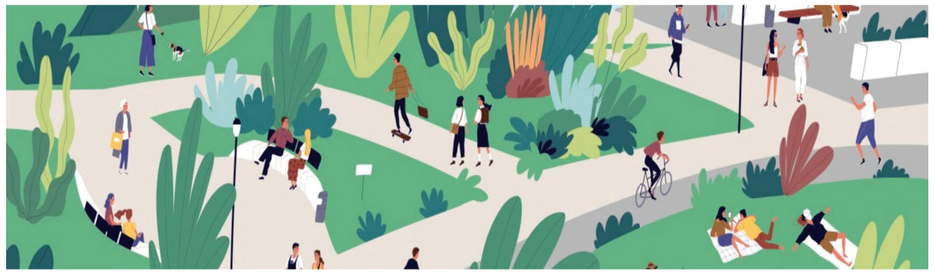
GLEN IRIS ESTATE

APPENDIX 1
COMMUNITY ENGAGEMENT REPORT

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Glen Iris Estate

Community Engagement Summary



Prepared by: Louise Richardson & Associates

May 2021

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1. INTRODUCTION

In April 2020, Eastcourt purchased 54ha of land within Glen Iris with the intent to submit a proposal to the City of Cockburn for the site to be rezoned to enable residential development.

The land was formerly the site of the Glen Iris Golf Course (originally known as the Lakes Hotel and Golf Links) which was created in the early 1960s.

It is located in the heart of the Glen Iris Golf Course Estate – a boutique development of some 750 homes created in the 1990s.

Approximately 250 properties within Glen Iris back on to the site of the former golf course.

The proposal to redevelop this land holding as a residential community would be a significant change for existing residents, particularly for those whose properties overlook the former golf course.

From the outset, Eastcourt was committed to proactive, ongoing communication with the Glen Iris community.

As the new landowner they wanted to understand the concerns and aspirations of residents in relation to the proposed development, and to ensure that those were addressed as far as possible in the design and planning of the new community.

In April 2020 the Glen Iris Estate Project Team (the Project Team) – led by Acumen Development Solutions - commenced a proactive, voluntary 12-month program of engagement with local residents.

This has culminated in a high level concept plan that seeks to address the five key priority areas identified by the community.

2. GOAL, OBJECTIVES and STRATEGIES

2.1 GOAL

To implement a comprehensive community engagement program which provides multiple opportunities for stakeholders to participate in the planning of the proposed Glen Iris Estate.

2.2 OBJECTIVES

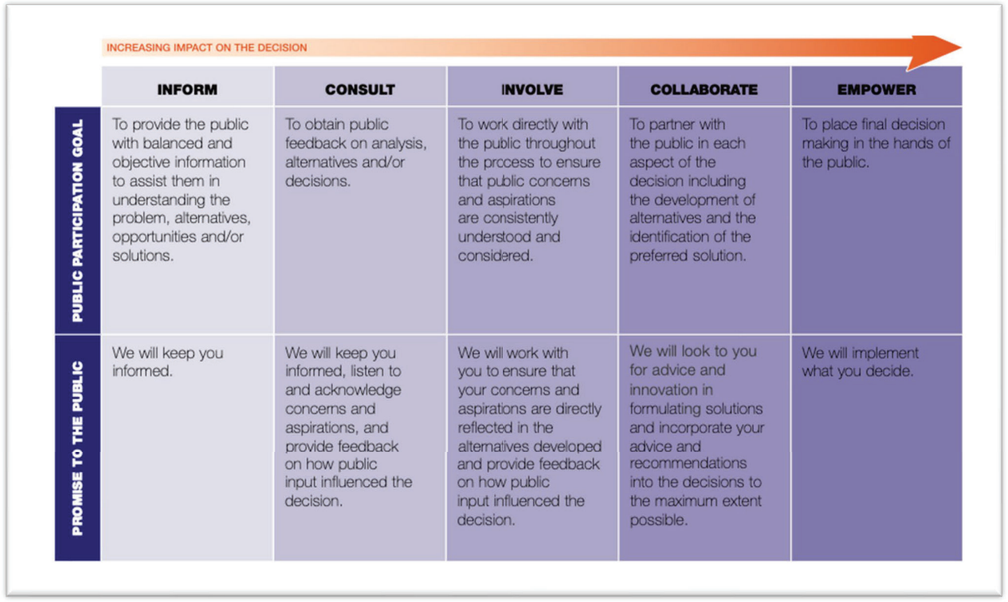
- Achieve a high level of understanding of the proposed Glen Iris Estate concept among all key stakeholders.
- Ensure Glen Iris residents are engaged in the planning of a new residential community at the site of the former Glen Iris Golf Course.
- Achieve a high level of stakeholder satisfaction for the community engagement approach for the Glen Iris Estate Project.

2.3 STRATEGIES

- Appoint an experienced community and stakeholder engagement specialist to the Project Team.
- Align the community engagement approach to the City of Cockburn's Community Engagement Policy which is based on the core values of the International Association for Public Participation (IAP2) Australasia - the peak body for the community and stakeholder engagement sector.
- Optimise opportunities for beneficial stakeholder collaboration, support, endorsement, and involvement through a consultation program built on the best practice IAP2 Public Participation Spectrum.
- Ensure the community engagement program reflects the City of Cockburn's commitment to provide equity in opportunities for people with diverse range of needs and views to participate fully in engagement activities.
- Proactively and consistently provide transparent project information and responses to stakeholder questions and queries.

3. IAP2 FRAMEWORK

Using the IAP2 Public Participation Spectrum as a framework, the Glen Iris Estate community engagement strategy was designed to **Inform**, **Consult** and **Involve** the local community in the development of a high level concept plan.



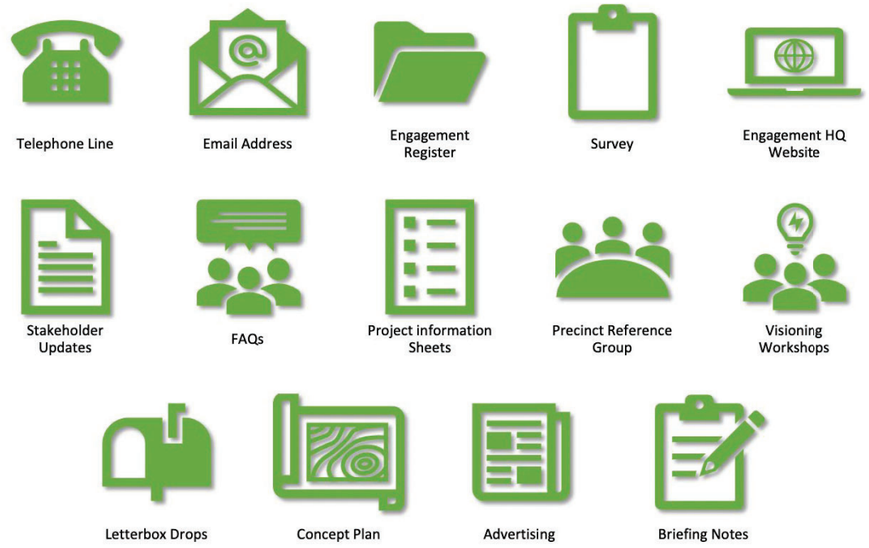
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the prccess to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

The program was staged to alternate between engagement and feedback - gathering information, ideas and opinions, and then reflecting back to the community how what they shared could be incorporated into the planning of the proposed development.



A key priority was to assist the community in understanding the planning process, and the broad range of studies, investigations and analysis that contribute to the development of a concept design – the 'Inform' level of participation.

4. COMMUNITY ENGAGEMENT TOOLS



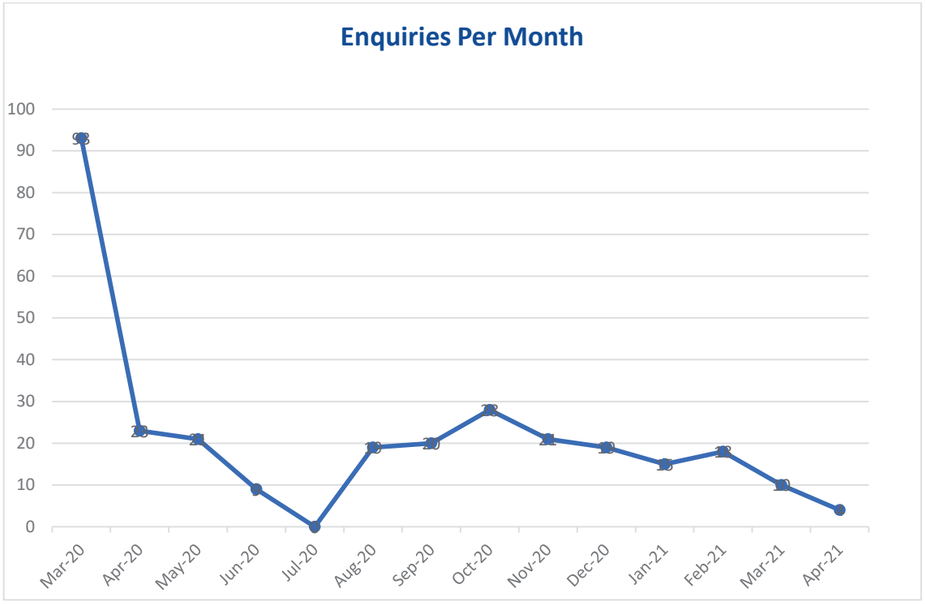
Louise Richardson & Associates worked with a specialist communication advisor and consultants from various planning and development disciplines to deploy a range of community engagement tools.

These were designed to ensure optimum accessibility and two-way communication.

4.1 Project Information Telephone Line and Email Address

A dedicated project information telephone line was established, together with a project email address, both of which linked directly to Community Engagement Manager, Louise Richardson.

Between March 2020 and April 2021 the Project Team received a total of 290 enquiries from 220 individuals – 63 via telephone and 227 via email.

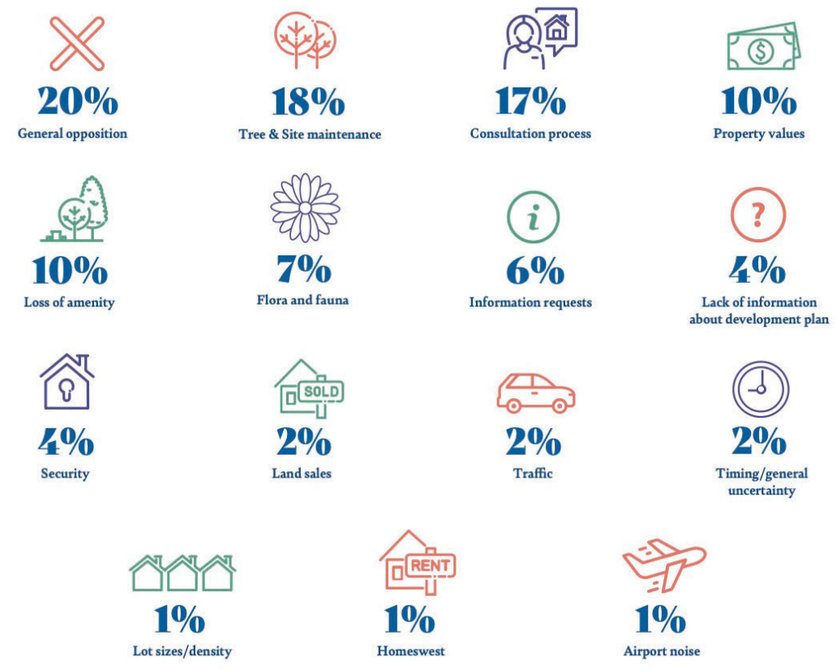




4.2 Engagement Register

All contact to the project information telephone line and email address, as well as letters sent directly to Eastcourt and Acumen Development Solutions was logged in a comprehensive Engagement Register.

The register was analysed weekly to provide insights into key topics of community discussion and concern and Project Team responses to requests for assistance (e.g. trimming of trees).



See accompanying document titled Glen Iris Estate Engagement Register.

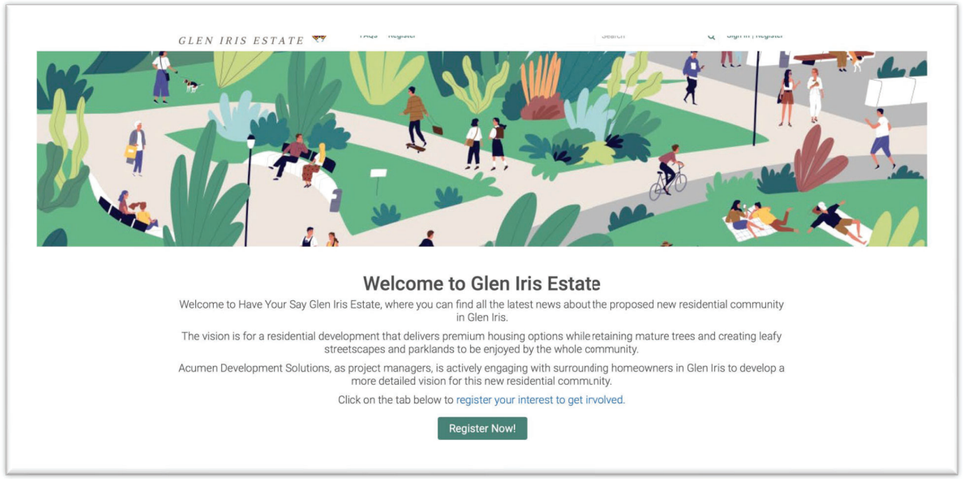
4.3 Online Platform

In line with the Project Team's commitment to best practice, Engagement HQ was adopted as a fundamental engagement tool.

Engagement HQ is an interactive platform designed around the concept of building stronger communities through meaningful engagement and is the choice of leading local government authorities across Australia.

This allowed the development of HaveYourSayGlenIrisEstate.com.au as a central source of project information and communication.

Community members were encouraged to subscribe to the website to receive updates as the project progressed.



4.4 Letters and Project Newsletter

Early in the program and following community feedback about how they would prefer to receive information, letters and newsletters were hand delivered into residents' letterboxes as hard copies, ensuring maximum accessibility.

- 9th March 2020 Community Notice (announcing closure of Glen Iris Golf Course).
- 6th April 2020 Letter announcing land purchase settlement.
- 27th May 2020 Letter announcing residents' survey.
- 28th April 2021 Letter announcing release of concept plan.



See Appendix 1.0 for copies of covering letters sent to residents.

See Appendix 2.0 for digital copies of the Glen Iris Estate Community Newsletter.

4.5 Resident Survey (May - June 2020)

Leading Market Research company, Metrix Consulting, was commissioned to develop and implement a detailed survey of existing Glen Iris residents.

The survey was hand delivered to 750 homes within Glen Iris, and could also be completed online at HaveYourSayGlenIrisEstate.com.au.

See Appendix 3.0 for copy of Glen Iris Community Engagement Survey.

4.6 Advertising

To facilitate maximum awareness of pivotal engagement milestones, paid advertisements were placed in the *Cockburn Gazette* and *Fremantle Gazette*.

Advertisement One: 3rd September 2020 (*Cockburn Gazette* distribution 22,323 and *Fremantle Gazette* distribution 12,896)

Advertisement Two: 29th April 2021 (*Cockburn Gazette* distribution 22,323)

INSERT FIRST GIE ADVERTISEMENT HERE



See Appendix 4.0 for full newspaper page with advertisements.

4.7 Electronic Updates

People could register at HaveYourSayGlenIrisEstate.com.au to receive electronic updates from the Project Team.

These updates provide information and feedback on engagement process milestones and onsite activity (e.g. ATCO gas works).



4.8 Briefing Notes and Stakeholder Updates

Briefing notes and stakeholder updates were prepared for the City of Cockburn, the Member for Jandakot (Yaz Mubarakai) and State Parliamentary MLCs for the South Metropolitan Region.

These were designed to ensure government stakeholders remained up to date on all aspects of the project planning and community engagement, and to assist with responding to queries received from members of the public.

See Appendix 5.0 for City of Cockburn Briefing Note.

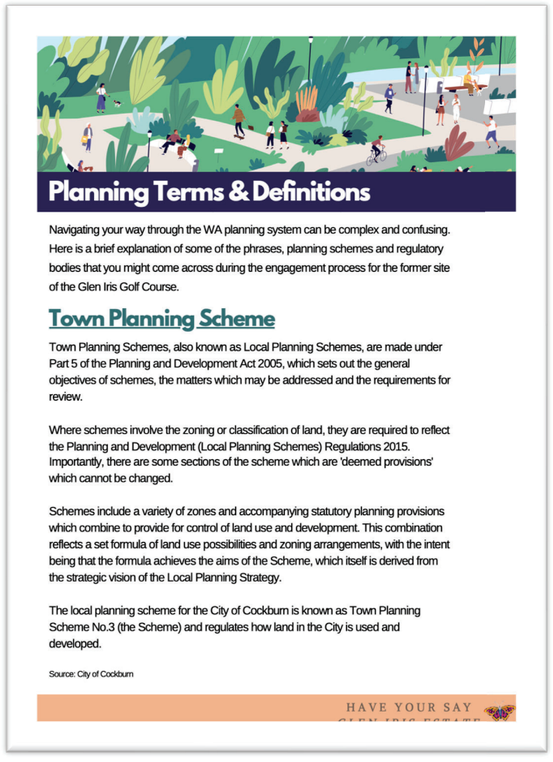
See Appendix 5.1 for Stakeholder Updates.

4.9 Project Information Sheets

Project Information Sheets were created to provide comprehensive responses to frequently asked questions and requests for further details about topics of significant interest. These were:

- Planning and Design
- Fauna and Flora
- Site Maintenance and Security
- Asbestos Management
- Dilapidation Reports
- Wildlife and Lakes
- Consultation and Planning
- Planning Terms and Definitions

Copies of Project Information Sheets were provided to the City of Cockburn to assist its Technical Officers respond to correspondence and questions from residents and ratepayers.



Planning Terms & Definitions

Navigating your way through the WA planning system can be complex and confusing. Here is a brief explanation of some of the phrases, planning schemes and regulatory bodies that you might come across during the engagement process for the former site of the Glen Iris Golf Course.

Town Planning Scheme

Town Planning Schemes, also known as Local Planning Schemes, are made under Part 5 of the Planning and Development Act 2005, which sets out the general objectives of schemes, the matters which may be addressed and the requirements for review.

Where schemes involve the zoning or classification of land, they are required to reflect the Planning and Development (Local Planning Schemes) Regulations 2015. Importantly, there are some sections of the scheme which are 'deemed provisions' which cannot be changed.

Schemes include a variety of zones and accompanying statutory planning provisions which combine to provide for control of land use and development. This combination reflects a set formula of land use possibilities and zoning arrangements, with the intent being that the formula achieves the aims of the Scheme, which itself is derived from the strategic vision of the Local Planning Strategy.

The local planning scheme for the City of Cockburn is known as Town Planning Scheme No.3 (the Scheme) and regulates how land in the City is used and developed.

Source: City of Cockburn

HAVE YOUR SAY

See Appendix 6.0 for all Project Information Sheets.

4.10 Frequently Asked Questions

Monitoring and analysis of the Engagement Register and queries submitted to the City of Cockburn enabled the Project Team to generate a list of Frequently Asked Questions (FAQs) and responses.

The FAQs were made available on HaveYourSayGlenIrisEstate.com.au and updated regularly in response to community requirements.



- Will site maintenance be undertaken during the consultation and planning phase?
- What about birds and other wildlife at the site?
- What about security at the site?
- Will there be further opportunities for the community to share their ideas and thoughts about the proposed residential development?
- Who has bought the Glen Iris Golf Course site?
- What is planned for the site?
- How can a public golf course be closed?
- How can public open space be taken away from the community?
- How can land zoned for a golf course be developed as residential?
- I took the time to complete a survey and provide feedback to the project team. Will the project team share the survey findings with the community?
- Why would you purchase the land without having pre-approval to develop a residential estate?
- What happens to people who bought a home with 'golf course views'?
- Who is running the Glen Iris Estate project?
- How will you consult with the community?
- How can I get updates of the project?
- How do I speak to someone from the project team?

See Appendix 7.0 for all FAQs.

4.11 Precinct Reference Group

In August 2020 the Project Team invited residents to nominate for Precinct Reference Groups (PRG) with the aim of further engaging Glen Iris community members in discussion about the future development of the site.

Three Precinct Reference Groups covering the North, Central and Southern areas of the site were proposed to allow the Project Team to identify and resolve both big picture issues and location-specific concerns.

This approach was in line with the Project Team's commitment to canvassing a broad range of views and demographics.

Despite promoting the opportunity to participate in the August 2020 Community Newsletter, and advertising in the Fremantle and Cockburn Gazettes, only 26 nominations were received.

Please Note: the number of participants increased to 32 residents as the PRG process progressed.

While the Project Team understood there were members of the Glen Iris community who did not want the site developed, the PRG Terms of Reference focussed discussion on the future of the land, not its former use as a golf course.

A Code of Conduct was also developed and agreed to by all PRG members.

See Appendix 8.0 for Precinct Reference Group Terms of Reference and Code of Conduct.

5. VISIONING WORKSHOPS

The PRG met four times in September, October, and November 2020 and in April 2021 with workshop independently facilitated by Metrix Consulting.

Expert consultants working on planning, traffic, engineering, landscaping, and the environment 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 discuss their thoughts on the most suitable ways to address those concerns as part of any future development outcomes.

5.1 Visioning Workshop No 1

Workshop No 1 (Sept 2020) identified five key areas for the community:

- Traffic and Access – traffic volumes, connectivity, entries, public transport, and walking/cycling/vehicles
- Future Housing – density, lot sizes, housing quality and guidelines, and property values
- Open Space and Environment – mature trees and habitat, walking and cycle paths, parks (dog areas, playgrounds, active play), and BBQs and social spaces
- Interface – buffers, privacy, greenbelts, retained vegetation, and fencing
- Local Amenities – shops, café and a small bar, social precincts, community meeting places, design quality.

5.2 Visioning Workshop No 2

Workshop No 2 (Oct 2020) provided the opportunity for the PRG to further define the key issues and explore potential solutions from the community's perspective. These included thoughts on:

- resolving current traffic issues entering Berrigan Drive,
- pedestrian and cycle connections
- open space buffers and greenbelts between existing and new homes
- retaining the existing streetscapes and mature trees that define Glen Iris
- consideration for retaining the artificial lakes
- providing smaller local open spaces with nature play areas
- walking and cycling trails connecting open spaces
- provision of a community hub for residents – potentially using existing the clubhouse premises

5.3 Visioning Workshop No 3

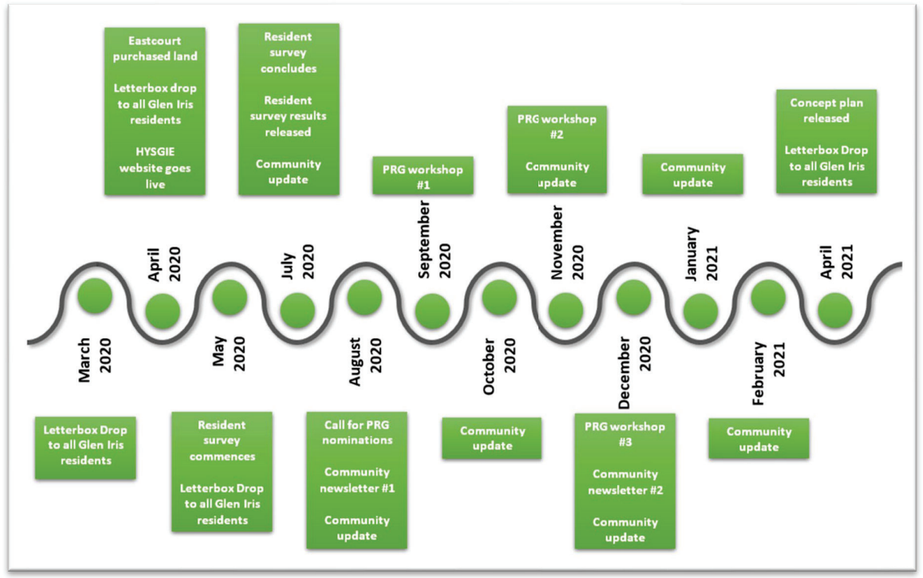
At Workshop No 3 (Nov 2020), participants were given the opportunity to start to draw aspects of the concept development plan with the specialist consultants.

Participants worked in precinct groups to focus on the land's northern, central, and southern areas. These concepts illustrate some of the spatial outcomes considered important by the community.

Summaries of each PRG session were made available to the entire community on HaveYourSayGlenIrisEstate.com.au as part of the Project Team's commitment to a transparent community engagement process.

See Appendix 9.0 for all Visioning Workshop summaries.

6. COMMUNITY ENGAGEMENT PROGRAM



6.1 Phase One: Collection

Phase One was designed to identify the community's key issues and areas of concern.

It was an opportunity for the community to voice its disappointment that the golf course had been closed and the site sold for redevelopment, and to articulate what they value most about where they live.

A Community Notice was hand delivered to all properties within Glen Iris in March 2020, introducing Eastcourt as the new owners of the former golf course site.

Refer to Appendix 3.0 for Glen Iris Community Engagement Survey.

6.2 Phase Two: Feedback

Metrix Consulting prepared a summary of the key findings of the community survey, and this was shared with residents via:

- HaveYourSayGlenIrisEstate.com.au
- EDM update to HaveYourSayGlenIrisEstate.com.au subscribers
- Community Newsletter #1 (hard copy) distributed to every household in the suburb of Jandakot

See Appendix 10.0 for Survey Feedback Summary.

6.3 Phase Three: Visioning

This round of engagement was aimed at developing a vision for the new community – a look and feel, and a sense of what kind of amenity local people would like to see.

As outlined earlier in this report (refer to section 4.11 of this report), a PRG was established and participated in three visioning workshops.

Visioning workshops were held in September 2020, October 2020 and November 2020 (refer to section 5 of this report).

6.4 Phase Four: Feedback

Following each of the three Visioning Workshops, summaries were provided to all PRG members.

Summaries were also made publicly available for download on HaveYourSayGlenIrisEstate.com.au.

Refer to Appendix 9.0 for PRG Visioning Workshop Summaries.

6.5 Phase Five: Concept

6.5.1 PRG Session – 11th May 2021

Presentation of the Glen Iris Estate concept plan was scheduled for 27th April 2021, however due to the reintroduction of COVID-19 restrictions was postponed to 11th May 2021.

It was held at Cockburn Arc from 6pm to 8pm.

Twenty of the 32 PRG members attended along with Project Team consultants from planning, engineering, traffic, landscape and environmental disciplines.

The concept plan presentation session was facilitated by independent market research firm, Metrix Consulting.

Unlike the Visioning Workshops this was an information session to explain the outcomes of the concept plan and its response to five key priority areas identified by the PRG and the community. These were:

- Interface and buffers
- Traffic
- Housing density and quality
- Environment and open space
- Amenities

Metrix Consulting introduced the session and the format in four sections:

- A recap of the outcomes of PRG Visioning Workshop 3 (November 2020) and an explanation of how the three precincts plans created by the PRG participants were compiled into an overall indicative concept plan.
- Presentation of the concept plan and highlighting responses to the five key priority areas by George Hajigabriel of Rowe Group.
- Outline of next steps for the formal planning applications by George Hajigabriel of Rowe Group.
- Q&A opportunity with all Project Team members facilitated by Metrix Consulting.

The Q&A portion of the session was approximately 45 minutes in duration and covered topics including:

- Traffic
- Interface fencing (privacy and security concerns from some residents)
- State and Local government policy regarding density, the number of new houses and the amount of open space
- Timeframes for approvals and development
- Staging of the eventual project
- Explanations of the planning approvals process.

See Appendix 11.0 for the PowerPoint presentation used to explain the concept plan to PRG members at the meeting held on 11th May 2021.

6.5.2 Community Letterbox Drop – 28th April 2021.

A letter announcing finalisation of a Glen Iris Estate concept plan was hand delivered to all residents of Jandakot on 28th April 2021.

Each letter was accompanied by a copy of the master concept plan.

See Appendix 11.0 for copies of the concept plan which was hand delivered to letterboxes across Jandakot.

Refer to Appendix 2.0 for a copy of the covering letter delivered to residents along with the concept plan.

7. APPENDICES

Appendix 1.0 | Copies of initial community notice sent to residents and covering letters sent to residents

COMMUNITY NOTICE TO GLEN IRIS RESIDENTS

Dear Resident,

Glen Iris Golf Course and Glen Iris Bar & Restaurant
We wanted to let you know that the Glen Iris Golf Course and Glen Iris Bar and Restaurant will close on 31 March 2020, and that Eastcourt Property Group has agreed to purchase the land.

With the number of golfers using the course declining over the past decade, Eastcourt is looking forward to creating a new future for the site and integrating the land with the existing Glen Iris community.

The Team
Eastcourt Property Group is a family-owned company with a proud 40 year history of property investment and land development in Western Australia.

The vision for the Glen Iris land is to create a high quality residential estate that retains mature trees and delivers premium housing options, leafy streetscapes and parklands for the whole community.

Acumen Development Solutions are the appointed Project Managers for this development, and we will work with a range of stakeholders including the City of Cockburn and the Glen Iris community to ensure everyone is informed about all aspects of the project as it evolves.

What are the Future Plans?
We understand you will be keen to know what is planned, but it's too early in the process to have a definite concept in mind at this stage. Consulting with you – the surrounding homeowners and residents - and delivering a project that creates a proud legacy for Jandakot, is our priority.

Initial enquiries about the future of the site can be directed to Community Engagement Manager, Louise Richardson, via louise@glenirisestate.com.au or by phoning (08) 6115 6365 between 9am and 5pm, Monday to Friday.

We look forward to keeping you up to date on the project as we move forward.

Regards
Jarrod Rendell
Project Director

Dear Resident

Register your details - 'Have Your Say Glen Iris Estate'

The purchase of the land formerly operated as the Glen Iris Golf Course has now been finalised. The new owners and the project team are looking forward to engaging with the local community to help shape the vision and outcomes for site.

To do this, we have set up an online engagement and consultation platform www.HaveYourSayGlenIrisEstate.com.au which is the central information and contact point for all engagement and information on the project.

The platform is easy to use and specifically designed for community engagement. It is the same platform the majority of local government authorities use, including the City of Cockburn.

By registering your details on the website you will:

- Be the first to know about opportunities to provide feedback on a wide range of topics for the project;
- Have access to the most up to date information about project planning and timeframes; and
- Ensure your views are heard, documented and considered by the project team.

To register, go to www.haveyoursayglenirisestate.com.au and click on the 'Register for Project Updates' button.

We look forward to hearing your thoughts and ideas as to how we can best fulfil the vision to deliver a high-quality, boutique residential community. Your input will be an important part of the future planning applications that will be prepared and submitted to the Local and State authorities for consideration.

Kind regards

Jarrod Rendell
Project Director

GLEN IRIS ESTATE

27 May 2020

Dear Resident,

Have Your Say Glen Iris Estate - Community Survey

We are pleased to commence consultation for Glen Iris Estate, and we look forward to working with the community through a series of surveys, workshops and discussions over the coming six to nine months.

This process will guide our Project Team in considering all the things that will contribute to creating a vibrant and attractive new residential neighbourhood for Jandakot.

While there is no design concept yet, the Project Team's vision is for a boutique estate with quality homes, public parks, and leafy streets - the kind of community where people feel safe, happy, and connected.

We want this estate to be part of a neighbourhood that genuinely reflects the unique character of Glen Iris. So, we are inviting you to have your say on what elements should be included in the new residential community.

You can do that by participating in our first Have Your Say Glen Iris Estate survey, which is now open. This first survey focuses on helping our team understand who calls Glen Iris home, and the key topics the local community wants to discuss in future surveys and workshops.

You can complete the survey online at www.HaveYourSayGlenIrisEstate.com.au or fill in the questionnaire enclosed with this letter and send it back to us using the stamped envelope provided.

This survey is open until 12 June 2020 and is prepared and managed by leading market research company Metrix Consulting. Your responses, whether submitted electronically or via post, remain entirely confidential.

If you have any queries or would like further details about the survey, please contact Louise@glenirisestate.com.au or call our Community Engagement line on 08 6115 6365

We hope you will contribute your valuable feedback to help Glen Iris Estate a unique and connected place to live.

Yours sincerely

Jarrod Rendell
Project Director
Glen Iris Project Team

GLEN IRIS ESTATE

Dear Resident,

The Glen Iris Estate project team has spent the last year planning a new residential neighbourhood in the heart of Jandakot.

Our vision for the site has always been for a boutique estate created around the hundreds of mature trees that give Glen Iris its distinctive, natural character.

But we also wanted to ensure it delivers the quality homes, parks and green spaces, and lifestyle elements that are important to the existing community.

So, 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.

Today we are pleased to share our concept plan for the proposed Glen Iris Estate, which will form the basis of our planning applications to the City of Cockburn.

Key features of this walkable, liveable, and well-connected community are:

- Retention of mature trees in parks and green buffers
- 25% of the total site as green spaces providing parks, connected walking and cycling paths, green buffers, and swales.
- Landscaping designed to attract local birds and wildlife
- Between 500 and 600 new homes with guidelines for quality design
- Green buffers between existing and future homes
- Road layouts that limit new traffic on the existing roads
- Proposed new 4-way traffic light intersection on Berrigan Drive to resolve existing traffic congestion
- Opportunity for a small supermarket, café/restaurants, and shops on Berrigan Drive

We hope the copy of the plan enclosed with this letter helps you visualise the concept for Glen Iris Estate.

The next step is for the project team to submit the concept plan and a range of technical reports to the City of Cockburn.

This is the start of the process of seeking Council and State Government approval for the proposed development.

This formal process is run by the City of Cockburn. It includes an opportunity for the community to provide written feedback on the proposal for consideration by the relevant regulatory authorities.

You can find more information and download specific plans which focus on the North, South, and Central precincts in more detail by visiting www.HaveYourSayGlenIrisEstate.com.au

If you have any questions, please contact Louise@glenirisestate.com.au or call the Glen Iris Estate Community Engagement line on 08 6115 6365.

Yours sincerely

Jarrod Rendell
Project Director

Community Newsletter – Edition 1 - August 2020

GLEN IRIS ESTATE

Welcome

Welcome to the first Glen Iris Estate Community Newsletter.

In this edition of the newsletter you will find a summary of your responses to our first Community Engagement Survey as well as insights into some of the key aspects of the new residential community we are planning. Because we want to make sure you have the most up-to-date and reliable information, this edition also tackles some of the rumours surrounding our project.

The images you see in this first newsletter are included to give you a sense of the quality and urban character we envisage for Glen Iris Estate. But we hope you will help us build on these initial ideas at our forthcoming community workshops and discussions. You can read more about becoming involved on the back page.

The project team responsible for planning and designing Glen Iris Estate is being led by Acumen Development Solutions and includes highly experienced town planners, landscape architects, engineers, surveyors, traffic experts and environmental consultants.

You can easily get in touch with the project team by emailing Louise@gleniriseestate.com.au or calling our community engagement line on 08 61156305.

Staying up to date

For all the latest news and community information visit the Glen Iris Estate project website at **HaveYourSayGlenIrisEstate.com.au** It's also the place to register for updates and to participate in future online surveys and discussions.



Community Survey





Thank you to everyone who responded to Survey #1

We had responses from around 25 per cent of all Glen Iris households.

While the overall number of respondents was relatively small, each reply was valuable, helping to pinpoint what is important to the Glen Iris community.

According to survey feedback, a sense of community, local flora and fauna and spacious living are among the reasons residents love living at Glen Iris.

While the loss of the golf course and traffic congestion were among the concerns raised about our plans for a new residential estate, the survey also confirmed that attractive streetscapes, mature trees, new parks and high-quality homes are important to local residents.

Just over half of those who replied to Survey #1 have homes adjoining the former golf course and we naturally understand their desire to protect property values and maintain views.

We hope more people living in and around Jandakot will take part in the surveys and workshops we have planned over the coming months.

Please don't be shy. The new Glen Iris Estate is in the heart of Jandakot so it's important we hear from everyone.



773 Glen Iris households were invited to take part in our recent community survey. In total, **196** households (**25.4%** of the community) completed the survey. Of those who completed the survey **57%** live adjoining the golf course.



How Glen Iris compares to other Estates?

82%	Significantly better
9%	Slightly better
1%	About the same
1%	Slightly worse
1%	Significantly worse
7%	Don't know

TOP 4 Reasons Glen Iris is better

23%	Community vibe
13%	Flora and fauna of the area
12%	Safe area
11%	Quality and spacing between houses

TOP 4 Elements missing from Glen Iris

48%	The golf course
7%	Restaurants, cafes and pubs
3%	Child friendly facilities (e.g.playgrounds/parks)
2%	Public transport

Knowledge of future Glen Iris Development

Don't know	No Knowledge			Knowledgable
9%	39%	17%	13%	9%

% of respondents

Current sentiment towards proposed Glen Iris Development

Don't know	Negative			Positive
9%	72%		8%	

% of respondents

TOP 4 What people know

37%	Establishing a residential estate
36%	Don't know any information
10%	The golf course has been sold
8%	No design concept yet

"I would love to see a residential estate where the current golf course is"

"I actually know very little apart from the fact the golf course has been sold"

Reasons for support

Keeping the current community feel, increasing the number of parklands and keep green spaces are the top 3 reasons for supporting the Glen Iris development.

"It would be good for the area with some new parks and new shops just need to keep the community feeling."

TOP 7 reasons for opposition

47%	Opposed to the removal of the golf course
16%	Negatively impact the flora and fauna
9%	Traffic congestion
7%	Potential reduction in block/ house sizes
5%	Interruption of views
5%	Construction noise
5%	Devaluing of property

Importance of future planning aspects | % extremely important

93%	Maintaining vegetation and trees
92%	Reflects the existing attributes of Glen Iris
91%	Treatment of boundaries between existing homes and new development
91%	Designing attractive streetscapes
90%	High quality of new homes design
89%	Traffic planning and access
87%	New parks accessible to all residents
65%	New active recreation facilities
50%	New social facilities

Priority of future planning aspects for consultation | % high priority

91%	Parks and Trees
89%	Traffic and Access
88%	House Density/Lot Sizes
88%	House Design/Quality
85%	Fencing and Interface with Adjoining Homes
84%	Streetscapes
61%	Shops, Social and Community Facilities



Stated areas for consideration by the developer reinforce the importance of flora and fauna, and minimising traffic

38%	29%		18%	16%
Keeping the golf course	Retaining the flora and fauna		Maintaining the ambiance	Providing similar size blocks

Ensuring transparency and open communication with residents about proposed changes 16%

Quality, not quantity



At the new Glen Iris Estate, we will plan the parks, open space and recreational facilities first. The residential lots will then be designed around the green spaces.

It's this commitment to quality development, not quantity, that we believe will be one of the new estate's defining features.

Our vision is for a residential estate that quickly becomes part of the existing Glen Iris community. We are not planning a dense, small-lot housing estate with as many houses as possible.

We want the majority of lots at the new Glen Iris Estate to be in keeping with the surrounding homes. That means a variety of housing options and bigger blocks than you might expect to find in many new estates today.

There are currently about 780 homes in Glen Iris, with a variety of housing styles and sizes, from strata-title villas and townhouses, to large family homes on green title lots.

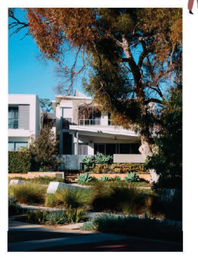
We're yet to determine exactly how many lots will be developed at the new Glen Iris Estate, but we're anticipating it will be around 600 to 800 new homes to the existing Glen Iris community.

This is likely to be especially good news for anyone concerned about these numbers after seeing the misleading plan that was circulated recently. It showed an image of another project layout superimposed onto an image of the Glen Iris land.

This misleading plan is a far cry from our vision for the Glen Iris Estate.









Golf at Glen Iris

While we appreciate there are members of the community disappointed the golf course is no longer operating, the new owners will not re-establish the golf course or operate a golfing business in the future.

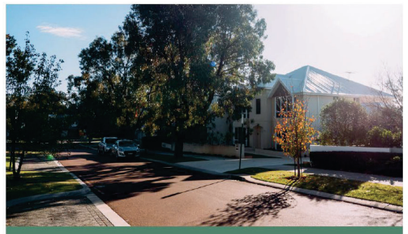
The irrigation system has been dismantled and although we will be maintaining the land with firebreaks, fence repairs, tree-lopping and slashing of weeds and grass as necessary, the course itself will no longer be maintained.

Local residents have enjoyed the green, open aspect of the golf course over the years.

This is supported by our first survey, which revealed that very few respondents wanted to keep the course open because they played golf there, but because of the vista.

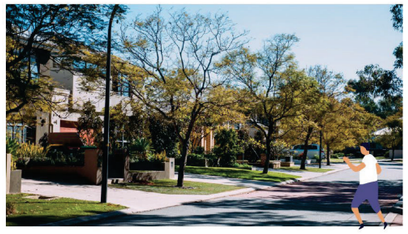
Fast Facts:

- Although the Glen Iris Golf Course was open to the public for golf, the land was privately owned.
- In recent years the previous owners experienced a decline in the number of people playing their course.
- Almost all of the infrastructure including the irrigation and machinery had exceeded its design life making the course unviable as a business.
- The previous owners approached the City of Cockburn to purchase the golf course in 2017. The City declined their invitation to purchase the golf course.
- Eastcourt was offered the opportunity to buy the land at the end of 2019.
- The previous owners closed the golf course and restaurant prior to the land purchase settlement in April 2020.



Leafy streets part of the picture





The word 'streetscape' brings together a number of elements, from the appearance of homes and gardens, to the design of the roads and footpaths.

At Glen Iris Estate, we'll be responding to feedback in Survey #1 by designing wide, leafy streets, perfect for homes with lots of kerb appeal.

We recognise it is important to retain the sense of openness and pride that's already evident in the streets of Glen Iris.

Home design will be controlled by a set of design guidelines to ensure the quality of the new homes being built, while still encouraging plenty of variety and character.

As you'll notice elsewhere in this newsletter, trees will play a big part in the overall design of the estate, its green spaces and its streetscape.

We anticipate there will be at least one street tree per new home in the Glen Iris Estate, plus thousands more in the parks and open space.





Shared spaces to enjoy

The vision for Glen Iris Estate includes spaces that everyone can access and enjoy, from retained trees and playgrounds, to parks, paths and cycleways.

We are looking forward to getting more insights from our future workshops on the type of shared spaces residents feel are important such as active spaces for exercise, BBQ and picnic areas, and areas for community gatherings and events.

Landscaping will play a starring role, and we'll be exploring ideas to turn elements such as seating, bike racks, shade structures and playgrounds into public works of art.

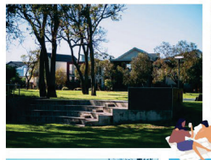
If you added together all the open space we have the potential to include, it could be around five times the size of Optus Stadium – much more than the minimum 10% required in new developments.

There's also an opportunity to look at creating a vibrant neighbourhood hub with a small upmarket grocery outlet, and a café, restaurant or wine bar.







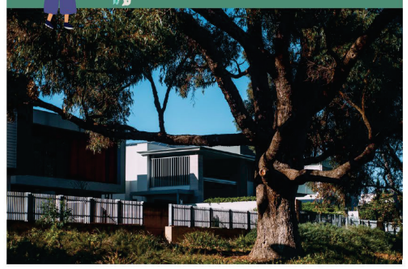




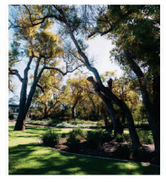




What about the flora & fauna?









Almost half of the people who responded to Survey #1 said local flora and fauna were one of the highlights of living at Glen Iris.

Because managing wildlife and existing vegetation is a big design consideration for our project team, we have landscape architects and environmental consultants on board to help us.

Our plan is to retain as much of the natural vegetation, including as many of the mature trees as possible. Hundreds of new trees will also be added as part of the landscaping concept for the new estate.

Currently, our experts are examining all flora and fauna at the site, including all the well-established trees that attract birds and other wildlife.

Once the team has assessed and recorded everything, they'll have a much better idea of what can be retained and what could be transplanted to a new position within the Glen Iris Estate. This will be done before any development commences on site.

Needless to say, we'll be following all statutory environmental requirements throughout the planning and development processes.







Traffic impact

It's understandable some residents might be worried about an increase in traffic as a result of the proposed new homes to be built at Glen Iris.

Rumours have implied the development will bring thousands of new properties to the area. This isn't going to be the case, which means there will be far fewer extra cars to accommodate than you might have first thought.

A traffic impact assessment will be part of our planning process, helping us achieve optimum traffic flow in and around the new residential area.

Feedback from Survey # 1 indicated safety and connectivity are important to local residents.

Based on this insight, we will give a lot of consideration to walking trails, paths, cycling and road connections, giving residents the ability to walk, cycle or drive through – rather than around – its centre.

Make sure you have your say

If you want to be actively involved in the planning of Glen Iris Estate, then nominate now for one of our three Precinct Reference Groups.

We are currently taking expressions of interest from residents who are willing to participate in discussions on the themes and issues which are important to the people who live in Glen Iris.

It doesn't matter whether you live next door to the project site or in another part of Glen Iris – our Precinct Reference Groups cover the entire community.

Each group will have up to 20 members, selected to reflect as far as possible the Glen Iris community, from retirees to young families, professional couples to parents with teenagers.

These groups will work with the project team and consultants to explore a range of topics, including sizes and density, open space, traffic and access.

The broader community will also have opportunities to share their ideas around these topics via online activities at **HaveYourSayGlenIrisEstate.com.au**

So, if you've got great ideas, and want to delve into the elements that could go into ensuring Glen Iris continues to be a special place to live, go to **HaveYourSayGlenIrisEstate.com.au**, complete the Expression of Interest form and email it to **louise@gleniriseestate.com.au**

If you would like a hard copy of the form or want to discuss what is involved in the Precinct Reference Groups, please call the Glen Iris Estate Community Engagement line on **08 6115 6365.**

Community Newsletter – Edition 2 - December 2020

GLEN IRIS ESTATE

Reference Group Progresses Consultation

Local residents have been exploring ideas for the new Glen Iris Estate.

So far the 32 members of the Precinct Reference Group have spent a total of seven hours workshopping planning considerations for the new residential development.

It is important to the Glen Iris Estate Project Team to get feedback from the local community about what concerns them and what excites them about our proposal as we start planning for rezoning and future development.

So we put the call out in August 2020 for residents to take part in discussion groups for each of the southern, central and northern areas of our project site.

Fewer people responded than we had hoped, so a single Precinct Reference Group was formed with all 32 of the local community members who nominated.

The group has held three workshops since September, with participants having their say on everything from the layout of the development, to traffic and access, and the size and location of public open space.

Key consultants have provided input, including town planners, urban designers, traffic engineers, landscape architects, environmental consultants and civil engineers.

At the first workshop we introduced our project team and the concept of master planning, and invited comment to identify the topics residents wanted to discuss in more detail.

Representatives from our specialist consultants attended the second workshop, providing an opportunity for members of the group to ask more questions, and to raise potential solutions and ideas regarding key topics.

By the third workshop, the group was ready to take the detail to the next level.

Tracing paper was used to mark up plans of the site, addressing key topics such as traffic access, interface buffers public open space and the possibility of a café/shops.

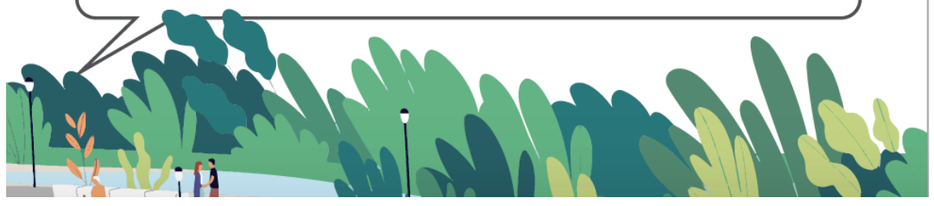
The marked-up site plans will be used to inform an initial draft concept plan.

So what happens next?

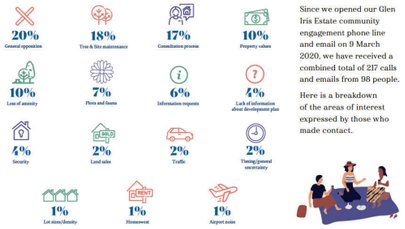
The Precinct Reference Group is due to meet again in late February 2021 for a final review of a concept plan based on all the various contributions, including all other community feedback, along with technical reports from our consultants.

Men's Shed Treasure
See Page 4

Full summaries for each of the workshops are available online at
www.HaveYourSayGlenIrisEstate.com.au



What's got Glen Iris talking?



Since we opened our Glen Iris Estate community engagement phone line and email on 9 March 2020, we have received a combined total of 217 calls and emails from 98 people.

Here is a breakdown of the areas of interest expressed by those who made contact.

Site maintenance

The spring months have been busy for our site maintenance contractors.

Trees: Tree-loppers have removed diseased trees and made safe those that were in danger of dropping branches into adjacent properties. Much of this work has been at the request of residents who were worried about large trees overhanging their boundary fences.

Bushfire plan: All grass and weeds are now being mowed to a height of 50mm as part of the annual seasonal fire management plan we have agreed with the City of Cockburn.

We will be maintaining this during the designated bushfire season, which started at the beginning of November and runs until mid-April.

The rest of the year we will continue to manage grass and weeds within 20m of property boundaries that adjoin the project site.

The Glen Iris Estate Project Team will continue to undertake regular inspections of the site with the City of Cockburn and the Department of Fire and Emergency Services.

Fencing: A new fence has been installed along the front of the former lake on Dean Road to tidy up and make safe that area. The footpath remains open and accessible. On Prinsep Road, the old, damaged sections of fence have been replaced.







Water for ducks

The seven lakes across the Glen Iris Estate project site are man-made and have been reliant on more than 325 million litres of water annually being pumped from the groundwater bores as part of the irrigation system for the former golf course. The irrigation system and bores have been dismantled, and the lakes are no longer being re-filled.

Conscious that it has recently been breeding season for ducks, we have taken steps to make sure adequate water for ducks and their ducklings remains across the site.

We have held off draining a number of the lakes within our project site, at least until the ducklings can fly. Ducklings grow quickly and can typically fly within six to eight weeks.

We recognise the community has a special affinity with the local wildlife, but ducks by their very nature are mobile creatures and cannot be contained within a certain area.

For many years, the City of Cockburn has installed warning signs along Dean Road during the spring and summer months advising drivers to look out for ducks and ducklings.

Ducks wandering into backyards is also a common occurrence in the Perth metropolitan area.

Once our environmental consultants from Emerge Associates have confirmed that the duckling season has ended, the lakes will be slowly and progressively drained.

This will ensure the lakes do not pose a drowning risk to the community or become a breeding ground for mosquitoes in the warmer months.

Managing any odour that comes from the dry lake beds is the next step in the process for the Project Team.



From our shed, to the Men's Shed

We couldn't have found a better home for the old tools, timber and scrap metal that had been languishing in the maintenance shed on the former Glen Iris golf course. Thanks to the Cockburn Community Men's Shed, everything from a welding machine, wooden rake handles and a drop-saw, to steel frames, grinders and an engine crane, will be getting a new lease of life. Even a broken-down tractor is destined for better things.

Recycling, re-using and restoring comes naturally to the 85-plus members of the Cockburn Community Men's Shed. They plan to turn their latest haul of unlikely treasures into anything from furniture to children's play equipment. Junk art and wacky inventions are also on the agenda, while the engine-less John Deere tractor will be heading to the Wheatbelt where Cuballing Men's Shed member Lock Burges plans to restore it.

Mr Burges' son Graeme Burges, who lives in Kalamunda, joined volunteers from Cockburn Community Men's Shed to help collect the old tractor, tools and materials.

"For many men, like my father, who have worked all their lives, tinkering and making things gives them a chance to reconnect with their younger selves and make lasting friendships."

Mr Burges, a mechanic and spray painter, and his father have restored two tractors over the past 14 years, taking them to museums and shows.

We're delighted that so many items from our old shed will be getting a new lease of life thanks to the Men's Sheds, both locally and further afield.



Stay informed and involved

Here's how you can stay up to date and have your say about Glen Iris Estate.

News
Sign up for regular email information on community engagement activities, project planning and site maintenance at HaveYourSayGlenIrisEstate.com.au

Online
Head to HaveYourSayGlenIrisEstate.com.au in February 2021 to experience a virtual Precinct Reference Group activity. Click on the Ideas icon to review a range of images and select the ones which best reflect the kind of landscaping, playgrounds, parks and streetscapes you would like to see in any future development.

Website
Visit HaveYourSayGlenIrisEstate.com.au at any time to view Project Fact Sheets, Precinct Reference Group summaries and general project information.

Telephone
Call the Glen Iris Estate community engagement line on (08) 6115 6365.

Email
Email louise@gleniriseestate.com.au with any questions or feedback.

Community newsletter produced by the Glen Iris Estate project team
T: (08) 6115 6365



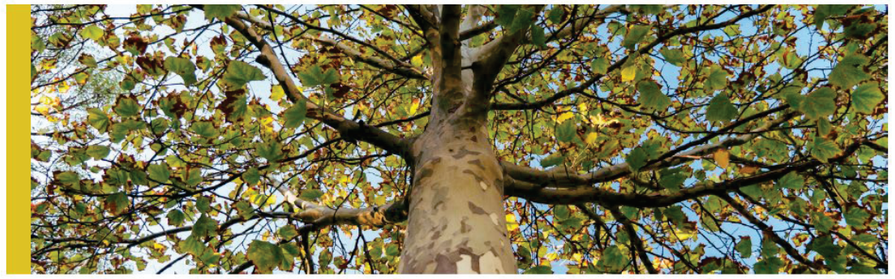
Glen Iris Community Engagement Survey

Have Your Say Glen Iris Estate is a community consultation project designed to inform the planning of a vibrant new residential heart for Glen Iris in Jandakot.

It's a way for you to contribute your views on what's important to locals when it comes to creating a liveable, walkable neighbourhood of quality homes and likeminded people.

Whether it's taking part in surveys and workshops or providing direct feedback via our HaveYourSayGlenIrisEstate.com.au platform, you'll be playing an active role in shaping the Glen Iris community of the future.

This first survey will enable our project team to learn more about the people who call Glen Iris home and the design and planning elements you are keen to discuss over the coming months.



Thank you for your time to take part in this survey regarding the Glen Iris Estate project. Any information you provide will remain completely confidential and will only be used for research purposes.

If you wish to provide a household response, please seek input from everybody you live with before completing the survey. Household members who want to put forward their own views and opinions can visit www.HaveYourSayGlenIrisEstate.com.au and register for their own survey link.

When completing the survey please answer the questions below as accurately as you can by selecting the answers that best reflect your views with an X. There are several opportunities to write in open-ended responses.

Tell us a little about your connection to Glen Iris

Q1 Approximately how long have you lived in Glen Iris?

0 to 5 years ☐ 6 to 10 years ☐ 11 to 15 years ☐ Over 15 years ☐

Q2 Which of following best describes the location of your home in Glen Iris?

Directly adjoining the former golf course, south of Berrigan Drive ☐
Directly adjoining the former golf course, north of Berrigan Drive ☐
In Glen Iris south of Berrigan Drive, but not directly adjoining the former golf course ☐
In Glen Iris north of Berrigan Drive, but not directly adjoining the former golf course ☐

Q3 Which of following best describes your home?

Standalone house ☐ Duplex ☐ Townhouse ☐ Other ☐

Q4 What is the size of your housing lot?

Small - Less than 400m² ☐ Medium – Between 400m² - 800m² ☐ Large – Bigger than 800m² ☐

Let us know your thoughts on Glen Iris

Q5 What do you enjoy most about living in Glen Iris?

Q6 Thinking about other estates in and around Jandakot and the City of Cockburn, how would you say the community of Glen Iris compares?

- ☐ Significantly better than others
- ☐ Slightly better than others
- ☐ About the same as others
- ☐ Slightly worse than others
- ☐ Significantly worse than others
- ☐ Don't Know/Not sure

Q7 Why do you say that? e.g. What's better about Glen Iris or what's missing from Glen Iris?

Please include as much detail as possible

We are keen to understand what you already know about the plan for a new residential estate at Glen Iris

Q8 How would you rate your current knowledge about the proposed development in Glen Iris?

Know nothing about it ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 Very Knowledgeable ☐ Don't Know/ Not Sure

Q9 What do you know about the proposed residential estate?

Please provide as much detail as possible

Q10 Based on what you know, how do you feel about the proposed residential estate?

Extremely Negative ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 Extremely Positive ☐ Don't Know/ Not Sure

Glen Iris Public Golf Course and the surrounding housing estate was developed in the 1990's and the community features quality housing and beautiful tree lined streets. The golf course operation was closed in early 2020 and the land is no longer used as a golf course.

While there is no design concept yet for the residential estate, the Project Team's vision is to develop the land in a way that respects the unique attributes of the Glen Iris community by retaining mature trees and delivering premium housing options, leafy streets and parklands for the whole community.

Q11 Based on this information, how supportive or opposed to the creation of a new residential estate in Glen Iris are you?

Extremely Opposed ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 Extremely Supportive ☐ Don't Know/ Not Sure

Q12 Please provide some reasons for your rating, noting what your supportive of, or ways it might be improved.

Please include as much detail as possible

Q13 What are the key elements the Project Team should be considering as they commence planning for Glen Iris?

We would like to understand your thoughts on aspects of the new residential estate at Glen Iris

Q14 On a scale of 1 to 10, where 1 is not at all important and 10 is extremely important, how do you rate the following aspects when it comes to planning the future residential estates at Glen Iris?

	Not at all important									Extremely Important	Don't Know/ Not Sure
Development reflects the existing attributes of Glen Iris	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Traffic planning and access	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
New parks accessible to all residents	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Ensuring high quality of new homes design	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Designing attractive streetscapes	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Maintaining vegetation and trees	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Treatment of boundaries between existing homes and new development	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
New social facilities (e.g. local shops, cafes and community space)	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
New active recreation facilities (e.g. playgrounds, fitness circuit, walking trails, BBQs and shelters)	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐

Over the coming months the project team will be seeking ideas and feedback on a range of elements to be considered when planning and designing a new residential community. Surveys and workshops will be used to focus consultation discussions around key themes.

Q15 On a scale of 1 to 10, where 1 is low priority and 10 is high priority, how would you rate the priority of future consultation themes?

	Low priority									High priority	Don't Know/ Not Sure
Parks and trees	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
House density/Lot sizes	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Traffic and Access	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Shops, Social and Community Facilities	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Streetscapes	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
Fencing and Interface with Adjoining Homes	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐
House Design/Quality	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ 7	☐ 8	☐ 9	☐ 10	☐

Q16 If there are additional consultation themes you feel should be considered please let us know.

_____

_____

_____

_____

_____

_____

_____

_____

No specific issues/topics to mention ☐

Q17 Thinking ahead 5 years, where do you envisage yourself living then?

- Outside of the Glen Iris Estate ☐
- Living in the Glen Iris Estate, in my same home ☐
- Living in the Glen Iris Estate, in a smaller sized home/block ☐
- Living in the Glen Iris Estate, in a bigger sized home/block ☐

A few final questions about you

The following questions are optional, however they will help us to build a better understanding of the residents living in the Glen Iris Estate. This will also help us to establish resident groups for future surveys, discussions and working groups on particular topics.

D1 Are you… Male ☐ Female ☐ Prefer not to say ☐

D2 How old are you?

Under 18 ☐ 18-34 ☐ 35-64 ☐ 65-74 ☐ 75+ ☐ Prefer not to say ☐

D3 Which of these best describes your household?

- Young person living at home with parents ☐
- Young single/couple – no children at home ☐
- Single/couple with youngest child under the age of 6 yrs ☐
- Single/couple with youngest child between 6 and 12 yrs ☐
- Single/couple with youngest child 13 yrs+ ☐
- Older single with no children at home ☐
- Older couple with no children at home ☐
- Other (please specify) ☐ _____
- Prefer not to answer ☐

D4 Which of the following best applies to you?

- Own my home (no mortgage) ☐
- Paying off my home (have a mortgage) ☐
- Renting ☐
- Other (e.g. live with parents/ boarding) ☐ _____
- Prefer not to answer ☐

D5 Which of these best describes your current employment situation?

- Working full time ☐
- Working part-time/casual ☐
- Unemployed ☐
- Student ☐
- Retired ☐
- Home duties ☐
- Other (please specify) ☐ _____
- Prefer not to answer ☐

D6 Finally, we are looking to potentially conduct further research amongst Glen Iris residents. It could involve you taking part in another online survey, a one-on-one interview, or focus group. Would you be interested in taking part?

☐ Yes – please provide your contact details below

☐ NO

IF YOU ARE INTERESTED IN TAKING PART IN FUTURE RESEARCH, PLEASE PROVIDE YOUR CONTACT DETAILS BELOW

Name:_____

Phone:_____

Email: _____

Thank you for your time completing this survey.

All information you provided will remain completely confidential and only be used for research purposes. This study has been conducted in accordance with the Australian Market and Social Research Society (AMSRS) Code of Professional Behaviour which includes The Privacy Act 1998. If you have any concerns about the legitimacy of this study please contact Surveyline on 1300 364 830.






10 NEWS September 3, 2020

ARRESTS OVER BREAKFAST BURGLARY

Daylight robbery

THREE teenage boys have been charged over an alleged knife-point robbery of a grandmother in her Munster home.

Angela (67) said the brazen incident happened about 7.30am on Sunday, when she was home alone and allegedly confronted by an intruder in her bedroom.

"My husband told me he is going to buy the paper," a terrified Angela explained later that day.

"He's left and in a matter of seconds somebody popped up while I was in the bedroom with a knife on my chest.

"And then all of sudden there were many of them popping out of the bedroom. They took my jewellery and kept saying 'don't call the police'."

"And he said: "We want your money, we want some money, give us your money'. Then he grabbed the bag and they took my two purses in my bag."

The boys, aged 15 and 17, made a first appearance in Perth Children's Court on a string of charges on Tuesday.

They are also accused of stealing a car that was found later that day burnt out on Browning Avenue, Lake Coogee, about 1km from Angela's home.

A forensic officer inspects a car suspected of being linked to the alleged robbery in Munster on Sunday.

Gateway crime

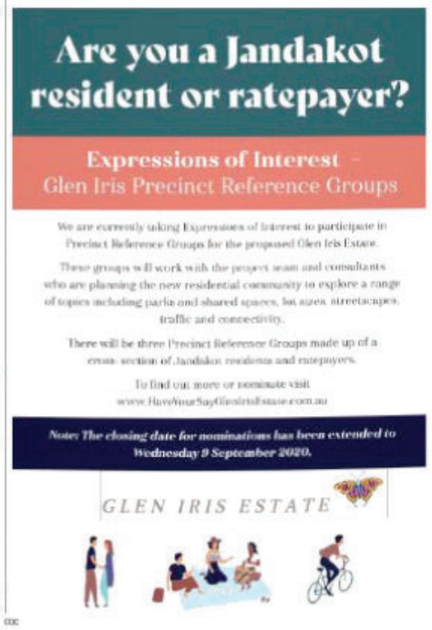
A WOMAN who allegedly threatened staff and patrons with a pair of scissors at Cockburn Gateway Shopping Centre will return to court next week to face charges over the shopping centre disturbance.

The 27-year old woman, from Bedcliffe, is accused of damaging bank property, assaulting staff, threatening a customer with scissors and attempting to steal a motor vehicle.

Police also alleged she lunged at a security guard who was attempting to disarm her. No one was injured on the day.

The woman first appeared in Fremantle Magistrates Court last month and is due to reappear on Tuesday, September 8.





Small bar wins support

Ben Smith

HIBRA Lake residents are set to have a new local after the City of Cockburn approved a bar across the road from a school, despite an objection from the Department of Education.

Council granted planning approval to Argonautica (WA) Pty Ltd for a change of use for a Parkway Road shopping centre unit from a restaurant to a small bar.

It will operate from 11am-10pm Wednesdays-Sundays and have a capacity of 70 people, taking over the space previously occupied by Mori Japanese Kitchen.

The bar will be across the road from Hibra Lake Primary School and on the block next to Hibra Lake Community Centre.

The application was objected to by the Department of Education, which argued the small bar was an inappropriate land use.

Its objection cited WA Planning Commission Draft Operational Policy, which offers guidelines for the planning of schools sites and says small bars were considered undesirable next to school sites, and had road and parcelled impacts on health, amenity and safety.

The City report said the operational policy was to guide strategic planning of undeveloped areas and not intended to be used as a statutory control in determining development applications in existing developed areas.

It said the policy did not restrict the local authority from approving uses that were considered undesirable and acknowledged if the site remained classified as a restaurant, alcohol would still be permitted to be served without a meal.

Despite its proximity to the school, the subject site's zoning allows for a small bar and does not require a buffer from other sensitive land uses.

Community consultation suggested strong support for the bar, with the City receiving 79 submissions of support compared to just 12 against.



Dragon Dancers at the 2019 Fremantle Dragon Boat Festival.

Lockdown slays dragon festival again

FREMANTLE'S Dragon Boat Festival could be postponed for the second time this year in the wake of another snap lockdown.

After a wildly successful inaugural event in 2019, last year's festival was cancelled due to COVID-19 and this year's event — which was initially planned for February — was called off when Perth was plunged into a snap lockdown.

It was rescheduled for this Sunday, but organisers were thrown another curveball last Friday.

And despite the lockdown having lifted on Tuesday, as the time of going to print yesterday they were still unsure whether ongoing restrictions would allow the event to proceed.

"I'm hoping it'll go ahead, but right now public and private gatherings are limited to 20 people," festival director Nella Fitzgerald said.

"If it doesn't change, it will have to be postponed, but I don't have enough facts to make that decision at the moment."

Ms Fitzgerald said she would follow the State Government's advice and wait until further announcements were made on the easing of restrictions.

Asked whether she was disappointed, she replied: "I don't see it that way".

"My first duty of care is the health and wellbeing of everyone," Ms Fitzgerald said.

"We will respect whatever needs to be done."

Organisers had expected up to 25,000 people to descend on Fremantle Fishing Boat Harbour.

Ticket pleas

FROM PAGE 1

which will lead to better public behaviour and safer boaters," she said.

The boat involved in the alleged Woodman Point collision stopped and gave assistance before the arrival of Water Police, who are now investigating.

Cockburn Sea Rescue spokesman Brad Nicholas said the incident was the second where a person had been hit by a propeller in Cockburn Sound since Christmas, but believed skippers' tickets reforms were not "necessarily" needed.

Department of Transport waterways safety management director Chris Mather said it could prompt changes.

"DoT reviews all serious boating incidents in WA and adjusts programs where appropriate, which may include amending the Recreational Skipper's Ticket workbook and assessment processes," he said.

Mr Mather said swimmers and divers being hit by boats was "rare", with five reported collisions in the past 10 years, and other reported incidents at sea had not risen, with 118 in 2019, 108 in 2020 and 36 so far this year.

Transport Minister Rita Saffioti said any changes to the skipper's ticket would be left to the department, but findings of the 2019 Recreational Vessel Safety Equipment Review — which included discussion of mandatory lifejackets — would be released later this year.



Glen Iris Estate
Concept Plan

The Glen Iris Estate project team has released our vision for the proposed new residential community in the heart of Jandakot.

To view the plan visit HaveYourSayGlenIrisEstate.com.au
or contact the community engagement line on 08 6115 6365

GLEN IRIS ESTATE

EASTCOURT PROPERTY GROUP

acumen DEVELOPMENT SOLUTIONS

CONFIDENTIAL: City of Cockburn Briefing Note
Glen Iris Golf Course
March 2020

Sale of the Glen Iris Golf Course:
Eastcourt Property Group (Eastcourt) has agreed to purchase the 54.9h Glen Iris Golf Course site which straddles Berrigan Drive in Jandakot.

The privately–owned 18-hole course was open to the public. The number of golfers using the course has declined steadily over the past decade.

The golf course and Glen Iris Bar and Restaurant will close on 31 March 2020 with settlement for the sale scheduled for 6 April 2020.

Eastcourt Property Group:
Eastcourt is a family-owned company that has been delivering residential and industrial developments and investing in property in Western Australia for more than 40 years.

It is a recognised and trusted property sector leader.

Future plans for the site:
Eastcourt plans to create a quality residential estate on the site of the Glen Iris Golf Course.

The vision is for a development which retains mature trees and delivers premium housing options, leafy streetscapes and parklands for the whole community. It would be integrated with the existing Glen Iris neighbourhood.

Community Consultation:
Eastcourt will work with the City of Cockburn and the surrounding community to ensure everyone is consulted about the project.

Acumen Development Solutions has been appointed to lead an experienced team of expert consultants to manage the Glen Iris project.

A Community Engagement Manager has been appointed to the project to work with key stakeholders and the local community.

Community consultation will be managed through the nationally recognised Engagement HQ software program which is the community engagement platform used by the City of Cockburn.

Briefing:
Eastcourt and Acumen Development Solutions are seeking an opportunity to brief the City of Cockburn on the purchase of the site and our future development plans.

Contact: Mr Jarrod Rendell
Jarrod@acumends.com.au
0422 234 553

CONFIDENTIAL

Glen Iris Estate Project – January 2021
Stakeholder Update - Community Engagement

Dear Elected Members, CEO and Directors, City of Cockburn,

As we are now a few weeks into the New Year, I wanted to provide you with an update on the Glen Iris Estate Project.

Before preparing and lodging any rezoning and development applications, our Project Team has been actively engaging with Glen Iris residents to better understand their concerns and aspirations for a new residential community.

Key initiatives have included:

- A letter to all residents explaining the project
- Activation of the HaveYourSayGlenIrisEstate website
- Dedicated community engagement telephone line and email address
- Community survey managed by market research company, Metrix Consulting
- Two Community Newsletters (August 2020 and December 2020)
- Email updates to people who have signed up for the HaveYourSayGlenIrisEstate website

Since we started the community engagement in March 2020, we have received a combined total of 217 calls and emails from 98 individual people from the community.

Precinct Reference Group Workshops

In mid-2020, we invited residents to participate in a Precinct Reference Group (PRG) with the aim of further engaging Glen Iris community members in discussion about the future development of the site.

Despite promoting the opportunity to participate in the August 2020 newsletter, and advertising in the Fremantle and Cockburn Gazettes, we were disappointed to only receive 26 nominations.

As the sessions have progressed, we received additional resident nominations increasing the PRG participants to 32 residents. The PRG has so far met three times in September, October, and November 2020.

The PRG sessions have been independently facilitated by Metrix Consulting and managed by Louise Richardson & Associates, the Community Engagement consultant for the project.

Expert consultants working on town planning, traffic engineering, civil engineering, landscaping, and the environmental matters have attended the workshops to participate in the discussions with the residents.

The Terms of Reference for the PRG are focussed on discussions about the future development of the land and were explicit in not being a forum for discussing the site's former use as a golf course.

The workshops' aim has been for the Project Team to understand the key concerns of the Glen Iris community and discuss their thoughts on the most suitable ways to address those concerns as part of any future development outcomes.

Workshop No 1 (Sept 2020) identified five key areas for the community:

- **Traffic and Access** – traffic volumes, connectivity, entries, public transport, and walking/cycling/vehicles
- **Future Housing** – density, lot sizes, housing quality and guidelines, and property values
- **Open Space and Environment** – mature trees and habitat, walking and cycle paths, parks (dog areas, playgrounds, active play), and BBQs and social spaces
- **Interface** – buffers, privacy, greenbelts, retained vegetation, and fencing
- **Local Amenities** – shops, café and a small bar, social precincts, community meeting places, design quality.

Workshop No 2 (Oct 2020) provided the opportunity for the PRG to further define the key issues and explore potential solutions from the community's perspective. These included thoughts on:

- Finind options to resolve current traffic issues entering Berrigan Drive,
- pedestrian and cycle connections,
- open space buffers and greenbelts between existing and new homes,
- retaining the existing streetscapes and mature trees that define Glen Iris ,
- consideration for retaining the artificial lakes,
- providing smaller local open spaces with nature play areas,
- walking and cycling trails connecting open spaces,
- provision of a community hub for residents – potentially using existing the clubhouse premises.

At Workshop No 3 (Nov 2020), participants were given the opportunity to start to work in groups to draw aspects of the concept development plan with the specialist consultants.

The participants worked in precinct groups to focus on the land's northern, central, and southern areas. These concepts illustrate some of the spatial outcomes considered important by the community including interface buffers, open space, road connections and local amenities.

Summaries of each PRG session have been made available to the entire community on our engagement website HaveYourSayGlenIrisEstate.com.au as part of our commitment to a transparent community engagement process.

Over the next few months, the Glen Iris Estate Project Team will begin developing a draft concept plan based on the ideas, insights, and information gathered through the PRG workshops and the findings of expert site investigations completed by the specialist consultants.

We will also be having meetings and discussions with key authorities and agencies such as the City of Cockburn, Water Corporation, Department of Education, Main Roads, and Department of Biodiversity, Conservation and Attractions to inform key aspects of the concept plan.

It is envisaged that the PRG will reconvene in late March/early April 2021 to view and discuss the draft concept plan. It will also be shared with stakeholders and the broader community around this time.

We have provided an overview of the PRG process and the next phase of our community engagement program in Edition 2 of the *Glen Iris Estate Community Newsletter*.

A PDF of the newsletter, delivered into all Jandakot letterboxes in mid-December 2020, accompanies this email. It is also available for members of the public to download from HaveYourSayGlenIrisEstate.com.au.

If you would like to discuss any aspect of our engagement process or proposed development, please contact me directly on 0422 234 553.

I wish you all the best for 2021, and I look forward to keeping you updated on Glen Iris Estate.

Yours sincerely

Jarrod Rendell
Project Director

Glen Iris Estate Project – March 2021
Stakeholder Update – Environment and Wildlife

Dear Elected Members, CEO and Directors, City of Cockburn,

Since the purchase of the Glen Iris Estate Project land in April 2020, there has been strong community interest in flora and fauna at the site and it's management.

Therefore I thought I would provide you with an overview of the work we have been doing with our environmental consultants, Emerge Associates (Emerge), over the past ten months.

Wildlife
In June 2020, Emerge completed a Level 1 Fauna Assessment of the land.

This provided our project team with a detailed understanding of the wildlife found across the project site, including the seven man-made lakes built as part of the former golf course.

As a result of the initial assessment, two snake neck turtles living in one of the lakes were relocated by a specialist contractor under licence from the Department of Biodiversity, Conservation and Attractions (DBCA).

Around 45 koi fish across several of the lakes were safely relocated to Woodvale Fish and Lily Farm to be rehomed by the Koi Society of WA.

Lakes
With the site no longer operating as a golf course, the irrigation system was stopped and the ageing equipment dismantled. The golf course was previously extracting around 325 million litres of groundwater annually to water the fairways and greens, along with applications of fertilizers, pesticides and herbicides to maintain the standard of the course.

Without an operating golf course, the Project Team did not believe it was environmentally responsible to be continuing to extract groundwater to maintain the grass across the site.

Once the irrigation system and bores were dismantled, we began slowly draining all of the lakes to ensure the unfenced waterbodies did not pose a drowning risk to the community or become a breeding ground for mosquitoes in the warmer months.

Ducks

Conscious that ducks may have been breeding around these lakes during the 2020 breeding season, we decided not to completely drain all of the lakes until the ducklings could fly.

We are aware that some Glen Iris community members have expressed concern that ducks may have been crossing Dean Road or entering residents' backyard swimming pools as the water levels in the lake lowered.

Emerge have provided advice that the movement of ducks is normal behaviour.

Waterbirds that may have used the lakes are well adapted to moving from wetland to wetland as water levels change (both seasonally and over longer timeframes, such as in response to climatic changes).

Early this year, we began working with leading non-profit wildlife rescue organisation Native Arc to continue our comprehensive monitoring and management of the ducklings at Glen Iris.

In addition to relocating several ducks and ducklings that were regularly entering resident's properties down to Bibra Lake, Native Arc is advising the project team on the draining of the remaining lakes at the project site, before the next breeding season.

This process has begun, and we have been keeping the City of Cockburn updated on all activities.

Quenda

Another issue that some community members have raised is the impact draining the lakes may have on quenda at the site.

Emerge, and a leading university researcher's expert advice is that quenda do not rely on bodies of water for their survival. Their water intake is generally through ingesting plant material containing water, rather than drinking from water sources. Accordingly, they do not need extra water (e.g., via watering stations) as claimed by some members in the local community.

Carnaby's Black Cockatoo

Our environmental monitoring has also focussed on the Carnaby's Black Cockatoos, which have been recorded foraging (feeding) on the project site and may have at times roosted (stayed overnight).

There is no evidence that black cockatoos have nested on the project site.

It is anticipated that a significant portion of the foraging and roosting habitat at Glen Iris will be retained in any future development proposal, limiting the impacts on the Carnaby Black Cockatoos.

Future Management Reports

Any residential development work undertaken in the future will only be conducted following the preparation and approval of an agreed Flora and Fauna Management Plan prepared by our consultants and reviewed by relevant authorities.

Until such time, we will continue to work with the City of Cockburn, Native Arc, Department of Biodiversity, Conservation and Attractions, and the community to achieve the best environmental outcomes at the proposed Glen Iris Estate.

If you have any further queries about wildlife at the site or other environmental aspects of the project, please don't hesitate to contact me on 0422 234 553.

Yours sincerely

Jarrod Rendell
Project Director

GLEN IRIS ESTATE

STAKEHOLDER UPDATE – 21st May 2021

At the City of Cockburn's Ordinary Council Meeting (13/05/21), several questions about Glen Iris Estate were raised by members of the public.

In line with our commitment to thorough and transparent community engagement, we are pleased to provide the following clarifications:

Petition to Upper House of State Parliament

We have always understood that some residents are disappointed that the former golf course closed, and they do not wish any redevelopment at the site.

In July 2020, these community members drove a petition containing 2,400 signatures presented to the Upper House of State Parliament.

However, the petition was shared online, and people across Perth were encouraged to sign, not just the local Jandakot community.

It was also fuelled by a plan that falsely depicted a high-density, low-quality development for Glen Iris Estate placed anonymously in all Glen Iris letterboxes.

The petition was generated before our Project Team had started its thorough community engagement program, which included establishing the Precinct Reference Group and our visioning workshops.

Unfortunately, the Jandakot Residents and Ratepayers Association went to the community shortly after Eastcourt purchased the site in April 2020 and advised them not to engage in community consultation.

We have always been committed to listening to the broadest possible range of stakeholder views and incorporating community aspirations into the plan for Glen Iris Estate.

GLEN IRIS ESTATE

Public transport route to support social housing

The Public Transport Authority (PTA) is the State Government authority responsible for determining public transport routes across Perth.

Roads within the existing Glen Iris neighbourhood are not suitable for buses, so the Glen Iris Estate concept plan incorporates roads designed to accommodate buses should the PTA decide a public transport route is required in the future.

While we recognise social housing as a whole-of-community responsibility, there is no provision for social housing in the Glen Iris Estate concept plan.

Discussions at the Precinct Reference Group (11/05/21) related to providing smaller, easy care blocks of around 300sqm to allow Glen Iris residents to downsize and remain living in the community they love as they get older.

Lakes at Glen Iris Estate

The Glen Iris Estate project site contained seven artificial lakes established as part of the irrigation system for the former golf course in the early 1990s.

The northern lake (near the old, fourth fairway) also captures stormwater drainage from nearby roads.

This lake is approximately 25m above the natural groundwater level and only held water because it was lined with plastic. This liner has now been partially perforated as we manage the draining of these lakes.

Irrigating the former Glen Iris Golf Course required a Department of Water licence allowing 325 million litres of groundwater to be extracted each year.

As the golf course is no longer operating, maintaining this level of groundwater extraction would not be environmentally responsible.

GLEN IRIS ESTATE

Update on the Glen Iris Estate concept plan

Our Glen Iris Estate concept plan was released on 27/04/21.

Copies of the plan were letterbox dropped to all residents in Jandakot, and we also ran an advert in the Cockburn Gazette to encourage people to view a digital copy of the plan at www.HaveYourSayGlenIrisEstate.com.au

Since the release of the plan we have had a total of 21 emails from 19 individual residents. Seven of these outright reject the concept plan, three support the concept plan and 9 were neutral or seeking more information on specific items of the concept plan.

While we understand there is a core group that do not support any redevelopment, we have also had discussions with residents who generally support the plan but have put forward minor changes or fresh ideas.

Our Project Team will continue to engage with all stakeholders to ensure the best possible community outcomes can be delivered at Glen Iris Estate.

If you would like any further information about topics covered in this update, please do not hesitate to contact me on 0422 234 553.

Yours sincerely

Jarrod Rendell
Project Director

3

GLEN IRIS ESTATE

Glen Iris Estate Project Information Sheet
Asbestos

Is it true that asbestos is buried on the site?

The Project Team are aware of claims that there is asbestos buried within the project site.

We are taking these claims seriously and can report that investigations to date have found there is no evidence that large quantities of asbestos are buried on the site.

- As part of our preliminary site investigations, we looked at historical aerial photographs to help us build up an understanding of past land uses across the site. The photographs did not indicate any noticeable areas of uncontrolled fill or ground disturbances.
- We have also liaised with the Jandakot Residents and Ratepayers Association (JRRA) regarding the anecdotal claims that asbestos from former buildings on the site was buried on the land. To date, no further information has been provided to the Project Team regarding the claims.
- Geotechnical testing undertaken at the site to date has not found any asbestos containing material (ACM) on the site.

What sort of soil testing has been undertaken?

Geotechnical consultants have conducted soil profiling and water infiltration tests across the site. This involves digging a pit with an excavator or hand auger to reveal the sub-surface conditions.

A total of 55 large soil test pits and eight water infiltration pits were completed across the site, to depths of 2.2m.

The geotechnical investigations revealed soil conditions consistent with the expected profiles in this part of Perth, with deep sandy layers that have high infiltration rates for water.

What happens if you find asbestos during construction?

Should asbestos be discovered on the site during construction works we would work with our environmental consultants and a licenced contractor to safely remove the hazardous material in accordance with the relevant regulations and guidelines.

There is often the potential to find asbestos on development sites across metropolitan Perth, but it can be cleaned up safely, efficiently and effectively by a licenced contractor.

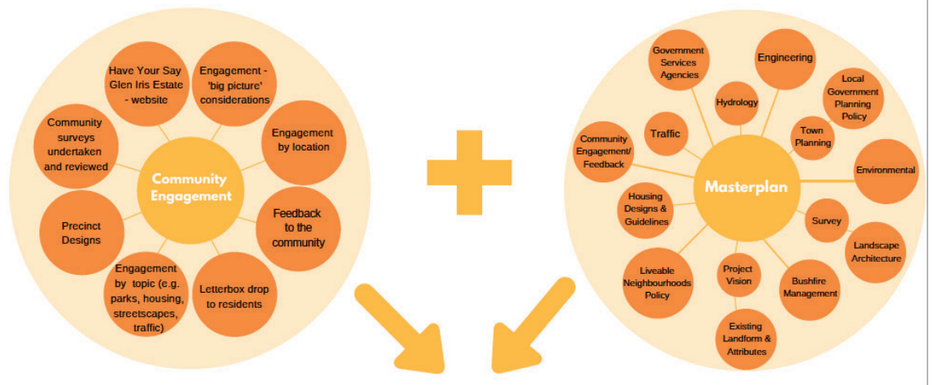
Common options for the removal of asbestos are outlined in the Department of Health's *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (2009).

2



Step 1: Community Engagement

WE ARE CURRENTLY IN THIS STAGE

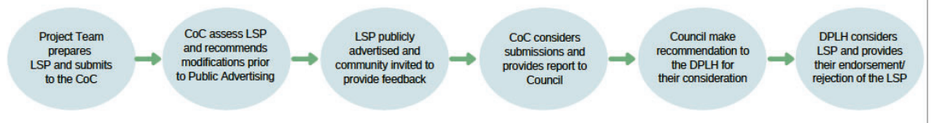


MASTERPLAN CONCEPTS SHARED WITH COMMUNITY

Step 2: Town Planning Scheme (TPS) Amendment



Step 3: Local Structure Planning (LSP)



Community Engagement Process

Statutory Planning Process

Glossary

WAPC- WA Planning Commission

DPLH- Department of Planning, Lands & Heritage

CoC- City of Cockburn

HAVE YOUR SAY
GLEN IRIS ESTATE

Glen Iris Estate Project Information Sheet
Dilapidation Reports

What is a dilapidation report?

A dilapidation report, also known as a property condition survey, is an accurate survey of the state of a property at a particular point in time. The report records any existing damage and the state of any aspects of the property that are likely to be affected by future construction work.

Dilapidation reports form the basis of any claims of damage caused by construction work. They provide a legal record of a property's condition before construction begins. A follow up report can also be performed once the works have been completed.

The reports typically include a detailed photographic record of the condition of each property prior to any construction works commencing on the adjoining land.

The report is used as a baseline against any claims of damage by a property owner, to the construction contractor, as a result of the works.

In the event of any damage occurring as a result of the development works, the damage would be remedied and paid for by the contractor.

Who is responsible for the reports?

It is the responsibility of the civil contractor undertaking development works to undertake dilapidation reports prior to commencing works near existing homes and buildings.

The requirement is included in the construction contract between the developer and the civil contractor. Civil contractors arrange insurance to cover the cost of repairs in the event of damage to nearby homes as a result of the work they are carrying out.

The project engineers who are overseeing the project will ensure the contractor adopts best industry standards when working on the development.

Will I need a survey done on my property?

Property condition reports will be offered to the owners of properties that are deemed to be in close proximity to the staged works across the Glen Iris Estate project site as development progresses.

With the homeowner's consent, the report will be completed by a specialist consultant appointed by the civil contractor prior to work commencing.

Homeowners will be offered this service by the civil contractor's nominated sub-consultant. You are not obliged to accept the offer but if the offer is not taken up it is very difficult to justify any claims of damage at a later date.

Exactly which properties will be surveyed will be determined on the advice of the project consultants and civil contractors. As a guide, the industry standard (for example, on State Government infrastructure projects) is to offer surveys to owners of properties within 100m of the active works site. This can vary, depending on the nature of the work being done, the equipment to be used and the conditions of the site.

A copy of the dilapidation report prepared by the contractor can be provided to the homeowner.

What about retaining walls?

Retaining walls are generally built inside the boundary of the property they are supporting (i.e. on the high side of the wall). They will be assessed as part of the property condition report undertaken before any works commence.

Can I organise my own dilapidation report?

As a homeowner you can arrange to have an independent dilapidation survey completed on your home, outbuildings and any other structures on your property.

Should you choose, as the homeowner, to arrange an independent survey this would be at your cost.

Dilapidation surveys commissioned by a homeowner are for the homeowner's information only.

It is highly unlikely that a civil contractor would accept a dilapidation report that they had not commissioned, due to strict insurance and liability requirements.

An independent second opinion would not replace the need for the civil contractor to undertake a dilapidation report on properties adjoining the project site.

Construction works are not expected to commence at Glen Iris Estate for another two years, assuming rezoning and planning approvals are achieved in an orderly timeframe.

ENDS

GLEN IRIS ESTATE

Glen Iris Estate Project Information Sheet
Fauna & Flora

The Glen Iris Project Team are aware that a range of wildlife inhabit the Glen Iris project site, including ducks, parrots, black cockatoos and quenda (a small marsupial). There are also mature trees, natural vegetation and a number of man-made lakes on the project site.

How old is this ecosystem?

Aerial photos from the mid 1990s show that a significant area of bushland was cleared to make way for the former golf course and the existing Glen Iris housing.

Over a period of 25-30 years, the trees and vegetation on the course matured and the irrigation lakes provided habitat for a range of animals and plants.

During this time the golf course annually extracted up to 325 million litres of groundwater for irrigation purposes and required fertilisers, herbicides and pesticides as part of its maintenance.

With the land no longer operating as a golf course, the ongoing water extraction and course irrigation is no longer environmentally sustainable or responsible.

Who are your environmental consultants?

Our Project Team includes highly experienced environmental consultants from Emerge Associates (Emerge) to ensure a best practice approach to complying with all Local, State and Federal regulations.

The team at Emerge have been carefully monitoring and guiding the environmental management of the project site ever since the sale of the land was settled in April 2020.

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 project site.

As part of our ongoing management and monitoring of the site, we are also obtaining input from other sources, including:

- Native Arc
- RSPCA
- City of Cockburn
- Department of Fisheries
- Department of Biodiversity, Conservation and Attractions
- Department of Water and Environmental Regulation.

What is the impact of draining the lakes?

The seven man-made lakes – built as part of the former golf course in the 1990s – were reliant on the groundwater to hold the water levels. They have started to dry up now that the irrigation system is no longer operating.

Three of the lakes form part of the drainage network, capturing and storing stormwater run-off from surrounding roads.

The Level 1 Fauna Assessment completed by Emerge in June 2020 included a thorough investigation of the seven man-made lakes.

<u>Turtles</u>

As a result of the initial assessment, two snake neck turtles were relocated to an authorised private dam by a specialist under licence from the Department of Biodiversity, Conservation and Attractions. This was considered to be the safest option for the long-term survival of these turtles.

<u>Fish</u>

Around 45 koi fish and carp were safely relocated to Woodvale Fish and Lily Farm to be rehomed by the Koi Society of WA.

Koi and carp are both introduced species that are known to pose threats to native aquatic wildlife and ecosystems in natural waterways.

<u>Ducks and other waterbirds</u>

As the team were aware that ducks were nesting and breeding around the man-made lakes, it was decided to defer completely draining the lakes until the ducklings could fly, normally 12 to 16 weeks after hatching.

The duck breeding season typically runs from July to September.

As the water levels have progressively dropped in the lakes, the Project Team have monitored the ducks and other waterbirds across the site in consultation with leading wildlife rescue, relocation and rehabilitation organisation Native Arc. According to the *Wildcare Helpline Ducks and Ducklings* section of the Department of Biodiversity, Conservation and Attractions website, ducks often nest a considerable distance from wetlands.

Being well adapted to urbanisation, they are often in backyards as they feel secluded and safe. They are attracted to swimming pools because they can clearly see there are no underwater predators.

By their very nature, ducks are mobile animals and cannot be contained within a certain area. For many years, the City of Cockburn has installed warning signs along Dean Road during the spring and summer months advising drivers to look out for ducks and ducklings.

It is important to note that waterbirds that may have used the lakes are well adapted to moving between water sources as water levels change (both seasonally and over longer timeframes, such as in response to climatic changes).

What about other animals and plants?

Quenda

Quenda, also known as southwestern brown bandicoots, are small ground-dwelling marsupials encountered in urban and suburban areas of the southwest of Western Australia.

They are listed as Priority 4 species on the Department of Biodiversity, Conservation and Attractions priority fauna list. Priority 4 species require regular monitoring.

The habitat of the quendas at Glen Iris remains largely the same as it was before the land was transferred to the new owners.

Our environmental experts have confirmed quenda do not need supplementary water (e.g. via watering stations) as their water intake is generally through ingestion of plant material, insects and bugs containing water, rather than actually drinking from water sources.

Before any development work is undertaken, the management of the quendas will be incorporated into a thorough Flora and Fauna Management Plan in line with government requirements.

Relocating quenda is a standard process often undertaken for developments within WA and this option will be explored by Emerge for the Glen Iris project site.

A licence is required from the Department of Biodiversity, Conservation and Attractions for the relocation of quenda.

Carnaby Black Cockatoo

Black cockatoo habitat occurs right across the Perth metropolitan area (Swan Coastal Plain).

They have been recorded foraging (feeding) on the project site and may have at times roosted (stayed overnight), typically in large trees near water.

There is no evidence of black cockatoo breeding ever occurring on the project site.

It is anticipated that a substantial portion of breeding, foraging and roosting habitat at Glen Iris will be retained as part of the future development, thereby limiting the impacts on the Carnaby Black Cockatoos.

Banksia Woodland

Banksia woodland is protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. None of the vegetation in the project site qualifies as a patch of the Commonwealth-listed banksia woodland.

Banksia woodland is also protected as a "priority ecological community" under State approval process. Small areas of State-listed banksia woodland occur on the project site, however they are a form of banksia woodland that is relatively well retained in the local area.

The retention of native vegetation is a consideration in our project design process.

Wildflowers

To the knowledge of the Project Team, it is not true that a rare orchid has been discovered on the project site. Neither is it considered likely to occur given the high disturbance of the site when the golf course and surrounding housing was developed in the mid-1990s. Spring 2021 (flowering season) will be the time when wildflower species can be confirmed.

Stylet Bush Cricket

The project site does not constitute habitat likely to support a rare invertebrate and there is no reasonable basis to suggest that this cricket is present.

Will you retain some of the trees?

Mature trees feature across the project site and we understand the benefits to the community of retaining as many of these as possible.

A detailed site survey is being undertaken to rate and classify every tree to identify those that could be suitable for retaining or relocating as part of the future development.

ENDS

GLEN IRIS ESTATE

Glen Iris Estate Project Information Sheet

Site Maintenance and Security

Trees and maintenance

Tree loppers and maintenance contractors visit the Glen Iris Estate site regularly. A range of activities, including pruning, mowing, slashing of weeds and fence repairs, are undertaken to keep the site tidy and safe.

Tree loppers have been pruning trees that are either at risk of dropping large branches onto adjacent properties or have branches that need to be removed.

Much of this work has been done at the request of residents concerned about large trees overhanging their boundary fences.

Dust Suppression

Why is there more dust than usual?

The Project Team are proactively managing dust on the project site, especially given this summer's particularly strong and prolonged easterly winds, which are known to aggravate dust issues.

What is being done about it?

Specific locations where dust appears to be an issue have been mapped by the Project Team, possible causes beyond prevailing winds have been investigated and all reports (by residents to the City of Cockburn) of increased dust have been acted upon.

The City of Cockburn have conducted dust monitoring in several locations adjoining the site and those investigations have not identified any dust readings that exceed the normal levels expected.

Based on the information provided by residents and our liaison with the City of Cockburn, initiatives have been explored to minimise dust emanating from the site.

Where and when possible, we will:

- Require any vehicles that need to be on the site (eg fence maintenance, bush fire inspections, wildlife monitoring) to be driven at a speed of no more than 15km/h.
- Apply hydromulching to dust-generating areas.

- Install dust screen fencing in appropriate areas where hydromulching would not effectively minimise dust.
- Instruct security officers to conduct patrols at the site from external roads where possible. Those elements of the patrols that need to be undertaken inside the fence to be done at the new maximum speed limit of 15k/h.

In addition to these actions, the Project Team will develop a specific Dust Management Plan for any future works at the site as and when required by the City of Cockburn.

We're committed to staying on top of dust and we welcome people alerting us to any potential issues so we can take action quickly.

Residents who notice an increase in dust are encouraged to contact Louise@glenirisestate.com.au or call the Glen Iris Estate Community Engagement line on 08 6115 6365 and a member of the Project Team will be sent to investigate.

Bushfire Management

What's the current situation?

The Glen Iris Estate Project Team includes a bushfire consultant from Eco Logical Australia who has undertaken a bushfire risk assessment for the site.

All grass and weeds were mowed to a height of 50mm as part of the annual seasonal fire management plan agreed with the City of Cockburn in late 2020.

We will be maintaining this level of maintenance during the designated bushfire season, from the beginning of November and until mid-April. The rest of the year we will continue to manage grass within 20m of property boundaries that adjoin the project site.

Other ongoing site maintenance work that supports bushfire management includes tree pruning, branch removal, debris clean-up and the mowing / slashing of grasses.

Are there regular DFES inspections?

The Department of Fire and Emergency Services (DFES) and the City of Cockburn undertake regular inspections of the site with the Project Team.

To date, the site is deemed to be fully compliant with the Fire Control Order Variation with the City of Cockburn. Routine DFES inspections are scheduled every three weeks during the bushfire season.

In January 2021, the Project Team asked DFES to carry out a Risk Assessment, in addition to its routine inspections, to identify if there were any additional works that could be undertaken.

A Bushfire Risk Management Officer from DFES inspected the site and confirmed it was rated a low bushfire risk.

The assessment determined the site was generally very tidy and presented in a maintained standard, with onsite fire hydrants still in service. At the time of inspection, it did not present a significant bushfire risk.

The Project Team continues to work closely with the City of Cockburn on all site maintenance issues.

What about security at the site?

The land is securely fenced, and we have monitored alarms and CCTV in place as well as mobile security patrols. If you notice any suspicious or anti-social behaviour, please report it immediately to the Cockburn Police on 6174 9666.

ENDS

GLEN IRIS ESTATE

Glen Iris Estate Project Information Sheet
Planning & Design

It is anticipated that the Glen Iris Estate Concept Plan will be ready to share with the community in the first quarter of 2021.

The Concept Plan will have consideration for the community input from the Precinct Reference Group and other discussions with community members, along with input from the expert consultants we have engaged to conduct detailed site investigations on everything from environmental considerations to traffic management.

Formal planning applications for the Town Planning Scheme Amendment (rezoning) and Local Structure Plan are expected to be lodged with the City of Cockburn in the second quarter of 2021.

For a step-by-step guide to the statutory planning process, which includes opportunities for public submissions, visit https://www.haveyoursaygleniriseestate.com.au/fact-sheets/news_feed/fact-sheet-consultation-and-planning

How many homes will there be at the new Glen Iris Estate?

The Project Team have been consistent in stating that we expect between 600-800 homes in the new development at Glen Iris Estate.

Our team is considering the site in its entirety and striving for an equitable balance of development, open space and amenity in accordance with the underlying urban zoning.

Will there be a buffer between the old and the new?

This has been identified in the Precinct Reference Group workshops as a priority for residents whose properties back onto the former golf course. The solution may include a combination of options, such as public open space and widened road reserves with retained trees. It could also include vegetation protection zones in future private land.

Interface and buffer options will be included in the Concept Plan.

There is no guarantee of any specified distance or setback until final planning designs and approvals are undertaken, including considerations and assessments with the City of Cockburn and the Department of Planning, Lands and Heritage.

How much public open space will there be?

The amount of public open space is ultimately a decision for the City of Cockburn and the Department of Planning, Lands and Heritage when they assess the Local Structure Plan proposal.

We do however anticipate that the amount of public open space will be substantially more than the standard 10% of the gross subdividvisable area of any new development required by the Department of Planning, Lands and Heritage.

How does the Department of Planning, Lands and Heritage define and calculate public open space?

Public open space is land within a residential estate that is contributed free of cost by the developer for the creation of parklands.

The developer must contribute a minimum of 10% of the land that can be sub-divided to public open space.

This can comprise a minimum of 8% active and passive recreational purposes where the remaining 2% (of the overall minimum 10% requirement) comprises restricted-use land for areas such as drainage swales and natural wetlands.

For the purposes of calculating public open space requirements, the gross subdivisible area excludes land proposed for non-residential use such as school sites, retail/commercial sites, regional roads, power transmission corridors, and environmental protection policy areas.

What will the landscaping look like?

The mature trees on-site provide a valuable asset to the Glen Iris Estate land and where possible will form an integral part of the future landscaping plans.

It is too early to confirm the exact vegetation to be planted in specific locations, however there is likely to be a variety of trees, shrubs and other plants to supplement the existing mature trees and vegetation, many of which will be retained.

New streets will have street trees and new parks will have new tree plantings.

We anticipate a mix of retained mature trees and new trees in both the street verges and the new parks.

The Project Team are focussed on ensuring as many of the trees as possible are retained.

Are you likely to plant London Plane trees?

Among the many mature trees on the project site there are a few plane trees.

If these are deemed suitable for retaining or relocation then careful consideration will be given to their location. Options might include use in parks and wider verges, away from footpaths, driveways and homes.

Our team is aware that plane trees have the potential to cause issues in the wrong location and we will be working closely with our environmental consultants, landscape designers and the City of Cockburn to ensure all trees, either new, retained or transplanted, are in the appropriate position.

Who will be responsible for looking after the new parks?

The installation of new parks is the responsibility of the developer. The City of Cockburn requires developers to undertake the maintenance of new parks they create for a minimum of two years.

Ongoing maintenance costs will be a consideration for the City of Cockburn when it is assessing how much and what type of public open space is approved for the new development.

The developer is responsible for securing groundwater licences and installing new bores to irrigate the parks.

Bores and licences will eventually transfer to the City of Cockburn.

Mains water is *not* used for the irrigation of parks.

What about parking, footpaths and cycleways?

Adequate street parking, and parking near shared spaces such as retail outlets and parks will be provided, as well as elsewhere as needed.

The estate will be designed to encourage walking and cycling, with good connectivity within the estate and further afield to local facilities, including the freeway cycle path.

ENDS



Planning Terms & Definitions

Navigating your way through the WA planning system can be complex and confusing. Here is a brief explanation of some of the phrases, planning schemes and regulatory bodies that you might come across during the engagement process for the former site of the Glen Iris Golf Course.

Town Planning Scheme

Town Planning Schemes, also known as Local Planning Schemes, are made under Part 5 of the Planning and Development Act 2005, which sets out the general objectives of schemes, the matters which may be addressed and the requirements for review.

Where schemes involve the zoning or classification of land, they are required to reflect the Planning and Development (Local Planning Schemes) Regulations 2015. Importantly, there are some sections of the scheme which are 'deemed provisions' which cannot be changed.

Schemes include a variety of zones and accompanying statutory planning provisions which combine to provide for control of land use and development. This combination reflects a set formula of land use possibilities and zoning arrangements, with the intent being that the formula achieves the aims of the Scheme, which itself is derived from the strategic vision of the Local Planning Strategy.

The local planning scheme for the City of Cockburn is known as Town Planning Scheme No.3 (the Scheme) and regulates how land in the City is used and developed.

Source: City of Cockburn



Town Planning Scheme Amendments:

From time to time, it becomes necessary to amend the City's Town Planning Scheme No. 3 (TPS No.3). When a change is proposed or made to TPS No.3, it is referred to as a scheme amendment. These changes can be proposed by landowners, State Government agencies or the City itself. The decision to initiate a scheme amendment is however at the discretion of the City (which has no appeal rights), and once initiated the City becomes responsible for progressing a scheme amendment.

Scheme amendments occur for a variety of different reasons including:

- A change in zoning to accommodate development
- A change in the residential density coding to alter residential density
- A change in the scheme's wording to ensure more effective planning
- To implement the strategic vision of the local planning strategy
- To ensure orderly and proper planning.

Source: City of Cockburn

Local Structure Plan

Structure plans outline the structure and layout of future development areas. They may cover multiples suburbs or all or part of a townsite. Structure plans illustrate road networks, housing density, land use zoning and buffer zones. A standard structure plan process applies across the State, and is guided by the Town Planning Scheme No. 3 and the Western Australian Planning Commission's Structure Plan Guidelines.

Source: City of Cockburn



Public Open Space (POS)

Public Open Space (POS) is space that is accessible to the public.
When a land owner develops a new residential area, they are required under WA planning legislation to set aside 10 per cent of the gross sub-divisible area as Public Open Space*.

Ownership of this POS is transferred by the land owner to the Crown free of charge once the land development has been completed. Maintaining the POS then becomes the responsibility of the local government authority.

Source: Department of Planning Heritage & Lands

Metropolitan Region Scheme (MRS)

The Metropolitan Region Scheme (MRS) defines the current and future use of land and provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations. The MRS area stretches from Singleton in the south to Two Rocks in the north and east to The Lakes. It requires local government town planning schemes to provide detailed plans for their part of the region, consistent with the MRS.

Source: Department of Planning Heritage & Lands

'Urban' zoning within Metropolitan Region Scheme (MRS)

Under the MRS, the entire site of the former Glen Iris Golf Course is zoned 'Urban'. The MRS defines urban as 'Areas in which a range of activities are undertaken, including residential, commercial, recreational and light industry.'

Source: Department of Planning Heritage & Lands



Western Australian Planning Commission (WAPC)

The Western Australian Planning Commission (WAPC) has state-wide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. The WAPC's responsibilities include:

- Advising the Minister for Planning on strategic land use planning and land development, legislation reform and local planning schemes
- Making statutory decisions on a range of planning application types
- Implementing the State Planning Strategy to provide a vision for the future development of Western Australia
- Developing integrated land use planning strategies for the coordinated provision of transport and infrastructure for land development
- Preparing and reviewing region schemes to cater for anticipated growth
- Monitoring and forecasting land supply throughout the State and developing strategies for the timely supply of affordable residential land
- Researching and developing planning methods and models relating to land use planning, land development and associated matters
- Acquiring land for public requirement reservations in region planning schemes and negotiating compensation for affected landowners.

The flow chart below outlines the role of the WA Planning Commission in local planning scheme amendments.

Source: Department of Planning Heritage & Lands



Local Planning Scheme Amendment

Reproduced from 'Introduction to the WA Planning System'
(published by the Department of Planning and Western Australian Planning Commission)



Glen Iris Estate Project Information Sheet
Wildlife and Lakes

Wildlife at the site

The Glen Iris Estate Project Team is aware that a range of wildlife including ducks, parrots, black cockatoos and quenda (a type of bandicoot) inhabit the project site in Jandakot.

A fauna assessment has been completed by environmental consultants at Emerge Associates.

Other than some preliminary lake draining and regular maintenance, there is currently no work being undertaken at the project site.

Any residential development work undertaken in the future will be undertaken in accordance with an agreed fauna management plan prepared in consultation with relevant authorities.

This plan will need to be approved prior to any clearing or earthworks commencing.

Lakes

There are seven lakes at the Glen Iris Estate project site. One of these is a small unlined lake, while the other six are lined lakes. They were all created for the former golf course in the early 1990s.

As the bore pumps and irrigation system are no longer operating, these artificial lakes will start to dry up when the weather gets warmer.

Two of the seven lakes have recently been drained to safely remove and relocate 45 koi fish and two southwest snake-necked turtles before they dry up.

The draining of these lakes and the koi and turtle relocation were completed by a licensed fauna specialist, monitored by Emerge Associates.

The other five lakes will be slowly drained to ensure these unfenced waterbodies do not pose a drowning risk to the community or become a breeding ground for mosquitoes in the warmer months.

However, the Project Team is conscious that waterbirds such as ducks may breed around these lakes during the 2020 breeding season.

Accordingly, the remaining lakes will not be completely drained until waterbird nestlings have *fledged*, which means they can fly. This typically occurs between 45 and 60 days after being born.
It is important to note that water birds are accustomed to moving between wetlands so when the lakes are drained, they will naturally fly off to other locations.

Dean Road Lake

The lake on Dean Road contained Koi Fish. It was drained following their safe removal and relocation to Woodvale Fish and Lily Farm to be rehomed by the Koi Society of WA.

In response to community feedback, the Glen Iris Estate Project Team will now have fencing installed around the lake as a public safety precaution.

The local community will still be able to access the adjacent footpath.

Landscape contractors will also be on-site shortly to mow and tidy the area surrounding the Dean Road lake and remove fallen tree branches.

Duck Breeding Season

The following facts are from the Wildcare Helpline Ducks and Ducklings section of the Department of Biodiversity, Conservation, and Attractions' website.

July to September is breeding time for ducks - before then, they are looking for safe places to nest and raise their young.

Ducks often nest a considerable distance from wetlands, and, being well adapted to urbanisation, they are often in backyards as they feel secluded and safe from predators.

The eggs hatch approximately 28 days after laying, and the following morning the mother will lead the young to water.

Ducks are attracted to swimming pools as they can clearly see there are no underwater predators that may take them or their young. However, there is nothing edible for them, and they can find it difficult to get out.

The best method in preventing ducks from using your pool is to use a pool cover.

Trees

While there is no plan for the proposed Glen Iris Estate as yet, trees will play a big part in the overall design.

In addition to retaining as many mature trees as possible, the Project Team anticipates there will be at least one street tree per new home and hundreds more in the parks and open space.

This means Glen Iris will continue to attract birds such as black cockatoos and parrots.

September 2020

Will site maintenance be undertaken during the consultation and planning phase?

We are undertaking regular maintenance including mowing and slashing grass, tree pruning, firebreak clearing and fencing repairs. Maintaining fairways and greens takes a considerable volume of groundwater so as the golf course is no longer operating, the irrigation has been turned off.

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What about birds and other wildlife at the site?

Our environmental consultants are visiting the site regularly to document all flora and fauna and provide recommendations for the best practice management of local birds and wildlife.

This has included the safe capture and relocation of some Koi fish and turtles that were in one of the irrigation lakes that is being drained with approval from the Department of Biodiversity, Conservation, and Attractions (DBCA) .

For more information on the relocation of the Koi fish and turtles, see Latest News.

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What about security at the site?

The land is securely fenced, and we have monitored alarms and CCTV in place as well as mobile patrols. If you notice any suspicious or anti-social behavior, please report it immediately to the Cockburn Police on 6174 9666.

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Will there be further opportunities for the community to share their ideas and thoughts about the proposed residential development?

The project team is committed to ongoing engagement with the Glen Iris community, through structured processes such as the Community Survey and the Reference Group Workshops, and by inviting community members to provide feedback directly to the project team either by emailing Louise at louise@glenirisestate.com.au or by calling 6615 6365.

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Who has bought the Glen Iris Golf Course site?

The new owners of the land are Eastcourt Property Group, a family-owned company with a proud 40 year history of developing in Western Australia.

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What is planned for the site?

While we don't have a design concept yet, the vision is to turn the 54 hectares of land that straddles Berrigan Drive into Glen Iris Estate - a vibrant residential community with quality homes, public parks, and leafy streets.

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How can a public golf course be closed?

Glen Iris was a privately-owned golf course that was open to the public. In recent years there was a steady decline in the number of golfers and the owners decided to close the business and sell the land.

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How can public open space be taken away from the community?

Glen Iris Golf Course was privately owned and only ever accessible to people playing golf. The new Glen Iris Estate will include new parks and other public areas that can be accessed and enjoyed by the entire community.

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How can land zoned for a golf course be developed as residential?

The land is zoned Urban under the State Government Metropolitan Regional Scheme. It is zoned Special Use 1 and Residential R40 under the City of Cockburn Town Planning Scheme. Any proposal to change the zoning must go through a formal process involving community engagement and applications for Local and State Government approval. For further information, see our FactSheet: Planning Terms and Definitions.

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I took the time to complete a survey and provide feedback to the project team. Will the project team share the survey findings with the community?

Thank you to everyone who took the time to complete the survey. Click here for a summary of the survey findings from Metrix Consulting (the research company that developed and managed the survey).

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Why would you purchase the land without having pre-approval to develop a residential estate?

We bought the land knowing we would have to consult thoroughly with the community and apply for Local and State Government planning approvals to create a residential estate on the site.

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What happens to people who bought a home with 'golf course views'?

We were not involved in the original subdivision or sale of land at Glen Iris and can't comment on how it was marketed to buyers.

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Who is running the Glen Iris Estate project?

A team of project consultants led by Acumen Development Solutions is planning and designing Glen Iris Estate. The team includes town planners, civil engineers, surveyors, traffic experts, environmental consultants, landscape designers and community engagement coordinators.

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How will you consult with the community?

We are running a comprehensive six to nine-month engagement program to enable the Jandakot community to contribute ideas for the new Glen Iris Estate and provide feedback on a range of topics. You can take part in surveys, workshops, and discussions to help explore what's important to residents and what the future Glen Iris Estate could look like by registering here.

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How can I get updates of the project?

HaveYourSayGlenIrisEstate.com.au is also an information hub for the project. Here you will find the answers to frequently asked questions, feedback from surveys and topic discussions, and updates from the project team.

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How do I speak to someone from the project team?

Contact Louise@glenirisestate.com.au or call the Glen Iris Estate Community Engagement line on 08 6115 6365

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GLEN IRIS ESTATE

Glen Iris Precinct Reference Groups

Terms of Reference

The **Glen Iris Precinct Reference Groups** (PRGs) provide a forum to facilitate communication between the community, stakeholders and Eastcourt about the proposed redevelopment of the site of the former Glen Iris golf course.

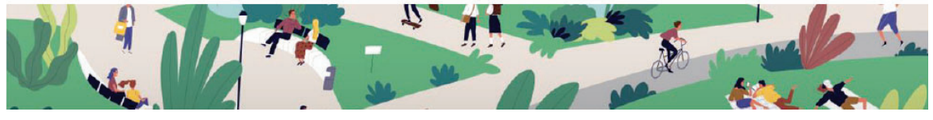
Three Precinct Reference Groups will be established – Southern, Central and Northern - each consisting of a maximum of 20 members.

The role of the PRGs is to:

- Assist in identifying, discussing and advising on areas of interest to the community associated with the proposed redevelopment.
- Receive information from Acumen Development Solutions and its specialist consultants for consideration with the wider community.
- Provide representative community input into the vision for the proposed redevelopment.
- Workshop specific topics and areas of interest relating to each individual precinct, to assist the project team in creating a community that reflects the priorities of existing Glen Iris residents.

The PRGs will not discuss reverting the site to its former use as a golf course.

PRG meetings will be facilitated by Metrix Consulting. Meeting summaries will be prepared and circulated following each meeting.



GLEN IRIS ESTATE

Meetings are expected to last around 2 hours and will be held outside of normal working hours at Cockburn Arc. At this stage we anticipate a total of three meetings for each PCG to be held on the following dates:

Southern Precinct Reference Group:
- Tues 22 September
- Tues 20 October
- Tues 17 November

Central Precinct Reference Group:
- Weds 23 September
- Weds 21 October
- Weds 18 November

Northern Precinct Reference Group:
- Thurs 24 September
- Thurs 22 October
- Thursday 19 November

Code of Conduct

All members of the Glen Iris Estate Precinct Reference Groups (PRGs) agree to the following standards of behaviour and rules:

- Understanding and respecting the purpose of the PRG
- Respecting and being courteous to others and their opinions
- Letting people have their say
- Accepting and embracing differences
- Resolving issues and differences before leaving meetings or advising the facilitator of issues and concerns
- Maintaining confidentiality as required
- Refraining from taking photographs or video, or electronically recording the proceedings in any way
- Representing broad community interests rather than individual agendas.



Glen Iris Estate Reference Group – Workshop #1 Summary

The first Precinct Reference Group workshop was held on 23 September 2020, facilitated by Metrix Consulting.

The group consists of 26 residents from the Glen Iris community, and 24 attended the first workshop. The aim of the first workshop was for residents to identify their top five areas of interest that they would like to explore in more detail with the Project Team in workshop #2.

This document is a summary of the top five topics and associated areas that the Reference Group would like to focus on.

The Top Five Priority Areas for Future Consultation:

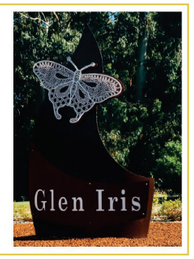
Traffic & Access
- Traffic volumes
- Connectivity
- Entries
- Public transport
- Walking, cycling and vehicles

Future Housing
- Density
- Lot sizes
- Housing quality and guidelines
- Property values

Open Space & Environment
- Mature trees & habitat
- Walking and cycle paths
- Bridge
- Parks (dog areas, playgrounds, active play)
- BBQs and social spaces

Interface
- Euffers
- Privacy
- Greenbelts
- Retained vegetation
- Fencing

Local Amenities
- Shops, cafes and pub
- Social precincts
- Community meeting places
- Design quality





The Precinct Reference Group workshops are being held to gather ideas from the residents and work through options to inform the development master plan. If there is sufficient interest from residents, we will set up a second reference group.

Please contact Louise Richardson on 08 6115 6365 or louise@glenirisestate.com.au by 12 October to find out how you can be a part of our next workshop in the week commencing 19 October 2020.

HAVE YOUR SAY - Glen Iris Estate



Broadly, the same themes and topics emerged across all three Precincts. A summary of the key themes by Precinct is outlined below:

Northern Precinct

Residents in the Northern Precinct would like to see any future development maintain the current aesthetics and community feel of Glen Iris. The current uncertainty of proposed housing density and lot sizes is of concern for residents. The majority would like to see buffers and/or greenbelts incorporated into the plan to ensure privacy, and to minimise the impact on vistas from existing homes.

Traffic is also a key area of discussion, with many questioning traffic volumes given the number of anticipated lots and how more traffic will flow in and out of the estate and onto arterial roads.

Many would like to see new local amenities and green open spaces with interest in boutique shops, gourmet grocer, cafes, playgrounds, dog parks and walkways. All feel the key to successfully building new amenities in the estate is to ensure they visually complement Glen Iris and are maintained to a high-level once development has finished.

Central Precinct

Those living in the Central Precinct would like to see a balance between new housing and new open spaces and streetscapes with retained mature vegetation across the master plan. It is believed this will complement and align with the current vista of Glen Iris.

This group also expressed concern about how increased traffic volumes will be managed. Road safety was a priority, with low speed limits and efficient road planning to minimise traffic funneling seen as potential mitigating solutions.

Many want to see social hubs incorporated into future plans e.g. cafes and some small shops. The retention of the existing clubhouse building and developing it into a shared community space (e.g. function area, café, restaurant, etc) was raised by some residents.

Southern Precinct

Traffic management is the key concern for residents in the Southern Precinct, including managing traffic flow and access to major arterial roads. Some also want to have more public transport options incorporated in the master plan.

Residents want to see child and dog friendly open spaces, that have facilities to cater for both small and large social gatherings (e.g. BBQs, picnic tables, community events, etc). Maintaining existing vegetation and habitats for fauna is considered important.

Residents also want to see boundaries and buffers around existing properties to minimise the impacts on vista and maximise privacy. There were also discussions about whether narrow pathways at the rear of property boundaries would create security risks.

HAVE YOUR SAY - Glen Iris Estate

Glen Iris Estate Reference Group – Workshop #2 Summary

The second Precinct Reference Group (PRG) workshop was held on 21 October 2020, facilitated by Metrix Consulting, with expert planning, design, traffic, environmental, civil engineering and landscaping consultants in attendance. The group consists of 29 residents from the Glen Iris community, and 22 attended the second workshop. The aim of the second workshop was to explore with the specialist consultants the key priority areas identified in Workshop #1.

This document is a summary of the key ideas and considerations identified for further detailed examination and consultation.

The top five priority areas identify in Workshop #1, and further discussed in Workshop #2 were:

- Traffic & Access
- Future Housing
- Open Space & Environment
- Interface
- Local Amenities



Traffic & Access

The PRG identified traffic and access into and out of the estate as one of the most complex topics associated with the Glen Iris development. Conversations centred heavily around the use of cars, followed by public transport and other modes of transport (e.g. cycling, walking, etc).

Key areas raised by residents for consideration by the Project Team include:

- Access to Berrigan Drive and other external road networks are currently limited. In order to disperse traffic efficiently and effectively, consider new access ways north east of Glen Iris, a connection into the existing 4-way signal interchange on Jandakot Road, or a new signalled intersection between Prinsep Road and Hartwell Parade (note: signals from additional intersections along Berrigan would need to align to manage traffic flow).
- Traffic should not be funnelled down any existing roads, especially Dean Road.
- There is currently inadequate and infrequent public transport services in the area. Existing roads are too narrow to accommodate a bus route, so the new road network will need to consider bus routes and access.
- The cul-de-sac at the end of The Lakes Boulevard needs to be retained to eliminate people using the street as a rat run.
- There is a desire to maintain the verges, trees and amenities on existing residential roads with little interest in adding walkways to existing infrastructure. New roads should include walk paths, and adequate parking to ensure road and street safety.
- Retain and improve the existing pedestrian underpass for residential use, to provide safer options for crossing Berrigan Drive.
- Incorporate cycling connections from the development onto the existing Kwinana Freeway Principal Shared Paths (PSPs).
- Investigate other developments occurring and/or planned in the area to get a holistic view of the traffic impacts, and take these into consideration when planning the new road network for the development.



Housing and Interface

Housing and Interface were combined into one topic for Workshop #2, and generated a range of potential solutions and considerations for the Project Team, including:

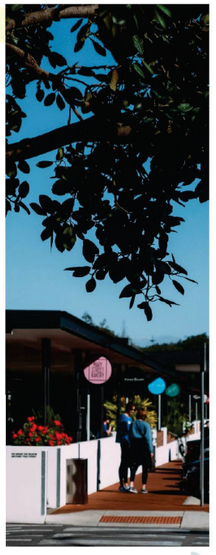
- Buffer zones and greenbelts around existing and new properties. The benefits of these were considered two fold, with existing homes able to retain the existing natural vista, and new homes being able to enjoy more spacious blocks than traditional developments.
- Retain where possible or incorporate new water bodies into the development to retain the existing look and feel of Glen Iris.
- Those living on existing properties that border the golf course want to overlook the front of any new properties not the back, to help maintain privacy.
- Retain or replace key drainage outlets across the estate to ensure excess water is monitored and managed to reduce the risk of flooding. People feel the existing drain network is effective, however are open to a re-design as long as it maintains its current effectiveness.
- Retain the existing streetscapes, including mature trees. New streets should emulate what is currently loved about Glen Iris, while incorporating additional parking spaces to meet future demand. On street parking is preferred, however the roads need to be wide enough to ensure safety for passing cars, and pedestrians to cross.
- Design guidelines are required to ensure new homes are developed and designed in a way that marries with the existing homes of Glen Iris.
- To increase the vibrancy of Glen Iris, some participants thought functional public art could be incorporated into shared open spaces.



Local Amenities

Members of the Reference Group want to maintain the community feeling of Glen Iris and would like to see shared community spaces incorporated into the future development. Three key areas were considered important for future consultation and consideration:

- **Community hub** - future local amenities need to focus on creating a family friendly community hub for local residents:
  - Residents would like to see the existing club house utilised and developed into a shared community space (e.g. restaurant, function area, etc).
  - Casual dining cafes and restaurants were of interest. However, few felt there was a need for additional grocery or takeaway stores (e.g. McDonalds, KFC, etc.).
- **Walking, running and cycling trials** - use trails to increase connectivity within the development.
  - Incorporate nature into new pathways to connect various sections of the development. To promote use of new amenities, paths should be used to connect parks and other social gathering areas within the development.
  - Retain and incorporate the existing pedestrian underpass to increase connectivity and safety.
  - Ensure there is adequate shaded areas for residents and visitors to use.
- **Park facilities** – parks that pay homage to the natural beauty of Glen Iris.
  - Smaller parks were preferred over large ones, as it helps to create a sense of place and community.
  - As Glen Iris is home to dog lovers, families and grandparents, a range of different park types were desired, including dog friendly, nature play areas, playgrounds and general open green space.
  - Weather protection is required to promote year round use (e.g. shade sails, pagodas, etc).
  - To minimise the potential of anti-social behaviour and increase community safety, some felt lighting around shared spaces is required.
  - To pay homage to the history of Glen Iris, some felt a mini-golf course could be included in the development.



Environment and Open Space

Environment and open space is a topic that cuts across all areas of consultation, and as a result many of the ideas and feedback provided during these conversations were consistent with observations and comments made during the other topic discussions:

- Maintain the current vista of Glen Iris, by retaining and incorporating mature trees and other native vegetation into the master plan.
- Consider how waterways (e.g. lakes, water features, etc.) can be incorporated into the plan to retain and attract the abundant wildlife that live in Glen Iris and the surrounds.
- Ensure new open spaces are friendly for the whole community, and are connected by walk and bike paths.
- Consider how new spaces can appeal to local residents, without increasing the number of visitors to the area. This will also help to manage increased traffic volumes.
- New amenities within shared open spaces should focus on natural materials rather than plastic (e.g. nature play areas, rather than plastic playgrounds).



Glen Iris Estate Reference Group – Workshop #3 Summary

The third Precinct Reference Group (PRG) workshop was held on 18 November 2020, facilitated by Metrix Consulting, with expert planning, design, traffic, environmental, civil engineering and landscaping consultants in attendance. The group consists of 32 residents from the Glen Iris community, and 22 attended the third workshop. The third workshop provided participants with the opportunity to further explore key priority areas identified in Workshop #1 and #2, and draw aspects of the concept development plan with the specialist consultants.

This document is a summary of the key ideas, considerations and plans identified and drawn by residents.



The top five priority areas identified in Workshop #1, and further discussed and drawn in Workshop #3 were:

Traffic & Access | Future Housing | Open Space & Environment | Interface | Local Amenities

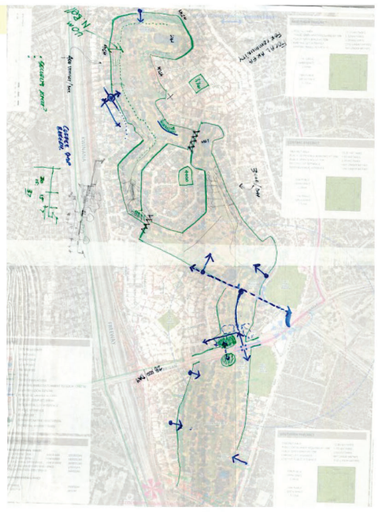


Base Plan of Glen Iris site provided to PRG members

Northern Precinct

When working through the plan, residents spoke of:

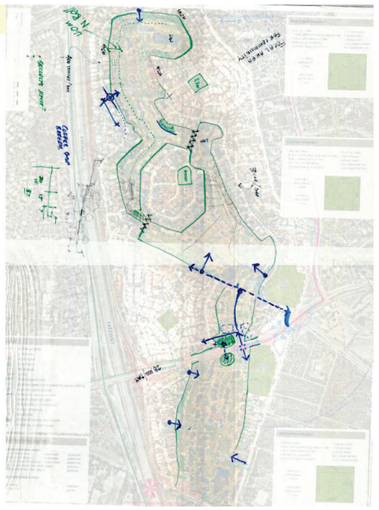
- **Retaining and utilising the underpass**. Many felt this provided a safer way of crossing Berrigan Drive for all residents, but especially for children and the elderly. Using **open space either side of the Berrigan Drive underpass** to retain the underpass option.
- The **new signalised intersection at Berrigan Drive being a good option for access** to the estate, so long as it managed the flow of traffic on Berrigan Drive (which is already considered excessive).
- A general agreement that there were **two viable road entry/exit points into the northern zone being to the northern end and the north western side.** Other possible entry points on the eastern side were considered problematic due to traffic levels.
- Examining options to **create a more equitable sharing of existing internal traffic** between Dean Road (currently 3000 movements / day) and Glen Iris Drive (currently 400 movements / day) and future traffic. A resident living on Glen Iris Drive was less supportive of this.
- Using **public open space as a buffer for some properties within the development** – however some residents noted that using public open space as a buffer for all properties backing on to the golf course was not viable. Other residents indicated that the largest proportion of public open space should be incorporated into community space and ensure picturesque entrances that align with the current Glen Iris look and feel.
- Considering the use of **buffers to the rear of existing properties backing directly onto the former golf course.** There were community member suggestions that this should be in the order of 40m wide to provide for tree retention and space between existing and future housing. Other widths were also discussed (e.g. 10m - 20m), but no one final dimension was settled on. A quick calculation revealed that if a buffer was allowed along the full interface to the northern zone it would be an approximate average of 7m wide however it was also noted this would not capture most existing trees nor allow any usable open space elsewhere.
- A need for **some community members' current view into the golf course to be preserved** leading to their suggestions for the resulting locations of public open space to be guided by that localised outcome.



Northern Precinct Continued

- Considering how community members could be **compensated for the potential impact on their existing properties** resulting from the loss of the golf course. This was noted as being outside of the Reference Group planning mandate.
- A general agreement that the **narrower sections of the former golf course should be open space** as there is not enough room there for either housing or roads.
- **Retaining the existing vehicular bridge and verge trees on Twin Waters Pass** - this was considered generally desirable if possible.
- **Including a café and/or bakery near Berrigan Drive** (but away from the busy road) being a good amenity for residents to use, possibly linked to open space.

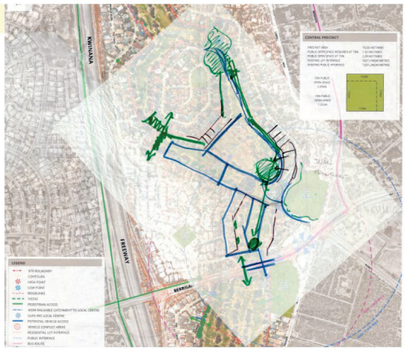
Residents also feel the current Glen Iris retail/commercial "Hub" (shops on Berrigan Drive) is not viable and lacks appeal for both residents and prospective tenants. Residents wanted consideration to be given as to how to improve this existing area.

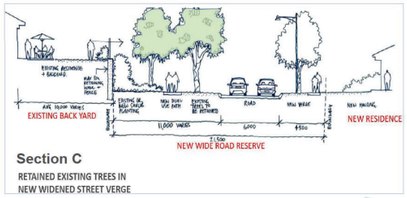


Central Precinct

When working through the plan, residents spoke of:

- **Having a visually appealing entry** that utilised public open space when you entered the precinct from the **new signalised intersection off Berrigan Drive** (as outlined by the Traffic Consultants).
- Continuing **Turnbury Park Drive** and **connecting into the new signalised intersection** – potentially using the existing roundabout. Removing the existing intersection with Berrigan Drive.
- **Retaining the pedestrian underpass and using public open spaces** on each end to make the entries safer, and installing adequate lighting in the underpass on the entries.
- **Access onto Dean Road being minimised** and **IF** an entry needs to be connected to Dean Road it should be before the bend down near the Berrigan Drive/Jandakot Road intersection. Reasoning was three-fold:
  - **Safety – the bend can be a blind spot and needs to be considered.**
  - **Visual appeal – the current landscape and interface of Dean Road is liked, and residents do not want to see this go (e.g. trees).**
  - **Traffic volumes – adding entry roads further up Dean Road would impact existing houses and residents – some were concerned Dean Road could become busier/a rat run.**
- **Using the approach titled Section C (see diagram to the right) to retain the vegetation that backs onto existing residential lots along Dean Road.** This would also act as a buffer between the properties and allow for a new road to be put in that could connect to a roundabout at Twin Waters Pass/Portsea Gardens.
- **Retaining the bridge at Twin Waters Pass, and placing public open space on either side of it.** This could act as an entry statement (that aligns with those that already exist – e.g. Dean Road), while providing options for travel within the precinct. Residents appreciated the existing tree line would have to be reduced here, but if public open space was used in its place they were okay with it. Also, there are some trees here which are considered nuisance / dangerous near homes that some residents want removed.
- Connecting existing **public open spaces** via footpaths with new public open spaces.
- **Using conservation zones in new residential lots to act as a buffer** – however like the Southern Precinct Group, this must be enforced (and there were also doubts about the effectiveness of enforcing this).





Section C

RETAINED EXISTING TREES IN NEW WIDENED STREET VERGE

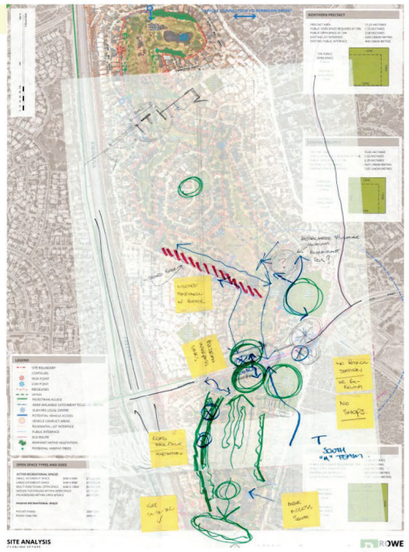
Southern Precinct

When working on the southern precinct plan, residents spoke of:

- **Retaining the underpass to ensure pedestrian safety** when moving between the Southern and Central Precincts. Using public open space to connect each end of the underpass and **make for an attractive entrance/exit**.
- Minimising connections from the Southern Precinct to the west onto The Fairway and The Lakes Boulevard. Residents wanted to consider realigning Prinsep Road through Prinsep Park connecting to the proposed light-controlled intersection and **removing the current intersection with Berrigan Drive which is considered unsafe**. At a minimum, any entry via Prinsep Road needed to factor in the already busy road conditions and look to **minimise adding traffic to this road**.
- Retaining the existing vegetation along the northern side of Hartwell Parade within a widened road reserve and not widen the road pavement. **Residents like the aesthetic of this road and would like to see it retained.**
- **Considering how the existing Club House could be utilised**. Some examples included incorporating the building into a retirement village or using the area as public open space – however some thought this might require too much of the allocated public open space and also noted the proximity of existing open space to the east which is currently being upgraded by the City.
- Considering the use of **conservation zones within new residential lots** to act as buffers to existing properties. This would not only have the benefit of acting as a buffer, but also help with flora and fauna conservation. However, some residents did raise that the conservation zones would need to be enforced and monitored to ensure they remain and were not removed by new residents in the future (there was some scepticism about the reality of enforcement).

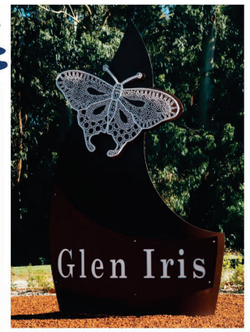
Residents also mentioned that a linear approach to public open space was not feasible (i.e. providing a buffer to all existing residential dwellings), nor did they consider it the most appropriate use of the allocated amount. Residents would rather see **larger areas of public open space be used to facilitate shared community areas**.

Residents also felt there **wasn't a need for any additional commercial areas** (e.g. cafes / shops) within the site which was already well serviced by way of the existing retail precinct to the east and the Cockburn Central commercial area.



Glen Iris Community Engagement - Survey #1 Results

773 Glen Iris households were invited to take part in our recent community survey. In total, **196** households (25.4% of the community) completed the survey. Of those who completed the survey **57% live adjoining the golf course.**



How Glen Iris compares to other Estates?

82%	Significantly better
9%	Slightly better
1%	About the same
1%	Slightly worse
1%	Significantly worse
7%	Don't know

TOP 4 Reasons Glen Iris is better

23%	Community vibe
13%	Flora and fauna of the area
12%	Safe area
11%	Quality and spacing between houses

TOP 4 Elements missing from Glen Iris

48%	The golf course
7%	Restaurants, cafes and pubs
3%	Child friendly facilities (e.g playground/schools)
2%	Public transport

Knowledge of future Glen Iris Development

Don't know	No Knowledge			Knowledgeable
9%	39%	17%	13%	13%	9%

% of respondents

Current sentiment towards proposed Glen Iris Development

Don't know	Negative		Positive		
9%	72%	8%	5%	4%	2%

% of respondents

TOP 4 What people know

37%	Establishing a residential estate
36%	Don't know any information
10%	The golf course has been sold
8%	No design concept yet

"Proposal for a residential estate where the current golf course is"

"I actually know very little apart from the fact the golf course has been sold"

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Reasons for support

Keeping the current community feel, increasing the number of parklands and keep green spaces are the top 3 reasons for supporting the Glen Iris development.

"It would be good for the area with some new parks and new shops just need to keep the community feeling."

TOP 7 reasons for opposition

47%	Opposed to the removal of the golf course
16%	Negatively impact the flora and fauna
9%	Traffic congestion
7%	Potential reduction in block/ house sizes
5%	Interruption of views
5%	Construction noise
5%	Devaluing of property

Importance of future planning aspects | % extremely important

93%	Maintaining vegetation and trees
92%	Reflects the existing attributes of Glen Iris
91%	Treatment of boundaries between existing homes and new development
91%	Designing attractive streetscapes
90%	High quality of new homes design
89%	Traffic planning and access
87%	New parks accessible to all residents
65%	New active recreation facilities
50%	New social facilities

Priority of future planning aspects for consultation | % high priority

91%	Parks and Trees
89%	Traffic and Access
88%	House Density/Lot Sizes
88%	House Design/Quality
85%	Fencing and Interface with Adjoining Homes
84%	Streetscapes
61%	Shops, Social and Community Facilities



Stated areas for consideration by the developer reinforce the importance of flora and fauna, and minimising traffic

38% Keeping the golf course	29% Retaining the flora and fauna	18% Maintaining the ambiance	16% Retaining similar size blocks	Ensuring transparency and open communication with residents about proposed changes 16%

HAVE YOUR SAY - Glen Iris Estate

Glen Iris Estate

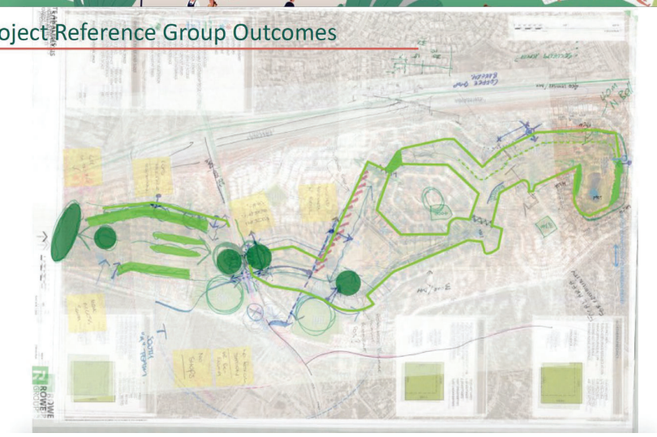


Project Team

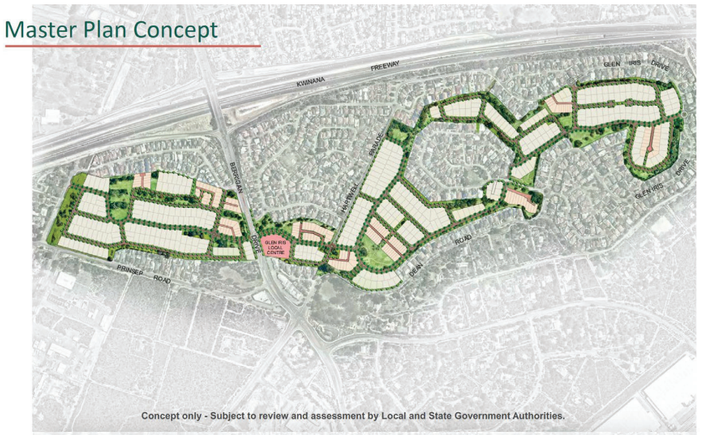
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Project Reference Group Outcomes

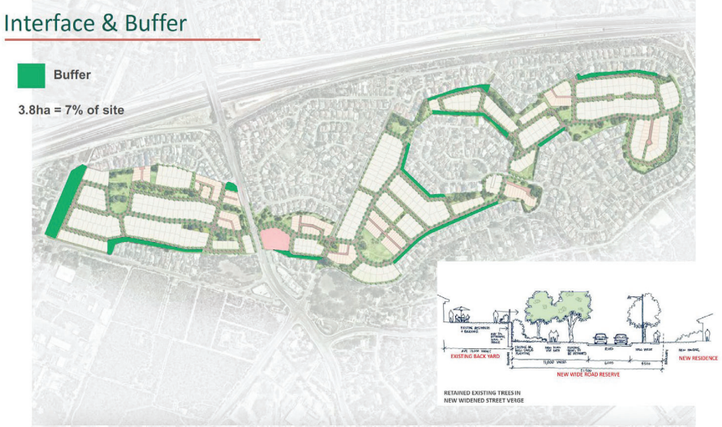


Master Plan Concept



Concept only - Subject to review and assessment by Local and State Government Authorities.

Interface & Buffer



Buffer

3.8ha = 7% of site

Open Space & Environment



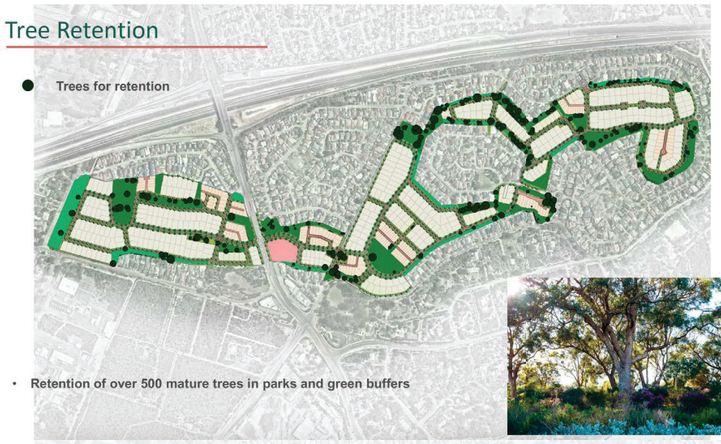
Parklands

9.2ha = 18% of site

- 25% green space – parks, green corridors, connected pathways & drainage swales
- Landscape species providing habitat for native wildlife
- 70% reduction of ground water use
- Parks include nature play, bbq/picnic shelters, and exercise equipment



Tree Retention



- Trees for retention

- Retention of over 500 mature trees in parks and green buffers

Street Trees



- Trees for retention
- Street Trees to be planted

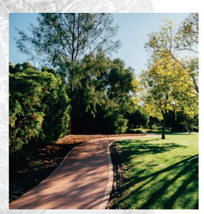
- Retain over 500 existing trees
- Plant over 1000 new trees

Dedicated Exercise & Leisure Circuit

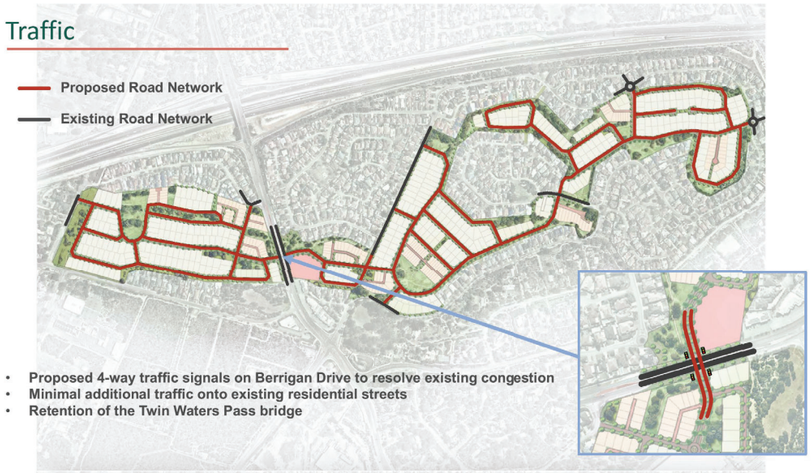


Walking Trail

- 6km dedicated exercise trail & leisure circuit through the new community
- Multiple smaller walking and cycling paths connecting to the existing residential area
- Retention of Berrigan Drive Underpass

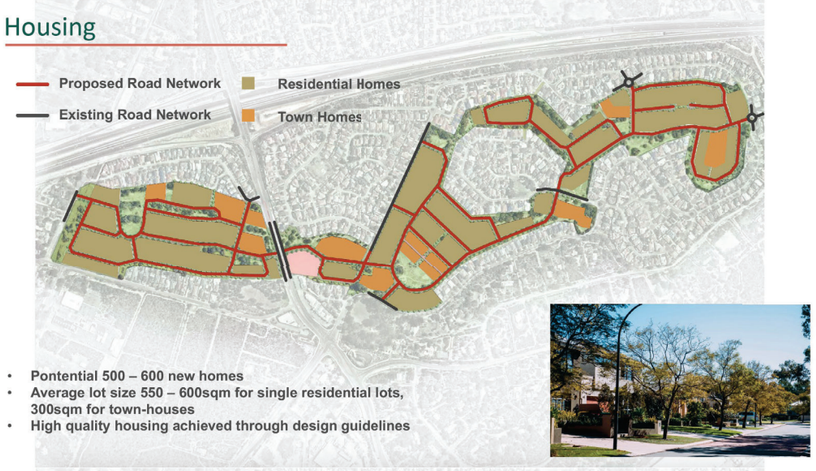


Traffic



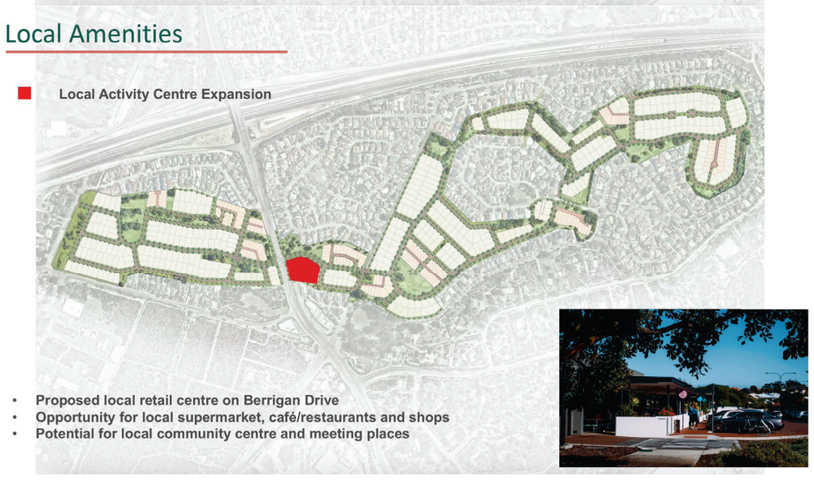
- Proposed 4-way traffic signals on Berrigan Drive to resolve existing congestion
- Minimal additional traffic onto existing residential streets
- Retention of the Twin Waters Pass bridge

Housing



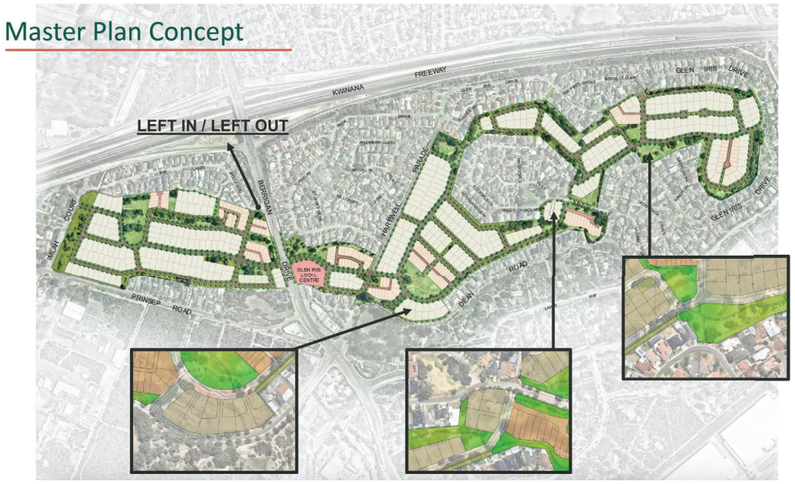
- Pontential 500 – 600 new homes
- Average lot size 550 – 600sqm for single residential lots, 300sqm for town-houses
- High quality housing achieved through design guidelines

Local Amenities



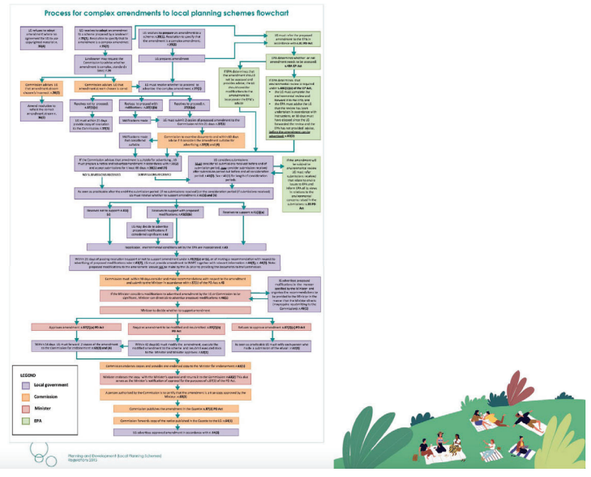
- Proposed local retail centre on Berrigan Drive
- Opportunity for local supermarket, café/restaurants and shops
- Potential for local community centre and meeting places

Master Plan Concept



Next Steps

- Concurrent lodgment of Town Planning Scheme Amendment and the Local Structure Plan – targeting mid-May 2021.
- Supported by full suite of expert consultant reports including a Flora and Fauna impact assessment/report and a traffic impact assessment.
- Council initiation of TPS Amendment and assessment of LSP will start the formal community consultation process following review by the Environmental Protection Authority.
- We are always available to provide a detailed briefing and respond to specific queries from residents through appropriate channels – as and when requested.



Questions



Master Plan Concept North



Master Plan Concept Central



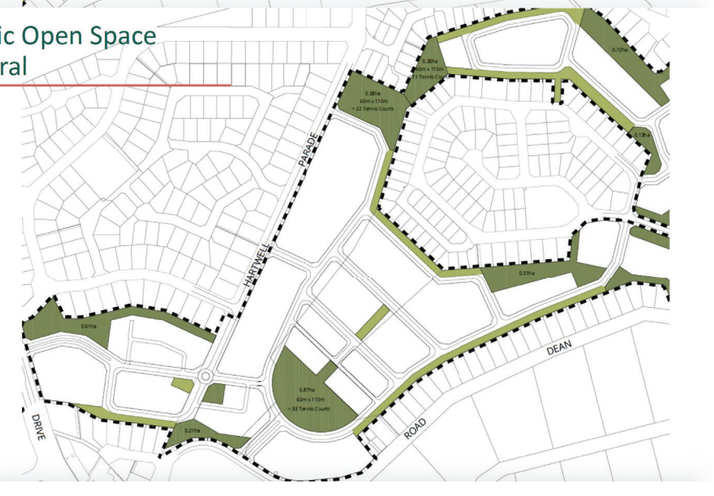
Master Plan Concept South



Public Open Space North



Public Open Space Central



Public Open Space South





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