

Online Community Forum – Information about WA planning process and making a submission: Former Glen Iris Golf Course Jandakot

Prepared by Cannings Purple

24 June 2022

Overview

Cannings Purple was engaged by the City of Cockburn to facilitate a community forum (the Forum) regarding the proposed development of the former Glen Iris Golf Course. The forum was held on Tuesday, 14 June 2022 from 6.30pm to 8.00pm via online meeting platform, Zoom.

Prior to entering the engagement and commencing services, an impartiality check was undertaken by Cannings Purple and City of Cockburn to ensure there was no existing commercial relationships between Cannings Purple and third parties, including the property developers and residents' association.

The below activities were undertaken by Cannings Purple to identify any potential or actual conflicts of interest:

- Requesting the City of Cockburn to review Cannings Purple client list under the Western Australia Lobbyist Register;
- Completing the standard conflict of interest process through Cannings Purple internal processes and appropriate channels, and;
- Highlighting the potential engagement with Cannings Purple's Property Team specialists.

While directly engaged by the City of Cockburn, it was intended for Cannings Purple to plan for and facilitate the session in a way that was transparent, impartial and professional.

In recognition of varying levels of digital access capabilities across the community, the streamed session was recorded and is available on the [City of Cockburn YouTube Channel](#). For those community members who view the recording at a later date, questions can be asked directly to the City of Cockburn at stratplanning@cockburn.wa.gov.au.

This document outlines the outcomes of this Community Forum, including a summary of the key matters raised by attendees.

Forum process

The City of Cockburn approached Cannings Purple to be an independent facilitator of the Forum in March 2022. Following this briefing, a proposal to engage in services was signed on 22 March 2022.

Cannings Purple developed the guidelines for the forum, including process for engaging with stakeholder groups (as identified by the City of Cockburn) ahead of the forum, setting standards for behaviour, direction for moderating questions and management of technology. The Forum was hosted as a virtual event in line with the State health restrictions at the time of planning and in response to COVID-19 cases present within the community.

Cannings Purple was engaged to design, plan, facilitate and report on the Forum and no strategic, media or public relations advice, or guidance was provided to City of Cockburn as part of this engagement.

Cannings Purple provided the facilitator, moderator and technical expert for the evening – these roles were independent from the City of Cockburn and all panellists.

Forum purpose

The purpose of the Forum was to support participants in preparing submissions to the WA Planning Commission regarding the Scheme Amendment proposal and Structure Plan by:

- Inform participants of information about the scheme amendment proposal and structure plan details;
- Provide key stakeholder groups (Eastcourt Property Group and Jandakot Residents and Ratepayers Association) equal opportunity to make presentations regarding the Scheme Amendment proposal and proposed development;
- Enable participants to raise matters of interest and importance in relation to the Scheme Amendment proposal and proposed development;
- Provide participants with information about the WA Planning process and how to make a submission;
- Provide participants with the opportunity to seek clarification regarding aspects of the proposal from City Officers.

Participants

During the 19-day advertising period (commencing 26 May 2022), 57 registrations were received and 47 of these attended the Forum. Please note that panellists and participants who listened through their phone, or those who have viewed the session online after the event, are not captured in the 47

Panellists

Seven City of Cockburn technical offers were available on the evening to answer questions regarding the City's role and how the proposal related to City of Cockburn operations. These seven panellists were:

- **Carol Catherwood**, Head of Planning
- **Ahmed Qader**, Senior Traffic and Transport Engineer
- **Chris Beaton**, Head of Sustainability and Environment
- **Julie Reidy**, Parks Technical Officer (Landscape Development)
- **Dean Burton**, Recreation Services Manager
- **David Reynolds**, Coordinator Strategic Planning
- **Sabbir Hussain**, Senior Development Engineer (Subdivisional)
- **Patricia Orr**, Environmental Health Coordinator

IMPLEMENTATION

Video presentations

Following initial contact with the Eastcourt Property Group and Jandakot Residents and Ratepayers Association (JRRA), both parties were invited to make a presentation at the Forum in a video format (no longer than ten minutes), presenting information about the proposed Scheme Amendment.

Upon receipt of the Eastcourt Property Group's video, Cannings Purple arranged for an independent legal defamation expert to examine any potential defamatory content. JRRA did not wish to have their video reviewed by an independent expert and instead provided a statutory declaration stating that their submitted video did not contain any defamatory content.

Both videos were played on the evening of the Forum ahead of the Q&A section. As requested by JRRA, no members of the City of Cockburn, nor any representatives of Eastcourt Property Group or Acumen Development Solutions viewed the supplied video until the Community Forum, the evening of 14 June 2022.

Questions and answers

The open question and comment period was held for 40-minutes. The session was "non-verbal" and questions and comments could only be made using the Q&A box function. Once moderated, questions appeared on screen and were read out by the facilitator for response by the City of Cockburn panellists.

Moderating questions

Participants could ask questions by typing them into the "Q&A" function of the Zoom meeting. These questions were moderated by Cannings Purple before being displayed publicly and queued.

A question was only not asked if:

- It did not comply with rules of conduct (below);
- It had been answered already (in relation to question);
- It was not related to the Scheme Amendment proposal or the proposed development at the former Glen Iris golf course;
- It was deemed as potentially defamatory;
- It used inappropriate language;
- It referred to individual persons in a potentially defamatory manner; or
- It included multiple, unrelated questions in one comment that couldn't be simply addressed.

A record of all asked and not asked questions were retained by the consultant and are included in Appendix 1.0 and 2.0. In the event a question not asked, the moderator's reasoning was recorded, the list of questions is available in Appendix 1.0.

Rules of conduct

Cannings Purple is committed to apply our values of equity, respect and collaboration. In turn we asked that Forum participants to followed the following rules of conduct:

- respect the privacy of others;
- value the opinion and input of others;
- be polite, thoughtful, considerate and honest when dealing with others;
- do not discriminate based on nationality, ethnicity, gender, political beliefs, culture, religion, age, race, sexual orientation, and mental or physical disability;
- do not use insulting, threatening or abusive language.

DISCLAIMER. The views outlined in this report are those of community forum participants only. They do not necessarily reflect the views of the City of Cockburn or commitments of the City of Cockburn or EastCourt Property Development Group.

KEY THEMES

Overview

In total, 68 questions were submitted by participants for moderation through the Q&A function in Zoom. Of these, 34 were asked to the panellists, 10 approved but due to time restrictions not asked and 24 were not asked and the reasoning noted below. The reasoning mainly being similar questions were already submitted or the question was not relevant to the approvals process and the intent of the forum.

Overall, there were seven key topics of interest and/or concern identified within the questions submitted:

- Traffic, vehicle movement and access
- Environmental – fauna and flora
- Community amenities
- Proposed development
- Accessibility to other essential services
- Community consultation process
- Security and privacy

These topics are detailed below.

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.

Increased traffic on Dean Road

Participants noted that the proposed development uses Dean Road as the main neighbourhood connector road for the area, with concern noted for the high traffic volume as well as a safety risk if a 50km speed limit is applied. Six questions were submitted on this particular subject, with comments stating 650 traffic movements on the road per day. Some of the questions also asked what traffic calming measures will be provided by the City, including speed and noise restrictions.

Accessibility

Concern was raised that the existing estate has limited entry and exit points and the increased traffic will put pressure on existing road networking, particularly emergency service access including fire management.

It was identified that the proposed connector road (Dean Road) passes the end of Riverdale Pass, which is the only

entry and exit point for properties located on Kooralbyn Valley Crescent. These participants noted the impact of increased traffic, with reference to peak travel times.

Environmental – fauna and flora

Removal of trees

Out of the 68 questions submitted, 15 included a reference to tree replacement and/or removal. The prospect of removing 750 mature trees and planting 1,000 seedlings was raised by these participants. The issues identified as a consequence of their removal included the impact on climate change, habitat management, mask the noise of nearby air, rail and road traffic and physical and mental wellbeing.

Lakes

Some participants noted the decline in the condition of the seven lakes on the former Golf Course. One participant asked the panel if the proposed designed would be adjusted to include lakes or ovals to offset any amenity loss.

Fauna - Black Cockatoo & Quenda

The removal of existing habitat, including mature trees was noted to be detrimental to the local black cockatoo population. The participants noted that it will take years for the proposed 1,000 new seedlings to grow to maturity to benefit the species.

One participant questioned the impact the proposed development would have on the local quenda population, noting an existing strip of native bush facing the Fairway that is home to the species.

Community amenities

Recreational facilities

Some participants questioned why the proposed development did not include recreational facilities for community amenity.

Community inclusivity- social housing and aged care

It was asked if social housing and aged care would be included within the proposed development, questioning if the proposal would include Department of Communities affordable housing.

Mental health and wellness

Three participants identified within their question that the proposed development would impact the individual's mental health and wellbeing due to loss of amenity.

Security and privacy

Privacy

Some participants raised concern for the proximity of their existing properties to the proposed new housing, including a reference to new balconies overlooking existing pools. One participant asked if a caveat could be enforced on new blocks to not have balconies overlooking existing amenities, including pools.

Buffer zone

It was noted that the property developers have committed to maintain a minimum of 12 metres clear environmental buffer zone for existing properties adjoining the property owners' land. One participant asked if this buffer zone could be increased to 15m to accommodate the protection of existing mature trees as well as fauna. Another participant questioned if this buffer would be used as a laydown zone during construction works or used as a cycle/pedestrian path. It was suggested that new shared use paths in close proximity to properties could be present as a safety and privacy risk.

Accessibility to other essential services

Water, electricity and internet

The proposed development would increase the number of residents within the neighbourhood, prompting from the participants to raise concerns about the increased demand on services including water, electricity and internet access.

Proposed development

Lot size

It was asked how many houses were planned as part of the development, including how many grouped housing lots, social housing, aged care and any other additional usages. The same participants asked what the minimum block size would be as well as the average block size. Another participant questioned if the developer could change the proposed lot size to smaller areas if the scheme amendment is approved.

Parking

Two participants were interested in the parking considerations for the proposed development, particularly the number of off-street car parking bays available for each property. One participant asked how many visitor car parking bays would be included in the proposed development for the nine group housing lots as well as the overall development.

Community consultation

Amendment submissions process

The Q&A session was opened with an explanation of the submissions process by Carol Catherwood and reiterated within the conclusion of the Forum by the facilitator. One participant asked will City of Cockburn Elected Members evaluate recommendations as part of the scheme amendment process.

Developer's community consultation process

The community consultation process, including opportunity to provide feedback to the developers was queried by a participant. The participant questioned how many community members provided feedback and how many were against the development. One participant noted that the applicant was aware of the community's opposition to the proposed development and questioned if there

Appendix

Appendix 1.0

NOT ASKED - 24		
REF	Question	Reason not asked
1	Hi, what are the estimated profits the developer is expecting to make?	Question not relevant to the approvals process and the intent of the forum. Question relevant to EastCourt Property Group not the City of Cockburn.
2	<p>Should the proposal be approved can the CoC on behalf of its Ratepayers ensure, given that this request has previously been made by the vast majority (if not all) of the current Homeowners in the Estate, that the following condition forms part of the approval. The condition is considered usual and not onerous where construction activities are conducted immediately adjacent to existing housing. Indeed the condition is in place for the protection of both the Applicant and the Homeowner.</p> <p>Prior to the commencement of any construction related activity a dilapidation survey will be conducted of every house that is within 500m of such work. All surveys will be at the expense of the Applicant. Should the Applicant delegate/novate the survey responsibility and/or those cost(s) to its Contractor(s) the Applicant must ensure that appropriate contractual condition(s) are in place to do so whilst at the same time acknowledging that the Applicant remains liable at all times for the fulfilment of the requirement.</p>	Question not relevant to the approvals process and the intent of the forum. Question relevant to EastCourt Property Group not the City of Cockburn.
3	How many registrations were received for tonight's forum and how many of those have logged on?	The requested numbers are included in this report. Question not relevant to the approvals process and the intent of the forum.
4	<p>1. The current residence were attracted to the glen Iris estate golf course for but not limited to the 7 lakes.</p> <p>Why has the applicant not incorporated any lakes in their proposal when they could easily be made into a design feature?</p> <p>2. Is the lake on the south and the north feed by aquifers?</p> <p>3. why is daniel arndt city of Cockburn not included in the coc panel?</p>	Similar question responded to – REF 21 . Third question not relevant to the approvals process and the intent of the forum.
5	Has the video frozen? I can still hear audio. Your videos are really struggling.	A recording of the webinar will be made available on the City of Cockburn webpage. Question not relevant to the approvals process and the intent of the forum.
6	Whilst I am against this development, Why have Eastcourt not planned to put in a swimming pool, gymnasium, health club, recreational activities like tennis courts etc, to help offset the loss of multiple amenities?	Question not relevant to the approvals process and the intent of the forum. Similar question responded to – REF 27 .
7	Well Done JRRA the only present making sense to me an my family who purchased in a Golf Course Estate so many years ago. The other presentations are not what I have worked so many years for!	Question not relevant to the approvals process and the intent of the forum.

8	How much value is placed on community consultation?	Question answered by Carol Catherwood at the beginning of the Q&A in regard to the approvals process and submissions.
9	I live in my property located in Turnbury Park Drive. According to the proposed development plans of the former Golf Course, the developer is proposing to close the Turnbury park drive exit to Berrigan drive (this road does not share boundary with the golf course). The potential closure of this exit will affect all the properties on Turnbury Park Dr as well adjacent roads. So, how can the applicant propose to affect areas/roads which are not managed/owned by them.	Similar question responded to – REF 14, 15 & 35.
10	As the community is strongly against the development will the council support the community at all in rejecting the development?	Question answered by Carol Catherwood at the beginning of the Q&A in regard to the approvals process and submissions. Similar question responded to – REF 8.
11	The proposal does not add an access point to Berrigan Drive because it plans to close the Turnbury Park Drive access point. Where is this 'new' third entry/exit point?	Similar question responded to – REF 14.
12	A presenter spoke about a new "additional" entry point with lights in response to a question about safety stating that this was an additional entry/exit. How can this be an additional entry/exit when the proposal is closing the Turnbury Park Drive entry/exit?	Similar question responded to – REF 14.
13	I AM AGAINST THE DEVELOPMENT and would like to point out there is no additional planned access to the estate with planned closing of an existing entry point. The controlled traffic lights will make Berrigan Road a traffic disaster to travel along with another set of lights so close at Dean Rd and the freeway. Does the developer agree it will ruin the community?	Similar question responded to – REF 5, 14 15 & 18.
14	Second question: Can the applicant (developer) use the existing parks and recreation infrastructure/facilities as part of their marketing campaign when they have not spent any money on developing and maintaining them?	Question not relevant to the approvals process and the intent of the forum.
15	Whilst I am against this development, how will all new traffic be diverted from using Dean Road.	Similar question responded to – REF 5, 14 & 35.
16	Does the council have any plans in supporting families with school age children as there are no plans for a local school in Jandakot?	Question not relevant to the approvals process and the intent of the forum.
17	WE ARE AGAINST THE DEVELOPMENT however was wondering if the developer would build a golf course at the GLEN IRIS GOLF COURSE?	Question not relevant to the approvals process and the intent of the forum. Question relevant to EastCourt Property Group not the City of Cockburn. Similar question responded to– REF 2.
18	Prior to and on occasions since the amendment on 9/12/21 requiring this Forum the city officers committed to a community consultation process (inclusive of Elected Members being present) once the SAA was lodged. Please provide the time, structure and format of that process as that will enable direct Q&A discussions to enhance the concept plan and get a better outcome which was an express desire of a number of Elected Members when considering the initial	Question answered by Carol Catherwood at the beginning of the Q&A in regard to the approvals process and submissions. Similar question responded to– REF 8.

	<p>recommendation by the City. Bearing in mind that, as stated at the opening tonight, this Forum is taking place just to satisfy the added condition for a Forum to be conducted.</p>	
19	Do submissions made by the community receive serious consideration and how much weight do they actually carry when the report is being prepared for councillors' consideration?	Question answered by Carol Catherwood at the beginning of the Q&A in regard to the approvals process and submissions. Similar question responded to– REF 7 & 8.
20	Surely the sentiment of the community which is totally against this proposal should be considered?	Question answered by Carol Catherwood at the beginning of the Q&A in regard to the approvals process and submissions. Similar question responded to– REF 8.
21	The developer is proposing a major road to the rear of our property (we have one at the front too!) what are the developers' proposals for increasing security measures and mitigating loss of privacy (ie onlookers looking into our pool and at our teenage daughters).	Similar question responded to– REF 29.
22	Sadly by the time the 1,000 new trees grow to maturity to be of any benefit to the endangered federally black cockatoos, the cockatoos will be extinct.	Question not relevant to the approvals process and the intent of the forum. Similar question responded to – REF 41.
23	thanks	Question not relevant to the approvals process and the intent of the forum.
24	We are being asked to make submissions on an Indicative Structure Plan, yet I keep hearing that certain decisions to do with the Structure Plan will be finalised at a later date. Isn't this a bit like "sign here and we'll fill in the blanks later"? Surely we should be making submissions on a final Structure Plan?	Similar question responded to– REF 7.

Appendix 2.0

ASKED	
REF	Question
1	<p>Should the proposal be approved there is very real potential for the substantial if not complete loss of amenity for current homeowners in the effected Estate (i.e loss of a golf course, driving range, restaurant, community function centre, bar and mature environment amenity etc) and the Applicant has been made acutely aware of the extent of the Community's opposition/outrage to this potential loss of amenity.</p> <p>Why has the Applicant not offered a form of win-win outcome specifically to the Community, which is of significant value to both the current and future Community, by ensuring as a bare minimum that the existing fully functional, structurally sound, renovated (immediately prior to the land sale) and demonstrably self-financial (with a proven past turnover of approx \$2-2.5m pa) clubhouse, restaurant, community function centre and bar remain especially in light of the fact that it could easily be incorporated into the proposed layout/design.</p>
2	Does the developer have back up plans for the land if the development isn't approved and what are those plans?
3	In the same way that current GI estate homeowners have restrictive covenants in place, will at a minimum the new houses have equal conditions of the same standard governing the new properties?
4	<p>1. Of the nine proposed group housing lots, how many off street car parking bays will each individual house within each lot be allocated?</p> <p>2. How much off street car parking is being provided for visitors to both the proposed nine group housing lots and more generally throughout the development?</p> <p>3. To ensure consistency and retain aesthetics will the current style of rear fencing for all proposed houses adjoining the current golf course land be applied to all new blocks?</p>

	<p>4. The Applicant has committed to maintaining a minimum, clear environmental buffer zone for all existing homes that adjoin their land. Can this be slightly increased to 15metres? This slight change would accommodate a number of existing mature trees and fauna (that currently are borderline at the 12 metres) whilst having a minimal effect on the current proposed plan in terms of proposed housing.</p>
5	<p>Whilst I am against this development , I am concerned for my safety with the estate only having limited entry and exit points if a fire starts. Why with increased traffic movements are there so few entry/ exits points planned?</p>
6	<p>Whilst I am against this development, The most senior executive within the City of Cockburn, on the 2/9/2020 in writing to Hon Swinbourn MLC (Chair Standing Committee on Environment and Public Affairs) stated that "An application to rezone and redevelop the subject land would need to comprehensively address issues such as the impact on neighbourhood character, amongst other things. They would also be expected to provide extensive justification including but not limited to demonstrating why a golf course is no longer viable." Please confirm the actual pages contained within the SAA setting out the extensive justification including but not limited to a golf course not being viable, and where it is substantiated by factual evidence other than personalised unsupported statements.</p>
7	<p>I am very much against the infill of the Glen Iris Golf Course and loss of amenity/ character of the estate. In Nov'20 I had communication with the Member of Jandakot's office (Mr Mubarakai MLA), the response stated "Everyone in this country is entitled to due process...You have a right to have your voice heard when formal public consultation occurs, and we will be on the backs of the developers and the City of Cockburn to ensure that your voices have been heard on this issue, compromise has been sought and – if it seems likely to go ahead – the final plan is of net benefit to the community." My question to you is how is the current indicative Concept Plan of 'net benefit' to the community? How is it fair we do not get to ask questions of Elected Members/ Eastcourt at this Community Forum? Is there a 'plan b' structure plan that represents 'a net benefit to the community' that will be presented to us post this Community Forum?</p>
8	<p>In Sept'21 I had communication with the same Member of Jandakot's office, the response mentioned that they were passing on community concerns to the Minister (of Planning). It also stated "We want to ensure that the community's voice is heard, and that the processes in place are followed correctly. This includes things like presenting a plan that is compatible with the setting of the development, addresses its impact on social matters, provides amenity, manages its cultural and environmental impact, and takes into consideration community comments." My question is will CoC Elected Members comprehensively evaluate each of these important points in their recommendation re this Complex Scheme Amendment? On what pages of the SAA did Officers comprehensively consider these individual factors?</p>
9	<p>In accordance with the Applicant's sustainability commitments will the City ensure any infrastructure required to support the proposed infill of the golf course will be contained within the Applicant's own 54.9ha land holding, i.e., not on existing parkland, nor near existing homes that currently adjoin the Glen Iris Golf Course? City of Cockburn often talks about sustainability, will there be an onus placed on building companies providing houses within the estate that will only be a 6-star rating?</p>
10	<p>Why is there not a large recreational oval committed to at the Property Owner's cost? The current application demonstrates 550-600 house sites, will CoC mandate that this cannot be exceeded currently or in the future? If not, why not?</p>
11	<p>Given that we are only considering an 'indicative concept plan' at this stage how many houses are planned re the group housing lots? How many aged care? How many social housing? Within group housing are there any other different usages planned? What is the average size of the grouped housing lots? What is the minimum size of the group housing lots? Why are all the group housing lots located right near the bus route that runs through the planned estate? Of the nine group housing lots, how many car bays on average will each house be provided?</p>
12	<p>Eastcourt have said the community have really helped in the design of the development. How many in the community assisted and actually gave feedback? How many of those people were against the development in that group?</p>
13	<p>Whilst I am against this development, why is Eastcourt culling 750 trees mature trees? How will this help climate change, the heat island impact, wildlife and birdlife?</p>

14	Very concerned about the closure of the Turnbury Park Drive entry/exit. Why can the proposed development do this when it is an existing road and would have been during the due diligence process?
15	Whilst I am against this development , The neighbourhood connector road along the rear of Dean Road appears to be an access road that will have a high volume of traffic, ie c650 traffic movements per day. What traffic calming measures will be provided,
16	The maze of open areas seems to provide security risks - will the developer manage these?
17	Can the figure of 750 mature trees be expanded on please.
18	Whilst I am against this development , The neighbourhood connector road along the rear of Dean Road appears to be an access road that will have a high volume of traffic, ie c650 traffic movements per day. What traffic calming measures will be provided,
19	Whilst I am against this development , Considering the neighbourhood connector is a road with the Dean Road houses sandwiched between, what speed restrictions will be put in place; and how will noise restrictions and the visual impact be handled?
20	How are existing residents of Kooralbyn Valley Crescent supposed to cope with the huge increase of traffic along the new connector main road leading from the new traffic lights on Berrigan Drive right through the estate? This connector road goes past the end of Riversdale pass which is our only road out, it's going to make life very difficult especially at peak traffic times.
21	Is any consideration being given to the effect this development is having on the mental health of existing residence? The beautiful green golf course and lakes have already been destroyed which has affected me and my family very much, I find it very depressing to look at the destruction of the beautiful views we had that are now all gone, there's no other large green area in Jandakot, the tiny parks and buffer shown on the concept plans are no compensation at all for what's been stolen from us.
22	Why is the prospect of destroying 750 beautiful tall mature trees even being considered by Cockburn Council, we need these trees so badly for many reasons, temperature control, reducing energy cost, preventing air pollution, noise control - so badly needed with a freeway, train line and airport in the close vicinity of Glen Iris, wild life environment, peoples mental health, physical well being and so much more. Newly planted small trees are not going to be of the same advantage at all.
23	Will City of Cockburn allow trees located on council land (not Eastcourt private property) to be removed/destroyed as part of this development? E.g. those mature trees along Harcourt Parade and the golf course.
24	Is there a requirement for the planned proposal to have Department of Communities affordable housing included?
25	What sort of trees, what is the definition of maturity? Can any of them be saved - a value attributed to them?
26	There is a discussion in the report about the council considering an east west link to Lakes Way? Is the council able to provide more detail of location and timing of this potential connection?
27	Whilst I am against this development, there are no lakes or ovals to offset the loss from the current zoning and amenity. Will the design be adjusted to accommodate this.
28	I live on The Fairway on the south side of Berrigan Drive and on the proposed structure plan there is 7 blocks of land proposed where there is a current strip of native bush that is the home of native Quenda. I have video of Quends coming and going. Is there any way the 7 lots facing The Fairway can be moved elsewhere to save the mature trees and endangered Quenda?
29	We back on to the golf course and have a pool out the back. There are proposed a range of townhouses (300m 2 blocks) at the back. To retain privacy can the city or developer place a caveat on new blocks to not have balconies overlooking our pool?

30	We regularly have issues with water and electricity. What will be done to ensure that the proposed additional houses not exacerbate this further? Have the utility suppliers been asked for their input?
31	Again, we are against the development, but if the scheme amendment is approved, is there a clause that prevents the developer from changing their proposed planning to smaller and more dense housing lots?
32	Again we are against the development, but following on from Cathy Treloar's comment, internet is also an issue within this area. will the internet be improved in this area if there is more demand?
33	In your letter dated 18 May 2022 CP committed to providing a Final Report within 2 weeks of the Forum - the Report to outline the process of planning the Forum, the implementation and key issues raised at the Forum. Will this be done within the 2 weeks and the report be available on the CoC website for access/review by the Community?
34	Eastcourt has committed to a minimum 12m buffer zone for those properties which abut the golf course. Can City of Cockburn confirm that the buffer will be a completely cleared zone and not be used as a "laydown" area during construction and afterwards for a cycle/pedestrian path creating very real privacy and security concerns plus the effect on one's mental health and wellbeing with continued activity in such close proximity, including residents' dogs barking at the dogs being walked, and vice versa.
APPROVED BUT NOT ASKED DUE TO TIME RESTRICTIONS	
35	what are the consideration into how traffic management will be managed by new homes being built for ~600 homes in addition to the 7000 car movement assessment?
36	Very concerned about the noise being created from the influx of new properties eg air conditioners. How will the City control these issues and other noise complaints?
37	Whilst I'm against this development, the majority of the current residents bought in the golf course estate because it was quiet estate with minimal traffic flow, now with the proposed addition of up to 7000 cars per days on these roads, how does the City of Cockburn expect the residents to accept the increased volume of traffic?
38	In response to the officers comments on my question, are the Council stating that the neighbourhood connector road along the rear of Dean Road will be 50km speed limit? The road at the front of our property is also 50km. So is it acceptable and safe for two roads to be 50km each at the front and rear of our property?
39	Whilst I am against this proposal is there any consideration to open the Imlah Court/ The Lakes Boulevard closure?
40	Follow up question to answer provided to my first question: Considering the response given to the question about Turnbull Park Drive Closure. Who will compensate me for the loss of value of my property by losing the direct access to Berrigan Drive?
41	How can 1000 young saplings trees possibly be considered a replacement for 750+mature golf course trees many of which are hundreds of years old and established habitat for the federally protected black cockatoos and other wildlife?
42	What is the position if 773 homeowners have the same issue - ie traffic. Does that mean that this will be recorded as "noted" given that the issue is the same, notwithstanding that this is a very real concern for residents?
43	Now that we have the increased traffic from Jandakot Rd and the Treeby estate already pouring down Berrigan Drive why would a development be considered that will create a bottleneck getting out of the estate and onto the freeway?
44	Infill targets: If the Government residential infill target is already planned to be exceeded – why build another circa 600 houses? Why is the increase beyond the infill target necessary? How many stages of development are planned and what is the timeline of the destruction of our Glen Iris Golf Course amenity?

