails to establish one of its publicly stated, most important criteria in that the Proponent has failed to provide any justification in terms of ongoing golf course viability that would be grounds to enable the City to consider a change to the current zoning.</p> <p>Accompany facts are that the Proponent bought the land with its current zoning (that has been in existence for many decades to date) and has stated within its submission that it believes it could develop some housing with ongoing golf on its land under the existing (current) zoning. Let the Proponent go ahead and build what it believes it can under the existing zoning. Thus supporting no need for rezoning given the only and singular reason for the change is to increase the level of profit taking by the Proponent.</p> <p>This submission is respectfully provided for the due consideration of City Officers.</p> <p><b>(Plus attachment)</b></p>	
75	Name and Address withheld, Piara Waters	<p><b>OBJECT:</b> I am a former resident of the Glen Iris Golf Course Estate having lived there for almost 20 years and only recently moved away. My former home backs onto the actual golf course land and a major reason for its purchase was specifically due to the wonderful views facing out to the golf course.</p> <p>I have plans to return to the Estate should the proposed development not proceed. Whilst living in the Estate and even since moving, prior to its closure, despite not playing golf I had frequented the Clubhouse with friends and relatives on a number of occasions.</p> <p><b>Herein I formally present my objection to the proposed amendments with supporting arguments.</b></p> <p>I thank the City Officers for their due consideration of my objection.</p> <p><b>AREA OF CONCERN – Extensive Community Concern against the Proposal</b></p> <p>Having signed all three of the Petitions (since the April 2020 Glen Iris land ownership change) that demonstrated the vast extent of Community opposition to the Proposal to change the current zoning of the Glen Iris Golf Course land I must reiterate and restate my fervent opposition via this albeit brief yet focused submission.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The City is well aware that almost 10,000 people signed three Petitions objecting to the Proposal and indeed will have them, or as a minimum reference to them, on their files.</p> <p>Signatures were obtained not only from Residents within and adjacent to the Glen Iris Estate but also the broader Community across the metropolitan region and the wider State of WA. Indeed many interstate signatures also appear on the Petitions with many of the signatures having either played on the course and/or socialized in the Clubhouse when they visited WA or simply walked the area and witnessed the abundant flora and fauna.</p> <p>I understand that it is incumbent upon the City to give significant weight to the views of the Community when considering any proposal to rezone land under its management control. Indeed I believe it is also incumbent upon the City not to make any decision that may adversely affect Community amenity and interests without carefully considering the level and extent of Community opposition and concern. Such extent of opposition and concern is evidenced by almost 10,000 signatures objecting to the proposal.</p> <p><a href="#">10,000 signatures is a very significant level of Petitioning against the Proposal that must carry weight within the City's deliberations.</a></p> <p>I trust that the City will adhere to these requisite principles in its considerations and I thank the City Officers for doing so.</p> <p>The Glen Iris Golf Course not only provided a high level of amenity to the Community but it also developed a mature eco-system of flora and fauna that commenced formation in 1965. In addition independent environmental consultants have estimated that the golf course provides enough oxygen annually for 135,000.</p> <p>There is demonstrable Community opposition to the Proposal that goes well beyond the Estate and even the State of WA.</p> <p>The Proponent has intimated within its own proposal that it could combine some housing development with ongoing golf on its land <u>under the existing zoning</u>.</p> <p>It must be accepted that it is certainly open to the Proponent to make use of its land in whatever way it deems appropriate/necessary with the only caveat being that it is in accordance with existing zoning over that land.</p> <p>The Proponent went in with "open eyes" knowing that it purchased the land with its current zoning and has stated its desire to build housing on it. The Proponent has</p>	

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		<p>also stated that it believes it can combine some housing development with ongoing golf on its land under the existing zoning.</p> <p>Having been aware of what it bought and the prevailing zoning, the Proponent should accommodate what it believes it can within the current zoning rather than attempt to simply maximise its profit by forcing a substantial change to the current zoning against the demonstrable Community opposition as evidenced by the 10,000 Petition signatures – purely to increase its level of profit.</p> <p>Additionally the City has already exceeded its planned targets for in-fill housing as required by the State Government so this development is not needed for the City to meet those targets.</p> <p>The Proponent has provided no substantiation or factual support nor has it established any compelling argument (other than increasing their profit) for the City and/or the Minister (WAPC) to even consider a change to the existing zoning.</p> <p><b>Recommendation:</b></p> <p>The City finds that the Proposal has failed to provide sufficient justification that would be grounds to enable the City to consider a change to the current zoning.</p> <p>Accompany facts are:</p> <ol style="list-style-type: none"> <li>1. That the Proponent bought the land with its current zoning (that has been in existence for many decades to date) and has stated within its submission that it believes it could develop some housing with ongoing golf on its land under the existing (current) zoning.</li> </ol> <p>Let the Proponent go ahead and build what it believes it can under the existing zoning. Thus supporting no need for rezoning given the only and singular reason for the change is to increase the level of profit taking by the Proponent.</p> <ol style="list-style-type: none"> <li>2. In addition the City has already planned to meet its State requirement for in-fill housing without the need for the land in question to contribute one single home; and</li> <li>3. Almost 10,000 signatures opposing the Proposal demonstrate the level of the broader Community’s opposition to it.</li> </ol> <p>This submission is respectfully provided for the due consideration of City Officers.</p>	

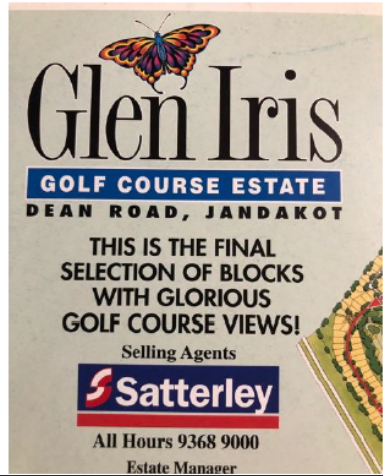
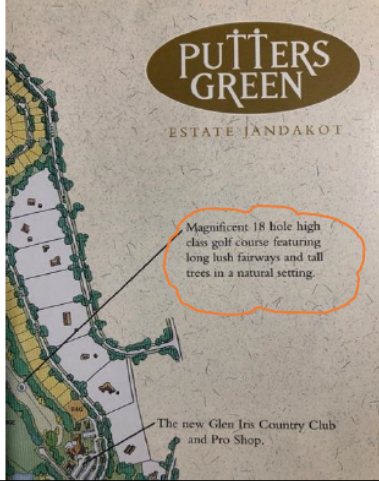
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
76	Name and Address withheld, Cannington	<p><b>OBJECT:</b> I do not approve of the new housing development proposal.</p> <p><b>Interface:</b> In relation to the interface between the pre-existing housing and the golf course, the “green buffer” zones. For the houses that currently back onto the golf course the proposal suggests a pathway will follow this boundary. The suggested width of this boundary is insufficient to provide sufficient buffering from the effects of increased traffic both pedestrian and vehicular. There is the additional concern of privacy from the new proposed footpaths. currently the limestone walls that separate the golf course to the adjoining properties measure 1.35 meters in height, according to the Australia Buerea of Statistics In 2011-12, the average Australian man (18 years and over) was 175.6 cm. Thus, the average man walking past will have an uninterrupted view of occupant’s rear yard. Whilst it could be suggested a person/s utilizing the golf course was always able to have this view, it was not a regular occurrence for a golfer to walk within a couple meters of a residential address. In many properties areas properties are buffered by foliage planted on the golf course, which are now being removed. In specific places such as the driving range golfers were not allowed to walk onto the range thus providing significant privacy buffer.</p> <p><b>Future security/crime:</b> By increasing the number of houses and population it is inevitable crime will increase, such offences as graffiti, stealing and burglaries. This will put additional strain on the Cockburn council in the form of damage/graffiti rehabilitation and targeted patrols. At this stage the property developer has failed to outline what measure it will implement to reduce volume crime via design of the suburb.</p> <p><b>Future Housing:</b> How can you ensure that “Design guidelines will ensure quality homes are constructed”? Once the land is sold how can the developer enforce what they build on the land, in my mind the only possible way of doing this is by selling as a house and land package. I unequivocally oppose the small-town houses; these are not in keeping with the area. As a side issue the concept plan also does not indicate the size of plots on map.</p> <p><b>Open Space and Environment:</b> None of these spaces are large, there is no big open park to play football, rugby or any real sport. It was stated 25% of the overall site will be green spaces however the majority of this space is unusable for any recreation activity. I have grievances that several hundreds of plants will be destroyed. What does not bode well is the new trees planted to replace the</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to large areas of open space, in recognition of the likely future need for such a facility, the City is recommending WAPC approval to the option that will facilitate future creation of a new community oval at the intersection of Prinsep Road and Berrigan Drive.</p> <p>No further changes are recommended in response to this submission.</p>

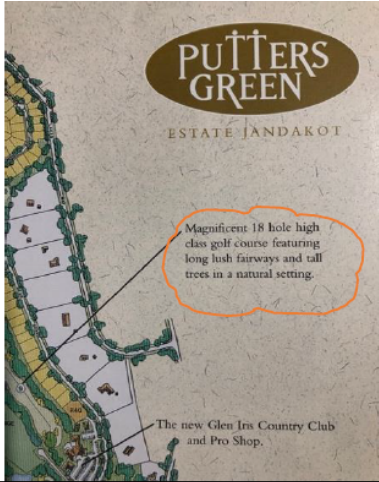
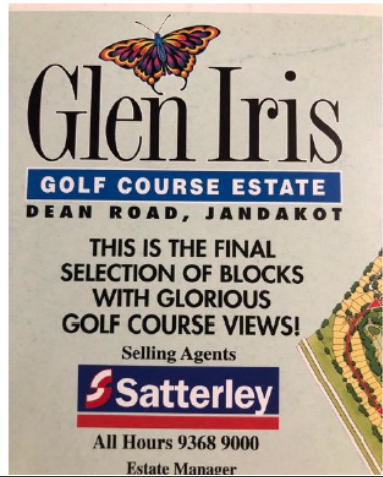
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>destroyed tree's will not be decade old mature trees that provide homes for native wildlife. What will the developer do in relation to the Quendas?</p> <p>Traffic and Access: The proposed 4-way traffic-controlled intersection at Berrigan Drive means the next set of lights is only 180m away. This clearly will have an impact on traffic as you will go from one red light to the next red light. There is also the additional 1,200 extra cars as a result of this proposal. There is also the new additional issue of traffic on the existing homes that back onto the course.</p> <p>Local Amenity: As the developers believe it will be a successful hub of activity and community meeting, people will obviously want to visit the area. This then adds to the issue of traffic and access, see above paragraph regarding issues with traffic flow. Has consideration been given to the Berrigan Quarter and the successful viability of that commercial environment? Considering the previous IGA has been closed for multiple years due to the inability to operate a successful business in the area.</p>	
77	Trevor Galbraith, Woodlands Way, Jandakot	<p><b>OBJECT:</b> Having resided in the Glen Iris Golf Course Estate in Jandakot for more than 20 years it is with an absolutely passionate voice I vehemently object to the proposed infill redevelopment of the Glen Iris Golf Course.</p> <p>The initial and on-going loss of the golf course and amenities has severely impacted the area. The current state and upkeep of the said property is nothing less than a disgrace. It has impacted the quality of a Golf Course Estate that I bought into and wish to continue to live in ways that only residents can explain.</p> <p>What was once a delight to enter Dean Road on my way home has sadly become a victim of who cares about the current residents like myself who have faithfully paid rates and met all of our obligations – unfortunately many residents have left the area and others struggle with the proposed changes daily.</p> <p>The actual loss of the golf course, including the devaluing of the quality of my lifestyle I chose when purchasing to live in this estate along with the mature tree canopy reduction and the environmental degradation that the proposal has brought and will continue to bring to the community presents a complete opposite rhetoric as espoused by the City of Cockburn.</p> <p><b>The main reason</b> any reasonable planning authority would reject such a proposal is the fact that Glen Iris Golf Course Estate cannot cope with the current traffic movements let alone add further congestion. In my 20 years it has been one</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>





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		<p>continual catastrophe with traffic flows around the Glen Iris Estate. We have been inflicted with continued disruptions over the years, one that a council and Government would respond with as progress, sorry your planning authorities having continually shown a lack of any imagination let alone competence in managing the traffic flows consistently over a significant period of time. The best example of complete incompetence of council and relevant authorities to get any traffic flows of a reasonable acceptance is to simply look at your deplorable development of traffic flows over the years at the Cockburn Shopping Area.</p> <p>As stated previously I have lived the traffic management for 20 years in this area - add this infill proposal to the current developments in the surrounding area, a number I list below that directly impact traffic flow in and out of the current Glen Iris Estate</p> <ul style="list-style-type: none"> <li>• <i>Calleya – Kara – Lake Treeby – Verdi Industrial and Jandakot Airport industrial Estates</i></li> <li>• <i>Industrial area at Berrigan Drive/Jandakot Road</i></li> <li>• <i>Residential units at Berrigan Drive/Lakelands school</i></li> <li>• <i>Four-lane road (Jandakot Road)</i></li> <li>• <i>Cockburn Central Train station (including the development of the Thornlie line Metronet)</i></li> <li>• <i>Expansion of Cockburn Shopping Centre</i></li> <li>• <i>A proposed Surf Ski Park (on top of the Glen Iris Estate)</i></li> </ul> <p>One can conclude that if authorities allow this development to proceed, they have <b>NO</b> recognition of the needs of families that currently live within this estate – I expect this is the case – you do not care.</p> <p>The area currently known as Glen Iris Golf course will not be worth living in and traffic flows will reflect totally incompetent public authorities.</p> <p>Being a well-educated citizen living in the City of Cockburn I read you City of Cockburn goals list 14 objectives in its strategy roadmap, including:</p> <ul style="list-style-type: none"> <li>• <i>strong leadership</i></li> <li>• <i>smart city innovation</i></li> <li>• <i>education and collaboration</i></li> <li>• <i>increase the urban forest</i></li> </ul>	






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		<ul style="list-style-type: none"> <li>• <i>enhance health and wellbeing</i></li> </ul> <p>Here's hoping you openly submit this proposal to the strategy roadmap to assist you in rejecting this proposal. It is simple it does not meet the requirements of the City of Cockburn.</p>	
78	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Twenty-one years ago my husband and I made a decision to purchase a house in the Glen Iris subdivision of Jandakot. It was a big decision, but the area had much to offer that would enhance our lifestyle - or so we thought at the time. Our dreams, along with many other residents, has been shattered with the sale of the golf course and its neglect after the sale. What captured our interest in the Glen Iris area were the grassed golf course and its Club room, the tree lined avenues and the quietness of the area that offered so much to the local residents.</p> <p>The golf course allowed us to stroll to the Club House with friends for a catch up over a lovely meal. A wonderful way to build a sense of community. Many happy memories were made here as our street occupants often caught up there. This has been taken away from us with the East Court purchase of the green vista of the golf course and its amenities.</p> <p>Our beautiful London Plain trees that line the entrance to the subdivision must be at risk due to necessity to change the current road system to accommodate the increase in traffic that is proposed. These trees would mark the seasons of time and I watched the change of season each year with anticipation of their changing beauty. I fear that this will be one of the first things that will need to go should the East Court proposal be given the green light to go ahead. With the major increase in traffic, I fear the roads will need to be widened - risking this attraction to our area. We often hear from our visitors how lovely this avenue of trees are.</p> <p>Traffic congestion is going to impact the quiet area we chose to move into. The road system within the area around the golf course cannot manage the increase in the number of cars and other forms of transport that will need to use the roadways. The entry and exit points for traffic to come into the area are already dangerous, more so the horrendous Turnbury Park Drive entrance. Chances of accidents in the area will further increase as more traffic moves along Berrigan Drive. This entrance/exit point is dangerous at all times during the day due to volume and speed of traffic on Berrigan Drive for residents to exit the area. Both entry points - Dean Road and Turnbury Park Drive cannot cope with the additional traffic that will come with this proposed change. Trucks and other service vehicles that will need to</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to Dean Road, modelling of the current proposal does not identify any need to widen Dean Road or remove any of the existing mature trees.</p> <p>No further changes are recommended in response to this submission.</p>



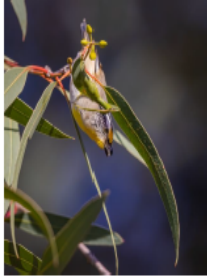




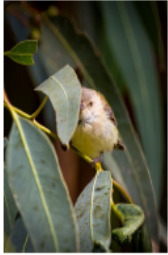
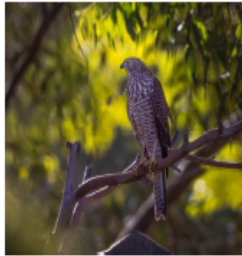
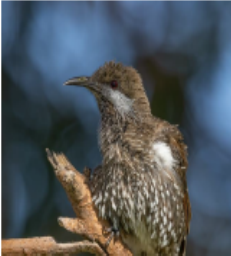




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		<p>use Berrigan Drive as the new estate is developed will add another severe risk to the roadways and the residents already living in the area.</p> <p>Visually our beautiful area we purchased our home in has become such a huge eye sore. Our home is no longer a place I yearn to come home too. It is just so different from what we aspired to live in when we purchased. I cringe each time I enter the area when I see what has become of the golf course. Our homes are now filled with dust and our gardens filled with weeds as the wind carries the seed and dust from the neglected and abandoned gold course into our homes.</p> <p>Our homes have been greatly devalued since the sale of the golf course to East Court. Who would want to purchase our homes in this time of great uncertainty of what is to become of our area? Homes and gardens are lovingly cared for but the aesthetic appeal of the area has been well and truly lost. All our dreams of a quiet lifestyle in a green and leafy suburb have been shattered.</p> <p>The very changes that are proposed are the opposite of why I purchased in the area. The best solution to me would be to resurrect the golf course and return our field of green as we turn into our subdivision.</p>	
80	John Blakey, Prinsep Rd, Jandakot	<p><b>OBJECT:</b> In 2001 I took one of the biggest gambles of my life and decided to purchase a block of land on a relatively quiet Prinsep Road, having lived in the area for several years it was good to see the expansion of the old golf course into an exceptional looking amenity and having read all the hype in the glossy brochures it was an exciting time.... building our “forever home”.</p> <div style="display: flex; justify-content: space-around;">   </div>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>Less than twenty years later, having retired and enjoying life... being able to fully indulge in my hobby of wildlife photography, playing the occasional game of golf or having meal and beer with family and friends at the nearby club house.... It all came to an abrupt halt!</p> <p>Initially, with the new section of the golf course at the rear and prime Banksia woodland (5-acre blocks) at the front, the wildlife (Quenda, reptiles, frogs and birdlife) became increasingly obvious around the property as the golf course matured.</p> <p>Unfortunately, this is no longer the case, with motorbike frogs and bearded dragons (once regular residents of the garden) not being sighted for several years, it should also be noted that *Prinsep Road has become a virtual mini freeway over the past few years and the increasing amount of roadkill each year is both heartbreaking and infuriating. Note: all following photographs were taken from various locations on and around my Prinsep Road property.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <p style="text-align: center; font-size: small;">Motorbike Frog (<i>western green tree frog</i>) - last sighting 2017</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <p style="text-align: center; font-size: small;">Bearded Dragon – last sighting 2019</p> <p>The Quenda population of the Glen Iris Course was often a talking point amongst the golfing fraternity of Perth as they were regularly seen scampering under the tables of the restaurant beer garden. Many of the gardens adjoining the course are blessed with regular visits from these inquisitive little creatures, they have thrived in the golf course environment.</p>	

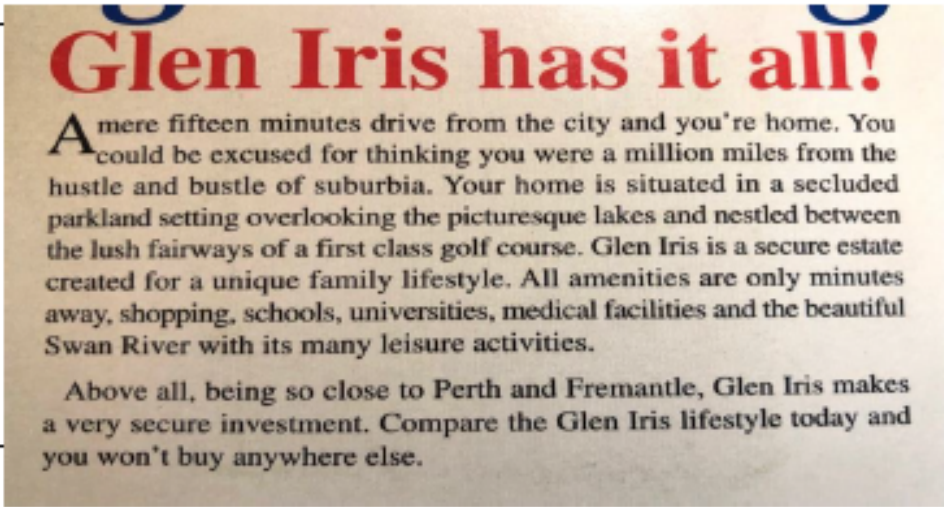
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<div style="display: flex; justify-content: space-around;">  </div> <p data-bbox="488 480 1570 667">There is an extensive amount of birdlife that rely heavily on mature eucalypts as well as other tree species that are scattered throughout the golf course, the black cockatoo's get a lot of exposure due to their endangered conservation status (and rightly so) however, there are many smaller (less obvious) birds that will be affected should this development be approved.</p> <p data-bbox="488 683 1442 751">It takes decades for ecosystems to evolve.... for trees to mature and bear fruit/seeds...consequently attracting insects, reptiles and birds.</p> <div style="display: grid; grid-template-columns: 1fr 1fr; gap: 10px;"> <div data-bbox="539 767 1012 1043">  <p data-bbox="551 1054 1001 1106">Male Forrest red-tailed black cockatoo – feeding in a nearby marri tree <i>(earmarked for removal)</i></p> </div> <div data-bbox="1034 775 1507 1023">  <p data-bbox="1046 1054 1496 1106">Female Forrest red-tailed black cockatoo – feeding in a neighbour's Tipuana tree</p> </div> <div data-bbox="575 1114 976 1418">  <p data-bbox="539 1430 1012 1449">Female Carnaby's black cockatoo – feeding in a banksia</p> </div> <div data-bbox="1034 1114 1507 1418">  <p data-bbox="1046 1430 1496 1481">Female Forrest red-tailed black cockatoo – feeding on Cape Lilac seeds <i>(tree earmarked for removal)</i></p> </div> </div>	



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Flocks of both Carnaby's and Red-tailed black cockatoos regularly visit the tree canopies on and around the course depending on the season and what is in flower or in seed (Marri, Cape Lilac, Banksia (various) and Tipuana), however they can no longer rely on the numerous lakes as a water source.... due to being drained.... the developer decided they were suddenly a drowning threat.</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  <p>Striated Pardalote feeding amongst River Red Gum foliage</p> </div> <div style="text-align: center;">  <p>New Holland Honeyeaters</p> </div> <div style="text-align: center;">  <p>Red-capped Parrot feeding in nearby Marri tree (earmarked for removal)</p> </div> <div style="text-align: center;">  <p>Ringneck Parrot</p> </div> <div style="text-align: center;">  <p>Mistletoe Bird</p> </div> <div style="text-align: center;">  <p>Weebill (Australia's smallest bird)</p> </div> <div style="text-align: center;">  <p>Brown Goshawk</p> </div> <div style="text-align: center;">  <p>Western Wattlebird</p> </div> <div style="text-align: center;">  <p>Silveryeye</p> </div> <div style="text-align: center;">  <p>Singing Honeyeater</p> </div> <div style="text-align: center;">  <p>Western Spinebill</p> </div> <div style="text-align: center;">  <p>Brown Quail</p> </div> </div> <p>The above images (taken over the past few years) are just a small fraction of the bird species that rely heavily on the trees around the course for both food and shelter, as mentioned previously it takes decades to establish this extent of wildlife diversity and it cannot be expressed highly enough that should a “developer” be allowed to remove 750+ mature trees ..... it would be guilty of gross ecological vandalism.</p>	


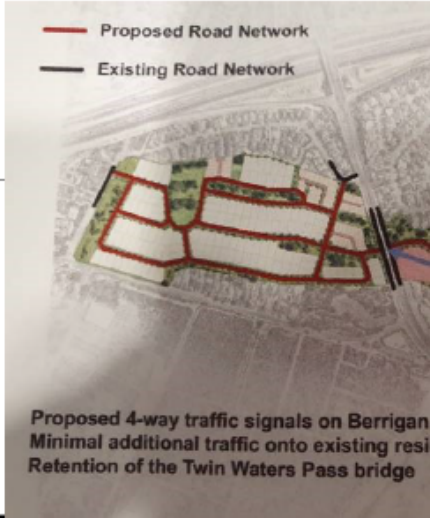

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		<p>The developer employed Emerge Associates to conduct an environmental assessment, the report is included within document... <i>Item 13.1 - Proposed Initiation- Scheme Amendment 152 to LPS3 – Various Lots Comprising the Closed Glen Iris Golf Course</i></p> <p>It is an extremely long document (871 pages) one would presume that a report of that size would be comprehensive, however, there are several areas of concern... the wildlife reporting appears to dwell on two species... Quenda &amp; Black cockatoos (even these areas have incorrect and misleading information regarding feeding and habitat) yet there is very little detail on the remaining various wildlife (see above), it also appears to have been conducted over a number of day visits to the site, which is a very “hit &amp; miss” approach in reporting such diversity.</p> <p>When looked at from above, Glen Iris is a small sliver of (once lush green) land surrounded by development...it is these small pockets/islands/slivers of nature and biodiversity that need to be protected and nurtured for the good of all residents (animal &amp; human) and the surrounding communities, it is these areas that become wildlife havens which city suburbs desperately need.... and consequently, I find it extremely concerning when developers and certain councillors pounce on comments from the E.P.A. and use them out of context....</p> <p><i>“Any clearing of native vegetation within the site will not require a referral pursuant to the EPBC Act, as there would be no significant impacts to any Matters of National Environmental Significance”.</i></p> <p>Its not exactly the Great Barrier Reef but....</p> <p>If these areas keep being “infilled” ...at what stage does it become of National Environmental Significance?</p> <p>The Eastcourt “big sell” paraphernalia is getting to the point of being farcical and the most recent (July 22) letter drop is probably the best example of desperately trying to sell a total lie -</p> <p>Headlines -</p> <ul style="list-style-type: none"> <li>• <i>“Focus on treetops and wildlife”</i> – utterly gobsmacking!</li> <li>• <i>“New Community Hub”</i> – we had a community hub at the club house...which they plan to demolish!</li> <li>• <i>“Amenities everyone can enjoy”</i> – they plan to remove the very amenity that everyone came here for!</li> </ul>	

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		<ul style="list-style-type: none"> <li>• <i>“Bigger blocks, fewer homes and much more green space” – hypocrisy at its finest!</i></li> <li>• <i>“Improved road network” – *more traffic lights + more cars = improvement??</i></li> </ul> <p><i>*Prinsep Road residents have been waiting twenty years for adequate road calming instalments, we are currently subject to over 6000 vehicles per day with approximately 20% being heavy goods.</i></p> <p><i>Cockburn council’s latest response...</i></p> <p><i>“The City wrote to residents in January 2022 advising that the traffic calming concept for Prinsep Road had been placed on hold pending assessment of a proposal for the redevelopment of the former Glen Iris golf course.”</i></p> <p><i>So, I guess we’ll just have to wait a little longer and ponder on how the possibility of building 600+ homes and the pending construction of a wave park at the end of the road (with predicted 300,000 visits per year) ... can equate to less traffic, less noise &amp; vibration for residents and less roadkill of native wildlife (Quenda, Blue tongue lizards, Bearded Dragons, Brown Quail).</i></p> <div data-bbox="488 769 1538 1361" data-label="Image"> <p data-bbox="517 1284 1509 1350">The one remaining CoC installed “Caution Bandicoot Crossing” sign at the southern end of Prinsep Road – constantly knocked down by the backdraught of speeding vehicles which on average is repositioned 3 times per week by residents.</p> </div> <p>The ridiculous propaganda follows a long line of developer lies and deceit, spewed from the very beginning of the purchase of the golf course.</p>	

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		<ul style="list-style-type: none"> <li>• It was not a “failing” golf course...during its final months it was poorly managed...for a reprehensible reason and even then, hundreds of golfers per week used the course.</li> <li>• The clubhouse and restaurant were well patronised.</li> <li>• Golf is a becoming increasingly popular and can be a massive bonus for all involved e.g. Wembley Golf Course, Collier Park Golf Course, Point Walter Golf Course.</li> </ul> <p>Jarrold Rendell (Acumen Development Solutions director) whilst on 6PR radio was asked by Liam Bartlett if he thought the Glen Iris residents should feel aggrieved at the loss of their amenity...his reply was “well everything changes” .... his blasé comment shows his arrogance and total disrespect of the residents, the community and the amenity, however he is correct... but things need to change for the better, for the better of everybody, for the better of the community and the associated flora &amp; fauna and not for the sake of greed, because it doesn’t matter how many glossy brochures the developers send out stating the opposite.....it is blazingly obvious that this purchase is based purely on greed and the rezone needs to be totally rejected.</p> <p>Were we all sold a lie 20 years ago?</p> 	
81	Name and Address withheld,	<b>OBJECT:</b> We have resided at *Address Withheld* for twelve years. We bought the property because it backed onto the golf course, and we were relocating from a	<b>Noted</b>

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	Jandakot	<p>rural property and wanted to have space around us. We consulted <u>in person</u> a staff member of the City of Cockburn, on two occasions, prior to purchase, regarding development plans around us. We were clearly informed by a C of C representative the Glen Iris Golf Course was owned by the C of C. We had no reason to question this as we have good friends who owned the Collier Park Golf Course business, operating on land owned by the City of South Perth. We continued to believe this until golf course was sold to developers when the OWNER died and the property was sold to developers.</p> <p>Prinsep Road had faced traffic issues worsening, and unresolved for twenty years. This will be further exacerbated by the construction of the Wave Park and proposed housing development on the Glen Iris Estate.</p> <ul style="list-style-type: none"> <li>• Prinsep Road will be the choice for many wanting to approach the airport or Roe highway by turning right into Berrigan</li> <li>• The proposed road around the inside of the estate at our rear fence will be a rat run for those wanting to use the proposed new set of traffic lights to avoid the traffic block at the top of Prinsep caused by those wanting to turn right into Berrigan.</li> <li>• Traffic from the Wave Park have the option of Prinsep Road or the newly proposed rat run to the newly proposed lights.</li> <li>• We already suffer significantly from the noise, diesel fumes, vibration and dust. The developers concept plans can only exacerbate our problems. Despite all the road development in the last few years, from which our situation might be improved, the City of Cockburn has resisted any help here.</li> <li>• On the very rear of our property, we have a granny flat built with council approval with the urban infill plan. With an intersecting road and leisure tracks outside the bedroom window this will become an undesirable place to reside.</li> </ul> <p>Viewing the current proposal for development we not only lose the golf course aspect our home will be surrounded on THREE sides by roads and bike paths. The plans presented show the green area surrounding the side and back our property, whilst another shows a bike path occupying the same narrow strip, appearing to be no wider than the street. Beyond that there is a road.</p> <p>Master Concept Plan as circulated to residents.</p>	<p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<div data-bbox="591 177 891 328" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Current plan as per C of C offices shows green strip no wider than Prinsep road. Hence a road beyond this would be less than the current front of house to Prinsep road.</p> </div> <div data-bbox="893 140 1469 395" style="margin-bottom: 10px;">  </div> <div data-bbox="591 600 1032 938" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>The road propose indicates a road coming in at the back half of our left -hand side and going around our block within short distance of our Granny Flat. This effectively has roads on three sides of our living areas. The road in from Imlar Court, provides a rat run around us for those wanting to avoid the already congestion at Prinsep and Berrigan, destined to increase with extra cars plus the WAVE PARK.</p> </div> <div data-bbox="1041 419 1469 938" style="margin-bottom: 10px;">  </div> <div data-bbox="555 975 996 1318" style="border: 1px solid black; padding: 5px;"> <p>In addition to the green space there is to be a Leisure Circuit which goes the entire side and back of our property. This will significantly reduce the amount of greening/trees possible in this area. In no place was there a map I could find that showed the road, the leisure track and the green space altogether around our property. Likewise there was no reference to width of the green space around our property, however if the plans have some sort of proportion to them, it would appear to be no wider than Prinsep Road</p> </div> <div data-bbox="996 1035 1500 1420" style="margin-bottom: 10px;">  </div>	

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		<p>This development plan has many undesirable features for the area. We have noticed a decrease in the wildlife and the greenness of the area. Although we were never golfers we enjoyed being observers, especially when the club supported events for blind golfers, disabled and night golfers. We miss the Iris Restaurant.</p> <p>We feel very disappointed with the City of Cockburn, as once again we feel the residents of Prinsep Road are being compromised, whilst big business is being supported. The 10 year five point Vision for the City of Cockburn is not met in <u>any</u> way by their support of this development.</p> <p>In this submission I have concentrated on the one issue that most affects us individually at *address withheld*.</p>	
82	Angela Townley Turnbury Park Dr, Jandakot	<p><b>OBJECT:</b> I would like to state that I strongly disapprove of the Glen Iris Golf Course redevelopment. I have been a resident of the area for the past 23 years and frequented the now abandoned Glen Iris Country Club regularly. I think that the additional housing will destroy the habitat of many native animals who reside there, some of which are endangered (eg: 3 different species of Black Cockatoo's, Southern Brown Bandicoot &amp; Freckled Duck), a huge loss of the tree canopy which I admire from my backyard daily. Our once peaceful estate will be inundated with excess traffic. To date, I have not meet everyone who supports this proposal and I know this community will fight this ridiculous redevelopment, till the end.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
83	William Skett, Westview Pde, Wannanup	<p><b>OBJECT:</b> I would like to see the Glen Iris Golf course re-instated as I used to play with my son in law who lives in Par Court Jandakot and who bought in the area on the presumption that he would be able to play golf there. At the very least a 9 hole course could suffice (with the clubhouse &amp; restaurant retained)</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
84	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We purchased our land in 25 years ago in an area the Council had zoned as a golf course and the developers promised to make this area into a world class golf course and facilities. They never fully developed this but the golf course and its greenery in the Golf course estate is like an oasis in a concrete jungle. This area is quickly changing from a beautiful green area into an industrial wasteland with the Jandakot airport industrial area and destruction of all the bushland down Jandakot Road to build more housing estates Treeby / Calleya and Lake Treeby?. Now developers are wanting to pull down another 25ha of the limited greenery and</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>established trees to build more housing, they have already drained lakes 25+ years old which wildlife have become dependent on and some of the wildlife are protected but they drained lakes whilst ducks and duckling were breeding. Why are we letting them ruin our environment no wonder we have global warming happening with developers destroying our environment?</p> <p><b>We cannot keep putting profit before our people, our environment, our native plants and animals.....</b></p> <p>There are ~2000 residents here in the golf course estate all here because of the Golf Course and we have friends who moved to Treeby to be close to the Course and facilities. All these residents and ratepayer do not want to lose our environment, greenery and mature trees to be bulldozed to have ~600 houses where the golf course was and even group housing. The traffic around Berrigan Drive, Jandakot is already getting worse with the new subdivisions of Treeby, Calleya, and soon to be Lake Treeby and Kara Estate Treeby, plus the through traffic from Harrisdale to the Kwinana freeway etc. If we are silly enough to build another ~ 600 new homes it will double the traffic what we already have and it will be a total gridlock on Berrigan drive. Possibly upto ~6000 extra daily traffic movements.</p> <p>It is not possible to build an estate within the established Glen iris area. Developers would have to commence earthworks and site preparation (infrastructure), housing construction etc. All home in the area would be subject to pollution from Dust, Noise, Vibration, Smoke, excessive earthmoving equipment etc. Construction activities could drag on for years and this will have a significant impact on existing residents and their dwellings which will be damaged from vibration of compacting of the land etc.? and the health and wellbeing of residents will be severely impacted from this work around them day after day.... <b>Surely Council and indeed Government have a duty of care to residents in the area.</b></p>	
85	Name and Address withheld, Woodvale	<p><b>OBJECT:</b> I *Name and Address withheld*, Woodvale WA 6026 oppose the plans for Glen Iris Gold Course to be re-zones into a developmental zone.</p> <p>This would be a complete disaster, to take away a golf course to which current residents specifically bought and developed their land to have this at their door step.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>This is a beautiful space where lots of families have bought with having the space and the gold course at hand and then to go and switch this on them is just ridiculous.</p> <p>If this goes ahead ahead, the City of Cockburn should be made to offer all residents the value of their land and property to be re-located. You can't just present this beautiful Glen Iris Gold Course and residential development to attract people to buy land and build there for years later to re-zone and redevelop it.</p> <p>Please use my submission to show I am severely opposed to the re-zone and just leave these residents to live in their beauty in peace</p>	
86	<p>Name and Address withheld, Jandakot</p> <p><small>ANNEXURE "B" GLENNIS ESTATE</small></p> <p><small>The Prohibit provisions with the Visitor Use:</small></p> <p><small>(4) no development or other building will be constructed on the Parkland's Land unless:</small></p> <p><small>(a) all of the walls of the development or other building are constructed predominantly of brick, with stone veneer on the exterior;</small></p> <p><small>(b) the walls of any development or other building are constructed of brick with an attractive finish or masonry facing, or another surface, stone, stone or stone or at least to have high light-reflectance quality;</small></p> <p><small>(c) the development is a single storey or two storey (not more than two storeys) and is of a height which is not more than the above maximum height and is of a height which is not more than the above maximum height and is of a height which is not more than the above maximum height;</small></p> <p><small>(d) the development is a single storey or two storey (not more than two storeys) and is of a height which is not more than the above maximum height and is of a height which is not more than the above maximum height;</small></p> <p><small>(e) no development or other building will be constructed on the Parkland's Land unless the plans and specifications of such development have been approved by the City of Cockburn with a building permit or licence to those plans or specifications or in accordance with the conditions of such licence;</small></p> <p><small>(f) no development will be constructed on the Parkland's Land unless the fence area contained from the outer limit of the roadway with a wall height of at least 1.80 square metres (excluding any garage, verandah, support or other building);</small></p> <p><small>(g) any garage, support or other outbuilding other than a garage or support which is part of and within the area of a development on the property will be constructed within the roadway and within the roadway and is not more than 1.80 metres high;</small></p> <p><small>(h) no other structure, fence, screen or other work, which may be seen from a public street, public open space or highway will be erected on the Parkland's Land;</small></p> <p><small>(i) no fence shall be the material more commonly known as "hessian" or "superflex" will be erected on the Parkland's Land;</small></p> <p><small>(j) no fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(k) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(l) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(m) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(n) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(o) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(p) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(q) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(r) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p> <p><small>(s) any fence or walls shall be constructed which exceed the height of the Parkland's Land as shown in the plans and specifications of any development on the property with the roadway with the roadway and is not more than 1.80 metres high and is not more than 1.80 metres high;</small></p>	<p><b>OBJECT:</b> I Do Not want residential landfill on the land that was Glen Iris Golf Course.</p> <p>In May 2001 my wife and I purchased *Address Withheld* at a premium price on the Glen Iris Golf Course Estate. The purchase was subject to the Special Conditions, Covenants and Development Guidelines attached and they still apply. I am strongly opposed to any change to the current zoning SUI. The main reason for paying the premium price was the land backed onto a 18 hole international standard championship golf course amenity with a picturesque country club/resort.. The rezoning of this land impacts on the value and character of our home and will create a living experience which is entirely inconsistent with the reason we purchased the land in the first place.</p> <p>I have made it very clear that I DO NOT want residential landfill to the many council meetings and community forums that I attended pleading that any infill represents a massive net loss to the Glen Iris Community.</p> <p>The proposed infill of this land will have many negative impacts on our personal wellbeing and is not compatible with the current setting of the Glen Iris Golf Course. I played golf at Glen Iris until its closure and the amenities including bar and restaurant which we frequented many times, will all be lost. Because the amenity was strategically located near the Kwinana Freeway, it was a popular meeting place for a game of golf, small conferences, corporate days, practice at the golf range on the way home from work, meal or a drink. The Cockburn City Council does not have a golf course, but they keep talking about health and wellbeing.</p> <p>Listed below highlights some of my additional concerns.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the existing banksia trees to the rear of this property, it is anticipated that some of these trees may be preserved via insertion of an additional provision in the LSP Part 1 section, requiring the developer to investigate the potential to preserve additional trees at the subsequent subdivision stage of development.</p> <p>No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>• The current concept plan shows a road that is way too close to our back fence. Our fence is only 1.4 m high with 20cm x 20cm steel mesh. This will provide no privacy as we designed the house so that both downstairs and upstairs would capture the view of the magnificent golf course. The banksia trees near the fence with the cockatoos and bird life will be destroyed when the trees are removed.</li> <li>• Street lighting and light from traffic at night will shine directly not only into our back yard, but into the large windows at the back of the house. This will make our place vulnerable to outsiders when you consider the size and type of our fence, particularly if there was a bus stop nearby. It will make our property unsafe.</li> <li>• The noise from the road will also have an impact not only on our lifestyle, but our health. Also the quendas which currently frequent our back yard during the night has increased significantly lately due to the draining of the lakes nearby and there will be irreversible loss if the vegetation is removed to make way for roads.</li> <li>• The proposed infill still only provides two exits from Glen Iris. The concept plan shows four sets of traffic lights over a distance of 800m. Access to the freeway is already under pressure from Berrigan Drive. Added to this is a proposed extension of the shopping centre near Berrigan drive which will provide more parking bays to an already congested exit onto Berrigan Drive.</li> <li>• With the recent development of new sub divisions along Jandakot Road, there will be a vast increase in traffic coming down Jandakot Road onto Berrigan Drive for people wishing to go north on the freeway into the city and beyond. It will be very difficult for the additional 6000 cars in Glen Iris Estate to get out onto Berrigan drive with four sets of lights in an 800m section of road.</li> <li>• The proposed new wave park on Prinsep Road anticipates that 300,000 people will visit annually and once again the majority of this traffic will converge onto this short section of Berrigan Drive, since people will not go backwards onto Armadale Road if they want to go North towards the city.</li> <li>• With the development of Metronet industrial/commercial underway and the Freeway at the front of our home and the infill at the back fence the elevated emissions of air pollutants will dramatically increase, especially when you</li> </ul>	

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		<p>consider all the mature trees and vegetation that will be removed on the proposed infill. In addition to the increased poor quality of air, the noise level will also increase and have adverse health effects for not only my wife and I, but all the residents of Glen Iris.</p> <ul style="list-style-type: none"> <li>• The 54.9ha of green space will be gone forever if the infill goes ahead and the impact on younger generations will be immense. There are no immediate sporting ovals around Glen Iris and yet the Cockburn City Council encourage their ratepayers to exercise regularly for their mental health and wellbeing.</li> <li>• We have been retired for some years now and our home was built in 2001. The proposed infill will cause vibration of compacting land sites and our current insurance will not cover this activity.</li> </ul> <p>It is disappointing to think WA Planning /City of Cockburn do not want to protect the remaining greenspace we have left in the City of Cockburn for future generations, when there are huge amounts of land waiting to be developed just outside the Perth CBD, where Metronet will connect when finished. The Planning Minister recently signalled a 'change of heart' on 13 green spaces in the city of Melville, based on strong community support for the parks. The parks in Melville will remain free from development.</p> <p>I belong to the Jandakot Residents Association where there has been many meetings with record attendances, making it very clear we DO NOT want this development to go ahead. The JRRRA have a parliamentary petition exceeding 4,500 signatures as well as other petitions exceeding 10,000 in number who DO NOT want the rezoning of this land and for it to be preserved as open space.</p> <p>The Cockburn City Council should support its ratepayers and reject the scheme amendment. It then should work with the current owner of the land and look at other options for developing this land within the current zoning SUI. The Council report did not suggest other options under SUI which I find surprising and disappointing.</p> <p><b>(Plus Attachments)</b></p>	
87	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I have reviewed the information provided and I DO NOT SUPPORT the proposed scheme amendment. My reasons are stated below:</p> <ul style="list-style-type: none"> <li>• It will be destructive to the environment, with the loss of many trees, flora, and fauna.</li> <li>• It will create severe traffic congestion when exiting/entering Glen Iris.</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>


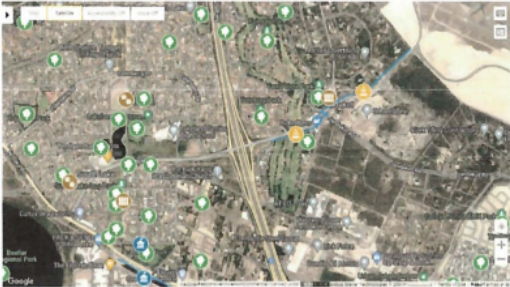
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>• Air quality will have an adverse effect on the health and wellbeing not only of my family, but all the Glen Iris residents. There will be a large increase in vehicle emissions from the prevailing winds near our back fence and the Kwinana Freeway at the front of the house.</li> <li>• The increased noise levels coming from the proposed new development so close to our back fence will cause stress related health problems.</li> <li>• Light pollution coming over our back fence is likely to have damaging effects on our health.</li> <li>• The removal of 54.9 hectares of greenery will create significant increase in temperatures around Glen Iris.</li> <li>• Quality of life will diminish through loss of amenity, including golf course, bar, and restaurant.</li> <li>• The Jandakot Mound will be extremely vulnerable to contamination from all the additional housing.</li> <li>• The value of our property will be compromised through loss of amenity.</li> </ul>	recommended in response to this submission.
88, 89, 116, 117, 205, 208, 249, 250, 251, 252, 253, 254, 255, 256, 257,	Name and Address withheld, Jandakot Coolbellup Leeming Atwell Spearwood Lake Coogee Munster Palmyra Leda Port Kennedy Balga Preston (Victoria)	<p><b>OBJECT: (some slight variations but essentially the same content)</b></p> <p>NO TO THE REZONE OF PARK LAND</p> <ul style="list-style-type: none"> <li>• I am / Our family is against rezoning and development of Glen Iris Golf Course.</li> <li>• We have lived with the tranquil outlook and nurtured the animals and plants for 17yrs / and bought into the area because of the aspect.</li> <li>• Councillors, please consider 770 residences, Native habitats and the community interest verses Eastcourt and Acumen.</li> <li>• Infill targets have been met and the further destruction of bushland and communities is not required.</li> <li>• Housing Affordability and Diversity Strategy plan should not impact established communities and homeowners to the detriment of saving future ecosystems, wellbeing, and lifestyle.</li> <li>• Subdividing of existing blocks and further breaking up of land in Spearwood and Hamilton hill attribute to a diminished quality of living, increased vehicle density with smaller living spaces and smaller back and front yards. It is</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the future Coogee Golf course a final investment decision on whether to proceed will occur at a later time independent of this process.</p> <p>With respect to the proposed density of development, the range proposed R20-40) constitute low-to-medium density housing under SPP7.1 (Residential Design Codes).</p> <p>With respect to vegetation preservation, it's important to recognise that the proposal involves a substantial amount of privately owned vegetation being</p>

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258, 259, 260, & 305		<p>imperative to preserve an open walking and play space such as the Glen Iris Golf Course.</p> <ul style="list-style-type: none"> <li>• The land is zoned for recreation and not housing. Estcourt bought the land knowing this with the intention of subdivision to make a profit at the expense of the environment and existing homeowners.</li> <li>• Consideration to take over the Glen Iris golf course and build it back up to a world standard venue and an income providing venture for the shire. A recreational corridor with Wave Park and golf course near the freeway, trains, Cockburn Air and Gateway shops, food venues and future entertainment facilities. This will create tourism for Cockburn. Don't spend \$27m on a 9-hole golf course at Coogee as a waste of ratepayer's money. Invest in an existing course that will not incur such outlandish costs.</li> <li>• Please vote NO to the rezoning of Glen Iris.</li> </ul> <ol style="list-style-type: none"> <li>1. Increase of ~11,500 daily traffic movements to the area including Bus's. Our family personally moved to Glen Iris based on the location, safety and security of this suburb noting that insurance premiums, crime rates and traffic were less. Traffic congestion plays a big part to the start of the day and on mental health of our existence within the community and our family. Stress dealing with gridlock and fast roads is not something we/anyone wants in our lives and actively avoid it. The proposed rezoning will turn this area into hardship / take this lifestyle change from all our families.</li> <li>2. Issues from excessive traffic increase: <ol style="list-style-type: none"> <li>a. Dust emissions is a real concern and reports indicate serious repercussions on exhaust and brake dust.</li> <li>b. Reported increase of 11500 daily traffic movements are expected and where I live will become a major artery into and out of the estate turning our quiet street into a nightmare.</li> <li>c. Planned Bus routes going through the community causing disruption to the tranquillity and pollution emissions</li> <li>d. Reported addition of 186 houses in Turnbury Green causing traffic impact onto Hartwell Parade and from infill housing. Impact at roundabouts, give way to the right will cause gridlock. The time to get</li> </ol> </li> </ol>	<p>afforded a better chance of long-term preservation via inclusion within public reserves.</p> <p>With respect to City's motivations, it's important to understand that the City does not profit from Residential rates. Along with new residences comes significant costs associated with maintaining roads, parks and providing residents with important services like waste collection and community facilities. Residential rates are typically heavily subsidised by the higher ratings applied to commercial and industrial properties.</p> <p>With respect to the Jandakot Planning Investigation Area, at this point in time the City has no idea whether it will proceed or not. The WAPC is yet to release the results of its investigation.</p> <p>With respect to DWER's current wetland mapping, it is outdated and does not reflect infilling and development of the 'multiple use' category wetland that occurred many years ago. There are no natural wetland remaining on site.</p> <p>With respect to utility/servicing upgrades, any necessitated by this development will be the responsibility of the developer. Servicing Authorities have indicated that the necessary improvements are readily capable of being accommodated.</p>





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		<p>onto Berrigan Drive at 7am is already hectic but will become stressful and dangerous.</p> <ol style="list-style-type: none"> <li data-bbox="488 220 1570 408">3. The proposed infill will have a significant impact on the volume of traffic on proposed new residents and existing residence. This is also an issue with future developments in the area. There is already traffic back logs to access Berigan Drive in the mornings. The proposed road modifications will turn Harwell Parade, a quiet street, into a thorough fair.</li> <li data-bbox="488 424 1570 884">4. All homeowners paid for and bought into the Glen Iris area because of the isolation, safety, and relaxed feel of the area with bushland and wetlands forming part of the attraction. We/They all trusted that the land zoned as non-residential by the council is a guarantee that it would stay as a golf course/recreational park land. The ground development required to build housing, roads and infrastructure is very disruptive and long term detrimental to a very nice living bushland and suburb. The developers have bought land zoned for non-residential with the sole intention to lever council and government to change a lifestyle and environment forever for the worse by carving it up for the sole purpose of profit. Although the Cockburn Shire will also profit from the increase of rate payers, they can do the right thing and save a valuable community and ecosystem. No to rezone.</li> <li data-bbox="488 900 1570 1088">5. By rezoning this land for housing, it will impact the lives of 773 homeowners and change the prospect for 220 homeowners of which purchased their property at a premium based on that they did not have people across the road or behind them and a lifestyle of choice to be in a tranquil location with the total understanding that the land is zoned for recreation and not housing.</li> <li data-bbox="488 1104 1570 1407">6. Misleading reports regarding the biodiversity numbers pertaining to wildlife, trees and water sources have shown the proposed development in a favourable light. Emerge's Fauna Assessment states only 4 locations on south side of the golf course for Quendas. This is not the case. Independent reports and sightings can confirm there are more. I have two quendas living in my front garden. Birds use the trees as a food source and roost. The carbon gain from established trees benefits the future and cannot be replaced or replicated by introduced species or fast growing trees.</li> <li data-bbox="488 1423 1570 1495">7. Removal of 750 of 1,200 mature trees reduces the ability to combat climate change. The trees also act as a weather barrier in winter and a shading in the</li> </ol>	<p>With respect to carbon footprint, infill development has a significantly lower impact than extending services and clearing further land to facilitate a similar number of homes at the outer edge of the metropolitan region.</p> <p>With respect to traffic congestion, this will likely continue to grow as a result of development beyond the City's boundaries. Introduction of a new traffic light intersection presents an opportunity to better manage these issues, particularly from a traffic safety perspective.</p> <p>With respect to the need to manage construction issues in relation to infill development, these are not unique to Glen Iris. Whilst there will be some impact on existing residents, a comprehensive range of regulations already exist to manage these impacts to a standard considered acceptable by the State Government.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>summer. The Estate is kept in comfort zone. Developing the golf course will turn the estate into high density suburb, a concrete jungle and heat island with no wildlife.</p> <p>8. We have a natural diversity of native animals and plants that are thriving. There was large flocks of wild water birds and water animals in the lakes that have now been drained. These are lost and a part of the ecosystem with it. This needs to be re-established and the Cockburn shire should purchase the land and maintain it as a natural bush land or golf course. Too many metropolitan open areas are gone.</p> <p>9. Mental health issues, stress, anxiety, and frustration for residents may be caused with 5-7 years of noise, dirt, pollution, construction vehicles and disruptions to an end of permanent built-in dense suburb. This will perpetuate into a community issue and hardship on society to manage for the future generations.</p> <p>10. The ongoing housing developments in the Cockburn shire with extensive high-density housing again due to rezoning in the Hammond Park area, Wattleup, Aubin Grove, Banjup, Treeby, Coogee, Hamilton Highschool, and the destruction of the wetlands near Lakelands Senior High school off Berigan Drive, have removed approx. 38.5km<sup>2</sup> of native bushland levelled with extensive trees and native animals being removed and driven out. With the ongoing scorched earth policy of the Cockburn Shire the end will be an urban infill of housing and businesses gutter to gutter living. / The ongoing infill policy will be an urban infill of housing and businesses gutter to gutter living from Mandurah to Hillarys.</p> <p>11. Subdividing existing blocks and further breaking up of land in Spearwood and Hamilton hill also attribute to a diminished quality of living and increased vehicle density with smaller living spaces and smaller back and front yards. This is ever more important to an open walking and play space such as the Glen Iris Golf Course to be preserved for our children and residents.</p> <p>12. The Glen Iris golf course has been revised on the <a href="#">Cockburn map site</a> and removed the green area status. This presumption alludes to a bias to development and ignore those most affected, both residents and the wildlife. Trees and wildlife rely on the local population of people as their guardian to nurture for the future. The Council must recognise the importance of having a</p>	







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		<p>green corridor and buffer that is already existing and thriving. It must be maintained as such and not diminished.</p> <div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">Cockburn maps web site                      As opposed to the actual satellite picture from the same website</p> <p>13. Subdivision and high-density housing increases rate collection and income for the Shire, but profit sought from further increasing housing on smaller blocks without regard to future biodiversity and mental health of the constituent's wellbeing is negative in the long term. Once land is infilled it's gone. A neighbourhood like Glen Iris is a haven and rare estate and needs to be maintained as such, to retain the ecological harmony that exists which is so rare in suburbia is a positive for the future.</p> <p>14. The semi-rural acre blocks north of Glen Iris off Berrigan Drive, have the potential to be rezoned and force high density housing into this area as well leaving no native bushland at all. If The Glen Iris Golf Course is threatened to be re zoned, then all potential land is vulnerable in the Cockburn shire.</p> <p>15. Rezoning of land that was designed to be ecologically sustainable when the estate was designed without the input of the electorate is a loss for our future generations and a loss of confidence in our representation of our Council. Loss of open space, habitats and peaceful existence within our local communities must take a priority on decisions we make now for our future. We can't keep going down the destructive path and remove more and more native bushland, and well-established open habitats such as the Glen Iris Golf Course that is a proven ecosystem working toward the future in a sustainable and beneficial manner.</p> <p>16. Wetlands in the shire are getting smaller and built in, losing a once in a lifetime part of our future bushlands. Be it a natural or introduces water source as was several of the "man made lakes" on the private property of the Golf Course,</p>	

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		<p>they had been there for 60 years, and so generations of native wildlife relied upon the use of them. The cavalier attitude of developers had no regard for this and destroyed them. No to rezoning.</p> <p>17. Urban expansion is and will continue and it is not to be associated with the term “sprawl”. The urban sprawl is the travesty of small 200-400sqm blocks, gutter to gutter with no yard space. The amount of bush space that has been destroyed by development to produce a density of housing is short-sighted and failing the future generations emerging into a depressive and bleak outlook. This is more reasoning toward the preservation of what is the Glen Iris Bush Land.</p> <p>18. <i>“Housing affordability and diversity is one of the most important issues facing Western Australians. The Housing Affordability and Diversity Strategy responds to the needs of <u>current and future residents of Cockburn</u>. The Strategy guides the housing affordability toolkit and information for residents and developers. <u>local community needs and priorities</u>, the diversity of community requirements, <u>inclusive service provision and community consultation</u>.”</i> This statement is taken from the Cockburn web site and reiterates the importance of our future for looking after our land today.</p> <p>19. The relatively small but very essential strip of bushland in the Glen Iris estate is critical for the future wellbeing of the habitat that it sustains and for the residents that have been privileged to be a part of this lifestyle and ecosystem. We are all custodians of what we belong to and maintain and are proud of what we help to keep.</p> <p>20. The Glen Iris Area is not virgin or vacant land as it is zoned SU1. Every resident understood this to be the case when buying into the area. Eastcourt did as well. The grounds need to be maintained as such.</p> <p><b>SU1 Zoning as stated on the Cockburn web site:</b></p> <p>a. <i>“Golf Course Estate, Private Recreation, Hotel, Convention Centre and associated uses - means land used and designed for a golf course, integrated with residential development and associated commercial and community facilities.</i></p>	

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		<p>The entire Glen Iris community is designed to be part of the natural surroundings and has been for over 60 years. It is not designed to be part of an infill project and ecological disaster of greed.</p> <p>21. Additional burden on the just coping services that are currently running at their maximum capacity. Sewage, electrical, gas and internet services are strained and will cause additional stress on the system. Upgrading existing services will insure a huge carbon footprint and cost to society, present and future.</p> <p>22. Latitude 32 (industrial), Hamilton Hill High School and the North Coogee development have vast amounts of suitable land for future development scheduled, and these areas are of no impact to existing communities or residents. Glen Iris is situated on a delicate environmental corridor that requires continued stewardship.</p> <p>The following areas have lost approx. bushland:</p> <ul style="list-style-type: none"> <li>• Hammond Park            4.3km<sup>2</sup>            • Treeby            8.4km<sup>2</sup></li> <li>• Aubin Grove            2.5km<sup>2</sup>            • North Coogee    1.6km<sup>2</sup></li> <li>• Banjup            22.5km<sup>2</sup></li> </ul> <p><b>Please take a moment to view past and present pictures of development. They depict a continual state of growth that we need to monitor and not get carried away with blanket infill.</b></p> <div style="display: flex; justify-content: space-around;">   </div>	





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		<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>JANDAKOT 2022</p> </div> <div style="width: 50%; text-align: center;">  <p>HAMMOND PARK 2022</p> </div> <div style="width: 50%; text-align: center;">  <p>HAMILTON HIGH School 2006</p> </div> <div style="width: 50%; text-align: center;">  <p>COOGEE 2011</p> </div> <div style="width: 50%; text-align: center;">  <p>HAMILTON HIGH School 2022</p> </div> <div style="width: 50%; text-align: center;">  <p>COOGEE 2022</p> </div> </div> <p style="text-align: center;"><b>Councillors, please consider 770 residences, Native habitats and the community interest verses Eastcourt and Acumen.</b></p> <p style="text-align: center;"><b>Please vote NO to the rezoning of Glen Iris, a sustainable future.</b></p>	

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90	Name and Address withheld, Mount Pleasant	<p><b>OBJECT:</b> This proposed infill is completely senseless. With over ten thousand residents, visitors and players of the former Glen Iris Golf Course and Estate signing a petition it is <b>obvious it is opposed</b>.</p> <p>Councils are elected by the rate paying residents they are supposed to be working on behalf of, not to be in concert with rich developers. Shame on City of Cockburn council if you are enabling this to happen, showing your loyalty is not to your rate payers and community.</p> <p>With copious vacant land available for development elsewhere, why would you take away a valuable part of a community that has enriched so many lives.</p> <p>Wildlife should be preserved not decimated paving the way for more vehicles and pollution. Especially when green spaces are needed to help with rising temperatures. The protected native Banksia trees and wildlife currently homed in this green space are already suffering with water taken away. How would this decimation and larger emissions align with environmental and sustainability initiatives of City of Cockburn?</p> <p>Leave current zoning in place and allow the entities that have shown interest in running the Glen Iris Golf course to return this important community amenity back to the community allowing everyone to again enjoy their Golf Club and restaurant with it's wonderful back drop of the greens for all residents, visitors and so many community / sports group functions.</p> <p>Please do your job and don't leave it to others to dig deep into their pockets to fight the already rich, powerful and selfish who enjoy the luxury of playing at their own golf course not caring about anyone else in the community.</p> <p>It is my understanding looking at public accounts the council is sitting on substantial millions of rate payer funds. With these cash reserves the City of Cockburn has more than enough capacity and resources that could easily cover the Glen Iris Golf Club and bring it back to being one of the great recreation and attractions of the City of Cockburn.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
91	Name and Address withheld, Oakford	<p><b>OBJECT:</b> I AM ABSOSUTELY AGAINST THE REDEVELOPMENT OF THE GLEN IRIS GOLF COURSE AND BAR &amp; RESTURANT WHERE WE SPENT MANY LOVELY SUNDAYS.</p> <p>THEY HAD FACE PAINTING AND THE BOUNCY CASTLE FOR THE CHILDREN, THE PUTTING GREEN FOR THE OLDER CHILDREN AND LIVE MUSIC FOR</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

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		<p>THE ADULTS ALL IN A LOVELY SETTING FOLLOWED BY THE TRADITIONAL ROAST DINNER, WHERE ELSE CAN YOU GET ALL THIS.</p> <p>IT IS VERY SHORT SIGHTED FOR THOSE IN POWER IF THIS HOUSING INFILL IS ALLOWED TO GO AHEAD. THIS CAUSES SO MUCH DAMAGE TO THE AREA TURNING A VERY PLEASANT SUBURB ONTO ANOTHER FUTURE SLUM.</p> <p>OUR COASTAL PLAIN IS BEING DECIMATED BY GREED AND SELF INTEREST. WHY IS IT THE GREENER AREAS WITH THE MOST MATURE TREES ARE BEING DESTROYED AHEAD OF DRYER LESS VEGITATED INLAND AREAS?</p>	<p>recommended in response to this submission.</p>
92	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am very disappointed that the council is even thinking that they want to infill and redevelop the Glen Iris Golf Club. This is zoned golf course so the only way this could change would be that YOU the council has again not listened to the residents in this estate.</p> <p>How can you even think of cutting down over 750 trees?</p> <p>And what about our endangered birds and wildlife? They're lives obviously don't mean anything to you, very sad in this day and age.</p> <p>Shame on you, especially in this day and age when our environment is suffering because of greedy developers and councils not listening to their residents, all for the sake of money .... there are more important things in this life than money.</p> <p>The fact that we have a club house which is no longer in use the residents, the fact that we have a golf course where so many people exercise and stay healthy must not matter to you either. We voted you to look after our best interest and yet the only thing that is being considered here is money.</p> <p>What about the after effects of cutting down so many trees? In a state where the weather gets so hot it's essential to have as many trees around us as possible for the eco system, time to think of that.</p> <p>Eastcourt is joke wanting to put in so many houses, how could you even allow this to happen? Unless you are in cohorts with them because of the money</p> <p>What is very funny is we are already an estate, what you are thinking of creating is a concrete jungle which nobody wants.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>THIS WE DON'T WANT SO PLEEEEEEEASE LISTEN TO THE RESIDENTS, and stop this ludicrous thought of developing such a beautiful estate with concrete housing and roads that will congest, and so much more pollution.</p> <p>SHAME ON YOU---SHAME ON YOU</p> <p>WE THE RESIDENTS OF GLEN IRIS ESTATE DO NOT WANT THIS DEVELOPMENT TO GO FORWARD</p> <p>What are the Environmentalists thoughts in all of this? Maybe they were not even bought into this discussion</p> <p>Because it obviously doesn't matter to you.</p> <p>Time for a conscious check on what you are doing please!!!! STOP THE INFILL OF GLEN IRIS GOLF COURSE NOW!!!!</p>	
93	Rhona Middleton, Woodlands Way, Jandakot	<p><b>OBJECT:</b> The area of Glen Iris has already been established around the golf course. It was not designed for heavy density housing and the roads will not support high density traffic in and out of the area. There is only one road and it will be a nightmare for residents who have paid a premium to live in this estate to get in and out. All along Jandakot Road has and is being developed.</p> <p>PLEASE LEAVE GLEN IRIS ALONE!!!!!!!!!!!!!!</p> <p>Why does all the green space have to go for more houses?? What about the long term impact of having no green spaces left? And no space for any leisure activities such as a golf course? If a golf course is not viable what about the council making the site into a county club similar to Byford County Club and a 9 hole golf course or sporting facility. There are plenty of options other than more houses. What about preservation of the trees and wildlife??? Please look long term of how important it is to preserve this green space Money has been spent on other ventures so why not use some of the taxpayers money to develop this space into something that generations can enjoy for the future! Make it into a jewel in the south instead of creating more and more housing. If it is developed into a housing estate it will truly bring the area down and the whole shire of Cockburn loses out.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
94	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We do NOT support any development to the Glen Iris Golf course</p> <p>We have lived in Glen Iris for over 9 years and had previously lived in a house in Glen Iris Drive, but did not back on to the golf course. When we had the opportunity to purchase a house backing onto the golf course we didn't hesitate.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

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		<p>We enjoyed 7 years of peace and quiet just watching the wildlife on the lake behind us. We had pleasant interaction with many of the golfers, the trees around us were so full of birds, we thought we were very lucky to have all this on our doorstep. Now this is all being taken away.</p> <p>The lakes have been drained thus depriving all the wildlife from water. How would you like if your water supply was suddenly cut off without a thought. We have counted at least 45 different species of birds visiting our backyard, now we are lucky to have 6 species that visit. The developers say they are being honest and above board, please tell me why they sent a man around to do the damage at 7.00am on a Sunday morning, if that's being honest they have a different meaning than we do. There is precious little green space around Jandakot, with the developments that going ahead such as all the houses being proposed in Treeby and the industrial development at the airport. The golf course should be retained with that beautiful clubhouse building put to a once again profitable use.</p> <p>The developers will knock down many mature trees in their quest to get as many blocks of land as possible, they say they will plant new trees. Do you not take in the knowledge that many species of birds need mature trees to breed in, (including sheaoks, which we understand are a protected species of tree) or do the birds wait 20 years for the new trees to mature? The Carnaby cockatoos need hollows in trees to breed, obviously hollows are only found in mature or even dead trees.</p> <p>The possible damage to existing homes through heavy machinery and compacting is a great concern for many residents and dust problems will be another concern if this development goes ahead. The increase in traffic volume on Berrigan drive is another problem, and with another proposed set of traffic lights will only add to more congestion on Berrigan drive.</p> <p>We hope these concerns will be taken into consideration, and please be mindful if this was happening to your property, you would be devastated as we are.</p>	<p>recommended in response to this submission.</p>
95	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <p><u>INTRODUCTION</u></p> <p>Glen Iris Golf Course has been in existence since the mid 1960's and in the 1990's the surrounding golf course estate was built which included a country club and bar. Blocks on the estate were originally sold on the understanding that the estate would be a "golf course estate" ad infinitum and as a result paid a premium for the blocks.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>After the deaths of Bill and Iris Wilson (the original owners) their children allowed the condition of the golf course to deteriorate and orchestrated the closure of the bar and restaurant before selling the golf course to a developer.</p> <p>The golfing references in the naming of some of the streets and parks, eg. Turnbury Park Drive, The Fairway, Par Court, The Links Court and Fairway Park reinforce the understanding that the estate would always be a golf course estate and that this was the intention of Bill and iris Wilson.</p> <p>The developer is now seeking to have the land re-zoned to allow residential development. If the development is allowed to proceed it will have a profound impact to the residents of the existing estate and the community at large for the following reasons:</p> <p><u>ENVIRONMENT</u></p> <p>The City of Cockburn Council (Cockburn Soundings magazine December 2020) say that they are “leading the way on climate change. The objectives will be achieved with a comprehensive action plan to eliminate greenhouse gas emissions”. How does the proposed residential infill of Glen Iris Golf Course lead the way on climate change?</p> <p>A study by the University of Maryland, Environmental Science and Technology has found that an average 18 hole, 32ha, golf course produces enough oxygen annually to sustain 85,000 people. Glen Iris Golf Course is 54.9ha, therefore if this is extrapolated Glen Iris Golf Course can produce enough oxygen for 135,000 people. i.e., enough for the whole population of the City of Cockburn.</p> <p>The developer’s proposal includes the removal of 750 mature trees and replacing them with 1000 saplings. During photosynthesis mature trees absorb carbon dioxide and emit oxygen, removing these trees can only increase the greenhouse gasses released into the atmosphere. Whilst the planting of 1000 saplings may sound to be good, saplings will take many years to mature and start to produce oxygen to the same extent.</p> <p><u>TRAFFIC CONGESTION</u></p> <p>Berrigan Drive westbound (towards Kwinana Freeway) already gets congested during the morning peak time. This is only getting worse with the increased traffic from the new subdivisions at Calleya estate and Treeby, which are still expanding.</p>	

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		<p>Jandakot Road and Berrigan Drive being the main route for traffic from these estates to the Kwinana Freeway Northbound.</p> <p>This congestion will be further exacerbated by the additional traffic resulting from the proposed wave park on Princep Road and further expansion of the Jandakot industrial area.</p> <p>If the proposed infill development proceeds this will add a further 6000 traffic movements per day. All this additional traffic will add to the peak period congestion, causing frustration to drivers and thus causing un-necessary stress leading to mental anxiety and a reduced quality of life. This congestion will mean additional travelling time and therefore less quality time with family which is particularly important to those with young children.</p> <p><u>EXHAUST EMISSIONS</u></p> <p>Vehicle exhaust emissions include, inter alia, carbon dioxide. The increased vehicle movements from the Calleya and Treeby estates are already increasing the amount of this greenhouse gas in the atmosphere. This will inevitably increase further with the additional traffic generated by the proposed wave park and the infill development if allowed to proceed.</p> <p>This increase in greenhouse gas emissions is contrary to the City of Cockburn's statement that they are leading the way in climate change by way of a comprehensive action plan to eliminate greenhouse emissions.</p> <p>The additional pollution is also detrimental to health and quality of life.</p> <p><u>NON-EXHAUST VEHICLE EMISSIONS</u></p> <p>In addition to exhaust emissions vehicles create air pollution from brake and tyre wear. These are minimal from continually moving vehicles, however during traffic congestion vehicles break regularly causing an abundance of break dust in the atmosphere.</p> <p>As stated previously the additional daily traffic movements which will be generated by the infill development will only increase congestion both on Berrigan Drive and the exits from the Glen Iris estate onto Berrigan Drive thus increasing the volume of pollutants in the atmosphere.</p> <p>Trees filter dust particles from the atmosphere on their leaves and bark, and therefore if 750 trees are removed as part of the infill development the air will not</p>	

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		<p>only remain polluted but the pollution will increase as a result of the additional traffic congestion.</p> <p>Break dust particles are dangerous to health in that they can penetrate the cardiovascular system and cause serious illnesses such as heart disease and cancer which can eventually cause death.</p> <p><u>NOISE POLLUTION</u></p> <p>According to the World Health Organization (WHO) traffic noise is the second biggest environmental problem in the EU, and that, after air pollution, it affects health the most.</p> <p>Noise is already a problem on the Glen Iris Estate due to the proximity of Jandakot Airport, the widening of the Kwinana Freeway, the railway, and the Roe Highway, and this will only get worse with the future expansion of the Jandakot Industrial area and Cockburn Gateway shopping centre. The residential developments at Treeby and Calleya also contribute to the noise pollution.</p> <p>Vegetation reduces noise pollution. The golf course therefore helps to reduce noise pollution in the area. If the golf course is built on this reduction in noise pollution will not happen and will be detrimental to the health of residents.</p> <p>Noise nuisance can give rise to stress. Noise nuisances increase with noise levels, which will inevitably happen if the infill development goes ahead, and with prolonged exposure stress can develop into diseases and possibly result in premature death.</p> <p><u>LIGHT POLLUTION</u></p> <p>Light pollution is defined as “the inappropriate or excessive use of artificial light”. The additional street lights which will be introduced on the estate will increase the artificial light on the estate, and in particular to those properties which currently back onto the golf course.</p> <p>Humans have a “biological clock” regulated by the day-night cycle. Too much artificial light at night will disrupt that clock and therefore will disrupt their sleep pattern.</p> <p>Research has shown that artificial light at night can damage health by increasing the risks of obesity, depression, sleep disorders, diabetes, breast cancer and more. The proposed infill can only exacerbate these risks.</p>	

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		<p>The additional street lights required will increase the City of Cockburn’s need for electricity. The production of the additional electricity will increase the greenhouse gasses in the atmosphere, adding to the pollution and global warming.</p> <p><u>FLORA AND FAUNA</u></p> <p>Since coming to live on the Glen Iris Estate my first impression was of the many Galah birds that hopped around, flying in the trees around the estate and gazing at us without fear.</p> <p>The Newholland Honeyeater spreading out their wings.</p> <p>The Kookaburra is a joy to hear when he laughs, particularly if he is in full sight.</p> <p>I have seen 6 Carnaby parrots with red underbelly feathers.</p> <p>The developer has removed the reticulation and drained the lakes on the golf course. Last year in 2021 I saw 2 ducks guarding their baby ducklings. Dad behind the babies while Mother Duck proudly led her babies to teach to swim in one of the lakes only to find the lake empty.</p> <p>The saddest thing is the plight of the Quenda. This small brown creature with a long tail and a long pointy nose. In 2021 I have seen 3 dead on the road searching for water and a neighbour told me he had took out of his swimming pool a dead one.</p> <p>The Quenda is protected under the Western Australian Wildlife Conservation Act 1950. The relocation of the Quenda is not advisable or appropriate or recommended’ as noted by the WA Dept of Parks and Wildlife, as Quenda relocated into new areas may have to compete with other wildlife for food etc. and there chances of being killed by vehicles, foxes, cats and the like increases. Glen Iris Golf Course needs to be maintained to preserve the habitat of these creatures.</p> <p>The red and white tailed Carnaby parrots are an endangered species. Twenty Four years ago the decline of the species and removal of native vegetation for urban development was a major threat to the decline of the species. The removal of the golf course will further exacerbate this decline.</p> <p>The golf course has many areas of protected Banksia Woodland. Banksia are sensitive to water and are less well developed in the southern part of the golf course where the water table is close to the surface. In Landgate’s Property Interest Report the southern part of the golf course is listed as “Wetlands”. This is a result of the reticulation being shut off pumps removed. If the pumps and reticulation are reinstated this will lower the water table in the area.</p>	

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		<p>The removal of the reticulation and draining of the lakes has directly caused the death of numerous trees and bushes on the golf course in addition to driving out wildlife and birds.</p> <p><u>OTHER RELEVANT FACTORS FOR CONSIDERATION</u></p> <ul style="list-style-type: none"> <li>• Construction works will last for over 5 years which means that existing residents will have to endure the additional noise, dust, construction traffic etc. for all this time, with heavy vehicles using the estate roads adding to the congestion and reduction in quality of life, not to mention the additional stress this will create with the possible adverse effect on health.</li> <li>• With the heavy vehicles and construction equipment working close to homes there is a great risk of damage to houses, retaining walls, pools etc.</li> <li>• Potentially local schools will not be able to accommodate the additional children living on the estate.</li> <li>• There is already a lack of public transport (only one bus every 2hrs outside peak times) serving the estate. With the increased number of people living on the estate this will be totally inadequate, meaning people will have to use cars more often than they might.</li> <li>• The car parks at Cockburn Central Station are already near to capacity. With the additional people using their cars to get to the station increasing, coupled with the additional residents from Treeby and Calleya there will potentially be insufficient car parking at the station forcing people to travel to work by car rather than public transport, thus increasing vehicle emissions contributing further to global warming.</li> <li>• The extra pollution causing more ill health will create additional strain on the already over stretched health system. This will potentially mean there will be a requirement for additional doctors, nurses, hospitals, day care centres etc.</li> <li>• Current residents of the Glen Iris Golf Course Estate paid a premium for their properties on the basis that the amenity would remain for life. If the infill development proceeds not only will the quality of life of residents be reduced but so will the value of their properties.</li> <li>• When she first arrived in Australia Wendy suffered with asthma. After a relatively short period this cleared up, however now, with the increasing level of atmospheric pollution, her asthma is beginning to return. This will only get</li> </ul>	

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		<p>worse if pollution is allowed to increase by more building, and removing natural means of prevention, i.e., trees and vegetation.</p>	
96	<p>Name and Address withheld, Alfred Cove</p>	<p><b>OBJECT:</b> Although not a resident of the Estate I have frequently visited the area over a number of years to date taking in the wonderful views of the golf course and adjacent areas. Despite not playing golf I had frequented the Clubhouse with friends and relatives on a number of occasions prior to its closure.</p> <p>Herein I formally present my objection to the proposed amendments with supporting arguments.</p> <p>I thank the City Officers for their due consideration of my objection.</p> <p><b>AREA OF CONCERN – Extensive Community Concern against the Proposal</b></p> <p>Having signed all three of the Petitions (since the April 2020 Glen Iris land ownership change) that demonstrated the vast extent of Community opposition to the Proposal to change the current zoning of the Glen Iris Golf Course land I must reiterate and restate my fervent opposition via this albeit brief yet focused submission.</p> <p>The City is well aware that almost 10,000 people signed three Petitions objecting to the Proposal and indeed will have them, or as a minimum reference to them, on their files.</p> <p>Signatures were obtained not only from Residents within and adjacent to the Glen Iris Estate but also the broader Community across the metropolitan region and the wider State of WA. Indeed many interstate signatures also appear on the Petitions with many of the signatures having either played on the course and/or socialized in the Clubhouse when they visited WA or simply walked the area and witnessed the abundant flora and fauna.</p> <p>I understand that it is incumbent upon the City to give significant weight to the views of the Community when considering any proposal to rezone land under its management control. Indeed I believe it is also incumbent upon the City not to make any decision that may adversely affect Community amenity and interests without carefully considering the level and extent of Community opposition and concern. Such extent of opposition and concern is evidenced by almost 10,000 signatures objecting to the proposal.</p> <p>10,000 signatures is a very significant level of Petitioning against the Proposal that must carry weight within the City's deliberations.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>I trust that the City will adhere to these requisite principles in its considerations and I thank the City Officers for doing so.</p> <p>The Glen Iris Golf Course not only provided a high level of amenity to the Community but it also developed a mature eco-system of flora and fauna that commenced formation in 1965. In addition independent environmental consultants have estimated that the golf course provides enough oxygen annually for 135,000.</p> <p>There is demonstrable Community opposition to the Proposal that goes well beyond the Estate and even the State of WA.</p> <p>The Proponent has intimated within its own proposal that it could combine some housing development with ongoing golf on its land <u>under the existing zoning</u>.</p> <p>It must be accepted that it is certainly open to the Proponent to make use of its land in whatever way it deems appropriate/necessary with the only caveat being that it is in accordance with existing zoning over that land.</p> <p>The Proponent went in with “open eyes” knowing that it purchased the land with its current zoning and has stated its desire to build housing on it. The Proponent has also stated that it believes it can combine some housing development with ongoing golf on its land under the existing zoning.</p> <p>Having been aware of what it bought and the prevailing zoning, the Proponent should accommodate what it believes it can within the current zoning rather than attempt to simply maximise its profit by forcing a substantial change to the current zoning against the demonstrable Community opposition as evidenced by the 10,000 Petition signatures – purely to increase its level of profit.</p> <p>Additionally the City has already exceeded its planned targets for in-fill housing as required by the State Government so this development is not needed for the City to meet those targets.</p> <p>The Proponent has provided no substantiation or factual support nor has it established any compelling argument (other than increasing their profit) for the City and/or the Minister (WAPC) to even consider a change to the existing zoning.</p> <p><b>Recommendation:</b></p> <p>The City finds that the Proposal has failed to provide sufficient justification that would be grounds to enable the City to consider a change to the current zoning.</p> <p>Accompany facts are:</p>	

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		<p>1. That the Proponent bought the land with its current zoning (that has been in existence for many decades to date) and has stated within its submission that it believes it could develop some housing with ongoing golf on its land under the existing (current) zoning.</p> <p>Let the Proponent go ahead and build what it believes it can under the existing zoning. Thus supporting no need for rezoning given the only and singular reason for the change is to increase the level of profit taking by the Proponent.</p> <p>2. In addition the City has already planned to meet its State requirement for in-fill housing without the need for the land in question to contribute one single home; and</p> <p>3. Almost 10,000 signatures opposing the Proposal demonstrate the level of the broader Community's opposition to it.</p> <p>This submission is respectfully provided for the due consideration of City Officers. Thank you for allowing its submission.</p>	
97	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I OPPOSE the rezoning of the Glen Iris Golf Course</p> <p><u>TRAFFIC and FIRE EMERGENCY SERVICES</u></p> <p>Increased daily traffic movements (current 7,200 plus 5,000 with infill) will add extra time to get onto Berrigan Drive which is already a very busy road. Then have to navigate four sets of traffic lights to access Kwinana Freeway North.</p> <p>Glen Iris Drive is a busy road. It is narrow. Large vehicles - Coles, Woolworths delivery vans, plus lawn-mowing services, block the view of oncoming traffic. Also major concern if there was a fire for emergency vehicles to enter with only major roads - Dean Road and new proposed road to traffic light. If streets blocked with other vehicles, how will large emergency fire trucks get past to the fire?</p> <p>New roundabout at Hartwell Parade will create gridlocked traffic at peak times, with too many vehicles from too many roads having to get onto Hartwell Parade and then not being able to give way to the right to get to Berrigan Drive.</p> <p>The Glen Iris Golf Course is in a Bush Fire prone area according to Landgate and City of Cockburn records. Eastcourt's suggestion that infill of 600 houses will reduce the fire risk is ludicrous. How will residents flee Glen Iris during an emergency blocked with hundreds of cars, fire trucks and only two exits?</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>The golf course is very dry during the summer months. This really concerns me with no water on the course.</p> <p><u>FIRE RISK</u></p> <p>Fire prone area.....</p> <p><u>AIRCRAFT AND TRAINS</u></p> <p>Glen Iris is bordered by Roe Highway, Kwinana Freeway and Berrigan Drive. Also aircraft overhead has increased. With infill, the vegetation which absorbs noise will be lost to pinging noises off 600 roof tops.</p> <p>Metronet plus freight trains...</p> <p><u>SOLAR</u></p> <p>Am I going to have to look at the sun's glare from solar panels facing towards my house during the summer months?</p> <p><u>STREET-LIGHTS</u></p> <p>Am I going to have to close all my blinds and curtains (as I back onto the golf course) so that I don't have lights shining into my house and in particular my bedroom at night. This will seriously affect my sleep (or lack of it!)</p> <p><u>CYCLE/PEDESTRIAN PATH BEHIND HOMES</u></p> <p>What about my privacy if this path goes right behind my house. Kids screaming, people talking, dogs barking – setting off a chain reaction for other neighbouring dogs to bark. What about security issues of people jumping my fence, or am I to erect a colorbond fence and completely close myself in? However, this goes against my Restrictive Covenant which requires a uniform fence, so how will this be addressed?</p> <p><u>POLLUTION</u></p> <p>Pollution will increase with more traffic, dirt, dust, construction etc for five to seven years which will result in health issues as well as mental health and well-being issues.</p> <p><u>LOSS OF AMENITY</u></p> <p>Even though I don't play golf .....I purchased my home because This was an important fact when purchasing. As I work in mental health sector, after work, I need a peaceful and quit atmosphere, for my own mental health and wellbeing, to relax and to energise for the next day.</p>	

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		<p><u>WAVE PARK</u></p> <p>Why not think about the Golf Coast model? Creating a Surf Resort with wave park and golf course combined. Excellent for Cockburn, Perth, and WA and tourism bringing in millions of dollars. Times magazine has recently put Fremantle as one of the world's best places to visit means more tourism.</p> <p><u>CLIMATE CHANGE</u></p> <p>Cutting down 700+ trees will not help combat climate change. This vegetation produces oxygen annually for thousands of people.</p> <p>Let's all do our part to help combat climate change – you too City of Cockburn, as you can say NO to this proposed development.</p> <p><u>VALUE OF MY HOME</u></p> <p>My house has already devalued and will continue to do so will infill. The character of this estate will change dramatically, and I will suffer financial loss. I believe the City does not consider loss in value as a valid reason to oppose the development. Would this not be a serious consideration for you if you were in my shoes?</p> <p><u>ANIMALS</u></p> <p>We have protected animals on this golf course. I have seen Quendas on the golf course and on my property looking for water. What will happen to them as removing the fence that borders the golf course (and protects them) will mean a lot more dead quendas on the road due to increased traffic. Shouldn't we all be responsible and look after nature?</p> <p><u>CONCLUSION – PLEASE MAKE THE RIGHT DECISION</u></p> <p>Rezoning the land for infill does not tick all the boxes, except planning, maybe. There is much more to consider including the interests of the community you are meant to represent.</p> <p>All in all – a bad decision for Glen Iris residents, the environment, animals. This is not vacant land. Not one good thing to say about infilling with 600 new houses as it will look just like Eastcourt's Providence Estate in Wellard, completely out of character with Glen Iris Golf Course Estate.</p> <p><b>Please say NO to rezoning.</b> Please stand up for what's right so that we can believe in our Council.</p>	

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98	Michael, Turnbury Park Dr, Jandakot	<p><b>OBJECT:</b> A golf course has existed on or about this area for over 50 years. It has provided a great public amenity. Our society is based on Community. And the Community is overwhelming opposed to the removal of this golf course. As a resident for over 27 years and a golfer on this course for over 30 years, I strongly oppose this unnecessary infill of a Community loved amenity. When I purchased my land in this 'Golf Course Estate', I purchased a life style in a wonderful Community. This re zoning simply should not happen. There is no benefit to the Community by taking away a loved amenity. As the Council, elected by the Community and as the Minister for Planning, elected by the Community, you are elected to help make our Community better. Well, the Community has very strongly said NO. So, as our Community elected leaders, say no to the re zoning, no to the Developers and give the Community what it had and what it wants back.....Our Golf Course.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
99	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I have been a resident of the Glen Iris Golf Course Estate in Jandakot for 12 years, having lived in 2 different properties within the estate during that time. The first home was on Turnbury Park Drive, then we sold and purchased the current home I am in, purely to overlook the golf course amenity and its tranquil surroundings. The reason Glen Iris Estate is a beautiful tranquil place to live is the demographic the golf course has attracted. We have a population of mostly mature age residents, and this generally means resident induced noise pollution of any kind is very low. Further to that, as our property backs onto the golf course it also acts as a sound buffer from other parts of the estate as well as Jandakot aircraft. Unfortunately I recall years ago one incident there was a select few hoons living in the area that would very often drive past our home at increased speeds on 50km streets (you could hear them from inside the house). We were so concerned for all families around us that we had to involve police to eventually get it resolved. I am now very concerned that if that could happen whilst the golf course existed, with it gone we will get a large increase in young licensed drivers in the area (due to increased housing availability at lower prices) who frequently drive in and out (at the correct speed God willing) of the estate causing our internal roads to have increased risk and frequent car noise. My current residence is situated on a quite dangerous sweeping curve which has blind spots as you descend through it. Higher volume of drivers will cause our blind spot to be more of a risk to exit out of. Eastcourt were opposed by the community over the expected development</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>producing more traffic and noise problems to all residents, such that this statement is recorded in the PRG Workshop #2 Summary notes</p> <p><a href="https://www.glenirisestate.com.au/useful-documents">https://www.glenirisestate.com.au/useful-documents</a>: • Traffic should not be funnelled down any existing roads, especially Dean Road. When you look at what proposal Eastcourt have put forward to the council, has their design incorporated this point our community raised? Not a chance because they can't, it's not possible. They are merging a large amount of existing vehicle movement bound for Turnbury Park Drive exit to now marry up with all of the hundreds of new homes pushing for the new 4 way traffic light intersection due to the anticipated closure of Turnbury Park Drive. This will soon fail and cause people to retrain themselves to try the only other way in or out which is Dean Rd and thus you get traffic spread out and more impacts to existing roads. The whole idea of more homes and more vehicle movements inside the same pocket of open space containing limited access is something I will 100% oppose all the way! The estate is tranquil and beautiful the way it is now. Also to note, Eastcourt acquired the golf course land during the height of the early stages of the pandemic. It is believed that their traffic movement counts are likely skewed due to lockdown periods and irregular patterns of driving throughout 2020/1(Proposal published document Appendix 9 – transport impact assessment). More so, Berrigan Drive is the funnel point in peak periods. This road is not just filled with Glen Iris residents but from all surrounding areas. Main road stats show Berrigan Drive east/west movements have already increased approx 30% since 2018 to 27,775 vpd. That figure is getting closer to those registered on North Lake and Armadale Road so Berrigan's vpd is very busy now. Dumping 600 more homes directly into this estate, to pour onto Berrigan along with increased housing all the way down Jandakot Road is cooking up another bumper bath that must be avoided now. I've also been advised that in the Structure Plan(4.3, 4.6.1, 5.2.5), the developer will seek a 50/50 boundary facing share for edge treatment where new development and existing residential blocks meet. This is directly impacting our home, and will do for up to 200 more. This is ludicrous of the developer to ask for money off existing residents to help the developer in their attempt to rezone what we bought into as SU1 golf course containing restrictive covenants on fencing. I believe in the Structure Plan it says somewhere that 'uniform fencing is expected'. Is the developer going to pay for all our land titles to be re-written so they don't break council law? Restrictive covenants are legally binding and can be enforced by local councils. This means our community expects</p>	

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		<p>you will enforce this upon the developer, as I know you would if one of us tried to play with the fencing rules in years gone. I recall my husband mentioning the community raised this issue (interface fencing) at the developers Project Reference Group workshops (which he attended) and they were very poor at 'discussing suitable outcomes' on this topic or many other concerns raised like dilapidation (as they would have you believe otherwise). So now we understand that on this aspect alone in the Structure Plan, they misled the community and the council on finding 'suitable solutions' to the community concerns. They never needed community discussion to address our concerns, nobody in that meeting mentioned a 50/50 share as a boundary resolution. Do you want to know why it was not mentioned when the question was asked? So they would not have to put it on record to show our distaste at a 50/50 share or that they would fund any issues like this in favour of the community. This is what you call 'orchestrated and calculated'. So they did what they could to shoosh away the concern and not agree to anything in those workshops when they advertised then (and still lead you to believe) they were to find suitable solutions. This left the group rather peeved because this type of response was the way they handled issues raised that would cost the developer. It's SHAMEFUL and DECEITFUL! You would expect a 50/50 share with your neighbour due to storm damage to the boundary (or other damage type)..no problem you share that naturally. However this is not that situation at all. The tens of millions this developer seeks in sales profits, yet boundary fencing and retaining walls the residents should chip in when the impact to our fencing is caused by a developer...SHAMEFUL! We anticipate that our rates will be impacted negatively by the new development. My rates cover what is the current Glen Iris estate, and they certainly do NOT cover the area owned by EastCourt. Any new development inclusive of open space the council will eventually maintain should NOT be a cost any existing resident should incur. The council should think carefully on this and act morally if there are not rules in place for this already. We did not buy into a new subdivision, the new owners of the new lots are the ones buying into the subdivision spin from the developer. Therefore, rates of the new owners should cover all of the land marked for rezoning, whilst we should continue with no increased impact to our rates. As this is unquantifiable at this stage, community members will be tracking such things of the council should we be unsuccessful in opposing the submission. I strongly oppose the proposed infill of Glen Iris estate, it is the WRONG place to be considering this. There is no viable long term benefit in</p>	

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		<p>doing so, it will cause a lot of noise pollution and disruption in the area for approx. 5 years whilst they complete the build stages. Then we will be stuck with high density and multiple off shoot issues from higher than anticipated vehicle movements and it will be too late then to realise this is the wrong decision on a grand scale and the tranquil estate we so loved will just be another bunch of houses on the map. Green Space must be valued more than infill when it comes to Glen Iris, we pray for you to deny the amendment.</p>	
100	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Glen Iris Golf Course provides a great recreation asset to the community by</p> <ul style="list-style-type: none"> <li>- A place where golfers can play casually or on a regular basis (not all golfers can afford or want to join a private golf club)</li> <li>- Glen Iris Golf Course allowed people of all ages and ability to ACT BELONG COMMIT. This may have been as simple as a couple of friends committing to meeting for a game of golf. then having some social interaction and exercise together.</li> <li>- There is difficulty making a booking to play golf due to the popularity of the recreation &amp; ever decreasing Golf facilities in the Perth Metro area</li> <li>- The cafe / restaurant was a popular casual meeting place for many people for many years</li> </ul> <p>Many people chose to live (purchase homes) at the Glen Iris Golf Course for</p> <ul style="list-style-type: none"> <li>- Proximity to the Golf Course</li> <li>- The abundance of trees etc.</li> </ul> <p>The Glen Iris Golf Course may not have been owned by Cockburn City Council, however it was certainly considered as a great asset to the area I have met with the developers and attended the Public Consultation process conducted by the Developers, however I found the developers not receptive to the current residents requests The Public have requested that if the development goes ahead, that there be a wide buffer of trees retained around the perimeter of the Golf Course. The current plan clearly shows all trees etc removed along The Fairway and Hartwell and being replace with houses. (please note that I attempted to upload photos of our current outlook to show what is being destroyed, however I do not have the skills to do that) The developers do not have any consideration for existing residents at live approximately 20 metres from the development boundary. The</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>developers have said the retain existing Trees &amp; Vegetation along these areas is 'uneconomical'. I guess that this means less profit for the developer The residential development requires the removal of over 700 mature, existing trees that will only add to the suburban heat sink I am amazed that the Local &amp; State Governments appear to be enthusiastically supporting other commercial recreational developments (like the wave park) while allowing an existing asset to be destroyed - once its gone, its gone</p> <p>Retaining a golf course at this location is greatly needed as the population of the Cockburn area increases (i.e. planned apartment living at Cockburn Central etc) It appears the concept of urban infill has some merit, however urban infill at any cost is not good for the future. If this development should go ahead, in a few years Local &amp; State Governments, Community leaders, Planners and the wider community will recognise the terrible mistake made at this time.</p> <p>I plead with all Government Authorities. Officials, and Civic Leaders to NOT allow this development to go ahead, create a plan to reinstate a Public Golf Course for the good of all.</p>	
101	Shaun Thoms, Par Crt, Jandakot	<p><b>OBJECT:</b> I am wholeheartedly opposed this scheme amendment and I am also greatly disappointed in the lack of representation of Cockburn Councillors to protect the community that elected them. It appears to me that the City of Cockburn and the Planning Minister will approve this Scheme Amendment regardless of the opposition of the community and in reality this process is driven by corporate greed.</p> <p>This Scheme Amendment is not opposed because a building is a 100ml higher or blocking a view. This is opposed because it the destruction of the very asset the community was built around. Any reasonable person can see to approve this amendment is unethical and not in the community interest. This scheme amendment should be rejected and the land's zoning maintained as special purpose – Golf Course. The Council saw fit to approve the development of the Glen Iris Golf Course Estate so it is unethical that the they consider accepting any changes to the zoning at the expense of that very community.</p> <p>My back ground is I purchase my block of land in 1999 and Built my House in the Glen Iris Golf Course Estate. The cost was higher than I planned and I work extremely hard to keep my head above water. I raised my family in this house/community. I had many opportunities to sell and mover further down into the</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>suburbs to reduce debt but I did not because I truly loved where I lived and my community.</p> <p>What has occurred in the Glen Iris Golf Course Estate has had a profound effect on my Mental Health. I always regularly play golf but as I near retirement and money becomes less of an issue, I have always planned to play much more golf, join a social club at Glen Iris Golf Course and thoroughly enjoy my leisure time. But 22 years later this dream is being robbed from me leaving me feeling anger and bitterness. This proposal is against every fabric of what is right and fair. This is further compounded by anyone knowing where I live telling me how unfair this proposal is and it should be happening. It is a constant reminder.</p> <p>On a side note. I have noticed since the closure of my preferred Golf course, Glen Iris, it has become much harder to get a booking to play elsewhere due to increased number. Golf in one of the most popular played games in Australia and for the Cockburn Council and Planning Minister, who both encourage community health participation, to approve this proposal is narrow minded and not in the communities true interest. Western Australia and the City of Cockburn needs more Golf Courses not less which appears the current narrow minded trend.</p> <p>I am also against the proposed destruction of such a beautiful open space. The owner has drained lakes and destroyed the habitat of such a delicate and beautiful habit. I have displaced ducks swimming in my pool and quenda hiding in my garden. I also have the endangered black cockatoo drinking out of my birdbath. To destroy their habitat is not right or fair, especially by a Council and State Government who promotes itself as environmentally responsible. I remind you in the last federal election it was clear that Australia wants a greener future and it is disappointing that Western Australia and your council appears to be heading the other way by supporting corporate greed.</p> <p>In March 2024 Channel 9 news reported that Cockburn had been ranked as having the fourth worst air quality in Australia and nearly double global safety standards, according to new data from the World Quality Air Index. Yet Cockburn Council is considering infilling Glen Iris Golf Course and beautiful open space.</p> <p>If this proposal is approved against the communities opposition the community will have to endure years of disruptions by builders and road works which will be an absolute slap in the face for our peaceful community. There will be increased traffic to the area creating air pollutions.</p>	

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		<p>I also have an adult daughter who has Autism, she loved going the Glen Golf Course to play or have a meal as she found it to be a safe place as she has grown up in the area. Once again another example of the direct impact on my Family.</p> <p>In closing I would like to say that if you truly represented your community you would reject the Scheme Amendment. The current owner is not interested in improving the community, he is not going to live there, he simply wants to profiteer and the expense on the Community.</p> <p>I am truly broken hearted at what is occurring and I implore you to reject the proposal and act with integrity but I have little hope as I believe self-interest and corporate greed will win over.</p>	
102	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <p>The reasons we as a club are against the infill of the Glen Iris Golf Course are as follows:</p> <ol style="list-style-type: none"> <li>1. A total lack of golf course facilities within the shire of Cockburn.</li> <li>2. The loss of a world class golf course (if maintained properly).</li> <li>3. The loss of a home golf course for our club within the Cockburn Shire.</li> <li>4. The loss of membership to our club due to the additional travel required to find a course to accommodate us as a club. The 'Tee Off' change in time has also affected our membership</li> <li>5. The loss of an amenity that would contribute greatly to the health and wellbeing of people of all ages and gender.</li> <li>6. The loss of an amenity that could inspire the next Minjee or Min Woo Lee.</li> <li>7. Climate change. We need more green space, more trees, more lakes and not just another concrete jungle. Less traffic pollution.</li> <li>8. If golf is becoming a less popular sport, someone forgot to tell the 300, 000 spectators that attended the Open last weekend at St Andrews.</li> <li>9. The loss of a social amenity with the Glen Iris Restaurant being closed.</li> <li>10. The loss of jobs for the employees of Glen Iris Golf course.</li> </ol>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to local employment, the proposed Local Centre is expected to provide similar local employment opportunities to that which previously related to the golf course and associated club house facilities.</p> <p>No further changes are recommended in response to this submission.</p>
103	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Thank you for the opportunity to provide this submission on both proposals. My feedback relates to the impact on existing residents, the long-term</p>	<p><b>Noted</b></p>

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		<p>sustainability of the suburb and the Eastcourt Property Group's (henceforth referred to as "the Developer") proposal's quality.</p> <p>It is my understanding that the City of Cockburn is requesting community submissions as part of the consideration process prior to making a recommendation to the WA Planning Commission (WAPC) on the Glen Iris redevelopment proposal. This understanding sets the scene for the following feedback.</p> <p><b>Impact on Existing Residents</b></p> <p>Jandakot is characterised as a suburb with housing build around the Glen Iris Golf Course at the heart of the development. Numerous residents have spent money to build and renovate their homes specifically for the great views provided by the golf course. Even more residents have a shared connection with the area. My experience talking to neighbours in the area has shown that there is a strong emotional connection to the land, fauna and the community. Very few are enthused at the prospect of another developer bulldozing land and the large, mature trees that mesh together to provide shade to the suburb, a feature strongly neglected in today's housing developments.</p> <p><b>Long-Term Sustainability</b></p> <p><i>Environment</i></p> <p>The work required to redevelop the golf course will have significant environmental impacts. The Developer has continued to deliver minimal investment on the course to meet their basic obligations, and has drained all the lakes that were present on the golf course. This has resulted in reduced access to water for wildlife and had an observable impact on local bird species. The redevelopment is expected not only to exacerbate this, but to devastate the local wildlife population.</p> <p>The claims from the Developer that a larger than usual portion of the estate will be maintained as a green zone buffer are misleading, given they simply benchmark against other developments, and give little regard to the true cost of environmental destruction.</p> <p><i>Education</i></p> <p>There are currently no public schools within the Jandakot locale. I refer to submission Appendix 12, which is a correspondence between the Department of Education and the Rowe Group General Manager. The expectation is that</p>	<p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the developer's community engagement register, this was removed from the advertising material immediately upon it becoming aware of the unsuitable content contained therein. The City has sought advice and is confident it has not breached any legislation. Any further concern in this regard should be directed to the author of the report (i.e. the applicant).</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>additional student numbers yielded from the additional housing developments can be accommodated by the local South Lake Primary School. This decision does not consider requirements for High School students, the associated required public transport infrastructure, and provides no clarity on what basis this decision has been made.</p> <p><i>Utilities</i></p> <p>The utility infrastructure in the area is inadequate to support the development. With respect to the proposals Appendix 15 – Engineering Services Report, the Developer’s consultant has only provided high level information, which is not reflective of the reality in Jandakot.</p> <p>There is an assumption based on desktop maps from Telstra, Vodafone and Optus that coverage is adequate in the area. 5G is in fact not available in the area and similarly, 5G internet plans are not made available from any provider to Jandakot residents. Further, wireless internet services providers do not service the area for similar reasons. This has been verified with the Node1 and Pentanet ISPs.</p> <p>I do note however that one positive that I anticipate is that the development will create fibre rollouts to all the new house developments, reducing cost to existing residents to convert existing Fibre to the Node (FTTN) NBN connections over to Fibre to the Premises (FTTP), should they choose to pursue the NBN’s technology choice program, or wait for a rollout initiated by the Federal Government.</p> <p><b>Proposal Quality</b></p> <p>While some documents in the proposal are adequate in quality, there are more than expected poor proposal documents, and certainly some documents which not only breach ethical standards but may be in breach of the Federal Privacy Act (1988).</p> <p>The original set of documents included with the proposal contained Appendix 2 – Community Engagement Register, and this was circulated to the general public from approximately 25/May/2022 until an unknown date. It is now in the public domain – despite since being removed from the City of Cockburn website. This document contains feedback from residents on how the development will impact them personally, with personally identifying information (PII). I have witnessed several data breaches over the years, which were often inadvertent. Not one of those breaches has been as severe as the one I have witnessed here on behalf of the Developer.</p>	

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		<p>In reflecting on the lack of decision-making transparency &amp; detail, and regard for confidential matters, I don't consider that the overall proposal is of adequate standards. This can only lead me to speculate that the quality of the proposed redevelopment will also not be up to standard, and is likely to damage the overall suburb profile in the long-term.</p> <p><b>Conclusion</b></p> <p>For the above subset of provided reasons, I am opposed to the redevelopment. A return of the property to operating as a commercial golf course is preferred. The statement of financial feasibility has not been suitably proven, given the golf course was operating feasibly prior to the COVID-19 pandemic and the transfer of business ownership to the former (now deceased) owner's family.</p> <p>My recommendation is that the City of Cockburn either does not propose the redevelopment to the WAPC, or provides the proposal to the WAPC with commentary that the local resident population is vehemently opposed, and the City of Cockburn reflects this community view.</p>	
104	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Increase noise. Pollution.</p> <p>Extra traffic. We have already Kwinana freeway Jandakot airport plus the new Thornlie line excess freight due to the opening of Jandakot industrial park.</p> <p>Environmental loss habitat endangered black cockatoos turtles frogs</p> <p>Devaluation of property</p> <p>The estate was unique our social hub it wasn't just a golf course it was a meeting place it catered for weddings birthdays etc sadly missed by all.</p> <p>The golf course was a huge community loss it played a major role for the wellbeing mental health of all age groups</p> <p>Views</p> <p>our property was built to maximise the views over the golf course which we paid premium price if infill goes ahead views will be of rooftops</p> <p>Dilapidation</p> <p>if earthworks begin who is responsible for damage dust etc by heavy vehicles.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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106	Antionette Glasson, Turtle Point Cove, Jandakot	<p><b>OBJECT:</b> We have been invited to “Have a Say” on redeveloping our once beautiful Glen Iris Golf Course to accommodate some 600 plus homes and asking us to “Have a say” about the pending destruction of a very fragile ecosystem. My initial response to this from the very start was <b>WHY?</b></p> <p>When the Golf Course closed its doors and locked the gates, a whole community wept. Saving the golf course is not only for the people that live nearby, it is for the whole community. If this is allowed to happen, then the floodgates will be opened and every square inch of public open space will be subjected to infill and devastation. WHY?</p> <p>The money is the most important factor here and Cockburn Council has been remiss is listening to the very people who elected them in the first place. None of the people representing the people of Cockburn deserve to be in that seat, let alone allowed to make any important decisions. Absolute disgrace and you wonder why the general public won’t even bother to turn up to vote. The average turnout rate at most council polling booths is approximately 28%.</p> <p>Now, Glen Iris Golf course has been reduced to a dust bowl by the new owners. It once had seven course lakes, six have been removed and only one left to go. Huge flocks of the “protected” black cockatoos are at risk. They have been living peacefully in “protected” Banksia Trees and nest in the tall timbers near the golf course lakes. Of course, the lakes have been removed and the course has been neglected for two years.</p> <p>Since 1965, an abundance of wildlife has been allowed to exist, undisturbed. Do not forget the friendly Quendas that also enjoy this fragile environment and long neck turtles and frogs and ducks.</p> <p>Council has chosen to chase the big dollars instead of caring for the health and wellbeing of the community. The 600 plus houses will probably return a handsome amount added to the coffers, fabulous. What will you do with that money?????</p> <p>Of-course, you are going to spend that and a heap more on a new 9 hole, NOT 18-hole Golf Course somewhere in Coogee. That Golf Course won’t be completed for 8 years or so and will cost far more than purchasing the Glen Iris Golf Course which is an 18-hole golf course, complete with Restaurant, Club rooms, Pro Shop. There is no infrastructure to support this. Instead, the pamphlets shoved in our letter</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>boxes regularly, clearly have <u>COCKBURN COUNCIL</u> written all over them. Yet they maintain they are not “in bed” with the developers.</p> <p>From get-go, Council has ignored ratepayers and chosen to side with the likes of the developers and <b>Saffioti</b> (Minister for nothing). They have ignored the environmental benefits of retaining the Glen Iris Golf Club in its entirety.</p> <p>Developments and projects aimed at “INFILL” public open spaces create pressure on traffic management and “concrete jungles” radiating more heat instead of controlling it and you end up with “LEGO LAND” likes of Treeby. Houses on top of each other, narrow streets. Hardly any front verge, people having to park in the street because there is no room for a carport or garage. Cars parked on footpaths. Can you see what you are doing??????</p> <p>Just take an aerial shot of Treeby and see how the houses are all scrunched up and close together. The developers refer to this as a “close knit community” Bollocks</p> <p>The suburb of Treeby is (the best of my knowledge) 82 hectares. Presently, there are 1100 residents with further development at Kara, Treeby. The impact on that suburb is immense with road planning and traffic. These are significant factors concerning speeding and large volumes of road users.</p> <p>Some of the original plans made no mention of group housing. The latest plans show quite clearly that they intend building that type of housing which will further impact on traffic congestion and the environment. So, we are looking at 600 plus, plus, plus.</p> <p>Next the developers will be eyeing Kings Park, very lucrative parcel of land there. WHY DIDN'T YOU SAY NO?????? WHY DIDN'T YOU LISTEN??????</p> <p><u>2<sup>nd</sup> Submission</u></p> <p>I strongly object and question your reasons for supporting the destruction and devastation of another fragile eco-system such as the Glen Iris Golf Club. You could have doner something, you coujld have said NO, but you didn't. All of you "timewasters" sat on your hands and let the money grabbing developers rough shod over people and pay scant regard to the welfare of this unique community. You have no shame and obviously no brain.</p>	



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107	Name and Address withheld, Jandakot	<p><b>OBJECT: LOSS OF COMMUNITY</b> - The golf course and The Iris Bar and Bistro was a social hub which played a major role in contributing to the mental and physical health and wellbeing of people of all age groups and gender.</p> <p><b>INCREASED NOISE POLLUTION - EXTRA TRAFFIC</b> - At present we have severe noise pollution from the Kwinana Freeway, the Mandurah Train Line, the existing Freight Line which will now have the new Thornlie Link to add to the volume, Jandakot Airport which is the busiest airport in Australia for take offs and landings. Adding an additional 7000 traffic movements will make life unbearable to most residents.</p> <p><b>ENVIRONMENTAL</b> - With the recent weather events and obvious climate change issues, why is it that the Cockburn Council seem hell bent on turning Cockburn into a concrete jungle? We need more green space, mature trees and native Fauna and Flora. Listen to the scientists not the developers.</p> <p><b>DEVALUATION OF PROPERTY</b> - The Glen Iris Golf Course Estate has a unique identity which added to the value of the properties. With the loss of the Golf Course and Bistro it will become just another housing estate.</p> <p><b>VIEWS</b> - Our property is an ex-display home which was built to maximise the views over the Golf Course and for which we paid a premium price. Now we will be looking at roof tops and satellite dishes.</p> <p><b>DILAPIDATION</b> - If earthworks begin who will be responsible for any damage caused to the adjoining properties and retaining walls by heavy vehicles.</p> <p><b>LOSS OF A 62 YEAR OLD GOLF CLUB</b> - The Glen Iris Lakes Golf Club has been in existence since 1960 and is the host of major golfing events such as the Bibra Classic which welcomed amateur golfers from all over Perth. They have been forced out of Cockburn due to the lack of facilities and I fear they will not survive as a club for much longer due to the decline in membership because of the additional travel.</p> <p><b>GOLF IS NOT A DYING SPORT</b> - Contrary to what some developers would have you believe Golf is not a dying sport, either from a playing or spectating point of view - try getting on a golf course within an hour of Perth at the weekend, almost impossible. Cameron Smiths win at the 150th Open Championship was watched by 300,000 spectators plus untold millions on television around the world.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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108	Martin Rodden TBA, Beeliar	<b>OBJECT:</b> This was a great place for all what a disgrace to see a potential development there let's hope it doesn't go ahead	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
109	Name and Address withheld, Jandakot	<b>OBJECT:</b> Living in the area for over 20 years and love the open space of the Golf Course and am very concerned about loss of greenery to the area. This is a safe area and have enjoyed allowing my kids to enjoy the environment. I am concerned about the amount of traffic that the proposed new housing will bring. With the airport close by, we need the greenery to counteract the plane emissions.	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
110	Name and Address withheld, Leeming	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters raised: <ul style="list-style-type: none"> <li>• Property Values</li> <li>• Environmental concerns</li> <li>• Loss of recreation</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
111	Name and Address withheld, Leeming	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters raised: <ul style="list-style-type: none"> <li>• Over development</li> <li>• Loss of recreation</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
112	Name and Address withheld, Wellard	<b>OBJECT:</b> Having lived on the golf course estate for over 20 years it will be detrimental to the environment by removing hundreds of trees, grassed areas, lakes, impacting both the residents and wildlife; it removes a much needed amenity for the cockburn and surrounding suburbs; it comes on the back of 1000s of hectares of bushland already removed by the ever increasing residential, industrial and road construction projects in the Cockburn area;	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.

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		<p>it will also increase dramatically the amount of traffic in the area which is already under great strain with the industrial and residential expansion;</p> <p>all in all the proposal only benefits one family at the detriment of over 750 homes;</p> <p>the Council need to support its residents who vote them in to represent them not a developer living in Melville who has access to his own golf course and was responsible for the wave park being rejected in Melville and now adding the concrete jungle that is Cockburn!</p>	
113	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> My wife and I have worked hard and saved hard to afford in an area like Jandakot where we want to raise our kids. If the golf course is ripped up and infilled it will be ripping the heart and soul out of the community. The developers only care about maximum profit, lets not beat around the bush there. They have no concern for the community at all or they never would have purchased the golf course and instantly start to run it into the ground. The entire community is against this development and it feels like no one is listening or cares. There have been countless sleepless nights from the community. The council and government are happy to throw in a wave park but don't have the foresight to retain the golf course in Cockburn. What's even more ironic is the developer owns his own golf course and plays golf but is more than happy to destroy our community. It's all for profit, nothing else. I strongly oppose this development from going ahead. Once the land is lost and the golf course demolished, there will be no getting it back and it'll just be more tiny blocks with people squeezed in while the developers are laughing all the way to the bank along with anyone else who have their hands in the mix. For the sake of the community (including the flora and fauna) please don't allow this development to go ahead.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
114	Jayne Duncan, Riversdale Pass, Jandakot	<p><b>OBJECT:</b> Lack of insight into climate change by Cockburn Council</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
115	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am 92 years of age and DO NOT support the development of the Glen Iris Gold Course</p>	<p><b>Noted</b></p>

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		<p>with the very question ""Will this Golf Course ever be sold?"" and I was told no .... as although it was private property ... it was zoned ""special use"" Golf Course only. I took them at their word and proceeded to purchase my home, which I paid a premium for as it backed onto the Course. Can you imagine my anger when I was told that it had been sold.</p> <p>My question ... why didn't council buy this amenity or at least the Govt get involved. The wild life here was the drawcard for me Ducks, Quenda, Cockatoo and birds of many species.</p> <p>The natural spring at the rear of my property is a major concern, it has never been dry even in the hottest of summers, these developers intend building homes on it??????? As a farmer for all of my life, I have witnessed the consequences of human interference with nature and its a disaster.</p> <p>This is a major mistake allowing this beautiful amenity to be swallowed up by greed and nothing left for our future generations.</p>	<p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to why the City did not purchase the golf course, as part of its due diligence process the City sought information from the landowner regarding the facilities financial status and viability that was not forthcoming. Without that information it would have been an inappropriate use of Council funds to make an offer to purchase.</p> <p>No further changes are recommended in response to this submission.</p>
118	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I do not support the infill of the Glen Iris Golf Course.</p> <p>I have been a resident of the Glen Iris Golf course estate for twenty years. I first built a house, having searched for a suburb that would be my forever place to be a home. The Glen Iris development attracted me, offering a golf course, a club house, an attractive amenity to meet and have a meal, a social place. There were mature trees, seven lakes, the character of the suburb was absolutely beautiful. The wild life was wonderful. It was a joy to go for a walk and stop at the lakes and watch the wild life, which I did daily.</p> <p>I loved the area so much I sold my house and used my hard earned savings to purchase a house overlooking the golf course. The prices in Glen Iris were much higher than surrounding suburbs. I asked the question "will this remain a golf course." Yes I was told by real estate and others due to the special zoning of the land. Then I find a letter in my letter box from Acumen/Eastcourt developers, saying they have purchased the land and plan to develop a housing estate. Their plan is to drain all seven lakes and remove 750 -(30-50yr old mature trees). They plan to plant more, however I do not have 30-50yrs to wait for these trees to grow or want to live five plus years in a building zone at the back of my home. I am sure no one wants that when they were promised a lifestyle by a previous developer. Now a developer is planning to take this away and do their own development. They</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>


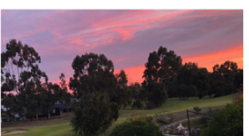

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		<p>are planning on completely changing the character of the suburb. When building we had strict covenants to adhere too. Our fencing had to meet a certain standard. We have low open fencing with limestone retaining walls. These will be severely at risk of cracking with this proposed development and our fences will not meet regulations. Many people have pools near their fencing. These will be at risk with the different levels of earth retained by the limestone walls.</p> <p>Can anyone please tell me how it is sustainable to remove a working golf course with a good quality club house to be demolished and plan to build a new one for Cockburn in Coogee? In how many years and at what expense? Is this environmentally responsible? It benefits the developer not the residents of Glen Iris and not the Cockburn community and certainly not the golfers.</p> <p>I have invested in my home, which is my forever home. Wanting to retire in a golf course community with lakes and trees promised by the previous developer. I no longer walk daily. It is too upsetting. So this has impacted on my physical and mental health. Family no longer visit to play golf, just a quick visit now. This is not the 'Glen Iris' I was persuaded to make my home. It will not be recognisable as the suburb it was. I was once proud to call Jandakot my home. The nearby airport and trains, freeway noise did not concern me because of the tranquil setting. That will be stolen if the development goes ahead.</p>	
119	Robert & Lisa Farrelly, Dean Rd, Jandakot	<p><b>OBJECT:</b> We bought our current house over 12 years ago. What attracted us was the serenity and vista out back. Views of a lake, fountain, trees and open spaces. We used the golf club and restaurant. It was the idyllic setting.</p> <p>In the past two years this has come to an end and our enjoyment significantly reduced. Our preferred position would be for the golf course to remain as a golf course.</p> <p>In the event that this is not the case, we would make the following submissions. <u>Townhouses / Group Housing and walkway buffer.</u></p> <p>The proposal / concept plan provides for twelve town/ group houses immediately behind our property. Whilst a small buffer has been provided (a walkway) we will have a number of houses looking directly into our back yard, pool and side yard. Having twelve townhouses along with a walkway so close will see a high density of people which will increase noise and reduce security substantially.</p>	<p><b>Supported in Part</b></p> <p>With respect to the proximity of future townhouse development and the impact of the proposed footpath through this area, given the proximity of an alternative existing footpath along Twin Waters Pass, it is recommended that this portion of the proposed footpath network be removed from the indicative network outlined in LSP Appendix 7 – Landscape and POS Strategy.</p> <p>With respect to screening from upper floor balconies this will be considered as part of the Development Approval process for the grouped housing lots,</p>

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		<p>We request that any Scheme Amendment and Structure Plan is for houses rather than townhouses/ group housing if the amendment/ plan is to proceed. This will reduce the number of dwellings, people and noise. Additionally if the width of the walkway was increased and shrubs/ trees planted it would provide a bigger buffer.</p> <p><u>Restriction on houses at rear</u></p> <p>Given most houses or town houses will be double storey there will be a reduction in the enjoyment of our property and we request that a local development plan be instituted restricting first floor balconies/ outdoor areas that would face the rear of our house and oversee our pool and outdoor areas to preserve some privacy.</p> <p><u>Fences</u></p> <p>At present we have 1.2 metre high open fencing at the rear which has Council approval. We understand the developer has indicated that they will compensate residents for installing appropriate fencing to preserve privacy and enjoyment outdoor areas.</p> <p><u>Berrigan Drive Bus stop</u></p> <p>The bus stop on Berrigan Drive sees buses stopping for some time which holds up traffic and will be worse with more houses in the area. It will need to be moved for the new proposed entrance. A bus pull in area is required so as not to hold up traffic on Berrigan Drive.</p> <p><u>Drainage hole and bushes</u></p> <p>We currently have a drainage hole on our Northern side with thick bushes on Dean Road such that you can't see what is coming around the corner and poses a safety risk. The bushes/ trees need to be thinned out so drivers can see what is coming around the corner when backing cars out.</p>	<p>however the width of the landscaped buffer itself exceeds the typical cone of vision requirements set out in section 5.4.1 of the Residential Design Codes.</p> <p>With respect to the Berrigan Drive bus bay, this will be reviewed in subsequent stages of the as new traffic-light controlled intersection design process if the project proceeds.</p> <p>With respect to the sight-line issue, concerns of this nature should be reported (via the Customer Request process) for the City's road maintenance team to investigate and resolve (where appropriate).</p>
120	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I wish to make my submission AGAINST the application to rezone the open area of land on the Jandakot water mound formerly used as a golf course to be developed as a housing estate.</p> <p>My objection is based on environmental grounds – which is even more salient following the release in July 2022 of the State of the Environment Report, which identifies urban development as a major contributor to the environmental crisis:-</p> <ul style="list-style-type: none"> <li>• Most major Australian cities are growing at a faster rate than other developed cities across the planet. The pace of growth has increased urban heat,</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the comment regarding conservation reserves, the City maintains a number of reserves in and around the area (including a number of</p>

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		<p>congestion, pollution and waste and put rising pressure on water and energy resources.</p> <p>In West Australia, the oxymoronically named Environmental Protection Agency (EPA) sees no issues with the rezoning of the golf course. On a standalone basis perhaps there would be limited impact to the environment caused by redevelopment of the land – BUT not when taken alongside the approvals the EPA has given to such adjacent developments as:-</p> <ul style="list-style-type: none"> <li>• The Calleya Estate housing development</li> <li>• The Kara housing development</li> <li>• The Lake Treeby housing development</li> <li>• The South Lake housing development</li> <li>• The continued expansion of the Verde Industrial Estate</li> <li>• The building and expansion of the Jandakot Airport Industrial Zone.</li> <li>• The future Wave Park complex</li> <li>• The continued expansion of housing and commercial facilities surrounding the ARC</li> <li>• The doubling in size of the Cockburn central retail complex</li> <li>• The swathes of land now under concrete through the building of the multi-lane Jandakot Road and Armadale Road ... and the Cockburn-Thornlie MetroNet ...</li> </ul> <p>and these are only the recent developments in the east of the Cockburn conurbation – and there's more in the other areas of the city. Over the border into Armadale the EPA has made similar approvals, resulting in a continuous development and a building site from the hills to the coast. The golf course rezoning will be the last straw that breaks the environment's back. The golf course is now the only remaining substantial area of habitat for native animals and threatened species in Cockburn ... and under the watch of the EPA that last area of refuge will be concreted over. Not only is the golf course land a wildlife habitat, it is also the lungs of the Cockburn conurbation. Developing the area as a housing complex not only impacts on the air quality of the city, but increases the Heat Island effect ... with its negative consequences for the citizens of Cockburn in respect of energy use and costs and quality of living conditions. An additional issue is that the golf course is located atop of the pristine Jandakot Water Mound ... and development of a density housing complex will through its associated phosphate and chemical run-off will</p>	<p>bush forever sites on top of the Jandakot groundwater mound) of greater environmental significance than the golf course, which is largely made up of exotic species with a sparse understorey.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>negatively affect this water resource – at a time when Perth’s water supply is under serious threat. The “solution” proposed by our government is to build more power hungry desalination plants – which are designed to run 24 hours a day – which means they cannot be run entirely on solar power, and through their generation of greenhouse gasses through extensive use of fossil fuel, will exacerbate the water crisis caused by man-made climate change. The solution is simple - head this problem off at the pass – preserve the water mound by not polluting it through development. This environmental vandalism and madness has to stop. Start by rejecting this rezoning application.</p>	
121	<p>Name and Address withheld, Treeby</p>	<p><b>OBJECT:</b> I wish to make a submission against the rezoning of the Glen Iris golf course land into a housing development on the grounds that it will remove a sports and recreational facility from the use by the public – and undermines Cockburn Council’s duty to its citizens in the provision of inclusive sporting and recreation facilities. At this time of writing this submission, like many citizens of Cockburn, I congratulate the golfing achievements of Australian Cameron Smith in winning the British golfing Open ... and the achievement of WA’s own Minjee Lee in winning the 2022 US Open. Both have become sporting role models for young Australians ... and have encouraged many Australians to take up this most popular sporting recreation. But where can they play in Cockburn? The rezoning of the golf course will result in the rapidly expanding City of Cockburn (estimated to soon be over 170,000 people) embarrassingly being a council WITHOUT a golf course (private or otherwise) in WA. Shark Bay (population 946 people) has a golf course ... even Wyalkatchem (population 397 people) has a public golf course. But Cockburn? I understand that Cockburn has thoughts (no promise) to build a course in a most inappropriate location on the coast in Coogee ... golfing experts content that the soil quality, geology, the lack of groundwater, and the coastal location all make this an unsuitable location – and will most likely not proceed on environmental grounds. On common sense the location is at the extreme west of Cockburn – and is nearer to Rottnest Island than to most of the citizens of Cockburn. Perhaps it will be named the Cockburn Funded East Rottnest Golf Course Folly. In the meantime, where can Cockburn citizens play? I raised this question with a senior manager within Cockburn Council, and was told that I should look to use a golf course in a neighbouring council. When I informed the manager that the nearest course to Jandakot in a nearby council was only open to the public through a substantial membership fee – the response was rather unhelpful, and along the lines of “tough</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>luck”. Cockburn should do better than this ... Cockburn should take this opportunity of rejecting the rezoning application – the result would be that the developer (who has no interest in running a golf facility) would be a willing seller of the land. This will be a once in a lifetime opportunity for Cockburn Council to take a readymade and ideally located golfing facility into municipal ownership – a sporting asset for the projected 170,000 citizens of Cockburn and an investment in its sporting youth ... who knows, in years to come Cockburn may be celebrating its own home produced Open winner. Reject the application ... and seize the opportunity. Carpe Diem.</p>	
122	<p>Name and Address withheld, Jandakot</p> <p><small>GLEN IRIS GOLF COURSE (THE ORIGINAL CONDITION)</small></p> <p><small>This is the view we used to see during the day, lovely Green Grasses, birds flying around, ducks walking peaceful to the water. This was a beautiful, lovely and peaceful environment.</small></p>  <p><small>This is the lovely sunset we see in the evenings, even beautiful birds flying to the trees.</small></p>  <p><small>GLEN IRIS (DEAD GRASSES SINCE THE NEW OWNER BOUGHT THIS BEAUTIFUL GOLF COURSE)</small></p> <p><small>With the Houses being built, we will lose the peaceful ambience, as we will definitely lose seeing the sunset or the lovely green grasses, the wildlife filled with ducks, birds and even quenda which we have seen in the evenings.</small></p> <p><small>INSTEAD we will be looking at houses, roof and cars. Not only that, the traffic and pollution we all be facing in our lives.</small></p> 	<p><b>OBJECT:</b> The new owner (Developer) will take away our peaceful environment, especially the wildlife and the natural greens we used to see like ducks, beautiful birds even quenda. They have now destroyed the calmness we had when we purchased this house. That was the main reason we purchased this house. The beautiful Green Grasses we used to see, the lovely ducks and birds and the lovely sunset. Now all these are gone and the grass are dead. This is so wrong. Not only that, to think this place is going to be filled with heavy traffic and the pollution that this is going to bring to this place is unthinkable. Building houses will also get away the view we have been seeing all these years. All we want is a peaceful, beautiful greens and the calmness to the</p> <p><b>(plus attachment)</b></p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
123	<p>Name and Address withheld, Jandkot</p>	<p><b>OBJECT:</b> Besides destroying a very important natural environment (which cannot be ignored and understated in the fight to reduce emissions and pollution) the flora and fauna of the area would be decimated and almost eliminated from our neighbourhood !! We have only lived here 7 years and have been amazed at the tranquility of GLEN IRIS, its natural surrounds and beauty. We moved from</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are</p>

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		<p>"Kardinya" where similar developments were and have happened so we have a some idea of what can happen if this proposal is allowed to go ahead here! At the present as you are well aware there is almost no Vandalism&lt; Pollution or Bad behaviour and the Police Or Rangers are rarely if ever seen!! in the area. Surely the council in its wisdom can see that purchasing developing and retaining a valuable asset like the golf course and its club house and infrastructure would be a lot more beneficial to the city as whole (similar to Joondalup Country Club) rather than an infilled polluted and overpopulated area with too much traffic than the roads can handle regardless of an new re alignments of roads etc. Hoping you can have a new vision that will set a great example for other councils and a great future outlook for generations to come!</p>	<p>recommended in response to this submission.</p>
124	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT:</b> Saving Glen Iris.</p> <p>After purchasing in the area nineteen years ago it saddens me that we are faced with loosing so much from our beautiful area.</p> <p>We at one stage had four quenda families that would visit our back yard every day. Bring their new offspring and rampaging through my flower beds for bugs. I am lucky to have two that visit a year now since the water supply has been drained. The magnificent birds would land on our back fence and provide us with an arrangement of musical tunes. This is nature that we are neglecting.</p> <p>We had beautiful flora that was an outstanding display through the seasons. The freshness that would blow through our house was magnificent. Making us feel cleansed by nature.</p> <p>I have great concerns for our security. We will have trouble with community safety, more properties for the undesirables to target. Resources are limited within the council to provide us with twenty four hours security.</p> <p>The value of our land that we have worked so hard for will decline in value. I am sure our cost of yearly rates will not decline. They will increase by the extra pressure it will cause for the council to provide extra services.</p> <p>The impact the traffic will have on our estate will be intense. We have young families who will not be able to enjoy the freedom to walk, ride or skate around our estate safely due to the number of motorists that will be entering and existing our estate. The maintenance on the roads would be continuous. Parking will become an issue when the new developed blocks will not allow for parking.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>As a resident whose property backs onto the golf course I have always enjoyed the laughter, banter and friendship of the golfers. There were corporate days which brought comradeship between the colleagues. There were just fun days. Ladies days. All bringing the outdoors into many peoples lives for a day. What is happening to enjoying the great outdoors?</p> <p>The land is so precious and we are going to see it be destroyed if you allow this submission to go ahead. The future generations are going to miss the best opportunity to enjoy nature at their door step.</p> <p>It will soon be all lost if we let this decision go ahead.</p>	
125	Name and Address withheld, Winthrop	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters raised:</p> <ul style="list-style-type: none"> <li>• Loss of recreation</li> <li>• Environmental concern</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
126	Andrew McDonnell, Kooralbyn Valley Cres, Jandakot	<p><b>OBJECT:</b> I have been a resident of Glen Iris for the past 16 years and payed a premium to live where my back garden backs on to the golfcourse at number 2 hole.</p> <p>I am completely against Glen Iris golfcourse being rezoned for the development of 550-600 homes by Eastcourt, taking away from us the only decent area of green open space left in Jandakot.</p> <p>The thought of the lovely large mature trees being cut down and replaced with a 1000 native seedlings is disgraceful and how this can possibly be allowed by a council and state government that preach about all the green clean areas which will occur due to all the tree planting they intend to carry out in the Cockburn Shire, the Mayors own words, instead we will have nothing but concrete all over the place, look at the junction of Dean rd, Jandakot Road and Berrigan Drive, it has to be the ugliest junction in WA just a mass of concrete, how much planning has gone into that, absolutely no beautification at all.</p> <p>I put in a beautiful swimming pool in and built a large patio, paved the area to capture the beautiful views across the golf course which will soon be taken from us if the rezoning is permitted.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>As a family we have enjoyed so many BBQs with family and friends in our private secluded outdoor area, listening to the birds in the early mornings and watching Quendas come out in the evening to feed right outside our fence, the black cockatoos and the forrest red tailed cockatoos are regular visitors on the trees outside our fence as well as the kookaburras and many other birds, they chatter and feed as they move to various parts of the golf course, a beautiful sight to simply watch nature take its course.</p> <p>It's very clear that Cockburn Council and the State Government will have given no thought or consideration to the residents of Glen Iris if they allow this development to go ahead and take away our only large patch of green open space in Jandakot that's fast turning into a concrete jungle.</p> <p>How much thought has Cockburn Council has giving to the pollution that will be caused by exhaust emissions from the additional thousands of cars that will be coming into our estate day and night, the noise, headlights shining through our bedroom windows, hoon behaviour that's already out of control in Jandakot, cars burning rubber at all hours during the night on a regular basis, where are the cops when needed, the hoons obviously feel no threat from the police, simply because they are not around.</p> <p>Are Cockburn Council or the State Government going to give any consideration to the impact this development will have on the mental health of the existing residents of Glen Iris, the effects on their health and their families in the coming years due to the stress that this development will be causing.</p> <p>The so called engagement with the developer with our team on a regular basis where we were supposed be allowed to engage and have some input on the new development turned out to be nothing but a farce, we were not allowed to voice an opinion and anything we did suggest was quickly shot down, so there was no proper engagement whatsoever.</p> <p>To me its very clear, if this development is allowed to go ahead then Cockburn Council and the State Government are interested in one thing - 600 + more rate payers revenue, all about revenue.</p>	
127	Thomas Maloney, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> I am STRONGLY opposed to the rezoning of the Glen Iris Golf Course</p> <p>It amazes me how a developer can just snap his fingers and decide to establish an estate within an estate to satisfy his hunger for the almighty dollar. The fact the</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>developer can buy a parcel of rich golf course land within zoning restrictions with plans for redevelopment is an indictment of the power and influence the businesses have on our governments and society as a whole.</p> <p>No – one, it seems, takes into account the turmoil and stress this development will have, not only on the flora and fauna of the area, but the years of upheaval it will have on the people who have lived in this estate and call it home.</p> <p>It astounds me hoe Eastcourt potentially proposes a café, small supermarket and restaurant and yet another medical centre when we already have 2 centres on Berrigan Drive and as for the supermarket and IGA closed 5years ago due to non viability because of the close proximity to Cockburn Central, also a small goods business on the outside of the estate closed for exactly the same reasons plus getting robbed!</p> <p>These proposals are pie in the sky ideas designed to sell a concept whereas in reality if shops were built on the development they would in turn end up empty structures and eyesores just like the IGA on Berrigan Drive.</p> <p>An 18 hole golf course is a community asset a new wave park is planned within the area (Prinsep Road) which will also add to the rich sporting and family asset within the Cockburn Shire added to that the Water Park/Rec centre and Adventure World, Ice skating rink Bibra Lake, Cockburn council should be proud of all the various amenities on offer for those who want to reside in the area or visit, but alas, from the council meetings I've attended where various ratepayers vent their misgivings on how the council operate on all the issues within the shire.</p> <p>I feel I'm not impressed by decisions made by various councillors who don't seem to give ratepayers grievances any consideration or merit whatsoever</p> <p>Glen Iris Golf Course was built and sold as a Golf Course Estate and people bought into the Estate on that premise alone. Premium prices were paid for blocks and homes were built with the understanding Glen Iris Golf Course Estate would remain permanently a "Golfing Estate".</p> <p>To develop the Golf Course therefore breaks that original contract and devalue the investment of all those investors.</p> <p>Although the proposed "Wave Park" seems on paper to be a welcome addition to the area, an additional 300,000 visitors are anticipated to visit. If you take into consideration the 5,000 extra daily traffic movements on top of the already 7,200+</p>	<p>submissions. No further changes are recommended in response to this submission.</p>

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		<p>movements daily, then I can only imagine the chaos on Berrigan Drive as congestion already is a problem at peak times of the day and there's only two exits in and out of the Estate, in the case of an emergency occurring it can severely restrict the movement of emergency vehicles.</p> <p>Seven years ago my next-door neighbour's house was totally destroyed by fire. Multiple Fire Engines arrived to fight the fire blocking all traffic along Berrigan Drive, the road was blocked for six hours, this left the only one entry/exit point into the Estate.</p> <p>Eastcourt's plan to remove 750 mature trees which are essential for the philosophy of zero emissions admitted, they plan to replant the same or more in return, but it will take 20+ years for those saplings to reach maturity and in the meantime all those forest Red Tailed Black Carnaby cockatoos, and multiple bird species have lost their mature roosting trees. It really is scandalous! Federal, State and Local Governments constantly remind us of their commitment to climate change, yet when it comes to acting on those commitments their voices fall silent. Hypocrisy on steroids!</p> <p>Since my retirement, my main form of exercise is – walking. I walk every morning for approx one and half hours, during the warmers months I'll also walk late at night and during these nightly walks it is not uncommon to witness bandicoots/quendas foraging on front lawns, mainly on Bonville Glen and Glen Iris Drive, I have also noticed evidence of them being on my lawn and neighbours lawn. This obviously indicates there's a thriving population of the animals in the estate despite what Emerge Associates states in their Fauna report (only 4 locations on the South side of the Golf course) Development will destroy that population. Environmentalists are constantly reminding us on the amount of wildlife endangered by developments, this is yet another example. Yet again of how all levels of Governments preach but don't practise when the almighty dollar is at stake.</p> <p>Australia is a World Leader in the extinction of species.</p> <p>I am hoping that Councillors will seriously consider the very real concerns of the 770 homeowners who live in this Estate – homeowners who the City of Cockburn are meant to represent – not just one ratepayer – Eastcourt.</p> <p><u>PLEASE say NO to this rezoning.</u></p>	
128	Linda McDonnell,	<b>OBJECT:</b> I do not support the proposal at all.	<b>Noted</b>

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	Kooralbyn Valley Cres, Jandakot	<p>We bought our house because we loved this beautiful golf course estate, for 16 years we have enjoyed not only playing golf with family and friends on the course and dining at the Golf Club, we loved the view from our back garden where we installed a pool and patio area, the scenery as we go on our daily walks around Glen Iris Drive, the amazing birds that we watch in the many mature trees outside our house and families of quendas that we watch coming out of their shelter in the shrubs at dusk. Eastcourt have already caused massive destruction to the former golf course by draining the beautiful lakes and removing the reticulation, the development would destroy the peace and quiet, the appearance and the safe environment in which we live if it is allowed to go ahead. I take my grandchildren to school in the mornings and bring them home, they also live here in the estate, with traffic increased to 12,500 + car movements per day and the new connecting road coming to Twin Waters Pass roundabout we are going to be stuck in traffic trying to get in and out of our street, then also on Dean Road, it's going to be a nightmare. The noise from trucks and building work will be horrendous on top of the noise we already contend with from the airplanes, trains and freeway traffic. The noise from the additional houses, especially at night time with parties and car doors slamming and headlights shining in our windows and barking dogs. Our properties have been drastically devalued, with every other suburb in WA increasing massively in house prices over the past 12 months our homes have devalued with the loss of the amenity that attracted us to this estate, A Golf Course and Club House. The proposal shows several blocks of grouped housing with nowhere near enough parking for visitors to these small homes. EASTCOURT are proposing to cut down 750 mature trees and plant saplings which in no way will compensate. The Institute for Respiratory Health have recently reported that IQAir, a company that tracks global air quality, has ranked Cockburn as having the highest air pollution in West Australia and the 4th most polluted air in the country. Reported by Chanel nine news March 2022. Retaining our mature trees helps to improve our air quality. What we had here in Glen Iris Golf Course Estate was beautiful and unique, please say no to re-zoning, give us back our lifestyle, don't destroy these magnificent trees that we love so much and the wildlife that depend on them, there's enough steel and concrete in Cockburn and Cockburn has already reached its residential infill targets, why fill in the green space on Glen Iris Estate, leave something of beauty for us, outside of this estate Jandakot is just ugly.</p>	<p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
129	Name and Address withheld, Hamilton Hill	<b>OBJECT:</b> I enjoyed playing golf there and am looking to move into the estate and I feel it should be left as a golf course	<b>Noted</b>
130	Name and Address withheld, Wembley	<b>OBJECT:</b> Retain as Golf course	<b>Noted</b>
131	Name and Address withheld, Leeming	<b>OBJECT:</b> This was a great facility for the local community.	<b>Noted</b>
132	Mark, Glamis Pl Floreat	<b>OBJECT:</b> It should stay a golf course because people bought houses there because it was a golf course and communities need sporting centres around. There is not enough golf courses around that area. We have had a golf club play there for 30 years from young to old and to see it gone is a bloody disgrace. People need sport not more houses.	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
133	Name and Address withheld, Waterford	<b>OBJECT:</b> The former golf course may not have been run or owned by the local government but was zoned for use as a golf course by people that the state government is elected to represent..	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
134	Name and Address withheld, Treeby	<b>OBJECT:</b> The golf course should remain as recreational land for the Residents of Cockburn. It's extremely suspicious that a private firm can purchase land in the confidence that the council will rezone it for them	<b>Noted</b> The deferred payment arrangements outlined in earlier submissions clearly indicate no certainty the rezoning would occur, noting that the City is not the determining authority of rezoning proposals.
135	Brad Dumbrell,	<b>OBJECT:</b> I oppose the redevelopment of the Glen iris site for more housing. The congestion in the area is already too heavy and believe more estates will add to the problem. I also believe that the area needs to have this area left as green space	<b>Noted</b> The matters raised are addressed in the City's response to earlier



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	Tallow Pl, South Lake	and in particular a golf course as the shire of Cockburn currently has no golf course. Please reconsider the proposed development of the area.	submissions. No further changes are recommended in response to this submission.
136	Stephen, Dalston Cr, Kardinya	<p><b>OBJECT:</b> Firstly the residents were promised there would always be a golf course at glen iris.</p> <p>Secondly this was a much needed golf course for surrounding suburbs . The closure has forced many clubs and social groups to travel greater distances for a game of golf at public courses. Many of these courses are heavily booked on a Saturday and consequently it's difficult to get a booking. The only alternative is to join private clubs which many people cannot afford. Also the glen iris golf course was a habitat for various forms of wild life and developing this for home sites would impact on the wild life. It is also very important for Residential areas to have open spaces .</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
138	Ben Summerfield, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> The loss of the open green space will have a major impact not only on the environment but on the mental health of the people that paid to live in an estate that promised to provide a golf course for its occupants. The current roads around the estate are already at maximum capacity, more houses will in the area will cause more delays and more vehicle accidents. We paid a premium to purchase our Home over looking the beautiful Glen Iris golf course, we stand to loose properly value and all of our hard work as a young couple, this estate has been a safe peaceful place to live and the proposed development will ruin that. As a golfer myself I can tell you the game has grown, just have a look at Wembley golf course, collier golf course, port Kennedy golf course, all have invested large amounts of money to make a better facility for Perth residents their councils look after and care about the people that live in the area, does Cockburn really want to be one of the only areas without a golf course for its residents, this facility could be a huge money maker as a golf course if the investment was made.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
139	Dean Gibson Hart, Boyd Cres, Hamilton Hill	<p><b>OBJECT:</b> Have played on the course for over 40 years both when it was the Lakes and Glen Iris. Many of the people with whom I have played have passed, some even having their ashes scattered on the course. It was a great social institution and gathering place within the area seeing hard times and boom times. I believe there should have been a longer and more detailed consultation process including not only the local residents but all Cockburn and indeed all Western Australian</p>	<p><b>Noted</b></p> <p>With respect to advertising, the City sought and obtained permission from the WAPC to receipt a structure plan (showing greater development detail and to extend the advertising period to</p>

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		<p>residents. At present, at first glance the whole process appears to be attempting to be rushed through which is unsatisfactory.</p>	<p>allow the public greater ability to consider the total proposal than what is prescribed in the Planning and Development Regulations. At its own expense it also held an independently moderated Community Forum.</p>
140	Name and Address withheld Jandakot	<p><b>OBJECT:</b> To be clear, I totally OPPOSE the rezoning of the Glen Iris Golf course for many reasons listed below:</p> <p><b><u>Integrated Housing</u></b></p> <p>I am of the firm belief that the current zoning of SU1 incorporates my home as the 'integrated housing' within Lot 7. With that in mind any request to change to the zoning which affects me and the many other residents of Lot 7, we should all have an equal say in any involvement, just like the scenario 'tenants in common', this is no different.</p> <p>Eastcourt are planning to change the zoning of the very land I am a part of, along with many other landowners on Lot 7. We have a right to be consulted in at least a vote on if we approve or not.</p> <p>My wife and I bought our home late 2019. We chose to live here as my wife is a mid-wife that works nightshift, the roads in the Estate are relatively quiet and the main bedroom is at the rear of the property, one of the many reasons we chose Glen Iris.</p> <p>Should the development proceed, she will no longer be able to sleep through the day which can be a challenge already. For continued 'activity' on the golf course from excavation, construction, civil works etc on the course for 5-7 years will have a dramatic effect on her life and her career which could require her to look for another role.</p> <p><b><u>Traffic/Noise/Pollution</u></b></p> <p>With the increased traffic volumes clearly visible in the past few years from Jandakot Road and the Treeby housing estate plus the recent announcement of the new wave park with anticipated 300,000 annual visitors, the traffic along Berrigan Drive is going to be increased significantly. This is without the 550-600+ homes proposed by the developer and could possibly increase as residents have only been given an Indicative Subdivision Concept to view and this could well change if rezoning is successful. Then we have NO choice and no voice.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the suggested land swap for the proposed Coogee Golf Course site, that land is a State Government reserve. It is beyond the City's ability to broker such a deal.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>I am also of firm belief that the predicted traffic volumes on Berrigan Drive will pose significant dangers and queuing on and off the Kwinana Freeway, additional cars in and out of any new estate will extend this danger.</p> <p>How much pollution from non-exhaust brake dust emissions will 11,200 daily traffic movements create, plus from other increased traffic on Berrigan Drive, Kwinana Freeway, Roe Highway (Glen Iris is in a syncline and prevailing winds blow into this Estate)??</p> <p>Given the scientific evidence of the effect of particulate matter on human health, even a recorded death in the UK in 2021, plus other Councils are now prohibiting childcare centres to be developed along busy highways because of this health risk, is the City of Cockburn going to ignore this very real health issue? I am aware that JRRR will be including a report on this subject which I trust you will read. As a resident I already hear constant noise from the traffic on Kwinana freeway. The railway line will get busier on two sides of the Glen Iris Golf Course Estate with the Thornlie Cockburn rail link and the existing Mandurah line. Air traffic is a nuisance too, plus existing traffic noise from Berrigan Drive. However, the saving grace that made this all bearable was the aspect of the golf course and wildlife that I could see and hear and enjoy.</p> <p><b><u>Safety – emergency services</u></b></p> <p>My neighbour's home burnt to the ground in January 2015. It closed Glen Iris Drive for five hours with 35 crew fighting the fire. The golf course caught fire and was quickly spreading across the course. Thanks to a quick-thinking greenskeeper, he switched on the sprinklers to extinguish the fire as the fire trucks could not gain access to the golf course. The golf course is in a well-known bush fire prone area (Landgate and City of Cockburn records) yet Eastcourt's Fire Assessment report states that housing will reduce the risk. Clearly that has not happened in the fires I have witnessed with high density housing.</p> <p>Of major concern the fact that there are only two entry/exits (Dean Road and currently Turnbury Park Drive – proposed to be closed and a new entry/exit onto Berrigan via 4-way traffic light).</p> <p>In an emergency, how are residents going to flee the area given that the two roads will be gridlocked with vehicles - emergency services trying to get in and residents trying to escape.</p> <p>We have already had two hot summers with the golf course being tinder dry. Another 5-7 years of this is not an acceptable option.</p>	

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		<p><b><u>Amenity</u></b></p> <p>With the expanding population of City of Cockburn and the new wave park being built, why does the City of Cockburn not appear to want a public golf course in its city? It is common knowledge that the costs for Coogee's 9-hole course is in excess of \$28M (an unnecessary waste of ratepayers money) and not a course golfers would want: they want to play on 18 holes yet we have a 18-hole international standard course already established.</p> <p>Why not look to the future – rather than say in the future – what have we done; why did we allow this 54.9ha green corridor to die and replaced with 600 pieces of concrete?</p> <p>Be innovative – -the City of Cockburn loves awards. Look at the wave park and this golf course becoming a recreational corridor to make Cockburn the envy of other areas, a boost for tourism in Cockburn and WA, especially as Times magazine recently put Fremantle on the world's top 50 places to visit.</p> <p>It has also been brought to the City's attention that there are 2 interested parties wanting to buy and operate the course, the city should be advocating this and either being a partial owner or pushing for the protection of the existing course as part of the leisure facilities within the city.</p> <p>You may say the golf course is not for sale. It could be if Eastcourt was perhaps offered a land swap at say the proposed 9-hole Coogee golf course, or another area. It could be if the City really wanted this public golf course to remain. Eastcourt is commercial – a win-win deal could be done.</p> <p><b><u>Protection</u></b></p> <p>The City of Cockburn has clearly failed in its duty to protect the residents who built and purchased property in this Estate, including myself.</p> <p>Not for one moment would I have purchased my home in 2019 had I known that the golf course land could be sold, and consideration given to rezone the land for housing.</p> <p>When the previous scheme amendment was put in place for when the Estate was developed in the 1990's and people invested into the Estate, the zoning should have been locked away and not to be allowed to even be considered for change. It is a clear failing that the City of Cockburn needs to correct, and for the Minister to correct.</p> <p>Much like a disclaimer you sign when you purchase in a Strata complex you should be fully made aware of any possibilities that could arise should the land change</p>	

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		<p>hands.</p> <p><b><u>Wildlife</u></b>  It is no secret that the Glen Iris Golf Course has a collection of many species of wildlife including the two federally protected Black Cockatoos and Priority 4 Quendas.  I have much night-time vision of these Quendas near my property. I understand that the developer has played down the numbers (only citing four locations on the south side of the golf course) but I have plenty of footage of them eating and feeding over many nights.  I understand JRRA will be including their own 'fauna' report which shows abundant quendas on both sides of the golf course. Clearly Emerge's inadequate Level 1 desktop survey was the reason why the EPA determined that there was no significant environmental impact.  In a time when we voice our need to protect many species of native wildlife why would we allow this to be decimated for the sake of yet another development?</p> <p><b><u>"Well-lit" pedestrian/cycle path</u></b>  Eastcourt proposes to put a well-lit pedestrian/cycle path within the 'buffer zone' at the rear of properties abutting the course. This will create very real privacy and security issues plus the mere thought of having lights shining into my bedroom or family room plus cyclists ringing their bells, children screaming, dogs barking will be enough to cause residents to keep their curtains and windows closed. Dogs barking will set off a chain reaction to other residents' dogs barking. What will this do to one's mental health and wellbeing?  This must be a NO!</p> <p><b><u>Solar Panels</u></b>  The proposed housing will result in houses having solar on the west side of their roofs. During the summer months, the way the sun tracks, this could create light being reflected off the solar panels into my home.  What will this do to one's mental health and wellbeing?  This must be a NO!</p> <p><b><u>Street Lights</u></b>  What will street lights shining into my bedroom do except interrupt sleep.  What will this do to one's mental health and wellbeing?  This must be a NO!</p> <p><b><u>Character</u></b></p>	

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		<p>Eastcourt's "vision" for its Glen Iris Estate looks just like its Providence Estate in Wellard.</p> <p>Eastcourt should not be allowed to create an estate within an existing estate; one that is clearly not in character with the current Glen Iris Golf Course Estate.</p> <p><b><u>Letter to Minister Saffioti*</u></b></p> <p>Finally, in addition to including this letter as part of my submission, I am also sending it to the Planning Minister.</p> <p>As you will see, this letter outlines my concerns about many things, but importantly, it outlines LGA's approving golf course estates to be developed, yet not protecting the very people who purchase into these Estate and why golf course estates need protecting indefinitely, or at the very least, full disclosure to purchasers that the golf course land can be sold and rezoned for other purposes.</p> <p>People make commitments to purchase in these estates, they are encouraged and drawn in yet they are not protected by a clearly flawed planning process.</p> <p>The residents of Jandakot as well as the wider City of Cockburn deserve better. The amenity was an integral part as to why they all bought into the Estate. They deserve a leisure facility to be able to have exercise, mental health breaks from day-to-day life, social facilities to be able to meet people, and most of all we in Cockburn need to all protect its public open space. ONCE IT HAS GONE, IT HAS GONE!</p> <p><b>(Plus Attachment)</b></p>	
141	Pam Coughlin, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> I <i>wholeheartedly</i> do not agree with the development of this <i>beautiful</i> special amenity. It is shameful decision that has been made by the Council to prioritise money - dense housing will replace the open spaces, wildlife habitats and serenity. No thought has gone into the consequences and long term impact that this is going to have on future generations. To destroy the wildlife alone, is incomprehensible, we have black cockatoos, quendas, ducks and so many beautiful species of birds. Their habitat will be destroyed, replaced by roofs - I have never seen a bird nesting in rooftops ? What are We leaving for our future generations with less open space and diminishing wildlife species. There is a natural spring that has been targeted as being replaced with housing - surely this among many other things would be the perfect place to have public open space - the children can enjoy many species of birds and wildlife - paths meandering around the lake with public BBQs and play equipment - surely a much better option</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>that having houses sink because they have been built on a natural spring? One has only to look to the East and see examples of this in the new developments of Treeby and Piara Waters. Has council approached the Department of Environment with this plan? Perhaps the council can make public the outcome of the Environment Protection Plan?</p> <p>also We have lost a very much needed community facility in the Restaurant and Tavern that was frequented weekly, not to mention the golfing days that so many people enjoyed. Including the residents who often had interactions with the golfers - once again a true community.</p> <p>Denser housing does not bring about a sense of community - it is the pride and similar values of the residents that make a community.</p> <p>Are all houses to have double glazed windows as per the original houses built along the flight path? Noise from planes and the new Metronet trainline lanes will increase two fold - the bush and open spaces always acting as buffer to noise pollution - How are the council going to address this issue - cut down mature trees and bush and plant ""new"" trees which will take years to mature.</p> <p>Are the existing roads to be widened to accommodate increase in both car and foot traffic? Roads and paths barely coping now with the existing traffic.</p>	
142	Name and Address withheld Jandakot	<p><b>OBJECT:</b> I am writing in regards to the current Glen Iris Golf Course Scheme Amendment and wish to express my strong objection and opposing of the Scheme Amendment of the Current Glen Iris Golf Course and the proposed development of the site.</p> <p>The Glen Iris Golf Course Estate has been in existence for over the past 60 years. I am a current resident Of the Glen Iris Golf Course Estate, like many of the other residents bought into the estate for the Amenities it offered us.</p> <p>My husband and I chose our forever home in this estate for the peace, tranquility and the environment.</p> <p>Being a lover of animals and birds I enjoy seeing all the rare bird life (eg. The Carnaby Cockatoo, Owls ), and the other animals like the, ducks, fish that were in the lake, priority 4 Quendas and other animals that have called the Glen Iris Golf course home for the past 60 years.</p> <p><b>TRAFFIC POLLUTION</b></p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>I have watched as the surrounding landscape has been eroded away slowly with the continuous development of the area. We are currently surrounded by 3 major roads (Roe Highway, the Kwinana Freeway, and Berrigan Drive).</p> <p>Increased noise pollution, fumes and brake dust pollution from vehicles large and small travelling along the freeway, Berrigan Drive and Jandakot Road now 24hrs of the day.</p> <p>The new train line in the area has also changed the landscape with more roads being added with flyovers and overpasses which is increasing the traffic to Berrigan Drive and the area.</p> <p>The close proximity to the Jandakot airport which is considered “the busiest general aviation airport in Australia in terms of aircraft movement, where we have continuous noise pollution, air pollution from air crafts and all the traffic fumes and brake dust pollution from increased traffic in and around the area.</p> <p>The new housing estates off Jandakot Road such as Treeby, Hiba View and Calleya all add increased traffic movement to an already existing busy Berrigan drive. Also the widening of Jandakot road by cutting down trees and clearing land on either side of the road to accommodate yet more traffic from the surrounding development has changed the landscape and also caused disruption to the wildlife in the surrounding area.</p> <p>The number of dead kangaroos I have seen lying on the side of the Jandakot road in recent times due to the road construction has been disturbing.</p> <p>The approval of and soon to be developed wave park on Prinsep Road in Jandakot adjacent to the Kwinana Freeway and the Cockburn Central train station is also going to have a tremendous impact to the increase in traffic to the area.</p> <p>The new proposed development boasts of a hotel, health and wellness centre, restaurants, entertainment hub, leisure centre etc and the list goes on... How is the area supposed to cope with more traffic movement, waste disposal and human traffic to this area???? And then to decimate the existing Green space in the Glen Iris Course Estate and cram 600-700 houses in to this area is quite unfathomable!!</p> <p><b>THE ENVIRONMENT</b></p> <p>You will no doubt know, the Glen Iris Golf Course is sitting on top of the Jandakot water mound. The digging and construction proposed for this area is going to greatly impact the ground water existing below.</p>	



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		<p>In the current climate of conservation and the need to preserve all the existing natural resources we have left the development will be detrimental to the environment.</p> <p>The Glen Iris Golf Course has over 1200 mature trees which have been thriving on the land for the past 60 years and providing oxygen to the area which the developer proposers to cut down around 650 of these to built their cookie cutter estate within our existing estate.</p> <p>The land erosion and effects of excavation and construction on the Golf Course is going to have detrimental effects on the Glen Iris Estate residents existing houses with proposed roads and laneways to be built at the bottom of their back yards invading their privacy.</p> <p>The original estate and houses were designed and built to take advantage of the outlook of the sweeping Golf Course Views which we all paid premium prices for.</p> <p><b>The Social Impact</b></p> <p>The Golf Course club's restaurant was an integral part for the community where the residents were able to gather for functions, neighbourly gatherings and built community spirit. Additionally the course contributed to good physical and mental health of the community and promoted better general wellbeing as people did not feel so isolated.</p> <p>After the Glen Iris Golf Course closed the community was left devastated with nowhere to go to play golf and no amenity.</p> <p>My neighbours who are keen golfers have resorted to setting up a net and practising golf swings in their garage day in and day out because they cannot get playtime in other golf courses to play like they did at the Glen Iris Golf Course. This is just one example of the impact the closure of the Golf Course has had on its members and the community there are countless other stories that can be told.</p> <p>Tanya Plibersek, The environment minister has highlighted the shocking impact and threat to the environments and ecological systems in Australia and Perth due to lack of guardianship of our precious lands. The trees, animals, waterways, and soil are in extremely poor condition and getting worse being more susceptible to drought and erosion by cutting down trees and clearing vegetation displacing endangered species such as the Carnaby Cockatoos and priority 4 Quendas who call The Glen Iris Course Estate Home.</p>	

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		<p>In closing I would like to reiterate that I am strongly opposed to any proposed scheme amendment or future development of the currently existing Glen Iris Golf Course Estate.</p>	
143	Joseph Outschoorn, Mason Crt, South Lake	<p><b>OBJECT:</b> As a frequent visitor to the area I used to be a regular patron of the facilities of the Glen Iris course and my wife and I were also able to enjoy the relaxing opportunities of dining at the bistro as well.</p> <p>I have now relocated to live in South Lake, which is within the City of Cockburn and expected to be able be a “regular” at the Glen Iris Course nearby.</p> <p>It is now disappointing that I need to leave the Cockburn area to be able to have a game of Golf and it is also of much concern that the once popular and beautiful scenic location is to be destroyed to construct yet more housing projects that will impact the area and its residents by not protecting the community facilities that existed in the first place.</p> <p>I can fully empathise with the residents in the immediate vicinity, the people of City of Cockburn who have lost an amenity, and further important aspect -the decimation of wild life, I used to observe, frequenting the course especially around the lake areas.</p> <p>As a city you have failed the community you are paid to represent.</p> <p>I fully oppose this development and hope to see common sense prevail with retaining of these amenities already in place.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
144	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I wish to open by stating that I am Totally and Irrevocably opposed to the proposed rezoning and development; either in the proposed form, or any variation/s thereof.</p> <p>PREFACE</p> <p>My wife and I purchased the above property *Address Withheld* in late 2009. Prior to submitting any offers to purchase, we approached the Public Desk of the City of Cockburn Council, and spoke at some length with a young lady attending that desk. Amongst other questions, we asked about the ownership of the golf course, and were led to believe that it was Council owned, and would remain so. We sought another, more formal, interview shortly before purchasing, to determine the reason for an apparent substantial increase in the number of heavy vehicles using Prinsep Rd. The Council Officer (male) assured us that any increase was likely to be temporary as plans were under way to shift trucking facilities to nearby airport land.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to traffic concerns along Prinsep Road the City has committed to reviewing the need for traffic calming devices along this road once it is in a position to measure the changes that have occurred as a result of the North Lake Bridge construction, and the</p>

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		<p>When further questioned concerning the Glen Iris golf Course ownership, he confirmed the earlier advice we had received. We were aware that a close friend was the lessee of Collier Park Golf Course which was, and is, owned by The City of South Perth. So we had no reason to question the accuracy of the received advice, nor do we believe now that the Council Officers were untruthful, or evasive, in their responses to our questions; rather that they were simply either uninformed, or poorly informed. Regardless, we made the final decision to purchase based in large part on the supplied information.</p> <p><b>TRAFFIC CONCERNS</b></p> <p>It is notable that the traffic on Prinsep Rd has been the topic of considerable angst by residents who purchased there more than 10 years earlier. This is still the case, and I wish to belabour this point as I contend that CoC shows little real interest or ability to solve traffic problems that still impinge negatively, twenty years later, upon the quality of life of residents of Prinsep Rd. This is of course relevant to this submission, as I believe that the developer's concept plan is poorly thought out, and would inevitably lead to vastly worse traffic problems in the area, and that CoC would continue to be remiss in finding satisfactory solutions to such problems (considering the 20 year history of Prinsep Rd).</p> <p>The developer's concept plan (hereafter DCP) shows new roads within the precinct, but scale is not indicated in any plans that I was able to access. Assuming that the scale is constant, it would appear that verges within the DCP would be similar to those on Prinsep Rd ie. about 5 metres wide, including the footpath/cyclepath. The developer likes to present these <i>pathetically</i> small strips as "green zones".</p> <p>The DCP shows a new traffic road extending from near Imlah Court, through to Berrigan drive, and this road approaches our property from the south to swing a little west, and then run up the back of ALL residential properties on Prinsep Rd. This means that all these properties will have traffic roads both immediately front and rear, with the only separation being the noted "green zones". Our property would be effectively surrounded on 2 sides by roadways, and another by public access (function unclear). Further insult is the proposed T junction almost immediately behind our property. The DCP, if implemented, would effectively destroy our little remaining quality of life, particularly given that roads within the DCP are certain to become "rat races" when enormous increases in traffic eventuate from the wave park proposed to be situated about a kilometre south, with</p>	<p>outcome of the Glen Iris development is known.</p> <p>With respect to the verge widths, a 5m width is typical for a local access street, however a wider 10m landscaped buffer is shown to rear of the property.</p> <p>With respect to the southern boundary of the lot, LSP Appendix 7 (Landscape and POS Strategy) indicates this will be a local park with a footpath connection to Prinsep Road. The 10m buffer width is partly proposed to retain levels and minimise disturbance to adjoining retaining walls, meaning the footpath and road T-junction will site well below and are unlikely to have a significant impact on this property, which is well elevated above natural ground level.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>car drivers keen to avoid the heavy vehicles that customarily use Prinsep Rd, and which contribute daily to traffic snarls at the Berrigan road intersection. This latter stands to be made considerably worse when the proposed traffic lights at the intersection of the new DCP road and Berrigan Drive, which will give 4 sets of traffic lights within 800 metres. Increased numbers of vehicles, including those from residences on DCP would inevitably result in massive traffic problems, particularly during “peak hour”. Far from solving existing traffic problems as claimed by the would-be developers, it is clear that Berrigan Drive would become a traffic nightmare. Jandakot stands to become known as a new traffic hell centre.</p> <p>I note here that besides the Prinsep Rd residences, a significant number of other residences would, under the DCP also have traffic roads running immediately in front of, and behind them. Like ourselves, these householders stand to lose peace and quality of life; all so that a greedy developer can maximise their obscene profits by cramming residences into the course precinct. CoC likes to promote Cockburn as “The Place To Be”. In what universe would anyone on either Prinsep Rd or any other affected street wish to live under the DCP?</p> <p><b>HEALTH CONCERNS</b></p> <p>To a large extent these are concomitant with traffic concerns. We, and other Prinsep Rd residents, are subjected to appalling noise and diesel fume levels. These are particularly noticeable when prevailing winds are from the east, pushing them into our properties. We are constantly beset not only by these, both being self-evident, but by non-exhaust particles. These latter, which are not self-evident, being invisible and odourless, are generated by all vehicular traffic, and are becoming more well known as causing severe health problems. With roads running immediately in front of, and immediately behind properties, it is evident that the problem would be greatly increased. At the rear of our property we had a “granny flat” built. This was approved by the CoC under urban infill rules, and is used to house three family members, two of whom suffer respiratory problems, which would be greatly impacted by both the increased exhaust fumes and non-exhaust particles emanating from vehicles travelling less than ten metres away. And of course, there is the noise factor to also be considered. Why should our family, and others, be subjected to conditions adverse to their health because greedy developers wish to increase their (considerable) wealth at the expense of residents?</p>	

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		<p>Then there is the probability of adverse conditions being encountered for long periods during land-works and construction phases if the DCP is approved. There is the subject of noise and dust that would inevitably be generated during earthworks. Of particular concern is the presence of asbestos within the site. Just who is liable if existing residents are harmed in any way by these works? It is the CoC who promote that "Cockburn is the place to be" and promote: "Environmental Responsibility" and "Community, Lifestyle and Security". Presumably this utopian ideal is meant to be inclusive, and not just for those ensconced in nice, safe, air-conditioned council offices.</p> <p><b>OTHER CONCERNS</b></p> <p>The DCP as promoted, and available to the public at the CoC council offices is an extensive series of publications; obviously prepared by professionals, and following some sort of guidelines. It is difficult, if not impossible for a layman, with no knowledge of those guidelines to be able to provide a rebuttal. I will however raise several points that I believe may be relevant.</p> <p>The slick presentation addresses, at length, the subject of "degraded land" within the closed course precinct. Bearing in mind that the land was adapted for a specific purpose, to wit the development of the golf course, and has since been allowed by the purchaser to become a wilderness of weeds, to use the term "degraded" is, I believe disingenuous. The purchaser alone is responsible for the current state of the land, and to use this lack of care as an argument to attempt vary the deployment of that land approaches the farcical.</p> <p>The environmental study makes mention of adverse effects on native vegetation and wildlife, then appears to ignore those effects, and to my mind dismisses them as inconsequential. The significant local population of Carnaby's and Red-tailed Black Cockatoos and quendas seem to be relegated to the likely-to-be collateral damage category. In today's world this is at best shameful, and at worst criminal.</p> <p>The proposed destruction of many mature trees can be seen as vandalism in its worst form, and to consider replanting with saplings, that will take years to reach significant growth, is to dismiss the value of the existing vegetation to climatic conditions, including environmental modifications, such as local cooling and transpiration effects.</p> <p>The lakes that pre-existed on the site have with one exception been drained. These were apparently artificial in the sense that they were "lined". They nevertheless</p>	

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		<p>contributed the local environment, and their loss, while probably the right of the new owners, is indicative of their mindset, given that the destruction of <i>any</i> wetlands is seen by responsible environmentalists as vandalism.</p> <p>This brings me to the subject of the one remaining lake on the southern end of the site. I understand that this is artificial in the sense that it is not lined, but was created by soil removal below the level of the natural water-table. The DCP shows that this lake would also be infilled: a travesty in the making as it is a local gem, even if not currently freely accessible. I note here that it has been used on a number of occasions as a water-source by fire-fighting helicopters, and this facility would vanish if the lake is infilled.</p> <p>There is in the DCP, reference to a new local shopping hub, and social centre. This is likely to be a pie-in-the-sky notion given that a similar hub further west on Berrigan Drive was a failure; and the existing nearby commercial hub is largely occupied by medical-related business, and a couple of small restaurants and hair dressers. There was an excellent restaurant/clubhouse within the golf course. It was well patronised and appreciated by many local residents, and could still be revived as such.</p> <p>The principal effect of the DCP would be to adversely alter the ambience of the existing residential precinct, which gained its desirability from its attendant association with the golf-course. In the area surrounding the course numerous quality homes were constructed, and a community developed based upon the precept that a substantial quality of life was attendant. I am advised that submissions are not supposed to address the subject of property values being affected by the DCP. I am unable to understand why this should be so, given that whole proposed development is all about making the would-be developer very wealthy. The nature of the proposed development is such that the value of existing properties would inevitably be adversely affected by the development (this has been confirmed in conversation with informed real-estate agents; even those who probably would stand to gain by the development). Many families, such as ours would suffer irrecoverable losses, particularly as some, like ourselves, see our homes as appreciating assets to be realised if and when it is necessary to downsize due to whatever circumstances. This while the would-be-developer makes, what is to those like us, obscene profits at our expense.</p> <p>IN CONCLUSION</p>	

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		<p>The proposed development of the Glen Iris Golf Course into a residential estate would appear to be a “development at any cost” proposal. Given that there are so many existing residents who would stand to lose so much, I contend that the price of allowing it to occur is simply <i>TOO</i> high, given not only the cost to existing residents, but the impossible-to-value loss of an irreplaceable local amenity that contributes so significantly, in many ways, to their quality of life.</p> <p>The vision of the original builder of the course was to provide an ongoing facility for the benefit of not only golfers, but an amenity surrounded by quality homes, and an attendant socially cohesive area. The would-be development stands to change all that existing residents, who purchased and developed their properties, can rightfully expect to continue. In its place would be another packed suburban area, with attendant traffic problems, which will be the problem for someone else (read CoC) to solve. From our experience with Prinsep Rd problems, such a solution is unlikely to be effected.</p> <p>There is an opportunity here for the CoC to have its own visions upheld. These are espoused continuously on the back page of Cockburn Soundings. To support the proposed rezoning and development of Glen-Iris would rightfully open the CoC to accusation of hypocrisy.</p> <p>I urge The CoC to rigorously oppose the proposed re-zoning of The Glen Iris Golf Course, and thereby show leadership to other Metropolitan Councils that may find themselves in a similar position when the thin end of the wedge that is presented, is seen by other would-be developers as a <i>carte-blanche</i> to pursue their own greed-driven desires to the disadvantage of all other citizens. It is high time someone put a stop to notions of entitlement: here is an opportunity to do so.</p> <p><b>ADDENDUM</b></p> <p>The Australian Press has just presented a number of reports of the Federal Government’s proposal to further tighten environmental laws in an attempt to halt the woeful situation regarding the extinction of native species. Australia probably leads the world in the increasing loss of native flora and fauna; due in large part to climate change and the ongoing, progressive loss of habitat. While the Glen Iris golf-course could be argued to possess limited value in preserving our wildlife, it is nevertheless a significant area that provides a “green lung”, and wildlife habitat. Once such an amenity is lost to development, it can <i>NEVER</i> be replaced. Here again is further opportunity for CoC to show some leadership and set an example to</p>	

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		<p>other Councils by opposing the rezoning and development of the currently closed golf course.</p>	
145	Colleen McKenney, Lefroy Rd, South Fremantle	<p><b>OBJECT:</b> I <u>OPPOSE</u> the rezoning of the golf course to residential.</p> <p>I am most concerned about :</p> <ul style="list-style-type: none"> <li>• Culling 750 of 1,250 mature trees (which are needed to combat climate change) to infill with 600 new houses. New trees to be planted will take at least 20 years to reach the maturity of the trees which will be destroyed.</li> <li>• The devastating impact on the federally protected Carnaby and Forest Red-tailed black cockatoos which are near extinction.</li> <li>• The impact on Priority 4 Quendas which will be killed during construction and tree felling. There is a huge amount of Quendas on this land and they need to be protected.</li> <li>• The impact on 60 species of reported fauna</li> <li>• The impact on fragile ecosystem that has existed for over 65 years.</li> </ul> <p>In review in the developer's Environmental Fauna Assessment, the environmental protections have been completely dismissed.</p> <p>I have been a volunteer at WA Wildlife (nee Native Arc) for over 16 years and am committed to preserving the wildlife in this whole area.</p> <p>I am appalled by the determination of the developer to destroy the natural environment that has existed on the golf course for over 65 years and will be further abolished if this development proceeds.</p> <p>The existing area and its wildlife must be protected particularly considering the destructive impact of climate change and the extinction of our wildlife.</p> <p>Shamefully, Australia has the record of more animals becoming extinct than any other country in the world as further outlined in the "State of the Environment" report recently published.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
146	Stewart Middleton, Woodlands Way, Jandakot	<p><b>OBJECT:</b> To even consider allowing the golf course to be developed for more houses would be extremely short sighted and disastrous on the part of council / government. Yes, there is a shortage of housing, but just take a look Jandakot Road and see the sea of roofs, desiccation of bush land and trees and the sprawling suburbs being developed throughout this region with its traffic congestion and lack of infrastructure. Why on earth would a piece of green space in the centre</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>



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		<p>of a housing estate be sacrificed as well?? With absolutely no regard for the residents who have purchased their property at a premium and been living in the area for years contributing with rates and taxes. What a slap in the face!!!! And all to line the pockets of greedy developers who don't care a thing about anyone else!!!! They have already been ruthless in draining the lakes and cutting down trees. They certainly don't give a thought about the long term consequences of this development on the whole area and ecosystem. Yet the expect the support of residents whose quality of life is going to be adversely affected. Can you imagine the mayhem of all the cars trying to get in and out of the area??? This area was not planned for this and to allow development of the golf course for housing will be incredibly irresponsible and foolish. Cockburn has many big projects such as the ARC and the new wave park. Surely they must preserve rather golf course or at least ensure that the green space is retained for a different suitable purpose rather than a sea of roofs and destruction of the whole aesthetics of the area and the fauna and flora. Even a small place like Pinjarra has its own golf course. Have a look at Manning Park. It contributes to the wellbeing of the whole area with many community functions and families makin* use of the ground. This piece of land MUST be preserved for future generation and property development must NOT be allowed to happen. It makes ABSOLUTELY NO SENSE except to profit GREEDY DEVELOPERS. Does the council/ government have a conscience at all? Do they care anything about people?</p>	<p>recommended in response to this submission.</p>
147	Name and Address withheld, Jandakot	<b>OBJECT:</b> We paid a higher price for our property based on this area being zoned a GOLF COURSE ESTATE so it is only fair to the residents to keep it that way.	<b>Noted</b>
148	Name and Address withheld, Atwell	<b>OBJECT:</b> As a golfer I played Glen iris every week for 20 years and have many friends who live in the estate who bought there for that reason and now their property value and way of life has been affected	<b>Noted</b>
149	Name and Address withheld, Jandakot	<p><b>SUPPORT:</b> I own a business on *Address Withheld* in Jandakot, I have observed the proposals to rezone the former Glen Iris Golf Course for residential development, together with some commercial development nearby Berrigan Drive, since the first announcement of the closure of the golf course in April 2020.</p> <p>I have attended community meetings and listened carefully to the views of many of my customers for the last 2 years. I have reviewed the plans presented by</p>	<b>Noted</b>

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		<p>developers and studied the material in the Councils publication of the rezoning amendment and structure plan documents. I also attended meetings held by the developers to present their concept plans.</p> <p>There has been a lot of information published by many parties, including the JRRA. It has taken a long time for local residents to become fully informed about the proposals, and to look past the initial shock of the golf course closing. Over time many residents have studied the plans, and realised that the provision of a large amount of wide spread public open space, building a series of pathways to and from the new local centre, will be an advantage. I have listened to many older residents who are fearful of high-density development occurring, and also fearful that all the trees on the edge of the course will be removed. My study of the plans, and the space alongside the rear boundaries of houses that back on to the course, shows a lot of mature trees are being retained. The proposal is low density compared to many other developments.</p> <p>It has become clear over time that a "normal" infill development would achieve a much higher number of lots, perhaps 1,000 lots compared to the 600 lots the developers have proposed, and higher density would have much less public open space. It is the parkland environment that is valued, and a lot of parkland is being formalised into Council ownership and made accessible to all the families that live in this area. At the moment, the golf course is dead grass, locked away from all residents. A new development will create a network of pathways and parklands, to allow people to walk to the shops, which is better for community wellbeing.</p> <p>There is a new local centre proposed, with a supermarket, that is a significant bonus for all locals, because right now everyone gets into their car to purchase basic necessities. Walking to a supermarket, and enjoying a new local centre will provide a new heart for the local community to enjoy cafes and social interaction locally. The current strip of shops needs upgrading, and new retail shops will provide opportunity for retailers like myself.</p> <p>The development plan includes some 300 square metre lots, that is good for people who currently have really big homes and gardens, who want to downsize, but stay living amongst their friends and local community. The JRRA have done a good job informing people of all the information about the development. I am sure JRRA have caused the developers to make sure their plans have addressed all the environmental factors above and beyond normal development standards, that has</p>	

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		<p>resulted in a plan with many positive outcomes. My knowledge of many locals who are my customers, is that they are now fully informed, and they want to see the land made in to a useful and productive community asset, not just remain a closed golf course. In the first year many people were opposed, my sense is that now many people are satisfied the planning for the site is balanced and responsible and will preserve Glen Iris as a wonderful suburb in which to live, work and raise a family. I have also observed property prices have continued to rise strongly since the concept plans were published.</p> <p>New customers tell me they have just purchased a Glen Iris home, they want all the new facilities, they want the new shops and parklands. This is a good family suburb and the new retail shops will provide more family friendly facilities for all locals.</p> <p>I support the rezoning and new development plans for Glen Iris Golf Course.</p>	
150	5542, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> We bought our home on the Glen Iris Golf course because we loved the atmosphere and community spirit of the area. We are keen golfers loved the course and the Bar and Bistro which was the community and surrounding suburbs hub and meeting place. More importantly the wildlife, the open spaces, the lakes added to all of our peaceful lifestyles. This will all be taken away from us with this development. Anyone with brains would redevelop the golf course now with the Wave Park and Hotel being developed just down the road. The Wave Park, Hotel, Golf Course all around Cockburn Central would make and even greater tourist destination. And the residents, that you are supposed to be representing, would be much happier! No-one that lives in Glen Iris wants this proposed development to go ahead!! Eastcourt have Zero interest in the residents that already live here!!!</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
151 & 226	Name and Address withheld, Jandakot	<p><b>OBJECT: (some slight variations but essentially the same content)</b></p> <p>There are many reasons that I am opposed to this rezoning application and a few of these are listed as below:  Traffic issues, NO Amenities currently or any additional that would support such a development, Pollution, Diminishing the Value of properties, Destruction of our native Fauna and Flora , Creating an unsightly development that's about capitalising on every last dollar rather than in keeping with the area.</p> <p>I will note each of these below, and elaborate on my thoughts.</p> <p>Traffic:</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to turning movements it is not unusual in a local road environment for trucks not to stay lane correct during turning movements, however any adjustments to the existing road network necessitated by this proposal</p>

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		<p>Berrigan Drive getting onto the freeway can be difficult as it is currently as we have to drive in and out everyday to take children to school as well as work and attend any shops etc as there is nothing in the estate we can access without leaving via Berrigan Drive. The roads are narrow and turning right out of Dean Road the intersection is clearly does not meet the code currently as its too tight to turn right and actually stay in the right lane for any medium to large vehicle.</p> <p>With regards to the Indicative Subdivision Concept whereby:</p> <ul style="list-style-type: none"> <li>• traffic from Turnbury Green area (186 houses x 2-3 vehicles each) onto Hartwell Parade</li> <li>• traffic from proposed new housing onto Hartwell Parade</li> <li>• traffic from group housing onto new proposed road to new 4-way traffic light</li> <li>• traffic from the new proposed IGA, café, restaurant etc all trying to access the proposed road to the 4-way traffic light</li> <li>• traffic from Glen Iris Drive onto Hartwell Parade</li> <li>• bus, no doubt with many vehicles following it</li> </ul> <p><u>all culminating at a roundabout which will create traffic gridlock during peak times, with not being able to give way to the right.</u></p> <p>Traffic volumes have increased in the past few years from Jandakot Road, the Calleya and Treeby housing estates plus the anticipated 300,000 annual visitors to the new wave park on Prinsep Road, the traffic along Berrigan Drive is going to increase significantly at all times of the day not just in Peak. This does not consider the 550+ new houses proposed by the developer. What's to guarantee that this number won't increase as we have only been given an Indicative Subdivision Concept, ideals not actual numbers.</p> <p><u>NO Amenities currently or any additional that would support such a development.</u></p> <p>Currently we have paid premium pricing to live in an area which does not have any local schools. All schools have to be attended to by driving. There is no local grocer like IGA, newsagency of the like for any residents. How is the suburb going to support the amount of housing that is proposed 550+ of those who will be family with children, how can an area not have a local school or shops local village with a grocery store amenities. When we bought into the area we were aware that this</p>	<p>will be undertaken at the developer's expense.</p> <p>With respect to the preference for a smaller number of larger lots, the densities proposed are already at the low end of the scale and well below the State Government targets for infill residential development. If the redevelopment is to proceed it is unlikely that the State would accept a reduction in residential densities or resultant dwelling in line with the suggested outcomes.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>development was proposed but nowhere was it in the concept that “<b>GROUP HOUSING</b>” was going to be in the plan. This is situated near where I will be living which was not informed about and I am livid about as this is not in keeping at all with the landscape of the area.</p> <p>NO DEVELOPMENT like this should ever be approved by a council without due consideration for adding necessary infrastructure &amp; services to the area to enhance it not take away from the people who live here.</p> <p>The lack of infrastructure &amp; services is not conducive with the proposed development and it’s quantum. The City of Cockburn should be taking ownership of the decision and consideration of this before approving.</p> <p>This Estate was advertised and sold with an amenity for many, a public one at that, an important fact when purchasing.</p> <p>The residents of Glen Iris Golf Course Estate, Jandakot in general, as well as the wider Cockburn community, deserve better from the Councillors whom they are meant to represent.</p> <p>The amenity was an integral part as to why many bought into the Estate. We need this leisure facility for exercise, mental health and wellbeing, social benefits and most of all we in need to protect this green open space because once it’s gone, it’s gone forever.</p> <p>With the new wave park, why can’t the City of Cockburn look at the benefits of having something like the Surf Resort at Parkwood on the gold coast, thereby holding onto the 18-hole public golf course/wave park/hotel/bistro – great appeal for the City of Cockburn, WA and tourism, especially as Times magazine has recently put Fremantle on the map, including it in the top 50 places to visit. With cruising in high demand following COVID, there could be passenger tours to the “Cockburn Surf Resort” bringing in millions of dollars to Cockburn.</p> <p>For the City of Cockburn to plan a new 9-hole golf course at a cost of approximately \$28m is a waste of ratepayers’ money. Also, golfers prefer to play on an 18-hole golf course - Glen Iris is an international standard public golf course.</p> <p>Please don’t look at the short term of more infill and then look forward and say to future generations “why did we allow a 54.9ha green corridor to die and be replaced with 600+ buildings – creating further heat islands – especially when a golf course of this size helps combat climate change and which provides oxygen annually for</p>	

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		<p>135,000 people? Why cull 750 mature trees and replace with 1,000 saplings which will take 20 years to reach maturity.</p> <p>As a council if you are serious about combating climate change, you should be doing all you can to ensure that this open space is maintained as it is.</p> <p>I understand there are interested parties to purchase and operate the golf course. The City should be advocating for this. It would help the environment and protect the fragile eco-system that has existed for decades. Let's not just talk, but act!</p> <p>Even though the golf course is not for sale, given the right incentive for Eastcourt, it could be. A land swap could be offered. It all depends on how much Cockburn is prepared to fight for the community it is meant to represent, plus the wider community, and for WA tourism.</p> <p>Pollution,</p> <p>What about pollution from (7,200 current/5,000 proposed = 11,200 daily traffic movements) plus additional from increased traffic on Berrigan Drive, plus Roe Highway and Kwinana Freeway? It is well known that Glen Iris Golf Course Estate is in a syncline and the prevailing winds will blow this pollution into the Estate.</p> <p>The effect of particulate matter on human health cannot be ignored. I have read that other Councils are now prohibiting the building of childcare centres near busy highways because of this health risk. Please don't ignore this very serious health risk.</p> <p>Given where I live, I hear continual noise from the freight trains, Freeway line trains and airplanes. The railway line will get busier when the new Metrolink commences. Air traffic has increased considerably over the last 20 years. I used to live in Lakes Way in Jandakot in the 80's and 90's when this development started. Already since then across the other side of Berrigan drive has become a concrete development with all the bushland decimated. If the golf course is infilled with tin roofs, how will the noise from aircraft be absorbed as now this is mitigated by the vegetation?</p> <p><u>Diminishing the Value of properties</u></p> <p>With the proposed infill this area will look like many others just like across Jandakot road in Forrestdale, Bland, just like Eastcourt's Providence Estate in Wellard, with</p>	

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		<p>houses all on top of each other. It is out of character to the Glen Iris Golf Course Estate and is not in keeping with the suburb's character.</p> <p>The value of many properties will diminish, especially those who back on to the golf course who will lose the view, and many have spent so much money maximising their properties to take in this view.</p> <p>The view I have from my home will change from seeing lush treescape to a sea of tin roofs which can also potentially impact our property price.</p> <p>The City of Cockburn has clearly failed its duty to protect the residents who built and purchased property in this Estate.</p> <p>As represented by (then) City officers that it would always remain a golf course no matter who owned the land, the decision to buy for many was based on this information but having been present at Council meetings, the City has stated that because those officers are no longer employees this apparently cannot be verified. Sadly, this suggests that the peoples word counts for nothing, and councillors really do not represent the wishes of those who elected them to be their voice.</p> <p><u>Destruction of our native Fauna and Flora</u></p> <p>The City is aware that the Glen Iris Golf Course has, or should I say had, an abundance of wildlife, including 60 species of birds, Priority 4 Quendas and two federally protected Black Cockatoos whose numbers have greatly diminished since Eastcourt decided to drain five of the seven lakes - supposedly to prevent people from drowning – yet left two lakes for people to drown!- despite there not being one incident of this having happened since the Estate was created. This was just an excuse and unfortunately it has had a devastating impact on the fauna.</p> <p>I have seen Quendas across from my property. The developer has understated the number of quenda locations, only citing four on the south yet there is an abundance on both sides of the golf course. I also see Black cockatoos (Carnabys) regularly settle in the bushes/trees in our front yard and across the road in the public open space.</p> <p>Members of JRRA have have informed me that they will be including their own 'fauna' report which shows the true picture of what lives on this golf course.</p> <p>In a community update, Acumen (Project Manager) stated that a Level 1 desktop survey was carried out by Emerge Associates. Relying on this data, perhaps this is the reason why the Environmental Protection Authority stated "that the likely</p>	

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		<p>impacts associated with the development are unlikely to have a significant impact on the environment and do not warrant formal assessment....”</p> <p>Don't we all have an obligation to fight for and save those that cannot speak for themselves, especially when Australia is a world leader in the extinction of species?</p> <p><u>Creating an unsightly development that's about capitalising on every last dollar rather than in keeping with the area.</u></p> <p>This has been covered but I would like to add that I wouldn't have been so opposed if a proposal for a development was to take place allowing a very small number of 500-600 sqm blocks but mostly larger parcels of land from ½ acre, 1 acre properties and up allowing people who can afford to live/build in such an area who would like larger properties to do so, keeping a lot of the mature trees and open space within those who purchase larger lots. At least this would be in keeping with the Estate, even though the loss of the golf course is not something I support. I know this is not as profitable for developers and its all about making money and nothing to do with the people who live in the Estate who would like to stay in an estate that was primarily at one stage acreage lots, as it once was when my family built, in 1980. Not to mention the water pressure issues that the Estate currently faces which has been an issue my whole life that I am aware of. How will this also be impacted? Why would you put a development in with such tiny housing and group housing when just up Jandakot road we have whole suburbs of this spanning all they way through Treeby, Calleya to Canning vale. And on the other side of the freeway from Success/Beeliar. For those who want to live on small tiny blocks with laneways can do so already within city of Cockburn and in other subdivisions.</p> <p>I urge the Officers who review these submissions and making recommendation to councillors that they listen to the people who live here and say NO to the currently rezoning of the land proposal. I understand that it is the Minister who will ultimately be the one who makes the final decision but let the City of Cockburn really represent all residents affected by this. Us the people would really like to know that you have listened to the community concerns and really be making decisions on what is best for the Estate, not what best lines the pockets of a developer or what kickbacks some may receive from this. Its time to make change and start doing what is best for the greater good of a community and put people and environment above and over money.</p>	



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		It is disappointing to see that a proposal such as this has been able to progress this far without due consideration to important infrastructure.	
152	Name and Address withheld, Atwell	<b>OBJECT:</b> These changes impact: - the local residents - the wildlife - the environment - the precedent that this may set for other golf course areas and public spaces is concerning	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
153	Name and Address withheld, Jandakot	<b>OBJECT:</b> Glen Iris golf course provides a wonderful opportunity to play golf, not only to residents of Jandakot, but to all the people living in Cockburn. The closest golf course after Glen Iris is a few kilometers away, out of Cockburn. It provides home to a lot of birds, and helps improve air quality in Cockburn. Cockburn has been rated one of the suburbs in Perth with highest air pollution levels. Taking the golf course away, and filling it with more houses will make this even worse. There is enough vacant land in Cockburn that can be made available for residential development. Why get rid of the facility that already exists, and revamp it to make it a profit making entity like the Wembley golf club? Can we not learn from Wembley's restoration and makeover?	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
155	Neil Chamberlain, Heirisson Wy, North Coogee	<b>OBJECT:</b> This rezoning is totally immoral and should not be permitted. People bought properties in this area with the promise and understanding that these facilities would be there for possibly ever.  It is inappropriate that after such a short timeline this rezoning is even being considered and very worrying that this can be a precedent for other such rezoning	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
156	Travis Kujawski, Eastney Crt, Jandakot	<b>OBJECT:</b> I believe that this development will be unethical and irresponsible, creating a strain on our already suffering environment. There is already a lot of housing development happening in the City of Cockburn, with substantial amounts of land being cleared. The proposed plan looks at the removal of hundreds of mature trees. With climate change a huge issue facing our world, we can not afford to cut down these trees at the alarming rate that we are. I know that the City of Cockburn is a growing city and we need housing. However, Treeby, Cockburn Central, Hammond park and more surrounding suburbs are developing and already supplying more than enough housing for our cities needs. With the proposed	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.

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		<p>development of the currently closed golf course, this will put a strain on the structures of the older homes surrounding the course. With vibrations and other earth moving equipment, the surrounding structures will be at risk. Increased traffic will result in further pollution and add to our already 'poor air quality' city. We can not afford to have irresponsible development in our city. With a proposed wave park and the current ARC, hockey stadium and ovals surrounding Cockburn, having a golf course will complete the Cockburn community. I understand that there is a proposed golf course to go ahead in Coogee in many years time, however, the currently closed Glen Iris Golf Course is already a championship golf course. And, it is 18 holes. The community hub housed a great amenity of a restaurant, pro shop, cafe and a golf course. This course needs to remain a course and not be lost for good. Booking times for currently open courses are in high demand as the game of golf increases in popularity. Having the course reopen to the public will be beneficial for not only the community, but for the local economy. This course will provide ongoing jobs and revenue for those who wish to own it. Possibly for the City of Cockburn to acquire this course. This land remaining Special Use 1, golf course/golf course reserve is detrimental for our city for the sake of community, the City and national/international visitors. If this development goes ahead, there will be thousands of members of the community who will be disgusted and appalled by the decision, leading to a poor public image of Cockburn Council. By not allowing this proposal to go ahead is a win for the community, the environment (flora and fauna), the Council and our future generations.</p>	
157	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> So many reasons I used to play golf 9 holes once a week while my kids where at school I live on the estate paid premium price for property that overlooked the golf course but we chose here as I could easily go play a quick 9 holes then pick my kids up from school, now I haven't played golf in nearly a year as I can't get a spot anywhere.. and it really effects my mental health .. Also my kids loved the sport and I can't even get them lessons anymore unless I join a private golf course .. I miss the family Sundays at clubhouse face painting live music we would walk down Most Sundays .. and it was a community everyone would know everyone.. Since the closure I had ducks in my pool , quendas drowned in my pool looking for water at least 4</p> <p>The city of cockburn needs a golf course and country club and to spend more rate payers money on a 3 par 9 hole golf course is ridiculous.when then have one an</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>established one already that's just been neglected.. . I play golf and would not play a course like that.. I worked at the Glen Iris and I know for fact the owners ran it down to sell for as much as possible.. we as a community need this golf course . Not more housing the city of cockburn look like a city of cement .. ..cockburn cement ...</p>	
158	Steve Duffy, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> There is a wonderful tourism opportunity for the City Of Cockburn to be recognised as the City of Activity. With the proposed Wave Park, the wonderful facilities provided at the Aquatic &amp; Recreation Centre and a world class 18 hole golf course all within close proximity to the CBD would without doubt showcase the City of Cockburn as wonderful tourist attraction. Not retaining the Glen Iris Golf Course and in its place allowing for in access of 600 houses. would show nothing more than shortsightedness of the council - following the path of so many other councils - rather than stand out as a shining light, a council that has genuine interest in the voices of its residence. On a more personal note we bought our home for the amenity &amp; paid a premium price for the opportunity. I believe the golf course/green space is extremely important to our health &amp; wellbeing for which the many mature trees are a part.. Like many, I used to play here 3 times per week, now the course has been closed, I have joined Melville Glades, were most Saturdays I am unable to book a time with my playing partner and friends, due to the level of members Melville has with the tee times booking out within minutes of opening. It is extremely sad that we have seen such a huge effect on the wildlife that the golf course supported. We have found several dead bandicoots in our pool, we no longer hear frogs in the surrounding water holes and a reduction in the bird life. Safety reasons for draining the lake are totally unacceptable as there is no evidence of this ever posing a risk. over the many years of there existence. Please take a step back from the shortsightedness of simply developing houses on this land and instead return it to its former beauty and have the City of Cockburn promoted as the City of Activity for all.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
159	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Loss of a golf course with a very active membership. More traffic in an area that won't be able to sustain it. Loss of beautiful trees and habitat for endangered wildlife. Loss of what makes this estate so special and unique and a beautiful place to live</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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160	Name and Address withheld, Atwell	<b>OBJECT:</b> Should not have been allowed to happen as the golf course was incorporated into suburb from what was before the suburb built or pointed out could be sold off. That golf course is part of Cockburn history.	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
161	Glenn Bennett, Glen Iris Dr, Jandakot	<b>OBJECT:</b> My wife and I live with my in-laws as we both require help from time to time as we both have a disability. My in laws have explained to us what is going on with the golf course as we have seen the grass dying. They have told us about the cycle path/foot path that is going behind our fence. Our part of the house is less than 1m from the back fence which overlooks the golf course. This means that people can look in unless I keep the shutters down all the time which I don't want to do as there is no natural light coming into the house.  We both have epilepsy and with lights shining into our windows this could have a bad effect, especially if the lights flickered, which sometimes happens to lights; especially when they are getting old. Also we have a dog and even now when people are on the golf course walking with their dogs, our dog doesn't stop barking until she can't see it any more. If lots of people and lots of dogs are going to walk close to my fence my dog will never stop barking and this will cause my wife and me a lot of distress. With epilepsy continual noise is not good for us. Also it is not fair to neighbours if they hear my dog barking all the time. They could report me. Please don't allow a foot path here. Also, people can look into our house and they may be burglars looking to see if we are home.  I am sad that in summer the grass is so dry. I don't see many birds anymore and this makes me sad. Please can you keep the golf course as it is with no new houses inside.	<b>Noted</b> Most of the matters raised are addressed in the City's response to earlier submissions.  With respect to proximity of the footpath, the indicative position shown at Section 1.10 of LSP Appendix 7 (Landscape and POS Strategy), is several metres away from the property boundary. In combination with the planted landscape buffer and fencing options proposed this should manage the issues mentioned in an appropriate manner.  No further changes are recommended in response to this submission.
162	Name and Address withheld, Jandakot	<b>OBJECT:</b> We herewith submit our <u>objections</u> to the rezoning and redevelopment of the Glen Iris Golf Course into a residential development.  My family and I have been living on *Address Withheld* since 2008. I moved to the area with my parents when I was 16. Our house backs directly onto the golf course with several of the bedrooms and the living spaces orientated towards the back garden and the golf course.	<b>Noted</b> Most of the matters raised are addressed in the City's response to earlier submissions.  With respect to local employment, once developed the local centre should offer

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		<p>It would be a significant loss to the residents of the estate, the wider population that utilise the golf course and the environment if the area is developed into housing.</p> <p>I have reviewed the documents submitted by the developer as part of their submission to rezone the land and I am of the view that the developer (Eastcourt) has undertaken every possible action to undermine the existing land (environmentally, visually and socially) in order to present a picture that the proposed development will enhance and improve on the existing degraded lands is nothing but falsifying reality.</p> <p>I worked at the Glen Iris Golf Course Restaurant and Bar for 4 years while I was studying at university. During this period the Restaurant provided employment for many people (particularly young adults) who lived in the area. There would have been approximately 15-20 wait and bar staff on the payroll in addition to 4 chef's and an apprentice throughout my time at the restaurants. In any one day there would be an average of 10-12 people working in the restaurant. Furthermore, there was typically a further 2-3 working in the golf shop and several other greens keepers.</p> <p>The restaurant and bar was a thriving business opening in the morning from 6:30am (to provide tea/coffee and breakfast to the golfers) and often closing between 10 to 12pm. The restaurant was a great community hub that was always busy. Given the lovely surrounds and lack of traffic noise (far from any main roads) the outdoor eating area was a significant draw for diners. It would be a great loss to the community if this facility is taken away with the only similar venues in close proximity being 'The Gate' (at Gateways shopping centre) or the 'Berrigan Bar &amp; Bistro' (at South Lake Shops), both of which are in busy shopping areas without pleasant outdoor dining. The Glen Iris was a safe meeting point for our elderly neighbours too.</p> <p>On review of the environmental impact report, it is clear that the sprinkler system was turned off and the lakes drained so as to drive the animal life from the area before the report was undertaken. There was significant numbers of endangered animal life in abundance across the golf course that appear to have been driven from the area (or likely died) due to the sudden lack of water available over the summer period. The local Quenda was often spotted in the evenings. My friends and I would also fish for Marron in the northern most lake which were in considerable number, the lakes had been stocked by the owners of the golf course</p>	<p>similar employment opportunities to local residents.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>to assist with keeping the water clean. The lakes also acted as watering holes for the Carnaby and White &amp; Red-Tailed Cockatoos, ducks and other native animals. The proposed removal of the mature trees and water courses will have a significant detrimental impact on these animals.</p> <p>Finally, from review of the road layouts the large majority of vehicle movements are proposed along the road directly to the rear of our house. Therefore, we will have the large majority of existing residents using Dean Road (in front of our house) in addition to the same volume or greater to the rear (new road). Therefore, all existing houses along Dean Road will be sandwiched between two (2) busy roads. Although, the developers sketches include for a 5-10m setback to the rear boundary of the house, no level of noise abatement measures will eliminate the traffic noise generated by the cars, construction vehicles (for several years during house construction) and proposed bus route. This will have a considerable detrimental impact on the amenity, privacy and peaceful enjoyment of the back gardens for the residents of dean road. The original owners of these houses specifically bought due to the aspect, privacy and peaceful enjoyment of their back gardens which backed onto the golf course.</p> <p>Notwithstanding the above, no details have been provided by Eastcourt on how the high levels of light pollution (vehicle head lights or the street lighting) will be mitigated.</p> <p>Should the proposed Glen Iris Golf Course residential infill proceed, the City of Cockburn and its residents lose a very valuable 'Green Open Space', a popular sporting facility, employment opportunity for local young adults and an important habitat for native endangered animals. There is nothing for the wider community, the existing residents and environment to gain from this proposal and we strongly refute this development going ahead.</p>	
163	Name and Address withheld, Atwell	<p><b>OBJECT:</b> Need to protect black carnaby and quenda and nature reserve and water holes and nature strip for wildlife to survive. Too much development in Cockburn. Cockburn traffic is terrible, becoming unliveable with too much traffic and housing and no green spaces for people. Too many houses create mental health issues for residents and increased stress. Losing too much nature areas for profit and greed. Climate change is real. Should not be destroying nature reserve with L many large trees for 600 houses. We need to preserve large nature strips in Cockburn to reduce pollution from cars and concrete houses that affect climate change.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		Cockburn is becoming unliveable because of council stupidity and greed of developers.	
164	Name and Address withheld, Lynwood	<b>OBJECT:</b> Habitat loss, water loss, wildlife loss, concrete gains. Residents losing the green/golf environment they paid for. The only golf course in Cockburn.	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
165	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> My partner and I would like to register our STRONG opposition to the proposed development of the Glen Iris Golf course.</p> <p>We purchased our home here in 2010, and could not believe that that such a wonderful area existed, it was close to the freeway and shopping areas, yet was tucked away and almost felt like living in the country. We felt it had the right balance of housing compared to the size of the course. The Real Estate agent we purchased the property from assured us that the Golf course would always be here and could not be developed.</p> <p>Although not a golfer before, I started to take up the game after moving in, and we made regular use of the clubhouse and restaurant. We watched with concern how the former owners of the course let the course and facilities slowly deteriorate, and wondered what their long-term plan was going to be. At the time we felt reassured that it was always going to be a golf course no matter what the owners did, as this was enshrined in law. It came as a complete shock to hear that the course had been sold to developers who had no interest in golf, and were only interested in carving up the land for profit. The 'consultation' process run by the developers appeared to have a predetermined outcome no matter what the community said, and was simply a process to tick the boxes in their quest to get rezoning. For my family, there is nothing positive at all in the developer's proposal. It is depressing reading and will negatively impact us. If this goes ahead, we may consider moving from the area and from the City of Cockburn.</p> <p>Our property is on *Address Withheld*, and will be negatively impacted in several ways.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the former clubhouse, the City has no record of the building materials being disposed of in this manner, however should asbestos be identified during construction works it will be the responsibility of the subdivider to ensure it is suitably removed in accordance with established guidelines.</p> <p>With respect to outlook from the property, the structure plan includes the creation of a large POS reservation inclusive of the retention of large trees across the road from the property that should ensure it retains an attractive outlook.</p> <p>No further changes are recommended in response to this submission</p>

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		<ol style="list-style-type: none"> <li>1. We already have low water pressure, power outages and poor NBN speeds. This will only get worse with more strain on the local infrastructure from 600+ new houses.</li> <li>2. Noise, dust and disruption from building activities occurring for the next few years will be a nightmare to endure.</li> <li>3. Devaluation of our property- this estate had unique attributes that made it a desirable address. If the golf course is carved up and filled with houses, it will be just another suburban estate with no outstanding qualities.</li> <li>4. Local wildlife – when the golf course was in operation, we used to love watching the Quendas around the course and clubhouse, and listening to the frogs in the lakes and around our house at night. They have now all gone. For a time after the course closed, it appears Quendas were forced to move into people’s backyards in search of food and water. We had 1 or 2 in our yard for a time, digging around for food at night. They have now gone, I assume they were caught by cats, run over (I have seen several dead Quendas on Dean road / Glen Iris Drive since the course closure) or died some other way.</li> <li>5. Noise from increased traffic movements – this is a peaceful area with not a lot of traffic flow, this will greatly change with the extra movements from the proposed number of extra houses around us.</li> <li>6. Risk of Asbestos exposure – the old Lakes clubhouse was full of Asbestos, which was buried under the course when it was demolished. If the course is dug up, this will be exposed, potentially releasing fibres into the air and maybe my home.</li> <li>7. Visual amenity – from our front windows we have a wonderful view of the course through a fence and service gate. Seeing the mature trees and lush grass was very peaceful and relaxing to look at, as was watching the groups of golfers enjoying the open space and sunny weather.</li> </ol> <p>In conclusion, my family and I are completely against this proposal. If it goes ahead, it would be disastrous for the many residents who purchased land and houses here on the promise that it would be a golf course estate forever. For us, the best outcome would be for the developers to cut their losses and sell the land to a group that would reinstate it as a golf course. (I am aware of 2 interested groups who would potentially purchase it and run it as a golf course again)</p>	



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166	Veronica Grant, Hartwell Pde, Jandakot	<p><b>OBJECT:</b> We have recently moved to this address and our house backs on to the golf course which we love as we have privacy and a view onto the nature reserve, this was the reason why we bought the property. We are interested only in the nature reserves.</p> <p>Should this development take place, we feel we will lose the privacy and also have more noise and inconvenience during the building and development phase, ongoing noise once the development has been completed, and more traffic in the area and also we would prefer the natural reserve to remain untouched but opened to the public for access to the area to be enjoyed as a reserve; not for development.</p> <p>I also strongly oppose this development for the animals such as bandicoots and the lovely bird life that exists there as well as the whole ecosystem and natural established environment of the area and request the council buy the land for upkeep as a reserve for the broader Cockburn Community to enjoy as public parklands</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
167	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We paid premium price for our property because of the Golf course. They can't take away that from us as they wish because they already cash it when they sold the properties advertising exclusive houses near Golf course view. We are left with houses with no view now. we loved the peace and quiet, greenery and abundance of birds and wild life. we don't want another 600 houses and thousands of cars in Glen Iris. We need our Golf course back.</p> <p>Strongly oppose the decision to build more houses</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
168	Rita and David Bowsher Kooralbyn Valley Cres, Jandakot	<p><b>OBJECT:</b> Exponential increase traffic congestion, Endangered Species Carnaby Cockatoos; Destruction of Habitat, Loss of Public Green Space; Climate Change, Moral and Ethical issues</p> <p>We are long term residents in the Glen Iris Golf Estate and chose to build our 'dream home' on a block of land, backing onto the Golf Course. The developer guaranteed that we would have ongoing use of not only the golf course, but access to a community club house and sport recreation facility. The plans shown and promises made by the developer, highly influenced our decision to purchase of the land, as a lifestyle choice for our family and for future prosperity.</p> <p>The sole selling agent for the Glen Iris Golf Course Estate was Satterley. Their marketing pitch was, and I quote, "so different, so unique, so much to enjoy, Glen Iris has it all!". The promise of the future "Country Club will host luxury facilities for</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>the whole family to enjoy. Golf, tennis, pools, restaurants and children’s recreation areas, just a short stroll from your home”. This was the developer’s ‘promise’ and what it had to offer suited our family completely, from a Country Club lifestyle and investment perspective.</p> <p>We all know that the Country Club didn’t eventuate (but weren’t advised as to why?), but we never thought for one moment that the golf club would be sold eventually to the Eastcourt Development Group – to build medium to high density homes on it! Property developers sell us ‘never-ending promises’ which don’t come to fruition; this is the reason why we don’t trust Eastcourt developers. Property Developers only care about profit and walk away from it with broken promises (re: Satterley’s sale pitch on Glen Iris Golf Club Estate), without any recompense. For these reasons, our Glen Iris community does not want Eastcourt to cram the golf course and green space with medium to high density residential housing. It’s not morally ethical to destroy green space for the sake of greed and profit.</p> <p>In their sales-pitch, Eastcourt state that they want to create an equitable community in which everyone living in the estate will have access to ‘facilities’ and nature. Eastcourt touts the theme of ‘inclusivity’??, but this is another misconception which they printed in their sales pitch. Contrary to Eastcourt’s Property Groups comment that the Glen Iris Golf Course facility (including the Glen Iris Bar and Bistro) was ‘exclusive’ and only catered for a selected group of the community, is utterly incorrect. The Glen Iris Golf Course and its facilities was indeed a popular venue for the community at large and not for a ‘selected’ few; be it playing golf, having a drink with friends or enjoying a meal and/or social function at the excellent bar and bistro. People came from the broader Cockburn community and society generally, to enjoy what the Glen Iris Golf Club had to offer; in sum it was a unique social hub.</p> <p>The ‘Glen Iris Estate Project Team’ (GIEPT) was set up by COC in an attempt to ‘engage the community’ in the new concept plans but unfortunately, they are far removed from the overall positive sentiment that residents in the Glen Iris Golf Estate (GIGE) already have in the estate; <u>we do not want infill housing</u>. Their comments are NOT reflective of the views and concerns of residents in our community. In their Community Newsletter, Edition 4 (October 2021) the headline was “Glen Iris Estate Designed to be Different”.</p> <p>We <u>already</u> ARE different; GIEPT had these ‘new concept’ proposals emblazoned on their flyer:</p>	

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		<p>i) 'fido will love it' - we <u>already</u> have 85% households in the neighbourhood with dogs and pets, we <u>already</u> have dog exercise enclosures</p> <p>ii) 'walking for wellbeing' - <u>already</u> large numbers of residents regularly walk for wellbeing, exercise and meet and greet, we had the Glen Iris Golf club; either the game, Bar &amp; Bistro social gathering???</p> <p>iii) Everything for the modern family???? - Define 'modern', our community boasts a mixed demographic with an increasing number of couples, young families and professionals who've moved into the estate.</p> <p>iv) 'eat, meet and shop local'? - we <u>already</u> had Glen Iris Bar &amp; Bistro, and currently sport two restaurants in our local 'shops'</p> <p>Note: Little interest in small shop owner (IGA) for Glen Iris, likewise for Treeby suburb.</p> <p>v) 'Mindfully Sustainable' – ALREADY have this! Solar powered homes, beautiful green space and lakes in the Golf Course, abundance of flora and fauna. Note: our beautiful lakes were crudely drained by Eastcourt. This led to loss of ecosystems and habitat, and therefore sadly, fauna.</p> <p><b>Flora and Fauna - General</b></p> <p>There was also the unique flora and fauna habitat nestled in the golf course: black, white and red tailed cockatoos, wild geese, ducks, ibis, quendas, numerous native bird species generally (kingfishers, honey eaters, mudlarks, willy wagtails, magpies and so forth. The variety of fauna was long established going way back to when Bill Wilson first established the 'Lakes Hotel and Links Golf Course' back in the 1960s. It was indeed the local 'watering hole', going way back. The wetlands that this establishment 'sat on' had been a part of the landscape for thousands of years. These pockets of wetlands in the Cockburn area is disappearing quickly, without a thought for anything beyond profit margins! I refer to the housing development on Berrigan Drive (by Lakes Senior High School) by Yaran developers; another piece of wetland destroyed!</p> <p><b>Flora and Fauna – Observation on Carnaby's Black Cockatoos (Food source and Habitat)</b></p> <p>From our observations over the past 25 years the black cockatoos have decrease in flock size and habits considerably during the last 8-10 years. This has been observed in their eating habits and the time of year in which the flocks fly through in</p>	

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		<p>their search for food and /or migratory path. With the continuing destruction of Banksia Groves, bushland (and Pine trees), notably around Jandakot Airport and the developments of Treeby and Piarra Waters, the food supply (and nesting) for the cockatoos and native birds in the area has dwindled.</p> <p>The Glen Iris Golf Course open space has a number of Cape Lilac Trees that have self-sown in the Glen Iris Golf Course Estate throughout the years. Although these trees are an introduced species, the Black, White and Red Tailed Cockatoos have eaten the seeds to increase their food supply because of diminished food sources and bushlands, in the Cockburn, Armadale and Gosnell ‘urban’ areas. When we first built our home the Carnaby’s would come in the winter months to eat the ‘ripened seed’ of the Cape Lilac tree. However, in the space of only 10 years their movement and habits has significantly change. We’ve observed the Cockatoos coming through to feed on the <u>green</u> Cape Lilac seeds, as early as February and March. The flock numbers are also significantly less; instead of some flocks being as high as 150 birds, they are now almost halved, in comparison. The number of flocks and frequency times has also decreased. This evidence signifies that our destruction of local bushlands is notably having a major negative impact on the endangered species and all within a space of 10 years!</p> <p>Yet in the name of ‘progress’, land developers are freely given the license to destroy hectares of habitat regardless of the environmental consequences; the collapse of local flora and fauna species in the bleak back-to-back suburban infrastructures consisting of bricks, concrete, paving, tarmac, and with as little as 10% Green Public Open Space. As reference, we can just look across the rooftops of the first stages of Treeby, located off Jandakot Road (east of Glen Iris); it’s void of any distinguishing green space and flora and fauna is non-existent. During the warmest days of the year (November to April), one can see the shimmering heat waves radiating into the atmosphere. No sustainability here! It’s going to be so much worse off when developers start the next stage called ‘Lake Treeby’. This will see the clear felling of hectares of banksia groves and bushland. Another habitat plundered and totally destroyed. This type of mismanaged ‘development’ that is allowed to take place by people in State and Federal Politics and Councils, just adds another strike towards climate change and another ‘green’ opportunity squandered.</p> <p><b>Traffic Congestion – Alarming Increase</b></p>	

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		<p>After living in the GIGCE for over 20 years, we have seen a number of changes and modification to made to road systems and attempts being made by Main roads, to deal with managing extra cars, commercial trucks and heavy haulage vehicles. We also have seen major changes in the Kwinana Freeway. Whilst a good proportion of these changes made a positive difference in management of additional traffic (some caused by the expansion of housing estates south of Berrigan drive, the railway system and Roe Highway), the magnitude of the number of vehicles on the road has increased exponentially. Our picturesque, quaint 'country style' roundabout (yes, a little 'romanticism' here, but that's what we were promised) that joined Dean Road, Jandakot Road and Berrigan Drive, has given way to become a quadruple, dual carriageway intersection that's govern by a series of traffic light sequences. This is now a major intersection that sees thousands of cars, commercial vehicles and haulage trucks move through it each 24 hour day. It's obvious that our golf course estate is central to all manner of the major road network links: Roe Highway, Kwinana Freeway, North Lake Road, Princep Road link to Armadale Road, Karel Avenue and Warton Road, including the Transperth rail system.</p> <p>The traffic noise, air pollution and the general hustle and bustle of a busy highway at this intersection already shows signs that it's barely coping with the current huge volume of traffic. During peak times Berrigan Road is gridlocked with bumper to bumper traffic from the Northlake Road traffic lights and beyond the Glen Iris Dean and Jandakot Road intersection. The Mains Roads decision to install an additional traffic light intersection along Berrigan Drive and to close off Turnbury Park Drive (turning right), will cause insurmountable commuter hardship, that is time consuming and fraught with danger, for Glen Iris residence to navigate day in and day out.</p> <p><b>Conclusion of Submission: Reference number 109/152</b></p> <p>For the reasons outlined in this submission, we do not want Eastcourt to carve up our former golf course estate into hundreds of residential plots of land, where medium density housing will be constructed. We must look at the bigger picture and consider the moral issues, traffic issues and the disappearing habitats for our precious flora and fauna in our environment.</p>	

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169	Marissa & Peter Harper, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b> We chose to live in a golf course estate and paid a premium to own a property backing onto the beautiful Glen Iris golf course. We have a second story balcony and glass fence overlooking what was a leafy green open space. There are mature 10m+ trees directly behind our home that house wildlife and birds, including the black cockatoo at times. Quendas used to be often seen on our back lawn, having come in from the golf course to feed on bugs but we have not seen any for some time, since the water was shut off on the golf course. The families of Jandakot have chosen to make a life here based on the environment and lifestyle of a golf course estate. The land was privately sold zoned for 'special use' as a golf course and should not be allowed to now be rezoned for development for the profit of the new owners, and to the detriment of the community.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
170	Akalanka Herath, The Lakes Blvd, Jandakot	<p><b>OBJECT:</b> We Came to this suburb very recently and were especially attracted by the large trees and the green golf course. Even on the other side of the freeway, we feel clean breezy air with the less noise environment so far. And after that, we need to upsize our house and look for the lands surrounding suburbs and non of the places are attractive to us after that, we decided to put up the second story to stay in the cool calm area with a forest or golf courses in front. With this new proposal, we heard that the traffic congestion getting more and more and sadly feel of the disappearance of important wild fauna from its original land. Under these circumstances, we are much like to keep the golf course or this land as a forest and garden, other than rezoning and establishing a crowded housing scheme.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
171	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <p>1. INTRODUCTION/BACKGROUND</p> <p>I am a long term resident of the Glen Iris Golf Course Estate having purchased here in 2003 after being attracted to the wonderfully presented, quiet and serene home settings surrounding a well-presented and maintained golf course. My house backs onto the actual golf course land and a major reason for its purchase was specifically due to the wonderful views facing out to the golf course.</p> <p>Herein I formally present my objection to the proposed amendments.</p> <p>I understand that the City is required, on basic legal principles, to give significant weight to the views of the owners of the affected residential lots and should not make any decision to adversely affect their amenity and interests without carefully considering their views in accordance with the principles of natural justice and other</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the assumption of a recommended approval, to date the City has only recommended that the proposal be initiated and advertised for public comment.</p> <p>No further changes are recommended in response to this submission</p>

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		<p>legal requirements. I trust that the City will adhere to these requisite principles in its considerations and I thank the City Officers for doing so.</p> <p>This submission raises areas of concern-discussion with contents of the current proposal. It is not exhaustive in the subjects addressed but is prepared to provide sufficient evidence and detail to enable a conclusion to be made that the current proposal should not be recommended for approval.</p> <p>In the quite unfortunate event that the Proposed Amendment is recommended for approval I have offered herein some points that could well enhance the current proposal whilst at the same time make it more acceptable to existing Residents. These points are set out throughout this submission.</p> <p><b>2. AREAS OF CONCERN-DISCUSSION</b></p> <p>For ease of reference my specific areas of concern fall under the following headings;</p> <ul style="list-style-type: none"> <li>(a) Information submitted by the Proponent</li> <li>(b) Consultation</li> <li>(c) Pedestrian/Cycle Paths (Buffer Zones)</li> <li>(d) Road – Twin Waters Pass</li> <li>(e) Destruction of the existing Community Facility</li> <li>(f) Interface with existing Glen Iris Estate Housing</li> <li>(g) Existing Zoning Sufficient</li> </ul> <p>To assist in reviewing the content I have used three consistent labels within each area of concern-discussion:</p> <p><b>Proposal</b> (what the current proposal states);</p> <p><b>Response</b> (my response to that content) and</p> <p><b>Recommendation</b> (my recommended action).</p> <p>I trust that this layout makes it easier for you to progress through the points raised in this submission.</p> <p>Thank you, in advance, for taking the time to read through and consider the contents.</p> <p><b>A. Information submitted by the Proponent</b></p> <p><b>Proposal:</b></p>	

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		<p>The City of Cockburn’s Community Engagement Framework states: “For residents and stakeholders, we are committed to providing opportunities to have a say, in a way that meets your needs and to participate in the decision-making process”, and that this commitment “Provides participants with the information they need to participate in a meaningful way”.</p> <p><b>Response:</b></p> <p>To participate in a meaningful way residents in particular need concise, simple and easy-to-understand information about the proposal and how it may affect them. Residents simply do not have the technical prowess to review a lengthy, detailed submission and thus rely on the City to provide guidance and assistance by way of summary etc.</p> <p>Evidence of the overwhelming nature of the submission is submitted by the extent/detail/contents of the information provided in the published documents being asked to be reviewed by residents. In total the documentation consists of in excess of 1,700 pages of information.</p> <p>City Officers might suggest that given the importance and impact of the proposal it felt that providing it in full was appropriate. Unfortunately most of the individual documents are extremely technical and lengthy and residents should not be expected to have to read hundreds and hundreds of pages of documentation to understand a proposal in order to make an informed submission. The City’s public engagement framework statement referred to above must also be considered along with the extent of Community interest and concern that the Acting CEO noted in a letter to the Hon Mathew Swinbourn MLC in 2020 was prevalent. In such circumstances the City can rightly be expected to have provided concise, simple and easy-to-understand information about the proposal and how it may affect them. Sadly the City did not.</p> <p><b>Recommendation:</b></p> <p>Despite it being a publicly stated commitment of the City, the City has demonstrably failed to exercise its own standards to enable residents to participate appropriately in this important review process. On that fact alone the proposal should not be recommended for approval as the residents have not been afforded the necessary assistance from the City Officers and in no way in this advertising period has the City provided participants with the information they need to participate in a meaningful way.</p>	



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		<p><b>B Consultation</b></p> <p><b>Proposal:</b></p> <p>The Proponent states that the design rationale has been informed through a community engagement process undertaken with representatives from the Glen Iris Project Reference Group. The community engagement program “was undertaken using the IAP2 Framework”. It is stated that the range of community engagement tools used “were designed to ensure optimum accessibility and two-way communication’ and that the ‘Project Team (planning, traffic, engineering, landscaping, and environmental) attended the sessions to participate in the discussions. The workshops were critical to ensuring the Project Team understood the key concerns of the Glen Iris community and to discuss their thoughts on the most suitable ways to address those concerns as part of any future development outcomes.”</p> <p><b>Response.</b></p> <p>I actually participated in all four of the Project Reference Group (PRG) Sessions. The City has been made aware by me and a number of my fellow participants in the Project Reference Group of our very real concerns about the process adopted by the Proponent, the inability for us to freely participate in discussions and the limited scope imposed to us.</p> <p>Only 4x2hr sessions were conducted with 32 participants at the first 2 sessions that reduced to 24 for the last 2 sessions. Thus in aggregate the consultation involved an average of 28 people representing the interests of over 3,000 just on the estate (i.e 0.9% sample group) being consulted in 8 hours of consultation. This does not constitute representative participation nor does it represent appropriate levels of consultation on such a significant proposal for the Estate. In addition the Proponent in their Concept Plan did not adopt the major areas of concern expressed by the participants.</p> <p>A Senior Executive and longstanding employee of the City, in his capacity as The Chief of Built and Natural Environment in an email dated 6 December 2021 stated quite succinctly that “Eastcourt’s consultation and community engagement is not a statutory requirement and has no standing within the assessment process.”</p> <p><b>Recommendation:</b></p>	

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		<p>Given the volume of questions raised by us participants as to the inaccurate reporting from the Proponent's representative and concerns raised by us about the form of consultation coupled with the clearly stated position of a Senior Executive of the City it can only be recommended that any comments within the proposal that are attributed to the Proponents' Project Reference Group must be dismissed in totality, not relied upon in any way and indeed should even be redacted from the proposal so as not to influence any party (eg. City Councilors, Ministers etc) in an attempt by the Proponent to suggest that it has conducted any form of acceptable consultation.</p> <p><b>C. Pedestrian/Cycle Paths (Buffer Zones)</b></p> <p><b>Proposal:</b></p> <p>All roads within the structure plan are proposed to include a 2 metre wide pedestrian/cycle path on one side of the road as a minimum. In addition there is also a proposed 7 kilometre long pedestrian/cycle path that travels through all of the open "green" space within the structure plan. This second pedestrian/cycle path is proposed to be constructed within what the Proponent has offered as a "buffer zone" between existing homes and any construction. The Proponent has stated that given the extent of the mature flora and fauna on the existing land, the "buffer zone" will be a minimum of 12 metres from each existing back fence of current housing.</p> <p><b>Response:</b></p> <p>The open space is promoted/offered by the Proponent as creating a "buffer zone" between the existing houses and the new development. The Proponents offer to commit to a "buffer zone" in its planning is appreciated. Unfortunately that "buffer zone" (if allowed to be used as a pedestrian/cycle path) will be a lit pedestrian/cycle path running all the way through it thereby creating other (negative) issues.</p> <p>Given that current housing design and fencing has been (and in the case of mine and approx 240 homes on the Northern Side still are) restricted by Landgate Registered Covenants homes and fences have been designed to meet those restrictions whilst attempting to maximise the visual outlook over the existing golf course. This has resulted in all of the current homes having see through rear fencing coupled with many having pools close to their existing rear fences.</p> <p>Having a lit pedestrian/cycle path in that "buffer zone" will have a hugely negative impact on the existing homes with respect to many issues not the least of which are the visual, the reduced privacy, the increased noise impact (not just by cyclists and</p>	

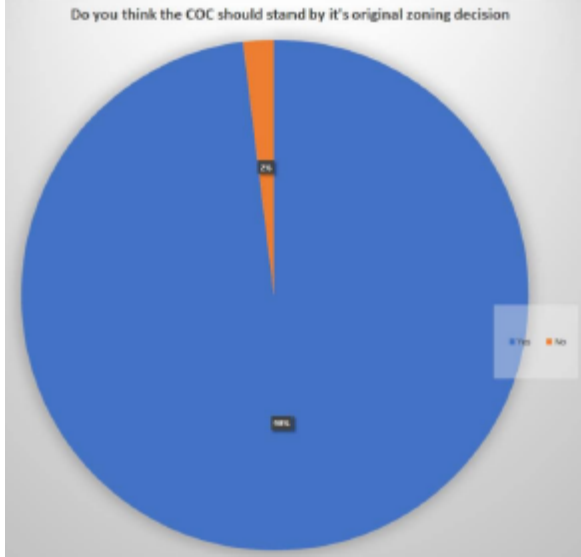
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		<p>pedestrians but by pets barking at those disturbances), the reduced levels of security, increased levels of light into backyards/close to current housing.</p> <p>The current minimum 12 metres, is considered to be too narrow to adequately ensure the safety of the mature trees/plants in particular. Increasing this width by a small distance will not have a significantly negative effect on the proposal whilst actually being acutely positive in the number of trees/plants that can be preserved.</p> <p><b>Recommendation:</b></p> <p>Safe pedestrian movement throughout the estate can be assured by the Proponent via the proposed 2metre wide pedestrian/cycle path being constructed adjacent to both sides of the proposed road network. Doing so will avoid other (negative) consequential effects of having a pathway passing by the back see-through fences of existing homes.</p> <p>Increasing the width of the “buffer zone” to a minimum of 20 metres whilst excluding any form of construction being done within that “buffer zone” is an acceptable measure both from an environmental and an existing amenity minimizing disturbance perspective.</p> <p><b>D Road – Twin Waters Pass</b></p> <p><b>Proposal:</b></p> <p>The Proponent has proposed a new 4-way intersection to replace the current 2-way one at the junction of Twin Waters Pass and Portsea Gardens whilst also ensuring that the existing bridge on Twin Waters Pass remains. It projects that the future traffic volume for the new 4-way intersection is forecast to be 2,000-3,000 vehicles per day.</p> <p><b>Response:</b></p> <p>I am concerned about the increased traffic noise and/or vehicle headlight intrusion at night for the existing homes adjacent to the intersection and which direction of traffic movement will have priority.</p> <p>Retention of the existing bridge on Twin Waters Pass must remain. This was also promised unequivocally by Jarrod Rendell a Principal of Acumen at one of the PRG meetings.</p> <p><b>Recommendation:</b></p>	

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		<p>This component could be acceptable provided the existing bridge remains and the direction of traffic priority can be appropriately established for the forecast volumes of traffic.</p> <p><b>E. Destruction of the existing Community Facility</b></p> <p><b>Proposal:</b></p> <p>The Proponent proposes to demolish the existing Country Club and Community Centre to be replaced by a new facility in the proposed new commercial portion of the development. No timeline has been provided for the construction of the new facility.</p> <p><b>Response:</b></p> <p>Overwhelmingly us participants in the PRG's unequivocally stated the Community's strong desire to keep the existing Clubhouse. This major request has been denied by the Proponent.</p> <p>The Community has demonstrated its outrage that the existing Clubhouse is intended to be demolished. The Proponent has been made well aware of this high level of outrage and the great desire to retain this facility (even if only to recognize the history of the lands' development) yet has made no effort to retain the Community Facility within the Concept Plan. Retention of the existing Clubhouse is a major issue for the Community.</p> <p>The proposed loss of this significant Community amenity will negatively effect not only the over 3,000 residents within the existing Glen Iris Estate but also the literally thousands of other Community members who frequented the facilities. A very wide Community base stretching throughout the metropolitan region (i.e well beyond just the Glen Iris Estate) regularly patronized the bistro and often went there just for a chance to socialize with friends. At its peak of good management the facility was turning over revenue in the order of \$2-2.5m per annum. It was not only used as a meeting/social place but also for use as a place to celebrate birthdays, weddings and other milestone occasions. That facility's current location with easy access and away from main roads etc could well have also been a part of the attraction for going there.</p> <p>The City has acknowledged in writing via its Acting Chief Executive Officer that "an application to rezone and redevelop the subject land would need to comprehensively address issues such as the impact on neighbourhood character,</p>	

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		<p>amongst other things”. The Proponent has not in any way addressed the impact on neighbourhood character that the loss of this existing Community facility with all of its history and community involvement would have. The Community has clearly stated that its loss would be monumental.</p> <p><b>Recommendation:</b></p> <p>That both the Proponent and the City hear the Community’s loud voice on this major issue such that the existing facility remains. The Proponent can easily design around it and still achieve its objectives.</p> <p>Should neither the Proponent nor the City defend this facility being retained then, as a minimum, the facility is re-opened and remains in use until the new one has been constructed.</p> <p><b>F. Interface with Existing Glen Iris Estate Housing</b></p> <p><b>Proposal:</b></p> <p>Existing Glen Iris Estate Housing</p> <p>The Proponent at Appendix 1 states that approximately 250 properties within Glen Iris back onto the golf course site. To act as a ‘buffer’ between the existing and proposed residential development, the Structure Plan includes a mix of public open space, landscaped pedestrian access ways (or ‘interface treatments’) and widened or existing road reserves. The Proponent has committed to the “buffer zone” having a minimum width of 12 metres. There are portions of the site in the south of the Structure Plan area where residential development is proposed to directly abut existing residential development.</p> <p>The Plan states “In all instances, private rear fences along the boundary interface generated the safety and security necessary for the respective residence. Under the proposed development approach the edge treatment between the existing residences and the new development will be managed in the variety of ways including:</p> <ul style="list-style-type: none"> <li>• Upgrading the existing rear wall and fencing where suitable and necessary subject to need, levels and impact with the work to be managed by the developer at 50/50 shared expense in consultation with individual affected adjoining landowners.</li> </ul>	

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		<ul style="list-style-type: none"> <li>The creation of new walling and/or fencing where suitable and necessary subject to levels and the impact of any alternations proposed by the development.”</li> </ul> <p>It is proposed that existing rear fences (excluding retaining walls) will be upgraded where suitable and necessary to manage level differences and any impact of development works. This is proposed to be undertaken in consultation with the individual affected adjoining landowners, at the subdivision stage. Where lots adjoin public open space or road reserves (including landscape interface areas), uniform fencing is expected.</p> <p><b>Response:</b></p> <p>My existing home along with others that back onto the golf course were built with rear/backyard fences that maximised the visual outlook over the golf course and complied with the Restrictive Covenant placed over their land. It was the original Developers’ insistence on the singular standard of rear/golf course facing fencing. The Landowner had no recourse to make any change to that form of fencing. <a href="#">As an existing homeowner I am compelled to insist that the current standard is maintained for any new housing that has a rear fence facing towards existing homes.</a></p> <p>I do not support the proposal from the Proponent for rear fencing upgrades to be a 50/50 cost with myself, and that retaining walls are excluded from the developer obligations. The Proponent will be making quite a substantial profit if its proposal is approved whereas in contrast many of the existing homeowners are retired persons with limited access to the funds required to either upgrade their existing fence or pay for retaining walls. Given the proposal is to the singular financial benefit of the Proponent, it should carry all costs in these two areas.</p> <p>As previously stated in Item C Pedestrian/Cycle Paths (Buffer Zones) above the nominated “buffer zone” minimum, is not wide enough for reasons addressed above and should be widened to a minimum of 20 metres with no construction activity taking place within the Buffer Zones.</p> <p><b>Recommendation:</b></p> <p>The Proponent pays all costs associated with upgrading the existing rear/retaining wall(s) and fencing where suitable and necessary subject to need, levels and impact with the work to be managed by the developer at its sole expense in consultation with individual affected adjoining landowners. The creation of new walling and/or fencing where suitable and necessary shall be consistent with the</p>	

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		<p>existing standard of rear fencing at the Proponents' sole cost. The Proponent shall at its sole cost coordinate matters with Landgate to ensure that all existing Restrictive Covenants on individual residential land are extinguished before any construction activity commences. The nominated "buffer zone" minimum, is not wide enough for reasons addressed above (also in Item C herein) and should be widened to a minimum of 20 metres with no construction activity taking place within the Buffer Zones</p> <p><b>G. Existing Zoning Sufficient</b></p> <p><b>Proposal:</b></p> <p>The Proponent has intimated within its own proposal that it could combine some housing development with ongoing golf on its land under the existing zoning.</p> <p><b>Response:</b></p> <p>It must be accepted that it is certainly open to the Proponent to make use of its land in whatever way it deems appropriate/necessary with the only caveat being that it is in accordance with existing zoning over that land.</p> <p>The Proponent went in with "open eyes" knowing that it purchased the land with its current zoning and has stated its desire to build housing on it. The Proponent has also stated that it believes it can combine some housing development with ongoing golf on its land under the existing zoning.</p> <p>Having been aware of what it bought and the prevailing zoning, the Proponent should accommodate what it believes it can within the current zoning rather than attempt to simply maximise its profit by forcing a substantial change to the current zoning against the demonstrable Community opposition.</p> <p>Additionally the City has already exceeded its planned targets for in-fill housing as required by the State Government so this development is not needed for the City to meet those targets.</p> <p>The Proponent has provided no substantiation or factual support nor has it established any compelling argument (other than increasing their profit) for the City and/or the Minister (WAPC) to even consider a change to the existing zoning.</p> <p>I also highlight that an independent survey was commissioned in 2021, by the Jandakot Residents and Ratepayers Association. One key result of that survey was that overwhelmingly the Community wanted the City to stand by its original zoning decision.</p>	

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		<p>The following Pie Chart summarises the result to that singular question as follows where 98% of respondents wanted the original decision to remain:</p>  <p><b>Recommendation:</b></p> <p>The City finds that the Proposal has failed to provide sufficient justification that would be grounds to enable the City to consider a change to the current zoning. Accompany facts are:</p> <ol style="list-style-type: none"> <li>1. That the Proponent bought the land with its current zoning (that has been in existence for many decades to date) and has stated within its submission that it believes it could develop some housing with ongoing golf on its land under the existing (current) zoning.</li> <li>2. Let the Proponent go ahead and build what it believes it can under the existing zoning. Thus supporting no need for rezoning given the only and singular reason for the change is to increase the level of profit taking by the Proponent.</li> <li>3. In addition the City has already planned to meet its State requirement for in-fill housing without the need for the land in question to contribute one single home; and</li> <li>4. There is demonstrable opposition to the Proposal from the broader Community that goes beyond Cockburn, into the metropolitan regions and beyond to</li> </ol>	



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		Interstate (as evidenced separately by three Petitions totaling almost 10,000 signatures all opposed to any rezoning).	
172	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The purchase of *Address Withheld* in 1995 was prompted by the advertising of the land being included in the golf course estate. All brochures provided to us made it very clear that we were purchasing property that abutted the eighteenth fairway. During the purchasing process it was made very clear that with this privilege came obligations to maintain a certain standard of dwelling and use of the land to meet the requirements of the Golf Course development and the Jandakot Airport. Signs clearly informed us that it was in an area under the flight path of the existing airport. As the Golf Course was built under the Jandakot Airport flight path, we were assured that the open space would be maintained for emergency landing purposes if they were ever required. This meant restrictions were made on the materials and colours used for roofing. E.g.: no reflective surfaces and 26 years ago there were limited options. The street names all associated with golfing names or terms, strongly implied there was a direct association between the estates and an integral part of a permanent golfing community. There was never the slightest indication by any employee of the City of Cockburn that this may not be perpetual. Our Lot was carefully selected for the vista, and it was beyond the anticipated driving range of most public golfers. The cost of the Lot therefore was greater, but we could have purchased a Lot in streets within the estate for significantly less. Our fence adjoining the golf course had to be maintained, as already constructed, and sustained to maximise the visual outlook from the golf course for aesthetic reasons deemed suitable for the Golf Course. No additional trees were to be planted within the Lot as there were already significant trees along the fairway edge that had been established when the original golf course, formerly known as The Lakes, (clubhouse located near the freeway) was developed. No sheds were to be built along the fence line or clothes lines to be visible to the golfing public. We contracted a staff member of the Golf Club to design our garden, so it complemented the vision of the Glen Iris Golf Club at that time. No solar panels were also to be visible from the street frontage. These restrictions meant additional costs were incurred by us, including the redesign of the house to include a 'shed' within the garage area so it was not visible from the street or the golf course. The current proposal will take away the focus and heart of the community does not create one. Incorrect information published in the Community Newsletter 5-July 2022 of the proposed development states</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>Transforming what was once a private amenity available only to a few, into an inclusive community asset... could not be further from the truth as it was patronised by members of the social clubs from the original Lakes Clubhouse, as well as corporate events and public patronage from across the metropolitan area. The restaurant and bar were also a focal point for non-golfing families who travelled throughout the metropolitan area, to the venue, for significant family events to casual get togethers. Glen Iris Golf Club and the residential area has never been exclusive and is in fact a working-class area, so the golf fees were always affordable for regular golfers as well as weekend "hackers". With the Community Newsletter 5-July 2022 only providing details on how to contact the City of Cockburn and the opening statement inviting residents to share their views on our vision... it is implied the development is already decided and is supported by the City of Cockburn. The lack of transparency by the City of Cockburn and the implication that submissions are only to be compliant with planning requirements has meant the loss of trust and devaluing of our asset built for our retirement because potential buyers have already lost confidence to invest in the area. The proposed inclusion of R40 dwellings with a minimum site area averaging 220sqm, and only 20sqm of outdoor living area compounds the problem and will impact not only our current personal quality of living but shows the short-sighted approach and hypocrisy of the City of Cockburn including in the strategic plan the goal to increase the urban tree canopy. With only 13% tree canopy cover in Cockburn now and witnessing the removal of trees in the Cockburn Central area, including old Jandakot west of the freeway, does not generate confidence that our local council is listening or valuing the vision for the common good of all residences in Cockburn who will be affected by the current Eastcourt proposal both now and in the future</p>	
173	Name and Address withheld, Atwell	<b>OBJECT:</b> This largely impacts life and property value of the people and houses in the surrounding area	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
174	Name and Address withheld,	<b>OBJECT:</b> Largely affects my way of life	<b>Noted</b> The matters raised are addressed in the City's response to earlier

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	Jandakot		submissions. No further changes are recommended in response to this submission.
175	Lou Schouten, Alumni Tce, Churchlands	<p><b>OBJECT:</b> Submission against proposed infill housing and re-development of the existing Glen Iris Residential Estate around and including the popular Glen-Iris 18 hole Golf Course and associated amenities.</p> <p>I, the undersigned was Managing Director of ProDev Corporation Pty Ltd, commissioned by the Wilson Family in the mid 1990's, to review the then Lakes Hotel and 9 hole golf course, a public facility in private ownership for better use rights. Protracted negotiations with the relevant authorities at the time, assisted by a highly qualified and reputable team of consultants resulted in the approval by Council for a new and desirable residential environment that capitalized on the natural abilities, existing features and characteristics of the site with an integrated 18 hole Golf Course and associated amenities. This was a monumental task given the then important pre-requisites of the retention of established flora and fauna, ground water issues and aircraft noise requirement from Jandakot Airport, and compliance with some 20 development conditions set by the City of Cockburn.</p> <p>All this was achieved, and described at the official opening of the Golf Course officiated by the then Mayor and Council executives as a 'valuable facility' created not only for the new residents in the area, but surrounding west of the freeway and east to incorporate the fast growing Jandakot commercial precinct and visitors from far and wide.</p> <p>Mr Bill Wilson, patriarch of the Wilson Family saw all this as a Legacy he would leave to the City of Cockburn and its constituents as a sincere thank you for welcoming him as a newcomer to Australia and in particular, Western Australia, for giving him the opportunity to fulfill a long held ambition and dream. Quality of life for the Glen Iris Estate Jandakot and the wider Cockburn community. I am proud to have been deeply associated with the Wilson Family and justly proud of the outcomes.</p> <p>It seems inconceivable therefore that given the current zoning of SU1 (special use right) which is described as "land used and designed for a golf course, integrated with residential development" should be amended for further residential development exacerbating major traffic issues, ground water impacts over the Jandakot water mound, major environmental issues identified by Mr Mike Smith (a</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>resident of the Glen Iris Golf Course Estate) and of course the closure of a much loved and used facility by residents, business and visitors alike... a shameful proposal and ill considered!!</p> <p>I would respectfully request therefore, on behalf of the JRRA's members, the application for re-zoning be rejected and the valuable asset be retained.</p>	
176	Natalie Allen, Portsea Gdns, Jandakot	<p><b>OBJECT:</b> The behaviour of the developer has been disgusting, they have not contacted me once to ask for my view, they have let the area get overgrown and awful, they cannot be trusted. The development will take away the green open spaces behind my house and the peaceful nature of the area. The housing proposed will over populate the area, cause too much traffic congestion and drive the fauna away. They will replace the existing mature trees with small underdeveloped trees to turn the estate into the cookie cutter ones that are all over Perth and not the estate I bought into 16 years ago.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
177	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I worked for the golf course for 3 years and I had many years overlooking the fairway and putting green from my backyard. Now that is going to be taken away for me to look at someone's roof or back yard. We need more green areas not less. The developer will just go slowly and turn the whole area into a giant sandpit so that the residents will be happy with anything and let them have their way. Stop them now and keep the area green.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
178	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The new proposal will impact the existing Flora and Fauna in the city of Cockburn. New developments will make the are more congested</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
179	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The submission describing the subject site, a former golf course comprised of "underutilised vacant land" within the Glen Iris Golf Estate, suggests that the golf course was closed for some time before being purchased for development, which is not the case. The land was sold to the developer and closed. The Golf Course was closed in March 2020 to facilitate the land purchase in April 2020, hence why it remains "generally vacant and unused". We find these types of statements misleading and deceitful to the uninformed readers of the proposal and would like to see this corrected. It is foreseeable that as infill continues in the region</p>	<p><b>Supported in Part</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the impact on surrounding land use, the proposal does not introduce any housing closer</p>

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		<p>that the loss of the Glen Iris Golf Course will be regrettable, like so many things once they are gone. It is only once they are gone that people realise their value. As the many lifestyle blocks bordering the Jandakot airport are redeveloped, pressure will return for suitable amenities to be constructed. It looks like a lack of vision which becomes apparent when viewed from the air. The attractiveness of the Glen Iris Golf Course Estate is that it was “inherently confined by the adjacent land” including rural lifestyle blocks with ideal proximity to Roe Hwy and the Kwinana Freeway. It was a unique estate in the region and the reason we purchased here in 2009. The high-quality homes and the attention to detail of the gardens made this a very attractive estate and something that we want to be maintained with the proposed development. The southern section of the golf course provided a suitable buffer to the adjacent industrial land which this buffer is now proposed to be built on and will bring residential properties closer to industry, which over time will disadvantage industry. The council has the opportunity to avoid repeatedly zoning residential land too close to existing industry. As a resident that purchased a property built to enjoy the view across the golf course, we are directly impacted by the change of zoning. Our house living areas on both upper and lower levels, open up to look out directly onto a fairway. We enjoy this vista year round, especially during the summer months when we enjoy both indoor and outdoor relaxation whilst being able to look through our open fences to see golfers enjoying their passion. The proposal addresses the boundary fences requiring them to be changed to maintain uniformity around the development, whilst we fully support this, it will dramatically change our outlook. We are grateful for the retention of parkland behind our property, a fantastic design initiative as we adjust to now only enjoying the view over the top of our fence as we will be shut off from the openness of our backyard with the necessary solid fencing to provide uniformity and security. This change will impact the value of our property as advised by the real estate agent that we recently engaged to value our property. We also paid a premium to be centrally positioned in the estate, avoiding busy roads and looking out onto old trees to now face the prospect of a road positioned behind our house perpendicular to our block, allowing direct headlights into the rear of our property. The evening tranquillity will be lost. There is great community unrest about the fairness of the “careful listening to residents' requests” for the development they did not ask for or want. Most people that are not financially or emotionally connected to the development proposal agree that it is virtually impossible for anyone to be</p>	<p>to existing operations than existing dwellings, and no operators of existing industries have raised concerns with the proposal.</p> <p>With respect to the fencing, the developer has prepared a palette of options for landowners to consider which will be rolled out as each stage of subdivision occurs.</p> <p>With respect to the local centre, it is likely that the uses created will be unique offerings potentially in line with that requested, but it is not possible or appropriate to mandate the exact uses in the manner proposed.</p> <p>With respect to the quality of housing and landscaping, the developer has indicated a desire to include landscaping packages and include minimum design requirements as part of the sales contracts. Given the size and intended marketing of the estate a high-quality outcome is likely, however this is beyond the level of control the City would get involved in or that should be mandated in the planning documents such as a Scheme Amendment or Local Structure Plan.</p> <p>With respect to the POS options included, the City is recommending Option B be adopted (inclusive of provision for the future Community Oval).</p>

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		<p>enthusiastic about working together with a team that you do not want to be part of. Hence the lower-than-expected attendance and participation in the Precinct Reference Group sessions. Many did not attend thinking that a lack of attendance would cancel the process. What makes this even more confusing for residents is that the so-called “underutilised land” in this part of the shire is planned to be replaced with a ½ size golf course development in Coogee as part of the council's long-term development plan where it is recognised that Golf is an important public facility. This was drafted at a time when the public Glen Iris Golf Course was still operating. The proposed Coogee Golf Course will also need groundwater and fertiliser to provide a suitable playing field and seems like no net improvement of the environment, merely shifting the scenario to an area closer to the council offices. This is another reason why so many are disappointed with the Cockburn Council's lack of commitment to the Jandakot residents. Why would a state government and local council shut down a functioning golf course to build houses and then in another suburb destroy bushland to build another golf course? The proposed local Centre offers retail floor space suitable for a small supermarket, retail and food and beverage tenancies. The local residents are concerned with this new development being able to be filled when other local shops in Southlake have been closing due to the growing size and popularity of the Gateways Shopping Centre. The proposed food and beverage options merely replace the lost Golf Club bar and Restaurant that residents had full access to before the course was sold. We do support the need to build and attract small businesses, especially bespoke food and beverage outlets to maintain and enhance the boutique ambience that was the reason we originally purchased in the Glen Iris Golf Estate. We did voice our desire to have a small wine bar or similar licensed facility to be part of the shopping centre to replace the Clubhouse bar within walking distance of our homes. The proposed controlled intersection at the shopping centre, the closure of the Turnbury Green Dr access to Berrigan Road and the changes to the access at The Lakes Blvd make practical sense to reduce the congestion and safety risks at these intersections. The Prinsep Road interface with Berrigan Road remains the weak link in the road network, especially during peak hours as heavy vehicles enter and exit across this intersection and should be included in the controlled intersection proposed at the shopping centre. Prinsep Road has become very congested and continues to get busier as heavy vehicles access the industrial estate and details are missing from the council on how this will be managed with</p>	<p>No further changes are recommended in response to this submission</p>

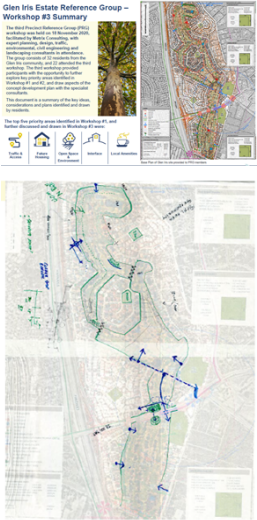
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>additional residential homes in the area getting closer to industry and the additional proposed Wave Park and Park n Ride for the train. The Age Friendly Strategy is necessary as residents already move around the estate to purchase properties to suit changing circumstances and the very close and newly developed Treeby subdivision with its aged care facility. The high volumes of open areas, green spaces and pathways would be very attractive to ageing residents. We acknowledge that it is part of the design and will be attractive to some residents, providing the supporting local shops are filled. Our concern with the design remains the increased traffic around the estate, especially introducing a bus route. We now have a road that will be aligned to our rear fence, exposing us to new and unwanted road traffic noise when we are in our back yard and headlights shining directly into the back of our house in the evening. A far change from the pleasant sound of a golf club or the intermittent sound of the electric golf carts during the day. This will be the same for many houses throughout the development. An important attribute of the current Glen Iris Golf Estate is the limited access to the estate and the long winding road to navigate around the estate. This has created a simple deterrent for non-residents to be in the estate, which has created a unique security feature. This has not been recognised or acknowledged in the proposal nor would it be felt by any developer or reader of the proposal. The significant change to the estate will bring more people through the area through the enhanced road network which will change the sense of security for the existing community. It is discussed that the open areas will be designed for security but the estate will be subject to dozens of potential blind spots, including access to the many underpasses originally for golfers only which will now be potential for undesirable easy exit pathways and shelter zones for reconnaissance of properties that we are not prepared for. The plan should address these changes and appropriate security measures included in more detail. Our current openness and visible green areas are secured with high fences surrounding the perimeter of the golf course which will be lost once the development starts. Therefore we request that the rear fence discussion starts immediately after the proposal is approved and before any reduction to the current security fences is changed. In summary, the Cockburn Council has been silent on the destruction of value for the taxpaying residents living in the Glen Iris Golf Course Estate by supporting the deterioration of the operating golf course and destroying the lifestyle that every resident values when they choose to live within Glen Iris Golf Course Estate. It is frustrating that an elected public</p>	

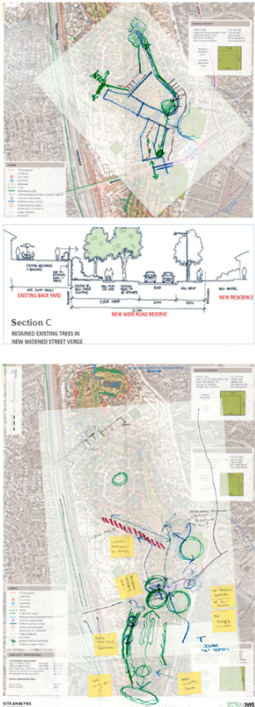
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>office whose purpose is to support residents has been avoiding supporting residents yet at the same time has public documents and agendas to invest in public sporting facilities across the region. They continue to be silent when it suits and allow the proposed development that no resident wanted when the golf course was operating to proceed. The residents that have properties that back onto the course proper are losing far more than the many residents that do not have this vista, but unfortunately, they do not have a loud enough voice to sway the development so regrettably the Golf Course will not survive and those residents will be financially disadvantaged as the greater community is not impacted.</p> <p>Our key issues are noted below:</p> <ol style="list-style-type: none"> <li>1. Address the misleading terms in the proposal, removing such terms as underutilised land and underutilised vacant land.</li> <li>2. Address the change in community security before any changes are made to the current golf course perimeter fences.</li> <li>3. Recognition that the replacement of the rear fences for the directly affected houses backing onto the course deserves high-quality fences to offset the loss of vista and property value.</li> <li>4. Commitment to a wine bar or similar licenced venue in the shopping centre to replace the clubhouse within walking distance of residents. Ensuring appropriate design features are included to ensure a highly attractive opportunity for a business to move in.</li> <li>5. Ensure for legally binding commitments of the establishment of a reputable supermarket in the shopping centre are conditional for further stage developments.</li> <li>6. Building covenants demand all buildings be of high quality and gardens completed to high standards as part of the block sales.</li> <li>7. Support the Glen Iris - Prinsep Park Concept B plan. As an interested resident that attended the precinct focus meetings, to hedge our options and thus have some input to the proposal, we believe that our views have been addressed, whilst maintaining that we prefer that the Golf Course remains operating. We, like so many in the estate, willingly paid a premium to purchase property adjoining a golf course to enjoy the manicured open space, expecting it to be there forever and not expecting it to be sold for housing as if we purchased</li> </ol>	



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		<p>backing onto some state government land zoned for future housing estates. We purchased land backing onto an operating golf course zoned for special general use. We do feel ripped off.</p> <p>Thank you for the opportunity to provide feedback</p>	
180	Amanda McKinnell, Portsea Gdns, Jandakot	<p><b>OBJECT:</b> My husband and I do not support this proposal. We purchased our home in good faith and paid a premium price for a home that is situated within a golf course estate. We based the decision to purchase our home on the fact that it was situated within a golf course estate and would have positive impact on our mental health and well-being due to the surrounds. The proposal is going to add unnecessary stress and significant financial hardship to our family. The proposal does not adequately detail how the increased number of vehicle and personnel traffic will be accounted for within the existing estate. The proposal is poorly thought out and does not integrate with the existing estate within an adequate manner (more like an adhoc addition rather than an integration). The only thing that differentiates the Glen Iris estate from other local estates is the golf course. Removing the golf course is removing the main advantage point, the main selling point to this estate and most importantly it is the heart of this estate. The proposal does not meet the needs of what our local community wants and is passionate about. Therefore the golf course should remain. We chose this estate because of the golf course and the community attached to it. We do not support a proposal that seeks to remove the golf course.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
181	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I strongly oppose the rezoning of the Glen Iris Golf Course</p> <p><u>POLLUTION</u></p> <p>Construction within the area will result in increased dirt/dust and increased traffic into the area. This can affect the wellbeing of residents and harm their physical health.</p> <p><u>Increased Traffic</u></p> <p>Have you thought of the increase in traffic this proposal will bring. Berrigan Drive is already very congested in the morning due to the excess traffic lights. Now think about the effects of an additional 5000 traffic movements each day.</p> <p>Within the Glen Iris Estate the roads are already very narrow and with a lot of cars parking on the street it can get congested very easily. This congestion also acts as a hazard as this can block the view for oncoming traffic.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>The new proposal sees Hartwell Parade as the main entry/exit point for residents living on Glen Iris Drive. This is going to cause serious issues with traffic in the mornings.</p> <p><u>Fire Hazard</u></p> <p>The Glen Iris Golf course is also a bushfire prone area according to the Landgate and City of Cockburn records. Eastcourt absurdly believes that building houses on the land will reduce the fire risk. I believe this will mean a fire can easily spread from house to house and residents will struggle to flee.</p> <p>During summer the golf course is very dry and there is no reticulation to maintain the grass. This worries me as a fire could cause serious damage</p> <p><u>Aircraft and Trains</u></p> <p>The Glen Iris Estate is bordered by Roe Highway, Kwinana Freeway and Berrigan Drive. Also, aircraft overhead has increased. With infill, the vegetation which absorbs noise will be lost to pinging noises off 600 roof tops.</p> <p><u>Solar</u></p> <p>Increased homes mean reflection from the sun will affect existing houses</p> <p><u>Cycle/Pedestrian Path behind homes</u></p> <p>This is a serious privacy concern as that path will be used by many. It provides an easy access for home intrusions and can cause discomfort for homeowners.</p> <p>Majority of homes around the border of the golf course have a see through fence so residents can enjoy the view of the golf course from their homes, however this means people inside the golf course can see into our homes. Do I need to erect a Colourbond fence and close myself in. This also goes against my Restrictive Covenant which requires a uniform fence.</p> <p><u>Loss of Amenity</u></p> <p>The Golf Course bought enjoyment to residents within the Glen Iris Estate. I enjoy looking into the garden and seeing the lovely flora and fauna of the golf course. It provides for a very peaceful environment.</p> <p><u>A proposal</u></p> <p>With the current wave park being built in Jandakot, why not take inspiration from what they have proposed in the Gold Coast (<a href="https://golfandsurfgc.com.au/">https://golfandsurfgc.com.au/</a>)? Along</p>	

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		<p>with the proposed renovation of the Cockburn Central shopping Centre, this could act as a potential hub for tourists within the area.</p> <p>I see this as a brilliant opportunity to attract tourism for Perth and WA. With Perth slowly gaining popularity amongst tourists and migrants this could be very beneficial for the economy.</p> <p><u>Conclusion</u></p> <p>Eastcourt Property haven't considered the personal losses of the residents of the Estate. As the local council I expect more action to be taken and try to prevent this proposed rezoning.</p> <p>This rezoning will only cause further problems for residents and the council. The affects are more than just a loss of a golf course.</p> <p>Please stand up for what's right so that we can believe our Council cares for us</p>	
182	<p>Wikus von Wielligh, Dean Rd, Jandakot</p> 	<p><b>OBJECT:</b> The Glen Iris Golf Estate was designed, built, and bought into by us residents who wished to establish a community valuing open green space and amenities on their doorstep.</p> <p>The developers have taken advantage of the 'private' nature of the land, to exploit what sense of community has been established. They check only 'necessary' boxes to the minimum required amount without true consideration for the livelihood of people who call it home.</p> <p>Whilst we might for a moment consider that the land is private and therefore it is unavoidable that the development will proceed. The culture and character of an affluent and quiet estate with open green areas and limited access to reduce traffic and noise should never be discarded. Similar to how residents near the Swan River are expected to maintain certain standards with regards to the development of their properties and lifestyles.</p> <p>The developers aim only to profit, evidence of this is obvious. The development plan ignores the fundamental changes to the demographics and character of the estate. Primary examples include.</p> <ul style="list-style-type: none"> <li>Page 2 and 3 of the Workshops hosted with residents, addressing both the Northern and Central precincts of the estate clearly men on, on two separate occasions, the desire to retain the bridge at Twin Waters Pass, and placing</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to lot sizes, all lots must comply with the minimum and average lot area requirements of the relevant residential density coding applied.</p> <p>With respect to the retaining walls, the design has been arranged to avoid disturbance to ground near any retaining walls, however landowners are able to discuss potential adjustments at each stage of subdivision should the proposal be approved.</p> <p>No further changes are recommended in response to this submission</p>

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		<p>public open space on either side of it. Yet the submitted plan offers no more than a slightly larger 'verge' for kids to play right next to a road.</p> <ul style="list-style-type: none"> <li>Higher density lots squeezed in to maximise profits, ignoring the additional impact this will have on traffic congestion in an estate with limited access and likely without consideration for all the restrictive covenants imposed on the existing houses purchased and built. Will these high density lots adhere to minimum 180m2 sizes (excluding any garage, verandahs, carports, or other buildings)?</li> <li>The significant impact of high-density developments near many rear-facing properties designed to overlook an open space. The rear fences are proposed to be upgraded to at 50/50 cost, again a profit maximising choice disproportionately impacting some of us. Additionally, for some that may need a retaining wall to accommodate developments nearby, the retaining walls are proposed to be excluded from developer obligations, at what cost to residents?</li> <li>Public walking paths directly behind the homes also bring additional risk of home intrusion to all these properties who do not upgrade rear fences.</li> </ul> <p>Clearly, given the above, the aim is to squeeze as much profit out of this venture as possible and ignore the plight of residents who seek to have fair input into a major development that will completely change the nature and character of the place we call home. As it stands, <b>the current plan does not sufficiently acknowledge and consider the input of residents, and this must change.</b></p> <p><b>(Plus attachment)</b></p>	
183	Name and Address withheld, Beeliar	<p><b>OBJECT:</b> The Swan Golf Club and its members have played at the Glen Iris Golf Course / The Lakes Golf Course in Jandakot for over 40 years. It was with great sadness that the Golf Course was closed and sold for re-development. We, as a collective, completely oppose the closure and subsequent re-zoning of the golf course. The golf course has served as a social and community entity for many years, providing exercise, a sport and great social interaction. To see it unnecessary turned into housing would be extremely disappointing. Because of the closure we were forced to find a new home. Should the golf course be re-opened, The Swan Golf Club would once again call The Glen Iris Golf Course our home. We encourage all involved to reject this Application for Re-Zoning and give back the</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		golf course to the Community. The course was closed the day of handover, with the reticulations and the Lakes on course drained. We were told that it was sold as a going concern. The course was also supported by a restaurant and bar facilities. Also supported by local residents. It was the only Public Course in the Cockburn.	
184	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> No thought given to develop a unique neighbourhood. Developers have chosen to just infill the areas with houses and no REAL community benefit. Winthrop park in WA is a large open green space that keeps the area from becoming an uncharacteristic urban sprawl. I think the area should be kept as a public golf course and redesigned to suit. If not, the area should have LARGE open park areas, not houses squished into every inch. Destroying yet another potential character suburb is not what our children would want. Have a look at nearby Treeby, one of the most uninspiring suburbs to date. For the city of cockburn to comment how there are no lakes in new estates was a flat out LIE. That lady obviously has not seen the advertisement for LAKE TREEBY! when she said that on the zoom call meeting, I thought what a flat out lie! Lost my faith in city of cockburn.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
185	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We Purchased 5 years ago paid premium to live on the golf course with a beautiful outlook.</p> <p>The residential estate was named 'Glen Iris Golf Course Estate' and there was never any indication given to us that it would ever be anything but an integrated Golf Course Estate. Our property was bought 5 years ago and no information was given that within 6 months of moving in the water fountain in the beautiful lake would be turned off. Our property purchase decision was extremely important to us as the 'right move' as we moved from beautiful manicured reticulated acreage and our move to suburbia had to be the 'right' location. The golf course was beautifully kept and our reward for payment of premium dollar.</p> <p>I don't believe that Cockburn shire is transparent, difficult gain information in simple terms long term plans and in reality what good will that do? You will change your mind the next time money is a factor. It is disgusting that you as a Council sit in and play with our residents and our lives – like we are all puppets and you can do as you all please. WE all pay our rates and expect to be heard and listened to.</p> <p>The Glen Iris precinct is a small area of prime land and the golf course provides easy target for developers to profit without real thought for the environment and</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>long term effects. They will tick all the right boxes to say they have completed their due diligence environmentally and traffic wise. What impact will we incur with extra roofing on our back yard our house was designed in such a way elevated to take in the golf course views trees grass fields that absorb aircraft noise and not have other houses back on to ours. Our fences are not designed for traffic noise or visual traffic.</p> <p>I believe it short term sightedness from Cockburn shire bums on seats revenue and are doing everything possible to have this passed through.</p> <p><b><u>Construction – dilapidation</u></b></p> <p><b>We are in close proximity and severely impacted by the earth works as we back on to the golf course. We would be requiring comprehensive Dilapidation report.</b></p> <p>Construction –dust, noise &amp; vibration management</p> <p>As we back on to the golf course we are concerned of the earth work activities and then the following years of house construction to follow we are also shift workers.</p> <p>Again because we back onto what will be a proposed lit up bike path why should we be expected to be paying for half of the new fence, they are proposing the changes to our environment that we paid premium for to live here with the views we had, they are proposing to take them away from us we would be expected to pay for something that was approved by others and not our choice.</p> <p>We frequently sight many flora and fauna that are currently endangered including cockatoos, quendas, ducks, the occasional fox, different species of frog's, lizards and it was our privilege to enjoy and live with them it was our own thriving little eco system frequent ducks swans would frequently visit. Some of that has already been disrupted due to the disgusting act of draining – for a completely invalid reason of drowning!! Of what? All the fauna were quite competent as far as we could tell. And I am yet to hear of any person whom nearly drowned. What a complete fabrication!!</p>	
186	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I would prefer the open greenspace with all the trees and its ambiance to remain, which is what and why we purchased in the estate in 2011. However, it now appears that is not going to be possible which I think is a great loss to the general area, and that this will never be able to be returned.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p>

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		<p>Other options should be looked for this open space and it should not be used as a housing estate/house in fill area. There are many other areas with the Cockburn Local Government area that would be more suitable for this purpose.</p> <p><b>I do not agree scheme amendment to rezone the former Glen Iris Golf Course to a development zone, or with the proposed structure plan indicating how the landowner/developer proposes to subdivide and develop the former golf course.</b></p> <p>I would also like to highlight the following issues I have with the landowners/developers Proposal for the former golf course, which I do not believe they have addressed adequately in their structural plan in their proposal:</p> <p>1) Where is the Habitat for the Black Cockatoos</p> <p>A letter we received in the mail from the City of Cockburn (Notice of Advertising – City of Cockburn Town Planning Scheme No 3 Proposed Amendment No 152 and draft Glen Iris Structure Plan, Jandakot, dated 23 May 2022) highlight in the section – Recent Decisions – dot point 3 states-</p> <ul style="list-style-type: none"> <li>The EPA recommended the inclusion of an addition scheme provision specific to development area no.45, to subsequent structure planning and development suitability addresses the protection of black cockatoo habitat.</li> </ul> <p>All I can see on the development plan is potentially a couple of roosting trees. Are the developers not supposed to be to considering the habitat for the Black Cockatoos in this proposal? Where is it? I assume the <i>Environment Protection and Biodiversity Conservation Act 1999</i> defines what a habitat is for a bird, but it appears the developers have not suitably considered this Western Australian legislation/regulations in their current planning submission. Having some roosting trees for the cockatoos is not habitat.</p> <p>Do not the Black Cockatoos need things like trees of different heights to give some layering effect, some plant undergrowth, be near a body of water, and have some food sources where they can forage etc. The golf course had these areas for the birds, but these current proposed plans do not. This needs to be addressed urgently in the proposed plans -we need more wildlife in the area not less. We must look after the environment’s diversity for the future generations to come and so providing proper animal habitat within any new development is critical. This development proposal has definitely not met this requirement set by the EPA.</p>	<p>With respect to black cockatoo habitat in addition to the spatial design of the proposal including the retention of a number of existing elements LSP Appendix 7 (Landscape and POS Strategy) includes a commitment to enhancing and planting new foraging habitat. This commitment is being reinforced in some of the Structure Plan modifications recommended.</p> <p>With respect to false or misleading statements made by the developer residents are able to report them directly to the ACCC if you believe a breach has occurred.</p> <p>With respect to the estate name, these unlike suburb names like Jandakot (which are strictly regulated by the State Geographic Names Committee), they are used for marketing purposes only and are not regulated by local government.</p> <p>With respect to proposed closure of the Turnbury Park Drive connection to Berrigan Drive, reducing the size of the intersection will not allow for a left-in/out access to be retained (off the associated deceleration lane).</p> <p>With respect to the environmental impact of the proposal the City is satisfied that over the longer term this proposal will result in an improved environmental outcome to the current situation.</p>

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		<p>2) Glen Iris Estate – had been advertised and promoted as a open, green leafy estate since its inception and these same statements can still be scene with the homes have been recently advertised for sale within the estate. As the developers are advertising that this new development is to be part of the existing estate, then they should meet the same covenants that was established by the original owners/developers of the estate.</p> <p>The size of home lots and home designs do not appear to meet these original covenants, so they should either meet them, or call their new development area something else, because it is not what I see what Glen Iris Estate is currently all about. I would see their claims as misleading, and appears it is so, if you refer to the Australian Competition &amp; Consumer Commission website (<a href="#">False or misleading statements   ACCC</a>).</p> <p>In the documents I have seen to date which the developer has released about their proposed development, I would consider some of their statements they have made appear to be are incorrect and likely to create a false impression to those living within the estate now, and those who may purchase in the future.</p> <p>They are likely to mislead or deceive, if you want to consider the overall impression created by the existing ambience of the Glen Iris estate, to what they are proposing are vastly different, so I would view consider these statements as false and inaccurate.</p> <p>The developers current advertised version of what they consider what a green leafy estate to what Glen Iris Estate currently offers, to what they are proposing in their development submission is very different and I find this unacceptable and very misleading.</p> <p>As part of the planning stage, the developers would need to come up with a name that is acceptable to the City of Cockburn. They either need to come up with a different name for their new development or meet the covenants of the original Glen Iris development.</p> <p>3) With the high number of proposed new dwelling in the submission, I was very puzzled to see that the developers have proposed to close Turnbury Park Drive. There are numerous other roadways in Perth where two roads are close together, so I do not see the need to close this vital linkage road off that connects with Berrigan Road.</p>	<p>No further changes are recommended in response to this submission</p>



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		<p>When the developers did their due diligence of the golf course property before purchasing it, they would have known this road was here and their plans for their own development requirement should not have included closing this exit/entry link.</p> <p>The developers do not own this land, it is a public road, and it currently gives residents easy access/linkage to Berrigan Drive, which is a major throughfare, so I cannot understand why they potentially can get it closed just because it suits them (it appears to me they have proposed this so they can put more property lots in and make more profit) with no consideration of the impact it would have on the existing homeowners. <b>I cannot support this part proposal. My preference that this road is not closed, and the developers must look at other options.</b></p> <p>Due to the potential of the increased high number of new vehicle movements, and the narrowness and twistiness of the existing roads within the estate, I do not think closing off an entry/exit point is the acceptable option.</p> <p>If Mainroads deem that there is a safety concerns having both the existing estates exit and the proposed new exit/entry so close to each other, then the new proposed exit/entry should be moved (or made smaller) and the proposed plans adjusted so the developer can meet Mainroads concerns, and therefore not have a significant impact on the current property owners on this side of the estate</p> <p>If this new exit/entry must be installed, as a minimum compromise, I would expect to see the traffic island in the middle of Berrigan Drive closed off, but still have the existing Turnbury Park Drive open, so you can still enter and exit the estate but then from only one side of Berrigan Drive. This will at least give 3 exits/entry points onto Berrigan Drive from the estate, and to ease congestion of traffic moving in and out of the estate during peak times and to minimise the impact/disruption to those who live close this to Turnbury Park Drive exit/entry point.</p> <p>4) Overall, I do not agree with the current proposal. I believe that the developers need to reassess what they have proposed and reconsider</p> <p>A) The impact the development will have on the existing and future environment (I see nothing about climate change impacts, which I was very surprised not to see any real reference to this very important worldwide issue and how they are minimising its impact with this development),</p> <p>B) The existing residents of the estate and the future of the Jandakot area, and</p>	

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		<p>C) How this proposal meets the City of Cockburn's Climate Change Strategy 2020-2030 partially with reference to its following objectives:</p> <ul style="list-style-type: none"> <li>• 10 Consider Biodiversity</li> <li>• 12. Increase Urban Forest</li> <li>• 13. Protect Community Infrastructure</li> <li>• 14 Enhance Health and Wellbeing</li> </ul> <p>This City of Cockburn's document has highlighted that Climate Change is happening within the Cockburn area, as they have demonstrated by the climate modelling the city has undertaken. One of this documents key outcomes is to minimise significant risks to the safety and wellbeing of the community, to minimise the impact on the natural environment, and the liveability and amenities that the city has to offer.</p> <p>On Page 10 of the document, it states that the City of Cockburn is a leader in climate resilience and sustainability. They believe the community provides the city with the strength and optimism to be aspirational in their approach to creating a better tomorrow for each and every one of us, and they are aware of the lasting impact environment impact. The city is committed to taking pride in working together, celebrating their successes and being resident and adaptive to our changing climate.</p> <p>The developer's current proposal does not meet this documents aspirations for what the city and its residents vision they have for future of the Cockburn and therefore the Jandakot area. The developer's proposal must meet the vision of this very important city document in relation to sustainability and climate resilience for the Jandakot area. From what I have read in their released documentation, it appears to me that they have not, and they need to do this urgently, and then submit a new planning proposal for the former Glen Iris Golf Course.</p>	
187	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am writing to express my concern for the Glen iris golf course redevelopment. Reference 109/152.</p> <p>I am a new resident of the area and strongly disagree with the proposed change of the zoned golf course to housing. I think it would be detrimental to the area.</p>	<b>Noted</b>
188	Name and Address withheld,	<p><b>OBJECT:</b> I am a homeowner in The Fairway, Jandakot. I love living here with my family, it's so beautiful and peaceful overlooking the Golf Course. At the moment</p>	<b>Noted</b>

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	Jandakot	<p>for me to drive out of our small estate to drive to work, I have to cross Berrigan Drive. This is very busy crossing 4 lanes of traffic with the current estate and Jandakot airport traffic. I am very concerned about adding more traffic from the proposed infill development of 600 houses. Adding extra traffic lights will only cause more backups, accidents and traffic queues and NOT help the situation. It also concerns me for the safety of pedestrians, car users and pollution. The number of extra cars created from this estate will be damaging to the environment. When I leave for work in morning this is busy enough, left alone extra traffic from the proposed development of 600 new homes! It also gravely concerns me about fire risks and hazards. How will the emergency services be able to get in and out of the estate easily with extra homes being built?</p> <p>We overlook the Golf Course, and it is so wonderful to see all the amazing wildlife and nature of this space, this includes Black Cockatoos, Bandicoots, Quendas and beautiful mature native trees. This will be such a great loss to the local area, community and the environment if this development goes ahead. To replace beautiful mature trees with saplings is just criminal! Why would any council do this or let it happen?</p> <p>The estate was sold to the community with a Golf Course when it was built. This is such a pleasant, beautiful estate overlooking the Golf Course. This is what the estate was designed and built around. It would be soul destroying to lose this open, beautiful space.</p> <p>To summarise my submission, my main concerns are:</p> <ul style="list-style-type: none"> <li>· Excess Traffic</li> <li>· Pollution</li> <li>· Loss of wildlife</li> <li>· Mature native trees being destroyed</li> <li>· Environmental effects</li> <li>· Loss of a Golf Course that is well established</li> </ul>	The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
189	Name and Address withheld, Jandakot	<b>OBJECT:</b> I feel that the concept plan does not address many of the councils strategic plans for the area. The removal of over 700 mature trees would have a significant affect on the wildlife and biodiversity in the area. The irreversible loss of their natural habitat will not be replaced by superficial planting of young trees that will take many years to mature. The loss of natural areas of sufficient size and	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are

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		<p>connectivity will also impact the current level of established wildlife in the area. In addition to the loss of the current nature and wetlands, the in fill will significantly increase the traffic congestion, noise and pollution in the area. Additional traffic control within the proposed area will impact travel and safety through the area by increasing the time to travel, increasing the congestion, increasing the pollution, and increasing the time for emergency responders, with the potential being loss of life or property. Associated with all of these is the overall impact and mental well-being for existing residents. Both international research and the councils own planning documents clearly define links between recreational activities and mental well-being and general health of the population. The council identifies as a leader in environmental management however the removal of an existing opportunity would appear to be shortsighted and one driven more by short term gain than long term planning.</p>	<p>recommended in response to this submission.</p>
190	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT: <u>Hard to comprehend why I even need to write this submission.</u></b></p> <p>My partner and I, and plenty of neighboring friends invested, purchasing our homes here in a golf estate “Glen Iris”.</p> <p>A fully operational and zoned golf course, complete with restaurant and out looking vista.</p> <p>It is my understanding that Cockburn Shire recognizes the need for a golf course (as justified in DCP report 2019-2020) but I struggle to understand why allocate so much ratepayers budget to start again with only a 9 hole course.</p> <p>I get that in today's lifestyle often people are time poor and that playing 9 holes round of golf is appealing, but several players including professionals will only play an 18 hole game. Glen Iris can offer both. It already exists, designed and developed.</p> <p>Yes, I agree the once lush course has clearly been let run down by the inherit owners and currently sold to a property developer.</p> <p>I understand the need for development, but what cost?</p> <p>The small pocket; a nature sanctuary that is “Glen Iris Golf Course” was always intended to be permanent, hence the current zoning enforcing it remains this way for future generations.</p> <p>With so much development and destruction of native bush land nearby let's not destroy what we have, only to regret in the future what we could have had.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>Reading through a DCP Shire report it justifies the need for multiple golf courses in Cockburn.</p> <p><i>"To construct a 9 hole public golf course, driving range together with associated buildings and infrastructure on Region Open Space land east of Cockburn Road Coogee."</i></p> <p><i>"Translating this ratio to Cockburn's projected growth, this would indicate at least one municipal club is warranted at the regional level as well as two private clubs."</i></p> <p><i>"(WA) indicates participation rates of 6.3% for golf. To put this in context, AFL has a participation rate of 3.9%."</i></p> <p><i>"The demand for golf facilities will increase with the increased development within the City. A general ratio for the provision of a golf course for every 30,000 persons. On that basis alone the forecast increase in population justifies a further 18 holes."</i></p> <p>The recent environmental report:</p> <p>I disagreed with the environmental report and the statement that any development would not have a negative impact on the environment.</p> <p>As it already has. The draining of the man-made lakes and turning off the reticulation system by the developers I can only conclude are responsible for eradication of various Quenda, frog's and other wildlife that were often heard and/or seen on my own property neighboring the golf course.</p> <p>It's not hard to see the impact of nearby development. The dense residential developments of Calleya, Treeby and the commercial development buffering Jandakot Airport and the impact this has had on wildlife. The sighting of a Kangaroo or a snake whilst driving along Jandakot Road is now a thing of the past.</p> <p>Cockburn Shire itself contradicts this report by its own admission by way of investment.</p> <p>A recent contractor to my property is planning to plant immature street trees surrounding the very property the developer want's to destroy already fully established trees.</p> <p><i>"Urban Forest Plan (shade cover in Cockburn) &amp; streetscapes - \$1.1m"</i></p> <p><i>"Urban Forest to Pop Up in Hamilton Hill..."</i></p> <p><i>"This project aims to demonstrate how, through clever design and eco-retrofit, we can transform an underused, hot, barren, hard space into a green community asset"</i></p>	

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		<p><i>that will encourage nature, and cool and enhance the local shopping area,” Ms Brideson said.”</i></p> <p>In conclusion, much like a recent Perth Now headline I have read “One of Port Coogee’s best and most expensive ocean views is under threat” ; we feel the same way about our environment at our doorstep.</p> <p>Councillor Cr Kevin Allen has been quoted saying “Cancelling the project may also come at a cost but we should not always go ahead with something if it is not the right decision and this is not the right decision.”</p> <p>This has given me some hope that although the councillor doesn’t live here and Glen Iris may not have a millionaire’s row, Cockburn Shire will make the right decision and prevent any development to the Glen Iris Golf course other than to re-establish it as a premium Shire owned public golf course for us all.</p>	
191	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We moved into the Glen Iris estate in 2006 so my wife and I have raised our family of 4 children over the last 16 years living in the area. Our house looks up a 5-par fairway and we purchased the house at a premium when we moved from Leeming in 2006 as we wanted the peace and tranquillity associated with a very large backyard looking over the golf course. The house was sold to us a premium property in an established golf course estate with the assumption that there was no likelihood for the view to be built out or the amenity of the area being impacted by the proposed development that now faces us. My boys were also lucky enough to secure their first jobs at 15 years of age assisting with the driving range and golf shop over a number of years and thus we have always had a close association with the estate.</p> <p>I am very strongly opposed to the proposed infill redevelopment suggested by Eastcourt/Acumen. Since the sale of the land Eastcourt/Acumen have been very deceptive and treated the residents like me with no respect and disdain. Their actions such as asking for applications for a focus group to work with them only to then silence those in that group that did not agree with them, the wishy washy survey they distributed which got very few responses which they then tried to use to say that residents supported them, the lack of care shown to the fencing, grounds, draining of the lakes and especially the lack of care shown to the small pond and front entrance at the front of the estate only to then state it “was for safety” when it was there for over 20 years before that all point to a greedy developer that cannot be trusted. Their plans call for up to 600 more houses which will be stacked next to</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to potential fire damage, whilst the City cannot force the golf course landowner to irrigate the land it does ensure they meet their bushfire management requirements. In the unlikely event of a tragedy occurring the City is not liable for any damage that may occur. To cover such instances homeowners should ensure they have adequate building and/or contents insurance to cover such instances.</p> <p>No further changes are recommended in response to this submission</p>

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		<p>each other and take away much of the open space and destroy the flora and fauna as well as increase massively the traffic and congestion that will then move onto Berrigan Drive which is already at capacity from all directions.</p> <p>I have a promotional flyer in front of me sent by Eastcourt where it states “much of the last 12 months was spent listening and talking with local residents and considering how we could incorporate their ideas into the estate design to create an asset for everybody who calls Glen Iris home”. This is an utter and blatant lie, I have spoken to Eastcourt or Acumen 3 times, all when I have called them to ask what is happening. In fact on one of the occasions early on I was told by Louise at Acumen that they were pretty well prepared for the Council to not support them which is why they would just go past them to the government to get approval in the end. In the whole time that they have had the former golf course they have never contacted me, that’s right my house backs directly onto the golf course which will now be replaced by looking at another house yet I have never been contacted by them yet they say they have listened and talked to local residents. The last thing we need in this area is more infilling, taking away the green, open spaces to then put small houses with no backyards or space on either side such as seen in local estates such as Treeby. That is not why I paid the premium prices or moved into the Glen Iris Estate.</p> <p>I have also been very disappointed in the council in relation to this matter. They have also never canvassed my views to this point in time yet they are happy for the developer to let the area go fall into a rabble by not mowing the grass, not watering it, not repairing fencing and just letting them do whatever they want. Why were the lakes allowed to be drained for example. If there was a neighbourhood fire in summer caused by the developer allowing the grass to die and then have no water available in the lakes then is the Council going to reimburse us for property damage. I also believe the Council has been very short sighted in this matter, at a time when we need to do more exercise and have more open space they are happy for this green area to be removed and yet look to develop another new 9 hole course in Cockburn that will cost many millions of dollars. I would hope that the Council takes into account the desires of the local residents and not just listen to a greedy developer that will put as many houses as possible in the area to maximise their profits with no regards to us.</p>	

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192	Name and Address withheld, Jandakot	<p><b><u>OBJECT: I AM 100% AGAINST THE REDEVELOPMENT OF THE GLEN IRIS GOLF COURSE.</u></b></p> <p>MY HUSBAND AND I BOUGHT OUR BLOCK OF LAND ON *Address Withheld* JANDAKOT IN 1999 FOR \$50,000 MORE EXPENSIVE THAN A COMPARABLE BLOCK OF LAND WOULD HAVE COST IN SUCCESS, ATWELL OR NEARBY AREAS AT THAT TIME. THE REASON FOR THIS WAS THAT WE BOUGHT A BLOCK WITH A GOLF COURSE VIEW OVERLOOKING THE 9<sup>TH</sup> FAIRWAY, OUR AMENITY! WE MOVED INTO OUR HOUSE IN FEBRUARY 2001 WITH 2 CHILDREN AGED 12 AND 16. WE HAD LIVED IN THE COCKBURN COUNCIL AREA PAYING COCKBURN COUNCIL RATES SINCE 1988.</p> <p>OUR SON'S FIRST JOB WAS ON GLEN IRIS GOLF COURSE COLLECTING THE RANGE BALLS AFTER HIGH SCHOOL A COUPLE OF DAYS A WEEK AND HE LOVED THE JOB. SOON HE STARTED GOLF LESSONS FROM THE THEN PRO AND WENT ON TO TAKING UP A GREENKEEPING APPRENTICESHIP AT ANOTHER LOCAL GOLF COURSE WHEN HE FINISHED SCHOOL. MOVING TO GLEN IRIS SHAPED HIS CAREER.</p> <p>MY HUSBAND PLAYED GOLF AT GLEN IRIS FROM THE DAY WE MOVED IN AND AROUND 15 YEARS AGO I ALSO TOOK IT UP. LATTERLY WE PLAYED THE COURSE TOGETHER WEEKLY UNTIL THE DAY IT CLOSED. WE ALSO USED THE RESTAURANT ON A REGULAR BASIS AND GLEN IRIS GOLF COURSE BECAME A BIG PART OF OUR LIVES AND WE SUBSEQUENTLY MADE A LOT OF FRIENDS THROUGH THE GOLF COURSE.</p> <p><b>THERE ARE SO MANY REASONS I AM AGAINST THE REDEVELOPMENT -</b></p> <p>1 – THE LOSS OF OUR VIEW AND PRIVACY AT OUR BACK FENCE AND DEVALUATION OF OUR PROPERTY WHICH IS OUR BIGGEST INVESTMENT. JUST BEFORE THE CLOSURE OF THE GOLF COURSE WE SPENT A SMALL FORTUNE INSTALLING A SWIMMING POOL ONLY NOW TO POSSIBLY BEING OVERLOOKED BY OTHER HOUSES AND TO HAVE CARS DRIVING ALONG OUR BACK FENCE CONSTANTLY. THIS LIVING EXPERIENCE IS A FAR CRY FROM WHAT WAS PROMISED TO US WHEN WE PURCHASED THE LAND AND A FAR CRY FROM THE PEACE AND SERENITY WE HAVE ENJOYED FOR THE PAST 21 YEARS. WHEN YOU BUY INTO A GOLF COURSE ESTATE YOU EXPECT IT TO BE JUST THAT FOREVER, A GOLF COURSE ESTATE. NOT</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>JUST A RESIDENTIAL ESTATE. IF WE HAD WANTED A RESIDENTIAL ESTATE ONLY, WE WOULD HAVE STAYED IN SUCCESS.</p> <p>2 – THE REDEVELOPMENT PLAN SHOWS THE MAIN ROAD GOING THROUGH THE NEW DEVELOPMENT (THE NEIGHBOURHOOD CONNECTOR) AT OUR BACK FENCE? HOW CAN THIS BE FAIR OR LEGAL? WE HAVE A MAIN ROAD AT THE FRONT OF OUR HOUSE WHICH IS ALREADY USED AS A RACE TRACK BY SOME AND NOW THE PLANS SHOW A PLANNED MAIN ROAD AT OUR BACK FENCE. SURELY THIS CANNOT BE CORRECT? HOW WOULD ANYONE FEEL IF THIS HAPPENED TO YOU? IT GETS WORSE. WE ALSO HAVE A T JUNCTION PLANNED FROM A SIDE ROAD AT OUR BACK FENCE WHICH WOULD MEAN HEADLIGHTS INTO OUR PROPERTY AT NIGHT AND EVEN MORE TRAFFIC NOICE THROUGH THE DAY. IT REALLY CANNOT GET ANY WORSE FOR US.</p> <p>3 – THE POSSIBILITY OF ALL THE TREES AT OUR BACK FENCE BEING CUT DOWN MEANING NO SHADE AT ALL IS A MAJOR CONCERN. WITH SO MANY TREES (ESPECIALLY BANKSIA'S) BEING REMOVED, THE BLACK COCKATOOS THAT THIS ESTATE WAS FAMOUS FOR WILL NO LONGER COME TO VISIT. SINCE THE CLOSURE OF THE COURSE, WE HAVE ALREADY SEEN A HUGE DECLINE IN NUMBERS OF THE PINK AND GREY COCKATOOS, THE BLACK COCKATOOS, DUCKS AND QUENDAS ALONG WITH MANY OTHER ANIMALS THAT USED TO VISIT REGULARLY.</p> <p>4 – THE INCREASED VOLUME OF CARS GOING INTO THE ESTATE VIA DEAN ROAD AND THE ROAD PLANNED AT OUR BACK FENCE WOULD ONLY INCREASE EXHAUST EMISSIONS. THIS WOULD HAVE AN ADVERSE EFFECT ON THE HEALTH OF US ALL. WE ALREADY HAVE PLENTY OF SPEEDING DRIVERS THAT HAVE NO REGARD FOR THE PEDESTRIANS/RESIDENTS IN OUR STREET.</p> <p>5 – THE PLAN TO DEMOLISH THE CLUBHOUSE IN DEAN ROAD AND IT BEING CALLED DERELICT? THE CLUBHOUSE/RESTAURANT WAS FULLY REVAMPED INCLUDING NEW KITCHEN APPLIANCES, CARPETS, FURNITURE IN THE RESTAURANT AND AN UPGRADE TO THE TOILETS AROUND 6 MONTHS BEFORE IT CLOSED SO HOW CAN THE CLUBHOUSE BE DERELICT? IT WAS WELL USED BY THE LOCALS RIGHT UP UNTIL THE</p>	

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		<p>CLOSURE AND A MASSIVE PART OF ALL GLEN IRIS RESIDENT'S LIVES. IT WAS A SPECIAL MEETING PLACE FOR US ALL.</p> <p>6 – THE LOSS OF THE GOLF COURSE HAS CREATED A MASSIVE PROBLEM IN THE AREA IF YOU ARE A GOLFER. THE DEVELOPERS CLAIM THAT GOLF AND THE PATRONAGE OF GLEN IRIS WAS ON THE DECLINE WHICH I WOULD NOT AGREE WITH. TRYING TO BOOK A TEE OFF TIME AT ANY LOCAL GOLF COURSE NEAR GLEN IRIS IS IMPOSSIBLE AND THERE IS A GENUINE LACK OF AVAILABILITY. WHY WAS IT THAT COCKBURN COUNCIL DID NOT BUY THE COURSE AS A RUNNING CONCERN INSTEAD OF PLANNING TO SPEND FAR MORE OF OUR RATEPAYER'S MONEY ON A 9 HOLE COURSE IN COOGEE?</p> <p>PLEASE DO NOT ALLOW THIS REZONING AND SUBSEQUENT DEVELOPMENT OF OUR AMENITY</p>	
193	Lynsey and Mark McDonnell, Koorlabyn Valley Cres, Jandakot	<p><b>OBJECT:</b> We strongly object to the proposed rezoning of the Glen Iris estate, for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The City of Cockburn Strategic Community Plan 2020-2030 outlines 5 key outcome areas. Under Environmental Responsibility it states that priorities include "increasing the urban tree canopy". Under Moving Around the City, a priority includes "traffic congestion". Under Community, Lifestyle and Security, a priority is "Recreation and Leisure".</li> </ol> <p><i>A decision to approve this application would undermine the City's own strategic objectives by removing hundreds of mature trees, destroying the only large open space that exists in the City, creating extreme traffic congestion in an estate with only two roads in and out, and removing a Golf Course with enormous potential to support recreation and leisure.</i></p> <p><i>A Council with integrity and foresight would embrace the opportunity to instead maintain the existing zoning and support the development of the golf course to reach its potential and deliver on the above objectives for the residents of Cockburn. Strong strategic planning will recognise the ageing demographic and the value of a golf course to retirees and families, as well as the fact that improving an existing golf course is far more cost effective than the development of a brand new site.</i></p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>2. We moved to this estate in 2007 because of the golf course. It cost more than other nearby estates, but we viewed it as an investment for our growing family, to live in a quiet, tree lined estate that felt safe and close to nature. We loved the mature trees and the way the leaves fell in autumn. Many years later, life in Glen Iris had proved to be every bit as lovely as we hoped, so we invested another \$100,000 to move across the road, from number 44 to number 59 Kooralbyn, <i>purely to back on to the Golf Course</i>. We value the mature trees and the expanse of greenery behind our home. The sound of the cockatoos and kookaburras and the frequent sighting of quendas, the vista and the peace that comes with having no neighbours behind the house – all make it worth the investment. This proposal will take all of that away. We never would have spent that money if we thought there was a chance that Council would support such a decision. Everyone in Glen Iris chose this estate because of the golf course amenity – it is grossly unfair to take it away when life savings have been spent in good faith.</p> <p>3. To develop within the centre a mature, existing estate is extremely disruptive to existing residents. For the past 20 years, residents have opted to live in a mature estate. We paid more to enjoy that maturity, avoiding the alternative options to build or buy in developing areas like Harvest Lakes, Treeby, Harrisdale etc. it is grossly unfair to subject residents to years of roadworks, construction, destruction, noise, dusty, debris, traffic congestion and inconvenience while urban infill replaces the mature amenity we chose. This will have a negative impact on the mental health of residents and is likely to cause damage to our homes.</p> <p>4. The plan for the development states that there is 25% green space, but much of this is the buffer behind homes that currently back onto the golf course. There is actually very little open green space to support community activity and a sense of openness and amenity. There are no water features to replace the lakes and fountains that have already been destroyed. Hundreds of beautiful, mature trees will be destroyed and the proposal to plant more does not even come close to compensating – these trees are at least 30 years old – they are the urban tree canopy that the City planned to <i>increase</i>!</p> <p>We implore the City of Cockburn to stand by your fifth strategic objective – to Listen and Lead. You want “improved satisfaction with the City’s Governance” – prove to</p>	

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		<p>your residence that this was not a done deal before the land was purchased by Eastcourt. You want “improved satisfaction with the City’s community engagement, communication and customer service” – then demonstrate that you are listening, and that this is a genuine engagement process that could actually result in the rejection of the rezoning application.</p>	
194	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT:</b> Scanned Image (<b>See separate attachment for full version</b>)</p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Process transparency</li> <li>• Reduced Property Values</li> <li>• Community consultation</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
195	<p>Len Hitchen, Glen Iris Dr, Jandakot</p>	<p><b>OBJECT:</b></p> <p>I AM OPPOSED TO THE REZONING OF THE GLEN IRIS GOLF COURSE</p> <p>Initially, let me introduce myself.</p> <p>I am 87 years of age, a resident of the City of Cockburn for the past 20 years.</p> <p>A major part of my working life was associated with responsibility for the development and marketing of Tourism in Western Australia. I am a former Deputy Director of The W.A. Department of Tourism and then Chairman and Chief Executive of the Western Australian Tourism Commission.</p> <p>In these capacities I was a member of a number of various Boards and Committees – regionally, state-wide and nationally, including Perth Zoological Gardens Board, National Parks Authority, and Rottnest Island Board.</p> <p>I have travelled throughout WA, Australia, and overseas, both officially and for my own and my families’ recreation.</p> <p>Other positions I held pertinent to this submission are:</p> <ul style="list-style-type: none"> <li>• Official Secretary, Government House</li> <li>• Executive Director Ceremonial &amp; Protocol, Department of Premier and Cabinet –responsible for the visit of VIP’s to WA, including, for example, Pope John Paul II in 1986; Princess Anne, Duke of York; Governor General.</li> <li>• Commissioner, WA Pavillion at World Expo in Brisbane 1988.</li> </ul>	<p><b>Noted</b></p> <p>The benefits of a healthy lifestyle are acknowledged. The is in part why the City required the option of a community oval be inserted into the Structure Plan prior to public advertisement, and is now recommending that option be adopted..</p> <p>Unfortunately, pursuant to State Planning Policy 3.6 (Infrastructure Contributions), any funds previously collected for the Coogee Golf Course cannot be reallocated to other purposes. As it currently stands, if the City decides not to proceed with that development, any funds previously collected will have to be handed back to the subdividers that contributed.</p>

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		<ul style="list-style-type: none"> <li>• As a volunteer at the 2000 Olympics in Sydney I was asked to take the role of Manager, OIC Relations and Protocol at The National Sports Centre (an amazing experience)</li> </ul> <p>Outside of my working life, I have always been a keen sportsman and recreationalist. I represented WA and Australia in Table Tennis, played competitive tennis, and laterally played golf, caravanning, swimming and fishing.</p> <p>As a volunteer sports administrator I have been:</p> <ul style="list-style-type: none"> <li>• President of The WA Table Tennis Association</li> <li>• President of The Australian table Tennis Association (A life member of both associations)</li> <li>• President of The Applecross Football Club in Sunday League</li> <li>• President of East Fremantle Football Club</li> <li>• Vice Chairman including a period as Chairman of The Fremantle Football Club (the Dockers)</li> <li>• Life member of East Fremantle.</li> <li>• Life member of The Western Australian Football Commission.</li> <li>• Inaugural Chairman – Fremantle Hospital Medical Research Foundation – for a period of 13 years (now renamed Spinaker Research Foundation)</li> <li>• An honorary life member of The Foundation</li> </ul> <p>In these roles I have visited many countries including Britain, Europe, Yugoslavia, Canada, America, China, Singapore, Malaysia, New Zealand, Sri Lanka, India, Italy and others.</p> <p>I feel well qualified to present an alternative to the proposed destruction of 750 mature trees, the impact on the federally protected black cockatoos and Priority 4 quenda vs infill of 600 new houses.</p> <p>The reason for my objection is two-fold:</p> <ul style="list-style-type: none"> <li>• Physical activity and social interaction is now recognised, and being more and more catered for, as a very important issue in maintaining the health of our population.</li> </ul>	

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		<ul style="list-style-type: none"> <li>• The golf course provides this capability but, as importantly, is a very significant piece of the City’s total attractions – both for our ratepayers and our visitors (tourists).</li> </ul> <p>Let me relate my own experience.</p> <p>It was very attractive for us to move to Jandakot 20 years’ ago with the Glen Iris Golf Course being so handy – not necessarily for the golf alone, but also because of the beautiful area.</p> <p>I was keen on golf and joined a group of 9 or 10 colleagues, playing sometimes two or three times a week.</p> <p>With the course being shut, I must now travel to Marangaroo, Hillview, Peninsular or Maree Park – all on a freeway and at peak hour – where we play is dependent on where we can get in.</p> <p>One of the most important parts of the morning’s golf is the social interaction with your fellow players (again optimising health and welfare).</p> <p>Consequently, I now only play once a week and that may not continue for much longer because of the travel.</p> <p>Contrary to some views being put to Council, golf is booming.</p> <p>The problem with Glen Iris Golf Course was two-fold.</p> <ul style="list-style-type: none"> <li>• In later years the maintenance of the course was lacking.</li> <li>• Secondly, the closure of the restaurant was fatal.</li> </ul> <p>The Council has put aside monies for a golf course in Coogee. 9-hole courses no doubt have a place but ... to destroy another natural area would not be in the interest of the ecology; actually, it would be a TRAVESTY.</p> <p>I note that the Coogee proposal “has lovely ocean views” – no mention of the extremely stiff winds which is not something 9-hole golfers find pleasant.</p> <p>I raise these issues – ie travel etc because my experience would apply to many other “older” ratepayers and this demographic will continue to increase as the population increases.</p> <p>Golf: State of Play Report” &lt;Australian Sports Commission&gt; describes golf is “a rare sport/physical activity where participation rates increase with age, with peak participation occurring at 65+ years of age. Further “more than half of all adults 15+</p>	

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		<p>golf participants in Australia are aged 55 and over (59%)”and again....“the dominant motivation to participate in golf is:</p> <ul style="list-style-type: none"> <li>• Fun/enjoyment – 58%</li> <li>• Social reasons – 46%</li> <li>• Physical health/fitness – 33%</li> </ul> <p>CAN COUNCIL IGNORE THESE FACTS RATHER THAN CATER FOR A FURTHER 600 HOUSES OF INFILL, ESPECIALLY WHEN COCKBURN HAS ALREADY REACHED ITS INFILL TARGETS?</p> <p>It is very pleasing to read the City’s Strategic Plans for the Future and the repeated references to tourism and visitors and that “we will be focussed on the implementation of our tourism strategy.”</p> <p>It is worth reflecting on those ‘Plans’ approved by Council:</p> <ul style="list-style-type: none"> <li>• “be able to champion tourism opportunities”</li> <li>• “we will be focussed on the implementation of tourism plans”</li> <li>• “protective of the natural environment”</li> <li>• “recognition of the City as a hub for innovation”</li> <li>• “long term liveability of our Region”</li> <li>• “planning over the past 25 years has largely been growth orientated with large tracts of green fields sites developed for residential developments and the infrastructure required to support this growth”.</li> </ul> <p>Mr Mayor and Councillors, you have TALKED THE TALK, NOW WALK THE WALK!</p> <p>I couldn’t be happier with what I read. However, I cannot relate these comments with the Application now under consideration to rezone a significant recreation land to cater for a developer who wants to put 600 houses on what is an absolutely irreplaceable and extensive piece of unique land. How will this benefit us, the ratepayers?</p> <p>It is also pleasing to see the reference to “Region”. Planning along ehse lines is a must and right now very significant for our City when one of our neighbours – and a very important one when we talk visitors – Fremantle – was only last week proclaimed by Times Magazine as one of the best 50 tourist destinations in the world – one of only two in Australia. What a marketing bonanza!</p>	

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		<p>The City already has many wonderful facilities within its boundaries: Coogee Marina, beaches, the ARC (recreation and aquatic centre); Manning Park, Cockburn Sound, Bibra Lake Wetlands.</p> <p>The future Wave Park within one kilometre of Glen Iris will be another significant recreation/attraction.</p> <p>In this regard it is significant to note that the future Wave Park on the Golf Coast is quite deliberately incorporated within an area including an 18-hole golf course <a href="https://golfandsurfgc.com.au">https://golfandsurfgc.com.au</a></p> <p>Conclusion:</p> <p><b>THE CITY NEEDS THIS GOLF COURSE TO COMPLIMENT ITS ATTRACTIVENESS TO VISITORS OF ALL AGES.</b></p> <p>The City of Cockburn has many wonderful activities/attractions and has over the years developed a more than significant housing population close to doubling the number of residences – and has increasingly provided support facilities to meet that surge.</p> <p>It now is considering a proposal to add a further 600 or thereabouts houses on a piece of unique land at the expense (not money) of a facility which could “put the icing on” its attractiveness to potential visitors and in turn help the environment in so many ways.</p> <p><i>“While the number of ratepayers increases, the City needs to build and maintain more high-quality infrastructure and amenities for our residents and find additional resources to achieve this.” &lt;Mayor Howlett, Perth Now 7 July 2022&gt;</i></p> <p>The decision should be a “no brainer”.</p> <p>Don’t have our future saying: “THEY WHAT!”</p> <p>Show some VISION and help make our City the envy of all others.</p>	
196	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> WE BOUGHT OUR BLOCK THAT BACKS ONTO THE NINTH HOLE IN 1999 AND BUILT OUR HOUSE THE SAME YEAR. FROM DAY ONE, KNOWING THAT WE COULD HAVE BOUGHT A BLOCK AT THE TIME ELSEWHERE FOR LESS MONEY, WE SOON REALISED THAT WE HAD BOUGHT INTO AN ESTATE THAT HAD EVERYTHING. WE HAD A LIFESTYLE, A GOLF COURSE AND RESTAURANT AND WE MADE NEW FRIENDS. WE MAY HAVE BEEN 15 MINUTES FROM THE CITY BUT WAKING UP TO THE SOUND OF BIRDS</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to City acquisition of the course, the City sought further information from the landowner on the</p>



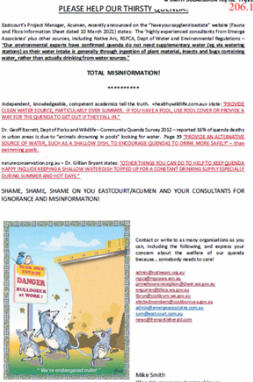
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		<p>SINGING IN THE MORNING, LOOKING OVER THE FENCE WATCHING BANDICOOTS AND DUCKS WALKING BY, WHAT A LIFE IT WAS. SOMETHING THAT COCKBURN COUNCIL MUST DISLIKE FOR IT'S RATEPAYERS?</p> <p>TRAFFIC ON DEAN ROAD HAS GOT WORSE OVER THE YEARS. IT'S A 50 ZONE NOT 80 PLUS AS WE HAVE SEEN. WE HAVE ASKED THE COUNCIL FOR SPEED HUMPS TO BE INSTALLED BUT THEY HAVE TOLD US THAT YOU HAVE TO HAVE A FATALITY OR A MAJOR ACCIDENT IN THE ROAD BEFORE THEY WILL DO ANYTHING. THE NEW DEVELOPMENT HAS A ROAD SHOWN IN THEIR PROPOSAL RIGHT AT OUR BACK FENCE AND SIDE ROADS FACING ONTO THE BACK OF OUR HOUSE. DEAN ROAD WOULD HAVE TO BE THE ONLY STREET IN PERTH OR ANY OTHER CITY THAT WOULD BE AN ISLAND BETWEEN TWO MAJOR ROADS . THE VALUE OF OUR HOUSES WOULD ALSO DROP. WILL YOU COCKBURN COUNCIL PICK UP THE SHORT FALL OF WHAT WE ARE GOING TO LOSE?</p> <p>COCKBURN COUNCIL, THE PREVIOUS OWNERS APPROACHED YOU IN JUNE 2017 AND INFORMED YOU THAT THE GOLF COURSE WAS GOING ON THE MARKET. PLEASE TELL US ALL WHY YOU DID NOT PURCHASE A WELL-ESTABLISHED GOLF COURSE IN YOUR OWN BACKYARD. THERE ARE NOT MANY GOLF COURSES SOUTH OF THE RIVER AND GETTING A BOOKING TIME ON THE WEEKEND IS NOT EASY. GOLF HAS ALWAYS BEEN A GROWING SPORT FOR ALL AGES. ARE YOU ONLY LOOKING AT MORE RATES/MONEY? PLEASE EXPLAIN.</p>	<p>viability of the business to enable proper consideration of the offer to purchase. That information was not forthcoming and instead the landowner pursued other opportunities to maximise their return. Ultimately they accepted an offer from EastCourt without offering the City any further opportunity.</p> <p>No further changes are recommended in response to this submission</p>
197	Geoff Dornan, The Fairway, Jandakot	<p><b>OBJECT:</b></p> <p>Glen Iris GC is the only Public course in Cockburn and should remain so as it also is use as a noise buffer for local aircraft</p> <p>The wild life around the course will die out, (there is still life there at the course)</p> <p>The traffic generated by extra dwellings will cause traffic chaos in the area.</p> <p>The rest of Australia is planting trees, and the developers' are killing them</p> <p>If Roe 8/9 has been squashed and only 1% of the wetlands was to be effected, how come this golf course be allowed to be developed</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
199	Name and Address withheld,	<p><b>OBJECT:</b> With the proposed development we will undoubtedly loose our lifestyle that we paid premium price for with no prior information that this could happen. We have been effectively falsified to in the fact that the supposed zoning could in fact</p>	<p><b>Noted</b></p>

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	Jandakot	<p>be altered to that all the residents will be severely negatively impacted. Our properties will be devalued along with our public amenity value and our enjoyment of our previous pristine golf course estate.</p> <p>We have lost our public Golf Course driving range/ putting practice green that was advertised as just a short stroll away when we bought the property not that long ago along with loss of open space, biodiversity and previous environment.</p> <p>All our beautiful lakes have been affected severely, which provided habitat for fauna, flora, and birdlife and the beautification of our lifestyles. We now have a view of unkempt paddock which is not what we were sold. Not due to our or our neighbours doing. We have lost the total enjoyment of our green open spaces of our estate, our enjoyment of watching the golfers and our quiet space to enjoy our family's wellbeing. Again not due to ours or our neighbouring owners.</p> <p>This will have significant impact on our selling whether now or later which in turn has an impact on our financial wellbeing</p> <p>Our voice is being lost due to greed, lack of transparency, lack of empathy or care not only for your residents – that we all pay proportionate rates for but also all the fauna and flora that will be impacted. The valid decisions for the development to go ahead are extremely flaccid. Cockburn council will still retain equitable rateable monies if this development <b><i>does not</i></b> go ahead and reasonable development of the prior golf course was to be factored into. Along with the supposed developments of the proposed wave park and Gateways development there is ample monetary gains for the council without impacting those that will be the most impacted by this dreadful act of deceit. How can anyone believe anything your council spews at us?</p> <p>We did not buy into this premium estate to watch at risk animals, Cockatoos, quendas, frogs and many other species and their habitat to be destroyed.</p> <p>We did not buy into this estate with the view of it being destroyed. WE do not want social / group housing on our back door – literally. I love our community the way it is and paid premium price for the aesthetics of being sold our properties that contain a golf course!! We know and trust our neighbours and very little crime disrupts our community. That will again undoubtedly change with the proposed group housing and just the sheer number of proposed residential homes.</p> <p>How can homeowners trust councils whom will not back the majority of residents, whom are supposed to stand up for the ratepayers and their rights?</p>	<p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>None of the residents want dust, traffic, noise, congestion for years from any residential development. Surely the beautiful space can be kept for public enjoyment for all and to be utilised alongside the proposed developments due for the surrounding Cockburn areas, such as the wave park.</p> <p>None of us want extra traffic and noise that will certainly increase. We certainly don't wish future bus route potentially going right past some of our front doors. We bought our property to enjoy the quiet serene atmosphere. Not thousands of cars &amp; buses daily.</p>	
200	Name and Address withheld, Shelley	<p><b>OBJECT:</b> I refer to the above submission on the rezoning proposals for the former Glen Iris Golf Course.</p> <p>This area is a rare oasis of wildlife and native flora in our crowded conurbation which enriches the quality of life in the area.</p> <p>In this age of climate change and the ensuing need for solutions, I find it quite disgusting that the rezoning is even being contemplated for profit in an area already meeting infill goals.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
201	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We have lived in three different locations around the Glen Iris Golf Course over the last 27 years.</p> <p>Firstly in St James Mews, Turn bury Green, then Warrigal Glade in the Glen Iris Estate and then finally we found our dream location for our retirement years in *Address Withheld*, in the Fairways Estate. We have lived in this location for approximately 15 years.</p> <p>The reason we chose this location was because of the quiet street and the strip of natural bush across the road bordering the golf course. We have enjoyed the many different species of birds and quendas and rabbits wandering in that bush. It would be devastating to the environment and us to see all this wildlife disappear</p> <p>I have noticed that in Eastcourt's development plan they want to destroy this strip of natural bush and develop eight (8) blocks of land facing onto The Fairway. This section of The Fairway can't cope with those extra houses. There are currently twenty one (21) resident's cars using this section of road, with at least two to three using street parking on a daily basis. With allowing at least two cars per household in the new development that would mean an extra sixteen (16) cars in our street. The Fairway was not designed to have extra houses and cars as the original developer of The Fairways Estate believed that there would always be a golf course</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the design treatment in this location a housing interface is a reasonable design treatment adjacent a public road. To implement the proposal will involve a widening of the road reserve to instate a verge on the new lot side.</p> <p>No further changes are recommended in response to this submission</p>

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		<p>butting onto this street. Extra street parking in The Fairway would affect delivery trucks and waste disposal truck's access to carry out their work.</p> <p>If Eastcourt win the right to develop the golf course into residential land I think they should not have the right to disrupt the lives of the current residents in the Fairways Estate as we have never been a part of the Glen Iris Estate and their development should not encroach onto The Fairway and any development of the eight (8) blocks should not have access to The Fairway and those blocks should be east facing.</p>	
203	Name and Address withheld, Murdoch	<p><b>OBJECT:</b> I oppose the development of the Glen Iris Golf Course in Jandakot for housing and call for council to ensure protection of all the habitat for local endangered wildlife on the site, including all the native trees - species that are important for sustaining Perth's endangered Carnaby's cockatoos and threatened forest red-tailed black cockatoos. Quenda also need to be protected at the site.</p> <p>As councillors will be aware, government has strong responsibilities and opportunities to safeguard Perth's (and Cockburn's) threatened and endangered wildlife, to protect them for current and future generations.</p> <p>I am a member of a scientific research team studying WA's black cockatoos at Murdoch University (the Black Cockatoo Conservation Management Project). We have been studying WA's threatened black cockatoos for over 12 years, and we have seen from our research how essential the remaining small patches of habitat in Perth are, to allow black cockatoos to continue to survive in Perth.</p> <p>As councillors may be aware, WA's black cockatoos have been declining towards extinction for many years, and are predicted to become extinct within just a few decades unless authorities can halt and reverse their declines. To date, government at all levels <u>has not taken the right actions to halt and reverse our black cockatoo declines</u>. This is despite <i>clear scientific knowledge about what needs to be done to save them</i> – as stated in government conservation notices about these species. First and foremost, their declines are being driven by ongoing NET LOSS of habitat (trees). So, for Perth's black cockatoos, extinction can <u>only</u> be prevented if government – at all levels – <u>halts and then reverses net habitat loss for the local black cockatoo flocks in their area</u>.</p> <p>There are flocks of Carnaby's cockatoos and forest red-tailed black cockatoos in the immediate Cockburn area. Each flock needs sufficient foraging habitat within 12km of their night roosts (as flocks only forage around 12km from their roosts). This presents an excellent opportunity for council to play a major role in</p>	<p><b>Supported in Part</b></p> <p>The proposal includes retention of a significant portion of the existing black cockatoo habitat. Modifications have been recommended to both the Scheme Amendment and Structure Plan proposals to further increase the amount of foraging vegetation in line with the recommendations of the EPA and DBCA.</p>

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		<p>safeguarding your local black cockatoo flocks, but planting additional food sources for them; including through encouraging planting on this open land.</p> <p>Cockburn has already reached its infill targets, and it is now the perfect time to halt, and then reverse, the ongoing declines of Carnaby's cockatoos and forest red-tailed black cockatoos, by halting and then reversing (through revegetation efforts) the net loss of black cockatoo habitat across Cockburn.</p> <p>As stated in government conservation notices for these species, taking action to ensure net habitat gain is the only way to turn their extinction slide into a recovery, and prevent extinction of flocks in local areas and, within a few decades of that, state-wide extinction.</p> <p>Carnaby's cockatoos in particular are at immediate risk, as most Carnaby's cockatoo flocks are trying to survive in Perth and on the Swan Coastal Plain, where most food is already gone.</p> <p>Carnaby's cockatoos are one of WA's most well-loved wildlife species. Cockburn Council could be a leading model for how to begin to take effective actions to protect local black cockatoo flocks, through ensuring that as a council and as individual decision-makers, you are careful only to approve development that is net-positive for Cockburn's local flocks of black cockatoos.</p> <p>Do not let endangered black cockatoos in Cockburn decline further towards extinction on your watch; please do everything you can to halt and reverse their declines.</p>	
204	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I find it appalling that the council would even consider the rezoning and development of the Glen Iris site the effect this would have on the community currently living in and around the golf course site would be huge..</p> <p>Development implications of earth moving machinery running through the day, amenities getting turned on and off, road closures and detours. Noise! With absolutely no compensation for people actually living next to it.</p> <p>People who bought property's in Glen Iris specifically to live in this green tranquil community would have that ripped from them in the stroke of a pen from councillors who are out of touch with the community...</p> <p>Trees. On my property there is a council gum tree that is frankly dangerous that we have reported to have the council about dropping limbs on our house and over the road. Which sits directly over the power and water supplies for the street with no</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>response from the council other then they will not remove a healthy mature tree from the eco scarp.....</p> <p>And yet with that same pen this council elected by its community would approve the destruction of over 750 mature trees and rip the tranquility from the suburb.</p> <p>How appalling old dodgy Cockburn council sweeping everything they can under the rug once again. . .</p>													
206	<p>Mike Smith, Glen Iris Dr, Jandakot</p> 	<p><b>OBJECT:</b> I submit my reasons for OPPOSING the rezoning of the Glen Iris Golf Course, as follows:</p> <p><b><u>1. GLEN IRIS PRECINCT REFERENCE GROUP PARTICIPATION</u></b></p> <p>Glen Iris residents were asked to join the Glen Iris Precinct Reference Groups (“PRG”) via an Expression of Interest form, to be completed before Friday 4 September 2020.</p> <p>Acumen Development Solutions -proposed meeting dates were:</p> <table border="1" data-bbox="510 711 1547 871"> <thead> <tr> <th>Southern Precinct Reference Group</th> <th>Central Precinct Reference Group</th> <th>Northern Precinct Reference Group</th> </tr> </thead> <tbody> <tr> <td>Tuesday 22 September</td> <td>Wednesday 23 September</td> <td>Thursday 24 September</td> </tr> <tr> <td>Tuesday 20 October</td> <td>Wednesday 21 October</td> <td>Thursday 22 October</td> </tr> <tr> <td>Tuesday 17 November</td> <td>Wednesday 18 November</td> <td>Thursday 19 November</td> </tr> </tbody> </table> <p>Eastcourt stated that only 60 participants would be accepted as part of the PRG, 20 each from Southern, Central and Northern Groups. Participants would be required to represent approximately 2,000 residents in Glen Iris.</p> <p>It eventuated that less than 1% participated (less than two dozen) and the program was reduced to just three meetings held at Cockburn Arc, facilitated by Metrix Consulting.</p> <p>Undated correspondence from Acumen Development Solutions (“Acumen”) announced “in June 2020 Emerge completed a Level 1 Fauna Assessment across the project site. The survey provided our team with a detailed understanding of the wildlife to be found across the site.”</p> <p>The so-called “detailed team study” found four quenda locations (diggings in the South), missed the roosting sites for the federally protected Carnaby’s and Forest Red-tailed black cockatoos and drained five of the seven golf course lakes. This drove away the roosting black cockatoos as they require adjacent water to roosting</p>	Southern Precinct Reference Group	Central Precinct Reference Group	Northern Precinct Reference Group	Tuesday 22 September	Wednesday 23 September	Thursday 24 September	Tuesday 20 October	Wednesday 21 October	Thursday 22 October	Tuesday 17 November	Wednesday 18 November	Thursday 19 November	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
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		<p>sites, a very important fact that Emerge Associates, Eastcourt’s environmental consultants, have publicly stated in other ‘development’ documentation.</p> <p>See report “Sanctuary for Protected Fauna and Protected Flora ...” (pages 47-53) ‘Roosting sites on the Glen Iris Golf Course’ and page 38 which shows cockatoo numbers as at June 2020 and the significant decline as at February 2021 following draining of the lakes.</p> <p>Five water bodies were drained by Acumen at the onset of the duck breeding season when lakes were required by ducks to escape predators.</p> <p>See report “Sanctuary for Protected Fauna and Protected Flora ...”(pages 19 -20): 73 quenda sightings; (page 54) cockatoo roosting sites; (page 38) ducklings and lakes.</p> <p>Acumen stated: “our environmental experts (Emerge) have confirmed quendas do not need supplementary water as their water intake is generally through ingestion of plant material, rather than actually drinking from water sources.”</p> <p>More knowledgeable quenda experts tell us that quenda seek water from sprinklers, gardens, dogs’ bowls and are often found drowned in swimming pools seeking water:</p> <p>&lt;<a href="http://healthywildlife.com.au">healthywildlife.com.au</a>&gt; state: “PROVIDE CLEAN WATER SOURCE, PARTICULARLY OVER SUMMER. IF YOU HAVE A POOL, USE POOL COVER OR PROVIDE A WAY FOR THE QUENDA TO GET OUT IF THEY FALL IN.”</p> <p>Dr. Geoff Barrett, Dept of Parks and Wildlife – Community Quenda Survey 2012 – reported 16% of quenda deaths in urban areas is due to “animals drowning in pools” looking for water. Page 39 “PROVIDE AN ALTERNATIVE SOURCE OF WATER, SUCH AS A SHALLOW DISH, TO ENCOURAGE QUENDAS TO DRINK MORE SAFELY” – than swimming pools.</p> <p>&lt;<a href="http://natureconservation.org.au">natureconservation.org.au</a>&gt; – Dr. Gillian Bryant states: “OTHER THINGS YOU CAN DO TO HELP TO KEEP QUENDA HAPPY INCLUDE KEEPING A SHALLOW WATER DISH TOPPED UP FOR A CONSTANT DRINKING SUPPLY ESPECIALLY DURING SUMMER AND HOT DAYS.”</p> <p>Obviously, Acumen’s ‘highly experienced’ consultants from Emerge Associates do not ‘ensure a best practice approach’ – possibly, they are misquoted?</p>	

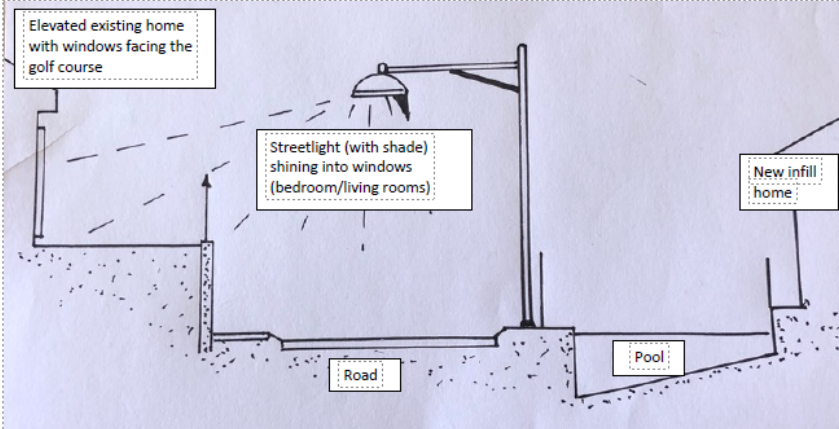
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		<p>They continue: “Relocating quenda is a standard process often undertaken for development within Western Australia and this option will be explored by Emerge for the Glen Iris project site.”</p> <p>Here again, Emerge, the chosen (now questionable) experts by Acumen conflict with recognised academics or they do not know that “the relocation of quenda to other sites is not an appropriate or recommended option” &lt;Department of Biodiversity, Conservations and Attractions&gt;</p> <p>The preceding data was supplied to residents as part of Acumen “providing valuable guidelines and facts to residents”, but sadly conflicting with the truth! – especially for the animals that actually exist.</p> <p>First day of PRG – attendees were met at Cockburn Arc by many facilitators who issued badges and broke up “groups of friends” and placed individuals at separated tables.</p> <p>The tables did not contain any writing material, pens, or pencils, plus we were reminded to ask questions – at the end.</p> <p>“Code of Conduct” - which was questioned, notwithstanding that the Code of Conduct had to be signed by participants to be accepted as a PRG participant.</p> <p>At the commencement of the first PRG, the Code was emphasised and read to participants:</p> <ul style="list-style-type: none"> <li>• <u><i>maintaining confidentiality as required</i></u></li> </ul> <p>Clarification of ‘confidentiality’ was subsequently sought as it would be very difficult to maintain confidentiality when part of the participants’ job was to represent residents, and to do this, it would necessitate discussing the PRG sessions.</p> <p>In an exchange of emails between my wife, myself, and The Project Team, they advised:</p> <p><i>“The Code of Conduct is more to do with respecting individual’s privacy (eg if a community member shares specific details relating to their property or personal situation); it doesn’t mean that members can’t share information about the discussions relating to the project. We are more than happy – indeed we would encourage - members to share information about the project and topic discussions from the workshops with their friends and neighbours.”</i></p> <p>It’s a pity that Acumen did not abide by its own Code of Conduct rules by keeping personal information confidential in that it provided the City of Cockburn with their</p>	



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		<p>70-page "Community Engagement Register" (with no redacted personal information) and a complete record of private communication between many Glen Iris residents and the Project Team. This Register was publicly available online for 4-5 days, plus hard copies in two public libraries before the City removed it.</p> <p>Eastcourt and Acumen were contacted about this matter on 1 June 2022, with a following up in July 2022, asking whether they had allegedly breached the Privacy Act 1988; however, neither Eastcourt nor Acumen have responded to date.</p> <p>My wife's and/or my name and/or our home address and/or our email addresses and/or our mobile numbers were publicly disclosed in this Register 56 times.</p> <ul style="list-style-type: none"> <li>• refraining from taking photographs or videos or recording proceedings in any way</li> <li>• not permitted to discuss the golf course</li> </ul> <p>Did Acumen record these sessions without our knowledge or consent?</p> <p>Questions on how we are to report back to the community received replies "we must press on as there is much to cover." This was the standard response to most questions asked plus "please ask questions at the end or after the meeting." With nothing to write on, many questions were forgotten by the end of the meeting and phones were banned!</p> <p>The writer attended the Dale Carnegie Sales School in the USA and the Acumen presentation follows the "hard sell" techniques regards selling to a hostile client. Very slick and very effective against angry, emotional and irate Glen Iris residents thereby not concentrating on facts which were not welcomed.</p> <p>Acumen provided data such as "If you added together all the open space, we have the potential to include, it could be around five times the size of Optus Stadium." When questioned (ref exceeding 10% of development) the reply was "we must move on, lots more to come."</p> <p>Same answer regards the thousands of trees. Who waters them and maintains them, referring to Eastcourt's Providence Estate: again "let's move on." We did a lot of 'moving on' but got nowhere as evidenced by Eastcourt's Indicative Subdivision Concept Plan which does not include 99% of what was requested, yet have the audacity to state that this Concept Plan is based on consultation and feedback from the PRG participants – less than 1% of total residents!</p>	

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		<p>When one of the consultants was ‘trapped’ after the meeting and asked why the Bistro could not remain, he replied that the “building structure was not sound.” Given that inspections of, and renovations to, the Bistro were done prior to sale, is this statement correct? Similarly, they would not listen to the fact that “IGA Berrigan Drive closed over five years’ ago due to competition from nearby Cockburn Gateway Shopping Centre. They proposed <i>“there is also an opportunity to look at creating a vibrant neighbourhood hub with a small upmarket grocery outlet and a café, restaurant or wine bar”</i> but now that we are two years down the track, the words “potential” and “possible” have been included plus not until 2031!</p> <p>All non-service business concerns have failed at Glen Iris due to the nearby Cockburn Hub which plans to double in size. Acumen’s proposed cycle rack at their new Local Centre was also questioned and the writer advised Acumen that over the years bicycles had been stolen from the rack at the current Glen Iris Shopping Centre and therefore this idea should probably be abandoned.</p> <p>Questions on dilapidation, noise, heat, traffic, quality of life, night street-lights, interrupted sleep <i>“these will be addressed”</i> but they lost the address!</p> <p>Two of the three Acumen sessions were poorly conducted with friction between participants and facilitators. The format was “do not sit together and talk, listen to what we say and ask questions after the presentation.” Shortly after the second session, Acumen released the “draft Concept Plan” – thus the third and (official) final session was poorly attended and more people walked out prior to the end.</p> <p>The meetings gave nothing to residents, but it did mean that Acumen met with “the people” and the community consultation box was ticked!</p> <p>A fourth PRG was held but was a waste of everybody’s time as Eastcourt had already published its Concept Plan in the newspapers, so whatever comments anyone may have had were superfluous.</p> <p>Acumen was definitely not happy with their poorly attended PRG’s. At a later Council deputation by Acumen, they alone reported how successful the PRG was, and that they had 244 resident addresses on their books – not that 1% of the residents attended the initial sessions, declining thereafter.</p> <p>The system is flawed and the true casualties in all of this are the fauna and flora.</p> <p><b><u>2. SOLAR PANEL REFLECTION AND STREET LIGHT POLLUTION AFFECTING HUMAN HEALTH</u></b></p>	

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		<p>Glen Iris Golf Course Estate comprises 770 homes elongated as a north/south Estate. In the summer the sun crosses the golf course estate at right angles rising in the east and setting in the west. The proposed development of +/- 600 new houses will infill the current Estate by taking over the centralised golf course, thus the existing homes will surround the proposed new development. The current Eastcourt Subdivision Concept plan shows that new houses will basically be facing east and west with their roof tops facing the rising and setting sun.</p> <p>Around 600 roofs will then be facing the existing homes, some of the latter being raised as much as three metres with rooms in line with roofs and solar panels.</p> <p>Climate change will encourage/necessitate the installation of many roof-mounted solar panels which are currently made of glass. Thus, many roofs covered in reflective glass will reflect with an east/west traversing sun.</p> <p>Reflected sunlight will directly shine into existing golf course homes, built, and designed to maximise the view onto the golf course. The same view is also the direct pathway for reflected radiation comprising UVB and UVA solar rays.</p> <p>The UVB rays, the primary sunburn rays are largely blocked by glass; but more than 50% of UVA rays, the main cause of premature skin aging, can penetrate glass. Both UVA and UVB rays contribute to the development of skin cancers.</p> <p>“If you’re anywhere within several feet of the window, the rays will reach you” (21 June 2022 – <a href="http://www.skincancer.org.au">www.skincancer.org.au</a>).</p> <p>Therefore, the occupants, essentially those in elevated homes facing the golf course, will be exposed to harmful solar radiation.</p> <p>There is also the lesser concern for “glint and glare” on a surrounding single-track road, which local children use to walk to a bus stop (Page Power Urban &amp; Renewables – 30 March 2016).</p> <p>Residents may voice concern: accordingly, undertaking a road-based glint and glare assessment (at the right time not like the traffic assessment during COVID shutdown) would be beneficial to a planning assessment.</p> <p>In addition to the summertime solar glare at Glen Iris, there will be the night-time glare from many streetlights and the proposed well-lit cycle/pedestrian path in close proximity to those homes which currently abut the golf course resulting in bright lights directly shining into sleeping homes.</p> <p><b><u>Facts About Light Pollution:</u></b></p>	

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		<p><a href="http://www.sciencetopia.net">www.sciencetopia.net</a> Human beings never have to live in the dark anymore. Our surroundings are illuminated at night by various artificial lights. But with immoderate and extreme lighting use, we are faced with some damaging effects.</p> <p>Light pollution refers to the excessive and unnecessary artificial lights that are introduced to the environment at night. Light pollution or luminous pollution can have adverse consequences on the health and quality of life for human beings. Exposure to Artificial Light at Night Can Harm Your Health. <a href="http://www.darksky.org/light-pollution/human-health">www.darksky.org/light-pollution/human-health</a></p> <p>Humans evolved to the rhythms of the natural light-dark cycle of day and night. The spread of artificial lighting means most of us no longer experience truly dark nights. Research suggests that artificial light at night can negatively affect human health, increasing risks for obesity, depression, sleep disorders, diabetes, breast cancer and more.</p> <p>What about all the many new streetlights for the proposed infill shining into established elevated homes – bedrooms facing the golf course?</p>  <p><b><u>Circadian Rhythm and Melatonin</u></b></p> <p>Like most life on Earth, humans adhere to a circadian rhythm — our biological clock — a sleep-wake pattern governed by the day-night cycle. Artificial light at night can disrupt that cycle. Our bodies produce the hormone melatonin in response to circadian rhythm. Melatonin helps keep us healthy. It has antioxidant properties, induces sleep, boosts the immune system, lowers cholesterol, and helps the</p>	

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		<p>functioning of the thyroid, pancreas, ovaries, testes and adrenal glands. Night-time exposure to artificial light suppresses melatonin production.</p> <p><b><u>Glare from Bad Lighting is a Safety Hazard:</u></b></p> <p>Glare from poorly shielded outdoor lighting is also harmful to your health, because it decreases vision by reducing contrast. This limits our ability to see potential dangers at night. Aging eyes are especially affected.</p> <p>“Glare from night-time lighting can create hazards ranging from discomfort to frank disability.” — American Medical Association Council on Science and Public Health (2012)</p> <p>It must be emphasised that potentially turning off the streetlights for whatever period at night will seriously influence crime statistics.</p> <p>There are some potential serious health concerns associated with the proposed development. They must be fully evaluated in order to protect the lives and well-being of the current residents.</p> <p><b><u>3. REPORTS: “NON-EXHAUST VEHICLE EMISSIONS (Effect of Particulate Matter on Human Health)” and “QUALITY OF LIFE</u></b></p> <p>Please see attached reports and my concerns and comments should be included as part of my submission.</p> <p><b><u>4. “STATE OF THE ENVIRONMENT REPORT” (COMMENTS ON A FLAWED PROCESS)</u></b></p> <p>Initially I refer to an article in The Guardian 19 July 2022 by Morton and Readfearn: <b>“State of the environment: shocking report shows how Australia’s land and wildlife are being destroyed”</b> – excerpts below:</p> <p><i>“The health of Australia’s environment is poor and has deteriorated over the past five years due to pressures of climate change, habitat loss, invasive species, pollution and mining, according to a government report that warns the natural world holds the key to human wellbeing and survival.</i></p> <p><i>The state of the environment report – a review completed by scientists last year but held back by the Morrison government until after the federal election – found abrupt changes in some Australian ecosystems over the past five years, with at least 19 now showing signs of collapse or near collapse.</i></p>	

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		<p><i>"I won't be putting my head in the sand," Minister Plibersek said. "Under Labor the environment is back on the priority list."</i></p> <p><i>The report quoted the World Economic Forum in finding that environmental degradation was now considered a threat to humanity that could "bring about societal collapses with long-lasting and severe consequences".</i></p> <p><i>Key points from the state of the environment report:</i></p> <ul style="list-style-type: none"> <li><i>• Since 2016, 202 animal and plant species have been listed as threatened matters of national environmental significance, following 175 being added to the list between 2011 to 2016. This has happened while the rate of discovery and description of new species has slowed considerably over the past decade. There remain many more species that are unknown than those known.</i></li> <li><i>• While a government threatened species strategy had improved the trajectories of 21 priority species, many others did not show improvements. The list would increase substantially in coming years as the impact of the catastrophic 2019–20 bushfires – which killed or displaced between 1 billion and 3 billion animals – became clearer.</i></li> <li><i>• "Australia has lost more mammal species than any other continent, and has one of the highest rates of species decline in the developed world. More than 100 Australian species have been listed as either extinct or extinct in the wild. The major causes of extinction were introduced species and habitat destruction and clearing .</i></li> <li><i>• The report found improving the state of the environment would require national leadership, integrated management across federal, state and territory systems, new forms of funding and improved monitoring and reporting.</i></li> <li><i>• Plibersek told the ABC on Tuesday that the country's environment laws were not working, authorities did not have adequate data on the scale of the problem and change was needed. "If we stick with what we're doing now we'll keep getting the same results," she said.</i></li> </ul> <p><i>The minister said she expected to introduce changes to environment laws, including the creation of the Environment Protection Agency, to parliament next year after consulting "very widely", building on the work of a statutory review by the former competition watchdog chief Graeme Samuel.</i></p>	

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		<p><i>The Greens’ environment spokesperson, Sarah Hanson-Young, said the report showed “this is an emergency and in an emergency you take emergency action”. She said it described a “litany of environmental wreckage fuelled by climate change and years of denial and neglect, and environment laws needed to be changed, including to consider the climate impacts of proposed fossil fuel developments. If the minister is really alarmed by this report, then she will take immediate action to ensure no more critical habitat is cleared and polluting projects that are fuelling the climate crisis are stopped,” Hanson-Young said.</i></p> <p><i>The president of the Australian Academy of Science, Prof Chennupati Jagadish, said the report was sobering reading and the outlook for the environment was grim, with critical thresholds in many natural systems likely to be exceeded as global heating continued.</i></p> <p><i>Jagadish said the report showed there had been “significant underinvestment” in the scientific knowledge and capacity needed to understand the state of the environment and called for the creation of an independent agency to manage wildlife and biodiversity data. He said Australia should also revisit its emission reduction commitments to more rapidly respond to the climate crisis.</i></p> <p><i>Prof Euan Ritchie, from the Centre for Integrative Ecology at Deakin University, said the report was authoritative, long overdue and confirmed “Australia’s utter failure of environmental and conservation stewardship”</i></p> <p><i>But he said it was not too late to change the trajectory. “If we act now and strengthen and enforce environmental laws, provide far greater investment to aid the protection and recovery of the environment and threatened species, and better engage with communities, we stand to gain substantial social, cultural, economic and environmental benefits.”</i></p> <p>I present our current example of how the “system” fails, not only the environment, but the very animals it is supposed to protect:</p> <p>A Glen Iris report was written over a two-year period (August 2020 – May 2022) regarding the process whereby the animals and environment are ignored and 54.9ha of climate enhancing golf course land is destroyed and even ignored by the so-called “protective” departments. The report “<i>Sanctuary for the Protected Fauna (other wildlife) and Protected Flora on the Glen Iris Golf Course Estate, Jandakot, WA</i>” attached.</p>	

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		<p>The report refers to the Glen Iris Golf Course Estate situated 19km from central Perth, Western Australia. The course is partially situated on the Jandakot Groundwater Mound which is an unconfigured aquifer supply drinking water to Perth.</p> <p>The golf course contains abundant Priority 4 Quenda and in June 2020 it contained flocks of over a hundred federally protected Carnaby's and Forest-red tailed black cockatoos. (See "Sanctuary for Protected Fauna and Protected Flora..." (pages 19, 20, 41, 42, 43, 46)</p> <p>In April 2020, a developer (Eastcourt Property Group) purchased the land and are currently making application to rezone the land (from Special Use 1 to development) with +/- 600 new houses. Infill involves destroying the habitat for the animals and a fragile walled ecosystem that has existed for over 65 years, destroying 750 of the 1,250 mature trees, compromising the drinking water aquifer, and seriously affecting the quality of life for the existing homeowners (770 residences) facing and integrated into the golf course. See attached "Quality of Life" report.</p> <p>The developer purchased the operating golf course in January 2020 and settled in April 2020, then immediately removed the reticulation pumps plus five of the seven golf course lakes were immediately drained to "prevent people drowning". The two lakes that remain exist because they may be artesian and are presumably "drown-proof".</p> <p>Emerge Associates, Eastcourt's environmental consultants, have written in other reports that protected Carnaby's cockatoos require water adjacent to roosting trees, plus the duck -breeding season had commenced, ducks requiring water to escape danger and predators because the ducklings could not fly. (See "Sanctuary for Protected Fauna and Protected Flora..." (page 38).</p> <p>Whilst ducks are not an endangered species, all native animals are legally protected &lt;<a href="http://www.dpaw.wa.gov.au">www.dpaw.wa.gov.au</a>&gt;</p> <p>Adverse reports to the City of Cockburn Council were ignored on the basis "it is private land."</p> <p>The Environmental Protection and Biodiversity Conservation Act 1999 states "if a matter of national environment significance (54.9ha) is on or near your property then you are in a position to help protect it."</p>	

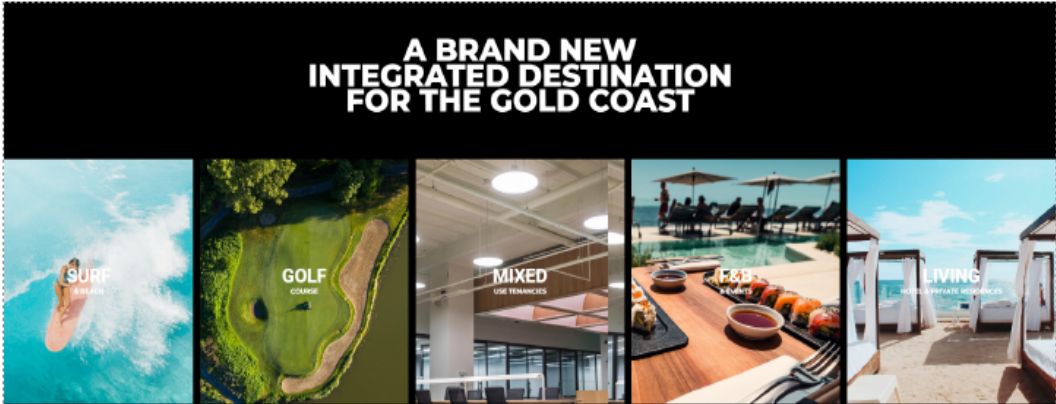


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		<p>The golf course contains 2ha of “good” classified Banksia’s which provide food for roosting Carnaby’s plus the Banksia trees come under federal jurisdiction.</p> <p>Having drained the golf course water, the developer installed fire breaks for “resident safety requirements“ and at the same time cleared the “debris” and environment which comprised bush for the animals inclusive of 60 species of native birds.</p> <p>The golf course continued to deteriorate regards the wildlife and mature trees. In December 2021 the City of Cockburn Councillors voted to initiate a complex scheme amendment and we are now currently in the 60-day public consultation period which closes on 25 July 2022.</p> <p>Emerge Associates (environmental consultants) had completed a Level 1 Desktop Fauna and Flora Assessment. The Survey ignored the documented roosting trees (see pages 47- 55 of my “Sanctuary for the Protected Fauna and Protected Flora...” report) for the cockatoos and two afternoon walk-throughs recorded four digging sites for Priority 4 quendas, which are nocturnal.</p> <p>In January 2022, the Environmental Protection Authority in Perth was advised regards the prolific quenda (73 individual sightings by residents’ survey - see pages 19/20) plus the flocks of black cockatoos (see page 24).</p> <p>“The resultant EPA determination (ignored the submitted report) and based its decision on the Scheme Amendment documentation provided by Eastcourt Property Group to the City of Cockburn and “having considered this matter, the following advice is provided. Advice under Section 48A (1) (a) Environmental Protection Act 1986. Advice given: ‘not to be assessed’ and <b>(Not appealable).</b>”</p> <p>City of Cockburn’s letter “Notice of Advertising” dated 23 May 2022 stated: “On 20 April 2022, the Environmental Protection Authority <a href="#">determined that the likely impacts associated with the development are unlikely to have a significant impact on the environment and do not warrant formal assessment</a> under Part IV Division 3 of the Environmental Protection Act 1986.” (emphasis by writer)</p> <p>The EPA did not acknowledge or even mention the word “quenda” in their determination and do not encourage any correspondence.</p> <p>City of Cockburn were advised of quenda numbers, after the EPA’s determination, with their following reply on 4 July 2022:</p>	

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		<p><i>“Emerge visited the site to identify areas considered to be natural fauna habitat. Five areas were identified as suitable quenda habitat. These were identified as scattered native woodland, planted trees and shrubs with low understory and vegetation around the artificial lakes. Much of this habitat is to be retained in the current structure plan. I can see no information within the fauna assessment that indicates the ecologist from Emerge recorded seeing any quenda on the site visits. Only diggings were recorded. The report does indicate that some quenda were captured on cameras. Emerge make no reference to the quantity of quendas on site. The City has not made any reference to the number of quendas on site.</i></p> <p><i>In relation to the assessment of the environmental impacts by the Environmental Protection Authority, they make the determination as to what constitutes a significant impact when proposals are referred to them”.</i></p> <p>The EPA in Perth does not enter into correspondence plus any bird matters must be from a recognised Ornithologist (directions from EPA Perth).</p> <p>With regard to the black cockatoos, the EPA included in its determination “Potential Significant Effects” – Clearing of Native Vegetation and black cockatoo habitat and then quoted “In addition to structure planning provisions, it is recommended the scheme provision are modified to include reference to future development being required to prioritise black cockatoo habitat for retention.”</p> <p>It is forecast that the black cockatoos will be extinct by 2030.</p> <p>Upon enquiry by a resident who lives in Glen Iris in a communication to the City of Cockburn as a result of Eastcourt’s Indicative Subdivision Plan showing proposed housing along Hartwell Parade where the entire street contains “good” Banksias, plus mature roosting trees, the reply was:</p> <p><i><u>“Upon receipt of the EPA’s advice, the proponent was offered but declined the opportunity to update the Structure Plan proposal in response to the EPA’s advice. The City has referred both proposals to the Department of Water and Environmental Regulation, and the Department of Biodiversity Conservation and Attractions seeking their advice on this (and other) matters.”</u></i> (underlining added)</p> <p>There are 2ha of “good” rated Banksia trees on the golf course which come under federal jurisdiction.</p> <p>Is this further evidence that the EPA’s limited advice has again been completely ignored?</p>	

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		<p>The attached report “<i>Sanctuary for Protected Fauna and Protected Flora....</i>” was compiled over the period June 2020 to May 2022. It conflicts with the “official’ reports because the official reports are lacking major considerations.</p> <p>The Desktop Level 1 assessment relies on published data which is limited for most areas of Perth.</p> <p>The Perth Community Quenda Survey 2012 by Dr. Geoff Barrett et al reports one quenda sighting from Glen Iris (page 18 attached report). Local Council has no records of quenda, thus scarcity of nocturnal animals would be confirmed by the Emerge “walk-through” during daylight hours. Similarly, the federally protected black cockatoos were driven away due to lack of water, removed by the developer soon after purchase. What chance do the animals have when the protectors and the system fails and even works against them?</p> <p>Independent reports not submitted by recognised zoologists, professors, and accredited ornithologists are ignored by authorities. Additionally, it would appear that the qualified government advisors are very cautious to discuss specific cases which may conflict with their appointment conditions (experienced by writer on many attempts).</p> <p>So what chance do the animals have against politics, significant political donations, experienced developers (who know the system) and a Level 1 assessment that does not favour any animals, especially the “federally protected and Priority categories”.</p> <p>As of July 2022, the Glen Iris Golf Course Estate residents (and wider community) are nearing the end of the Public Advertising period with little hope for the animals as the system ensures that they will not even be acknowledged (quenda) or observed as they have been driven away (cockatoos) plus any reports must be from qualified recognised ornithologists etc.</p> <p>The attached report contains many notable quotations by many notably people of the times, usually politicians who seemingly override their own environmental laws, and the environmental scientists monitor the resultant decline and extinction of flora and fauna – to be world extinction leaders – to our shame!</p> <p><b><u>5. THERE IS AN ALTERNATIVE!</u></b></p>	

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		<p>In the case of the Glen Iris Golf Course with its profusion of wildlife, there is hope, and included herein is a copy of my letter (in blue below) to our Premier, Mr. Mark McGowan.</p> <p>“URBAN INFILL vs A WORLD CLASS DEVELOPMENT?</p> <p>Eastcourt Property Group have purchased the 54.9ha Glen Iris Golf Course in Jandakot with its abundant wildlife, 1,250 mature trees and much needed anti-climate change open space to be replace by concrete urban infill, increased pollution, more traffic, more stress attributing to mental health and wellbeing, and reduced quality of life.</p> <p><b>In addition, a proven sanctuary for many protected species that has existed since 1965, will be lost.</b></p> <p>The attached report outlines the abundant protected Priority 4 quenda and federally protected Carnaby’s and Forest Red-tailed black cockatoos (nearing extinction) which are currently being destroyed with the loss of open space on the golf course.</p> <p>A wave park has been approved for development adjacent to the Glen Iris Golf Course, together with a hotel and potential conference centre. The City of Cockburn plans to double the size of the Gateway shopping centre and approve new high-rise apartments, all integrated with the new road system and freeway access plus a train station and nearby airport, to Rottnest and the south. Why not go further and integrate 54.9ha of golf course into the plan instead of Council developing a new 9-hole golf course at Coogee, currently costed at \$27m to be funded by ratepayers, with delivery in 2027/28 with further greatly increased costs?</p> <p>The Optus Stadium construction incorporated half of the Perth Casino Golf Course and the Casino management investigated purchase of the (then) viable Glen Iris Golf Course. The (then) previous owner refused to sell. The new proposed Council Cockburn Hub could be included with the approved wave park development which could then attract day trips from Fremantle cruise passengers, especially as Fremantle has been named in TIME Magazine’s 50 “Greatest Places of 2022.” &lt;Natalie Richards, Perth Now - 13 July 2022&gt;</p> <p>A brand new “integrated destination for the gold coast” - A Development Application has been lodged by Parkwood Golf Course for a large \$300 million integrated Surf</p>	

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		<p>Park Village located at the Pinewood International Golf Course on the Gold Coast.  <a href="https://golfandsurfgc.com.au">https://golfandsurfgc.com.au</a></p>  <p>It includes:</p> <ul style="list-style-type: none"> <li>• An 18-hole golf course</li> <li>• ‘Endless Wave Pool’ and beach activities</li> <li>• Five storey mixed use commercial and retail building ‘Surf HQ’</li> <li>• Short term accommodation over eight buildings and 12 Surf &amp; Golf villas</li> <li>• Three storey mixed use medical centre</li> <li>• New events centre and wedding chappel</li> <li>• Large Event Lawn and Event Plaza</li> <li>• Food and beverage, including micro-brewery</li> <li>• Childcare centre</li> <li>• Bowling alley</li> </ul> <p><b>The Jandakot 18-hole public golf course</b> can be incorporated into a new night-time golf (to 7pm) with computer reality golf and attractions. The already zoned R40 area with existing proven restaurant can also be incorporated into the scheme together with increased amenities. On the basis that the land is not rezoned, I am aware of two potential buyers for the Glen Iris Golf Course and with the financed wave park, a <b>new tourist attraction can be developed at no cost to the government.</b></p>	

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		<p>The “doggy” area at the junction of Dean Road and Berrigan Drive (Yarra Vista Park) can also be developed into attractive facilities to blend with the new “Cockburn Hub”.</p> <p>In addition to the vastly improved commercial area, <b>the mature-age encompassing recreational activities are becoming so important in the urban sprawl as Perth, Cockburn and Western Australia develop, plus there is tourism potential.</b></p> <p>The extensive commercial and proposed recreational activities will bring far greater income to the City of Cockburn and ratepayers than all the problems associated with a +/- 600 new home development which complements climate change and needs so much water on the rates for all the new street saplings: thousands, as quoted in early Eastcourt brochures, yet in July 2021 they say “70% reduction in groundwater use.”</p> <p><b>Since 1965 the (then) Lakes, now Glen Iris Golf Course, has been a proven animal sanctuary for protected species.</b></p> <p>The attached report documents the survival of some of our fast-disappearing species (the federally protected cockatoos will be extinct by 2030). Glen Iris, with its protective wall (pages 14, 15), has created a sanctuary for many years to protect our Australian protected fauna. The report outlines what we had before the lakes were emptied and the flocks (100+) of protected cockatoos flew away. They can return by refilling the lakes and retaining the mature roosting sites plus the 2ha of Banksia Woodland food, currently under threat by the developer, most, if not all, to be replaced by a row of new houses on Harwell Parade.</p> <p><b>Cockburn can have the first successful animal sanctuary to slow the extinction of our wildlife</b> – if we care! We know it can work and it is more effective than a cockatoo memorial at the Cockburn train station erected by the Council.</p> <p><b><i>“While the number of ratepayers increases, the City needs to build and maintain more high-quality infrastructure and amenities for our residents and find additional resources to achieve this.” &lt;Mayor Howlett, Perth Now 7 July 2022&gt;</i></b></p>	

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		<p><b>A vibrant world-class “Cockburn Hub”, coupled with a workable sanctuary for wildlife</b>, would be more internationally attractive than a +/- 600 suburban “dormitory” to be added to the following urbanisation on our doorstep:</p> <ul style="list-style-type: none"> <li>• <i>The continued development of the Calleya estate.</i></li> <li>• <i>The development of the Kara estate.</i></li> <li>• <i>The development of the Lake Treeby estate.</i></li> <li>• <i>The continued expansion of the Verde industrial estate</i></li> <li>• <i>The continued expansion of the Jandakot Airport industrial estate.</i></li> <li>• <i>The development of the industrial area at Berrigan Drive/Jandakot Road.</i></li> <li>• <i>The development of residential units at Berrigan Drive/Lakelands school.</i></li> <li>• <i>Bushland turned over to a four-lane road (Jandakot Road) which ends at Warton Road – where a further residential development is underway.</i></li> <li>• <i>The quasi freeway of the Armadale Road and the acres of land that has been concreted over as it connects development after development all the way to the hills.</i></li> <li>• <i>The continued development of the land around Cockburn Central train station (including the development of the Thornlie line Metronet).</i></li> <li>• <i>The expansion of Cockburn shopping centre.</i></li> </ul> <p>Attached report: Sanctuary for the Protected Fauna (other wildlife) and Protected Flora -on the Glen Iris Golf Course Estate, Jandakot, Western Australia (August 2020 (updated to May 2022))”</p> <p>In conclusion, many words have been spoken and many promises have not been kept, plus there are questionable doubts regards the motives of many so-called government departments and environmental groups. Over 100 so-called environmental and animal protectors were sent copies of the attached report. NOT ONE reply was received which casts doubt on the real reason and motives for their existence.</p> <p>The politicians of course say what is necessary for the moment plus the “experts” are a voice in the wilderness and, of course, the animals cannot speak.</p> <p>Result? – Shamefully - “Australia is a world leader in the extinction of species.”</p>	

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		<p><i>“The quenda is a protected species under the Western Australian Wildlife Conservation Act 1950”. “Environmental Protection Authority 2004. “In 2019 upgraded to Priority 4”.</i></p> <p><i>“The quenda has declined significantly since the 1960’s (Kitchener et al 1978)”</i></p> <p><i>“Along with predation by exotic species, habitat loss is among the ultimate threats to quenda populations because an area of native bushland is cleared, most resident animals perish.” &lt;Australian State of the Environment Committee 2006, Johnson et al 2007 Caughley and Gunn 1966&gt; – 14 and 24 years ago.</i></p> <p><i>“The number of quenda sightings is already low and has declined further in most consolidated suburbs since 1993” &lt;City of Cockburn webpage – native animals&gt; – yet continue to authorise the clearing of habitat, as evidenced in the list of urbanisations stated above.</i></p> <p><i>“I’m pretty annoyed to be honest with you. This is one of those things I hold dear. The preservation and conservation of endangered species is one of the things that are core to my belief system.” &lt;Premier of WA, Mr. Mark McGowan – Channel 9 – 6 o’clock news – 10 July 2020&gt;</i></p> <p><i>“The health crisis in which we are now living has only reiterated the need for community spirit: open green spaces and affordable leisure activities”</i></p> <p><b>&lt;Mr. Anthony Albanese on Marrickville Golf Course – 16 September 2020&gt;</b></p> <p><i>“I won’t be putting my head in the sand. Under Labor the environment is back on the. Priority list. If we stick with what we’re doing now, we’ll keep getting the same results.”</i></p> <p><b>&lt;Minister Tanya Plibersek - ABC News - July 2022&gt;</b></p> <p>The promises are likened to grains of sand which together can create a sandstorm! Politicians seemingly override their own environmental laws for maximised urban development.</p> <p>Environmental scientists monitor the resultant decline and extinction of fauna and flora.</p> <p><u>THE ANIMALS CANNOT SPEAK - DOES ANYONE REALLY CARE?</u></p> <p><b><u>6. WHO CARES?</u></b></p> <p>The attached set of “Who Cares” (forms part of my Submission) and are in response to Acumen’s misleading and sometimes untruthful statements which</p>	



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		<p>required rebuttal and are included to demonstrate just how questionably “authentic” this community engagement process has been with the Glen Iris Golf Course Estate residents.</p> <p><b><u>7. CONCLUSION</u></b></p> <p>Perhaps what I have highlighted in my “<i>Sanctuary for the Protected Fauna and Protected Flora...</i>” report plus my “<i>Who Cares</i>” rebuttals will support what I am saying – the blatant disregard for the protection of our magnificent fauna and flora. Developers’ tick all the right boxes, Applications are approved, LGA’s, WAPC, and the Minister signs off to clear more crucial habitat.</p> <p><i>“Australia has lost more mammal species <a href="#">than any other continent</a>, and has one of the highest rates of species decline in the developed world. More than 100 Australian species have been listed as either extinct or extinct in the wild. The major causes of extinction were introduced species and habitat destruction and clearing. &lt;Scope of the Environment Report - July 2022&gt;</i></p> <p>The City of Cockburn CAN make a difference by saying NO to the rezoning of the Glen Iris Golf Course.</p> <p><b>(Plus attachments)</b></p>	
207	Name and Address withheld, Victoria Park	<p><b>OBJECT:</b> I do not support the closure of the Glen Iris Golf Course in Jandakot.</p> <p>I enjoyed playing golf on what was once a very good golf course, until later years prior to its closure when the course was not maintained satisfactorily. I saw that there was a significant decline in patrons playing golf. The club house restaurant also declined, not offering the quality of meals and then closed. The Glen Iris Golf course closed its bar and offered no food/meals. I would attend the course and find on one at the reception. People could walk onto the course and play a round of golf with no payment. Very poorly managed.</p> <p>I now struggle to get a game of golf at the very busy ‘Collier Park Golf course, South Perth and the ‘Whale Back Golf course in Cannington.</p> <p>Why does Cockburn not have a golf course?</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
209	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I wish to add my voice to the many objections made by the residents of Glen Iris Jandakot to the Rezoning and Development of the Glen Iris Golf Course Estate. The residents, including myself, all bought their homes in the Glen Iris Golf Estate because of its sheer beauty, pristine air and natural setting. At dusk the</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are</p>

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		<p>trees were alive with birds and their birdsong, and the land was home to many creatures, frogs, turtles, ducks, snakes, lizards and geckos to name just a few.</p> <p>There have been several studies on federally-protected and endangered species, such as the Carnaby White-tailed and Red-tailed Cockatoos and particularly the Quendas, outlining clearly the destructive environmental impacts that rezoning this area will have. Once plentiful, Quenda numbers have fallen significantly since the 1960s due to habitat loss, and they are now listed as a Priority 4 species in WA, which means their ongoing survival is dependent on conservation. In addition, studies show that Quenda populations also significantly contribute to the wellbeing and long-term health of suburban bushland.</p> <p>Since the sale, the Developers have closed the course, locked everything up, drained all the small lakes filled with fresh water and turned off the watering system, and there is an awful kind of silence. The golf course is no more, the surrounding land was dry, dusty and barren during summer and it is now overgrown with weeds from the winter rain. This awful destruction is devastating to see ... particularly when we have had the recent 2021 United Nations Climate Change Conference (COP26) in Glasgow, Scotland, imploring us all to take care of what we have, and the ever-growing climate change voice, both locally and globally, getting louder every day.</p> <p>The City of Cockburn in which the site sits could have bought the estate but did not. A surprising decision when The City claim is that it "is progressive and community minded", it is about "discovering our way of life, lifestyle, coastal attractions, industry and commercial, parks, bushland and wetlands and urban hubs." (from the COC website)</p> <p>An oxymoron in this case!</p> <p>The original golf course was wonderfully planned, with beautiful rolling greens, water features and fountains, and was surrounded by magnificent trees. Blocks for housing fringed the golf course and for all intents and purposes residents, the community and the golfers, purchased land and built their homes believing that this much loved and used amenity would be as it was forever.</p> <p>While we all appreciate the wonderful work done by our City Council, our roads and footpaths, parks and playing fields, rubbish collections, our libraries and the many community services provided, the development plans and promises of what will be built do not even come close to what is currently there, and it is an utter travesty to</p>	<p>recommended in response to this submission.</p>

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		<p>believe it will be so. It is a dollar-driven decision and it is shameful to promote the concept as anything else but that.</p> <p>What we, the residents would have to look forward to is increased population and increased traffic pressures including bus routes, compromised health and comfort from more pollution (traffic, dust, heat and noise), a negative impact on overall lifestyle, and an irreversible damage to our local flora, fauna and environment, including clean air. A 2018 study suggested the oxygen produced by a golf course sustains some 135,000 people annually. Another thing gone ...</p> <p>There is also a grave fear of damage to homes and pools from ongoing landsite activity, a massive loss of privacy and security for the residents with homes abutting the original golf course, increased costs to re-fence those same homes and increased insurance requirements. Many residents also fear that property values will decline as the attraction of the original lifestyle factor will no longer exist.</p> <p>It is understood that there will be those that see some positives for rezoning and development, however, in the balance sheet of win and lose, the proposed plan does not consider the Community impact and overall, that there are many, many more negatives than positives to not only the human residents and social matters, but to the flora and fauna of the area and to the environment.</p> <p>I recently watched a programme on the ABC where the current global damage inflicted on the migrating species of birds was devastating in so many more ways than was initially realised, and I fear that similar stories will be written about this little bit piece of paradise known as Glen Iris Estate in years to come. Stories of mindless destruction for the greed of mankind and I beg of the Council to stop now and rethink. They will be remembered for what they do ... and do not do!</p>	
210	Name and Address withheld, Jandakot	<b>OBJECT</b>	<b>Noted</b>
211	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> For many years I regularly used to play golf on the Glen Iris Golf Course. My family, friends and I supported the golf club facilities. It is disappointing that the golf course has closed and left in the state it is now in, surely something could have been done to save this community facility and natural environment.</p> <p>There have been many negative consequences due to the course being closed.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>The exercise that we, as golfers, got playing the 18 holes was very good for both our physical and mental health. The golf course catered for all different age groups and people from all walks of life. Some of our overseas visitors were amazed that a beautiful golf course with abundant wildlife could be nestled in amongst houses.</p> <p>Now infill of around 600 houses will have a great impact on not only the residents but also the wildlife in the area.</p> <p>The increased traffic flow, exhaust fumes, noise and air pollution, congestion and vehicle movement is guaranteed to impact the quality of life for many. Entering and exiting the estate already causes traffic congestion with additional proposed housing it is guaranteed to get create a nightmare for those impacted.</p> <p>People bought into the Estate when it was advertised as a Golf Course Estate, it is no longer. What benefit is there now for the residents now the golf course is no more?</p> <p>The negative effect of having the lakes drained on the flora and fauna in the area has already been noted. Mature trees that produce oxygen and aid the quality of life have been and will be destroyed. Endangered species have suffered a loss of their natural habitat, these animals and birds should have been considered when lakes were drained and trees demolished. Building of houses will also destroy the natural environment, the nesting and water sources for the wildlife need to be preserved. The Carnaby Cockatoo and Forest Red-tailed black cockatoos are protected and their environment is being destroyed. Many other wildlife species and flora have also been affected; this destroys the natural food chain.</p> <p>Climate change is something that we are all aware of and concerned about. Too much of the habitat is being destroyed and is having dire consequences around the world. I live near Murdoch Hospital, South Street and have seen the destruction of natural habitat lead to a massive decrease in numbers and deaths in the Quenda and bird life population in the area.</p> <p>The change from the green environment of the golf course to cement tiles and tin roofs of 600 houses and new roads that are proposed will have an adverse effect on both the climate and local environment. Here is the chance for the Cockburn Council to play their part by maintaining, conserving and protecting the fragile ecosystem.</p>	

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		Please reconsider the redevelopment of the Glen Iris Golf Course for future generations.	
212	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I would like to register my disappointment and frustration with the handling of this situation by the Council and its interaction with the developers and lack of support for the community. The developers have not shown any concern for the existing community with draining the lakes – too early and the removal of some trees is unacceptable.</p> <p>My husband and I researched this area when we were considering moving from our then current house. We were extremely pleased with the tone/environment of the place, the focus on the environment and belief in the care and well being of the wildlife in the area.</p> <p>I have considered the information available currently – and believe we have been sold out by the focus on making money. It is depressing to hear what the developers are prepared to do in the race for cash and the Council seems to be supporting them at this stage.</p> <p>Here are my thoughts –</p> <p>A Positive would be – for the Council to maintain the golf course invest some funds into upgrading the facilities in conjunction with a future development project of the wave park and enhance the opportunity for funds coming into the area. With the new train line from Thornlie to assist with this. There is no other amenity like this in the vicinity.</p> <p>I attend a Probus meeting in Willetton on a monthly basis and many of their patrons have advised they used to use the club house for functions on a regular basis – coffee mornings, meetings, Christmas Functions however it was left to run down by poor management. This is all now missing for our community and adjoining suburbs as well. Not a good look for Cockburn.</p> <p>Main Areas of concern on my part.</p> <p><b>The labour govt and the greens have been harping on about conservation of the environment and the impact on the wildlife! This project is certainly not in line with what they promised at the recent election. ??? And even in our recent rate notice – we are being asked to go paperless with eRates – but the focus on protecting the environment and trees – seems to have gone out the window.</b></p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p><b>Wildlife</b></p> <p>I volunteer with WA Wildlife to assist with the rehabilitation of wildlife in the area and surrounds.</p> <p>I do not have figures to put forward re impact but am sure that will be a severe reduction in the habitat for the native animals.</p> <p>One of the highlights of our granddaughter coming to stay with us was the walk around the golf course observing the turtles, spying the Quenda's and anything else to educate her on the wildlife of the area. Plus our indication and need re the care needed to look after their environment by humans for the future.</p> <p>Eg black cockatoos – with the loss of habitat etc. will have a significant impact not only here but across the state.</p> <p>Also, the Quenda's – which were evident in the area – seem now to be missing, haven't seen one in ages with the deterioration of the current site.</p> <p><b>Trees/wildflowers</b></p> <p>The loss of the beautiful trees is significant - not only for the bird life but the pleasure of humans on their walks, children playing out in the open air, observing the wildlife – not house after house. Some of these trees must be years old and to see them cut down is a disgrace.</p> <p>What will happen to the bees – with the focus on the Queensland outbreak has highlighted to us the severe impact the lack of appropriate vegetation for them to graze – they are so important to the environmental state of play.</p> <p><b>Impact on Me</b></p> <p>In regards to the impact on myself – lack of open space to take the constitutional walk to assist with my health – as I age is a concern.</p> <p>The impact on the clean air from increased traffic and noise pollution. Our house faces the Freeway but we have already noticed an increase in the noise from additional traffic in the area. The example of when the gas pipeline was installed the impact of road closures accentuated the lack on sufficient outlets onto Berrigan Drive – all these aspects will impact me significantly. Many times I needed to go the long way around to the lights. The line-up on access to Berrigan Drive – is quite a time-consuming and frustrating wait – in the peak hour time slots – if you are needing to get out. With the envisaged number of new families with school</p>	

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		<p>aged children – having to go the school – this will again increase the line at the outlet – as there are no schools within the area.</p> <p>Whilst I agree there should be some improvement in the bus service for our area – if when the time comes for someone of my age may need to give up their driver’s licence - currently it would need to be a taxi fare to Cockburn Central for any shopping or medical attention. In today’s world – this is really not acceptable. And if you are on a pension – this would have significant impact on your living costs and the added burden physically.</p> <p>What would happen if there is a fire and we all needed to evacuation at the one time – has this been considered??</p> <p>We purchased this house, understanding it was a quiet estate with the facility of the golf course to benefit its community, and pleasant place to retire and enjoy the surrounding nature. Only now to be advised that it will totally be changed into a busy built up precinct.</p> <p>The value of our property – is this impacted by the extra houses in the area – for sale and for upkeep and facilities from the Council – extra bin collections will have some impact. Will the services be improved, stay the same or deteriorate?</p> <p>Glut of houses when the time comes to sell and get your money back for moving on.</p> <p>New internal roads – we are starting to have difficulty – with some near misses – when backing out of our drive-way – with drivers coming around the blind bend exceeding the speed limit and this seems will only increase in time – with many new cars/drivers.</p> <p><b>New Residents</b></p> <p>New residents into the area – brings for older existing residence – more noise and hoon elements – which we are already starting to observe. Basketball playing on the front verge, cars with noisy mufflers – have on one occasion activated our alarm system with the vibration from the back firing – all these signs can become very irritating and disturbing on an ongoing basis.</p> <p>Skate boards up and down the footpath – with the small blocks in existence the noise is quite annoying as the verge’s are quite small and close to the houses.</p> <p>Lack of other community services in the estate ??</p> <p>What do we have – very limited facilities to none!</p>	

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		<p>With the recent news reports of elderly people being subjected to bashings and robberies – in or near their homes is again another concern with the influx of many new people – especially the social housing complexes.</p> <p>We notice on the plan a certain number of social housing components – are these to be for seniors or other – it is not clear.</p> <p>I certainly hope good sense will prevail and there will be a better solution to the one being considered currently.</p>	
213	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> IN 2015 WE WENT TO COUNCIL TO SEE IF WE COULD BUILD A GRANNY FLAT ON OUR PROPERTY. BEING AWARE THAT THE GOLF COURSE WAS PRIVATELY OWNED WE ASKED IF IT COULD EVER BE BUILT ON, WE WERE ASSURED BY COUNCIL THAT IT WAS ZONED FOR A GOLF COURSE AND COULD NOT BE BUILT ON BECAUSE OF THE ZONING.</p> <p>HOW CAN COUNCIL GIVE THIS ADVICE AND THEN UNJUSTLY HAVE A CHANGE OF MIND WITHOUT ANY PROCESS OR REFERENCE TO RATEPAYES AND THE COMMUNITY, ESPECIALLY WHEN IT IS THE ONLY GOLF COURSE IN COCKBURN.</p> <p>COCKBURNS COUNCILS OWN SPORTS REPORT HAD GOLF AS THE NUMBER 2 SPORT PLAYED AFTER RUNNING, AND WITH ALL THE EXTRA HIGHRISE INFILL PLANNED FOR COCKBURN CENTRAL THERE IS AN EVEN GREATER NEED TO RETAIN THIS COMMUNITY FACILITY.</p> <p>THE COURSE WAS OPEN FROM SUNUP TO SUNSET SEVEN DAYS A WEEK 52 WEEKS A YEAR AND WAS AN AMAZING SUCCESS FOR MANY YEARS UNTIL THE PASSING OF BILLIE WILSON. IT WOULD BE A GREAT ASSET TO COCKBURN AND THE WIDER COMMUNITY, NOT ONLY FOR GOLF BUT ALSO THE BAR AND RESTURANT THAT WAS THE MEETING PLACE FOR SO MANY, WITH GREAT MEALS EVERY DAY OR JUST A COFFEE OR DRINK.</p> <p>BUSSINESS MEETINGS WERE HELD IN THE SERENE SETTING AS WELL AS MANY FUNCTIONS.</p> <p>EASTCOURT BOUGHT A GOLF COURSE WITH REFURBISED CLUB HOUSE AND NEW KITCHEN, NOT A HOUSING DEVELOPMENT SITE AND COUNCIL SHOULD HAVE ENSURED IT WAS KEPT AS AN OPERATING GOLF COURSE UNTIL THE OUTCOME OF THE APPLICATION TO REZONE WAS RESOLVED.</p> <p>THIS WOULD HAVE BEEN MAINTAINING ITS OWN SPECIAL USE 1 CREATED</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>FOR THIS AREA OF NATURAL LAKES ON THE JANDAKOT WATER MOUND AND SAVED THE RESTING TREES AND MATURE SHEOAKS FOR THE RED-TAILED AND CARNABY COCKATOO.</p> <p>JANDAKOT WITH THE AIRPORT, FREWAY, ROE HIGHWAY, WIDENING OF JANDAKOT ROAD AND TRAIN LINES HAS SO LITTLE GREEN SPACE LEFT THAT IT WILL BE CRIMINAL IF THIS DEVELOPMENT IS ALLOWED TO PROCEED.</p> <p>ALL AROUND WE HAVE NOISE, IMMISSIONS AND POLUTION THAT TAKING AWAY THE MATURE TREES ADDING ADDITIONAL HEAT WILL ONLY ADD TO FUTURE PROBLEMS WITH OUR HEALTH AND WELL BEING INCLUDING REMOVING THE SUPPLY OF ENOUGH OXYGEN FOR OVER 135,000 PEOPLE. ITS TIME GOVERNMENTS AT ALL LEVELS STARTED ACTING IN THE BEST INERESTS OF THE HEALTH OF THE NATION.</p> <p>IT IS OBVIOUS THE EASTCOURT PROPOSAL IGNORES THE FEDERALLY PROTECTED BANKSIAS ON HARTWELL PARADE AND THE FAIRWAY AS THE CONCEPT PLAN HAS BLOCKS ON THESE AREAS. THIS SHOWS THE UTTER CONTEMPT THIS DEVELOPER HAS FOR THE ENVIROMENT, OUR NATIVE FLORA AND FAUNA, AND OUR COMMUNITY.</p> <p>THE CITY OF COCKBURN HAS WELL AND TRULY EXCEEDED ALL INFILL TARGETS SO THERE IS NO NEED FOR FURTHER DESTRUCTION OF THIS ASSET, INSTEAD IT SHOULD BE RETURNED AS A GOLF COURSE OR OPEN SPACE TO THE BENEFIT OF ALL.</p> <p>THROUGH OUT COCKBURN THERE ARE SIGNS SAYING ACT, BELONG, COMMIT.</p> <p>HOW WOULD REMOVING THE GOLF COURSE HELP ACHIVE THIS WHEN THE REPORT ON SPORT HAD GOLF AS THE SECOND MOST PLAYED SPORT IN COCKBURN. GOLF ADDS ACTIVITY AND THEREFOR FITNESS TO ALL AGES AND WE KNOW HOW BENEFICIAL IT IS FOR MENTAL HEALTH TO BE OUT IN NATURE.</p> <p>EXCEPT FOR THE GREEDY DEVELOPER IF THE REZONING HAPPENS THERE WILL BE NETT LOSSES TO EVERYONE AND EVERY LIVING THING INCLUDING COUNCIL, STATE GOVERNMENT AND THE CLIMATE OF THE PLANET. I THERE IS ABSOLUTELY NO BENEFIT.</p>	

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		<p>WE WERE TOLD BY MR ARNDT THAT THE DEVELOPER HAD TO PROVE THE GOLF COURSE WAS NOT VIABLE, I DO NOT BELIEVE THIS HAS BEEN DEMONSTRATED, IN FACT I BELIEVE BOTH THE GOLF INTERESTS AND THE BAR AND RESTURAUNT WERE BOTH VERY SUCCESSFUL BUSINESSES.</p>	
214	Name and Address withheld, Jandakot	<p><b>SUPPORT:</b> I have been living in Jandakot for over 20 years and I am pleased to hear the news of the rezoning of the Jandakot golf course. I want Councillors to proceed with the development plans, but make certain there are only 600 lots and the quality of development is very high, especially the house designs.</p> <p>I believe it will hugely benefit house owners in the area by increasing the overall value of the current homes. The golf course has been neglected for some time and I look forward to the developments taking place so that the overall presentation of the area is finished to a higher standard.</p> <p>Whilst I enjoy being near open greenspace, the golf course has only continued to be run down over time. The new plans open the land up to increased public open space for all residents, not just golf players. It is important to us that the value of our home increases overtime and we believe the proposed Glen Iris Estate will ensure that happens.</p> <p>Those that are against the future of the Glen Iris Estate have a fair position, however the land is available for development even without rezoning.</p> <p>I know from speaking with other residents that we are more concerned with the value of our current home and the presentation of the overall area, most would prefer a quality development rather than the current rundown golf course.</p>	<p><b>Noted</b></p> <p>With respect to locking in the maximum number of homes capable of being created this determined by the final residential density coding adopted over the total landholding. Should a higher number eventuate, it would not be substantial to the point that it would critically affect consideration of the various factors considered at the scheme amendment or structure plan stages of development.</p>
215	Name and Address withheld, Jandakot	<p><b>SUPPORT:</b> I live at *Address withheld* Jandakot, being part of the Glen Iris Estate. I was deputy chair of the Jandakot Residents and Ratepayers Association (JRRA) from its “resuscitation” in early 2020 until I resigned in May 2021.</p> <p>In preparing this submission I have considered the various views expressed by a large number of people, and have consulted widely, reflected carefully, and considered deeply before finalising this submission.</p> <ol style="list-style-type: none"> <li>1. I am aware that the owners, through their representatives, have consulted with the community in their desire to come up with an acceptable plan. I am also aware that the plan was prepared after a period of consultation with community input. I attended reference group meetings against the wishes of JRRA who early on, advised residents to not take part, although they later changed their</li> </ol>	<p><b>Supported</b></p>

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		<p>view. I felt comfortable that my input was considered. From a personal perspective my very early concern was that all houses adjacent to the golf course should have some form of buffer around their property and I'm pleased to see that my input was considered in view of the proposed plan.</p> <p>2. Most residents would have preferred that the golf course remain. I was also of that view and from a personal perspective we have had an uninterrupted northerly view from our living area for approximately 200metres over a lake to Dean Road. My wife and I would therefore have much preferred for the golf course to remain.</p> <p>3. I realise however that as the land is privately owned, I cannot see how owners can be forced to maintain a golf course. I consider that a good land development with appropriate parklands is a better alternative to having land left in its current condition for many years, which I fear could be the outcome if the application fails. I am also aware that the current owner has indicated that it is their intention to never re-establish the land as a golf course. This possible outcome would not be beneficial to the community or to land values as it would create a significant element of uncertainty over the area.</p> <p>4. I have considered many of the objections that have been raised by various parties, however, I have considered many of the objections to not be constructive, believing them to be driven by emotion rather than logic, reason, or legal considerations. The outcome has been to generate more heat than light. I am of the view that if a valid objection is made to a proposed course of action that an alternative should be presented. The only alternative that has been proffered has been the retention of the land as a golf course, which I have addressed in my previous paragraph.</p> <p>5. In regard to the concept plan that has been presented with over 24% green space, parks, and walking trails, I consider the plan to be appropriate for all properties adjacent to the former golf course. I consider this a most acceptable proposal. (I realise that as with all developments there may be some "tweaking" if the application is accepted). This respects private areas in existing backyards and views of tree canopies. I made my position quite clear when I was a member of the management committee of JRRA that this is the best new land development that I have viewed over the past 20 years.</p>	

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		<p>6. My understanding is that from the initial discussions about developing the land that the owner had considered that between 600 and 800 lots was their objective. From my observation, experience, and enquiries, it appeared that there was and still is the potential to successfully construct 1000 lots over the area. As the current proposal is now for a concept plan with between 550 and 600 lots, I consider this is a significant step back by the owners after community input. I believe that lot sizes around 600 m<sup>2</sup> keep the character of the Glen Iris community intact. I have found it interesting in discussing the issue with many residents over the last two years that they did not want a development in the style of the Calleya estate in Treeby, but on the other hand did not wish to support the current proposed development. I find this something of a mystery.</p> <p>7. I have noted in the information published by the developers, the proposed new traffic light-controlled intersection onto Berrigan Drive, linking the development land directly to Berrigan Drive, has been endorsed by Main Roads. I see this as a key solution to issues raised by residents in initial community reference group workshops. Residents did not want new traffic introduced to the existing road network, but a new intersection on the developer's land at the developers cost, will provide a safer traffic movement onto Berrigan Drive, which can be very difficult.</p> <p>8. The design provides for extensive walking paths through the new green space, which is over 24% of the land area, and means that all residents will have access to parklands, picnic areas and the new proposed shops. Whilst there has been a lot of comment about the clubhouse being removed, the position of new shops and cafes centrally on the north side of Berrigan Drive, coupled with retention of the underpass, provides a safe walking environment for all residents to and from a new supermarket. This will be a strong boost to convenience shopping locally. Currently many residents drive to the Leeming IGA, but it would be of great advantage to walk to our own local supermarket.</p> <p>9. The children, grandchildren and other family members of existing residents will enjoy access to large areas of parkland and the opportunity for exercise using the new extended network of pathways. These family members are currently locked out by fences on the perimeter of the golf course. The greatest change</p>	

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		<p>yet to be enjoyed by our existing community is to have the fences removed, and new green space opened up for the whole community to enjoy.</p> <p>10. I have made enquiries and understand that property values in Glen Iris have increased following the announcement of development concept plans, and my expectation is that they will continue to increase with the greater amenity to be developed. I speak to many people in my neighbourhood, and there has been a clear shift over time of people who are now educated about the plan and are therefore no longer opposed to the development. As an example, a couple of weeks ago I spoke with a couple who have very recently purchased in Glen Iris, and have moved into the area. They researched their purchase thoroughly, consulted the website of the developers, and sought advice on the concept plan from their real estate agent. They are very happy that the parklands will be opened up and access to shops and social facilities will become available, instead of a closed and fenced golf course.</p> <p>11. I have many years of experience in assessing land developments in my capacity as a financial adviser for over 40 years. During that time as part of providing advice to my clients I have assessed more than 20 land developments and have advised clients on investing into at least seven of those developments. One of those developments is the St. Leonards Estate project in Dayton, Western Australia, which commenced in 2007 with a projected development of 1150 lots, which at this present time has approximately 100 lots to complete the project. I joined the board of St Leonards in 2009 and have been chairman of the company for the past five years. From my experience, and as indicated above, this Glen Iris proposal is the best land development that I have seen over that time.</p> <p>12. In making this submission in respect to the proposed development of the former golf course land, I understood from the time of purchase of our property in 2007, that it was, and currently still is, privately owned land. From that time I recognised that as it was privately owned land that at some time the owners could seek to develop it as residential property, although my hope was that this would not happen.</p> <p>13. In my view there has been adequate opportunity for debate and conversation with the developers. They have provided newsletters and website access throughout the period that the planning and rezoning proposals have been</p>	

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		<p>considered by Council. From my experience I have found that the Eastcourt and Acumen representatives have been consistent and professional in their approach, and have gradually educated the community on the development plan and the benefits to our community.</p> <p>14. There has been some misleading information circulated, as well as social media posts by some passionate local residents. I believe that the developers have gradually overcome disinformation and have won a lot of confidence from many residents. I have been informed by some local supporters of the proposal that they have remained quiet because they do not wish to be attacked, just as the Council has been attacked, by other residents who vigorously oppose the redevelopment. However, the number of members of the protest group, seems to me to have shrunk over time.</p> <p>15. The developers could have easily pushed for a standard 10% POS provision and achieved at least 1,000 lots. Planning to provide predominantly 600 square metre lots will be a good result alongside the existing character of Glen Iris housing, coupled with the parklands that protect the trees and outlook to the rear of all houses adjoining the former golf course.</p> <p>I am pleased to lodge a submission in support of the structure plan and the rezoning to development zone, Council reference number 109/152.</p>	
216	Name and Address withheld, White Gum Valley	<p><b>OBJECT:</b> I have become aware of the submission for redevelopment of the Glen Iris golf course estate (Submission 109/152 and 110/226 - Glen Iris Golf Course). I have reviewed the submission and relevant concept drawings and bushfire management plans &amp; I would like to offer my thoughts and concerns.</p> <p>I am not a resident of the estate and do not have deep connections with this site but I can see some issues with the planning. I have been a career firefighter for over 8 years and have been to many bushfire and structural fire incidents in and around the Glen Iris estate.</p> <p>The entire estate sits in close proximity to considerable medium dense scrubland that poses potential bushfire risk. Infilling the golf course won't mitigate the risk from the external scrubland. In the instance of a bushfire incident or any other incident to that matter that may require firefighting appliances (normally accompanied by WAPOL and SJA) to enter the estate, it is going to cause major disruption to the flow of traffic. The estate currently has narrow roads and limited access and egress routes which cause traffic hazards and blockages in the case of the above</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>mentioned incidents and in the presence of many large heavy vehicles. I also note that in the northern portion of the development, north of Berrigan Drive, there appears to be no additional major access or egress points, this part of the suburb is limited to the same 2 southern access &amp; egress points which will now be expected to handle an additional 5,000 plus traffic movements per day.</p> <p>I understand the anxiety and stress of residents trying to escape the worst day of their lives currently from suburbs like this. So to hear that a plan is being made to infill an additional 550 homes into this bottlenecked suburb does not sound like the best planning to me.</p>	
217	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We need to protect this space from another cookie cutter infill development. Land like this needs to be preserved and the wildlife protected. I'm so disappointed that the council and State Government would allow this!</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
218	Clayton Riley, Glen Iris DR, Jandakot	<p><b>OBJECT:</b> To consider allowing the Glen iris golf course to be developed into another circa 600 houses is complete madness and be a very short sighted and risky move by the council / government. Although there is a shortage of houses, Take a look at Jandakot road and the sea of roofs, dessication of bush land and trees as well as the sprawling Suburbs being developed throughout this region with the terrible traffic congestion and lack of infrastructure. The amount of dust and additional vehicle movements in the estate would be horrendous. In the event there is an emergency, the estate would become gridlocked as there just isn't enough entry and exits points currently, let alone another 600 houses worth of vehicles. Why on earth would a piece of green space in the centre of a housing estate Be sacrificed as well now. I have a young family and I fear for my children's wellbeing and safety with all the additional traffic and congestion. The loss of flora and fauna is a whole separate concern given the council is willing to kill off precious and rare wildlife such as the quendas. There seems to be absolutely no regard for the residents who have purchased their property at a premium and have been living in the area for years, contributing with rates and taxes. What an insult and slap in the face. And all to line the pockets of some greedy developers who don't care about the residents at all. The developers have already been ruthless in draining the lakes and cutting down Trees. They certainly don't care about the long term</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>consequences of this development on the whole area and ecosystem. They the developers expect the support of the residents whose quality of life is going to be adversely Affected. The mayhem of all the cars trying to come into the estate and leave at peak hours is going to be an absolute nightmare.</p> <p>The area was not planned for this. These roads are not able to handle this volume of vehicle movements. Why is it That Cockburn does not have a golf course? To allow the only golf course in Cockburn to be developed into houses is Ridiculous, irresponsible and foolish. Cockburn has many big projects such as the ARC and the new wave park as Well now, to lose a golf course when we already have one is madness. To have a golf course to go along with the Wave park, Jandakot airport, as well as the proposed extension of Cockburn would turn Jandakot into a thriving Town. Surely preserving the golf course, or at least retaining the green space is the right thing to do instead of Further infill of houses. To kill off all that flora and fauna is irresponsible and goes against responsible government.</p> <p>A small town like Pinjarra has a golf course for it's residents. Look at Manning Park, it contributes to the wellbeing of the whole area with many community functions and families making use of the ground. This piece of land MUST be Preserved for future generations and property development must NOT be allowed to happen over Glen iris golf Estate. It makes absolutely no sense except to profit greedy developers. I am pleading to the council to ensure the by laws are no changed to enable this to take place. Currently the land is unable to be developed on, please can we Make the right decision and keep it that way.</p>	
219	Name and Address withheld, Southern River	<p><b>OBJECT: Handwritten (See separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Environmental concerns</li> <li>• Loss of Property values and amenity</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
220	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I purchased my property in 2014 because it was surrounded by the golf course, hundreds of mature trees that had been there for decades and wildlife to the rear with pristine greens and bushland. Prior to purchase I queried with the Cockburn Council about ever being rezoned and was told due to its zoning it would</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p>




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		<p>not change plus it was built on the “Jandakot Water mount” which made any rezoning unable to be done.</p> <p>I paid a premium price to live at this location backing on to the golf course.</p> <p>My family and I would often frequent the Golf Course Restaurant. During the shutdown of the restaurant I called numerous times to be told it was being renovated, or they were having trouble getting chefs/someone to lease the kitchen. When it reopened we frequented often and my friends played golf during the day and would come back to my place after a meal at the restaurant.</p> <p>We loved the quendas who frequented our property together with the ducks that loved to swim in our pool.</p> <p>The black cockatoos are just so beautiful to see and it was everything I dreamed of for my family. Black cockatoos and quendas are my favourite but the other birdlife is just amazing from beautiful parrots, honeyeaters and so many birds that I do not know the name of.</p> <p>A lot of that changed with the sale of the golf course. During the many times I had phoned the restaurant or club rooms never was I told it was on the market for sale.</p> <p>Since the sale the lakes have been drained and there are no longer ducks, motor bike frogs and the golf course is in a terrible state and fences falling down.</p> <p>Living on Prinsep Road was the sacrifice I made to live backing on to the golf course however the traffic is such now that it is a full on highway. Traffic jams morning and evening. Traffic speeding and burnouts regularly.</p> <p>The develop is now proposing to put another road at the rear of my property. Highway to the front, traffic to the back. This is unacceptable and Prinsep Road residents will now be sandwiched between two roads.</p> <p>How can the improved road network claimed by Eastcourt occur. More residents has to mean more traffic congestion and demand on the already unable to cope roads. Another set of traffic lights that are proposed is within a short distance from two others and will cause more chaos than already is experience by residence not only during peak times morning and late afternoon but during the day as well.</p> <p>Prinsep Road is already in disrepair. The vibrating and damage caused by large trucks and vehicles speeding up and down the road caused significant damage to my home for which no one will take responsibility. Interestingly, after many complaints, although denying all liability to fix our residences, the road was</p>	<p>With respect to being sandwiched between two roads, the new road created by this proposal is a low order local access street, the carriageway for which will be setback and at a lower level that is unlikely to have a significant impact on amenity of the adjoining lot.</p> <p>No further changes are recommended in response to this submission</p>

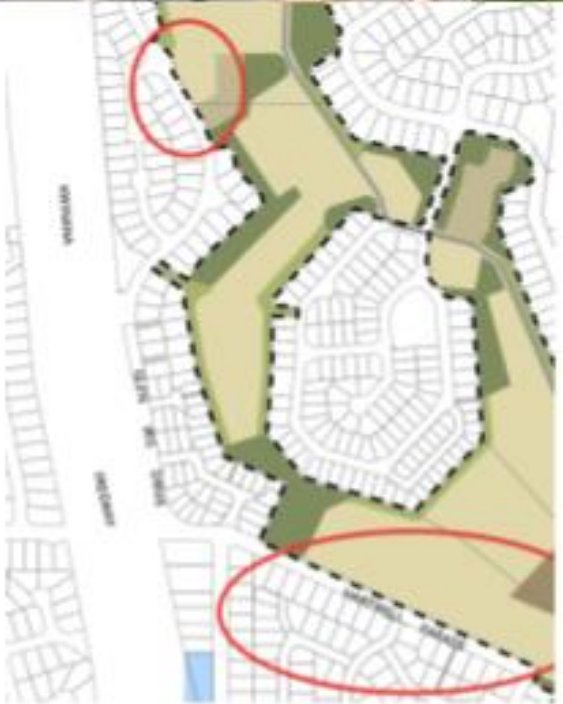
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		<p>“patched” and the vibrating improved. Vibration still occurs but not to the extent that it was and the damage has not worsened.</p> <p>The significant traffic that would occur if the development is allowed to proceed will be even more hazardous that it already is. Numerous vehicles speed up and down Prinsep Road at dangerous speeds, burnouts are frequent on the road. Even now that the traffic calming radar speed signs showing our speeds have been implemented there are still burnouts and speeding traffic regularly. The residents will attest to the fact that there has been absolutely NO CALMING effect on Prinsep Road, in fact I assume it now has drivers seeing how fast they can go and making a game of it.</p> <p>It is a dangerous road for the residents of Prinsep Road. Traffic should be diverted to Jandakot road and not to a road where residents live.</p> <p>I have complained so many times about the speed humps being removed to no avail and always receive responses from the Council providing excuses as to why they have not been reinstalled for years.</p> <p>Jandakot Road was widened to take care of increasing traffic and heavy vehicles in the area however Prinsep Road still gets a huge amount of traffic which is unsatisfactory considering it is also a residential street given the dangers it also causes, let alone the pollution. The dust in my residence is to such a point that I have to vacuum 3 times per week.</p> <p>I fail to see how the developer can possibly state that there can be any improvement with a proposed development with that amount of housing and now they expect it can in any help the residents on Prinsep Road, it will make it far far worse.</p> <p>I fail to see how the developer can possibly state that there can be any improvement with a proposed development with that amount of housing and now they expect it can in any help the residents on Prinsep Road, it will make it far far worse.</p> <p>It is not accepted by anyone living on the golf course estate that the Glen Iris Golf Course was not sustainable. It was due to the closing of the club/restaurant, deliberate actions from the previous owner allowing this to occur. Even though the restaurant was closed I still saw hundreds and hundreds of golfers frequently the club.</p>	

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		<p>Even the night golf proved popular as I sat out the back of my property and watched people enjoying night golf.</p> <p>Perhaps if they tried to sell it as a going concern instead of running it into the ground to line their own pockets selling to a developer for rezoning purposes, we all would be better off and they would be selling a business and land for the purpose that it was zoned for.</p> <p>It has been proven time and time again that exercise and outdoor sports are great for mental health now that has been taken away and large wait time at surrounding golf courses occur weekly. Wembley Golf Course got it right. They have an amazing mini golf and clubhouse. There would have been many people interested in purchasing such a business as a going concern but it was never marketed as such from my knowledge.</p> <p>With the shutting of the restaurant I often looked on business for sale sites to see if it was on the market for sale and queries to the management were denied.</p> <p>Why should the owners, the trees and wildlife suffer due to their actions?</p> <p>At the moment we have lost a wonderful amenity which was enjoyed by thousands of people and now we are threatened that we will lose over 700 beautiful mature trees which will be replaced with homes, roads and new plants which take decades to grow. The Golf Course and restaurant/club rooms can be brought back to life and the trees and wildlife live on if the zoning is not approved.</p> <p>The Government appears to talk to talk about environment, trees and endangered wildlife yet this all appears to have been ignored.</p> <p>How can over 700 beautiful mature trees be even considered to be consented to being removed together with the absolute threat to our endangered species of wildlife and yet consideration is still being given to rezoning the use of the land to residential. This is a total contradiction to the recreational use of the land that was built on the Jandakot Water mound.</p> <p>My reason for purchasing is at risk of being lost forever. I would never had purchased in this area had I have known that there was a risk of sale and redevelopment for use other than recreation.</p> <p>If the development proceeds I have not only lost financially, due to the price I paid to live on a golf course estate, but I also lost the outlook and amazing amenity that I once had access to. I was looking forward to retiring and walking to the golf course</p>	

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		<p>with friends to play and frequent the restaurant. My friends already frequent other golf courses, with long wait times between bookings due to the closure of Glen Iris Golf Course. It is extremely deceptive of the previous owner to claim they sold because it was an unviable business.</p> <p>They deliberately ran it into the ground, denied Cockburn Council to review their financials and clearly wanted to make their quick buck and run at the cost of us all. I am 100% against the rezoning for the above reasons.</p>	
221	Name and Address withheld, Applecross	<p><b>SUPPORT:</b> At first, we were very sceptical of the development as we didn't want a lot of high density housing right on our doorstep, devaluing the price of our home and having a dramatic impact on the traffic issues.</p> <p>On review of the information provided and the most recent developers newsletter, we now provide our support for the development on the provision that the following items are delivered:</p> <ol style="list-style-type: none"> <li>1. Larger lots to enable good size homes to be built, limited to a maximum of 600 lots</li> <li>2. Upgrade of the traffic lights at Berrigan Drive</li> <li>3. 25% open space with full access to the surrounding Glen Iris residents</li> </ol> <p>What we don't want is a long drawn-out process where we don't see anything happen on the land for years, its already been two years.</p>	<b>Noted</b>
222	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I would like to make a submission in two parts:</p> <ol style="list-style-type: none"> <li>1. My objections to the development</li> <li>2. My objection to the road structure if the development proceeds</li> </ol> <p><b>Part 1 - My objections to the development</b></p> <p>I object to the proposed infill of the Glen Iris Golf course with housing as;</p> <ol style="list-style-type: none"> <li>1. Council approved the original development with a zoning relied on by purchasers of homes in the estate and should retain this zoning.</li> <li>2. The original zoning created a large green space to support vegetation and wildlife.</li> <li>3. The original zoning minimised the impact of vehicular traffic flow on residents.</li> <li>4. The new zoning will create environmental impacts which are not acceptable.</li> </ol>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to design of the future four-way intersection at Twin Waters Pass there are physical limitations that restrict the ability to introduce a full or five-legged roundabout in this location, however the City will look at opportunities such as a mini-roundabout or raised platform to ensure</p>

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		<p>5. The new zoning would result in a major reduction in green space which is not acceptable.</p> <p>6. The new zoning would devalue properties backing on to the golf course with no compensation proposed.</p> <p><b>Part 2 – My objection to the road structure if the development proceeds</b></p> <p>The current proposal for the redevelopment of Glen Iris Estate envisages a new road corridor through the estate to keep traffic off the existing roads.</p> <p>The new road is only adjacent to existing properties at 1, 3 and 8 Portsea Gardens with a Twin Waters Pass 4-way raised intersection and the conversion of part of Portsea Gardens to an upgraded road as part of this new road.</p> <p>I object to this as it will clearly affect my rights to quiet enjoyment of my property with some 2000 vehicles expected by the developer to use this road daily. This will make it;</p> <p>(a) difficult to enter and exit our property</p> <p>(b) create direct headlight intrusion</p> <p>(c) increased traffic noise which would be amplified by a raised intersection.</p> <p>The proposed 4-way intersection will create a greater risk of vehicular accidents compared to other alternatives.</p> <p><b>I propose that these problems be avoided, and road safety be improved by constructing a roundabout at the intersection of Portsea Gardens and Twin Waters Pass with the access to the new properties in the development from an exit at the roundabout rather than from Portsea Gardens</b></p>	<p>an appropriate and safe outcome is achieved.</p> <p>No further changes are recommended in response to this submission</p>
223	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <p><b>Introduction</b></p> <p>As a resident of Glen Iris Golf Course Estate, I am submitting a submission outlining my position AGAINST the proposed development due to its current format as well as the inadequacy of the reports provided in the current proposal.</p> <p>My family and I purchased a property opposite the golf course on Glen Iris Drive, taking advantage of the views to the open area of the golf course and natural trees and wildlife which make use of this environment.</p> <p>Prior to purchasing the property in 2014, due diligence was undertaken by reviewing the future of Glen Iris Golf Course which included telephoning the council</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to outlook, in the context of the total green space being provided the creation of lots in the limited instances where the former golf course directly fronts established roads is considered a reasonable outcome,</p>

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		<p>directly in relation to this subject. During this due diligence, I was advised that the golf course is featured in the future for Cockburn at least for the next 20 years. This phone discussion occurred in July 2014. With this in mind, the following outlines our <b>AGAINST</b> position and concerns relating to the proposed development.</p> <p><b>Structure Plan</b></p> <p>There have been many challenges across the last two plus years within the world including Western Australia in relation to COVID-19 Pandemic. This has forced situations upon populations which were almost unavoidable. However, throughout this period, there has been little opportunity to talk with the developer. I have made many phone calls to their numbers without a single response to date and therefore points related to the Structure Plan have not been adequately addressed.</p> <p>Regarding the plan, our home, like our neighbours and others within the estate, have uninterrupted views over the Golf Course land. Whilst properties backing onto the same land have been considered in the design of the proposed estate, it appears those properties not directly backing onto the course, like ours have not. The current proposal has a change from looking out from what is currently displayed in the photos below to a Group Housing (GH) or direct properties opposite as shown on the Structure Plan image. Consistency for green space should be applied to all properties which have lost the golf course outlook.</p> 	<p>particularly in instances such as this dwelling which will retain aspect to a local park on the opposite side of the road.</p> <p>No further changes are recommended in response to this submission</p>

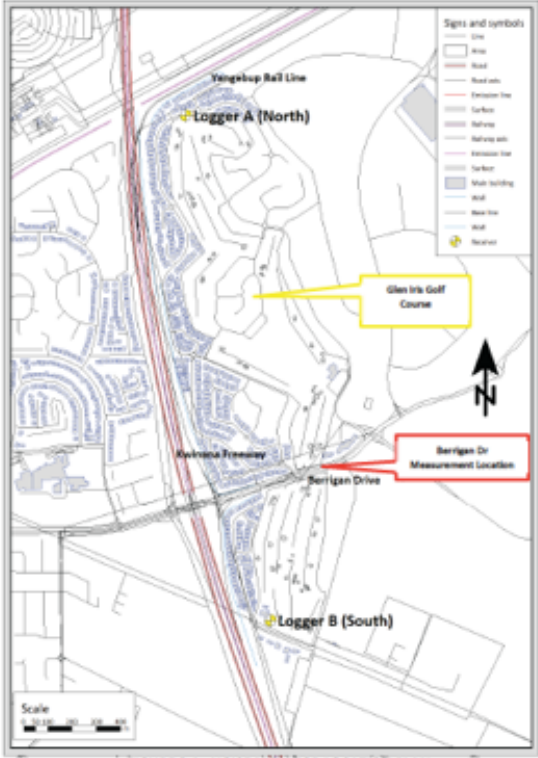
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		 <p><b>Additional Structure Plan Problems</b></p> <p>The Structure Plan indicates all existing properties which become adjoined with newly developed properties will need to follow the dividing fence act with the new owners of the developed lot. This is inconsistent with the private landowners having responsibility for the dividing fence. As the golf course had specific covenants regarding property appearance and fences, the golf course was responsible for providing the fences.</p> <p>As the property has now been sold to another private owner, this current owner should also bear the responsibility of the dividing fence act, rather than pushing it down the track. Therefore, should the proposed development be approved, existing owners would be able to apply the dividing fence act rules with the developer rather than having to wait until the development is completed and lots sold. was privately owned and the current land is privately owned. The current proposal should be amended to reflect this.</p> <p>Telecommunications is not being updated by the developer. Instead, the new private development will utilise tax payer funding and have all telecommunications</p>	

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		<p>systems upgraded by NBN Co. This is an outrageous proposition. As a private owner, should I wish to update or extend the NBN facilities to my property, the payment becomes my responsibility. Once again, as the land is privately owned, the developer should be responsible for providing this as per any other service.</p> <p>Whilst the telecommunications system has been deemed ready for this, current services during lockdowns have proven slow due to extra (unplanned) usage. If the system was designed to included future upgrades such as another 550 properties, it would seem the slowdown is imminent for all. Whilst NBN Co. put the responsibility of speed of service onto the Internet Service Provider (ISP) there is limited opportunity to improve speeds based on Fibre To The Node (FTTN) infrastructure. Therefore, the best speeds are considered on the low end of the spectrum at 50mbps.</p> <p>The target market for the proposed properties is families with teenagers, as per developer distributed pamphlets. With this in mind the user numbers, in an ever-increasing technological world, will be greater than the sum of residents thereby creating strain on the system. Therefore, if the proposed development is approved, the developer should be responsible for payment to install the necessary infrastructure including upgrade of the current system to one more suitable for the proposed service and not let the burden fall to the taxpayer, whilst profits remain with the developer.</p> <p><b>Inconstant Information</b></p> <p>The plan has several Appendices for information and support of the proposal. Some of which have poor data due to the timing of gathering or the desktop approach using information which was available that is outdated.</p> <p><b>Appendix 9 Transport Scheme Amendment</b></p> <p>Firstly, I would like to tackle Appendix 9, Transport Scheme Amendment. Traffic movements have been used for Berrigan Drive during a period where road works were concurrently being undertaken on all major lead in roads including Jandakot Road/Berrigan Drive/Dean Road traffic intersection upgrade, Karel Avenue/Roe Highway overpass widening for MetroNet, Jandakot Road/Solomon Road upgrades including Solomon Road closure and North Lake Road extension for Armadale Road Bypass. With these concurrent activities, there is a high likelihood that the traffic movement count on Berrigan drive is under recorded. Without extrapolation of data from potential impacts of concurrent surrounding roadworks, the data</p>	



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		<p>cannot be considered as accurate for current or future planning purposes as it contradicts the below which is written in <i>Appendix 6: Acoustic Impact Assessment</i>:</p> <p>This method was used in place of continuous monitoring over 3 weekdays due to the potential change in traffic speeds etc and due to the construction of Jandakot Road, which was impacting Berrigan Drive in this area.</p> <p>Additionally, the traffic movement count was undertaken during the COVID period where many people were still working from home within the Glen Iris Golf Course Estate, it would be fair and reasonable to consider other potential Berrigan Drive users were in a similar position and therefore the count is low.</p> <p>Other factors within the Transport Scheme Amendment which are confusing include:</p> <ul style="list-style-type: none"> <li>• <i>Introduction – ‘Traffic volumes along Berrigan Drive have continued to grow at a consistent and relatively high rate over the past 5 years to 2021, resulting in very poor and worsening levels of service and diminishing safety for existing residents to be able to access Berrigan Drive and beyond. Currently, most of the residents are wholly dependent on priority controlled (also referred to as “uncontrolled”) full movement.’</i></li> </ul> <p>Whereas the actual long ques are due to the traffic lights at Berrigan Drive/Kwinana Freeway intersections and the lack of control on traffic coming from Jandakot Road. The time to exit the estate is driven by the traffic volume accessing Kwinana Freeway and North Lake Road.</p> <ul style="list-style-type: none"> <li>• <i>Section 3.4 Table 3.1 – Count of Vehicle Movements.</i></li> </ul> <p>Significant growth has occurred in the Jandakot and surrounds area since 2018, 2019, 2020 with the opening of Treeby estate, Jandakot Airport Commercial Park and Jandakot/Cockburn commercial growth on and around Solomon Road. Therefore, the historical car movement counts are once again not representative of the current traffic movements.</p> <ul style="list-style-type: none"> <li>• <i>Section 3.2 - On street parking is not currently supported.</i></li> </ul> <p>With this fact in place, where are the visitors to the new estate going to park?</p> <ul style="list-style-type: none"> <li>• <i>Section 4.1 – Due to the nature of the structural plan with large amounts of open spaces and relatively larger lot sizes, reduces the need for on street parking.</i></li> </ul>	

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		<p>Current lot sizes are larger than proposed, open spaces for current residents exceed those proposed for the future and current residences combined and yet on-street parking, as per Section 3.2 is an issue which has been determined to not require addressing.</p> <ul style="list-style-type: none"> <li>• <i>Section 4.1 – The internal road network within the structure plan area has been designed to provide frequent and logical connections to the existing road network to allow existing residents to travel through the structure plan area to access the Berrigan Drive corridor, thus relieving some existing traffic pressure on existing local roads such as Dean Road and Turnbury Park Drive.</i></li> </ul> <p>Access to Berrigan drive will be through using controlled traffic lights at two locations, currently there are two access points to Berrigan Drive so no volumetric improvements here. However, the existing challenges of accessing Berrigan Drive are driven from the traffic lights at Berrigan Drive/Kwinana Freeway. Therefore, extra traffic lights to having four sets within a short distance along Berrigan Drive will exacerbate the situation for many road users within and outside of the estate.</p> <ul style="list-style-type: none"> <li>• <i>Section 4.4 - Currently residents would have to travel all the way back into the Perth CBD before switching lines to travel back down to Thornlie / Armadale.</i></li> </ul> <p>This is simply not true. A train can be caught from Cockburn to Murdoch or Bullcreek Stations, where many buses are available to traverse the east/west routes are available through to Thornlie and other east of Glen Iris Estate suburbs. These are already in use and a trip from Cockburn Station to Thornlie TAFE takes less than 30 minutes, as per Transperth Journey Planner App.</p> <p><b>Appendix 6, Acoustic Assessment</b></p> <p>In reviewing Appendix 6, Acoustic Assessment, once again data available for desktop is based on outdated information or poor data collection methods including restricted collection durations when weather is conducive to minimising recorded noise data.</p> <p>Section 3.0 of the assessment explains the noise monitoring was <b>collected over a one-week period</b> at 3 locations, one on the north end of the golf course, one at Berrigan drive and the other at the south end as per figure 3.1 copied from the report below.</p>	

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		 <p data-bbox="884 901 1187 917">FIGURE 3.1 - NOISE MONITOR LOCATION PLAN</p> <p data-bbox="488 938 1563 1045">As the locations are limited, they do not provide a contour of noise map to fully determine impact of noise peaks along the Kwinana Freeway/Rail Link Corridors or aircraft flights.</p> <p data-bbox="488 1061 1563 1209">The wind direction during the collection period was predominantly Easterly therefore the Kwinana Freeway traffic and rail noise is suppressed during the collection period (<a href="https://weatherspark.com/h/m/128792/2021/12/Historical-Weather-in-December-2021-in-Perth-Australia#Figures-WindDirection">https://weatherspark.com/h/m/128792/2021/12/Historical-Weather-in-December-2021-in-Perth-Australia#Figures-WindDirection</a>).</p> <p data-bbox="488 1225 1563 1449">Desktop data collection failed to recognise the impact of traffic entering Kwinana Freeway southbound from Roe Highway Refer Table 4.1. This Kwinana Freeway on-road sees a significant volume of trucks which affects noise due to air brakes and engine speed up from the Roe Highway entrance speed of 80kms/hr. This noise is not realised until trucks reach the uphill section of Kwinana Freeway which is to the South West of the noise recording equipment.</p>	

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		<p>All road and rail noise data collection was collected during a period affected by COVID-19 where traffic movements decreased due to work from home requirements for many people. The data collection should be done across multiple periods within a year with COVID-19 moving back to normal levels and when winds are southerly or south westerly rather than only northerly or easterly occurrences. This will enable worst cases to be understood and evaluated for input to building designs rather than the current best-case approach.</p> <p>In relation to air traffic noise, Section 5.3, desktop review included the current yet outdated 2014 contours which are no longer adequate. Since 2014, significant changes to the volume of air movements have occurred from Jandakot Airport, as well as aircraft changes to include jet powered aircraft, increased helicopter usage and additional routing for Perth airport passenger jets as per trials conducted (<a href="http://aircraftnoiseinfo.emsbk.com/">http://aircraftnoiseinfo.emsbk.com/</a>).</p> <p>This Noise Impact Assessment does not consider future effects of Jandakot Airport runway development and Perth Airport future route planning or runway developments. Which both airports have considered on their websites through multiple reviews and therefore should be considered for this proposed development.</p> <p>To support this argument, air movements from 2013 to 2018 at Jandakot airport have double with a current annual average of 330,000 movements (Jandakot Airport 2022). This equates to over 904 air movements per day. The monitoring data collection period is too narrow to effectively capture the noise associated with air movements across a multitude of weather conditions which determine runway allocations for aircraft and therefore which air routes are taken. This information is crucial to develop a robust acoustic plan for the proposed development.</p> <p>The north end of the Glen Iris Golf Course Estate sees significant helicopter as well as fixed wing movements daily which has been a significant change since 2013 survey and 2014 acoustic map development. Therefore, a new survey should be undertaken to ensure the accuracy of the current contour maps prior to approval for any development</p> <p><b>Environmental Assessment</b></p> <p>Our simple statement is that the climate change effects and localised impact on flora and fauna have not really been considered here. Endangered species are not the only ones that are impacted, but all species are (including the humans). This is</p>	

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		<p>irresponsible planning for any developer in the real world. Current rhetoric from global environment undertakings, has Australia falling behind most developed nations in preservation of all species, not just those that are currently critically endangered.</p> <p>Whilst most companies, organisations and households within Australia are reducing impacts on climate change, it appears developers are not doing their part. Councils and State Planning departments should be standing up to this issue for the following reasons:</p> <ul style="list-style-type: none"> <li>• Land clearing is a leading contributor to climate related issues globally to the point that tree planting is a recognised offset.</li> <li>• The CO<sup>2</sup> collection benefits of mature trees and grassed areas is significant compared to the result of development land clearing and replacement of mature trees with saplings which take years to reach the same level of maturity and therefore climate change benefit.</li> <li>• Infill projects are available where land clearing is not required, as larger blocks can be subdivided, old shopping precincts bulldozed and replaced with residential and business development options. Many suburbs within and outside of W.A. have done this successfully, providing the economic benefits of infill without the degradation of local flora and fauna.</li> <li>• Another shopping centre is not required as Cockburn Gateway, Leeming and South Lakes are all 5 minutes away. (IGA shutdown close by not that long ago, the store is still available for rent, why not use that rather than once again build something new.)</li> <li>• Since the golf course has shut down and the water drained the following has occurred: <ul style="list-style-type: none"> <li>○ Reduced wildlife present</li> <li>○ Reduced frogs (my annual residents have all departed)</li> <li>○ Reduced reptiles and species variations visibly present</li> <li>○ Quenda observations diminished in our front and back yards</li> <li>○ Large mature trees cut down (under the guise of safety even though nowhere near houses)</li> </ul> </li> </ul>	

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		<ul style="list-style-type: none"> <li>• A proposed golf course located Coogee is a poor choice giving the options of having an established one requiring some minor maintenance costs in contrast to the cost of a new build.</li> <li>• There is no obvious Socio-Economic benefit to the development except to Local Government through rate collection and the developer through land sales.</li> </ul> <p>All future costs of development such as roads, shopping centre and multiple tiny parklands will be borne by the rate payer.</p> <p><b>Mental Wellbeing</b></p> <p>As a mental health impact assessment has not been undertaken and there is lots of negative feedback provided to the Council and Development company alike (Despite various one sided propaganda-like publications to the contrary), there is enough evidence to suggest the wellbeing of current and proposed future residents is ignored.</p> <ul style="list-style-type: none"> <li>• We moved to be closer to Perth.</li> <li>• We moved to a golf course as we currently lived on a Golf Course and loved the aspect and outlook.</li> <li>• Since the sale of the golfcourse, the mood is depressing, adversarial and argumentative within the estate. These emotions are presently affecting our household.</li> <li>• Our children are rightly concerned that despite what the world is doing to reduce the impact of climate change, the overall environment and our impact on it, current government, council, development companies do not care about them and the general wellbeing. Once again, the pamphlets left in the letterbox and provided on websites, <b>DO NOT</b> portray what is actually happening in front of our Children's eyes.</li> </ul> <p><b>AGAINST</b> the current proposal:</p> <ul style="list-style-type: none"> <li>• It has been found that spending time in nature during your everyday life can benefit mental and physical wellbeing (mind.org.uk 2022).</li> <li>• An Australian study published in the Journal of Environmental Psychology found that students asked to perform a mundane task performed better when</li> </ul>	

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		<p>able to look at nature covered roof space made fewer mistakes than those only able to see concrete roofs (Lee et al 2015).</p> <ul style="list-style-type: none"> <li>• A Further study in 2019 (Berman) found nature sounds versus urban sounds had the same results based on cognitive testing.</li> </ul> <p>These are but a few of the well documented benefits of maintaining the natural environment over the reduction of natural environments.</p> <p>Rates of depression and suicide increase throughout Australia, with the highest rates found in persons over the age of 40 (<a href="http://aihw.gov.au">aihw.gov.au</a>). During COVID these numbers dropped potentially indicating stress related factors from workplaces. As many if not most of the property owners within the Glen Iris Golf Course Estate fall within this age category, there could be many underlying mental health issues already being experienced which the natural environment the golf course could be reducing.</p> <p>A survey of residents' mental health aspects relating to the development should be considered, rather than the COVID affected community consultation period being the only source of feedback. This may well provide a comprehensive picture of the proposed developments effects on current residents.</p> <p><b>Conclusion</b></p> <p>In conclusion, there are several areas of the proposed development which are contradictory or conducted using inadequate time, outdated sources of information, or just completed for convenience.</p> <p>These items include:</p> <ul style="list-style-type: none"> <li>• Inadequate on street parking,</li> <li>• Outdated data and poor data collection for noise assessment of aircraft due to expansion of Jandakot Airport movement volumes, aircraft types, engine types, runway allocation and weather conditions</li> <li>• Noise assessment of Kwinana Freeway traffic and rail being conducted over a one-week period, during COVID-19 disruptions, with a predominantly Easterly wind blowing with acoustic monitoring equipment located upwind.</li> <li>• Out of step Environmental impact in relation to global, national and state government rhetoric on climate change action requirements.</li> </ul> <p>Additional items conclude:</p>	

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		<ul style="list-style-type: none"> <li>• Taxpayer funded infrastructure for telecommunications including NBN internet despite the land being privately owned by developer.</li> <li>• Dividing Fence Act being pushed away from property owner (developer) to future landowner despite profits.</li> <li>• No consideration of that tangible and immediate environmental impacts already occurring since draining lakes and cutting down mature trees.</li> <li>• No consideration of mental wellbeing for resident families.</li> <li>• No Socio-economic benefits except to Local Government and property developer.</li> <li>• Increased costs for maintenance to the rate payer.</li> </ul>	
224	Janet Wallen, The Lakes Blvd, Jandakot	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Loss of social amenity</li> <li>• Fauna loss</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
225	Kristina Wallen, London UK	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Loss of amenity</li> <li>• Loss of community</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
228	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> We are very concerned with the plans for the Glen Iris Golf Course to be turned into a development for more homes within this area.</p> <p>We are already very much impacted with road and traffic congestion and fumes and noise pollution. The freeway was widened and our street is much closer to the freeway than previously. We can now hear the train louder than we could before each time it goes past. There will be more noise and impact on the residents again on our street with the new Cockburn/Thornlie link train. Traffic is already a problem to get on Berrigan drive from our street, whether we are going left or right from our street. We have cars coming through from Treeby, Calleya, other suburbs and the Jandakot industrial area where the traffic is worse through Berrigan Drive and I can</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>only see it getting alot worse with the Wave Park and more industrial area going up in Jandakot. Now a proposal for more houses in the area. The congestion on Berrigan Drive is already impacted!!! With more houses within this area of the Glen Iris Golf Course we will have more traffic and congestion with thousands of more vehicles travelling from this housing development with people going to work, school, shopping and appointments through the weekdays as well. People already cut through from Atwell and other suburbs to get to the freeway from Berrigan Drive as they don't want to go along the congested areas through Armadale Road/Beeliar Drive to access the freeway. Having traffic lights meters from each other on Berrigan Drive is another problem to this development making it more difficult for the residents already living in the Glen Iris Golf Course area. If we needed to get out of this area in an emergency during peak times this would be impossible. Impossible for ambulance access, police and fire emergency services. We would not feel safe in our home where we have lived for many years before this development was proposed. Risk of destructive fire (access/exit issues). Estate becoming a potential fire death trap due to only having a limited entry/ exit points increased vehicle movement/ population. Additional set of traffic lights Berrigan drive, i.e., stop/ start. Aircraft Noise: We have small planes going over our property every day and now we also have big planes with major airlines going overhead now too because of the flight paths being changed. More noise and pollution. This is affecting our mental health and the tranquility we used to enjoy in our area. We literally have planes, trains and automobiles noise that has affected our street alone since moving into our estate. Our quality of life is no longer peaceful as it was when the golf course was up and running, with all that has been taken away with the lakes being drained and the wildlife affected and for 750 mature trees to be cut down for this development is not acceptable or viable with what we all have lost as Cockburn Ratepayers in our area. We do not have the peaceful life we were promised when we purchased this block of land. We did pay more for our blocks being on the back of the golf course with golf course views. Now it's noise and more noise and pollution affecting our estate. Loss of our open green space and loss of our natural habitat in our area. Our environment factor with loss of fauna, flora animals, black cockatoos, bird life, 750+ mature trees to be cut down. We do not need more infill of steel and concrete on the Glen Iris Golf Course. The plan for our road to be turned into a left into our road and left out of our road on the proposed plans for our street is unacceptable. We can't be expected to go left and</p>	

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		<p>turnaround go over the freeway lights and turn around somewhere in the South Lake area just to go to the local shops on our right of our road because traffic lights are being proposed a few meters to the right from our entry and exit on Berrigan Drive from our road of The Lakes Boulevard. Our Drs around the corner are to our right. We go to many places like the spud shed and the pharmacy and after school activities where we have to go right out of our street. We can't be expected to use more fuel where that is expensive and go through the traffic where there will be more congestion along Berrigan Drive because we can't turn right from our street. More costs, more time which we don't have with rushing around after school. The congestion in our area along Berrigan Drive has already many cars going through it from Treeby, Atwell, Jandakot, South Lake and other cars accessing the freeway and Roe Highway. Asbestos: We are concerned with all the earthworks that will, be done in the area and that the site will be toxic for residents of the Glen Iris Golf Course. How will all our residents be protected by asbestos materials being used on site?? Construction dilapidation - : Close proximity is not disclosed in the development plans given all the works that will be done onsite. All Glen Iris residents living in the area must have made available a dilapidation reports. Loss of our open green space and loss of our natural habitat in our area. Our environment factor with loss of fauna, flora animals, black cockatoos, bird life, 750+ mature trees to be cut down. We do not need more infill of steel and concrete on the Glen Iris Golf Course. Glen Iris Estate residents purchased into what is reflected as a SU1 zoning as a golf course estate 'integrated with' residential development. Not another infill of houses within the golf course which reflects a housing estate set down in another housing estate. The golf course was not designed and we did not purchase our block of land for residential infill on our golf course. Severe impacts to facility, lifestyle, and devalued property values. The affect of land value which will be reduced considerably by the removal of views of the golf course and the attraction of a unique lifestyle that follows from living in an exclusive integrated golf course estate. The current Concept Plan represents a 'massive net loss to the Community' and residents. There will be no peace and beautiful views with a new housing estate within the Glen Iris Golf Course. The removal of the Golf Course from the estate will have significant impacts on the value and character of our land/ homes and create a living experience which is entirely conflicting with what was expressed and portrayed to us as homeowners when the Community purchased their land. Compromised human health, mental health well being and comfort from</p>	

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		<p>Increased light pollution, heat Island effect, and densely - populated. Very minimal current 'group housing' in the golf course estate, that factor will change significantly. Potential of social housing aspect in our premium estate, as there is no social housing currently in our estate. Fence lines along the golf course will be different, as current golf course residents plan to block off their back yards due to privacy issues if the course is developed with housing. This is going to be very disappointing if this proposed development goes through. We are not happy about it and would never trust purchasing land like this again on a golf course estate as this is not what we signed up for or paid for.</p>	
229	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> There must be thousands of words written as to why the current proposal should be rejected. FAUNA/FLORA/INCREASED POLLUTION FROM LIGHT/NOISE/TRAFFIC/MORE HEAT- BY CREATING A CONCRETE/ROOFING HOT SPOT etc,etc. What discussion is going on about the impact this will have on the existing residents of the former Glen Iris Golf Course Estate ? The current proposal will be just as devastating for the existing residents as we lose all our amenities. What do we gain - a few footpaths and a commercial/IGA centre- as if there aren't enough around. Many of us are more "mature" in age and what we bought into was a way of life- quiet/peaceful/lots of greenery and wildlife- a place to build our dream retirement/family home. From a personal point of view both my wife and myself have suffered from physical and mental issues from this proposed development. But that is OK !!! The developers will be laughing all the way to the bank!! Yet the developers still have the audacity to expect the existing residents over looking the golf course to pay 50% towards the cost of building privacy/security fences- exchanging our beautiful open views for a view of a tin fence even though the developers will be making 10's if not 100's of millions of Dollars!!! The developers say they want to build a "vibrant estate" Does a vibrant estate equate to an increasing COCKBURN CONCRETE JUNGLE???</p> <p>WHAT HUMANITY/ETHICS/MORALS DO OUR ELECTED MEMBERS HAVE IF THE CURRENT PROPOSAL GOES AHEAD- OR DOES IT ALL COME DOWN TO THE "ALMIGHTY DOLLAR. " Thanks to the Elected Members who have read our submission.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
230	Name and Address withheld,	<p><b>OBJECT:</b> My property has a common boundary with the Glen Iris Golf Course.</p>	<p><b>Noted</b></p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	Jandakot	<p>I paid a premium for my property as a result of the fact that it adjuncts to what was a beautiful picturesque golf course within a golf course estate.</p> <p>When I purchased my property, the Glen Iris site was zoned as ‘Special Use No. 1’, which permits a golf course estate, private recreation, hotel, convention centre and associated uses. It is still zoned Special Use No 1 and it should stay that way.</p> <p>I would estimate that at the time I purchased my property, the premium that I paid given that it adjuncts a ‘Special Use No 1’ zoning was approximately \$150,000.</p> <p>In recent years, I have not had the privilege of living at a property that adjuncts to a golf course, rather, I have had to continue paying exorbitant council rates to the City of Cockburn (“COC”) based on inaccurate property values, which have not been adjusted and have not catered for:</p> <ul style="list-style-type: none"> <li>• A loss of the primary amenity, which was the reason why I purchased the property;</li> <li>• A significant increase in dust levels;</li> <li>• A significant risk to my health and my family’s health due to the potential of airborne asbestiform materials;</li> <li>• A significant risk to my health and my family’s health due to no ongoing management of prior toxic chemical use;</li> <li>• A significant risk to my health and my family’s health due to falling tree branches from trees that are no longer inspected or maintained;</li> <li>• A significant loss in amenity due to the destruction of habitat for fauna due to the draining of lakes and lack of ongoing irrigation, including species listed under the Environment Protection and Biodiversity Conservation Act 1999 (“EPBC Act”).</li> </ul> <p>But despite the significant financial loss that has already been caused by Eastcourt and their incompetent management of the facility, the most important reasons why this proposal should be rejected are simply related to the future of this country in the form of protection of the environment, the social fabric of communities and the threat of a inept developer who demonstrates no governance whatsoever. The proposal to Rezone the Glen Iris Golf Course for Development (“Development”) should <b>NOT BE APPROVED</b> for many reasons including those listed below:</p>	<p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>With respect to troglafauna, no environmental agency has raised this as an issue of relevance to this proposal that requires investigation.</p> <p>Whilst Structure Plan Appendix 11 outlines a number of sustainability initiatives proposed by the developer, there is no requirement under the Planning Regulations for the proponent to undertake a Socio-Economic Impact Assessment or Environment, Social and Governance Plan as part of this proposal.</p> <p>No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>• Environmental surveys have not been undertaken in accordance with standards as would be considered reasonable in the State of Western Australia; <ul style="list-style-type: none"> <li>○ Lakes and waterbodies were drained prior to the completion of the required number of seasonal surveys to distort the outcomes of ecological surveys. Independent expert consultant reports relating to the draining of the lakes have not been provided to the residents of the Glen Iris Golf Estate;</li> <li>○ Fauna was left to die slow and agonising deaths as a result of the draining of lakes, particularly birds (habitat of Black Cockatoo1 ), snakes and frogs;</li> <li>○ Surveys for asbestiform materials were not conducted correctly. There is significant evidence that asbestiform materials have been scattered and / or buried across many parts of the golf course to a depth of up to three metres. The cessation of irrigation has allowed dust fibres of all types to become airborne. The residents of the Glen Iris Golf Estate have not been provided with independent expert consultant reports and laboratory analysis details in the form of Scanning Electron Microscope (“SEM”) testwork undertaken by National Association of Testing Authorities (“NATA”) approved laboratories. A sample density of no less than four samples per proposed building site plus one sample per 100 square metres beyond the proposed building sites is considered to be the minimum spatial sampling density in order to confirm that current residents and future residents are not at risk of asbestos related diseases from asbestiform micro fibres. Further to this, if any samples taken from the aforementioned sampling regime show micro fibres of an asbestiform nature, then a full health survey needs to be completed so that compensation amounts payable by Eastcourt can be ascertained. The requirement to complete spatial sampling for asbestiform materials is an expectation for all proposed developments where such a threat exists;</li> <li>○ Surveys for toxic chemicals were not conducted correctly. The Glen Iris Golf Course had in place management procedures for the storage and use of such toxic chemicals. The immediate unplanned, adhoc and poorly managed cessation of golf course activities, including irrigation of all areas has caused significant environmental impacts (both shot and long term)</li> </ul> </li> </ul>	

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		<p>that have not been adequately assessed and reported on. These independent expert consultant reports need to be completed and the reports provided to the residents of the Glen Iris Golf Estate.</p> <p>Misinformation has as a result of this, been provided by Eastcourt (and / or their delegated representatives) to the Environmental Protection Agency (“EPA”) of Western Australia in respect to this, and this matter needs to be investigated from both a civil law and criminal law standpoint;</p> <ul style="list-style-type: none"> <li>○ Surveys for subterranean fauna were not conducted correctly. The Glen Iris Golf Estate has a natural water table that allows for what may be potentially unique troglofauna species to thrive above that water table and for what may be potentially unique stygofauna species to thrive beneath that water table. The draining of the lakes was undertaken without any of these surveys being completed to the correct standard, if at all. Again, the independent expert consultant reports need to be made. available to the residents of the Glen Iris Golf Estate. If these surveys were not completed and they could not have been as monitoring bores would have needed to be constructed and left dormant to allow the troglofauna to rehabilitate, then there is an urgent need to refill the lakes, leave the system for several years and then undertake those surveys in a correct manner before any aspect of this Proposal can be assessed. Further to this, Eastcourt then needs to receive a fine that will not only deter their bad behaviour in the future, but also that of other similar rogue developers who think they can bully the State and Federal Governments and in so doing, still be supported by their local COC.</li> <li>○ Evidence that Black Cockatoo roosting habitat and foraging areas exist within the Glen Iris Estate triggers the EPBC Act. Again residents have not been provided with the independent expert consultant reports in this area. Minutes of Meetings with COC, the State and Federal Governments, in particular, all communications with the Department of Water and Environment (“DAWE”) need to be provided to the residents of the Glen Iris Golf Estate;</li> <li>○ Eastcourt have failed to provide independent expert consultant reports relating to the impacts of air quality that resulted from the unplanned cessation of irrigation at the golf course. As has been already stated, a full</li> </ul>	

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		<p>health survey now needs to be conducted for every resident who adjuncts to what was a safe environment prior to Eastcourt's involvement.</p> <ul style="list-style-type: none"> <li>○ Eastcourt have failed to provide independent expert consultant reports relating to the impacts of noise quality that resulted from the unplanned cessation of irrigation at the golf course. The removal of the serene noises made by the now extinct fauna that used the golf course as habitat and for roosting has elevated stress levels amongst residents who adjunct to the golf course. As has been already stated, a full health survey now needs to be conducted for every resident who adjuncts to what was a safe environment prior to Eastcourt's involvement.</li> <li>○ <b>In summary, the EPA therefore needs to not only investigate and audit the Eastcourt independent expert environmental survey consultants, but also provide its own independent Peer Review of all ecological surveys, asbestiform surveys, sub terranean surveys, short range endemic surveys, air quality surveys, noise quality surveys and toxic chemical surveys. Naturally, all of this should be completed at Eastcourt's cost, not that of the taxpayer. This is the norm for developments in the State of Western Australia that receive approval in an honest and open manner.</b></li> <li>• Socio Economic Impact Assessment ("SEIA") surveys have not been undertaken in accordance with standards as would be considered reasonable in the State of Western Australia <ul style="list-style-type: none"> <li>○ A SEIA has not been completed to an adequate level. Eastcourt have railroaded the entire social consultation process with nothing but propaganda. The lies, misinformation and distortion of truth has been nothing but a disgrace. A full independent SEIA now needs to be completed by the EPA at Eastcourt's cost to identify the TRUE, FACTUAL socio economic impacts of this proposal;</li> <li>○ Further to the above, COC has at no stage questioned or challenged any of Eastcourt's poor consultation practices or the bullying propaganda that they have produced to railroad their proposal through the WA State Planning system. Evidence of inaction by COC is shown below in a response to my concerns via email by Mr Arndt, the Chief of Built and Natural Environment from COC;</li> </ul> </li> </ul>	

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		<p><i>Thank you for your query regarding the proposal to redevelop the former Glen Iris Golf Course. It should be noted that a residents (sic) and affected stakeholders will have the opportunity to comment on the proposed redevelopment of the former golf course in accordance with State planning legislation, following initiation of an amendment to the City of Cockburn Town Planning Scheme No. 3. The Glen Iris page on the City's website (<a href="#">link here</a>) provides greater detail on the steps required prior to a proposed scheme amendment being advertised.</i></p> <p>My question to COC, the EPA, the State Government of Western Australia and the Commonwealth Government of Australia is how can a proposal for an amendment be initiated when the environmental and social surveys have not been undertaken in a proper manner, or to the required standard.</p> <p>The EPBC Act requirements have been all but ignored, which is beyond comprehension in this day and age.</p> <p>I think that the 'Pub Test' and for that matter any other test would agree that <b>COC Arndt (sic) acting in a professional, honest and ethical manner</b>, in particular to the rate payers that provide for their salaries, as opposed to a developer such as Eastcourt, who should not be providing any incentives to Councillors or Council Executive.</p> <p><b>That said, if COC are to claim that they are acting in an honest and ethical manner and not gaining any financial benefit whatsoever from this Proposal, then ALL of the Councillors and ALL of the Council Executive to Manager level should sign statutory documents that are legally binding and extend to their associates as defined under typical Outlaw Biekie Gang legislation, such that they can at no stage profit in any way from any transaction within what is currently known as the Glen Iris Golf Estate, or in any other development associated with Eastcourt or any of their subsidiaries. All COC personnel should have no issue with signing such a declaration if they are acting in a non corrupt manner in relation to this proposed Development.</b></p> <ul style="list-style-type: none"> <li>○ Eastcourt have failed to provide an independent expert consultant report with an independent Peer Review relating to the impacts of traffic for the proposed Development. This is an area that Eastcourt have tried to 'brush under the carpet', but is the single area that beyond the devastation that</li> </ul>	



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		<p>they have already and wish to further cause to the environment and social fabric of the Glen Iris Golf Estate, provides the highest single risk to the lives of the residents. Children that are currently safe within the Estate and it should not be forgotten, that is why many residents bought their properties there, will no longer be safe and will be at risk of dying or being seriously injured from the excessive, unmanageable traffic. Will Mr Eastcourt pay the medical or funeral expenses for the children that are maimed or killed as a result of his bullying approach to push for approval of this unnecessary Development.</p> <ul style="list-style-type: none"> <li>• The trees and shrubbery that lined what were beautiful and picturesque golf fairways have, like all of the other inept management actions of Eastcourt, been left to try and survive by themselves with a lack of water (where they were not fully mature) and grow in directions that they were not designed to. The golf course personnel prior to Eastcourt's inept supervision managed the trees as they should be managed prior to their full maturity and I can confirm that there were no health or safety incidents.</li> <li>• Finally, where are Eastcourt's ESG initiatives. Where is their plan to reach Net Zero by 2050. All developments that are approved in this day and age MUST have an acceptable ESG plan.</li> </ul> <p><b>ENVIRONMENT ..... SOCIAL ..... GOVERNANCE</b></p> <p>Eastcourt have <b>FAILED</b> on the <b>ENVIRONMENT</b></p> <p>Eastcourt have <b>FAILED</b> on <b>SOCIAL</b></p> <p>Does Eastcourt even know what <b>GOVERNANCE</b> means.</p> <p>Developers are supposed to target <b>NET ZERO</b>, not <b>DO ZERO</b></p> <p>If Eastcourt did know what Governance meant, then they would have completed the required independent expert consultant environmental surveys to an adequate standard.</p> <p>If Eastcourt did know what Governance meant, they would have completed the required independent expert consultant social surveys to an adequate standard.</p> <p>If they did know what Governance meant, then there would not be a need from Residents to insist that Council personnel sign legally binding documents to prohibit them or their close associates as defined by typical Outlaw Bokie Gang legislation from profiting from the proposed Development or any other Eastcourt venture.</p>	

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		<p>In simple terms, this whole process has been an unmitigated DISASTER with Eastcourt making blunder after blunder after blunder.</p> <p>To complicate matters, COC has been way too soft and therefore unable to perform as it should.</p> <p>The question that COC, the EPA, the State Government of Western Australia and the Commonwealth Government of Western Australia need to ask themselves why this proposal is still being considered at all.</p> <p>Eastcourt does <b>NOT</b> know how to manage a development, they only how to BULLY, and bullies need to be in our past, not our future.</p> <p>This proposal should be REJECTED, but not before Eastcourt are made to refill the lakes, allow the subterranean fauna to repopulate, the Black Cockatoos to return to their habitat and commence their roosting, and, allow the residents of Glen Iris Golf Estate to continue living a lifestyle they worked hard for and paid for.</p> <p>Eastcourt's ESG CREDENTIALS are ZERO !!!!!!!!!!!!!!!</p> <p>The Residents of Glen Iris Golf Estate deserve to keep what they worked hard for and paid for in a fair and honest way, not let some Zero brain celled thug by the name of Eastcourt take their environment, their social fabric and their hard earned savings away.</p> <p><b>1 Referral guideline for three WA threatened black cockatoo species</b> <i>These revised guidelines apply to three species of Western Australian black cockatoos listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Threatened species are a matter of national environmental significance</i></p>	
232	Name and Address withheld	<p><b>SUPPORT:</b> I am pleased to see that plans have been prepared for the currently closed and run-down golf course here in Jandakot. My family and myself have been in the area for several years, we used to occasionally visit the golf courses restaurant, I am interested to see new shops and cafes built as part of the new development.</p> <p>I would much prefer to see the area gain new amenity with the proposed new hub for restaurants and cafes. I am also enjoying walking and am pleased to hear the proposed plans include new green open space and paths for exercising. I am in full support of the proposed plans for Glen Iris Estate.</p>	<b>Noted</b>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
233	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> This proposal must be stopped to protect the various wildlife that live in the area. There are very few beautiful open spaces like the glen iris golf course but far too many developments and built up roads. Please don't turn this into another soulless housing estate.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
234	Name and Address withheld, Jandakot	<p><b>COMMENT:</b> Like the majority of residents, I would have preferred the issue of the proposed Amendment not to have eventuated and would have greatly liked to see the golf course, with its open green views, remain in operation. However, the current issue before Council is not a choice between the retention of the golf course and housing development. After two years of searching, the JRRAs have not identified any commercial business case or opportunity for the land to be used as a golf course so, unless Council is prepared to buy the land and operate it as a golf course, the land is going to have some other future use.</p> <p>Therefore, Council's deliberations are centred on either approving the Amendment, to allow housing development, or rejecting it and thereby implicitly dictating some other, as yet undefined, future use. Herein lies the danger - the uncertainty of what the future use may be. Even under the current zoning any future use will almost certainly be less benign than a golf course, with an intensity of use that would probably bring increased noise, pollution, road traffic, etc - not to mention the probable loss of the majority of existing vegetation and wildlife habitats.</p> <p>While obviously preferring the retention of an operating golf course, the reality that this won't happen focuses attention on what is the best alternative land use. With the clear and present uncertainty and associated risk of what alternative development may take place if the Amendment is rejected, it would seem that housing represents the least disruptive option.</p> <p>With this in mind, the current development proposal probably represents the best housing option, having been formulated professionally with direct input from residents (despite the JRRAs trying to disrupt the process). Residents' ideas and feedback have been incorporated into the plan, which ensures quality housing, retention of major vegetation, new community facilities, above average public open space, etc.</p>	<p><b>Noted</b></p>

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235	Name and Address withheld, Aubin Grove	<p><b>OBJECT:</b> I do not support the Infill redevelopment for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Destruction of mature trees which are the habitat of the endangered Carnaby Cockatoo;</li> <li>2. Destruction of habitat of the native Quenda;</li> <li>3. Destruction of federally protected banksia trees;</li> <li>4. Given that the Cockburn area is one of the worst for air quality already, destruction of this area (green lung) will add to this problem. Very bad for all residents;</li> <li>5. Additional housing which will Impact traffic making what Is already a nightmare even worse;</li> <li>6. Destruction of a lifestyle which many residents paid to enjoy;</li> <li>7. The Jandakot water mound - an Important supply of water which Is apparently meaningless to the Council;</li> <li>8. It is Inconceivable that the Cockburn Council has land set aside in Coogee for a 9-hole golf course when there is already a world class 18 whole course In existence. Where is the justification for this? Doesn't Wembley Council run an extremely successful golf course. Why can't Cockburn Council purchase the already existing one.</li> <li>9. Removal of a facility -golfers displaced. My husband now has to find other locations to be able to play golf. So many golfers left without a local course. The golf clubhouse/restaurant was a facility enjoyed by locals and visitors on a regular basis</li> <li>10. I find it very disappointing that the Council and Councillors are not supporting the local community who overwhelmingly do not want this to go ahead. It would appear to be a case of sheer greed takes priority.</li> </ol>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
236	Andrew Perry, Plumwood Ave, Hammond Park	<p><b>OBJECT:</b> Whilst I am not confident that my views will have any effect on the decisions made about the future of Glen Iris Golf course and whilst I don't personally have any financial interest in what occurs, I feel strongly enough to set aside a substantial amount of my own time to at least comment on it as the decision you make will have a substantial effect on the residents of Cockburn whether you like to admit it or not. Perhaps it isn't the right forum or perhaps I just</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>don't have a voice in this matter but as a resident of Hammond Park for in excess of 15 years I would hope that I would.</p> <p>The key question I think the council has to ask itself here is "Who does this development actually benefit?". Does it provide for a better standard of living for the community? Does it assist with the communities mental health (which is clearly a key concern in this uncertain time) ? Will it improve the livability of the area? Does it provide for more services from which the community will benefit and if so, is the perceived benefit worth the cost to those who will be directly affected? I have no doubt how the developers PR and legal teams would respond to such questions but how do you respond as an elected representative of the people?</p> <p>Just because an individual has access to seemingly unlimited borrowed funds, does that give them the right to determine how Cockburn develops and perhaps more importantly, does that given them the right to adversely affect the lives of hundreds, if not thousands of families just so that they can make a quick buck? Is that really the sort of society we are living in? I wonder What of the families that worked hard to buy a beautiful home on or around a golf course ? Do they deserve to lose substantially amounts of money on the value of their own home just because someone with the contacts to borrow enough funds saw an opportunity to make a small fortune ? Do they deserve the disruption, the loss of green space, the inevitable increased traffic congestion and the increased noise ? Does the community as a whole deserve to lose a social outlet ? Does Perth as a whole deserve to lose yet another golf course to a property developers greed ?</p> <p>I hope not and I honestly cannot see how a reasonable, educated and unbiased collection of elected representatives of the people of Cockburn could conclude that this development is in the best interests of the community. No doubt the property developer has spent a great deal of coming up with a reasoned argument as to how it is however if you strip way all the polish, rhetoric and falsehoods, can you really put your hand on your heart and say that this is a good thing for the community?</p> <p>Should we as a community put the profits and the mass accumulation of the wealth of the few ahead of a community that needs a social outlet such as a golf course? I think not.</p> <p>Do we need more housing in both Cockburn and the greater Perth area? Absolutely, but is this the place for it and does it serve the interests of the community? Once again I think not</p>	

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		<p>The fact of the matter is that Cockburn council has an opportunity to put aside the interests of the few and look after those who live in area. Not only that but you also have an opportunity to establish and develop a community facility that can not only provide an ongoing revenue to the council that could quite conceivably rival that achieved out of facilities such as Wembley Golf Course but you also have an opportunity to give back to the community in terms of service, community facilities and an entertainment destination.</p> <p>In terms of the falsehoods being spread by the developer, I have seen a little of what the has been put forward in terms of the profitability of the golf course and the dwindling number of people wanting to play golf and an ask you to put aside any opinions you may have formed based on their submissions. I have personally played at Glen Iris Golf Couse for over 15 years and in that time I have played with the local social club, held corporate golf days at the club and was even married and held my reception at the golf club so I hope that you will see that I probably have a better understanding of it than their skewed profit based opinions.</p> <p>The truth of the matter is that the club probably wasn't as profitable as it should have been but this was not due to a lack of community support, a lack of golfers or a general lack of concern for its existence but rather a simple result of a segmented family who owned and operated a venture (through inheritance rather than hard work) that had no interest in it other than of course what they could get out of it.</p> <p>With that background its not hard to imagine why it wasn't as successful as it could have been and to be honest without the support of the community around it, the course wouldn't have lasted nearly as long as it did. Imagine what could be if you actually had a head for business, you actually loved the game and you spent the money to upgrade and maintain the course in a fashion that we have all come to expect. The mind boggles</p> <p>I could go on and on about the mismanagement of the facility in the past but that would serve no real purpose. The key is that the facility is viable, can provide a very real outlet for the community and in a lot of ways is far better for the environment than replacing it all with a housing development</p> <p>At the end of the day it is your call as our representatives. I know it will cost millions of dollars but it will pay for itself in time and represents not only a sound financial decision but also a decision for the people. Please don't give into the blackmail, lies and arrogance of the developer. They are not the important party here, the people</p>	

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		<p>of Cockburn are and lets face it, developers are well known for taking their money and running when times get tuff whereas the rest of us who live and work here have to deal with the fallout.</p> <p>I leave it to you consideration and all I ask is that you think about us when you make your decision</p>	
238	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The fundamental reason for a planning and zoning process is to provide current (and future) ratepayers certainty in purchasing and using their land. This zone amendment is fundamentally at odds with this goal, adjusting planning decisions taken less than 30 years ago which created the Glen Iris Estate and golf course. Residents in Jandakot have made significant decisions about their future, purchasing and developing their land on the basis of the Town Planning Scheme and it should not be altered. There are substantial other areas of potential rezoning in surrounding areas to fulfil obligations for urban infill and we would think it better that the Council supports these (where appropriate) than the current scheme amendment. The previous owners of the land which used to be Glen Iris golf course obtained financial benefit through the marketing of the original estate with the inherent attractions to land purchasers of the surrounding blocks. This was supported by the zoning put in place at the time of the original development. Attempting to seek further financial benefit now, through a sale to developers and subsequent rezoning and sale of the estate itself is not reasonable or fair to original purchasers of the land. While the purchasers of the former golf course have the right to develop or use the land within the existing zoning, changing this zoning should not be supported by the Cockburn City Council, at odds with existing ratepayers. Putting aside the emotional arguments, the parcel of land for rezoning is not ideally suited to the size and nature of the proposed development. The site is hemmed in on two sides by the Kwinana Freeway and rural blocks along Berrigan Drive and, as a result, access is limited to one side of a three sided triangle. Traffic and access will always be a problem with these obstacles. The traffic planning proposed is unlikely to alleviate current congestion, particularly during peak periods. In addition, the long connector roads necessary to move traffic into and out of the area, through the development, will probably lead to conflict with existing land owners and ultimately traffic congestion. While the scheme amendment does not directly impact our parcel of land and, on balance, would neither detract nor improve our personal circumstances, - we do have sympathy for existing land</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		owners in the estate. We would discourage the council from supporting this scheme amendment and preserving the current landscape in the estate as planned by the same council in the not so distant past.	
239	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I understand that the development of Glen Iris golf course is the owner's prerogative however I feel the spirit of the current development plan is rather heavy on the expectations of the current property owners.</p> <p>Here is the top 4 concerns I have:</p> <p><b>1. Golf course abutting properties</b></p> <p>The current interfaces between existing Glen Iris properties and the golf course are suitable and require no change.</p> <p>The proposed development plan states that, if required, private rear fences will have to be upgraded and at a 50/50 shared cost. Further the proposed development plan does not state that retaining walls that are required as a result of the development are the developer's responsibility.</p> <p>The required changes to the interface between existing properties and new development are exclusively as a result of the development and the cost is therefore exclusively for the developer. Further any financial burden places on some existing property owners can either bankrupt or force them to sell.</p> <p>The current version of the proposed development is therefore not acceptable and has to be amended to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Include the required retaining walls; and</li> <li><input type="checkbox"/> Assign all required interface costs to the developer.</li> </ul> <p><b>2. Access roads</b></p> <p>The proposed development plan proposes:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Only two access roads into Glen Iris; and</li> <li><input type="checkbox"/> Around 550 new properties/houses</li> </ul> <p>With an average of 2.5 vehicles per household this will add an additional 1375 additional vehicles using the two access roads. This will have Glen Iris in a self-induced traffic gridlock every morning and every evening.</p> <p>The current version of the proposed development is therefore not acceptable and has to be amended to accommodate the additional vehicles.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to covenants on future lots these are not regulated by the City and thus are not included in Scheme Amendment or Structure Planning documentation.</p> <p>No further changes are recommended in response to this submission</p>



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		<p><b>3. Restrictive covenants</b></p> <p>Each Glen Iris property owner is governed or restricted by covenants. The proposed development is not restricted by the same covenants.</p> <p>Reviewing the proposed development documentation, the most obvious concern is that land zoned as R30 and R40 will not allow for a dwelling (excluding garage, carport, verandah and other buildings) of at least 180 sqm. Every Glen Iris property owner is limited by this restriction.</p> <p>The current version of the proposed development is therefore not acceptable and has to be amended to include the same covenants.</p> <p><b>4. Ongoing maintenance</b></p> <p>The developers indicated that the current design of the development will have a higher average maintenance cost.</p> <p>As this development is supported by Cockburn council it is required that the council guarantee that this will not be passed on the existing Glen Iris property owners.</p>	
240	Alison Jones, Par Crt, Jandakot	<p><b>OBJECT: Amenity-</b> the Golf Course, restaurant and bar were important factors in our selecting the Estate to live in. We paid a premium for a house that backs onto the golf course. We particularly like the view of trees and green, with no houses in sight. We regularly used the restaurant and planned to learn golf in our retirement (still a few years away!).</p> <p><b>Green space-</b> this is an important green space in an area that is being encroached on all sides by development. Green space with long vistas is important to eye health and mental health.</p> <p><b>Habitat-</b> the lakes, trees and bushes provide vital habitat to a range of bird life and animals. Many of these are either endangered or critically endangered. With the clearing and development around Jandakot Airport, Treeby and Jandakot Rd/Pilatus St the habitat (providing food and shelter) for this fauna has already been drastically reduced.</p> <p><b>Issues with proposed rezoning:</b></p> <p><b>Density-</b> just rezoning as 'development' does not specify density leaving the impression that the developers will be able to put as much as they like in, squashed in as tightly as possible. Seems unrestricted.</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to residential densities, these are determined by and depicted on the Structure Plan map.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p><b>Access-</b> the developers are proposing road changes that may provide access to their development but disadvantage existing property owners. Closing access at Turnbury Park Drive onto Berrigan means that Turnbury Park residents are going to have to travel further in order to get in and out of the estate.</p> <ul style="list-style-type: none"> <li>- more traffic lights on Berrigan Dr is not going to be good for anybody driving along Berrigan</li> <li>- there are only 2 access points to the estate now, which in the event of an emergency (eg bushfire) would make evacuation of the current population slow. If rezoned this would be dangerous.</li> </ul> <p><b>Traffic-</b> More houses, more cars, more trucks, more noise, more congestion.</p> <p><b>Climate change-</b> is real and happening, we need our green space/golf course for the health of the water table (Jandakot Mound) and to clean our air. Airports are not good for air quality and neither are busy roads (Freeway/Berrigan/Jandakot/North Lake/Armadale)</p> <p><b>Protected flora and fauna-</b> there are plants (banksias), birds (Carnabys Black cockatoos and red-tailed black cockatoos) and animals (quendas) that are protected species and belong in the proposed development site. They cannot be relocated so will be wiped out i.e. not protected.</p> <p><b>Infill not necessary-</b> it is my understanding that with all the other development within the City of Cockburn we are well over required infill figures.</p> <p>This is like rezoning Bibra Lake as development, infilling the lake and leaving a two metre wide ditch (for the water) and putting a bike path on both sides of the ditch.</p> <p>The golf course/restaurant/function centre would add to amenities such as Adventureworld and the Wave Park as tourist attractions with Gateways as a hub for visitors. Rezoning for housing would lose this asset forever.</p>	
241	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I understand that Glen Iris golf course is private land and that the owner can development it. However I believe the development plan does not capture or comply with the current Glen Iris residents' expectation. Below I have highlighted a few of my concerns.</p> <p><b>Quendas</b></p> <p>Two quendas (<i>Isoodon fusciventer</i>) have made their home in our front garden (Northern portion of Glen Iris). We have regular sightings of them moving through</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>the back fence onto the golf course. In some cases the development requires back fences to change. This does not take into account the Quenda's movement. The development plan does not adequately address the continuing shrinking of the Quenda's habitat.</p> <p><b>Access roads</b></p> <p>The proposed development is for around 550 new houses. It is reasonable to assume every new household will have at least 2 cars. This then adds up to an additional 1100 cars in Glen Iris. Further the proposed development plans to have only two access roads into and out of Glen Iris. This will result in Glen Iris being gridlocked on itself by itself every morning to work and every evening from work. The development plan should include a third, not on Berrigan rd, access road.</p> <p><b>Golf course abutting properties</b></p> <p>The current fencing between the existing properties and the golf course are acceptable and good. The proposed development requires some private rear fences to be upgraded and this will be at a 50/50 cost sharing arrangement. In addition to this the proposed development mentions levelling the land for the new development and where retaining walls are required for this purpose does not assign the responsibility and costs to the developer. Any changes required to current fences or required retaining walls for land levelling are as a result of the development and the responsibility and costs should be for the developer. The development plan should state clearly any change required or triggered by the development is the developer's responsibility and costs.</p> <p><b>Restrictive covenants</b></p> <p>Every Glen Iris home owner is restricted by covenants. Amongst others it restricts every dwelling, this excludes garages, carports, verandahs and other buildings, to a minimum floor area of 180 sqm. The proposed development is not restricted by the same covenants as it includes properties zoned at R30 and R40. It is not possible to comply with the 180 sqm restriction on a R30 and R40 zoning. It is unfair for the developer not to be bound by the same covenants as the existing home owners, it is actually discrimination.</p>	
243	Donna Kirkham, Dean Rd, Jandakot	<p><b>OBJECT:</b> I have been in this estate since 2001 when deciding to build our family home in a prestige location amongst bushland both to the front of our home and the rear on the golf course. We chose to live here because of the Golf Course,</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier</p>

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		<p>because of the styles of homes already in the estate, because of the community spirit that gathered at the club rooms and the environment it embraced, because of the socio-economic demographic of the community here, because of the size of the estate and because of the mass greenery surrounding everything within this estate. When deciding to build here we knew what the estates capacity was, and other than a few vacant lots, the land on Dean Rd was the last of the estate to sell. Knowing the number of houses, traffic and the style of homes in the area is what attracted us here, the lifestyle, and for the love of the game itself, all at our back door.</p> <p>Coming to live here in Glen Iris Estate comes at a cost in that it is close to the freeway where you can hear both the traffic and trains, and the airport where at times the leajets and historical aircraft can be extremely noisy. I chose to live here in spite of the freeway and airport noises because of the golf course. What makes this estate, and know to vistors is of its London flame tree lined streets, luxury homes, the golf course and its amenities. If you take the golf course away then this is just another substandard housing area.</p> <p>Retaining the existing zoning and therefore seeking a new landowner who is actually interested in running a golf course will bring about many more benefits to the Perth community than additional housing where there are already many subdivisions being established to the south and east of Jandakot. <b>Benefits to retaining the golf course are:</b></p> <ul style="list-style-type: none"> <li>• Increased access for physical activity – reduction on health system</li> <li>• A public sport that has no boundaries or bias - Golf is a sport played by amateurs, professionals with handicaps and everything in between. Social games for the boys, social games for the girls, club engagement and metropolitan competitions, an environment where business details are made, work social engagements, corporate events, team building days and so on.</li> <li>• Golf is probably one of the only sports where almost anyone can play. The profession and the culture that comes with playing golf does not have barriers or bias unlike some other sports, against: sex, age, religion, ethnicity, physical appearance, ability, disorders or disability, socio-economic background and so no. Whilst it can be a frustrating game to play for some, the sport is very inclusive and cost effective.</li> </ul>	<p>submissions. No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>• Community Health - With an increased number of the population dealing with mental health issues, retaining this zoning to the course assists with the governments responsibility for public health and in turn assists in the reduction of expenditure on our health system.</li> <li>• Industry Collaborations - can be established with the TAFE sector for Horticulture and Hospitality &amp; Management. Universities, with research aligned to Greens and Soil Management, Sustainability, Sports and Exercise Rehabilitation just to name a few. The Health Department, NDIS and so on. With both the TAFE and Universities located in our present along with the ARC and Cockburn Health Centre there are many untapped opportunities awaiting that will both benefit the Council, businesses and the public alike.</li> <li>• Retaining of this green space retains climate sustainability in this area and reduces our carbon footprint.</li> <li>• Establish a small boutique hotel/complex right side entrance of course or the area already zoned for housing (driving range) to accommodate local and international guests.</li> <li>• <i>Retaining the zoning will compliment the new Wave Park, in proximity to Cockburn Central, Dockers training ground, ARC, Adventure World, Ice Rink, Train depot and other attractions all within a 15 kilometre radius making it a very attractive region for locals and tourists alike.</i></li> <li>• My family and friends can continue to play golf at a public park close to our homes and therefore reducing time and the cost associated with travelling further afield and continue to invest in our local community.</li> <li>• With the growing air traffic at Jandakot Airport, and given we are largely in their flight path, I think it best that the golf course remain. Furthermore the course aids as a backup should the airport grounds be otherwise unaccessable, the lakes within can and have acted as safe and easily accessible water sources for fire fighting helicopters and the course also acts as a safe zone for the community should a fire break out in the bushlands aligned around the course given limited entry/exit.</li> </ul> <p>After considering the Proposal and information circulated since the closure of the Golf Course, I am by no means supportive of the proposal to rezone the golf course for housing. Below are the <b>reasons why I am <u>not</u> supportive.</b></p>	

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		<ul style="list-style-type: none"> <li>• Road Traffic - Increased traffic flow in an estate that is already at capacity with traffic given each home has approx. 3 cars each. Furthermore, the proposed additional roads/laneways look to reside close to houses closing in on personal space and compacting this beautiful estate. The road or access way from Lakes Rd to Dean Rd is propostorous and whilst it would be welcoming for a bus service in the area the estate is not designed to accommodate this and suspect that the glen iris community are unlikely to use this service anyway.</li> <li>• Driveway accessibility– In choosing to live here 20 years ago, we were able to have the Main Roads relocate the road island to accommodate the daily comings and goings from our home as my husband tows a large trailer daily. Reversing in every day is already a challenge with the number of vehicles passing by. We understood this when we purchased, however many more vehicles is unacceptable.</li> <li>• My Amenity – when building here we designed our house and backyard around the view of the golf course. To have now people being able to access freely or have traffic at my back fence will definitely <b>reduce privacy</b>, an <b>increased risk on security</b> and overall <b>decreased value to our property</b>. To compete when exiting my driveway due to increased traffic will be unacceptable, to not feel comfortable in my own back yard will be unacceptable, to have an effect on my mental health unduly is unacceptable, to alter my amenity (inclusive of the area within which I purchased and own) without my permission is unacceptable, to give change to the socio-economic environment within which we financially invested in, is inappropriate.</li> <li>• Landscape – Everyday I take time out in the garden to recentre my thoughts, this aids in reducing my long term mental health problems by chillaxing, in taking in all the tall trees, greenery and birds that reside at the rear of my property. The trees shade our backyard in the afternoon in summer, reducing the heat and in increasing outdoor activities. In winter the trees help block the wind, again protecting our home and in increasing outdoor activities. The mature trees also assist in the reduction of noise.  New saplings are no substitute for mature trees and all that comes with a mature environment.</li> <li>• Urban Heat Islands – Recent research shows that infill of homes in small areas such as ours, destabilises the area, resulting in higher temperatures. An</li> </ul>	

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		<p>increase in temperature puts pressure on our water supply, energy usage, mental health, facilities and services ect but more importantly unnecessarily increases our carbon footprint. Replacement trees and so-called green spaces in the Proposal is not sufficient.</p> <ul style="list-style-type: none"> <li>• From a Boutique estate to Coronation Street – The establishment of approx. 600 new houses on what appears to be small blocks and not as originally advised will create a jungle of concrete, render and tin roofs with front appearances consisting of double garages and single room frontages. New landowners will be forced to build two story homes, bringing about more concrete, less privacy to neighbours and over towering any green trees that may be left.</li> <li>• A permanent removal of this golf course limits the number of public golf courses available to the general public. It also has flow on ramifications, in that will affect a number of businesses with less golfers playing, reduction in sales of goods etc. Research states that the growing population is taking up this sport and communicating with clubs and the community it is increasingly difficult to access a course given its popularity and reducing access. Our existing public golf courses are becoming few and far between with developers keen on the space and Councils hungry for money. This is not acceptable nor can it become the new norm - the Vines, Burswood, Collier Park, Binningup, just to name a few. It is the local government and state governments responsibility to ensure the public and my household have access to such services. Services that benefit so many, persons wellbeing, recreation or rehabilitation, health and business. Promising a new course in the future in place of this one is ludicrous, its not now and is not financially or environmentally sound.</li> <li>• Carbon Footprint – Permanent removal of this course results in the community travelling further abroad, therefore being forced to increase our carbon footprint.</li> <li>• Security – Whilst it is not nice to say, an increase in houses numbers will encourage more breakins. It is already an attractive area given its proximity to neighbouring areas, adding more homes will increase the likelihood of theft and make it easier to access homes.</li> </ul>	

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		<p><i>Since the announcement of the golf course closing, I along with many others are left questioning, how is it, that anyone would invest many millions into a property on the premise that it <u>may</u> be rezoned for housing. This further interested our curiosity and suspicion of potential fraudulent behaviour when the new owners within months of taking on the property sold on the putting greens turf, uprooted and sold on sprinkler heads and drained the lakes. A massive risk to the investor who is clearly not interested in on selling the property as a golf course.</i></p>	
244	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am worried about the impact of increased population density in the area and the effect on traffic and basic services and the significant change to the area that we bought into based on the golf course views and lifestyle</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
246	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> The main attraction of buying many years ago in this area was the benefits of being surrounded by the golf course which created lots of open green space, native life and the opportunity to use the golf course for recreation. As a resident, I am strongly opposed to this development of housing on the golf course estate. I believe it will be a missed opportunity for the council also as the potential to have a golf course in close proximity to the new wave park would be a big asset to the broader community. I am an avid supporter of sustainability and see the development here as detrimental to our local environment. Much like the push against the Roe Hwy in the name of the environment, this is a plea to keep the area zoned for a golf course to maintain the area as is.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
247	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I wish to provide comments regarding the proposed re-development of the Glen Iris Golf Course in Jandakot. <b><u>I am AGAINST the proposal to re-develop the Glen Iris Golf Course.</u></b></p> <p>My family and I have moved into the Glen Iris Golf Course Estate during 2021. The estate appealed to us as a quiet, friendly neighbourhood with established houses and lots of greenery, mature trees and open space.</p> <p><u>The proposed development, and the process that has led to this point. fails in many ways:</u></p> <p>PROVIDING COMMENT TO THE PROPOSAL</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to grouped housing, this refers to the creation of a multiple number of houses (typically strata titled) on one parent freehold lot, inclusive of shared land (such as an access drive) that is common property. Whilst</p>



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		<p>The considerable number of pages and lengthy, technical documentation provided by council for the 'residents and stakeholders' to provide comment on is not conducive to the general resident being able to participate in a meaningful way. Even holding the 'independently facilitated' public forum online provided a barrier for many older residents who may not be tech savvy.</p> <p><b>GOLF COURSE AND AMENITIES</b></p> <ul style="list-style-type: none"> <li>• A piece of land, whether private or not, should not be allowed to be rezoned against its initial classification of 'Special Use 1'. People purchased their properties in Glen Iris GOLF COURSE Estate to live the lifestyle of a 'golf course estate'. This does not mean that one day, someone can decide this land is no longer a golf course and can instead have houses developed on it. This is a disgrace! 220 houses surround the golf course, and they purchased these houses with this lifestyle promised to them, with their gardens overlooking the course, NOT to someday in the future be looking over a road or the back garden of another house.</li> <li>• The amenities on the golf course (clubhouse, restaurant etc) were available to all members of the public and were a place for locals and their friends to meet and celebrate events (birthdays, weddings etc). This loss of amenity has had a huge impact on the local community. Although not golf players ourselves, we made use of these facilities even when we did not live on the estate and the closure of them has been a huge loss.</li> <li>• Given the City of Cockburn does not have a public golf course currently in its Council area(!) at all, why does the City not consider purchasing this land, already zoned for such a purpose, rather than planning the building of a golf course in Coogee, at a much MUCH higher cost? This is an enormous waste of ratepayers money!</li> <li>• The City does not need to redevelop/rezone the Glen Iris Golf Course Estate in order to meet its infill quota. This has already been met. A large tranche of land like this should be left how it is. We need more green space, not less.</li> </ul> <p><b>ENVIRONMENTAL ASPECTS</b></p> <ul style="list-style-type: none"> <li>• I have read the Environmental report submitted by the developers. This is also a disgrace. When the land was purchased, the developers drained five out of seven of the lakes/water bodies without consideration. These were</li> </ul>	<p>typically involving smaller houses on that provide an important mix in dwelling types (for different family groups at different price points), it does not automatically mean social housing.</p> <p>No further changes are recommended in response to this submission</p>

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		<p>ecosystems within themselves, having animals and plants within that system and many animals relying on them as a water source. The lake draining and turning off the irrigation has purposely caused the local animals to be driven away- and to seek water/food from local back gardens. Given that the animals include the ENDANGERED black Carnaby cockatoos and the PRIORITY 4 SPECIES quenda, this is unforgiveable. There are most definitely quenda on the site. The plan states 'its unlikely the site would contain any habitat critical to the survival of any terrestrial fauna'. Where then do the fauna move to? People's backyards!?</p> <ul style="list-style-type: none"> <li>• All (not just some) of the potential black cockatoo breeding habitat trees NEED TO BE RETAINED, consistent with DBCA advice that vegetation containing black cockatoo habitat is set aside in public open space.</li> <li>• The EPA report states that the land is degraded and of little value. That is because the assessment was made two years AFTER that draining and turning off the irrigation. Prior to that, the golf course was a thriving environment with many plants and animals on the site. This could easily be resurrected to its previous condition without a great deal of cost and effort. The City of Cockburn should be properly managing land within its City bounds, not allowing it to be degraded by private landholders let alone developers!</li> <li>• Cutting down 750 MATURE TREES is not acceptable. These trees provide habitat for animals and birds. They also help shield some of the noise from aircraft coming to and from Jandakot airport. Replacing these mature trees with 1,000 new saplings does not cut it. These trees will take decades to grow to the same size and have the same effect as the mature trees. This is not good enough.</li> </ul> <p>TRAFFIC INCREASE</p> <ul style="list-style-type: none"> <li>• The proposal from Eastcourt is not in keeping with the 'golf course estate'. Including a main road (behind the houses of Dean Road) with a bus route will increase traffic through the estate. I do not feel the proposal provides sufficient consideration for this increase in traffic. There will be an increase in noise (particularly bus noise) throughout the estate.</li> <li>• I don't believe there is sufficient parking for the number of people the development will attract.</li> </ul>	

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		<ul style="list-style-type: none"> <li>The timing of the proposed intersections at Berrigan Drive is not clear and the total traffic generated on the external road network by the proposed plan suggests in the order of 7,200 vehicle trips per day. There is already traffic build-up in this area and I don't think the future traffic control has been sufficiently considered. Traffic analysis was undertaken during COVID-19 restrictions and working from home arrangements so are not indicative of the true situation.</li> </ul> <p>DEMOGRAPHICS/ TYPE OF HOUSING</p> <ul style="list-style-type: none"> <li>The current estate is classed as a 'mature suburb' with a large proportion of long-standing residents who moved here and saw their families grow in this community. There is a lower than average number of children or adolescents or young people living in the area. And that is ok. It doesn't have to have a balance of other demographics. The proposed development will draw in families with young children. I do not think this increase in young children has been considered - increased traffic (with school aged children).</li> <li>Having nine 'group housing' scattered throughout the estate will greatly change the demographics and feel of the estate. What do the developers mean by 'group housing'? Does this mean community housing? If so, . I have concerns this will also potentially increase the crime rate of the area.</li> <li>Why does the structure plan show an area of R40 medium density when R40 is not referred to in the text of any of the supporting documents? This is misleading and will impact this the type of development permitted in that zone.</li> </ul> <p>CONSTRUCTION NOISE AND IMPACT</p> <ul style="list-style-type: none"> <li>Construction close by to residents may result in damage to their properties. I believe ALL RESIDENTS from the estate need to have a condition report undertake PRIOR to development work (If it proceeds), rather than those in 'close proximity'. Everyone will be in close proximity and have potential impact. Residents need to have the opportunity to comment on any proposed mitigation measures.</li> <li>I do not look forward to over FIVE years of construction traffic, road closures, significant earthworks and the associated noise, dust and vibration etc while this proposed development is built. I did not purchase a house in this</li> </ul>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>established estate to have to be subjected to this. Residents need to have the opportunity to comment on any proposed mitigation measures.</p> <p><b><u>DO NOT APPROVE THE RE-ZONING OF THE GOLF COURSE ESTATE IT SHOULD REMAIN A GOLF COURSE ESTATE SuI</u></b></p>	
248	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> have some comments about the proposed re-development of the Glen Iris Golf Course in Jandakot.</p> <p>Please record that I am AGAINST the proposal to re-develop the Glen Iris Golf Course.</p> <p>During 2021, my family and I have moved into the Glen Iris Golf Course Estate. It appealed to us because it is a quiet estate with established houses, lots of open space, big trees and a great big open space (golf course) in the centre.</p> <ul style="list-style-type: none"> <li>• Land zoned 'Special Use 1' should not be allowed to be rezoned to be developed. People brought into the estate to live on a golf course and enjoy that lifestyle.</li> <li>• Around 220 houses back onto the course and have been made to adhere to covenants, meaning they cannot construct normal fences. How can the new owners breach this agreement? And how can these residents end up with houses or roads in their back yard?</li> <li>• The current residents moved into an estate that had a clubhouse and restaurant at their doorstep. This was a community hub, and that connection has been lost by the Golf Courses closure.</li> <li>• Glen Iris is a 'mature suburb' with a large proportion of long-standing residents who are older and whose children have grown up and moved away. The proposal will attract families with young children and the quiet mature suburb will change. We did not move here to be in a suburb with lots of young families and children. It's a golf course estate.</li> <li>• Nine group housing areas? What's that about? No real explanation. And what about the R40 medium density. This isn't mentioned in any of the reports.</li> <li>• Construction over FIVE YEARS is going to be a nightmare. Road closures, earthworks, noise, dust, mess, parking hassles, the list goes on. I did not buy into this.</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>• Construction will also probably cause damage to our properties. We all need to have a condition report done prior to development work if it happens.</li> <li>• The Golf Course area is home to the endangered black Carnaby cockatoos and the threatened quenda and many other animals. Mature trees provide black cockatoo breeding habitat. It is wrong to propose to chop down 750 mature trees. Planting saplings does not make up for this.</li> <li>• The new owners have caused the current site to be degraded over the past two years. This needs to be fixed. It's disgusting they have been allowed to drain lakes and turn off the water that was vital for wildlife. Habitat like this needs to be retained for future generations. Not chopped down like everywhere else around us.</li> <li>• The proposal suggests a massive increase in traffic that has not been fully considered. New roads, bus routes, new intersections. What a mess to our quiet estate ... !</li> <li>• The City of Cockburn should have a public golf course currently in its Council area. Why not buy Glen Iris Golf Course City of Cockburn, instead of spending million on starting to build a golf course from scratch in Coogee?</li> <li>• The proposed development proposal has not been easy to read, with many pages of technical reports that is not realistic for the general person to understand in order to comment on.</li> </ul> <p>STOP THE DEVELOPMENT ! DO NOT ALLOW THIS TO BE RE-ZONED !</p>	
261	Name and Address withheld, Jandakot	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Environmental impact</li> <li>• Increase in housing</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
262	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Please find my submission against the proposed development of the Glen Iris Golf Course.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

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		<p>My main objection is the destruction of 700+ mature and established trees. These trees provide food and shelter For many species of birds including the threatened Black cockatoos who have an ever decreasing source of food and nesting sites.</p> <p>These birds along with other beautiful species also roost in the area. The quenda also live on the Golf Course Site and need protection and shelter in the natural areas of bush. If the whole site was levelled and sterilised to suit the design of zealous architects and developers that too would be lost.</p> <p>Little saplings placed on grass verges are totally unacceptable and completely useless.</p> <p>The go ahead if given for this development will cause untold environmental damage to Jandakot as a whole. Jandakot is the last vestige of open space in the area - Cockburn in general is being overrun with concrete</p> <p>There are alternative sites within the shire where the integrity of the environment has already by destroyed. These areas should be developed instead as unfortunately they are no long viable for wildlife.</p> <p>People also need these trees and this space for their health and wellbeing there is more to life than PROFIT and REAL ESTATE</p> <p>Secondly the residents of this Estate moved into this area for the lifestyle and proximity to the Golf Course And facilities. They did not buy here to be surrounded by roofs and roads, as is becoming the norm now around The metropolitan area. We need to PRESERVE NOW what little we have left of open space and open skies. Australia now holds the dubious honour of HIGHEST LOSS OF MAMMALS in the world. WE NEED TO MAKE A START HERE IN PERTH A FEW HECTARES AT A TIME TO STOP THIS DESTRUCTION lets lead by example.</p> <p>This generation is leaving a legacy for our grandchildren and their children PLEASE DO NOT OK THIS DEVELOPMENT And let everyone benefit by THE RIGHT DECISION WHICH IS NO TO REZONING</p>	<p>recommended in response to this submission.</p>
263	Edward and Catherine Leet, Hartwell Pde, Jandakot	<p><b>OBJECT:</b></p> <p><b>Issue No. 1: Traffic Increase</b></p> <ul style="list-style-type: none"> <li>After the closure of the existing Hartwell Parade entrance, and the opening of a new road leading on to Berrigan Drive, there will still only be 2 means of entry into and exiting the estate</li> </ul>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the yield of the grouped housing sites, the maximum is</p>

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		<ul style="list-style-type: none"> <li>The planned road changes do nothing to alleviate the current traffic congestion we experience at peak traffic times. The increased volume in vehicles associated with the high number of new homes and residents will greatly increase the total number of vehicles within the Glen Iris Estate leading to not only more traffic congestion in the estate but also in the immediate surrounding areas.</li> </ul> <p><b>Issue No. 2: Traffic congestion</b></p> <ul style="list-style-type: none"> <li>The additional set of traffic signals would mean that within the short distance of 900 meters, there would be 4 sets of 4-way signals between the Freeway and Jandakot Road.</li> <li>The proposal shows that the proposed new traffic signals are "Subject to Main roads approval", if this approval is not forthcoming then ease of entry/ exit into the estate would be dependent on the flow and volume of traffic on Berrigan Drive, which at peak times would greatly hinder the flow of traffic into/ out of the estate. What contingencies does Eastcourt / Acumen have if Main Roads reject the installation of an additional set of traffic signals on Berrigan Road.</li> <li>4 sets of 4-way signals in this area will slow down all the general traffic using Berrigan Road</li> </ul> <p><b>Issue No. 3: Group Housing</b></p> <ul style="list-style-type: none"> <li>How many individual units are included in the total number of Group Housing sites proposed?</li> <li>What is the ratio of private units to Group Housing units?</li> </ul> <p><b>Issue No. 4: Local Centre</b></p> <ul style="list-style-type: none"> <li>Will Eastcourt / Acumen be owners of the facilities in the "Retail Centre", and be able to guarantee the type and quality of the facilities to be in the centre?</li> <li>Will Eastcourt / Acumen be able to guarantee the facilities will continue to service the estate long-term?</li> </ul>	<p>determined by the average lot area requirements relevant to each density coding as set out in the Residential Design Codes. Whilst it is not possible to give an exact ratio of single to grouped dwellings at this point in time, based on the numbers contained in Table 1 of the draft Structure Plan, it would be approximately 2.64:1.</p> <p>With respect to the Local Centre, whilst EastCourt are well known for commercial development and have indicated an intent to develop and hold onto the site, this is not regulated through the planning process and can change at any time.</p> <p>No further changes are recommended in response to this submission.</p>
264	Name and Address withheld, Jandakot	<p><b>SUPPORT:</b> I provide my support for the redevelopment of the golf course at Glen Iris on the basis that the developers follow through and deliver on their promises, and we don't end up with a heap of small houses, with Homeswest everywhere and no good new parks and no new shops</p> <p>The Main things I like in the plan are:</p>	<b>Noted</b>

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		<ul style="list-style-type: none"> <li>• Not too many new lots</li> <li>• 25% Parks</li> <li>• New Shops</li> <li>• Fix Traffic Issues</li> </ul> <p>Please Make sure these actually happen as part of the redevelopment</p>	
265	Michelle Alder, Laguna Green, Jandakot	<p><b>OBJECT:</b> We purchased a block in 1977 in the Glen Iris area for the following reasons:-</p> <ul style="list-style-type: none"> <li>• The outlook of the area</li> <li>• The beautiful surrounds of trees and wildlife</li> <li>• The surrounds of the golf course</li> <li>• The prestigious area of Glen Iris Golf Course Estate</li> <li>• The fairly big block</li> <li>• Knowing that the quality of houses being built in this area would be outstanding.</li> <li>• When we purchased, there were no roads built.</li> <li>• The re-zoning I believe will impact our area significantly. In particular:</li> <li>• Traffic, an additional 550 new houses on already busy streets will cause significant delays, not to mention a future bus route passing our front doors</li> <li>• Natural wildlife - loss of greenspace means loss of natural wildlife</li> <li>• Over 770 homes which back onto the golf course will lose their beautiful views and will now be looking onto a concrete jungle.</li> <li>• Due to our building climate, the blocks will remain empty for a substantial amount of time causing dust in the area.</li> <li>• Earthworks will cause damage to houses and pools with compacting land sites for residential infill.</li> <li>• Smaller sized blocks will decrease the value of the already built houses. Most blocks are over 600sqm.</li> </ul> <p>Bottom line - re-zoning will ruin Glen Iris Estate.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>



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		<p>I believe Glen Iris Estate is an outstanding suburb and should be a credit to the City of Cockburn.</p> <p>The City of Cockburn should be proud of this Estate and not ruin it by re-zoning it to become another suburb.</p> <p>It is a suburb to be proud of which the current residents are proud of, hence the backlash from the residents.</p> <p>We have all worked extremely hard for our places of residence and with the re-zoning, it will just become another suburb and our properties will decrease in value</p>	
266	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> This proposal will significantly reduce the amount of green space in the suburb, and reduce the value of existing properties</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
267	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I do not agree with the amendments to rezone the former Glen Iris Golf Course to a development zone, or with the proposed structure plan indicating how the developer proposes to subdivide and develop the former Glen Iris Golf course.</p> <p>My comments on the proposal:</p> <p><i>Source: ECM_11146361_v1_Community Forum - Key Findings Report_v2 (cockburn.wa.gov.au) Traffic, vehicle movements and access Turbury Park Drive closure The proposed closure of the exit and entry at Turbury Park Drive was included in seven of the questions submitted. Participants noted their concern that there was not an additional access point to Berrigan Drive and therefore, the freeway. It was suggested in the questions that this closure would impact properties located on Turbury Park Drive as well as adjacent roads. I attended this forum (unfortunately it was online and not held in person) and felt that many of the questions asked were not adequately answered or referred to as answered previously, plus the official report incorrect spelling of Turnbury Drive. One can hope that other official documents are better proofread.</i></p> <p>One of the many reasons I do not support the development of the Glen Iris Golf Course Estate into housing is the proposal for roads given the +7,000 extra vehicle movements per day.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>The closing of the Turnbury Park Drive entry/exit was not adequately answered in the forum with Ahmed Qader, Senior Traffic and Transport Engineer stating that the new 4-way traffic light intersection on Berrigan Drive would add an additional entry/exit point when in fact the number would remain the same as Turnbury Drive is proposed to be closed.</p> <p>What I cannot comprehend or understand, is why a developer can affect a part of the estate where they have no legal ownership. They would &amp; should have obviously have done due diligence prior to purchasing and have been aware of Turnbury Drive. Why can they then further affect the lives of parts of the estate where they have no monetary or legal ownership? This question has not been answered despite the forum findings stating it had been. I also fail to understand why Main Roads can allow this to happen given the current state of traffic on Berrigan Drive.</p> <p><b>Accessibility to other essential services</b></p> <p><i>Water, electricity and internet</i></p> <p><i>The proposed development would increase the number of residents within the neighbourhood, prompting forum the participants to raise concerns about the increased demand on services including water, electricity and internet access.</i></p> <p>I have lived within the Estate for 13 years (2 years as a renter, 11 years as a home owner). Up until 2020 we had no access to internet apart from mobile access. NBN arrived just prior to COVID but speed can be an issue. Water has continually been an issue – constant low pressure, burst mains leading to extended periods of no water. The Water Corp website outages and works page is bookmarked on mobiles for regular use. Electricity also continues to be an issue. No power and extended outages are regular occurrences. The Western Power website outages page is bookmarked on mobiles for regular use. How are these basic necessities being addressed and fixed to allow the additional circa 600 houses proposed for the new estate when these suppliers continue to struggle with the existing households? Or will the new estate be given precedence over the current estate?</p> <p><b>Source: Former Glen Iris Golf Course, Jandakot - City of Cockburn</b></p> <p><i>On 20 April the Environmental Protection Authority (EPA) determined that the likely environmental impacts associated with the development are unlikely to have a significant impact on the environment and do not warrant formal assessment under Part IV Division 3 of the Environmental Protection Act 1986. At the same time the</i></p>	

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		<p><i>EPA provided advice that (in part) recommended the inclusion of an additional scheme provision specific to Development Area No.45, to ensure subsequent structure planning and development suitably addresses the protection of black cockatoo habitat. The wording of that additional provision has subsequently been agreed upon with the WAPC and inserted into the scheme amendment documentation that will be released for comment.</i></p> <p>I cannot believe that the EPA has made the decision they have. This belief has been further exacerbated by the developer's token solution to the black cockatoo habitat. It seems to be blatantly inadequate, especially when taken into account the information provided on the DPAW website.</p> <p><i>Black cockatoos - Parks and Wildlife Service (dpaw.wa.gov.au)</i></p> <p>Carnaby's cockatoo is one of the 3 threatened species of black cockatoo that are found in WA and can be found on the current Glen Iris Golf course. This website lists the main threats to the black cockatoos, with the first 2 directly applying to the proposed redevelopment.</p> <ul style="list-style-type: none"> <li>• <i>Ongoing and extensive breeding and foraging habitat loss and degradation due to vegetation clearing.</i></li> <li>• <i>Nest hollow shortages and a lack of regeneration of potential nest trees due ongoing vegetation clearing, fire, altered hydrology, salinization, grazing, weed invasion, climate change and Phytophthora dieback.</i></li> </ul> <p>The website also lists The National Recovery Plan for Carnaby's cockatoo outlines actions that are being implemented to improve the conservation status of the species, with the first point also applying directly to the proposed redevelopment:</p> <ul style="list-style-type: none"> <li>• <i>Protect and manage important habitat including breeding and non-breeding habitat and associated feeding habitats.</i></li> </ul> <p>It is extremely hard to understand why the proposed development can actually be allowed to proceed given that the danger to a threatened species is a real and present danger. I remember when there used to be a picture of a black cockatoo on the Cockburn Rail Station. Given the way the City is heading, will this be the only way to see one if they actually put it back on the station?</p> <p><b>Source: Guidelines for golf course redevelopment (planning.vic.gov.au)</b></p>	

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		<p><i>State Planning Policy 2.3 - Jandakot groundwater protection Policy This policy aims to protect the Jandakot Groundwater Protection Area from development and land uses that may have a detrimental impact on the water resource.</i></p> <p>Given that the majority of the estate falls under the “Jandakot proclaimed Underground Water Pollution Control Area boundary” (<i>State Planning Policy 2.3 - Figure 1. Jandakot Groundwater Protection Area (www.wa.gov.au)</i>) and one of the policy’s objectives is to <i>maintain or increase natural vegetation cover over the policy area</i>, how can such a large redevelopment proposal meet the objectives of the plan?</p> <p><b>Source: City of Cockburn, Climate Change Strategy, 2020–2030 ECM_9832294_v5_Climate Change Strategy 2020-2030 (cockburn.wa.gov.au)</b></p> <p><i>Vision: The City of Cockburn will continue to be a leader in climate resilience and sustainability. We aim to be a carbon neutral City and take pride in working together to adapt to our changing climate, now and into the future.</i></p> <p><i>Page 9: Under a changing climate it is expected that by the end of this century, Cockburn will experience:</i></p> <ul style="list-style-type: none"> <li>• <i>Higher temperatures: Double the number of hot days per annum and heatwaves twice as long.</i></li> </ul> <p><i>Page 10: The City of Cockburn is a leader in climate resilience and sustainability. Our community provides us with the strength and optimism to be aspirational in our approach to creating a better tomorrow for each and every one of us. We are aware of our lasting environmental impact. We are committed to taking pride in working together, celebrating our success and being resilient and adaptive to our changing climate.</i></p> <p><i>Page 13: Climate change adaptation</i></p> <p><i>To reduce the impact of these risks and increase adaptive capacity, the City has integrated the six overarching climate risks into its Risk Management and Safety System (RMSS) and identified key solutions in the climate resilience roadmap. There are six adaptation objectives that will help the City reduce the impacts of climate change:</i></p> <ol style="list-style-type: none"> <li>1. <i>Waterwise City</i></li> <li>2. <i>Conserve biodiversity</i></li> </ol>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>3. <i>Coastal adaptation</i></p> <p>4. <i>Increase the urban forest</i></p> <p>5. <i>Protect community infrastructure</i></p> <p>6. <i>Enhance health and wellbeing</i></p> <p><i>Page 44: Urban Forest Plan 2018–2028</i></p> <p><i>The Urban Forest Plan 2018–2028 recognises the impacts of climate change and guides the management of streetscapes and public open space to improve the liveability of our City. The plan aims to expand canopy cover through the City’s tree planting program, promote resilience by increasing diversity and protect green infrastructure by strengthening development controls.</i></p> <p>The City of Cockburn produced this 52-page document but they don’t seem to be actioning the vision as relating to the proposed development of the Glen Iris Golf Course. The removal of +750 mature trees will directly relate to the decline in the City’s urban forest and the replanting of 1,000 saplings will obviously take time until they grow and cannot be considered as a good replacement for the removal of the mature trees. This is in direct contraction to the plan to increase the urban forest.</p> <p>The removal of trees will also affect the temperatures, again in contrast to the City’s awareness that temperatures will rise and the need to adapt.</p> <p>How will #1 Waterwise City apply when the additional circa 600 houses proposed for the new estate are built? What will the increase in water be for these additional residents?</p> <p>Within the City’s six adaptation objectives, all objectives but #3 Coastal Adaption, can be applied to the redevelopment proposal.</p> <p>I am unable to understand why the City of Cockburn would produce the 52-page document, then within a very small time frame fail to apply any of their visons and/or objectives to the development. It could be concluded that at the first major test, the City has failed to implement their vision. In fact, in regards to #6 objective (Enhance health and wellbeing), this has been totally ignored when thinking of the current residents of the Glen Iris Golf Course Estate. The current green space will be destroyed to allow circa 600 houses, the majority on small blocks with an obvious reduction in green space, mature trees and silence – which is a buffer to the noises produced by the Freeway, railway lines and general traffic.</p>	

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		<p>I would like to think that my rates are being used wisely by the City, but it seems producing this document has simply been a “tick box” item. It seems that the vision of ‘The City of Cockburn will continue to be a leader in climate resilience and sustainability’ is in voice only and not actions.</p>	
268	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT:</b> I purchase a property in the Glen Iris Golf Course Estate specifically because it was a golf course estate and provided an amenity that I used and enjoyed...it was the reason I purchased a home in the area. I oppose the proposal because it changes all of the reasons why I choose to call Glen Iris my home. I also oppose the proposal for the environmental harm and degradation it will cause to the area and the increased congestion the will result from more houses being built in the area.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>
269	<p>Name and Address withheld, Jandakot</p>	<p><b>OBJECT: <i>I am making this submission in opposition to the proposed development of the Glen Iris Estate and present that case for retention of the “open space” which is an opportunity that will not occur again.</i></b></p> <p>Council has not shown any initiative or foresight in respect to the proposed development and expected to push rate revenue above the health and well-being of the community and in total contrast of stated values expressed in numerous policy documents.</p> <p>Residents will no doubt make their final stand against the development, however with State and Local Government’s blind support in the glorification of infill housing, there is next to no chance of an unbiased hearing. Exacerbated now with the plan for group housing sites in the mix and just another problem with traffic and congestion in a maze of concrete.</p> <p><b><i>Given the prospect of the sale of the “estate” Council should have pre-empted that situation and applied for the transfer of CSRFF grant to Glen Iris and sought expressions of interest in retaining the golf course and amenities.</i></b></p> <p>I am aware that Council has not formally approved the Application however that closet denial and negative approach can only hold up for so much longer before all is revealed and full disclosure of Council’s position.</p> <p>I expect the Council will receive a number of submissions with detailed analysis as to the impact on the environment including traffic management and property value losses as a consequence, so I will only make some bullet point on the issue for</p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City’s response to earlier submissions.</p> <p>The reference to a CSRFF grant to Glen Iris is unclear, given the term ‘DCP’ (development contribution plan) is mentioned an assumption is made the reference to a ‘grant’ is referring to the DCP funding which is collected from residential developers across the City and specifically DCP13 which includes an items for a golf course located at Coogee.</p> <p>With respect to transfer of the Developer Contribution funding being collected for the Coogee Golf Course, this is not enabled by the state planning framework which governs the administration of development contribution plan funds, meaning it</p>

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		<p>your attention. I am confident some residents will provide you with technical details on environmental issues and traffic and am reliant on that happening.</p> <p><b>With that as background information I would now like to proceed with my submission and objection to the proposed development and rezoning of the Glen Iris Estate.</b></p> <ol style="list-style-type: none"> <li>1. At this point Cockburn is the only Metropolitan Local Authority that does not have a Golf Course and removal of that “open space” only adds to the inadequate recreation area per 1000 population. 54 hectares removed from public open space, vital to the well-being of the residents in general.</li> <li>2. The Department of Sport and Recreation Decision Making Guide (2007) cites an example for facility provision needs based on a population of 100,000 indicating a ratio of 0.89 for Golf Clubs and 1.96 for Private Golf Clubs. That equates to 1 Municipal Course and 2 Private Clubs. The numbers on current population indicates a ratio of 1.1 and 2.3 golf courses for Cockburn – before accounting for the perceived growth in the region.</li> <li>3. Council recognised the need in their DCP Report [ Development Plan 13] back in 2007 and have ignored all the statistics and strategies when faced with the proposal to rezone the Glen Iris Golf Course.</li> <li>4. Council’s effort to consider the options in respect to this site in 2017 was limited to an enquiry and brushed aside because of “due diligence issues” – is perceived as a lame attempt to do something – sounds a little like window dressing!</li> <li>5. The so-called solution to the problem and glaring shortcoming in Council’s recreation facilities is the inclusion of a proposal to build a golf course in Coogee. Not in the centre of the District , not an 18-hole golf course , no inclusion of Pro Shop , no restaurant , no provision of land and almost solely dependent on a Grant of \$10m from the State Government.</li> <li>6. Clearly the State Government has attempted to prop up Council in meeting the defined need for a golf course. It is worth noting that this was long before the demise of the only golf course in the District and now provides an even more dismal record for the City.</li> <li>7. The opportunity exists for Cockburn to reject the proposal for development of the site and seek to transfer the allocated funds to purchase the property.</li> </ol>	<p>would be unlawful for the funds to be simply ‘transferred’.</p> <p>Where funds are not to be expended on the specific facility they are collected for, they need to be refunded to the developers that made those payments with expectation that specific facility would be delivered.</p> <p>Any new developer contribution funded items would need to be subject to a scheme amendment (and be approved by the Minister). Recent changes to the state’s policy for DCP for community infrastructure mean there is now a ‘cap’ on how much a developer can be expected to contribute towards. With the existing rates for DCP13 and DCP15 which apply to Jandakot, that ‘cap’ is already reached meaning new community infrastructure DCPs would not be supported. The cost of further community infrastructure would need to be borne entirely by the local government.</p> <p>Also, it would be completely inappropriate for the City to second guess the outcome of a rezoning request and use this as the basis to draft plans, in particular a development contribution plan to collect funding from developers. Proposals for DCP funding only arise once the planning for urban areas is advanced (usually by structure plans).</p>

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		<p>Given the current numbers there is some justification for an increase in that Grant before any Self-Funding Loan proposal is considered.</p> <p>8. Given the Rates revenue in excess of \$107m and potential for Differential Area rates for the Estate the prospect is achievable. It is noted that the Wembley Golf Course had a surplus of \$588,000 in 2021 - figures and details ought to be available from City of Cambridge should Council have an interest in gaining that background knowledge.</p> <p>9. The following numbers are qualified but with some effort could be confirmed – it is evident that over a decade ago the City of Cambridge borrowed \$28m to upgrade the Wembley Golf Complex including restaurant was for some time generating (pre covid) \$1.62m surplus per year.</p> <p>10. The suggestion that the Glen Iris Golf Course was not economic is bordering on ludicrous with revenue from Green Fees , Pro Shop ,Practice facilities and Restaurant providing the opportunity for a healthy surplus. The only criteria to attain that level is the standard of course maintenance , clearly run down by the owners in the lead up to the sale. It must be noted that it is certainly not all about economics albeit the Glen Iris Estate would provide a positive return on investment.</p> <p>11. Funds now made available from Council for a substandard 9-hole course somewhere down the coast with a construction time of some 5 to 7 years and now a preferred option for Council is unbelievable. Proposals for funding the Pro Shop and Restaurant compared to a refurbishment of existing facilities make for an interesting overall comparison.</p> <p>12. Those Government Funds and monies now allocated for the Coogee development could save the Glen Iris Golf Course Estate. Ready to go , 18 holes with Restaurant, centrally located – but apparently this does not make economic sense ? The funds earmarked for Coogee could be redirected to housing development in that area. The Coogee area is new and not an central established area built with the promises of a Golf Course Estate and numerous other amenities. A 54-hectare site in Central Cockburn will not occur again and should be protected from developers at all costs for the community at large. The Wembley site incidentally is 120 hectares - retained in total for the community.</p>	<p>No further changes are recommended in response to this submission.</p>



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		<p>13. A simple request to compare the two options I expect will go unheard. There is a screaming need for an independent report on the costings and potential return from the two options. Defer the approval of the rezoning until that report is considered by the Community and Council.</p> <p>14. Any argument that the Golf Course was not making money and hence had to go – have no understanding of , or more probable, chose to ignore , the effective lack of maintenance of the course over a period of two or more years with the intent to sell the property. But you can naturally expect a loss from a Nine-hole facility , and if a Golf Course does not make money why are you investing in building one. Perhaps in the interest of the Community, but then we already had one !</p> <p>15. Council is ignoring the ratepayers and have chosen “in fill” development over the environmental benefits in retaining that open space. The development proposed will create a traffic management nightmare and another “heat pad” matching the ugly developments happening elsewhere in “Jandakot”</p> <p>16. There was no prior mention of “Group Housing” that now appears on plans and only adds to the congestion with no information about the type of housing intended.</p> <p>17. Council has the opportunity to say NO to this development, however I maintain my perception that the Council has sold out the Glen Iris Estate in the interest of developers over and above the ratepayers they represent. Ratepayers are saying NO why won’t you listen.</p> <p>18. The additional rates generated for “Council” is not ground breaking and not enough to simply ignore the wellbeing of residents in the area and loss of a community facility. It is worth noting that Rates and Charges for 2022/23 total \$118m to put it in perspective. The additional rate revenue is not straight forward as that income will be offset with costs for Security, Street Lighting and Park Maintenance , no projection has been provided for the information of ratepayers.</p> <p>19. Can Council reiterate from its Climate Change Policy – “Preservation of the urban forest and enhancement of its unique natural landscape.” How does the removal of 54 hectares of “public open space” fit with that objective and target of net zero carbon emissions? One of the Council’s key steps is to reduce Energy Demand, can Council inform Ratepayers how that objective is being</p>	

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		<p>met with this housing infill , both from private electricity consumption and Street Lighting. Council maintains in its statement to “Reduce Energy Consumption” - “ Street Lighting is a significant source of Greenhouse emissions at a cost of \$2.7m per annum” – why would Council endorse the development adding to the problems with Street Lighting ? Funds are being directed to research and initiatives to emissions reduction, what impact is this development adding to emissions?</p> <p>Thank you for the opportunity to make the submission in respect to the development of the Golf Course Estate – may the weight of opposition sway your opinion – but I do not expect a stunning announcement of support for the residents of the Estate.</p>	
270 & 275	Names and Address withheld, Jandakot	<p><b>OBJECT: (Identical Submissions)</b></p> <p>I am writing to oppose the redevelopment of the Glen Iris Golf Course.</p> <p>We purchased in the estate in 2008 as we loved the golf course outlook and was under the assumption it could not be subdivided.</p> <p>We are extremely concerned about the environmental impact of the development - the endangered cockatoos will be displaced, plus all other wildlife that call the golf course home, there are protected trees in danger also.</p> <p>There is no new school being built even though there will be over 600 homes being built and the current option is less than desirable already. If it is boutique housing I cannot imagine these new homeowners wanting to send their children to South Lake Primary/Lakelands.</p> <p>Traffic is also a major concern - with 2 main points of entry/exit it will become a nightmare with an additional 1000+ cars being added. There’s also no decent public transport direct to Cockburn Train Station or Gateways to alleviate transport issues.</p> <p>We oppose the development but if this development HAS to go ahead, we would like to make sure that the developers can only go ahead with their existing plans at a maximum housing density, and not have the option to add smaller blocks or additional housing. We also want as much green space as possible for the wildlife and also our children.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City’s response to earlier submissions. No further changes are recommended in response to this submission.</p>

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271	Name and Address withheld, Jandakot	<p><b>COMMENT:</b></p> <p><b>Security Concerns:</b> *Address withheld* is a gated strata which is very secure and we have not had any issues with break-ins or theft. This location is very safe for our two young children and we do not have concerns with traffic in the area. The proposed plan that the owners have distributed shows that there will be a walkway and/or road directly behind our fence and this would significantly negatively impact the security of our property.</p> <p><b>Fencing:</b> Our fence that backs onto the golf course provides no security and can be easily scaled and provides no privacy. Whilst this was behind a fenced Golf Course previously we had some security and privacy at night, we would lose this once it becomes a development. I would like to be consulted on the proposed changes that the developers are planning for the fence. Given the loss that we are incurring as a result of this development we would expect that we should not be out of pocket any further - at least as a goodwill gesture. We also would like to be provided with some information as to how the security will be maintained during the development phase.</p> <p><b>Shading/Noise Concerns:</b> The removal of the trees of our house as per the proposed plan will reduce the shade and increase noise pollution. Whilst we understand they are replanting some trees, this will not replace the loss of shade and increase in noise.</p> <p><b>Concerns with Dust and Damage to our house:</b> We are already noting an increase in dust around our home and we anticipate significant increases in dust when the development commences. Additionally we are concerned that vibrations and or damage from falling branches as trees are close to our house. We would like to understand what the developer is doing to address this.</p> <p><b>Traffic and Safety Concerns:</b> The additional ~600 houses on the estate will cause significant congestion into and out of the estate and it does provide a safety concern in the event that an entry/exit is blocked. We would recommend a 3rd entry/exit point.</p> <p><b>Lack of Local School:</b></p>	<p><b>Noted</b></p> <p>Most of the matters raised are addressed in the City's response to earlier submissions.</p> <p>With respect to the query regarding the means to adjust school catchment boundaries, this is best put to the Department of Education who regularly review and adjust catchment boundaries based on demographic change.</p> <p>No further changes are recommended in response to this submission.</p>

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		<p>With an extra 600 houses on the estate we would expect that demand for a local school would be significant. Currently Glen Iris is only zoned for a primary school which is on the other side of the Kwinana Freeway (South Lake PS and Bibra Lake PS). Luckily we have been able to get our kids into Leeming PS as out of bounds. Can you provide some information as to the plans for changing the zoning for schools so that the significant increase in children in this area do not need to cross a freeway to get to school.</p> <p><b>Water Pressure Concerns:</b></p> <p>We moved from Success to Glen Iris in 2019 and immediately noticed that the water pressure is significantly higher in Glen Iris. Given the planned proposal to add a large number of houses into the estate we are very concerned that this will significantly lower the water pressure resulting in, for example, irrigation systems that do not work effectively.</p> <p><b>Concerns with Consultation Process:</b></p> <p>The consultation process makes mention of a proposal for owners of houses that back onto the course and as one of those owners we have not been consulted on this at all.</p> <p><b>Alternate suggestion for the development:</b></p> <p>An option to maintain the character and intent of Glen Iris, could the new developers leave holes 1-9 in place and develop the remainder of the land including the driving range. This maintains a 9 hole golf course in Cockburn and still provides adequate land for the new owners to sell/develop into housing and retail/entertainment. Amongst a number of win/win benefits this would negate almost all of the concerns in this feedback, prevent the loss of a large number of well established trees and maintain the security of the Woodlands Way Strata.</p> <p><b>Overall Feedback:</b></p> <p>We purchased our home in Glen Iris in 2019 which backs onto the former 9th hole. Our motivations for selecting this location were that it had tranquil views of the golf course, which was a key selling point in the advertisement for this house, and that it was a secure &amp; safe location for our children.</p> <p>If we are able to retain the trees behind us and not have a footpath/road directly behind our fence then we'd be able to at least retain the security that is provided by</p>	

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		the strata. This could be provided by having housing backing onto our fence rather than a footpath/road.	
272	Name and Address withheld, Jandakot	<b>OBJECT:</b> I live in the Glen Iris golf course estate because of the amenities that this golf course provided	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
273	Leanne Chaproniere, Hartwell Pde, Jandakot	<p><b>OBJECT: I DO NOT SUPPORT THE CHANGE OF ZONING FROM SU1.</b></p> <p>Town Planning Scheme Number 3 – amendment no 152.</p> <p>It was resolved by Council on the 9th December 2021 by a flawed recommendation by Council Officers to Council to change the zoning of the lots pertaining to the Glen Iris Golf Course Estate.</p> <p>The recommendation was flawed in that the main part of the recommendation was written by and for the Council Officers by the Owners/Developers consultants for the reason of obtaining permission to change the zoning to suit their development demands.</p> <p>They said the golf course was not making money. Why is this statement in the recommendation when it cannot be proved?</p> <p>They said the reticulation would be required to be replaced. Why is this statement in the recommendation when the new owners themselves ripped up the reticulation and sold off the main controllers and solenoids to other golf courses?</p> <p>They said they would have to put in new greens. Yes they would as the previous owners let the greens and fairways deteriorate to such a level they would not be able to be used for competition events. The greens were actually purchased from America as special lawn and were one of a kind in Perth. The new owners were selling off the greens especially due to that reason and the purchasers were very disappointed they could not use any of it as it was so deteriorated. This is a fact and can be checked and proved.</p> <p>There are a number of misleading, flawed statements in the recommendation that have no merit, cannot be proved and should not have been in the recommendation.</p>	<b>Noted</b> Most of the matters raised are addressed in the City's response to earlier submissions. With respect to the comments regarding the officer scheme amendment initiation report, it was prepared based on the best available information at that time. Where the public believes statement are flawed or untrue, the public has the right to bring them to decision makers attention via the Council deputation process. The zoning of Lot 512 was not mentioned as justification for the rest of the landholdings to be redeveloped, only that it's former use could not be reinstated without a similar scheme amendment/rezoning taking place. No further changes are recommended in response to this submission.

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		<p>They are lies and untruths and Council Officers have nothing to prove any of the statements are correct and not misleading.</p> <p>It was stated the golf course that in both the recommendation and the Amendment report that:</p> <p>“it is understood the former use of the site as a golf course was not financially sustainable” .</p> <p>Sustainable to whom? Where are the facts to substantiate that fact? When the previous owners approached the Council to see if they would purchase they were apparently asked for the financials to see if it was viable. These financials were never handed over. Why weren't they? Because they wanted more money to sell privately.</p> <p>Council Officers have maintained the land is private and they can do with it what they wish. Well they can't as the land is zoned SU1 with Lot 512 zoned R40. They can build R40 on that land but can not do anything with anything else until the zoning is changed.</p> <p>Why does the City of Cockburn not want a golf course within its boundaries?</p> <p>Council officers have stated that we do not need one as there are a number surrounding The City of Cockburn. The City of Cockburn</p> <p>“it is understood the current owner has withheld \$10 million dollars from the sale which will be handed over when the zoning is completed”. Does this not show that the owner and the developer are hedging their bets?</p> <p>“The owners had been trying to sell since the matriarch Iris Wilson passed away and the children fought over the money. “there was unsustainable revenue to run the course and there was no capital invested in infrastructure which eventually led to the closure of the golf course prior to land being transferred to the existing owner. There was plenty of sustainable review prior to the clubhouse restaurant and bar closure. The tenant was paying a huge rent and was turning over in excess of \$2million dollars per annum. None of this money was being reinvested as the previous owners were not putting it back into the business. They were poor business owners and even poorer golf course managers. Golf courses are now making more money and the reinvestment of same is making them huge money earners for both private and local governments who own them. The City of</p>	

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		<p>Cambridge is paying back its ratepayers due to the amount of money Wembley Golf Course is making.</p> <p>“previous use of the land as a golf course not equate to public open space. Only fee paying golfers could access the privately owned land”. Not true. The golf course land was open to anyone who wanted to use it as a recreational eating spot and meeting place.</p> <p>The current landowner will not be reinstating the former use of the site as a golf course. If they don’t get the zoning they can sell to the two operators still sitting in the wings ready to purchase it.</p> <p>The current zoning of Lot 512 (comprising the former golf driving range) does not allow use of Lot 512 as a golf course. What is the point of this? Current Lot 512 can be used for R40 residential. Build on that then. There is no zoning to be changed. This tiny bit of land is being used as the carrot to change the whole other 50 hectares for them to develop the whole to their own requirements.</p> <p>“the landowner has undertaken significant community consultation for 12 months”. They started a community consultation group of some 27 people out of 1400 residents. A percentage of some 0.00119% of the community. This number dropped to some 8 people, over half of which still maintained they did not want the golf course to be changed in any way.</p> <p>“the proposed Amendment will have the effect of rationalizing the sites existing zoning an broad land use permissibility to a single development zone” The Community does not want a single development zone.</p> <p>“The approach to seek rezoning to development zone and proposing a high quality residential development, with balanced distribution of large residential lots and smaller density nodes, amongst true open space via a high quality parkland setting is considered to represent a positive outcome particularly when set against the development outcome “ This clearly outlines the current Glen Iris Golf Course Estate we live in. Why change it?</p> <p>The new owners are saying the Clubhouse is derelict and should be demolished. It is so as they have been derelict in maintaining it for the past 2.5 years. The Clubhouse should remain within the hands of the City of Cockburn. It should be vested to the community for the pain and suffering the new owners have performed in their stance to decimate a beautiful community. The Clubhouse should not be demolished. The building is fit for purpose and had major upgrades to the</p>	

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		<p>restaurant kitchen and toilets during the last 12 months of use. The roof was repaired to ensure no leaks, the carpet replaced and the furniture repaired. The kitchen was retiled, the exhaust systems were repaired and the cool rooms had new motors installed at the insistence of the City of Cockburn Health department when the Liquor license was re-established. The car park line marking was completed at the cost of the tenant of the restaurant only in 2018. The building is the heart and soul of the community and should be handed over as an asset to the City of Cockburn Community for future use by everyone. A lease and liquor license will enhance and improve the ambience again of the building and allow for everyone to use it well into the future.</p> <p><b>Conclusion</b></p> <p>Social Benefits – none</p> <p>This infill will increase housing that is not required in this space. The concept plan says most lots will be on average 600m2. This is not downsizing as most lots already within the estate are approximately that. Is the concept plan actual or when/if the zoning is changed will the developer ask for different lot sizes?</p> <p>Revitalizes the area – it has not been revitalised as the City of Cockburn has spent nothing within the estate during the past years as we are told “WE NEED TO WAIT FOR THE CHANGE IN ZONING AS SOME OF THE CHANGES WILL BE BORN BY THE DEVELOPER”.</p> <p>The City of Cockburn has been an accessory to murder of this wonderful estate and should be ashamed of itself. Emotion cannot be put aside.</p> <p>Who purchases a property zoned for something they cannot attain to without the permission of the instrumentality?</p> <p>My first meeting with the CEO of the City of Cockburn Mr Tony Brun said it all when he said “I have more things to worry about than a golf course”. Thanks for your support.</p>	
274	Name and Address withheld, Jandakot	<b>OBJECT:</b> Protect the eco-system and environment Keep the unique Glen Iris Golf Course Estate	<b>Noted</b>



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276	Todd Johnston, The Fairway, Jandakot	<p><b>OBJECT:</b> Firstly, I would like to thank the council for taking submissions regarding the re-zoning of the Glen Iris Golf Course. I would like to say that I am 100% against the destruction of this beautiful piece of land and will be doing whatever I can to disrupt the development in a law-abiding way.</p> <p>My family (partner Deanne, + 2 children Dane and Jess) have been living at 10 The Fairway since May 2015. We felt like we had found a little patch of paradise when we bought this home. We paid almost \$820,000 to secure our home. We considered it a great investment in our future even though we live directly under the flight path of the Jandakot airport. What made it so special was the Glen Iris Golf Course in our front yard. Now we feel we paid a premium to live here. I understand some would say that's our own fault, but we didn't think a greedy developer would buy the golf course, close it and then destroy it and all the native animals that call it home.</p> <p>I have a much better idea! It seems we are getting a surf park less than 2 kilometres directly south of the golf course. This is fantastic for the Cockburn area and will be a magnificent facility that we can be proud of. I just think combining the golf course and the surf park as assets to attract tourists to good an opportunity to pass up.</p> <p>Just imagine a family comes to Perth from Sydney to watch the footy. The kids can go surfing, Dad can have a game of golf and then they can all hop in the train to Optus and watch their team play at the recently awarded "best stadium on earth". Am I missing something here? This is a no-brainer and an opportunity not to be missed.</p> <p>I have been in hospitality for 20 plus years and I would put my hand up to help run the golf course food and beverage facilities. This golf course could be amazing. Just imagine it replanted with beautiful native wildflowers and trees. Please don't let this once in a generation opportunity go begging. Don't be remembered as the ones that let this happen. Your residents and ratepayers deserve better than this.</p> <p><b>(Plus Video of Carnaby Cockatoos)</b></p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
277	Donna Donovan, Eastney Crt, Jandakot	<p><b>OBJECT:</b> I bought into this Estate for its main amenity, the Glen Iris Golf Course. Due to the location of this Estate being surrounded by planes, trains, automobiles and industry, which obviously causes a lot of carcinogens being emitted into the air, having the golf course helps with not only the aesthetics of the area, but also the</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

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		reduction of further traffic and household pollution. If the proposal of the development was to go ahead, I honestly can say, there is nothing nice about living in this Estate. I personally will feel disgusted and letdown by bureaucracy.	recommended in response to this submission.
279	Michael Stephen, The Fairway, Jandakot	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Environmental concerns</li> <li>• Future vision</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
280	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I would like to express my concerns at the closure of the Glen Iris Golf Course and the proposed plans of the new owners, Eastcourt Property Group, to develop the site as a high quality residential estate.</p> <p>I have loved living in the Glen Iris Estate for the last 18 years.</p> <p>I, along with every other resident in this estate bought our properties as they were marketed, as a lifestyle choice, a beautiful golf course estate, and a very unique estate south of the river with a beautiful outlook over a golf course. As such we paid a higher premium for our properties, much more than the newer lower value high density estates in the area. I have had many family members and friends who when first visiting commented – “wow I had no idea how nice this estate is”, “it’s so beautiful in here”, “it’s stunning”, “I want to live here”, “this is the prettiest suburb in Cockburn”.</p> <p>I originally bought a property on Hartwell Parade overlooking the golf course and my family and I lived there very happily for 17 years. Due to the proposed redevelopment plans outlining that I would be overlooking R30 zoned townhouses I sadly realised it was time to move on. I was not prepared to have to deal with all of the development problems in my backyard, ie. vibrations, construction, sand, dust, noise etc. I am now currently living in the northern end of the estate on Glen Iris Drive.</p> <p>Eastcourt Property Group never would have purchased the land with the development intentions without some knowledge that their plans would be successful, they said there is an underlying Urban zoning which will allow them to gain the approval they need. We were never warned that such a scenario could happen in the future when we were purchasing our properties.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>I have read the initial Eastcourt Q &amp; A page and I found a lot of their answers to show that they are quite confident that they will get what they want with regard to Government permission for rezoning. A lot of their answers to the residents questions have been quite blunt and with a hint of arrogance. Yes the golf course was privately owned, but the existing Glen Iris residential estate is owned by the residents, the property owners, not the former Glen Iris Golf course owners, and as such we should have a say in what happens going forward.</p> <p>Glen Iris golf course was not just a golf course, it was a wildlife sanctuary. It is the home to many species of native birds and animals. My children and I have been very privileged to be visited every day and night by families of quendas, in the summer time they would sit on the back patio with us and we were even able to hand feed them. They would even sneak inside the house through the doggie door to help themselves to dog biscuits. Just last year, at my new home, I had a mother quenda with three babies in her pouch come to live in my backyard as it is very sheltered and safe from predators and no cats living nearby. When it was time to wean her babies she left them with me and went back to the bush, after about 4 months when the babies were older they left but still come in and out to forage every day. Anyone who has had close interactions with these beautiful creatures also knows that they are not able to be successfully relocated. What will happen to these beautiful creatures when the bulldozers arrive?</p> <p>They have drained the lakes which the quendas, other marsupials, Carnaby and Red Tailed Cockatoos, birds and tortoises relied on to survive. They have turned the reticulated water off to the greens, so our properties are now overlooking a waste land. They said they would mow the lawns, but there is no lawn to mow now, only weeds, it has become a fire hazard and a dust bowl and last summer we had to keep all of our windows closed to stop sand and black dust from blowing in constantly which in turn increased the need to use the air conditioning constantly.</p> <p>We are all very concerned at what this development will do to the value of our homes, and most of us believe that it will decrease our property values now that we are no longer overlooking a beautiful green vibrant landscape, instead probably overlooking high density housing, townhouses or apartments. I unfortunately lost a significant amount of money from the expected sale price when selling my home on Hartwell Parade this year when the values were supposedly high, the majority of the comments from prospective purchasers was I don't want to put up with all that</p>	

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		<p>building mess and noise out there. Is Eastcourt Property Group prepared to compensate all of the residents for our loss of value on our properties?</p> <p>Eastcourt have outlined their plans for boundary fencing and retaining walls for certain properties adjoining the proposed new development. As a previous owner of a property adjoining the proposed new development I can say that I would not have been prepared to pay a cent for any new fencing or retaining walls as Eastcourt outlined as a shared 50/50 expense between the developer and land owners.</p> <p>Eastcourt have outlined that the ongoing maintenance of the proposed open space areas will result in additional council rate charges by the Cockburn Council for maintenance costs. I believe there should be a guarantee for existing residents that we will not incur any extra financial costs as a result of this proposed residential development and public open space development. We are already paying enough for our council rates and shouldn't have to be included in any extra charges regarding the new proposed development. Only new residents of the Eastcourt development should have to pay extra charges.</p> <p>As most residents have been prepared to suffer the constant noise from Jandakot Airport during our time here, because we love our estate as it is, will the new residents be prepared to do that, after paying "quality residential estate" prices for their land? Or will they even buy here at all knowing they will be living under the flight path of one of the busiest airports in the country when they could just buy elsewhere with no aircraft noise? Will Eastcourt be prepared to fund double glazing on all windows of the new homes built in this estate as Jandakot Airport wont? My previous property was considered just out of range of the main noise area (20-25 ANEF zone), however I was still directly under the main flight path, with planes flying directly over the house around every 2-5 minutes on week days and also very busy on the weekends and circuit training on week nights.</p> <p>I expect that Jandakot Airport Holdings will have to be prepared for a big fight on their hands as they will have potentially thousands of new residents lodging complaints of the constant aircraft noise that I am sure they will not be informed of when the new land is being marketed to potential purchasers. The amount of air traffic only becomes evident when you actually live here. Visiting on the weekends to look at a new land release will not be an indication of how busy Jandakot Airport</p>	

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		<p>really is. The new residents will receive a very rude shock once they have moved into their new homes.</p> <p>Will the existing infrastructure (ie. roads, water, drainage, power, communications, NBN) in the existing residential estate be upgraded to cope with the demand from the increase in residences in the area?</p> <p>Dean Road/ Glen Iris Drive/Hartwell Pde/Turnbury Park Drive are the main roads traversing through the Glen Iris Estate north of Berrigan Drive and are already very busy roads being used by residents to get to and from the 773 existing houses. The road network geometry in the surrounding area is already not conducive to heavy traffic, so to increase up to 12,500 traffic movements per day as estimated cannot possibly be acceptable.</p> <p>Glen Iris Drive is very undulating and winding making it a road that should only be driven at slow speeds. Imagine how much longer it is going to take to enter or exit this suburb in peak times with the extra traffic coming and going. There is also the issue of extra traffic noise, pollution, lights and danger for the residents who live on Glen Iris Drive, especially children, when vehicles can lose control on the winding road if speeding or in wet weather. Eastcourt originally said that existing roads would not be impacted; however I see on their proposed development drawings there are many exits from the new proposed smaller access and connecting roads exiting through roundabouts that connect onto Glen Iris Drive which would be one of the main roads of choice to enter and exit the estate. A large proportion of residents not only already put up with heavy traffic, but aircraft noise, freight train and soon to be Metronet passenger rail noise and vibrations and now also a proposed future bus route as well. With even more increased transport noise through the estate the sanctuary of Glen Iris Golf Course Estate will be lost forever.</p> <p>We have no schools in the Glen Iris Estate, my sons attended Leeming Primary School and High School when they were growing up here. The development will no doubt bring in many more families with school aged children. Where will they all go to school? There are only so many private schools that can take up the extra children. Treeby Public Primary School will be full with its own children and will no doubt have no more room for any boundary crossings. I have been told that Leeming High School is no longer accepting any more boundary crossing places as they are full. Will the proposed purchasers of the high quality residential estate be prepared to send their children to the designated catchment schools? I would think</p>	

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		<p>if they will be paying premium prices for their properties they will expect to have their children attend a public school in their own area and their children not being made to cross the freeway to walk or ride to school. The only other option would be to find a private school quite a distance from home.</p> <p>The Glen Iris Estate in Jandakot has always been different to other suburbs, a small boutique estate nestled in bustling, noisy suburbia with its undulating landscapes, its beautiful tree lined streets and large family sized blocks, I have always thought of it as the City of Cockburn's little Applecross. It's very sad to think that all of these beautiful tree lined streets will become very much less peaceful with more roads leading in to and out of them, many many more cars, and sadly more noise and pollution from those cars instead of the birds and wildlife which will probably be gone.</p> <p>With the current federal government push to keep more public open space we need to fight for our estate and we should be able to show that it's not always the multi-millionaire corporations who always get to do whatever they want at the expense of families, wildlife and the environment.</p> <p>I would very much appreciate you adding my concerns to the pile of many letters from other concerned residents in the hope that we can let Eastcourt Property Group know how we all feel about their plans at the expense of the current residents and the wildlife who were already here way before they arrived.</p>	
281	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I wish to lodge my objection to the proposed redevelopment of the Glen Iris Golf course.</p> <p>I object because the proposed development isn't in keeping with the current land use. At present we have relatively light traffic and open space.</p> <p>What is proposed is much higher density housing and not in keeping with the area. I believe that the owners of the land bought a golf course - they should continue running a golf course or similar enterprise.</p> <p>Also we have precious few open areas left in this area. Once built on we will lose this open space forever.</p> <p>Thank you for considering the thoughts of your local community.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
282	Jill Wallen, Dean Rd, Jandakot	<p><b>OBJECT</b></p>	<p><b>Noted</b></p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
283	Paul Wallen, Dean Rd, Jandakot	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Loss of amenity</li> <li>• Environmental concerns</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
284	Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <p><u>We are AGAINST the proposal to re-develop the Glen Iris Golf Course.</u></p> <p>My husband and I have moved into the Glen Iris Golf Course Estate to live with my daughter and her husband at the end of 2021. We are retired and my husband suffers from dementia, so we were looking for a quiet, safe and friendly neighbourhood with an established community. with green space and places to walk safely.</p> <p>The whole proposed development process and proposal has been complex. The City of Cockburn should make this process easy for residents to understand and be able to comment on. Having an online public forum is not very easy for many older people to use. The whole process has failed the existing current community. It is very disappointing the City of Cockburn allowed this to happen this way.</p> <p><b>A GOLF COURSE SHOULD REMAIN A GOLF COURSE</b></p> <p>Over 220 houses back onto the golf course, and these people bought their houses with this in mind and wanted to live a 'golf course' lifestyle. A golf club nearby, a clubhouse (which we have frequented often in the past). All of this is attractive as it was just two years ago. It is wrong the owners can sell to a developer and try to get the land re-zoned. The City of Cockburn should not recommend this and the Planning Minister should not agree to it either. It is wrong. You need to listen to the current residents and not think about the ratepayer money you will make if you have a new development with over 600 houses. This is wrong. Plus, where is there a public golf course in the City of Cockburn. Here is one right in front of you ready to take advantage of. It is still a growing sport.</p> <p><b>SAVE THE ENVIRONMENT</b></p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>• We see the endangered Carnaby cockatoos. There are breeding trees on the site. You cannot cut these down -the legislation means you have to retain this habitat. Not chop down 750 mature trees.</li> <li>• We see the quendas-the poor things have been driven to people's back yards to drink from their pools because Eastcourt drained their lakes. These are a priority 4 species and you need to be retaining their habitat too.</li> <li>• The site is home to many other species as well. It is a lovely, peaceful environment. We don't want it filled with houses all squeezed into the golf ranges.</li> <li>• Planting new trees / saplings does not make up for knocking down mature trees.</li> <li>• The trees help stop the noise of the overhead planes from Jandakot airport. They are a noise buffer.</li> </ul> <p>WE DON'T WANT MORE TRAFFIC</p> <ul style="list-style-type: none"> <li>• We want to be able to walk safely around the streets and in the current open space. We don't want new roads and more traffic lights that make it harder to get in and out of the estate.</li> <li>• Where are all the cars going to park in the group housing or the townhouses? This is not well thought out.</li> <li>• I don't think a proper traffic assessment has been made as many people have been home during the past couple of years because of Covid. How can models be made on this data?</li> </ul> <p>WE DON'T WANT TO LIVE WITH CONSTRUCTION NOISE FOR FIVE YEARS</p> <p>We are mostly home during the day. We don't want to hear the construction noise and have to deal with roadworks and earthworks and closures and disruption. When we sit in the garden to relax. we don't want to have dust and hear noise. We want peace and quiet.</p> <p>Will the construction close by damage our properties? Vibration and building may do. We need condition reports done before any construction begins and this needs to be monitored.</p> <p>WE DON'T WANT DEMOGRAPHICS OR TYPE OF HOUSING TO CHANGE</p>	



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		<ul style="list-style-type: none"> <li>We chose to live here as it's a mature suburb. It's safe and quiet. We like that the demographics are an older group of people. Housing appealing to young families will change this and make the estate busy and noisy.</li> <li>What do the developers mean by 'group housing'? Does this mean community housing? We have concerns this will bring crime into an area that is so safe at the moment.</li> <li>Why is R40 medium density on the structure plan but not referred to in the text of any of the supporting documents?</li> </ul> <p><b>DO NOT ALLOW THE GLEN IRIS GOLF COURSE TO BE RE-ZONED IT SHOULD STAY AS A GOLF COURSE ESTATE</b></p>	
287	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> I am 90 years old and living unassisted in my own home - still making my meals, doing my own housework and gardening. I believe this is due to walking 18 holes of golf twice a week every week for over thirty years giving me the stamina that continues.</p> <p>Golf is great for sustained mental and physical health things like balance and muscle strength. If governments at all levels seriously desire reductions in the cost health (mental and physical) more needs to be done to retain assets that assists us to keep healthy they need to prevent the needless rezoning of the already developed golf course and return it to the community.</p> <p>Golf is not seasonal like football or the wave park and caters for all ages. Its not good enough to put up Act Belong Commit signs then take away our means of doing just that</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
288	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Handwritten (see separate attachment for full version)</p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>Developers</li> <li>Loss of recreational amenity</li> <li>Loss of character</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
289	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Handwritten (see separate attachment for full version)</p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>Density</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are</p>

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			recommended in response to this submission.
290	Name and Address withheld, Palmyra	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>• Environmental concern</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
291	Name and Address withheld, Willeton	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>• Affect on existing residents</li> <li>• Social Impact</li> <li>• Loss of amenity</li> <li>• Environmental concern</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
292	Name and Address withheld, Jandakot	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>• Loss of recreation amenity</li> <li>• Environmental concern</li> <li>• Housing density</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
293	Name and Address withheld, Jandakot	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>• Environmental concerns</li> <li>• Lack of infrastructure</li> <li>• Traffic</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
294	Ray Jones, Corinthian Rd, Shelley	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>• Loss of Local amenity</li> <li>• Loss of recreational space</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are

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		<ul style="list-style-type: none"> <li>Lifestyle</li> </ul>	recommended in response to this submission.
295	Melinda Fowler, Kooyonga Cross. Jandakot	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>Loss of Views</li> <li>Environmental concern</li> <li>traffic</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
296	Name and Address withheld, Palmyra	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>Jandakot Water Mound</li> <li>Environmental concern</li> <li>Loss of amenity</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
297	Name and Address withheld, Ardross	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>Loss of green space</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
298	Blaire Fowler, Kooyonga Cross Jandakot	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>Loss of recreation amenity</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.
299	Name and Address withheld, Jandakot	<b>OBJECT: Handwritten (see separate attachment for full version)</b> Matters Raised: <ul style="list-style-type: none"> <li>Noise</li> <li>Future vision</li> <li>Environmental concern</li> </ul>	<b>Noted</b> The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.

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300	Name and Address withheld, Jandakot	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Loss of local amenity</li> <li>• Loss of recreational and social activity</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
301	Name and Address withheld, Jandakot	<p><b>OBJECT: Handwritten (see separate attachment for full version)</b></p> <p>Matters Raised:</p> <ul style="list-style-type: none"> <li>• Bought to live on Golf Course</li> <li>• Loss of Amenity</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>
302	Jaikishen Singh, Glen Iris Dr, Jandakot	<p><b>OBJECT:</b></p> <p>I do not support the intent to change the land use from what it is currently used as to the change requested.</p> <ul style="list-style-type: none"> <li>▶ 750 mature trees being destroyed is an impact to climate change!</li> <li>▶ The protected Fauna and flora would be greatly impacted!</li> <li>▶ There would be impact on Jandakot Groundwater mound which is currently a water catchment area.</li> <li>▶ My house is affected by the noise and house vibrations from the freight train and now future passenger train which works are being undertaken now.</li> <li>▶ Once Metronet completes this works it would be virtually continual noise we have to listen to every single day of our lives in Jandakot.</li> <li>▶ There is already a huge impact on our sleep and mental health. If we have this infill go ahead it would be drastic for us.</li> <li>▶ There will be a significant increase in traffic in the area to about 12,000 cars per day.</li> <li>▶ Glen iris drive is a 1 lane per side road and is already very busy. How will emergency vehicles pass through?</li> <li>▶ If there is a fire how are residents going to leave safely.</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>▶ Putting a new bus line though the estate would make it unsafe for my children to play in the front yard.</li> <li>▶ If this goes ahead there will be a huge impact on our health. Dust and dirt, noise, construction, ground works.</li> <li>▶ This land is not virgin land.</li> <li>▶ It will create and estate within the estate!! That's ridiculous how can the city allow this change to happen</li> </ul>	
303	Updesh Gill, Glen Iris Dr, Jandakot	<p><b>OBJECT: (Identical submissions)</b></p> <p>I do not support the intent to change the land use from what it is currently used as to the change requested.</p> <ul style="list-style-type: none"> <li>▶ 750 mature trees being destroyed is an impact to climate change!</li> <li>▶ The protected Fauna and flora would be greatly impacted!</li> <li>▶ There would be impact on Jandakot Groundwater mound which is currently a water catchment area.</li> <li>▶ Glen Iris drive is a 1 lane per side road and is already very busy. How will emergency vehicles pass through?</li> <li>▶ If there is a fire how are residents going to leave safely</li> <li>▶ My house is affected by the noise and house vibrations from the freight train and now future passenger train which works are being undertaken now.</li> <li>▶ Once Metronet completes this works it would be virtually continual noise we have to listen to every single day of our lives in Jandakot.</li> <li>▶ There is already a huge impact on our sleep and mental health. If we have this infill go ahead it would be drastic for us.</li> <li>▶ There will be a significant increase in traffic in the area to about 12,000 cars per day.</li> <li>▶ Glen iris drive is a 1 lane per side road and is already very busy. How will emergency vehicles pass through?</li> <li>▶ If there is a fire how are residents going to leave safely.</li> <li>▶ Putting a new bus line though the estate would make it unsafe for my children to play in the front yard.</li> </ul>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<ul style="list-style-type: none"> <li>▶ If this goes ahead there will be a huge impact on our health. Dust and dirt, noise, construction, ground works.</li> <li>▶ This land is not virgin land.</li> <li>▶ It will create an estate within the estate!! That's ridiculous how can the city allow this change to happen</li> </ul>	
304	Name and Address withheld, Jandakot	<p><b>OBJECT:</b> Following extensive research into the zoning and proposed eventual development we purchased our block of land and subsequently constructed our retirement home in the Glen Iris Golf Course Estate in 1999.</p> <p>Although the original long term owners of the estate did not fulfil their proposed provision of "a wide range of sporting and recreational facilities being a pool, tennis courts, gymnasium and sauna for residents' use", the clubhouse, bar, bistro/restaurant and pro-shop were constructed and widely used by residents and club members. It was a busy place, particularly at lunch and dinner time. The venue was frequently used for corporate and private functions. We do miss it.</p> <p>We did not sign up for something we thought could eventually be sold for redevelopment and housing infill. We felt safe that the City of Cockburn would always be there for us. Like many current residents we are not in a position to sell up and find another home within the price frame we would obtain for our home. We do not wish to move to another area as our current interests and medical facilities are nearby. As seniors this aspect of our residency in the estate is of prime importance to us.</p> <p>The entire golf course is currently a visual disgrace. We have been proud to live in the City of Cockburn until now.</p> <p>Another reason why this development should not go ahead is that it will cause a lot more noise pollution from the extra vehicle movements within the estate along with the proposed new traffic light controlled intersection on Berrigan Drive. The high movement of heavy vehicles (trucks etc.) stopping and starting at these traffic lights, together with the fumes being pushed over the housing, will prove extremely toxic to the planned unnecessary shopping centre at this intersection. This will cause significant issues with the current medical and shopping area along this section of Berrigan Drive.</p>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The proposed development is heading towards an environmental disaster. Loss of our wildlife and fauna and the previously beautiful green space, which has a calming effect when entering and exiting the estate, will be gone forever.</p> <p>Also, with the approval of the proposed "Wave Park" development nearby, this is another loss of environmental area. It is going to use a lot more of the water to maintain a facility that will only be utilised by a very small portion of our current Jandakot community.</p> <p>The residents of Glen Iris Golf Course Estate are sick of this greedy developer intent on a speedy profit from the re-development of their environment. There has been very minimal contact from the developer. It is been a very poor "consultation process". They are using every slick trick available to them to worm their way through regulations. Their surveyors can be seen frequently in and around the golf course acting like the situation is a done deal.</p> <p>We, as a community, want to call out those who impose themselves on local neighbourhoods to the detriment of amenity, quiet and good order. We will continue to fight for our rights.</p> <p>It is time that politicians, bureaucrats and planners reconsider their poor decisions when better options are staring them in the face. For example, why can't the City of Cockburn scrap the future plan for another golf course in Coogee and invest in the Glen Iris Golf Course Estate. This could be a show place for our City. The field staff could certainly turn this location into something special.</p>	
306	Late Submission - Name and Address withheld, Jandakot	<p><b>OBJECT:</b></p> <ol style="list-style-type: none"> <li>1. We purchased land &amp; built on the Glen Iris Estate - we were told it couldn't be built out as it was zoned for public open space and special zoning was granted to provide a golf course.</li> </ol> <p>As we had come from the country, we especially wanted an outlook of trees and open space &amp; not feel locked in.</p> <ol style="list-style-type: none"> <li>2. A large number of people, including ourselves, enjoyed the full amenities provided by the Golf Club. These amenities were NOT just for a select few. It is a PUBLIC Golf Course, so anyone could book a Tee time. The restaurant was well supported, by golfers and the general public for breakfast, lunch, dinner, meetings, and bookings for special occasions (eg Weddings, Birthday Parties, Annual Dinners, Christmas, etc)</li> </ol>	<p><b>Noted</b></p> <p>The matters raised are addressed in the City's response to earlier submissions. No further changes are recommended in response to this submission.</p>

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		<p>3. Banksia Trees - are Federally protected - then why are they about to be removed &amp; who is going to pay?</p> <p>4. Bigger blocks- 600 sq metres??? ..... for single residence or can these blocks also be divided, so more small houses are built, not what we would desire.</p> <p>5. What is Cockburn City Council doing about sporting (GOLF) facilities in its own area? Recently we played Men's Pennants, WA Golf were not able to access a Golf Course for it's Finals. Golf has become a very important social outing for many people, especially Public Golf Courses &amp; since the Pandemic. Golf Box &amp; Drummond Golf, two of the Golfing outlets for equipment have never been so busy.</p> <p>6. Cockburn are building a Wave Park with facilities, accommodation, etc nearby. Surely a golf course and amenities would go hand in hand with other developments of this nature. Golf Course retained could be developed further with more outdoor activities, ege Mini Golf, Gym, Tennis, Basketball.</p> <p>7. Traffic issues-with the development of the Industrial area around the Jandakot Airport and the Cockburn Industrial area, traffic has already become an issue. The Lakes Boulevard was closed off at Imlah Court to protect the residential area from speeding traffic and the danger to residents. With a new set of traffic lights and a road through the development of the back nine of the golf course, prediction that industrial traffic (ALCO &amp; Western Power) will again speed through these areas to exit or enter at the lights.</p> <p>We are totally opposed to the re-development of the Glen Iris Golf Course and we continually see trees being removed from Cockburn City Council precinct and not replaced. 'Climate Change issues'.</p>	